

I-95 Exit 76 Islands Highway Tract

Coastal Asset Management, LLC
2977 Fort Morris Road
Midway, Georgia 31320

Contact: Allen Davis
Email: adavis@camsav.com
Phone: 912-598-9050





Davis
Tract

700 +/- Acres
East of I-95 Exit 76
Midway, Georgia

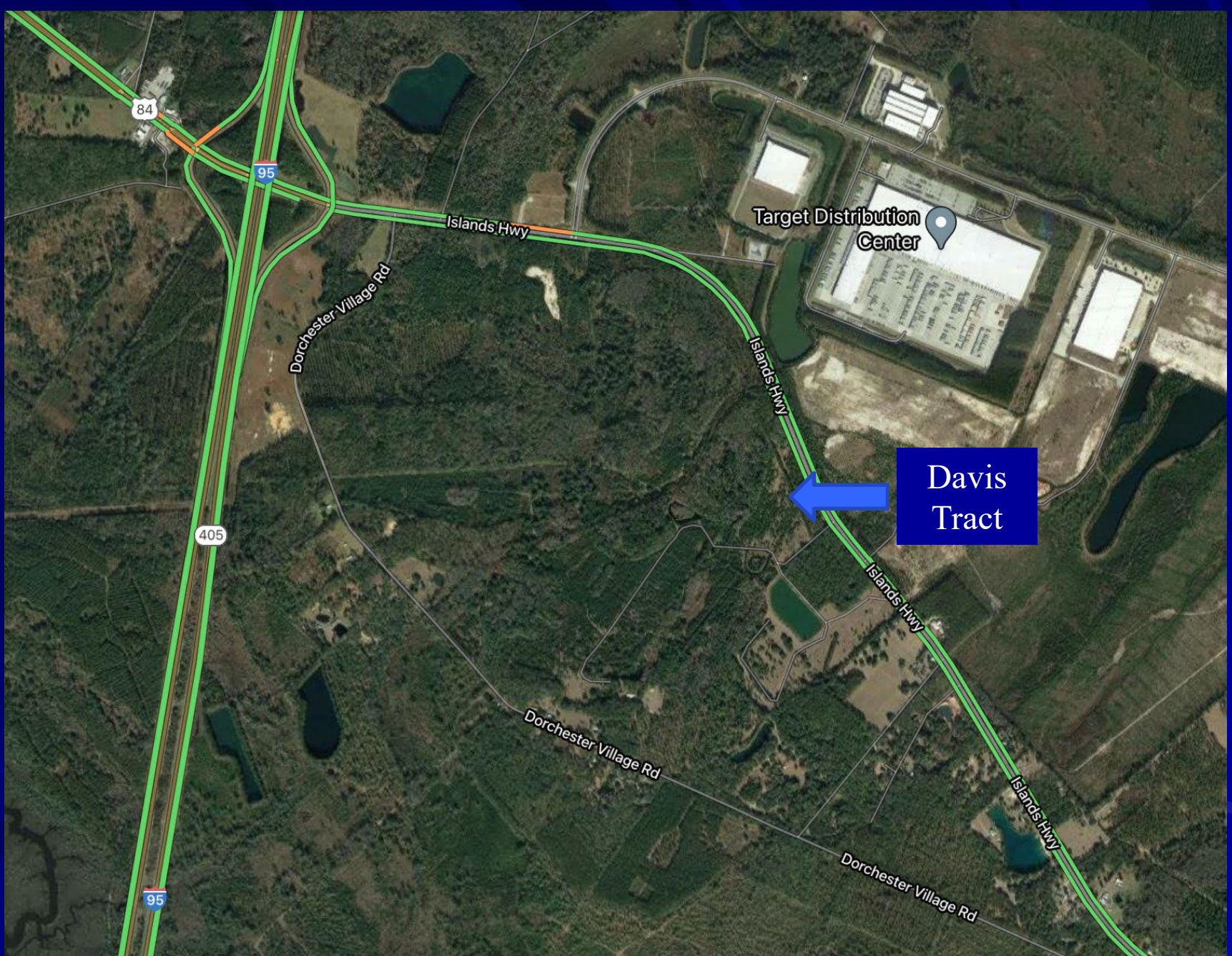
Bordered by Islands Hwy
Dorchester Village Road
and Brigdon Road

Earth
Up

pernicus

341


S. Navy, NGA, GEBCO





Liberty County PRISYM 2.0

Davis Dorchester Tract Liberty County, Georgia

-  Roads
-  Parcels



Liberty County
Assessors' Office
100 Main Street, Suite 1550
Hinesville, Georgia 31313
Phone: (912) 876-3568

0 0.55 1.1 mi
1 inch = 3,009 feet



Printed on 4/13/2021
<http://www.libertycountyga.com>



495.6 Acre Tract

Parcel Line Table

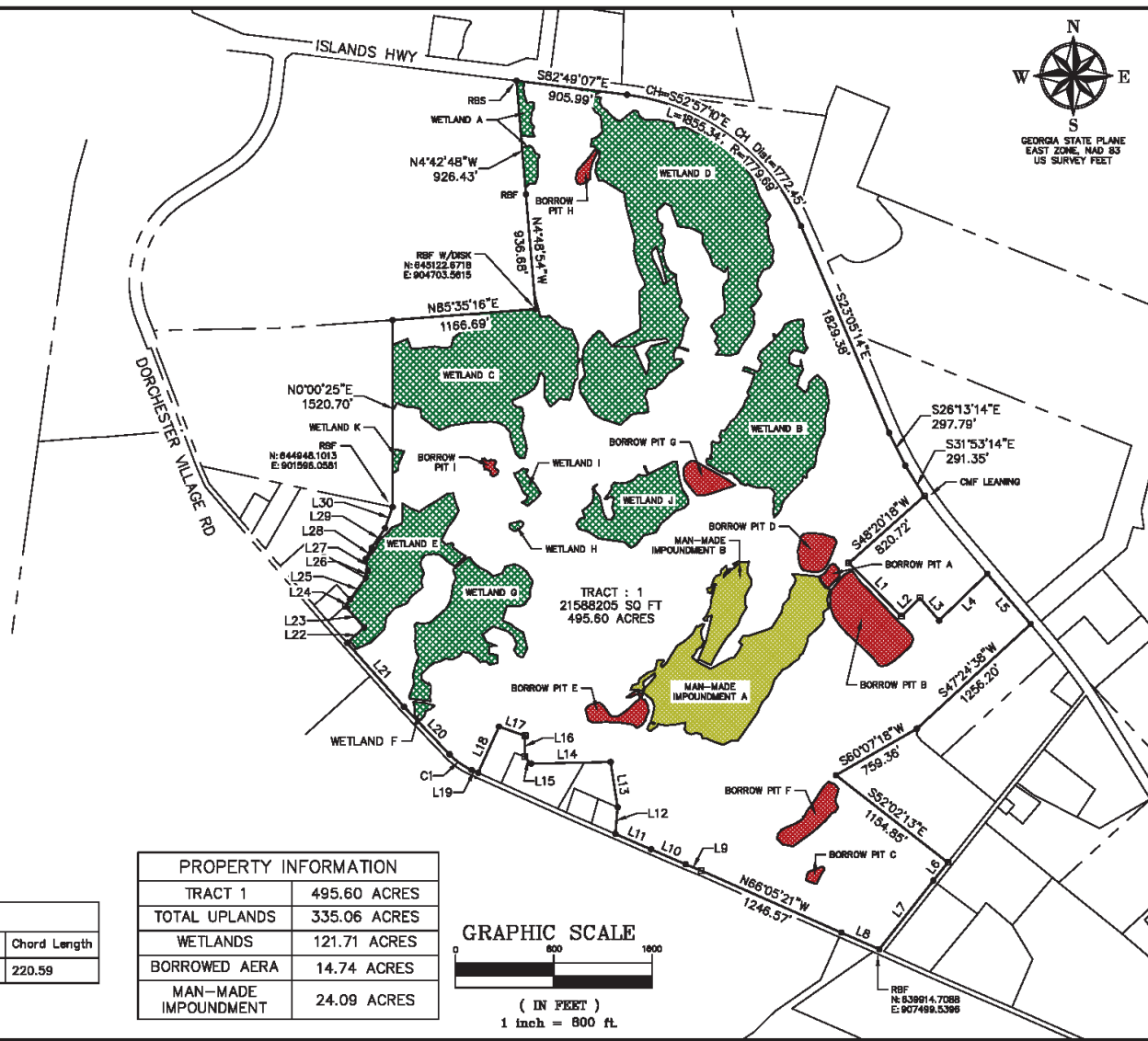
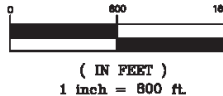
Line #	Length	Direction
L1	607.48	S44° 43' 38"E
L2	210.32	N45° 11' 18"E
L3	241.79	S40° 39' 18"E
L4	546.09	N45° 49' 02"E
L5	540.50	S40° 38' 47"E
L6	188.75	S38° 45' 52"W
L7	710.51	S38° 12' 35"W
L8	337.50	N66° 29' 10"W
L9	136.94	N68° 16' 02"W
L10	305.94	N66° 32' 20"W
L11	316.17	N66° 32' 17"W
L12	217.55	N4° 52' 51"E
L13	372.38	N8° 50' 56"W
L14	646.65	S88° 48' 26"W
L15	77.10	N43° 18' 53"W
L16	171.04	N1° 31' 07"E
L17	225.95	N71° 01' 08"W
L18	411.75	S24° 13' 54"W
L19	58.02	N65° 49' 39"W
L20	536.11	N43° 42' 35"W
L21	695.26	N41° 40' 55"W
L22	187.58	N47° 55' 20"E
L23	232.22	N41° 40' 55"W
L24	67.78	N36° 31' 44"E
L25	215.14	N35° 50' 11"E
L26	60.33	N17° 10' 21"E
L27	98.25	N10° 44' 44"W
L28	103.80	N28° 54' 38"E
L29	182.63	N34° 08' 42"E
L30	183.02	N19° 25' 40"E

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	221.97	575.00	22.12	N54° 48' 07"W	220.59

PROPERTY INFORMATION	
TRACT 1	495.60 ACRES
TOTAL UPLANDS	335.06 ACRES
WETLANDS	121.71 ACRES
BORROWED AREA	14.74 ACRES
MAN-MADE IMPOUNDMENT	24.09 ACRES

GRAPHIC SCALE



**WETLAND PLAT
FOR
COASTAL ASSET MANAGEMENT LLC**
2977 FORT MORRIS ROAD
MIDWAY, GEORGIA 31330

HINESVILLE:
114 North Commercial Street
Hinesville, GA 31303
(912) 346-5884
FAX: (912) 346-5884
1000 Town Center Blvd
Suite 304
Pinebluff, GA 31722
(912) 355-1414

TR LONG
ENGINEERING, P.C.
www.trlong.com

DORCHESTER TRACT
LIBERTY COUNTY, GEORGIA
1358TH G.M. DISTRICT
PLAT PARCEL: 285001
PLAT DATE: 12/7/2022
REVISION DATE: 1/18/2023
FILE NUMBER: 2022-40
PAGE 1 OF 28

[illegible]

Parcel Line Table

Line #	Length	Direction
L1	210.32	N45° 11' 18"E

L2	241.70	540° 38' 16"E	L28	123.00	421° 14'
L3	108.76	538° 45' 52"E	L29	411.46	353° 06'

L4	337.50	N85° 29' 10"W	L30	611.00	S33° 34'
L5	136.84	N85° 16' 02"W	L31	610.16	N85° 47'
L6	300.04	S33° 34'	L32	300.04	N85° 47'

L6	305.94	N00° 32' 20" W	L37	710.44	N26° 10'
L7	316.17	N88° 32' 17" W	L38	320.80	N30° 48'
L8	217.86	N4° 53' 50" E	L39	85.03	S48° 46'

L9	372.38	N8° 50' 56"W	L35	456.61	N85° 43'
L10	77.10	N45° 18' 53"W	L36	785.17	N88° 08'

L11	171.04	N1° 31' 07"E	L17	36.32	S66° 29'
L12	225.95	N71° 01' 05"W	L18	450.23	S63° 43'
L13	55.00	N71° 01' 05"W	L19	301.00	N71° 01' 05"W

L13	5802	1005° 48' 59" N	L36	764.95	506° 03'
L14	506.11	1043° 42' 35" N	L40	100.02	1095° 28'
L15	107.58	1042° 55' 20" N	L41	107.08	1042° 58'

L16	232.22	N41° 42' 55"E	L42	97.59	N62° 55'
L17	67.78	N38° 31' 44"E	L43	301.17	N55° 42'

L18	215.14	N35° 50' 11"E	L44	318.22	N72° 43'
L19	60.33	N37° 30' 21"E	L45	763.49	N81° 56'

L20	98.55	N10° 44' 46" W	L46	263.93	N62° 48'
L21	103.80	N28° 54' 38" E	L47	151.56	N48° 20'
L22	192.63	N34° 08' 42" E	L48	203.82	N31° 58'

L23	103.02	N15° 25' 40"E	L46	206.42	N34° 19'
L24	106.92	N77° 44' 34"E	L50	107.33	N41° 22'

L25	463.53	N77° 35' 11"W	L51	240.69	N84° 14'
L28	199.66	N78° 18' 04"W	L52	250.91	N73° 42'

1

1

SCALE: 1 IN = 100'



.....

~~_____~~

8. COULDS

SYNOPSIS

Year	Percentage of Population Aged 65 and Over
1950	7
1955	8
1960	9
1965	10
1970	11
1975	11.5
1980	12
1985	12.5
1990	12.5

Country	1980	1985	1990	1995	2000
Japan	15.0	16.5	18.0	19.0	20.0
Germany	12.0	13.0	14.0	14.5	15.0
Italy	10.0	11.0	12.0	12.5	13.0
France	8.0	8.5	9.0	9.5	10.0
Canada	7.0	7.5	8.0	8.5	9.0
USA	6.0	6.5	7.0	7.5	8.0

HINESVILLE:
14 North Commerce Street
Hinesville, Georgia 31303
(812) 368-6864

POOLER:
1000 Towne Center Blvd
Suite 304
Pooler, Georgia 31322
(912) 335-1046

TR LONG
ENGINEERING, P.C.

MINOR SUBDIVIDED PLAT
FOR
CMJ INVESTMENTS, LLC
TRACT 1, TRACT 2, TRACT 3, TRACT 4, TRACT 5 & TRACT 6
OF TAX PARCEL 285001
1359TH G.W. DISTRICT, LIBERTY COUNTY, GEORGIA

SHEET NAME:
BOUNDARY PLAT

1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	

INITIAL DATE: 11/9/2023
DRAWN BY: RAD
13-HOURS: 17:11 JCR
PROJECT: m-2023-00

SHEET NUMBER:
1 of 1

Site Overview

- February 7, 2023 – 154+ acre site rezoned to industrial.
- May 2, 2023 - \$25 million Islands Highway I-95 Exit 76 Improvement Project approved by Liberty County Board of Commissioners.
- May 17, 2023 - Aquatic Resources Delineation Review and Jurisdictional Determination received from the Corps of Engineers.

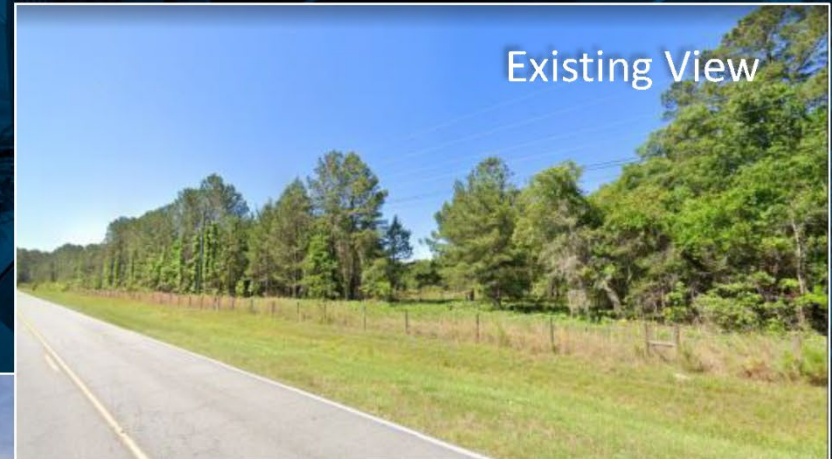
Islands Highway East Entrance

Landscaping & Screening



Islands Highway West Entrance

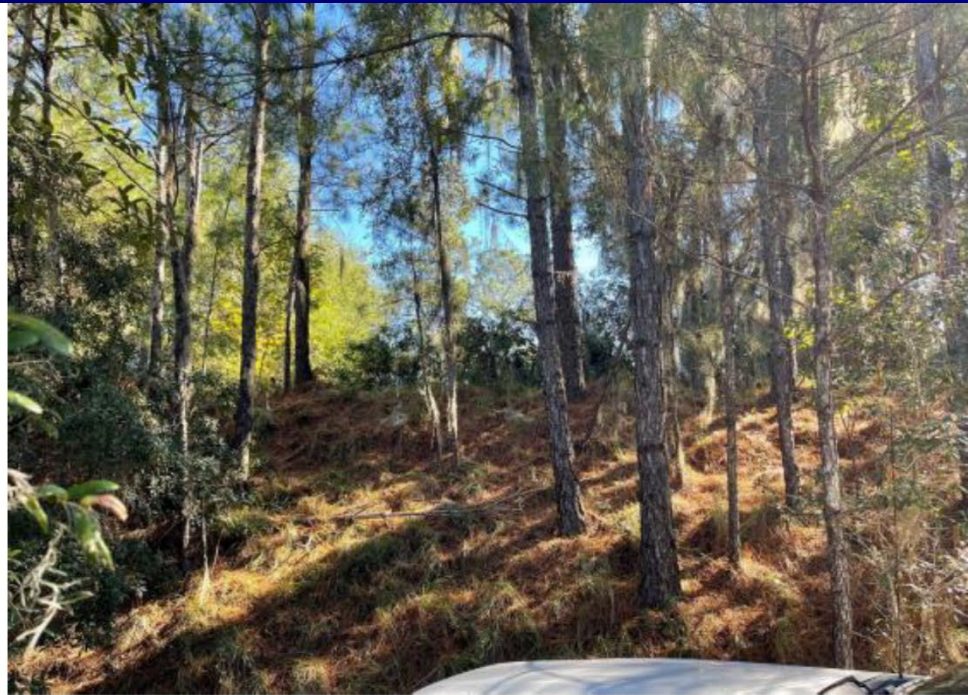
Landscaping & Screening



East Property Line Existing Berm



East Property Line Existing Berm



East Property Line Existing Berm

