

# FINAL PLAT - MAJOR

(November 20, 2007)

## LAND SURVEYOR REVIEW ITEMS

PLS Name \_\_\_\_\_

Plat Date \_\_\_\_\_

PLS No \_\_\_\_\_

Date Submitted \_\_\_\_\_

Title \_\_\_\_\_

Review Date \_\_\_\_\_

1. Course & Distance  
a. Direction & Length of Each Line \_\_\_\_\_  
b. Curve Data \_\_\_\_\_
2. Calculated Area \_\_\_\_\_
3. Monument Description  
a. Found / Set \_\_\_\_\_  
b. Dimensions \_\_\_\_\_  
c. Type Material \_\_\_\_\_  
d. ID Cap \_\_\_\_\_
4. Tree Monuments  
a. Size \_\_\_\_\_  
b. Species \_\_\_\_\_  
c. Method of Marking \_\_\_\_\_
5. Proper Monument Type \_\_\_\_\_
6. City required monumentation  
a. Iron pins with caps at bends in centerline \_\_\_\_\_  
b. Nails at lot lines extended to centerline and/or gutter \_\_\_\_\_
7. Location Reference (one of following)  
a. Corner of Parent Tract \_\_\_\_\_  
b. Durable Physical Feature (e.g. distance to nearest road intersection) \_\_\_\_\_  
c. Control Network (e.g. state plane coordinates) \_\_\_\_\_
8. Adjoining Properties  
a. Owner(s) Name(s) \_\_\_\_\_  
b. Record Sources \_\_\_\_\_
9. Adjoining Subdivisions  
a. Names \_\_\_\_\_  
b. Record Sources \_\_\_\_\_
10. Encroachments (if applicable) \_\_\_\_\_
11. North Arrow  
a. Bearing basis / reference meridian \_\_\_\_\_  
b. North within 90 degrees of the "top of the page" \_\_\_\_\_

- 12. Vicinity Map
  - a. At scale of 1"= 2000' \_\_\_\_\_
  - b. At least 1 road intersection of common reference \_\_\_\_\_
  - c. North arrow \_\_\_\_\_
  - d. Outline of subject property \_\_\_\_\_
  - e. Outline of "remainder" if applicable (e.g. if surveying acre lot out of large farm show outline of large farm as well as created lot on vicinity map) \_\_\_\_\_
  
- 13. Required Statements
  - a. Unadjusted Error of Closure \_\_\_\_\_
  - b. Adjustment \_\_\_\_\_
  - c. Land Classification \_\_\_\_\_
  
- 14. Cemetery \_\_\_\_\_
  
- 15. Scale
  - a. Written \_\_\_\_\_
  - b. Graphic \_\_\_\_\_
  - c. Not greater than 1"= 100' \_\_\_\_\_
  
- 16. Professional Land Surveyor Info
  - a. Name \_\_\_\_\_
  - b. Address \_\_\_\_\_
  - c. Dated Seal \_\_\_\_\_
  
- 17. Project Information
  - a. Survey Title \_\_\_\_\_
  - b. Parcel Location \_\_\_\_\_
  - c. Client Name \_\_\_\_\_
  - d. Client Address \_\_\_\_\_
  - e. Parcel Owner Name \_\_\_\_\_
  - f. Parcel Owner Address \_\_\_\_\_
  
- 18. Lot Design Complies with Subdivision Design Standards
  - a. Minimum front yard set back \_\_\_\_\_
  - b. Minimum building site width at setback \_\_\_\_\_
  - c. Minimum building site area \_\_\_\_\_
  
- 19. Notes & Certifications
  - a. Land Surveyor's Accuracy Certification \_\_\_\_\_
  - b. Surveyor Review Certification \_\_\_\_\_
  - c. Purpose note \_\_\_\_\_
  - d. Certification of Ownership and Dedication \_\_\_\_\_
  - e. Certificate of Approval for Recording \_\_\_\_\_
  
- 20. Site Statistics
  - a. Acreages of all lots \_\_\_\_\_
  - b. Current land use classification (zone) \_\_\_\_\_
  
- 21. Street address of lot(s) as designated by the Madison County 911 office \_\_\_\_\_

- 22. Lot or Tract numbers \_\_\_\_\_
- 23. Boundary & Source of Title Supported by Submitted Deeds \_\_\_\_\_
- 24. Name of Subdivision \_\_\_\_\_
- 25. Type of plat (e.g. minor, major, consolidation, subdivision, etc.) \_\_\_\_\_
- 26. Depiction of physical features (e.g. ponds, existing structures, sink holes, etc.) \_\_\_\_\_
- 27. State highway encroachment permit – if on state highway \_\_\_\_\_
- 28. Adjoining public rights of way
  - a. Name(s) \_\_\_\_\_
  - b. ROW width(s) \_\_\_\_\_
  - c. Existing pavement width(s) \_\_\_\_\_
- 29. Proposed public rights of way
  - a. Name(s) \_\_\_\_\_
  - b. ROW width(s) \_\_\_\_\_
  - c. Proposed improvements cross section \_\_\_\_\_
- 30. Submission & approval of as-built \_\_\_\_\_
- 31. Submission of digital copy (see digital submittal requirements) \_\_\_\_\_