

**Brevard County Transportation Engineering
 Surveying and Mapping
 FINAL PLAT CHECKLIST / COMMENTS**
 Authority: Chapter 177, Part 1, F. S.,
 Brevard County Subdivision Ordinance 2004-2005
 Section 62-2841 (c) (d)

Plat Name:
Subdivision No:
Surveyor of Record:
Company:
Telephone No.:
Review Date:

I have reviewed the above plat and find it meets the requirements of Brevard County Ordinance Section 62-2841(c) (d) and Florida Statutes, Chapter 177, Part 1.

Seal

Surveyor of Record Signature: _____

Date: _____

County use only		Surveyor's entry line for key codes	Key Codes: C = Compliance NC= Non-Compliance NA= Not Applicable UTD= Unable to Determine
<input type="checkbox"/>	177.041(1)	<input type="checkbox"/>	Boundary survey prepared by the same surveyor or legal entity preparing the plat is attached.
<input type="checkbox"/>	62-2841(c)(2)	<input type="checkbox"/>	a. Survey current within 180 days from Final Plat submittal. b. Survey complies with 472.027 F.S. (Boundary Surveys). c. MHWL or survey in accordance with Chapter 177, Part 2.
<input type="checkbox"/>	177.041(2)	<input type="checkbox"/>	A title opinion showing that record title to the land as described and shown on the plat is in the name of the person, persons, corporation, or entity executing the dedication. Title opinion notes all existing encumbrances. The title opinion notes the name of the record plat. The legal description shown on the title opinion matches the record plat.
<input type="checkbox"/>	177.051	<input type="checkbox"/>	1. The primary name of the subdivision is not similar or the same as another recorded plat in the County. a. If a phase development words such as "the", "replat", "or", and "a" are not the first word of the title. b. If replat is part of the primary name all text is the same size and style text. c. The primary name of the plat in the dedication is exactly as it appears in the title. 2. If the plat is a replat it is labeled as such.

<input type="checkbox"/>	177.061	<input type="checkbox"/>	<ul style="list-style-type: none"> a. The surveyor completed a boundary survey of the lands. b. The surveyor and mapper shall state that the plat was prepared under his or her supervision. c. The plat shall state that it complies with all the survey requirements of Chapter 177, Part 1, Florida Statutes. d. The printed name, LB or LS number and address of the professional surveyor and mapper/company must be directly below the statement.
<input type="checkbox"/>	177.071	<input type="checkbox"/>	The boundary of the plat is located wholly in the unincorporated areas of Brevard County, Florida.
<input type="checkbox"/>	177.081(1)	<input type="checkbox"/>	The box and language for evidence of review by a Professional Surveyor and Mapper is shown.
<input type="checkbox"/>	177.081(2)	<input type="checkbox"/>	Dedication by owner or owners complete and executed.
<input type="checkbox"/>	177.081(3)	<input type="checkbox"/>	All streets, alleys, easements, rights-of-ways and public areas clearly noted as dedicated or private.
<input type="checkbox"/>	62-2841(d)(12) 62-2841(d) (11f)	<input type="checkbox"/>	All encumbrances, i.e., Easements/Rights of Way noted in the Title Opinion shown on the record plat.
<input type="checkbox"/>	177.091(1)	<input type="checkbox"/>	Permanent black ink on a stable base film of .003 inches thick and sealed with a plastic coating. * PLEASE CHECK PRIOR TO MYLAR SUBMITTAL.
<input type="checkbox"/>	177.091(2)	<input type="checkbox"/>	A margin of at least ½ inch on each of the three sides and a 3 inch margin on the left side for binding purposes.
<input type="checkbox"/>	177.091(3)	<input type="checkbox"/>	<ul style="list-style-type: none"> a. When more than one sheet is used an index or key map must be used. b. Each sheet has the number of the sheets and the total number of sheets included. c. Clearly labeled match lines show where other sheets match or adjoin.
<input type="checkbox"/>	62-2841(d)(8)	<input type="checkbox"/>	Index: If more than one sheet is required, the plat shall contain an index/key map on the first page showing the entire subdivision and indexing the area shown on each succeeding map sheet. Each map sheet shall contain an index delineating that portion of the subdivision shown on that page in relation to the entire subdivision. When more than one sheet must be used to accurately portray the lands subdivided, each sheet must show the particular number of that sheet and the total number of sheets included, as well as clearly labeled match lines between map segments.
<input type="checkbox"/>	177.091(4)	<input type="checkbox"/>	<ul style="list-style-type: none"> a. The letter size and scale is sufficient to show all detail. b. The scale stated and graphically drawn on each sheet.
<input type="checkbox"/>	62-2841(d)(2) 62-2841(d)(6)	<input type="checkbox"/>	<ul style="list-style-type: none"> a. Text a minimum of (0.10) one-tenth inches in height. b. Neatness and clarity of text mandatory. c. Detail added when applicable. d. Scale of 1 inch = 80' or 1 inch = 90' not accepted.
<input type="checkbox"/>	177.091(5)	<input type="checkbox"/>	<ul style="list-style-type: none"> a. The name of the plat is in bold letters. b. The name of the plat is shown on each sheet. c. The name and address of the surveyor is shown on each sheet.
<input type="checkbox"/>	177.091(6)	<input type="checkbox"/>	<ul style="list-style-type: none"> a. The North arrow is prominent and on each sheet submitted. b. The basis for bearings is clearly stated and referenced to a well-established and monumented line.
<input type="checkbox"/>	62-2841(d)(6)	<input type="checkbox"/>	Bearing must state whether assumed, grid north, true north, magnetic north, etc.

<input type="checkbox"/>	177.091(7)	<input type="checkbox"/>	<p>a. Permanent reference monuments placed at each change in direction no further than 1400 feet apart.</p> <p>b. Witnesses set and noted if plat corners are inaccessible.</p> <p>c. Permanent reference monuments show LS or LB numbers or unnumbered.</p> <p>d. Permanent reference monuments shown by appropriate symbol or designation.</p> <p>e. Permanent reference monuments on an offset/witness line must be stated on the Plat.</p>
<input type="checkbox"/>	62-2841(d)(13)	<input type="checkbox"/>	Site inspection must be scheduled between Surveyor of Record, his or her designees and County Survey and Mapping (Phone (321) 633-2080, Fax (321) 633-2083).
<input type="checkbox"/>	62-2841(d)(13)	<input type="checkbox"/>	<p>a. Permanent reference monuments on an offset/witness line must be stamped "Witness Cor. LB/PLS #" and labeled as such on the record plat.</p> <p>b. Found monumentation (PRM or other) shown as held, shall be described and labeled on plat.</p>
<input type="checkbox"/>	177.091(8)	<input type="checkbox"/>	<p>a. Permanent control points placed at intersection of centerlines of rights-of-way, at the intersection and terminus of all streets, and at each change of direction.</p> <p>b. Permanent control points are no more than 1000 feet apart.</p> <p>c. Permanent control points are shown by appropriate symbols or designations on the plat.</p>
<input type="checkbox"/>	62-2841(d)(13)	<input type="checkbox"/>	Permanent control point's material and stamping described on the plat.
<input type="checkbox"/>	177.091(9)	<input type="checkbox"/>	All lot corners and intersections of all lines within the plat must be monumented. Provide a standard note describing the lot/tract monuments.
<input type="checkbox"/>	62-2841(d)(13)	<input type="checkbox"/>	Site inspection must be scheduled.
<input type="checkbox"/>	177.091(10)	<input type="checkbox"/>	The Section, Township and Range together with the name of the City, County and State are shown immediately under the name of the plat.
<input type="checkbox"/>	177.091(11)	<input type="checkbox"/>	The legal description should be so complete that from it the starting point and the boundary can be determined without reference to the plat.
<input type="checkbox"/>	62-2841(d)(3)	<input type="checkbox"/>	<u>All</u> calls in the legal description must be graphically labeled on the plat, i.e., R/W line, deadline, non-tangent lines/curves, adjoining plat boundary lines.
<input type="checkbox"/>	177.091(12)	<input type="checkbox"/>	Dedications and approvals as required by 177-071 and 177-081.
<input type="checkbox"/>	177.091(13)	<input type="checkbox"/>	Clerk of the Court and Surveyors certificate shown.
<input type="checkbox"/>	177.091(14)	<input type="checkbox"/>	<p>a. The section and quarter section lines are indicated by lines, words and figures when occurring within the plat.</p> <p>b. The Point of Commencement, the Point of Beginning and all information called for is clearly indicated.</p>
<input type="checkbox"/>	62-2841(d)(9)	<input type="checkbox"/>	<p><u>Section Lines:</u> The plat shall be accurately tied to all section, ¼ sections, government lot, grant or other plat lines occurring within the plat by bearing and distance. The plat boundary shall be tied to the nearest quarter (1/4) section corner, section corner or government lot corner. Each section corner shall be identified by a complete description of size, material, stamping, etc. If the subdivision being platted is a replat of a previously recorded subdivision, then a tie to the permanent reference monuments from the parent plat is sufficient if the parent plat was tied to section lines.</p> <p>The plat boundary must also be tied to any regulatory lines occurring within the plat, i.e., Erosion Control Lines, Coastal Construction Control Lines, etc.</p>
<input type="checkbox"/>	177.091(15)	<input type="checkbox"/>	The location, width, centerline and names of all streets, waterways or other rights-of-ways are shown. Right of way widths provided, right of way lines labeled.

<input type="checkbox"/>	177.091(16)	<input type="checkbox"/>	<ul style="list-style-type: none"> a. The location and width of all proposed and existing easements shown on the plat in notes or legend and the intended use. b. All easements not coincident with the boundary are labeled with bearings and distances and tied to the boundary. c. All easements noted as "Private" or "Public". d. Easements and Right of Way contiguous, should reference recording data. e. Recipient of easement dedication noted. f. All easement shall be shown in order, not scattered throughout the General Notes. g. Each note shall be separated by a single or double space. h. Easement/R/W vacations complete.
<input type="checkbox"/>	62-2841(d)(11a) (11b)(11c)	<input type="checkbox"/>	<p>Mandatory notes:</p> <ul style="list-style-type: none"> a. Repair and replacement of a public improvement. b. Emergency access and emergency repair easement to Brevard County. c. Lot drainage if private.
<input type="checkbox"/>	177.091(17)	<input type="checkbox"/>	<ul style="list-style-type: none"> a. All contiguous property is identified by subdivision title, plat book and page, or if unplatted, labeled as such. b. Graphic depiction of adjoining lots.
<input type="checkbox"/>	177.091(18)	<input type="checkbox"/>	All of the lots are numbered progressively or if in blocks numbered progressively, and the blocks progressively numbered or lettered, if phase development consecutively numbered throughout additions.
<input type="checkbox"/>	177.091(19)	<input type="checkbox"/>	<ul style="list-style-type: none"> a. There is sufficient survey data shown to positively describe the bounds of all lots, blocks, tracts, streets, easements and all other areas shown on the plat. b. All irregular boundary lines have a witness line with complete data. c. All lines are drawn to the irregular line with as much certainty as possible. d. All dimensions except irregular lines are shown to the one hundredth of a foot.
<input type="checkbox"/>	62-2841(d)(12)	<input type="checkbox"/>	Erroneously established boundary lines, monuments, gaps, overlaps, resolved prior to final Plat approval.
<input type="checkbox"/>	177.091(20)	<input type="checkbox"/>	<ul style="list-style-type: none"> a. Curvilinear lot lines show radii, arc distances, and central angles. b. Radial lines are designated. c. All non-radial lines show directions.
<input type="checkbox"/>	177.091(21)	<input type="checkbox"/>	All lines are shown to the nearest 1 second of arc.
<input type="checkbox"/>	177.091(22)	<input type="checkbox"/>	<ul style="list-style-type: none"> a. All non-curved street centerlines have distances with bearings or angles. b. All curved street centerlines have arc distances, central angles, and radii, together with chords and chord bearing.
<input type="checkbox"/>	62-2841(d)(10)	<input type="checkbox"/>	<p>Curve Line Data:</p> <ul style="list-style-type: none"> a. Curve tables must appear on the plat sheet where the curve appears. b. Curve tables must contain a minimum of four (4) curve elements. c. Line tables not permitted except on a case by case basis. d. Plat Boundary and road centerline cannot be tabulated
<input type="checkbox"/>	177.091(23)	<input type="checkbox"/>	Park and recreation parcels designated as such.
<input type="checkbox"/>	177.091(24)	<input type="checkbox"/>	All out parcels are excluded in the legal description and clearly labeled "Not a part of this plat".

<input type="checkbox"/>	177.091(25)	<input type="checkbox"/>	All dedicated parcels are clearly indicated or stated.
<input type="checkbox"/>	62-2841(d)(11j)	<input type="checkbox"/>	Tract data shown in tabular format. Table contains tract ownership, maintenance responsibility and purpose.
<input type="checkbox"/>	177.091(26) 62-2841(d)(10)	<input type="checkbox"/>	<ul style="list-style-type: none"> a. If tabular forms are used they occur on the sheet to which they apply. b. Plat boundary and roadway centerline cannot be tabulated. c. Line tables permitted only with prior approval.
<input type="checkbox"/>	177.091(26)	<input type="checkbox"/>	The "Notice Statement" is shown with language exactly as stated in FS 177.
<input type="checkbox"/>	177.091(28)	<input type="checkbox"/>	Cable television may use platted utility easement (public easement).
<input type="checkbox"/>	177.091(29)	<input type="checkbox"/>	All abbreviations occurring on the plat are included in a legend.

BREVARD COUNTY ADDITIONAL SECTION 62-2841(d) REQUIREMENTS:

- (d)(4)** _____ MSTU wording required on the plat and in the HOA Declaration and Covenants.
- (d)(7)** _____ Each plat shall include a vicinity map showing the precise location of the plat in reference to surrounding streets.
The vicinity map shall have a North arrow and a scale if applicable.
- (d)(10)** _____ Benchmarks:
- a. One (1) benchmark less than 20 acres.
 - b. Two (2) benchmarks 20 acres or more.
 - c. Accessible location.
 - d. Stamping, (contact County Surveyor's office for PID#).
 - e. 3-wire level note in accordance with County Vertical Control Procedures.
- (d)(11c)** _____ Mandatory Notes:
- a. Repair and replacement of a public improvement.
 - b. Emergency access and repair easement to Brevard County.
 - c. Lot drainage is private.
- (d)(12)** _____ The Plat boundary must mathematically close. Provide Boundary, Tract and Lot Closures (Note: closures must indicate error of closure and acreage)
- (d)(13)** _____ A site inspection must be established between Surveyor of Record and County Survey office to check PRM's. All PRM, PCP and Lot/Tract Corner checks, after January 1, 2004, will be scheduled on Fridays of each week. The Surveyor of Record and/or his or her designee must be at the site inspection.

The site inspection will be initiated upon receipt of the inspection form by the Surveyor of Record. The Site Inspection Form must include the time and date you are requesting the inspection. Also, include a contact person with cell phone or phone number should there be a conflict in scheduling. The form must be received no later than 4 days prior to the scheduled date of inspection. Please flag all PRM's prior to inspection.
- (d)(12)** _____ Erroneously established boundary lines, monuments, gaps, overlaps resolved prior to final plat approval.
- (d)(12)** _____ Encroachments of permanent structure and/or improvements shall be resolved prior to final plat approval.
- (d)(12)** _____ Plat boundary a heavy solid line. Dotted, dashed, or broken lines not acceptable for plat boundary, lot or tract line. Right of way line type is acceptable.
- (d)(14)** _____ State Plane coordinates must be in accordance with 177.151:
- a. Minimum of 6 corners tied to Geodetic Network, 3 PRM's and 3 section corners, or 6 PRM's (example).
 - b. Plat distance shown in ground.
 - c. Geodetic Control stations noted; described.
 - d. Scale factor noted

- e. Electronic/digital file rotated and translated to Florida State Plane Coordinate System. Drawing file/shape file layer system to be determined by County Survey office (this requirement is to be completed @ final submittal of mylar).

62-2841(c) 5 _____ Surveyor of Record Signature acknowledging that he/she has reviewed the plat being submitted to Brevard County for compliance with Chapter 177, Part 1, F.S. and Brevard County Subdivision Ordinance Section 62-2841(c) and (d).

62-2841(c) 6 _____ Vertical control field notes submitted – field notes are in accordance with the Brevard County Vertical Control Manual.

REVIEWED BY: _____ **Date:** _____

SPECIAL COMMENTS: _____
