

JOINT APPLICATION
FOR
A DEPARTMENT OF THE ARMY, CORPS OF ENGINEERS PERMIT,
STATE OF GEORGIA MARSHLAND PROTECTION PERMIT,
REVOCABLE LICENSE AGREEMENT
AND REQUEST FOR
WATER QUALITY CERTIFICATION
AS APPLICABLE

INSTRUCTIONS FOR SUBMITTING APPLICATION:

Every Applicant is Responsible to Complete The Permit Application and Submit as Follows: One copy each of application, location map, drawings, copy of deed and any other supporting information to addresses 1, 2, and 3 below. If water quality certification is required, send only application, location map and drawing to address No. 4.

1. For Department of the Army Permit, mail to: Commander, Savannah District, US Army Corps of Engineers, ATTN: CESAS-RD, 100 W. Oglethorpe Avenue, Savannah, Georgia 31401-3640. Phone (912) 652-5347 and/or toll free, Nationwide 1-800-448-2402.

2. For State Permit - State of Georgia (six coastal counties only) mail to: Habitat Management Program, Coastal Resources Division, Georgia Department of Natural Resources, 1 Conservation Way, Brunswick, Georgia 31523. Phone (912) 264-7218.

3. For Revocable License - State of Georgia (six coastal counties plus Effingham, Long, Wayne, Brantley and Charlton counties only) - Request must have State of Georgia's assent or a waiver authorizing the use of State owned lands. All applications for dock permits in the coastal counties or for docks located in tidally influenced waters in the counties listed above need to be submitted to Real Estate Unit. In addition to instructions above, you must send two signed form letters regarding revocable license agreement to: Ecological Services Coastal Resources Division, Georgia Department of Natural Resources, 1 Conservation Way, Brunswick, Georgia 31523. Phone (912) 264-7218.

4. For Water Quality Certification State of Georgia, mail to: Water Protection Branch, Environmental Protection Division, Georgia Department of Natural Resources, 4220 International Parkway, Suite 101, Atlanta, Georgia 30354 (404) 675-1631.

The application must be signed by the person authorized to undertake the proposed activity. The applicant must be the owner of the property or be the lessee or have the authority to perform the activity requested. Evidence of the above may be furnished by copy of the deed or other instrument as may be appropriate. The application may be signed by a duly authorized agent if accompanied by a statement from the applicant designating the agent. See item 6, page 2.

1. Application No. _____

2. Date 07/10/2020

3. For Official Use Only _____

4. Name and address of applicant. Cumberland Harbour Property Owners Association, Inc.
500 Sugarmill Rd. Building B. Suite 200 Atlanta, Ga 30350

5. Location where the proposed activity exists or will occur.

Lat. 30°44'54.1"N Long. 81°30'36.8"W

<u>Camden</u>	<u>29th GMD</u>	<u>City of St. Marys</u>
County	Military District	In City or Town
Near City or Town	<u>Cumberland Harbour</u>	<u>72 "The Landing"</u>
	Subdivision	Lot No.
<u>6.57</u>	<u>8'</u>	<u>Georgia</u>
Lot Size	Approximate Elevation of Lo	State
<u>Point Peter Creek</u>	<u>St. Marys River</u>	
Name of Waterway	Name of Nearest Creek, River, Sound, Bay or Hammock	

6. Name, address and title of applicant's authorized agent for permit application coordination.

AKM Surveying, Inc. - Jeff Foster (land surveyor)

P.O. Box 5730

St. Marys, Ga 31558

Statement of Authorization: I hereby designate and authorize the above named person to act in my behalf as my agent in the processing of this permit application and to furnish, upon request, supplemental information in support of this application.



Signature of Applicant

7/10/2020

Date

7. Describe the proposed activity, its purpose and intended use, including a description of the type of structures, if any to be erected on fills, piles, of float-supported platforms, and the type, composition and quantity of materials to be discharged or dumped and means of conveyance. If more space is needed, use remarks section on page 4 or add a supplemental sheet. (See Part III of the Guide for additional information required for certain activities.) Intended for daytime community dock whose

Install 6' x 255' walk

purpose is for kayak launching.

Install 20' x 20' fixed dock

Install 4' x 24' ramp

Install 9' x 70' float

Install 9' x 14' kayak launch

8. Proposed use: Private Public Commercial Other (Explain)

9. Names and addresses of adjoining property owners whose property also adjoins the waterway.

1.) Paul Smith

19 Worcester Island Rd.

Wolfeboro, NH 03894

2.) Southern Horizons of Windermere LLC

C/O Southern Horizons

605 River Chase Ridge

Atlanta, Ga 30328

10. Date activity is proposed to commence. 08/1/20

Date activity is expected to be completed. N/A

11. Is any portion of the activity for which authorization is sought now complete Y N

a. If answer is "Yes", give reasons in the remarks in the remarks section.

Indicate the existing work on the drawings.

b. If the fill or work is existing, indicate date of commencement and completion.

c. If not completed, indicate percentage completed.

12. List of approvals or certifications required by other Federal, State or local agencies for any structures, construction discharges, deposits or other activities described in this application. Please show zoning approval or status of zoning for this project.

<u>Issuing Agency</u>	<u>Type Approval</u>	<u>Identification No.</u>	<u>Date/Application</u>	<u>Date/Approval</u>
1.) DNR	CMPC	# 490	3/4/2005	Original : 3/4/2005 Modified: 12/18/2009
2.) US Army Corps of Engineers	CMPC - Army Permit	SAS - 2001-14760	1/10/2012	1/24/2012
3.) DNR	CMPA	#772	3/22/2018	5/18/2020
4.) US Army Corps of Engineers	CMPA - Army Permit	SAS - 2020-00168	6/8/2020	6/9/2020

13. Has any agency denied approval for the activity described herein or for any activity directly related to the activity described herein?
 Yes NO (If "yes", explain).

Note: Items 14 and 15 are to be completed if you want to bulkhead, dredge or fill.

14. Description of operation: (If feasible, this information should be shown on the drawing).

a. Purpose of excavation or fill N/A

1. Access channel length _____ depth _____ width _____

2. Boat basin length _____ depth _____ width _____

3. Fill area length _____ depth _____ width _____

4. Other _____ length _____ depth _____ width _____

(Note: If channel, give reasons for need of dimensions listed above.)

b. If bulkhead, give dimensions N/A

-- Type of bulkhead construction (material) _____

1. Backfill required: Yes _____ No _____ Cubic yards _____

2. Where obtained _____

c. Excavated material

1. Cubic yards _____

2. Type of material _____

15. Type of construction equipment to be used N/A

a. Does the area to be excavated include any wetland? Yes No

b. Does the disposal area contain any wetland? Yes No

c. Location of disposal area _____

d. Maintenance dredging, estimated amounts, frequency, and disposal sites to be utilized: _____

e. Will dredged material be entrapped or encased? _____

f. Will wetlands be crossed in transporting equipment to project site? _____

g. Present rate of shoreline erosion (if known) _____

16. Description of Avoidance, Minimization and Compensation: Provide a brief explanation describing how impacts to waters of the United States are being avoided and minimized on the project site. Also, provide a brief description of how impacts to waters of the United States will be compensated for, or a brief statement explaining why compensatory mitigation should not be required for those impacts. Please see attached letter with description listed.

17. Water Quality Certification: In some cases, Federal law requires that a Water Quality Certification from the State of Georgia be obtained prior to issuance of a Federal license or permit. Applicability of this requirement to any specific project is determined by the permitting Federal agency. The information requested below is generally sufficient for the Georgia Environmental Protection Division to issue such a certification if required. Any item, which is not applicable to a specific project, should be so marked. Additional information will be requested if needed.

a. Please submit the following:

1. A plan showing the location and size of any facility, existing or proposed, for handling any sanitary or industrial waste waters generally on your property.

2. A plan of the existing or proposed project and your adjacent property for which permits are being requested.

3. A plan showing the location of all points where petro-chemical products (gasoline, oils, cleaners) used and stored. Any aboveground storage areas must be diked, and there should be no storm drain catch basins within the dike areas. All valving arrangements on any petro-chemical transfer lines should be shown.

4. A contingency plan delineating action to be taken by you in the event of spillage of petro-chemical products or other materials from your operation.

5. Plan and profile drawings showing limits of areas to be dredged, areas to be used for placement of spoil, locations of any dikes to be constructed showing locations of any weir(s), and typical cross sections of the dikes.

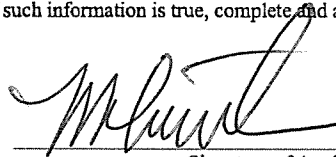
b. Please provide the following statements:

1. A statement that all activities will be performed in a manner to minimize turbidity in the stream.

2. A statement that there will be no oils or other pollutants released from the proposed activities which will reach the stream.

3. A statement that all work performed during construction will be done in a manner to prevent interference with any legitimate water uses.

18. Application is hereby made for a permit or permits to authorize the activities described herein; Water Quality Certification from the Georgia Environmental Protection Division is also requested if needed. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete and accurate. I further certify that I possess the authority to undertake the proposed activities.



Signature of Applicant

19. U.S.C. Section 1001 provides that: Whoever, in any matter within the jurisdiction of any department or agency of the United States, knowingly and willfully falsifies, conceals, or covers up by any trick, scheme, or device a material fact or makes any false, fictitious, or fraudulent statements or representations, or makes or uses false writing or document knowing same to contain any false, fictitious or fraudulent statement or entry, shall be fined no more than \$10,000 or imprisoned not more than 5 years or both.

PRIVACY ACT NOTICE

The Department of the Army permit program is authorized by Section 10 of the Rivers and Harbors Act of 1899, Section 404 of the Clean Water Act and Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972. These laws require permits authorizing structures and work in or affecting navigable waters of the United States, the discharge of dredged or fills material into waters of the United States, and the transportation of dredged material for the purpose of dumping it into ocean waters. Information provided will be used in evaluating the application for a permit. Information in the application is made a matter of public record through issuance of a public notice. Disclosure of the information requested is voluntary; however, the data requested are necessary in order to communicate with the applicant and to evaluate the permit application. If necessary information is not provided, the permit application cannot be processed nor can a permit be issued.

SUPPORTING REMARKS:

Permit has been completed previously. There have been some changes since the original approved permit.

STATE OF GEORGIA
5-YEAR REVOCABLE LICENSE REQUEST

APPLICANTS NAME(S): Cumberland Harbour Property Owners Association, Inc

MAILING ADDRESS: 500 Sugarmill Rd. Building B. Suite 200 Atlanta, Ga 30350
(Street) (City) (State) (Zip)

PROJECT ADDRESS/LOCATION: Club house Cir. St. Marys, GA 31558


COUNTY: Camden WATERWAY: Point Peter Creek - St Marys River DATE: 07/10/2020

LOT, BLOCK & SUBDIVISION NAME FROM DEED: Tract Twenty - (The Landing) Cumberland Harbour

Georgia Department of Natural Resources
Coastal Resources Division
One Conservation Way
Brunswick, Georgia 31520-8687

I am making application for a permit with the U.S. Department of the Army, Corps of Engineers, Savannah District. I understand that the issuance of such a permit will not relieve me of the obligation to obtain authorization from the State of Georgia since the proposed project would constitute an encroachment on the beds of tidewaters which are State-owned property. Accordingly, I hereby request that I be granted a revocable license from the State of Georgia. Attached hereto and made a part of this request is a copy of the plans and description of the project that will be the subject of such a license. I certify that all information submitted is true and correct to the best of my knowledge and understand that willful misrepresentation or falsification is punishable by law.

I understand that if permission from the State is granted, it will be a revocable license and will not constitute a license coupled with an interest. I acknowledge that this revocable license does not resolve any actual or potential disputes regarding the ownership of, or rights in, or over the property upon which the subject project is proposed, and shall not be construed as recognizing or denying any such rights or interests. I acknowledge that such a license would relate only to the property interests of the State and would not obviate the necessity of obtaining any other State license, permit or authorization required by State law. I further acknowledge that I will have no liveaboards, nor allow them to occur, at this structure. I recognize that I waive my right of expectation of privacy and I do not have the permission of the State of Georgia to proceed with such project until the Commissioner of DNR has signed a copy of this request.

Sincerely,
By: 
(Applicant), title if applicable

By: _____
(Applicant), title if applicable

Attachment

The State of Georgia hereby grants you a revocable license not coupled with an interest as provided in your request. This area may now or in the future be utilized by boats employing power drawn nets under the provisions for commercial or sport bait shrimping. In its occupancy and use of the premises, licensee shall not discriminate against any person on the basis of race, gender, color, national origin, religion, age, or disability. This covenant by licensee may be enforced by termination of this license, by injunction, and by any other remedy available at law to the Department. The project proposed for this license must be completed within **5 years** of the date of issuance of the license and must be maintained in serviceable condition. Otherwise, action will be initiated to revoke this license and all structure must be removed immediately at the licensee's expense.

STATE OF GEORGIA
Office of the Governor

By: _____
For: Mark Williams, Commissioner-DNR

DATE: _____

**U.S. Army Corps of Engineers
Regulatory Branch, Coastal Area Section
100 West Oglethorpe Avenue
Savannah, Georgia 31401-3640**

To Whom It May Concern:

This is to certify the work subject to the jurisdiction of the U.S. Army Corps of Engineers as described in my application dated 7/10/2020, is to the best of my knowledge, consistent with the Georgia Management Plan.

Since my project is located in the Coastal Area of Georgia, I understand the U.S. Army Corps of Engineers must provide this statement to the Georgia Department of Natural Resources, Coastal Resources Division, Ecological Services Section (GADNR-CRD) for its review, and a Department of Army permit will not be issued until the GADNR-CRD concurs with my findings. I also understand additional information may be required by the GADNR-CRD to facilitate its review of my project and the additional information certifications may be required for other Federal or State authorizations.

Signature of Applicant:



Date:

7/10/20

Printed Name of Applicant:

Mark Butterworth

Street Address:

City, State, Zip Code:

Phone Number:

Fax Number:

E-Mail Address:

**For questions regarding consistency with the Georgia Coastal Management Program,
Please contact Kelie Moore, GADNR-CRD, (912) 264-7218.**

Coastal Marina, Community or Commercial Dock Checklist

(fill in the blanks as indicated or answer yes or no)

LOCATION:

County Camden Landmarks The Landing @ Cumberland Harbour
 Municipality St. Marys Waterway St. Marys River - Point Peter Creek

FACILITY:

Facility Type Private Public Commercial Other
 Dock Space Leased Sold Rented Other

Size of Upland Area (sq. ft.) 23,7837.6 Sq ft. (5.46 Acres) Size of Submerged Area (sq. ft) 48,352 Sq ft. (1.11 Acres)

WATERWAY INFORMATION:

open water river creek basin

Tidal Range (ft MLW) 6' Average Water Depth (ft. MLW) Aprox. 15'
 Channel Width (ft. MLW) 211' Depth of Dredging (ft. MLW) _____

Distance facility will extend into the waterway beyond MLW 38'-39'

EXISTING OR PLANNED SERVICES IN JURISDICTION:

<input type="checkbox"/> boat ramp	<input type="checkbox"/> hoist	<input type="checkbox"/> mobile lift	<input type="checkbox"/> vessel TV hookup
<input type="checkbox"/> railway	<input type="checkbox"/> fuel	<input type="checkbox"/> propeller repair	<input type="checkbox"/> electrical repair
<input type="checkbox"/> pump-out vessels	<input type="checkbox"/> hull repair	<input type="checkbox"/> engine repair	<input type="checkbox"/> vessel electric hookup
<input type="checkbox"/> boat building	<input type="checkbox"/> ship's store	<input type="checkbox"/> dockmaster's office	<input type="checkbox"/> fire protection
<input type="checkbox"/> restrooms	<input type="checkbox"/> showers	<input type="checkbox"/> restaurant	<input type="checkbox"/> laundromat
<input type="checkbox"/> hotel	<u>9</u> # of vehicle parking spaces	<u>0</u> # of trailer parking spaces	

DREDGING/FILLING/ShORELINE STABILIZATION:

NO Will dredging be required for the access channel?
NO Will dredging be required for boat basin?
NO Is filling proposed in tidal wetlands?
NO Is filling proposed in open water?
NO Will dredge disposal sites be required?
NO Have future dredge disposal sites been identified?
NO Have future dredge spoil sites been set aside with deeds or easements?
NO Is shoreline stabilization proposed? If so, what type? _____
NO Is the project in or near a US Army Corps of Engineers maintained channel or basin with an authorization depth of 12 feet or greater? (if so, contact the Corps of Engineers)

HABITAT/WILDLIFE/CULTURAL RESOURCES: (contact GADNR Wildlife Resources Division, US Fish & Wildlife Service, GADNR Coastal Resources Division- Marine Fisheries, National Marine Fisheries Service OR GADNR Historic Resources)

NO Is this site located near a wildlife refuge, wilderness area, special management area, or other area specifically located for the protection of fish and wildlife?
If yes, what is the distance? _____

YES *Is this habitat identified as “essential fish habitat”?

NO Are rare, threatened, endangered or otherwise designated unique or outstanding aquatic or terrestrial species or their habitats known to be present at or near the project site?

NO Do oyster or clam beds occur in or near the project site or access channels?
If yes, what is the distance? _____ If yes, what is the acreage? _____

NO *Is project site near active crabbing areas?

NO *Is the project site in designated bait zones?

NO Is the project site in or near an area of historic, archeological, or scenic value?
If yes, explain _____

* GA DNR Coastal Resources Division’s Marine Fisheries staff can direct the applicant to appropriate source materials.

16-440.00
+4.00
③

BOOK PAGE
1798 00684

CAMDEN COUNTY GEORGIA
REAL ESTATE TRANSFER TAX
PAID \$ None
This 28th day of March 2016
Joy Lynn Turner
Clerk of Superior Court
Joy Lynn Turner

CAMDEN CO. CLERK'S OFFICE
2016 MAR 28 PM 4: 34

NO TITLE OPINION GIVEN BY DEED PREPARER

After Recording Return To:
Lueder, Larkin & Hunter, LLC
5900 Windward Parkway, Suite 390
Alpharetta, Georgia 30005
Attn: Cynthia C. Hodge

Cross Reference(s):
Deed Book 917, Page 201
Deed Book 1583, Page 43

STATE OF GEORGIA
COUNTY OF CAMDEN

001645

QUIT CLAIM DEED

THIS INDENTURE is made as of the 28th day of MARCH, 2016, between M3 AMERICAN INVESTMENTS, LLC., a Florida Limited Liability Company (hereinafter "Grantor"), and CUMBERLAND HARBOUR PROPERTY OWNERS ASSOCIATION, INC. (hereinafter "Grantee"), the terms "Grantor" and "Grantee" to include their respective successors and assigns.

WITNESSETH that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys unto Grantee all the right, title, interest and claim which the Grantor has to the following property:

See Exhibit A attached.

SUBJECT to restrictive covenants and general utility easements of record.

TO HAVE AND TO HOLD said property, and all improvements thereon, unto the said Grantee so that neither the said Grantor, nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title or interest to the aforesaid described property. No title search was performed or certified by deed preparer.

IN WITNESS WHEREOF, the Grantor has signed, sealed, and delivered this deed, the date and year above written.

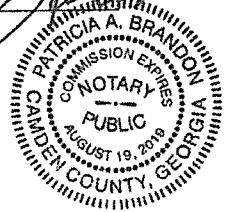
GRANTOR:

M3 AMERICAN INVESTMENTS, LLC
a Florida Limited Liability Company

Signed, sealed, and delivered
this 28th day of March, 2016

Maureen Binham
Witness

Patricia A. Brandon
Notary Public
My Commission Expires:



By: [Signature] (SEAL)

Name: Callan Quinn

Title: ATTORNEY-IN-FACT

CLERK'S NOTE CONTINUE NEXT PAGE

EXHIBIT A
LEGAL DESCRIPTION

TRACT TWENTY
(THE LANDING)

BOOK PAGE
1798 00696

All that lot, tract, or parcel of land lying and being in the City of St. Marys, 29th G. M. District,
Camden County, Georgia, more particularly described as follows:

Beginning at the southwest corner of Lot 72 of Cumberland Harbour – Phase One Subdivision (as more fully and accurately shown and described on that certain plat of survey by Philip Jackson, Georgia Registered Land Surveyor No. 2804, dated November 6, 2002, recorded in Plat Drawer 15, Maps No. 8, 9, 10, 11, 12, and 13, Camden County, Georgia, records) said southwest corner lying and being on the northerly right-of-way line of Redfish Lane a 60-foot right-of-way line; AND FROM SAID POINT OF BEGINNING, running North 06°00' 00" West 240.42 feet to a point; thence, running North 86° 00' 00" East 169.78 feet to a point lying and being on the westerly right-of-way line of Timucuan Court; thence, running along the westerly right-of-way line of Timucuan Court along the arc of a curve (said curve being concave to the west, having a length of 22.93 feet, a radius of 386.53 feet, a chord distance of 22.93 feet and a chord bearing of North 19° 18' 02" West) to a point; thence, running along the westerly right-of-way line of Timucuan Court North 21° 00' 00" West 27.65 feet to a point; thence, continuing along the westerly right-of-way line of Timucuan Court along the arc of a curve (said curve being concave to the west, having a length of 18.69 feet, a radius of 25 feet, a chord distance of 18.26 feet and a chord bearing of North 42° 25' 00" West) to a point; thence, continuing along the westerly right-of-way line of Timucuan Court along the arc of a curve (said curve being concave to the southeast, having a length of 141.83 feet, a radius of 50 feet, a chord distance of 98.84 feet and a chord bearing of North 17° 25' 49" East) to a point; thence, running North 34° 21' 18" East 98.06 feet to a point; thence, running South 83° 00' 00" East 592 feet, more or less, to a point on the low water mark of Point Peter Creek, said point being the northeast corner of Lot 50 of the aforementioned Cumberland Harbour – Phase One Subdivision; thence, running in a northerly direction 164 feet, more or less, along the low water mark of Point Peter Creek, to a point, said point being the southeast corner of Lot 49 of the aforementioned Cumberland Harbour – Phase One Subdivision; thence, running North 08° 00' 00" West 400 feet, more or less, to the southwest corner of the aforementioned Lot 49; thence, running North 19° 00' 00" West 183.35 feet to a point lying and being on the southerly right-of-way line of Spanish Moss Court; thence, running along the southerly right-of-way line of Spanish Moss Court along the arc of a curve (said curve being concave to the east, having a length of 108.79 feet, a radius of 50 feet, a chord distance of 88.57 feet, and a chord bearing of North 00° 40' 05" East) to a point; thence, continuing North 07° 00' 00" East along the westerly right-of-way line of Spanish Moss Court 45.23 feet to a point; thence, continuing along the westerly right-of-way line of Spanish Moss Court North 29° 00' 00" West 151.05 feet to a point; thence, running North 73° 00' 00" West 14.5 feet to a point, said point being on the easterly right-of-way line of Cumberland Harbour Boulevard; thence, continuing along the easterly right-of-way line of Cumberland Harbour Boulevard South 52° 17' 44" West 54.97 feet to a point; thence, continuing along the easterly right-of-way line of Cumberland Harbour Boulevard South 32° 00' 00" West 458.98 feet to a point; thence, running South 58° 00' 00" East 150 feet to a point; thence, running South 32° 00' 00" West 221.69 feet to a point; thence,

running South 21° 00' 00" West 228.91 feet to a point; thence, running South 04° 00' 00" East 192.71 feet to a point, said point lying and being on the northerly right-of-way line of Redfish Lane and also being the southeast corner of Lot 74 of the aforementioned Cumberland Harbour - Phase One Subdivision; thence, running North 86° 00' 00" East 53.62 feet along the northerly right-of-way line of Redfish Lane to a point; thence, running along the northerly right-of-way line of Redfish Lane along the arc of a curve (said curve being concave to the south, having a length of 27.82 feet, a radius of 1,256.24 feet, a chord distance of 27.82 feet, and a chord bearing of North 86° 38' 04" East) to the point of beginning.

Said property is commonly referred to as "The Landing."

TRACT TWENTY ONE

(CUMBERLAND HARBOUR - WESTERLY PROLONGATION OF ANCHOR WAY)

All that certain tract or parcel of land lying and being in the City of St. Marys, 29th G.M. District, Camden County, Georgia, and being more particularly described as follows:

Beginning at a 4"x 4" concrete monument located at the southwest corner of Tract "T5", Cumberland Harbour - Phase Eight (according to plat recorded in Plat Drawer 19, Map No. 68, Public Records of said County) and from said point of beginning, run thence North 67 degrees 30 minutes 00 seconds East along the southerly boundary line of Cumberland Harbour - Phase Eight (according to plat recorded in Plat Drawer 19, Map No. 68, Public Records of said County) a distance of 400.28 feet to a 4"x4" concrete monument; run thence South 22 degrees 30 minutes 00 seconds East a distance of 40.00 feet to a 4"x4" concrete monument lying on the southerly right-of-way line of Anchor Way, said point also being the northerly boundary line of Cumberland Harbour - Phase Twelve (according to plat recorded in Plat Drawer 23, Map No. 64, Public Records of said County); run thence South 67 degrees 30 minutes 00 seconds West along the last mentioned northerly boundary line, a distance of 400.28 feet to a 1/2" rebar; run thence North 22 degrees 30 minutes 00 seconds West along the easterly boundary line of Parcel "1" as shown on that plat of survey titled "MAP TO SHOW MINOR SUBDIVISION PLAT OF THE NORTH RIVER MARINA SITE LYING IN THE CUMBERLAND HARBOUR DEVELOPMENT, CITY OF ST. MARYS, 29TH G.M. DISTRICT, CAMDEN COUNTY, GEORGIA" prepared by AKM Surveying, Inc., dated October 29, 2014, certified by Jeffrey S. Foster, Georgia Registered Surveyor No. 3143, said plat of survey being recorded in Plat Drawer 26, Map No. 54, Camden County, Georgia, records a distance of 40 feet to a 4"x 4" concrete monument lying on the southerly boundary of Cumberland Harbour - Phase Eight (according to plat recorded in Plat Drawer 19, Map No. 68, Public Records of said County) which is the point of beginning.

Said property being the westerly prolongation of Anchor Way and lying and being to the south of Cumberland Harbour - Phase Eight (according to plat recorded in Plat Drawer 19, Map No. 68, Public Records of said County), to the east of Parcel "1" as shown on that plat of survey titled "MAP TO SHOW MINOR SUBDIVISION PLAT OF THE NORTH RIVER MARINA SITE LYING IN THE CUMBERLAND HARBOUR DEVELOPMENT, CITY OF ST. MARYS, 29TH G.M. DISTRICT, CAMDEN COUNTY, GEORGIA" prepared by AKM Surveying, Inc., dated October 29, 2014,



RECEIVED
AUG 26 2020
GA DNR / HMP

City of St. Marys
Community Development

418 Osborne Street
St. Marys, Georgia 31558
(912) 510-4032

August 26, 2020

Department of Natural Resources
Coastal Resources Division
One Conservation Way
Brunswick, GA 31520

RE: Zoning certification for Parcel 160C 160A

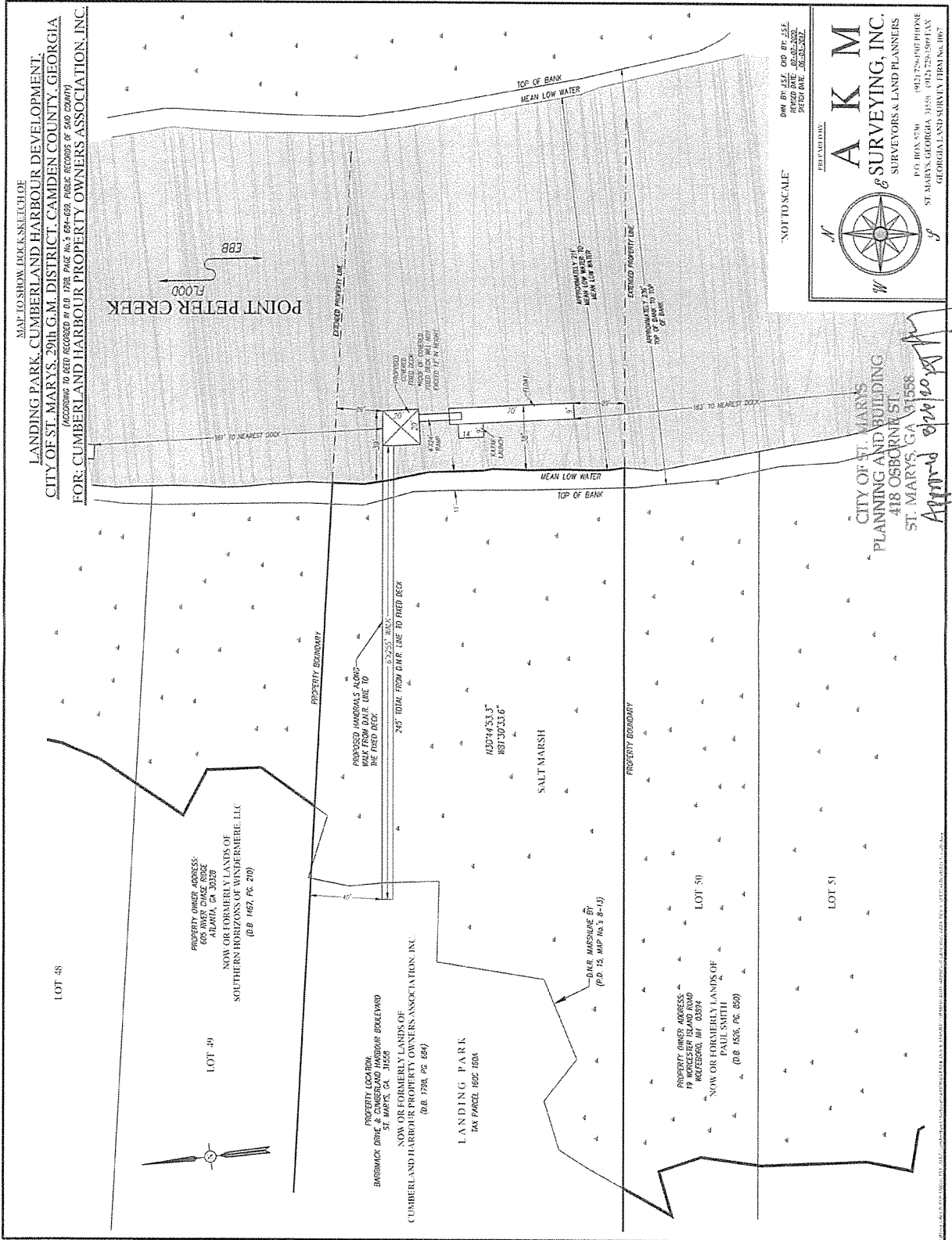
This letter certifies that the property with a parcel number of 160C 160A is zoned PD (Zoning Ordinance 110). The proposed use for a dock is permitted by this zoning classification and the proposed use is also consistent with the City of St. Marys Comprehensive plan adopted in 2008 and updated in 2018.

Sincerely,

Kenneth Hughes, AICP
Community Development Director
City of St. Marys

RECEIVED

AUG 26 2020
GA DNR / HMP



THESE MATERIALS, PREPARED AND ADAPTED (REPRODUCED) AND DEPICTED HEREIN ARE BASED UPON CURRENT DEVELOPMENT PLANS WHICH ARE SUBJECT TO CHANGE WITHOUT NOTICE. NO WARRANTY IS MADE THAT THE FEATURES, AMENITIES AND UTILITIES SHOWN OR IMPLIED WILL BE PROVIDED OR OTHERWISE OBTAINED. THESE PLANS ARE PROVIDED AS A GUIDE ONLY. THE DEVELOPER OR CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

PROJECT DEVELOPMENT SUMMARY

PHASE	AREA	TOTAL ACRES	CONCEPT	LOT SIZE	AVG. LOT AREA	PROPOSED UNITS	CONCEPT	REAR YARD SET BACK
OVERALL	169.3 AC	169.3	PD			337		
PHASE 1A	170.49 AC	170.49	PD	4,718 SQ FT	8.32	337		
PHASE 2B	23.79 AC	24	PD	14,244 SQ FT	16.00	337		
PHASE 3C	19.79 AC	43	PD	11,844 SQ FT	17.30	337		
PHASE 3D	25.89 AC	45	PD	11,771 SQ FT	16.87	337		
PHASE J	18.48 AC	15	PD	12,383 SQ FT	17	337		
PHASE 4A	36.02 AC	43	PD	12,333 SQ FT	17.30	337		
PHASE 4B	27.6 AC	53	PD	12,000 SQ FT	17	337		
PHASE 4C	48.23 AC	128	PD	7,489 SQ FT	10.7	337		
PHASE 5	16.75 AC	43	PD	7,200 SQ FT	17	337		
PHASE 6	28.2 AC	56	PD	5,702 SQ FT	17	337		
PHASE 7	16.99 AC	21	PD	10,053 SQ FT	16.87	337		
PHASE 8	17.02 AC	23	PD	9,800 SQ FT	17	337		
PHASE 9	28.4 AC	19	PD	10,844 SQ FT	20.86	337		
PHASE 10	19.24 AC	46	PD	10,532 SQ FT	17	337		
PHASE 11	19.24 AC	29	PD	11,249 SQ FT	17	337		
PHASE 12	13.7 AC	25	PD	11,900 SQ FT	17	337		
PHASE 13								

LEGEND

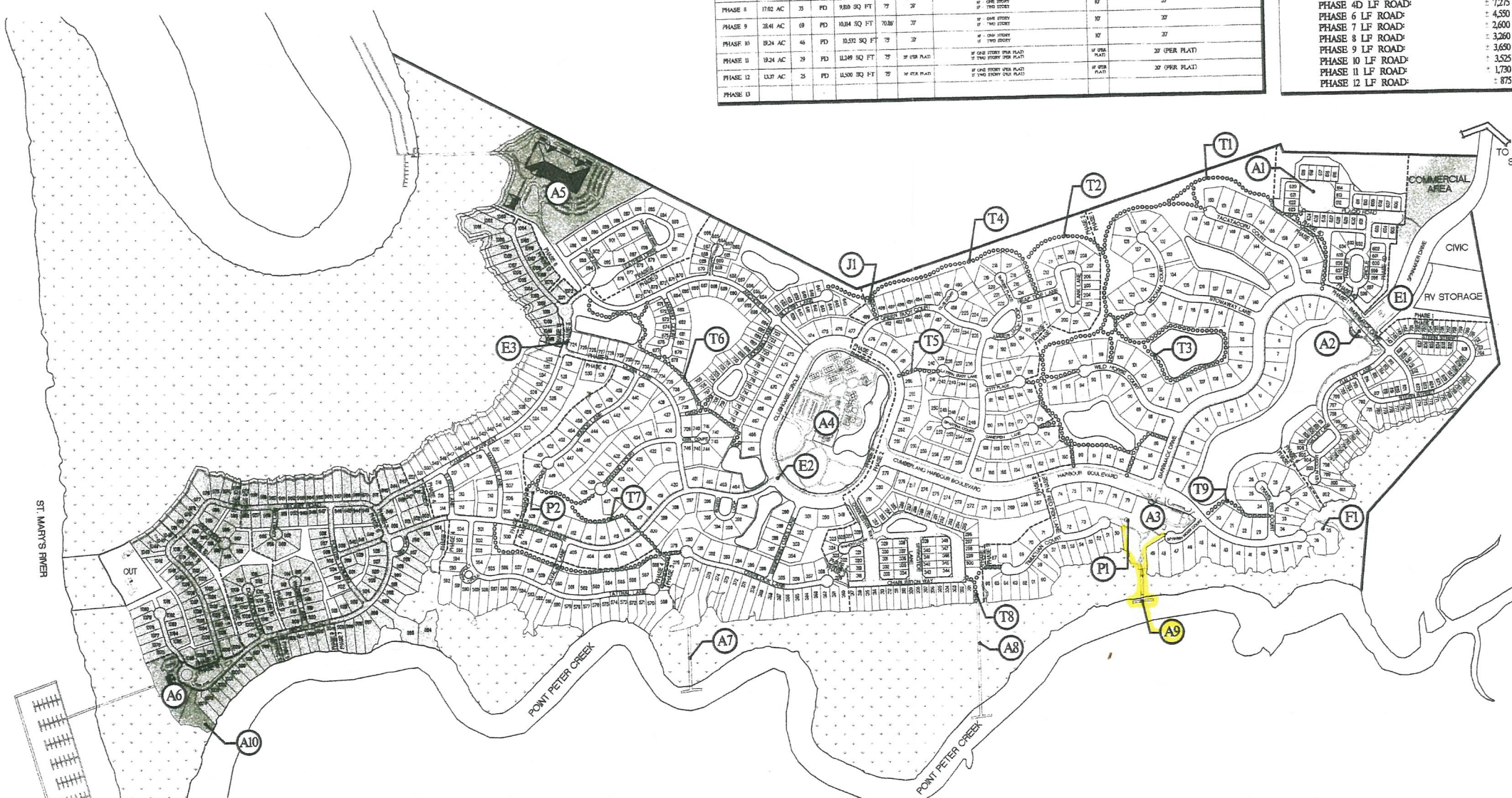
- CONCEPTUAL DESIGN
- CONSTRUCTION DRAWING
- UNDER CONSTRUCTION OR COMPLETE
- PERMITTED, NOT UNDER CONSTRUCTION
- APPROVED, NO CONSTRUCTION DRAWINGS
- WALKING TRAILS
- PHASE LINE

LINEAR FEET OF ROAD

TOTAL LINEAR FEET OF ROAD:	: 104,825 LF ROAD
PHASE 1 LF ROAD:	: 16,375 LF ROAD
PHASE 2 LF ROAD:	: 16,120 LF ROAD
PHASE 3 LF ROAD:	: 17,990 LF ROAD
PHASE 4 LF ROAD:	: 5,775 LF ROAD
PHASE 5 LF ROAD:	: 7,275 LF ROAD
PHASE 6 LF ROAD:	: 4,550 LF ROAD
PHASE 7 LF ROAD:	: 2,600 LF ROAD
PHASE 8 LF ROAD:	: 3,260 LF ROAD
PHASE 9 LF ROAD:	: 3,650 LF ROAD
PHASE 10 LF ROAD:	: 3,525 LF ROAD
PHASE 11 LF ROAD:	: 1,730 LF ROAD
PHASE 12 LF ROAD:	: 875 LF ROAD

SITE AMENITIES

- ENTRIES**
- E1. MAIN ENTRY
 - E2. SECONDARY ENTRY
 - E3. SECONDARY ENTRY
- AMENITIES**
- A1. PARK PLACE
 - A2. THE BATTERY PARK
 - PAVILION
 - CAR PARKING SPACES
 - GOLF CART PARKING SPACES
 - A3. THE LANDING
 - BOAT DOCK
 - PLAYGROUND
 - CAR PARKING SPACES
 - GOLF CART PARKING SPACES
 - A4. THE CLUB AT CUMBERLAND HARBOUR
 - CLUBHOUSE
 - BATHHOUSE
 - SPRINGHOUSE
 - FITNESS CENTER
 - POOL
 - TENNIS COURTS - 6 COURTS
 - CAR PARKING SPACES
 - GOLF CART PARKING SPACES
 - A5. NORTH RIVER YACHT CLUB AND MARINA
 - CLUBHOUSE
 - BOAT DOCK
 - CAR PARKING SPACES
 - GOLF CART PARKING SPACES
 - A6. SOUTH POINT VILLAGE MARINA
 - CLUBHOUSE
 - BOAT DOCKS
 - CAR PARKING SPACES
 - GOLF CART PARKING SPACES
 - A7. COMMUNITY BOAT DOCK
 - A8. COMMUNITY BOAT DOCK
 - A9. COMMUNITY BOAT DOCK
 - A10. COMMUNITY PARK
- TRAILS** +/- 413 MILES
- T1. TRAIL 1
 - +/- 0.63 MILES
 - T2. TRAIL 2
 - +/- 1.15 MILES
 - T3. TRAIL 3
 - +/- 0.39 MILES
 - T4. TRAIL 4
 - +/- 0.43 MILES
 - T5. TRAIL 5
 - +/- 0.01 MILES
 - T6. TRAIL 6
 - +/- 0.50 MILES
 - T7. TRAIL 7
 - +/- 0.77 MILES
 - T8. TRAIL 8
 - +/- 0.13 MILES
 - T9. TRAIL 9
 - +/- 0.12 MILES
- MISCELLANEOUS**
- T1. DREAM HOME
 - P1. PUMP STATION 1
 - P2. PUMP STATION 2
 - J1. TELEPHONE JUNCTION BOX

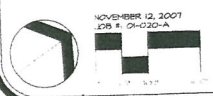


WORKING MASTER PLAN CUMBERLAND HARBOUR ST. MARY'S, GEORGIA

LAND RESOURCE



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NOVEMBER 12, 2007
JOB # 04-030-A