

335.13 Survey Data Required for Final Subdivision Plats.

Plats made for recording shall meet the requirements of Section 177.091, F. S., and the following Manatee County specific requirements:

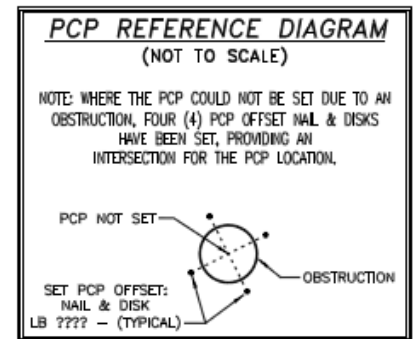
- A.** Two benchmarks shall be identified or set within or immediately adjacent to each new subdivision plat plus one additional mark for every 50 lots over 99 lots. The North American Vertical Datum of 1988 shall be used with the relationship to the National Geodetic Vertical Datum of 1929 being provided in the plat notes, along with how that relationship was determined. The originating benchmark shall be identified in the plat notes and must be published by the County, the State – available from Land Boundary Information System (LABINS), or the National Geodetic Survey (NGS). Generally, the plat benchmarks shall be a metal disk stamped “BM” and the “LB” number of the legal entity or the “LS” number of the platting surveyor and affixed to concrete with a masonry type nail. The mark shall be a readily accessible concrete structure or feature that is reasonably safe from damage. Alternately for a subdivision where construction has not commenced or sufficiently completed at the time of recording, a Benchmark Affidavit may be recorded when concrete structures or features are available but will be required to be bonded with the PCPs and acknowledged in the surveyor’s Certification. The use of PRMs as benchmarks are strongly discouraged and permitted only as a last resort. Marks that lack some form of identification are not acceptable.
- B.** State Plane Coordinates shall be provided on the point of beginning and one other monumented plat boundary corner generally opposite the point of beginning. The datum shall be in the North American Datum of 1983 (1990 adjustment or later). The originating monuments used to establish the coordinates shall be identified along with their published Point Identification number from NGS or Online Positioning User Service (OPUS). Alternately, OPUS observation on plat boundary monuments are acceptable provided the results are provided to the reviewing surveyor. Use of coordinates from Certified Corner Records prepared by Manatee County that are recorded with the Florida Department of Natural Resources are also acceptable provided the monument and accessories are substantially the same.
- C.** The basis of bearing and metes and bounds description for new subdivisions not already part of a phased development as of December 2015 shall be grid.
- D.** Plat shall include the area of each lot and tract in square feet. A closure report shall be provided for each lot and tract and shall include the error of closure.
- E.** The plat shall include the approximate location of the design edge of water or the seasonal high water for natural bodies of water immediately adjacent to each lot.
- F.** The plat shall have a minimum text height of 3/32” for all plat data and text. Generally the text for the index or key map may be exempt provided the graphics are clear. Add explanation of key map and index map
- G.** The vicinity map on the coversheet shall provide a clear representation of the location of the subdivision in relationship with at least two significant intersecting roads
- H.** The scale for the body of the plat is to be 1”=50’ unless previously approved by the County Surveyor or reviewing surveyor. The sheet size required by the Clerk of the Circuit Court is 18” x 24”
- I.** Duplicate line or curve designations are not allowed.
- J.** Generally, a lot is to be depicted in its entirety on a single sheet. Portions of tracts may be depicted on multiple sheets.
- K.** The plat geometry shall be a single geometric figure described by metes and bounds. Area(s) not part of the plat shall also be described by metes and bounds.
- L.** Lot and other plat data distance precision – 1/100 of a foot (a note explaining precision is acceptable for example: “Except in the case of an irregular boundary or water course, numerical expressions shown hereon to the nearest foot or tenth of a foot, are to be interpreted as having a precision to the nearest one hundredth of a foot.”). When cardinal directions are utilized, a similar note is needed

explaining that the angular precision is to the second.

337.8. Monuments.

M. Permanent reference monuments (PRMs). PRMs shall be a metal rod 18" in length with a minimum cross-section area of 0.2 square inches and encased in concrete having a minimum cross-section area of 12.25 square inches and 24" in length with a metal disk stamped "PRM" and the "LB" number the legal entity or the "LS" number of the platting surveyor. For a boundary line along phased development that is not at or near design grade or along a conservation easement line, PRMs may be set as permitted by Ch. 177, F.S., or as amended. PRMs shall be set in the ground so that the top is flush or no more than one (1) foot below the finished grade and verified by inspection by the reviewing surveyor.

N. Permanent control points (PCPs). PCPs shall be placed as required by Ch. 177, F.S., or as amended. Where a monument cannot be set due to an obstruction, a diagram shall be included to clarify the references set which establishes the location where the PCP would be located. When the location PCP falls in a pervious surface, it shall be a metal rod 18" in length with a minimum cross-section area of 0.2 square inches and encased in concrete having a minimum cross-section area of 12.25 square inches and 24" in length with a metal disk stamped PCP and the "LB" number of the legal entity or the "LS" number of the platting surveyor. The top shall be flush with the ground or no more than one (1) foot below finished grade.



O. Monuments set at lot corners shall satisfy the requirements of 5J-17, Florida Administrative Code or as amended.

800.8 Lot Requirements.

C. Shape. Generally, side lot lines shall be as close as practical to right angles with the right-of-way line. If the side lot line deviates more than twenty two and one-half (22.5) degrees from the side lot line drawn perpendicular to the street right-of-way or radial to curving street right-of-way for a minimum distance of hundred (100) feet from the right-of-way line, the County shall be provided written confirmation that the deviation will not affect public safety or access for residences from and to the right-of-way.