

**CITY OF EDGEWOOD
RECORD PLAT REVIEW CHECK SHEET**

**RECEIVED
3/6/2023
CITY OF EDGEWOOD**

**NAME OF PLAT: HAVEN OAKS
DATE REVIEWED: March 6, 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 Opinion or Property Information Report prepared by Attorney, Abstractor, or Title Company.

APPROVED
 FAILED

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

APPROVED
 FAILED

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

APPROVED None per Title
 FAILED

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

APPROVED per revised Title
 FAILED

6. Title Opinion or Property Information Report addressed to the City of Edgewood.

APPROVED
 FAILED

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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 –

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 177 and the Boundary Survey 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, Part I.

APPROVED
 FAILED

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177.071 - Approval of Plat by Governing Bodies

19. Municipality Approval checked for form and spelling.

APPROVED
 FAILED

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

APPROVED –
 FAILED

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

APPROVED
 FAILED

22. Mayor, City of Edgewood Acceptance checked for form and spelling.

APPROVED subject to adding names for Mayor and Clerk
 FAILED

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
N/A – Not Final Submittal

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

APPROVED none per Title
 FAILED

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
 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 Per Legend
 FAILED

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

APPROVED
 FAILED –

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

APPROVED Per Legend all set
 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 per 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 - per Legend and new Note #10
 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
 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
 FAILED

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
 FAILED –

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

APPROVED
 FAILED

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

APPROVED
 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 per Note #2
 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 – N/A
 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 N/A
 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

**CITY OF EDGEWATER
RECORD PLAT REVIEW CHECK SHEET**

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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

COMMENTS:

Subject to staff comments including City Attorney and Engineer which may affect final 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 St.
Sanford, Fl 32771

For the Firm

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

Date: March 6, 2023