NORTHSTAR GEOMATICS

SURVEYING/MAPPING • GIS • ASSET INVENTORY

March 13, 2019

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

RE: Plat Review # 1 – TOWNHOMES OF FRAZIER CREEK

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. City Ordinance No. 1804-01 requires digital CAD file in Florida State Plane Coordinates be provided before plat recordation.
2. 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.
3. In Clerk's recording information, add "parcel control number _____" just below clerk's information box and provide space for clerk seal that does not overlap text.
4. FS 177.061 requires specific information to be placed directly under surveyor's signature including entity LB #. Refer to 177.061 for specifics.
5. Bearing basis in survey notes does not match bearing on map page and word Block has misspelling.
6. Flood zone reference is not required and should be removed as FEMA maps are updated over time
7. A written response to each comment above must be 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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