

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, U.S. Army Engineer District, Savannah ATTN: CESAS-OP-F, P.O. Box 889, Savannah, Georgia 31402-0889. 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 _____

3. For Official Use Only _____

4. Name and address of applicant.
 City of Tybee Island
 Attn: Mr. Shawn Gillen-City Manager
 403 Butler Avenue
 Tybee Island, Georgia 31328

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

Lat. 32.019961° Long. -80.8526381°

<u>Chatham</u> County	<u>Military District</u>	<u>Tybee Island</u> In City or Town
Near City or Town	Subdivision	Lot No.
Lot Size	Approximate Elevation of Lot	<u>Georgia</u> State
Name of Waterway	<u>Marshes of Chimney Creek</u> Name of Nearest Creek, River, Sound, Bay or Hammock	

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 To facilitate maintenance of existing road.

- 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. 1.If bulkhead, give dimensions N/A

2.Type of bulkhead construction (material)N/A

Backfill required: Yes _____ No _____ Cubic yards _____

Where obtained _____

C. Excavated material :

1.Cubic yards N/A

2.Type of material N/A

15.Type of construction equipment to be used Mechanized earth moving and road maintenance equipment

A. Does the area to be excavated include any wetland? Yes _____ No X

B. Does the disposal area contain any wetland? Yes _____ No X

C. Location of disposal area N/A

D. Maintenance dredging, estimated amounts, frequency, and disposal sites to be utilized:N/A

E. Will dredged material be entrapped or encased? N/A

F. Will wetlands be crossed in transporting equipment to project site? No

G. Present rate of shoreline erosion (if known) N/A

16. 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:

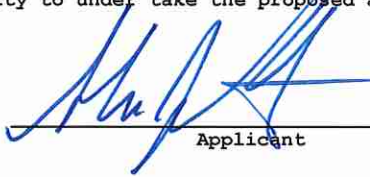
- 1. A plan showing the location and size of any facility, existing or proposed, for handling any sanitary or industrial waste waters generally on your property.
- 2. A plan of the existing or proposed project and your adjacent property for which permits are being requested.
- 3. A plan showing the location of all points where petro-chemical products (gasoline, oils, cleaners) used and stored. Any above-ground storage areas must be diked, and there should be no storm drain catch basins within the diked 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.

17. 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.


Applicant

2-13-20
Date

18. 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 fill 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:

See Attached.

STATE OF GEORGIA

REVOCABLE LICENSE REQUEST FOR THE USE OF TIDAL WATERBOTTOMS

APPLICANTS NAME(S): Michael E Leonard

MAILING ADDRESS: PO Box 386 Tybee Island GA 31328
(Street) (City) (State) (Zip)

PROJECT ADDRESS/LOCATION: 318 Polk Street Tybee Island GA 31328

COUNTY: Chatham WATERWAY: Marshes of Chimney Creek DATE: 10/21/20

LOT, BLOCK & SUBDIVISION NAME FROM DEED:

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

I am requesting that I be granted a revocable license from the State of Georgia to encroach on the beds of tidewaters, which are state owned property. 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 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 or his/her designee has signed a copy of this request.

Sincerely,
By: [Signature]
(Applicant), title if applicable

By:
(Applicant), title if applicable

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 constructed and completed within the specified timeframe associated with the authorization and/or transmittal letter associated with this revocable license and must be maintained in serviceable condition. Otherwise, action will be initiated to revoke this license and all structures must be removed immediately at the licensee's expense.

STATE OF GEORGIA
Office of the Governor

By:
For: Mark Williams, Commissioner-DNR

Date:

STATE OF GEORGIA

REVOCABLE LICENSE REQUEST FOR THE USE OF TIDAL WATERBOTTOMS

APPLICANTS NAME(S): City of Tybee Island Attn: Shawn Gillen-City Manager

MAILING ADDRESS: 403 Butler Avenue Tybee Island, Georgia 31328
(Street) (City) (State) (Zip)

PROJECT ADDRESS/LOCATION: Polk Street

COUNTY: Chatham WATERWAY: Marshes of Chimney Creek DATE: _____

LOT, BLOCK & SUBDIVISION NAME FROM DEED: _____

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

I am requesting that I be granted a revocable license from the State of Georgia to encroach on the beds of tidewaters, which are state owned property. 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.

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Sincerely,
By: Shawn Gillen City Manager
(Applicant), title if applicable

By: _____
(Applicant), title if applicable

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 constructed and completed within **the specified timeframe associated with the authorization and/or transmittal letter associated with this revocable license** and must be maintained in serviceable condition. Otherwise, action will be initiated to revoke this license and all structures must be removed immediately at the licensee's expense.

STATE OF GEORGIA
Office of the Governor

By: _____
For: Mark Williams, Commissioner-DNR

Date: _____

INSTRUCTIONS FOR COMPLETING A GEORGIA COASTAL MARSHLANDS PROTECTION PERMIT APPLICATION

Applicants proposing to impact areas below the ordinary high water mark need to complete these application forms. Each and every blank must be filled in completely. For questions that are not applicable to your project, write N/A in the blank. Only those applicants proposing to impact areas below the ordinary high water mark in Effingham, Long, Wayne, Brantley, Chatham, Glynn, Camden, McIntosh, Bryan, Liberty, or Charlton Counties need to complete the Revocable License request. This form requests permission to use publicly owned submerged lands. The Army Corps of Engineers can help you determine if you will need a water quality certification for your project. Contact the Ecological Services Section of the Coastal Resources Division, Georgia Department of Natural Resources at (912) 264-7218 for assistance with state requirements.

➤ Forms:

Joint Application for an ACOE Permit and GA CMPA Permit

Revocable License Request

Coastal Marina, Community or Commercial Dock Checklist

Request for JD line

➤ Project Summary:

Narrative with project details and dimensions, construction method(s), materials, and access points/locations. Narrative should identify all areas that are planned to be used in connection with the project.

N/A Distance of the project into the waterway from MLW.

N/A Distance of the project from the navigable channel.

N/A Depths of the waterway at MLW.

N/A Total width of the waterway from MLW to MLW.

N/A Distance to the next structure to either side of the proposed project.

➤ Project Drawings:

X Plan or drawing showing the applicant's proposal and the manner or method by which such proposal shall be accomplished. Such plan shall identify all coastal marshlands, as verified by CRD staff, within the extended property lines of the project area.

*All drawings should be:

- a. Submitted on a registered survey (signed, stamped and dated) or on the recorded plat of the property.
 - b. Submitted on 8 1/2 " by 11" paper or 11" by 17" (if needed to see details clearly), leave a 1" margin on the long side of each page for binding purposes.
 - c. Drawn to scale. Include a bar scale or other graphic scale and a North arrow.
-

➤ Site Plans:

X Vicinity map that shows the location of the project, latitude and longitude, name of waterway, distance to nearest town or interstate highway and a North arrow.

Marshland Component of Project

X DNR Marsh Jurisdiction Line (this line must be surveyed in by a registered surveyor), high and low waterlines and the method used to establish the waterlines. DNR staff must verify the Marsh Jurisdiction Line within the project area. Marsh jurisdiction line is validated for one year.

X Existing features such as structures, boardwalks, etc. within jurisdiction.

X Proposed features such as structures, boardwalks, etc. within jurisdiction.

X Dimensions of the proposed structure/project that is the marshland component of the project. Marshland component is defined as the part of the project in an estuarine area or any structure on or over an estuarine area. The dimensions must consist of the distance the project will extend into the waterway, distance from the navigable channel, and the total width and depths of the waterway from MLW to MLW. Label existing structures in the navigable waters near the proposed activity.

X Total square footage of proposed project footprint within jurisdiction and total square footage over vegetated marshlands.

X Section/Elevation view showing a cross-section view of the project using the same water elevations as the Site Plan.

N/A Depth of water at the water-ward face of the proposed project, the dimensions and names of structures supported on floats or piles, the distance between pilings, the number of pilings, and types of materials used.

- * Include additional CONSTRUCTION DRAWINGS as needed to clearly show the proposed project and how the project will be completed. For SHORELINE ENGINEERING ACTIVITIES (bulkheads, revetments, etc.) show typical construction methods with respect to mean, sea level for tiebacks, footings/foundations, type of material, slope of face, etc. For Boardwalks (walkways, decks, etc.) and BRIDGES show typical arrangement of posts/beams/decking, height above the marsh vegetation, and height above any waters at both MLW and MHW.

Upland Component of the Project

- X Delineation of the upland component of the project- Upland component is defined as, all those service areas, amenities, and recreational areas located inland of the CMPA jurisdiction line that serve or augment the functioning of the marshlands component of the project. Include any facilities adjacent to or in proximity to the marshlands component of the project that will serve exclusively or primarily the users of the marshlands component of the project.
- X Existing features such as structures, roadways, parking areas, dry-stack storage, fueling facilities, etc.
- X Proposed features such as structures, roadways, parking areas, dry-stack storage, fueling facilities, etc.

Marshlands Buffers for Upland Component

- X Delineation of 50-foot marshlands buffer applicable to the upland component of the project as measured horizontally inland from the coastal marshlands-upland interface (verified JD line).
- X Documentation of existing condition of delineated buffer.
- N/A Description of buffer design, installation, and maintenance plans. Applicant should refer to the current edition of the Georgia Stormwater Management Manual for technical specifications and standards specific to buffers.
- N/A Description and identification on site plan of any temporary structures proposed within the delineated buffer that are necessary for the construction of the marshlands component of the project.
- N/A Description and identification on site plan of any permanent structures proposed within the delineated buffer that are necessary for the function of the marshlands component of the project.
- X Description and identification on site plan of any permanent structures proposed within the delineated buffer that are required to provide permanent access to the marshlands component of the project.
- N/A Description and identification on site plan of any vegetated plantings or grading of vegetation within the delineated buffer. Applicant is referred to the Georgia Stormwater Management Manual and the “Riparian Buffers in Your Backyard”. Note: Planting and grading within the buffer must be designed and installed to enhance stormwater treatment.
- N/A Description and identification on site plan of pedestrian access for passive recreation to be located within the delineated buffer.

X Description including dimensions and identification on the site plan of any existing impervious surfaces or structures pre-existing within the delineated buffer.

Stormwater Management Plan of the Upland Component

N/A Description of Stormwater Plan for upland component of the project. Note: No discharge of untreated stormwater is allowed from developed or disturbed areas, whether surface or piped, to coastal marshlands from the upland component of the project, unless waiver is granted by Committee

N/A If waiver is being requested, detailed description of the site or project characteristics that prohibit treatment, why there is no practicable alternative, and documentation demonstrating how the stormwater runoff will have minimal adverse impact.

Impervious Surface Calculations of the Upland Component

X Description and delineation of the pervious surfaces and impervious surfaces proposed for the upland component of the project. Note: Pervious surfaces shall be used to the maximum extent practicable, and total impervious area shall be minimized with the goal of achieving no more than 15% effective impervious cover where practicable taking in account existing structures that are a part of the project and that available land area that is part of the upland component of the project.

N/A Detailed documentation of the calculation of Effective Impervious Cover rate.

➤ Deed or other legal instrument:

X A copy of the deed, or other legal conveyance, putting title to or an interest in the real property, into the name of the applicant, together with any plat(s) referenced in the deed or conveyance that show the boundaries of the real property conveyed.

X Any later deed or conveyance whereby any full or partial interest, such as, an inter-spousal transfer, trust agreement, lease agreement, partnership, corporation, limited liability company or executor or decedent's estate took an ownership interest in the real property.

X If the applicant is not the owner of the property, then provide a copy of the owner's deed or other legal conveyance AND the written permission from the owner to carry out the project on his/her land. The owner must acknowledge that it is aware of the application and that it is familiar with the applications plans for the property and that the owner gives permission to the applicant to carry out the project on his/her land as outlined in the application.

X Specific plat(s) referenced in the vesting deed showing the upland boundary of the project area in relation to the natural resource coastal marshlands and tidal waterbottoms.

N/A Identification of any marshlands within project area designated as Natural Heritage Preserve.

N/A If the property was subdivided after the applicant acquired the property, then the new subdivision plat, in addition to the plat referenced in the vesting deed.

X Corporate owners must submit their Articles of Organization or other legal documentation to show signatory's capacity to bind the corporation to the permit and/or waterbottoms lease.

N/A Homeowners Association By-laws and Restrictive Covenants pertaining to the project area (upland and marsh component).

N/A Conservation Easements or other easements pertaining to the project area (upland and marsh component).

N/A Deed restrictions if applicable.

➤ Adjoining Land Owners:

X List of all adjoining landowners together with such owners' addresses.

N/A If the names or addresses of adjoining land owners cannot be determined, a sworn affidavit that a diligent search, including a search of the records of the county tax assessor's office, has been made but that the applicant was not able to ascertain the names or addresses of adjoining landowners.

➤ Zoning Letter & Signed Drawings from Local Gov:

X Letter from the local zoning authority stating that this proposal is in compliance with any zoning laws. This letter must be specific to the project and cannot be conditional in any way.

X Copy of the most current version of plans, signed and dated by the local zoning authority. If the project is redesigned, the zoning authority must sign the latest plans to ensure there is no confusion about which "version" of the project is approved.

➤ Non-refundable Application Fee:

X Check or money order made payable to the GEORGIA DEPARTMENT OF NATURAL RESOURCES is required. Include the amount listed below for the type of project you are proposing. Renewal fees will be equal to application fees. This list does not include all possible projects and should be used only as a guide.

\$100 Routine: Simple modification, research, simple pier, bridge (no fill), deck, etc.

- \$250 Moderate: Community dock, boat ramp, bridge (minor fill), culverts/gates, pier, etc.
 - \$500 Complex: Marina, marina modification, roadway, mosquito ditching, dredging, wastewater treatment, commercial dock, etc.
-

➤ **Alternative Analysis:**

- Brief description of alternative sites the applicant considered and why they are not feasible. Include a discussion of why the permit should be granted. Describe water dependent nature of project.
-

➤ **Landfill or Hazardous Waste Statement:**

- Statement from the applicant that he has made inquiry to the appropriate authorities that the proposed project is not over landfill or hazardous waste site and that the site is otherwise suitable for the proposed project. Contact your local government engineer to find out if your site is over a hazardous waste site or landfill. If your county engineer is unable to answer your question, contact the State Hazardous Sites Response Program at (888) 373-5947, or check the Internet at: www.dnr.state.ga.us/dnr/environ then select Georgia Environment followed by Hazardous Sites. Provide a statement that you have inquired about location of your site with respect to hazardous waste or landfills.
-

➤ **Water Quality Certification:**

- N/A Copy of the water quality certification issued by EPD, if required for the proposed project. The USCAE determines whether a proposed project requires water quality certification under their 401 regulations. **(WQC pending; request submitted concurrent with USACE review).**

(Note: If required, certification MUST be issued prior to CMPC consideration of the project.)

➤ **Erosion and Sedimentation Statement:**

- Statement certifying that the project will be conducted in compliance with applicable erosion and sediment control responsibilities. Please refer to the section above regarding marshland buffers, stormwater management, and impervious surface calculations.
-

➤ **Public Interest Statement:**

X Documentation how the project is not contrary to the public interest, specific to the following public interest considerations:

- a. Whether or not unreasonably harmful obstruction to or alteration of the natural flow of navigational water within the affected area will arise as a result of the proposal.
- b. Whether or not unreasonably harmful or increased erosion, shoaling of channels, or stagnant areas of water will be created.
- c. Whether or not the granting of a permit and the completion of the applicant's proposal will unreasonably interfere with the conservation of fish, shrimp, oysters, crabs, clams, or other marine life, wildlife, or other resources, including but not limited to water and oxygen supply.

WHERE TO MAIL COMPLETED APPLICATION PACKAGES

An application package cannot be considered until all of the items listed above are submitted. After the Department has reviewed your application materials, additional information may be required for the Coastal Marshlands Protection Committee to fully evaluate your permit request. Additionally, the 30-day public notice cannot be published until the application package is substantially complete.

Please submit ONE (1) original copy to the GA DNR-CRD, Habitat Management Program, ONE (1) original copy to US Army Corp of Engineers, Savannah District and one original copy to GA DNR-EPD, Water Protection Branch (three copies total). See addresses below.

Karl H. Burgess Habitat Management Program Manager Coastal Resources Division Georgia Department of Natural Resources One Conservation Way, Suite 300 Brunswick, GA 31520	Telephone: (912) 264-7218 Fax: (912) 262-3143
Carol Bernstein Section Chief US Army Corps of Engineers Savannah District, Regulatory Branch P.O. Box 889 Savannah, GA 31402-0889	Telephone: (800) 448-2402 Fax: (912) 652-5995
Keith Parsons Water Quality Certification EPD Water Protection Branch Georgia Department of Natural Resources 4220 International Parkway, Suite 101 Atlanta, GA 30354	Telephone: (404) 675-1631 Fax: (404) 675-6245

K. PAUL JOHNSON
R. SCOT KRAEUTER
JONATHAN V. DUNN
GEORGE M. HUBBARD
(of counsel)



ANNE ALLEN WESTBRC
KRISTINE BOOKER SHEEH-
CHRISTINE B. KRAEUTER (GA &
SAMANTHA M. FASS

April 18, 2017

Mr. Michael E. Leonard
Post Office Box 386
Tybee Island, Georgia 31328

RE: Karen Lynn Roane Leonard v. Michael Edward Leonard
Superior Court of Chatham County, GA
Civil Action No. DR17-0148-J6

Dear Michael:

Enclosed please find the recorded Quit Claim Deed to your home.

Sincerely,

JOHNSON, KRAEUTER & DUNN, LLC

K. PAUL JOHNSON
Attorney at Law

KPJ/skc

Enclosure

5721568
368
HMP
meadows

Return to: Johnson, Kraeuter & Dunn, LLC
104 West State Street, Suite 200
Savannah, Georgia 31401
(912) 721-9844



Doc ID: 030316880002 Type: QCD
Recorded: 04/12/2017 at 04:18:54 PM
Fee Amt: \$12.00 Page 1 of 2
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

BK 1051 PG 387-388

STATE OF GEORGIA)
)
COUNTY OF CHATHAM)

QUIT CLAIM DEED

This indenture, made the 4 day of April, 2017,
between KAREN R. LEONARD, as party of the first part, hereinafter called Grantor, and
MICHAEL E. LEONARD, as party of the second part, hereinafter called Grantee (the words
"Grantor" and "Grantee" to include their respective heirs, successors and assigns where the
context requires or permits).

WITNESSETH:

That Grantor for and in consideration of the sum of Zero and no/100 Dollar (\$0.00) and
other good and valuable consideration, cash in hand paid, the receipt of which is hereby
acknowledged, has bargained, sold and does by these presents bargain, sell, remise, release and
forever quit-claim to Grantee all the right, title interest, claim or demand which the Grantor has
or may have had in and to the following described real property, to-wit:

All that certain parcel of land situate, lying and being in the State of
Georgia, County of Chatham, on Tybee Island, being a hammock, with adjacent
salt meadows, as shown on map or plat made by Percy Sudgen, C.E., dated May
26, 1925, a copy of which is recorded in the Office of the Clerk of the Superior
Court of Chatham County, Georgia, in Plat Record Book D, Folio 166, lying
south of the Tybee State Highway, referred to as Salt Meadows, and more
particularly described as follows: Starting at a point on the Western boundary of
Polk Street 408 feet South of Woodbine Avenue, running thence North 70 degrees

West 100 feet to a stake, thence South 47 degrees 45 minutes West 800 feet to a stake, thence South 12 degrees West 73 feet to a stake, thence in a Northeasterly and Northerly direction along the Northern and Western bank of Chimney Creek to a stake, thence North 48 degrees West 180 feet to the point of beginning, and being the same property conveyed to parties of the first part by deed dated April 18, 1938, filed for record April 19, 1938, and recorded in said Clerk's Office, in Book 33-A, Folio 477.

Edna Morgan Leonard is not to be denied access or use of property as long as Michael E. Leonard shall remain life or own this property, whichever shall occur first.

TITLE NOT EXAMINED OR CERTIFIED BY ATTORNEY

TO HAVE AND TO HOLD the said described premises together with all and singular the rights, member, hereditaments, improvements, easements, and appurtenances thereunto belonging or in any wise appertaining unto the 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 premises or its appurtenances.

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

Signed, sealed and delivered
in the presence of:

GRANTOR:

E. H. H. H.
Witness

Karen R. Leonard
KAREN R. LEONARD

[Signature]
Notary Public



LAW OFFICES
CALLAWAY, BRAUN, RIDDLE & HUGHES P.C.

A PROFESSIONAL CORPORATION

TIMOTHY F. CALLAWAY, III
DANA F. BRAUN
R. KRANNERT RIDDLE
EDWARD M. HUGHES
D. SCOTT PORCH, IV
THOMAS E. BRANCH, III

301 WEST CONGRESS STREET
SAVANNAH, GEORGIA 31401

TELEPHONE (912) 238-2750
FACSIMILE (912) 238 2767

January 4, 2012

REPLY TO:
POST OFFICE BOX 9150
SAVANNAH, GEORGIA 31412

Voice Mail Extension - 108
E-Mail - Bhughes@cbrhlaw.com

VIA EMAIL ONLY
abrown@rlandc.com

Alton Brown, Jr.
Resource Plus Land Consultants

RE: Salt Meadows, Cason Avenue, Tybee Island, Georgia
Our File No. 572.14536.568

Dear Alton:

In follow up to our meeting of yesterday, I am attaching the following documents:

1. Deed from Michael E. Leonard to Michael E. Leonard and Karen R. Leonard, as joint tenants with right of survivorship.
2. Deed from Edna Morgan Leonard to Michael E. Leonard.

Each of the above makes reference to a deed dated April 18, 1938, which is also attached, and which makes reference to the plat, also attached, dated May 26, 1925.

I am also attaching a copy of the deed into the City of Tybee Island from the Tybee Beach Company for all streets depicted on a plat dated July 20, 1928 by Percy Sugden. The map is an historical map that is available at City Hall but is not recorded to my knowledge. Although there is an issue about the City limits at the actual time of the deed, even if the area was not in the City limits at the time of the deed, it is currently and has been for years and, in my opinion, the City has ownership of Polk Street in the immediate area at issue.

I appreciate your assistance. With kindest regards, I am.

Sincerely,



Edward M. Hughes

EMH/md

Attachments

cc: Diane Schleicher, via email
Dianne Otto, via email
Downer Davis, via email
Mr. Michael Leonard, via email
786salt@bellsouth.net

STATE OF GEORGIA

COUNTY OF CHATHAM

FILED FOR RECORD
REC. BK. 10718
PG. 354

167-B/354

WARRANTY DEED

94 MAY 10 AM 11:51

354

This indenture, made this 6th day of May, 1994

DEP
DORIS STEPHENS
CLERK, S.C.C.C. GA.

, between

EDNA MORGAN LEONARD

as party of the first part, and

MICHAEL E. LEONARD

as party of the second part,

* WITNESSETH *

That first part for and in consideration of the sum of ~~TEN AND NO/10 DOLLARS~~ \$10.00 and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and does hereby grant, bargain, sell, alien, convey and confirm unto the party of the second part the following described property, to wit:

See Schedule "A" attached hereto and by this reference made a part hereof.

7.00
451238A001 05/10/94 TOTAL

SUBJECT, HOWEVER, to all valid easements, restrictions, and rights of way of record.

TO HAVE AND TO HOLD the Land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in **FEESIMPLE**. The party of the first part expressly covenants that it is seized of said property in good fee simple title and that it has the full right power and authority to convey the same; that the said property and the grantor thereof are free and clear of any liens, claims or encumbrances whatever whereby the title to said property may in anywise be charges, changes, impaired or defeated, and that the party of the first part will forever **WARRANT AND DEFEND** the said premises against the lawful claim of all persons whomsoever.

Party of the first part does hereby warranty the following: a) That party of the first part presently has good and marketable fee simple title to the property; b) That property will be in substantially the same condition at time of Closing as on the date hereof; c) Party of the first part has no knowledge of any pending rezoning; d) No party is in possession of the property or any portion thereof, whether as a lessee or tenant at sufferance, other than party of the first part or an entity owned or controlled by party of the first part; e) To the best knowledge of party of the first part, no part of the property has been used for or as a landfill or toxic waste site; f) To the best knowledge of party of the first part, there are no assessment, condemnation or eminent domain actions or proceedings pending or threatened against the property or any portion thereof; g) There is no option to purchase, right of first refusal or purchase or agreement for the sale and purchase of the property or any portion thereof to any person or entity, except for this agreement; and h) No consent or approval of any other person or entity is required in order for this agreement to be legal, valid and binding upon the party of the first part.

PARTY OF THE FIRST PART does hereby give unto party of the second part all Warranties of Title, including the foregoing, both express and implied, and shall not be limited to the aforesaid Warranties of Title.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and affixed its seal, the day and year above set out.

Chatham County Georgia

Real Estate Transfer Tax

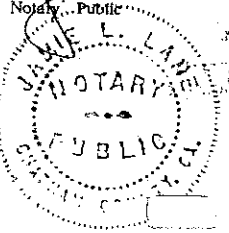
30.00
5-10-94
C. J. Shields
For Clerk of S.C.C. Ga.

Edna Morgan Leonard
EDNA MORGAN LEONARD

(L.S.)

Sandra K. Ward
Witness

Jamie J. Lane
Notary Public



167-B / 355

355

Schedule A

ALL THAT CERTAIN PARCEL OF LAND SITUATE, LYING AND BEING IN THE STATE OF GEORGIA, COUNTY OF CHATHAM, ON TYBEE ISLAND, BEING A HAMMOCK, WITH ADJACENT SALT MEADOWS, AS SHOWN ON MAP OR PLAT MADE BY PERCY SUDGEN, C.E., DATED MAY 26, 1925, A COPY OF WHICH IS RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF CHATHAM COUNTY, GEORGIA, IN PLAT RECORD BOOK D, FOLIO 166, LYING SOUTH OF THE TYBEE STATE HIGHWAY, REFERRED TO AS SALT MEADOWS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT A POINT ON THE WESTERN BOUNDARY OF POLK STREET 408 FEET SOUTH OF WOODBINE AVENUE, RUNNING THENCE NORTH 70 DEGREES WEST 100 FEET TO A STAKE, THENCE SOUTH 47 DEGREES 45 MINUTES WEST 800 FEET TO A STAKE, THENCE SOUTH 12 DEGREES WEST 73 FEET TO A STAKE, THENCE IN A NORTHEASTERLY AND NORTHERLY DIRECTION ALONG THE NORTHERN AND WESTERN BANK OF CHIMNEY CREEK TO A STAKE, THENCE NORTH 48 DEGREES WEST 180 FEET TO THE POINT OF BEGINNING, AND BEING THE SAME PROPERTY CONVEYED TO PARTIES OF THE FIRST PART BY DEED DATED APRIL 18, 1938, FILED FOR RECORD APRIL 19, 1938, AND RECORDED IN SAID CLERK'S OFFICE, IN BOOK 33-A, FOLIO 477.

EDNA MORGAN LEONARD IS NOT TO BE DENIED ACCESS OR USE OF PROPERTY AS LONG AS MICHAEL F. LEONARD SHALL REMAIN IN LIFE OR OWN THIS PROPERTY, WHICHEVER SHALL OCCUR FIRST.

Clock#: 115761
FILED FOR RECORD

1/10/2001 12:32pm

PAID: 14.00

Susan D. Prouse, Clerk
Superior Court of Chatham County
Chatham County, Georgia

Thomas J. McNamara
Attorney At Law
7370 Hodgson Memorial Drive
Suite B11
Savannah, GA 31406

BOOK
218C
PAGE
028

STATE OF GEORGIA

GIFT DEED

COUNTY OF CHATHAM

THIS INDENTURE, made this 27th day of December, 2000, between
MICHAEL E. LEONARD,
as Party of the First Part, and
MICHAEL E. LEONARD AND KAREN R. LEONARD, AS JOINT TENANTS WITH
THE RIGHT OF SURVIVORSHIP, and not as Tenants in Common, as Party of the
Second Part:

* W I T N E S S E T H *

That first Party for and in consideration of LOVE and AFFECTION
for

MICHAEL E. LEONARD AND KAREN R. LEONARD,

and other valuable consideration, the receipt and sufficiency whereof are
hereby acknowledged, has granted, bargained, sold, aliened, conveyed and
does hereby grant, bargain, sell, alien, convey and confirm unto the
Party of the Second Part the following described property, to wit:

See Schedule A attached hereto and by this reference made a part hereof.

SUBJECT, HOWEVER, to all valid easements, restrictive covenants,
and rights of way of record.

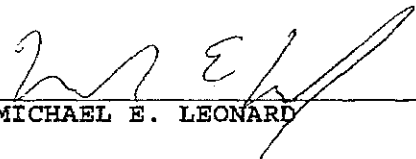
TO HAVE AND TO HOLD the Land, with all and singular the rights,
members, and appurtenances thereof, to the same being, belonging, or in
anywise appertaining, to the only proper use, benefit and behoof of
Grantee forever in FEE SIMPLE. The Party of the First Part expressly
covenants that it is seized of said property in good fee simple title and
that it has the full right, power and authority to convey the same; that
the said property and the grantor thereof are free and clear of any
liens, claims or encumbrances whatever whereby the title to said property
may in anywise be charges, changes, impaired or defeated, and that the
party of the First Part will forever WARRANT and DEFEND the said premises
against the lawful claim of all persons whomsoever.

PARTY OF THE FIRST PART hereto does hereby warranty the following:
a) That party of the first part presently has good and marketable Fee Simple title to the property; b) That property will be in substantially the same condition at time of Closing as on the date hereof; c) Party of the First Part has no knowledge of any pending rezoning; d) No party is in possession of the property or any portion thereof, whether as a lessee or tenant at sufferance, other than Party of the First Part or an entity owned or controlled by Party of the First Part; e) To the best knowledge of Party of the First Part, no part of the property has been used for or as a landfill or toxic waste site; f) To the best knowledge of Party of the First Part, there are no assessment, condemnation or eminent domain actions or proceedings pending or threatened against the property or any portion thereof; g) There is no option to purchase, right of first refusal to purchase or agreement for the sale and purchase of the property or any portion thereof to any person or entity, except for this agreement; and h) No consent or approval of any other person or entity is required in order for this agreement to be legal, valid and binding upon the Party of the First Part.

PARTY OF THE FIRST PART does hereby give unto Party of the Second Part all Warranties of Title, including the foregoing, both express and implied, and shall not be limited to the aforesaid Warranties of Title.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set its hand and affixed its seal, the day and year above set out.

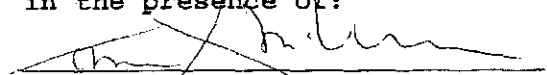
BOOK 18C
PAGE 029



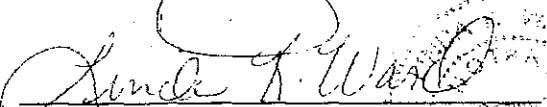
(L.S.)
MICHAEL E. LEONARD

(L.S.)

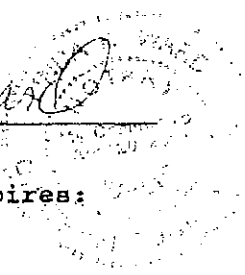
Signed, seal and delivered
in the presence of:



Witness



NOTARY PUBLIC



My Commission Expires:

PREPARED BY: THOMAS J. MCNAMARA
RECORD & RETURN TO:
THOMAS J. MCNAMARA
7370 HODGSON MEMORIAL DRIVE
SAVANNAH, GEORGIA 31406

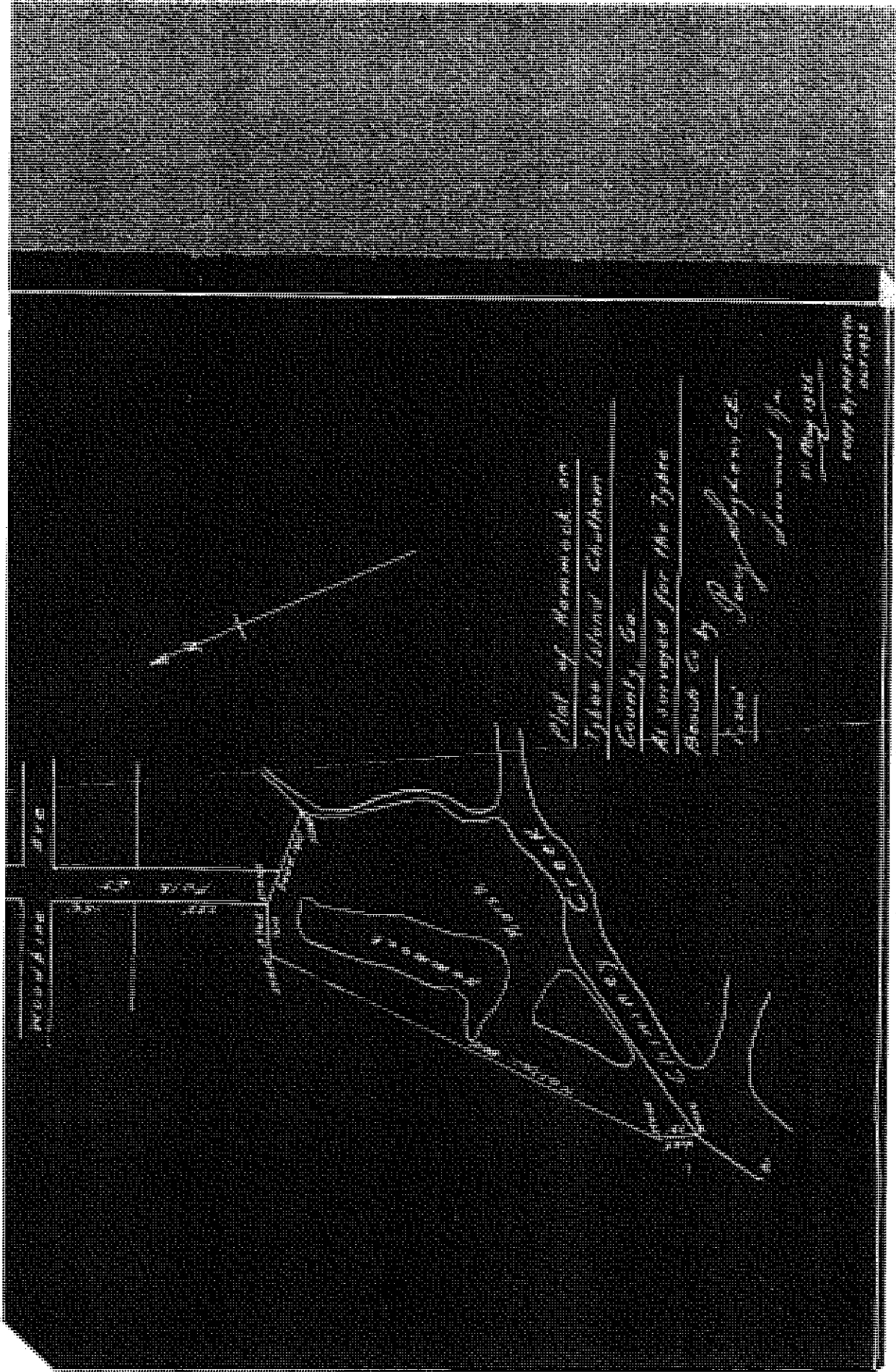
File No: LEONARD/REFI

Schedule A

ALL THAT CERTAIN PARCEL OF LAND SITUATE, LYING AND BEING IN THE STATE OF GEORGIA, COUNTY OF CHATHAM, ON TYBEE ISLAND, BEING A HAMMOCK, WITH ADJACENT SALT MEADOWS, AS SHOWN ON MAP OR PLAT MADE BY PERCY SUDGEN, C.E., DATED MAY 26, 1925, A COPY OF WHICH IS RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF CHATHAM COUNTY, GEORGIA, IN PLAT RECORD BOOK D, FOLIO 166, LYING SOUTH OF THE TYBEE STATE HIGHWAY, REFERRED TO AS SALT MEADOWS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT A POINT ON THE WESTERN BOUNDARY OF POLK STREET 408 FEET SOUTH OF WOODBINE AVENUE, RUNNING THENCE NORTH 70 DEGREES WEST 100 FEET TO A STAKE, THENCE SOUTH 47 DEGREES 45 MINUTES WEST 800 FEET TO A STAKE, THENCE SOUTH 12 DEGREES WEST 73 FEET TO A STAKE, THENCE IN A NORTHEASTERLY AND NORTHERLY DIRECTION ALONG THE NORTHERN AND WESTERN BANK OF CHIMNEY CREEK TO A STAKE, THENCE NORTH 48 DEGREES WEST 180 FEET TO THE POINT OF BEGINNING, AND BEING THE SAME PROPERTY CONVEYED TO PARTIES OF THE FIRST PART BY DEED DATED APRIL 18, 1938, FILED FOR RECORD APRIL 19, 1938, AND RECORDED IN SAID CLERK'S OFFICE, IN BOOK 33-A, FOLIO 477.

218C BOOK
030 PAGE

EDNA MORGAN LEONARD IS NOT TO BE DENIED ACCESS OR USE OF PROPERTY AS LONG AS MICHAEL F. LEONARD SHALL REMAIN IN LIFE OR OWN THIS PROPERTY, WHICHEVER SHALL OCCUR FIRST.



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GEORGIA,)
CHATHAM COUNTY.)

THIS INDENTURE made this ~~29th~~^{29th} day of April, 1932,
between TYBEE BEACH COMPANY, a corporation duly created, organized
and existing under the laws of said State, having its principal
office in Chatham County, party of the first part, and the TOWN OF
SAVANNAH BEACH (formerly Town of Tybee) being a municipal corpora-
tion of the State of Georgia, party of the second part,

W I T N E S S E T H

That the party of the first part for and in considera-
tion of the sum of Ten Dollars (\$10.00) and other valuable considera-
tion to it in hand paid by said party of the second part, the
receipt whereof is hereby acknowledged, has granted, bargained, sold,
confirmed and conveyed, and by these presents does hereby grant,
bargain, sell, confirm and convey unto said party of the second part
and its successors, all of the right, title, interest and possession
of said party of the first part in and to all of the streets in the
corporate limits of said party of the second part as laid out and
shown on the map of Town of Tybee, Chatham County, Georgia, prepared
by Percy Sugden, C. E. dated July 20th, 1928, and adopted by the
Mayor and Councilmen of said party of the second part on July 20th, 1928.

TO HAVE AND TO HOLD the estate hereby granted unto the
said party of the second part and to its successors forever.

AND LASTLY said party of the first part hereby warrants
and will forever defend the estate hereby granted unto the said party
of the second part and its successors against itself said party of the
first part and its successors and assigns, and against the lawful claims
of all other persons whomsoever.

IN WITNESS WHEREOF, the TYBEE BEACH COMPANY has caused

these presents to be duly executed in its name by its President attested by its Secretary, and its corporate seal to be hereto affixed the day and year first above written as the date hereof.

SIGNED, SEALED AND DELIVERED,

IN THE PRESENCE OF:

Adelina F. Gortchman

Mary J. Nelson
Notary Public, Georgia, State
at Large.

TYBEE BEACH COMPANY,

BY J. P. Cannon
President

Attest: [Signature]
Secretary

STATE OF GEORGIA CHATHAM COUNTY
CLERKS OFFICE, SUPERIOR COURT
RECEIVED FOR RECORD 20 DAY OF May 19 32
RECORD BOOK 467
FOLIO May 28 G. S.
21 DAY 1932
Dep [Signature]
CLERK S. C. C. C.