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SUSAN PROUSE
CLERK OF SUPERIOR COURT
CHATHAM COUNTY, GEORGIA

Approved For Chatham County Health Department-Environmental Health Division N/A 1999

Approved By The Planning And Zoning Commission Z-8 1999

Approved By The Mayor And Aldermen City Of Pooler 1999

Director _____
Chairman Carol E. Kelly
Mayor Earl R. Hart
Alderman Jim Steed
Alderman James Owens
Alderman Wayne Long
Alderman Robert Payne
Alderman _____

All streets, right-of-way, easements, and any site for public use as noted on this plat are hereby dedicated for the use intended.
James S. Smith
(Owner or Attorney as Agent)

Revised Easement width Between Lots 55 & 85 and Added Note 15, 6-18-01
Earl R. Hart
Mayor
Mark Smith
Clerk of Council

- GENERAL NOTES:
- All lots to have a minimum building setback line as indicated.
 - Lots will have easement as shown.
 - All corners shown "a" indicate concrete monuments or iron pins.
 - All elevations based on Mean Sea Level Datum.
 - In my opinion, in accordance with F.I.R.M. map no. 130030 0020 C, revised May 19, 1987 this property does not fall within the 100 year flood plain.
 - Streets in this subdivision shall be paved by the developer as required by City Of Pooler.
 - Sanitary sewer and water to be connected to existing City Of Pooler system.
 - Drainage features power, telephone, gas & water lines to be placed within street right-of-way where possible.
 - All interior lot corners are to be marked by iron pipes.
 - All structures shall be oriented toward the most restricted building setback line.
 - Street markers to be placed at all street intersections.
 - All easements shown are intended to be used for the installation of utilities by City Of Pooler, Savannah Electric & Power Co, Bell South, Savannah Gas Co. and Jones Communications.
 - indicates street address.
 - The owners of lots 1 thru 21 are of obligation to install a sidewalk within twenty-four months of acquisition of the lot unless construction has commenced upon the dwelling house, under circumstances the sidewalk must be completed at the same time that the dwelling house construction is completed. Sidewalks on lots 22 thru 64 will be installed by the building contractor when improvements on lot are constructed in accordance with The City Of Pooler Regulations. Sidewalks along streets abutting open spaces shall be installed by the developer.
 - PLDC, LLC warrants sewer line between lots 55 and 85 against failure for ten years from date of recording of this plat.

22 S 17B

PHASE 1 TOWNELAKE SUBDIVISION

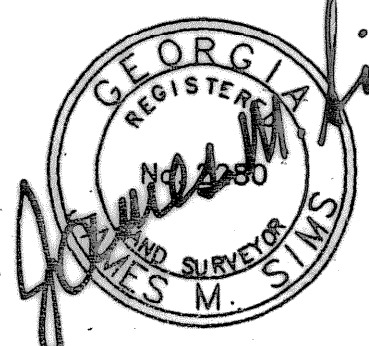
A SUBDIVISION OF A PORTION OF THE
LANDS OF PLDCLLC, EIGHTH
G.M. DISTRICT, CITY OF POOLER,
CHATHAM COUNTY, GEORGIA

SHEET 2 OF 2

Scale: 1" = 100' S.M.B. Page Date: Feb 3, 1999



To the best of my knowledge, information and belief all angles, bearing, measurements of courses and distances and monument locations are as shown and have been proved by land survey and in my opinion, this is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of Georgia Law 1978 and is suitable for recording.



Error Of Closure: Field 1/36,850
Error Of Closure: Plat 1/987,654
Angular Error: 1" Per Point
Total Area: Acres
Total No. Of Lots: 64
Equipment Used: Total Station

HUSSEY, GAY, BELL & DEYOUNG
Consulting Engineers
SAVANNAH, GEORGIA
329 COMMERCIAL DRIVE 31406
912-354-4626

