

**TOWN OF EATONVILLE
RECORD PLAT REVIEW CHECK SHEET**

NAME OF PLAT: ENCLAVE AT LAKE SHADOW

DATE REVIEWED: March 23, 2023

REVIEWED BY: Randall L. Roberts, RLS

177.041 - Boundary Survey and Title Certification Required

1. Signed and Sealed Boundary Survey prepared by Professional Surveyor and Mapper submitted.

☒ APPROVED

☐ FAILED

2. Title Certificate prepared by Attorney, Abstractor, or Title Company.

☐ APPROVED

☒ FAILED Title Certificate not provided

Submit the two titles for the plat

3. Title Certificate Legal Description exactly matches Plat Legal Description.

☐ APPROVED

☒ FAILED Title Certificate not provided

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4. All Mortgages listed in Title Certificate are referenced on Plat.

☐ APPROVED

☒ FAILED - Title Certificate not provided

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5. All Easements listed in Title Certificate are shown on Plat.

☒ APPROVED

☒ FAILED Title Certificate not provided

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6. Title Certificate addressed to the Town of Eatonville.

☐ APPROVED

☒ FAILED - Title Certificate not provided

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177.051 - Name of Subdivision

7. Name of Subdivision is not a duplicate of any other subdivision except if it is another phase of existing Plat.

☒ APPROVED
☐ FAILED

8. The words "the", "replat" or "a" may not be used as first word of Subdivision's primary name.

☒ APPROVED
☐ FAILED

9. All words in the name are of the same size and type of font. (No hand lettered additions)

☒ APPROVED
☐ FAILED

10. The subdivision name must be recited in the Owner's dedication.

☒ APPROVED
☐ FAILED

11. Subtitle of plat states the Section, Township, Range, County, City (if inside corporate limits) and State.

☐ APPROVED
☒ FAILED

Town

Fixed

"Town of Eatonville"

12. If this is a replat, Subtitle must state that this is a replat and must quote the full name and recording data.

☒ APPROVED – N/A
☐ FAILED

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177.061 - Qualification of Person filing Plat

13. Plat was prepared by a Professional Surveyor licensed in accordance with Chapter 472, Florida Statutes.

☒ APPROVED
☐ FAILED

14. Plat contains the printed name of the Surveyor of Record.

☒ APPROVED
☐ FAILED

15. Plat contains the full address of the Surveyor of Record.

☒ APPROVED
☐ FAILED

16. Plat contains the registration number of the Surveyor of Record

☒ APPROVED
☐ FAILED

17. Plat contains the certificate of authorization number of the Company if applicable.

☒ APPROVED
☐ FAILED

18. Signing surveyor must state that the plat was prepared under his/her direction and complies with all survey requirements of F.S. 177.

☒ APPROVED
☐ FAILED

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177.071 - Approval of Plat by Governing Bodies

19. Engineer/Administrative Official Approval checked for form and spelling.

☐ APPROVED
☒ FAILED

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20. Planner's Approval checked for form and spelling.

☐ APPROVED
☐ FAILED

21. Surveyor's Approval checked for form and spelling.

✓ ☐ APPROVED
✓ ☒ FAILED see pdf

✓ Made corrections from pdf

22. Mayor Acceptance checked for form and spelling.

☐ APPROVED
☒ FAILED

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23. Clerk of the Court's Approval checked for form and spelling.

☒ APPROVED
☐ FAILED

177.081 - Dedication and Approval

24. Dedication executed by all owners. Dedicates streets, alleys, and easements.

☐ APPROVED
☒ FAILED

Preliminary Not an executed copy

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25. Mortgagee(s) executed joinder to the Dedication on face of Plat.

☐ APPROVED –
☒ FAILED – Title ?

We got updated title in Feb. It is added to boundary survey. Added to plat in Feb.

177.091 - Plats made for Recording

26. Index or key map required for multiple sheet plats.

☒ APPROVED –
☐ FAILED

27. All matchlines are clearly labeled, if applicable.

☒ APPROVED
☐ FAILED

28. Scale and font size sufficient to show all detail. The minimum recommended text height is 0.07' at 1"=1"

☒ APPROVED
☐ FAILED

29. Scale shall be stated and graphically shown on every sheet showing any portion of the lands being platted.

☒ APPROVED
☐ FAILED –

30. Name of the subdivision shown on all sheets in the same size and type of font.

☒ APPROVED
☐ FAILED

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31. Name of Surveyor or legal entity, street and mailing address shown on all sheets.

☒ APPROVED
☐ FAILED

32. Prominent North Arrow on all sheets showing any portion of the lands being platted.

☒ APPROVED
☐ FAILED

33. Basis of Bearing referenced to a well-established and monumented line stated on all sheets.

☒ APPROVED per Note #1
☐ FAILED

34. Permanent Reference Monuments (PRM's) placed at each corner or change in direction of the plat boundary.
(May not be more than 1400 feet apart and must be set prior to acceptance of the plat. Cannot be bonded.)

☒ APPROVED
☐ FAILED

35. Inaccessible PRM's offset within the boundary of the plat and the offset properly noted.

☒ APPROVED POL (Witness)
☐ FAILED –

36. Registration number for found previously set PRM's noted or, if un-numbered, shall be so noted.

☒ APPROVED
☐ FAILED

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37. Permanent Control Points (PCP's) set on centerline at the intersection and terminus of all streets, all changes of direction and not more than 1000 feet apart. **(Must be set within one year of the plat acceptance or, if bonded, must be set prior to the expiration of the bond)**

☒ APPROVED None shown or in legend
☐ FAILED

38. Monumentation set at all lot corners, points of intersection, and changes of direction of lines within the subdivision which do not require a PRM or PCP. **(Must be set before the transfer of any lot or, if bonded, must be set prior to the expiration of the bond.)**

☒ APPROVED – as noted on all sheets PRM on Boundary
☐ FAILED

39. Section, Township and Range stated immediately under the name of the subdivision on each sheet along with the name of the appropriate city, town, village, county and state in which the plat is situated.

☒ APPROVED
☐ FAILED

40. Description is complete, exactly matches the title opinion and accurately depicts the lands being platted.

☒ APPROVED Subject to review of current Title report
☐ FAILED –

41. All dedications and approvals required by ss.177.071 and 177.081 are shown.

☒ APPROVED
☐ FAILED

42. The Clerk of the Court's and Professional Surveyor's seal and certification shown.

☐ APPROVED
☒ FAILED

N/A – Preliminary Copy

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43. All section lines and quarter section lines occurring within the subdivision are shown.

☒ APPROVED
☐ FAILED

44. All information in the legal description is shown. (Point of Commencement, Point of Beginning, etc.)

✓ ☐ APPROVED add qualified lines and corners see pdf
☐ FAILED
Added closure line in rear, missing hard call, and corner labels for north corners in lake.

45. Location, width, and names of all streets waterways or other right-of-ways shown.

☒ APPROVED
☐ FAILED –

46. Location, width, and purpose of all existing and proposed easements shown. (Recording information for all existing easements required.)

☒ APPROVED subject to review of current title Title is on survey & plat.
☐ FAILED –

47. All contiguous properties identified by subdivision title, plat book and page, or if unrecorded, noted as such.

✓ ☐ APPROVED
☒ FAILED – see pdf *Added recording info to Not Platted parcels.*

48. If a replat, sufficient ties to controlling lines on the previous plat to allow an overlay to be made.

☒ APPROVED –N/A
☐ FAILED

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49. All lots numbered progressively or, if in blocks, progressively within the blocks.

☒ APPROVED
☐ FAILED

50. Sufficient survey data to accurately describe the bounds of every lot, block, street, easement, tract, etc.

☒ APPROVED –
☐ FAILED

51. All distances to the nearest hundredth of a foot.

☒ APPROVED
☐ FAILED

52. Curvilinear lot lines shall show as a minimum, the radii, arc distances and central angles.

☒ APPROVED
☐ FAILED

53. Radial lot lines shall be so designated. Directions of nonradial lines shall be indicated.

☒ APPROVED
☐ FAILED

54. All angles, bearings, or azimuths to the nearest second of arc.

☒ APPROVED
☐ FAILED

55. Centerlines of noncurved streets dimensioned with distances together with either angles, bearings or azimuths.

☒ APPROVED
☐ FAILED

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56. Centerlines of curves streets dimensioned with arc distances, central angles, radii, chord distances, and chord bearings or azimuths.

☒ APPROVED –
☐ FAILED

57. Parks and recreations areas so designated.

☒ APPROVED –
☐ FAILED

58. All excepted parcels labeled as “Not a part of this plat.”

☒ APPROVED – N/A
☐ FAILED

59. The purpose of all dedicated blocks, tracts or parcels shall be clearly stated.

☒ APPROVED
☐ FAILED

60. If line or curve tables are used, the tabular data must appear on the sheet to which it applies.

☒ APPROVED –
☐ FAILED

61. The plat shall include in a prominent place the following statement:

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

☒ APPROVED
☐ FAILED

~~TOWN OF EATONVILLE~~
~~CITY OF LAKE ALFRED~~
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62. All platted utility easements shall provide that such easements are for the construction, installation, maintenance, and operation of cable television.

☒ APPROVED per Note #3
☐ FAILED

63. A legend of all symbols and abbreviations shall be shown.

☒ APPROVED
☐ FAILED

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COMMENTS:

Please see plat pdf markups for additional comments. ✓ Addressed comments in pdf.

This review is subject to Town Engineer and Town Attorney comments as well as Town staff review.

CERTIFICATION:

I HEREBY CERTIFY that this plat has been reviewed for the conformity to the requirements of Chapter 177, Part I of Florida Statutes. No confirmation of mathematical closure or the placement of PRM's and PCP's in the field was made in this review.

CPH, LLC LB #7143
500 West Fulton Street
Sanford, Fl 32771

By: Randall L. Roberts, R.L.S.
Florida Registration Number 3144

Date: March 23, 2023