

March 24, 2026

**MEMORANDUM**

TO: Members, Board of Natural Resources

FROM: Walter Rabon, Commissioner



SUBJECT: Approval of granting an access easement to Timberlands II, LLC by the State Properties Commission and General Assembly for a landlocked parcel they own within Upatoi Ravines Wildlife Management Area (WMA), Talbot County.

**Comments**

The Department requests an access easement be granted to Timberlands II, LLC.

For your review, we are enclosing:

- (1) Resolution
- (2) General Location Map

We have presented all available information pertaining to this easement request to the Chairman, Land Committee, and to the member of the Board within whose district this project is located.

**Discussion and Conclusion**

The Department is requesting approval to grant an access easement to Timberlands II LLC for a landlocked parcel located within Upatoi Ravines WMA, Talbot County. During Phase II of the Upatoi Ravines WMA acquisition, it was identified that one of the remaining parcels has unresolved title issues and lacks legal access. To facilitate closing on Phase II, Timberlands II LLC agreed to proceed based on the Department's commitment to seek authorization for a formal access easement to this parcel. The Department intends to resolve the outstanding title matters and acquire the landlocked parcel in the future. Granting this access easement ensures continuity of the Phase II acquisition and protects the State's long-term interest in consolidating ownership within the WMA.

This request requires that easement access be issued by the State Properties Commission (SPC) and granted by the General Assembly (GA). In recognition of the partnership between Timberlands II LLC and the Department to resolve title issues associated with the parcel prior to its acquisition by the State, we recommend issuing the easement at no cost.

**Recommendation**

We recommend adoption of the attached Resolution.

WR:bw

Enclosures (1)

A-1

**RESOLUTION**

GRANTING OF AN ACCESS EASEMENT BY THE STATE PROPERTIES COMMISSION AND GENERAL ASSEMBLY TO TIMBERLANDS II, LLC AT UPATOI RAVINES WMA. SUBJECT PROPERTY MORE ACCURATELY DEFINED IN ATTACHED "EXHIBIT A".

Property To Be Licensed and Easement To Be Granted:

**Project**  
**Upatoi Ravines WMA**

**Licensee/Grantee**  
**Timberlands II, LLC**  
**(Talbot County)**

- WHEREAS, Timberlands II, LLC request an access easement to a parcel they own that is landlocked within Upatoi Ravines WMA; and
- WHEREAS, on the favorable action of the Board of Natural Resources, the State Properties Commission is empowered to issue an access easement and seek legislative approval to grant an access easement to Timberlands II, LLC; and
- WHEREAS, the requested easement is part of an agreement between Timberlands II, LLC and the Department to resolve outstanding title issues prior to the Department's anticipated acquisition of the parcel; and
- WHEREAS, the Georgia Department of Natural Resources' staff has examined the proposal and has no objection; and
- WHEREAS, given the partnership between Timberlands II LLC and the Department to resolve the title issues so this parcel can be acquired by the State we recommend issuing the access easement at no cost; and

NOW, THEREFORE, BE IT RESOLVED THAT the Georgia Board of Natural Resources concurs in the findings of the Georgia Department of Natural Resources staff and recommends that the Commissioner of Natural Resources seek the approval of the State Properties Commission and the General Assembly for the grant of an access easement generally in accordance with applicable laws, policies, and procedures.

Adopted this 24<sup>th</sup> day of March 2026.

Respectfully submitted by:

\_\_\_\_\_  
Patrick Denney, Chairman  
Georgia Board of Natural Resources

ATTEST:

\_\_\_\_\_  
Dan Garcia, Secretary  
Georgia Board of Natural Resources

EXHIBIT A

# Upatoi Ravines

Talbot County

