NORTHSTAR GEOMATICS

SURVEYING/MAPPING • GIS • ASSET INVENTORY

December 26, 2017

Mr. Thomas Reetz
Senior Planner
City of Stuart Development Department
Via email

RE: Plat Review # 1 – CERTUS STU OWNER PLAT

Dear Mr. Reetz:

As you requested, I have reviewed the above referenced plat for conformance with Florida Statutes Chapter 177 and City of Stuart Ordinance No. 1804-01 and Article IV Subdivisions. My review of this plat does not include verifying accuracy of legal descriptions, plat geometry, mathematical calculations or acreages shown on this plat.

My first review comments are as follows:

1. Signed and sealed boundary survey within 90 days of plat submittal is required per City Ordinance 1804-01.
2. City Ordinance No. 1804-01 requires digital CAD file in Florida State Plane Coordinates be provided before plat recordation.
3. PRM's must be field verified by reviewing surveyor prior to final approval. Platting surveyor to notify reviewer when PRM's are ready for inspection and must accompany reviewer on inspection.
4. Remove all seal boxes except for platting surveyor seal box.
5. Under City of Stuart Approval, print name of each signing individual under signature line.
6. Title Certification, remove the text [May not be needed] and add mortgages if applicable.
7. Suggest that deed bearings and distances be shown on the plat along boundary where they differ from calculated.
8. Add a distance tie from SW Plat corner along South line to ATT easement.
9. Add a distance tie from SE corner of plat to ATT easement along south line.
10. Add a distance tie from NE corner of plat along East line to North line of FPL easement.
11. Reviewer's invoice must be paid in full prior to further reviews.
12. A written response to each comment above must provided with next review.

Please contact me directly if you have any questions or require additional information.

Sincerely,



Gregory S. Fleming
For NorthStar Geomatics, Inc.

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