NOTES

1. THE HORIZONTAL DATUM IS BASED UPON HARN/GEORGIA STATE PLANES, EAST ZONE, NAD83 (FEET).

2. PROPERTY BOUNDARY SHOWN IS BASED ON SHEET P455-6 OF A SURVEY TITLED "BOUNDARY SURVEY OF CCR PERMITTED LANDS - PLANT MCMANUS" PREPARED BY GEORGIA POWER CO., ATLANTA, GEORGIA, LAND DEPARTMENT AND DATED 2 FEBRUARY 2018.

3. THE CCR PERMIT BOUNDARY SHOWN IS BASED ON A SURVEY TITLED "BOUNDARY SURVEY OF CCR PERMITTED LANDS - PLANT MCMANUS" PREPARED BY GEORGIA POWER CO., ATLANTA, GEORGIA, LAND DEPARTMENT AND DATED 3 AUGUST 2018.

4. APPROXIMATE HISTORIC LIMITS OF ASH POND (CCR) PRIOR TO COMMENCEMENT OF CLOSURE ACTIVITIES SHOWN ARE BASED ON A SURVEY TITLED "PLANT MCMANUS EXISTING CONDITIONS & ASHPOND EXCAVATION LIMITS EXHIBIT" PRODUCED BY THOMAS & HUTTON, SAVANNAH, GEORGIA, AND DATED 3 AUGUST 2017 AND SURVEY OF PLANT MCMANUS, BOUNDARY RECOVERY PRODUCED BY WILLIAM E. WHITLEY, SAVANNAH, GA, DATED 1 MAY 1998 AND SHOWN IN BEARING DRAWING NO. H-453-1.

5. ACCORDING TO F.I.R.M. MAP NO. 13127C, PANELS 0206H & 0208H, LAST REVISED JANUARY 5, 2018, A PORTION OF THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN SPECIAL FLOOD HAZARD AREA "AE" (EL. 9).
ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE 1356TH G.M.D., GLYNN COUNTY, GEORGIA, BEING SHOWN ON A BOUNDARY SURVEY OF CCR PERMITTED LANDS-PLANT MCMANUS DATED AUGUST 3, 2018, LAST REVISED MARCH 23, 2020, PREPARED BY THOMAS & HUTTON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON REBAR FOUND (HAVING GEORGIA STATE PLANE GRID NAD83(94) EAST ZONE COORDINATES N 443,734.024, E 852,728.539 AT THE NORTHWEST END OF THE CRISPEN BOULEVARD RIGHT OF WAY LINE (116' R/W);

THENCE S 34°04'40" E A DISTANCE OF 115.98 FEET TO AN 1/2" IRON REBAR FOUND ON THE SOUTHWEST CORNER OF THE CRISPEN BOULEVARD RIGHT OF WAY LINE;


THENCE N 64°17'41" E A DISTANCE OF 124.66 FEET TO A POINT ON THE BOTTOM OF BANK;

THENCE ALONG SAID BOTTOM OF DYE BANK A DISTANCE OF APPROXIMATELY 1,184 FEET TO A POINT (TIE LINE N 58°34'42" E A DISTANCE OF 1183.50 FEET); THENCE LEAVE THE AFORESAID BOTTOM OF DYE BANK S 54°09'07" E A DISTANCE OF 30.89 FEET TO A 3/4" IRON PIPE SET;

THENCE S 38°18'44" E A DISTANCE OF 28.05 FEET TO A 3/4" IRON PIPE SET; THENCE N 46°55'49" E A DISTANCE OF 22.46 FEET TO A 3/4" IRON PIPE SET; THENCE N 69°16'14" E A DISTANCE OF 287.83 FEET TO A 3/4" IRON PIPE SET; THENCE N 55°07'02" E A DISTANCE OF 46.37 FEET TO A 3/4" IRON PIPE SET; THENCE N 77°11'38" E A DISTANCE OF 148.43 FEET TO A 3/4" IRON PIPE SET; THENCE S 72°16'23" E A DISTANCE OF 105.46 FEET TO A 3/4" IRON PIPE SET; THENCE S 55°19'40" E A DISTANCE OF 103.22 FEET TO A 3/4" IRON PIPE SET; THENCE S 48°12'14" E A DISTANCE OF 152.08 FEET TO A 3/4" IRON PIPE SET; THENCE N 71°52'00" E A DISTANCE OF 210.54 FEET TO A 3/4" IRON PIPE SET; THENCE N 75°39'24" E A DISTANCE OF 74.22 FEET TO A 3/4" IRON PIPE SET; THENCE N 78°26'16" E A DISTANCE OF 72.11 FEET TO A 3/4" IRON PIPE SET; THENCE N 81°06'20" E A DISTANCE OF 90.16 FEET TO A 3/4" IRON PIPE SET; THENCE S 82°52'54" E A DISTANCE OF 45.30 FEET TO A 3/4" IRON PIPE SET; THENCE S 60°15'36" E A DISTANCE OF 28.18 FEET TO A 3/4" IRON PIPE SET; THENCE S 33°56'08" E A DISTANCE OF 149.38 FEET TO A 1/2" IRON REBAR FOUND; THENCE S 33°59'29" E A DISTANCE OF 174.72 FEET TO A 3/4" IRON PIPE SET; THENCE S 57°25'45" W A DISTANCE OF 202.29 FEET TO A 3/4" IRON PIPE SET; THENCE S 19°05'55" W A DISTANCE OF 115.30 FEET TO A 1/2" IRON REBAR FOUND; THENCE S 19°10'41" W A DISTANCE OF 60.19 FEET TO A 1/2" IRON REBAR FOUND; THENCE S 15°56'02" E A DISTANCE OF 42.16 FEET TO A POINT;

THENCE S 19°59'48" E A DISTANCE OF 90.73 FEET TO A POINT;

THENCE S 19°55'19" E A DISTANCE OF 146.80 FEET TO A POINT;

THENCE S 25°23'47" E A DISTANCE OF 203.72 FEET TO A POINT;

THENCE S 17°24'05" W A DISTANCE OF 62.09 FEET TO A POINT;

THENCE S 33°35'11" E A DISTANCE OF 21.63 FEET TO THE POINT OF BEGINNING,

HAVING AN AREA OF 103.8 ACRES OF LAND MORE OR LESS.