

- **Sec. 407.83. - Plat document requirements.**

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(a) All plats submitted for recording shall comply with Chapter 177, Florida Statutes, and any other applicable statutes, regarding the platting of land.

(b) A letter of credit, cash escrow or surety agreement in the amount of 110 per cent of the anticipated cost of construction must be provided by the applicant to secure its promises to complete the required public paving and drainage improvements associated with the subdivision within a specified time period following the final subdivision plat recording. Appropriate documentation in the form of a signed and sealed engineering certification and a copy of an executed contract must be provided with the surety.

(c) All plats shall include the following:

(1) *Sheet layout.*

a. The plat shall be an original drawing made with black permanent ink on a 24"×36" sheet of bonded paper.

b. The scale used to draw the plat cannot be smaller than 1"=100'. A scale of 1"=80' or 1"=90' is not permitted. The scale shall be stated and graphically shown on each sheet.

c. The first sheet of the plat shall contain a vicinity map showing the location of the subdivision relative to major roadways and adjoining properties.

d. If more than one sheet is required for the map, the plat shall contain an index map on sheet one showing the entire subdivision and indexing the area shown on each succeeding sheet. Each sheet shall contain an index delineating that portion of the subdivision shown on that sheet in relation to the entire subdivision. When more than one sheet must be used to accurately portray the lands subdivided, each sheet shall show the particular number of that sheet and the total number of sheets included, as well as clearly labeled match lines between map segments.

e. All required and provided notes shall be shown on sheet one.

f. The plat shall have a name acceptable to the County. When the plat is a new subdivision, the name of the subdivision shall not duplicate or be phonetically similar to the name of any existing subdivision.

g. When the plat is an addition to a recorded subdivision, it shall carry the same name as the existing subdivision followed by a suitable phase designation or similar modifier, when applicable.

h. Title name, Section, Township, Range or land grant in title, along with city, county and state, under the subdivision name.

(2) *Plat description and plat notes.*

a. The boundary dimensions, bearings and legal calls contained in the legal description shall be labeled along the exterior plat boundary line.

b. The legal description shall include the total acreage on the platted land.

c. The plat description shall match, exactly, the legal description contained in the title opinion.

d. The following statement shall be placed on the plat in a prominent place: "NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County."

e. A note shall be added to the plat, pursuant to F.S. 177.091(28), stating: "All platted utility easements shall provide that such easements shall also be easements for construction, installation, maintenance, and operation of cable television services; provided however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission."

f. Plats that contain private roadways shall have the following note: "PRIVATE ROADWAYS: All roads designated hereon as private roads are hereby specifically set aside for use of abutting property owners only, and in no way constitute a dedication to the General Public or the County of Alachua, it being specifically understood that no obligation is imposed upon the County, nor shall any request be ever entertained by the County to maintain or improve said private streets or roads."

g. Plats that contain private rights of way, private stormwater tracts and private drainage easements shall have the following note: "An ingress and egress easement is hereby dedicated to Alachua County over all private drainage easements, private stormwater tracts, and private roadways for emergency access and emergency maintenance. This easement in no way obligates Alachua County to take any action and any action voluntarily taken by Alachua County does not create a permanent or continuing obligation to maintain an easement."

(3). *Adjoining property.*

a. Platted adjoining properties shall be identified by subdivision name, plat book and page, together with a graphic depiction and labeling of lots, tracts, easements and rights-of-way adjoining the plat boundary.

b. If the adjoining land is unplatted, the plat shall so state and provide the parcel number and instrument record number (deed book or official record book and page numbers).

c. Gaps/hiatus, deed/plat gaps occurring along the perimeter of the plat shall be resolved prior to the final plat submittal. If this cannot be achieved due to circumstances beyond the control of the owner, then the gap/hiatus shall be graphically shown and labeled.

d. Boundary overlaps are not acceptable and shall be resolved prior to submittal of the plat for review.

e. Encroachments of permanent improvements are not acceptable and shall be resolved prior to submittal of the plat for review.

(4) The boundary lines of the area being subdivided with distance and bearings along with the land description of the property.

(5) The right-of-way lines of all streets with their widths and assigned numbers and names.

(6) The outline of any portions of the property intended to be dedicated for public use, such as for schools, parks, etc.

(7) The location of natural Open Space and conservation management areas and conservation easements.

(8) The right-of-way lines of adjoining streets with their widths and names.

(9) All lot lines, together with the identification system for all lots and blocks, and the square-foot area of each lot equal to or less than one acre and the acreage value of each lot greater than one acre.

(10) The location of all easements provided for public use, service, public and private drainage and utilities, should be shown graphically. When easements cannot be shown graphically due to space requirements they may be established by a general note.

(11) For any lots located within the conservation management areas, the building area as required by subsection [406.03\(b\)\(3\)](#).

(12) All dimensions, both linear and angular, for locating the boundaries of the Subdivision lots, streets, easements and any other area for public or private use. Linear dimensions are to be given to the nearest 1/100 of a foot. Boundaries of subdivisions shall close within 1:10,000, and such notation shall be shown on the plat.

(13) Curvilinear lots and streets and rounded lot corners shall show the radii, arc distance, central angle, chord and chord bearing. Radial lines shall be so designated.

(14) The location and identity of all survey monuments, either found or placed.

(15) The certificate of the surveyor as to the correct representation of the plat in accordance with Chapter 177 F.S. and this ULDC.

(16) *Dedications and acceptance.*

a. *Dedication of public improvements.* All public improvements or property designated for public purpose on any approved final plat, including, but not limited to, all streets, alleys, easements, rights of way and public areas, shall be expressly dedicated on the face of the final plat by the owner as indicated on the certificate of ownership. In addition, such final plat shall contain a statement of dedication to the County, other appropriate government units or public utilities for all water lines, gravity sewer lines, pressure lines, cable television, pumping stations and appurtenances located within the tract as provided.

b. *Dedication of private improvements.* All private improvements or property designated for public purpose on any approved final plat, including, but not limited to, all streets, alleys, easements, rights-of-way and private areas, shall be expressly dedicated on the face of the final plat by the owner as indicated on the certificate of ownership. In addition, such final plat shall contain a statement of dedication to the county, other appropriate government units or public utilities for all water lines, gravity sewer lines, pressure lines, cable television, pumping stations and appurtenances located within the tract as provided.

c. *Acceptance of public improvements.* Approval of such final plat shall be deemed accepted by the county upon dedication of the public improvements, water lines, gravity sewer lines, pressure lines, pumping stations, appurtenances, streets, alleys, easements, rights-of-way, recreational areas, ponding areas, water recharge areas, canals, drainage facilities and other public areas dedicated to the county. The board's acceptance of dedications for public purposes shall be affixed to the face of the plat.

d. *Acceptance of private improvements.* Approval of such final plat shall be deemed accepted by the county upon dedication of the private improvements, water lines, gravity sewer lines, pressure lines, pumping stations, appurtenances, streets, alleys, easements, rights-of-way, recreational areas, ponding areas, water recharge areas, canals, drainage facilities and other private areas dedicated to the county. The board's acceptance of dedications for public and private purposes shall be affixed to the face of the plat.

(17) Certifications and signatures of county representatives shall be included on the plat in a form acceptable to the county surveyor.

**(18) A copy of the documents demonstrating the establishment of a corresponding MSBU, CDD, or other State recognized special district responsible for the maintenance and operation of the dedicated improvements. If the MSBU option is selected by the developer, it shall be established to provide maintenance and upkeep for, at minimum, roads and infrastructure. Other improvements, such as,**

**but not limited to, street lighting, landscaping or recreation, can be added to the MSBU if desired by the development.**