

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

**NAME OF PLAT: Samolly Park**  
**DATE REVIEWED: April 6, 2022**  
**REVIEWED BY: Randall L. Roberts, RLS**

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**177.041 - Boundary Survey and Title Certification Required**

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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 as to parent parcels Overall plat description not in Title  
 FAILED

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

APPROVED  
 FAILED

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

APPROVED  
 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**

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

APPROVED  
 FAILED

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

APPROVED  
 FAILED

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

APPROVED  
 FAILED

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

APPROVED  
 FAILED

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

APPROVED  
 FAILED –

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

APPROVED  
 FAILED

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**177.061 - Qualification of Person filing Plat**

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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

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

APPROVED  
 FAILED

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

APPROVED  
 FAILED

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

APPROVED  
 FAILED

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

APPROVED  
 FAILED

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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**

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19. Municipality Approval checked for form and spelling.

APPROVED  
 FAILED

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

APPROVED –  
 FAILED

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

APPROVED  
 FAILED –

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22. Mayor, City of Edgewood 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

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**177.081 - Dedication and Approval**

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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  
 FAILED –
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**177.091 - Plats made for Recording**

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

- APPROVED N/A  
 FAILED
- 

27. All matchlines are clearly labeled, if applicable.

- APPROVED N/A  
 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

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

APPROVED  
 FAILED

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

APPROVED as per Note #1  
 FAILED

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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

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

APPROVED  
 FAILED –

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

APPROVED Per Legend  
 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  
 FAILED

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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 plat legend  
 FAILED -

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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

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

APPROVED  
 FAILED

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

APPROVED  
 FAILED

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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

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

APPROVED  
 FAILED

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

APPROVED  
 FAILED

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

APPROVED Question as to Lot 13 use of Drainage Easement (see pdf)  
 FAILED –

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

APPROVED  
 FAILED

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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

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

APPROVED  
 FAILED -

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

APPROVED  
 FAILED -

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

APPROVED  
 FAILED

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

APPROVED  
 FAILED

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

APPROVED  
 FAILED

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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

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57. Parks and recreations areas so designated.

APPROVED – N/A  
 FAILED

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

APPROVED – N/A  
 FAILED

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

APPROVED N/A  
 FAILED –

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

APPROVED –  
 FAILED

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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

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

**NAME OF PLAT: Samolly Park**

**DATE: April 6, 2022**

62. All platted utility easements shall provide that such easements are for the construction, installation, maintenance, and operation of cable television.

APPROVED as per Note #2  
 FAILED

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

APPROVED  
 FAILED –

**COMMENTS:**

**Minor comments as shown on pdf.**

**Also this is from a surveying review and other staff comments including City Attorney and Engineer 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, Inc. LB#7143  
500 West Fulton Street  
Sanford, Fl

For the Firm

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

**Date:** April 6, 2022

# SAMOLLY PARK

A REPLAT OF LOT 14 AND LOT 15, BLOCK A, OAK LYNN SECOND PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK W, PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.  
LYING IN  
SECTION 13, TOWNSHIP 23 SOUTH, RANGE 29 EAST  
CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA

SHEET 1 OF 1

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

## SAMOLLY PARK DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That John C. Mezzina and Julie B. Mezzina, being the owners in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed as shown hereon and dedicates nothing to the perpetual use of the public.

IN WITNESS THEREOF, has caused these presents to be signed and attested to by the officers named below on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

By: \_\_\_\_\_  
Printed Name: John C. Mezzina  
Owner

By: \_\_\_\_\_  
Printed Name: Julie B. Mezzina  
Owner

Signed in the presence of:  
By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

COUNTY OF \_\_\_\_\_ STATE OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ by John C. Mezzina and Julie B. Mezzina, as owners, who are personally known to me or has produced \_\_\_\_\_ as identification.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

Signature of Notary: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

Commission Number: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

### CERTIFICATE OF CITY ENGINEER

THIS IS TO CERTIFY, that on \_\_\_\_\_, the foregoing plat was examined and approved by

Allen C Lane, Jr. CITY ENGINEER

### CERTIFICATE OF APPROVAL BY EDGEWOOD PLANNING & ZONING BOARD

THIS IS TO CERTIFY, that on \_\_\_\_\_, the foregoing plat was approved by the Edgewood Planning & Zoning Board of the City of Edgewood.

Chairman \_\_\_\_\_ Date \_\_\_\_\_

### CERTIFICATE OF APPROVAL BY REVIEWING SURVEYOR

I hereby certify that this plat has been reviewed for the conformity to the requirements of Chapter 177, Part 1 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.

BY: CPH, Inc. LB#7143  
Randall L. Roberts, R.L.S.  
Florida Registration Number 3144  
State of Florida

Date \_\_\_\_\_

### CERTIFICATE OF APPROVAL BY MUNICIPALITY

This is to certify that on \_\_\_\_\_, the City of Edgewood approved the foregoing plat.

John Dowless, Mayor \_\_\_\_\_ Bea L. Meeks, City Clerk \_\_\_\_\_

### QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a professional surveyor and mapper that has prepared the foregoing plat and was made under my direction and supervision and that the plat complies with all the requirements of chapter 177 and that said land is located in the City of Edgewood, Orange County, Florida.

JAMES R. SHANNON JR. PSM REGISTRATION No. 4671  
SHANNON SURVEYING, INC. - LB No. 6898  
499 North S.R. 434 - SUITE 2045 ALTAMONTE SPRINGS, FLORIDA, 32714, (407) 774-8372

Date \_\_\_\_\_

### CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY that the foregoing plat was recorded in Orange County Official Records \_\_\_\_\_ on \_\_\_\_\_ as Document No. \_\_\_\_\_ County Comptroller in and for Orange County, Florida

By: \_\_\_\_\_

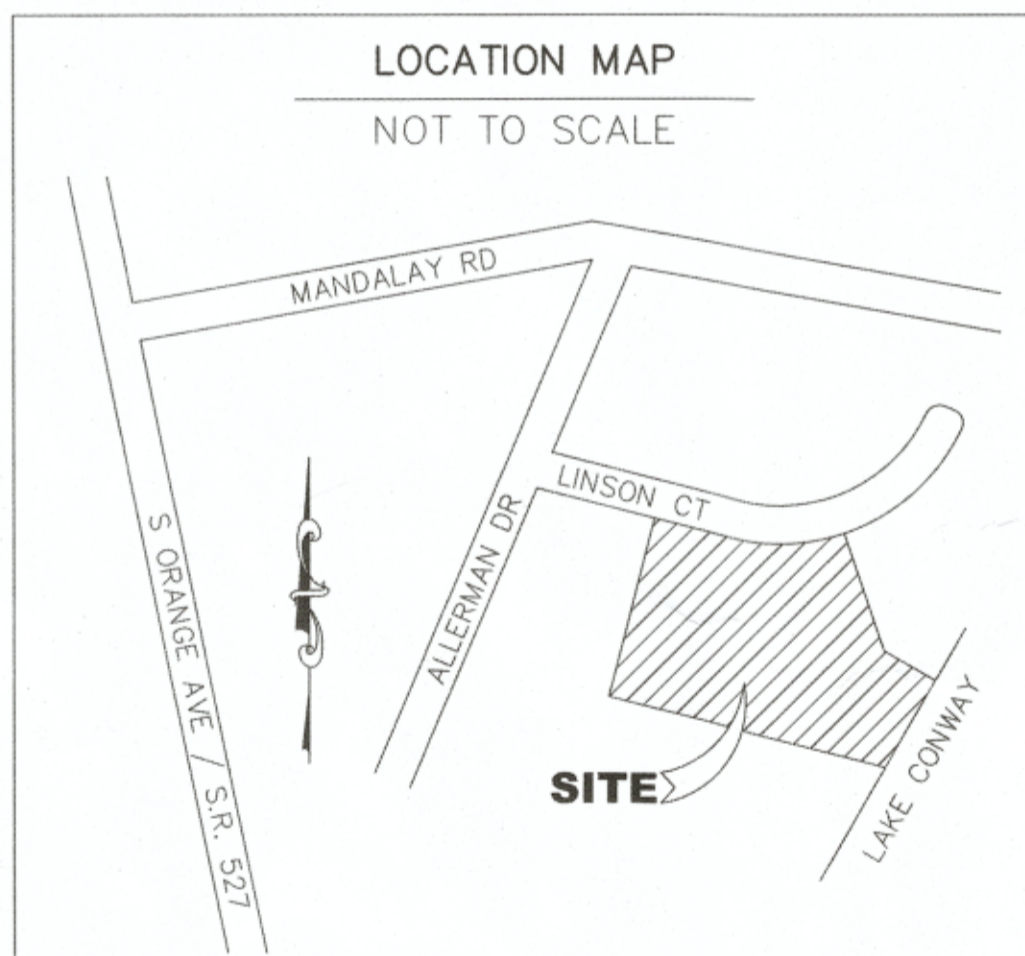
LEGAL DESCRIPTION:  
Lot 14 and Lot 15, Block A, Oak Lynn Second Plat, according to the plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida, more particularly described as follows:

Begin at the Northeast corner of Lot 13, Block A, Oak Lynn Second Plat, according to the plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida, said point also being on the Southerly right of way line of Linson Court; thence run S75°36'31"E along said Southerly right of way line of Linson Court, a distance of 65.54 feet to the beginning of a curve concave to the North, having a radius of 168.44 feet; thence continue Easterly along said Southerly right of way line and along the arc of said curve through a central angle of 33°01'12", an arc distance of 97.07 feet, having a chord bearing of N87°52'53"E and a chord distance of 95.74 feet; thence run S18°37'58"E along the Southwesterly line of Lot 16, Block A, of said plat of Oak Lynn Second Plat, a distance of 103.67 feet; thence continue S59°56'01"E along said Southwesterly line of Lot 16, a distance of 50.00 feet; thence run S30°03'59"W, a distance of 84.23 feet; thence run N75°36'31"W along the Northerly line of Lot 12 of said plat of Oak Lynn Second Plat, a distance of 239.21 feet; thence run N14°23'29"E along the Southeasterly line of the aforesaid Lot 13, a distance of 154.32 feet to the Point of Beginning.

Contains 36,189 square feet or 0.831 acres, more or less.

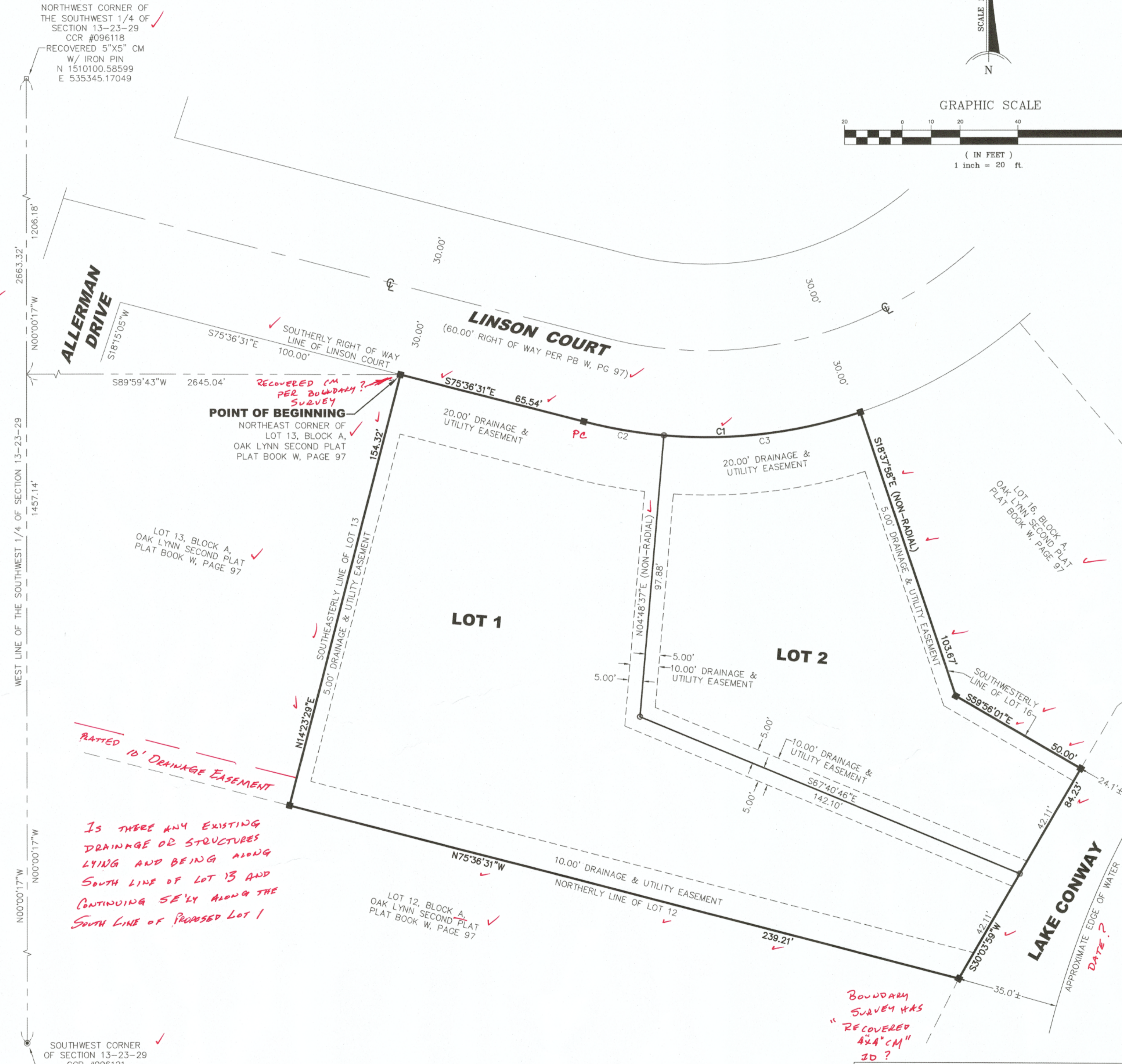
#### GENERAL NOTES:

- Bearing structure shown hereon are grid bearings based on the North American Datum of 1983, Florida East Zone. Bearings shown on the West line of the Southwest 1/4 of Section 13-23-29 as being N00°00'17"W as measured between CCR #096121 and CCR #096118.
- All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.
- The Drainage and Utility Easement shown hereon is to be owned and maintained by the owners of Lots 1 and 2.



- LEGEND:
- SET 4"x4" CM "PRM #4671", UNLESS OTHERWISE NOTED RECOVERED NAIL & DISK, AS NOTED
  - RECOVERED CM AS NOTED
  - SET 5/8" IRON "SHANNON #4671"
  - INDICATES CENTERLINE IDENTIFICATION NUMBER
  - CM - CONCRETE MONUMENT
  - CCR - CERTIFIED CORNER RECORD
  - DOC - DOCUMENT
  - LB - LICENSED BUSINESS CERTIFICATION
  - ORB - OFFICIAL RECORDS BOOK
  - PB - PLAT BOOK
  - PG - PAGE
  - PGS - PAGES
  - PRM - PERMANENT REFERENCE MONUMENT

SHANNON SURVEYING, INC.  
499 NORTH S.R. 434 - SUITE 2045  
ALTAMONTE SPRINGS, FLORIDA, 32714  
(407) 774-8372 LB # 6898



CURVE	RADIUS	DELTA	LENGTH	CH. BEARING	CHORD
C1	168.44'	33°01'12"	97.07'	N87°52'53"E	95.74'
C2	168.44'	09°34'26"	28.15'	S80°23'44"E	28.11'
C3	168.44'	23°26'46"	68.92'	N83°05'40"E	68.45'

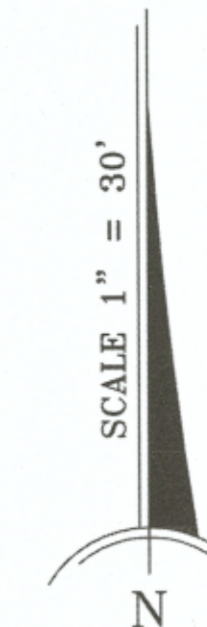
NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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.

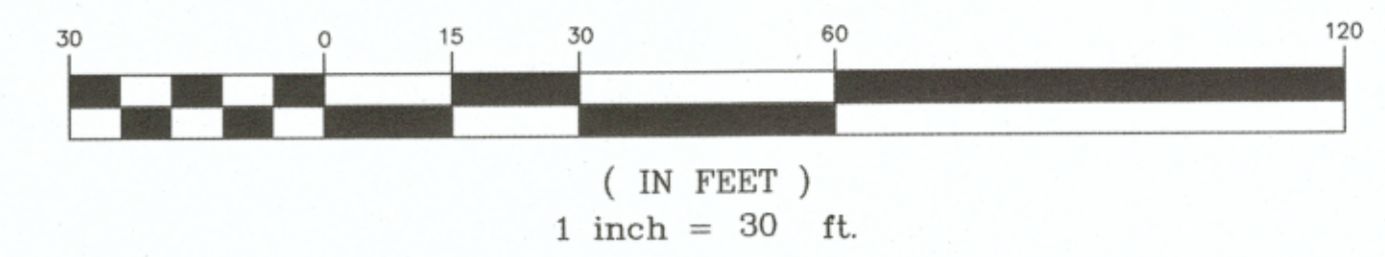
*Is there any existing drainage or structures lying and being along south line of Lot 13 and continuing SE'ly along the south line of proposed Lot 1*

*BOUNDARY SURVEY HAS "RECOVERED 4"x4" CM" ID?*

RECEIVED  
3/30/2022  
CITY OF EDGEWOOD



GRAPHIC SCALE



BOUNDARY SURVEY

DESCRIPTION:

PARENT PARCELS:

LOT 14, BLOCK A, OAK LYNN SECOND PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK W, PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LOT 15, BLOCK A, OAK LYNN SECOND PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK W, PAGE 97, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ALL OF THE ABOVE MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
Lot 14 and Lot 15, Block A, Oak Lynn Second Plat, according to the plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida, more particularly described as follows:

Begin at the Northeast corner of Lot 13, Block A, Oak Lynn Second Plat, according to the plat thereof as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida, said point also being on the Southerly right of way line of Linson Court; thence run S75°36'31"E along said Southerly right of way line of Linson Court, a distance of 65.54 feet to the beginning of a curve concave to the North, having a radius of 168.44 feet; thence continue Easterly along said Southerly right of way line and along the arc of said curve through a central angle of 33°01'12", an arc distance of 97.07 feet, having a chord bearing of N87°52'53"E and a chord distance of 95.74 feet; thence run S18°37'58"E along the Southwesterly line of Lot 16, Block A, of said plat of Oak Lynn Second Plat, a distance of 103.67 feet; thence continue S59°56'01"E along said Southwesterly line of Lot 16, a distance of 50.00 feet; thence run S30°03'59"W, a distance of 84.23 feet; thence run N75°36'31"W along the Northerly line of Lot 12 of said plat of Oak Lynn Second Plat, a distance of 239.21 feet; thence run N14°23'29"E along the Southeasterly line of the aforesaid Lot 13, a distance of 154.32 feet to the Point of Beginning.

Contains 36,189 square feet or 0.831 acres, more or less.

NOTES:

- BEARING STRUCTURE SHOWN HEREON ARE GRID BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983, FLORIDA EAST ZONE. BEARINGS SHOWN ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 13-23-29 AS BEING N00°00'17"W AS MEASURED BETWEEN CCR #096121 AND CCR #096118.
- NO UNDERGROUND UTILITIES, UNDERGROUND FOUNDATIONS, OR UNDERGROUND SIGN BASES WERE LOCATED.

PLAT LETTER DATED FEBRUARY 24, 2022  
(LOT 14 - #506 Linson Court, Edgewater, FL 32809)

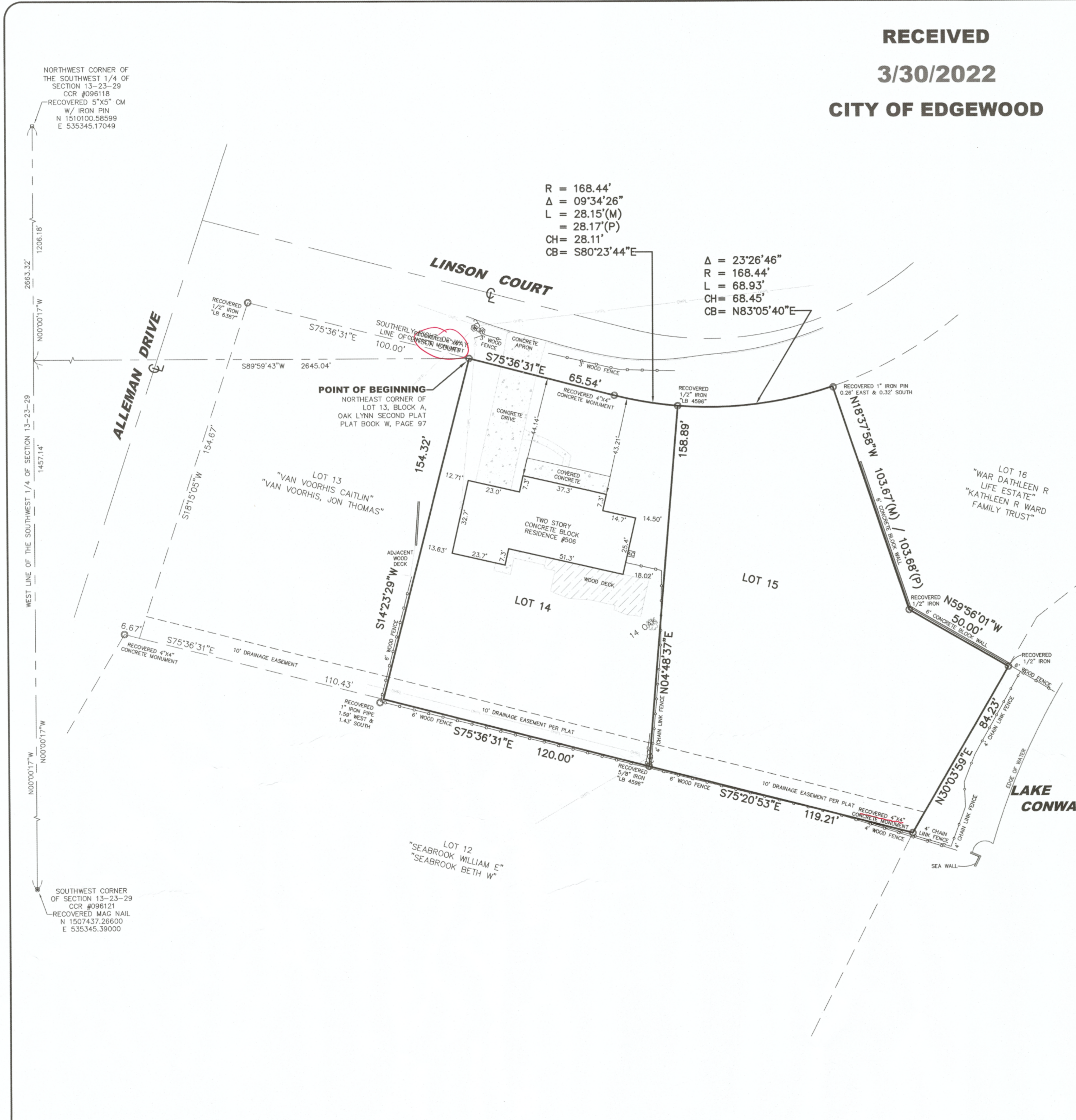
4. The land is subject to the following matters:

- a. All matters contained on the Plat of Oak Lynn Second Plat, as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida. PLOTTED.
- b. Bill of Sale recorded in OR. Book 2015, Page 87, Public Records of Orange County, Florida. NOT A SURVEY ITEM.

PLAT LETTER DATED FEBRUARY 24, 2022  
(LOT 15 - #512 Linson Court, Edgewater, FL 32809)

4. The land is subject to the following matters:

- a. All matters contained on the Plat of Oak Lynn Second Plat, as recorded in Plat Book W, Page 97, Public Records of Orange County, Florida. PLOTTED.
- b. Bill of Sale recorded in OR. Book 2015, Page 87, Public Records of Orange County, Florida. NOT A SURVEY ITEM.



R = 168.44'  
Δ = 09°34'26"  
L = 28.15'(M)  
= 28.17'(P)  
CH = 28.11'  
CB = S80°23'44"E

Δ = 23°26'46"  
R = 168.44'  
L = 68.93'  
CH = 68.45'  
CB = N83°05'40"E

NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 13-23-29 CCR #096118 RECOVERED 5"XS" CM W/ IRON PIN N 1510100.58599 E 535345.17049

SOUTHWEST CORNER OF SECTION 13-23-29 CCR #096121 RECOVERED MAG NAIL N 1507437.26600 E 535345.39000

James R Shannon  
Digitally signed by James R Shannon  
Date: 2022.03.29  
14:24:07 -04'00'

REVISED 03/29/2022 REVIEW TITLE  
SHANNON SURVEYING, INC.  
499 NORTH S.R. 434 - SUITE 2045  
ALTAMONTE SPRINGS, FLORIDA, 32714  
(407) 774-8372 LB # 6898

DATE OF SURVEY: 12/06/2021  
FIELD BY: JK-RR SCALE: 1" = 30'  
FILE NUMBER: PBW-P697-BLKA-LOTS14-15

1/2/2022