

Documents needed by the City of Groveland to begin plat review:

1. Mylar of plat- Not required at this time.
2. Boundary survey- Provided
3. Title Opinion- Provided
4. Copy of taxes paid- Provided in title report
5. The following is the checklist used for plat review:

Florida Statute 177 Plat Checklist

Phone: (407) 292-8580 x 2240

Name of Subdivision – Eagle Pointe Phase IV 2016-28

Date Checked: 5/25/2016

Checked By: Jim Dunn P.S.M. #4235

Item	Does Meet	Does not meet Standards
1. Survey and Title Opinion. 177.041	Yes	
2. Name (not same or similar). 177.051	Yes	
3. Approval by Governing Body, Reviewer's Statement. 177.071 and 177.081	Statements in place. Awaiting approval.	
4. Original Drawing and Black Drawing Ink. 177.091(1)	Original not provided at this time.	
5. Sheet Size and Margins. (24" x 36"), (3" Left, 1/2" all others). 177.091(2)	Yes	
6. Sheet # (individual and total). Index and Match Lines. 177.091(3)	Yes	
7. Letter Size and Scale (stated and graphic). 177.091(4)	Yes	
8. Name and Address of Surveyor 177.091(5)	Yes	
9. North Arrow and Bearing Reference (well-established line) 177.091(6)	Yes	

10. <u>P.R.M.'s</u> (Each corner and change in direction) 1400' Max., Registration Number. 177.091(7)	Yes	
11. <u>P.C.P.'s</u> (street centerlines, max. 1000 feet apart), and <u>Lot Corners</u> 177.091(8) and 177.091(9)	Yes	
12. Sect., Township and Range. City, Town or Village. County and State 177.091(10)	Yes	
13. Legal Description 177.091(11)	Yes	
14. Dedication and Mortgage Holders 177.091(12)		There should be a reference to the mortgage holder or a Joinder and Consent referenced on the plat. This is a legal question and I will defer to the City attorney.
15. Surveyor's Certificate 177.061 and 177.091(13)	Yes	
16. Section and ¼ Section Lines. Point of Beginning and Information called for in legal. 177.091(14)	Yes	
17. Streets (location, width and name) 177.091(15)	Yes	
18. Existing & Proposed Easements (location, width & use). 177.091(16)	Yes	
19. Contiguous Property (not platted or give plat book and page). Replat in Subtitle. 177.051 and 177.091(17).		This plat purports to replat a portion of parcel 1 as recorded in P.B. 59, Pages 36-42. I fail to see any portion of Parcel 1 in this plat.
20. Lot and Block Number (progressive numbers). 177.091(18).	Yes	
21. Sufficient Survey Data.		Curve C-5 is not correct.

177.091(19).		Data shown for C-5 runs to the P.C.C. on the west R/W or Black Eagle Drive and not to the PRM as indicated. The distance of 558.64' shown on the east R/W of Black Eagle Drive is not correct, correct distance should be 608.65'.
22. Curvilinear Lot Lines. 177.091(20)		No reference is made as to whether lot lines in the curves are radial.
23. Bearing or Angles (to the nearest second). 177.091(21)	Yes	
24. Street Centerlines (distance, angle or bearing; curve data). 177.091(22)	Yes	
25. Park and Recreational Parcels. 177.091(23)	n/a	
26. Interior Excepted Parcels. 177.091(24)	n/a	
27. Purpose of Dedicated Areas. 177.091(25)	Yes	
28. Curve and Line Tables. 177.091(26)	Yes	
29. Notices. 177.091(27)	Yes	
30. Provision for Cable TV. 177.091(28)		None shown.
31. Legend Shown 177.091(29)	Yes	
32. GPS Tie?	Yes	
33. Taxes Paid?	Yes	

34. Surveyor's notes contains two note 8's.