

~~PRECISION~~ SURVEYING & MAPPING, INC.

7080 Red Oak Loop • New Port Richey, Florida 34654
Phone 727-841-8414

RE: Cottages At Oyster Bayou Replat

Preparing a replat of Lots 1 & 2 and a portion of Tract I will require the following:

BOUNDARY SURVEY

Prepare a signed and sealed Boundary Survey of the portion of Tract "I" being replatted and of Lots 1 & 2.

TITLE CERTIFICATION

Certification by a licensed Attorney of the lands described on the replat OR a Property Information Report signed by a Title Company.

NEW PLAT SUBTITLE

COTTAGES AT OYSTER BAYOU REPLAT

A REPLAT OF LOTS 1 & 2 AND A PORTION OF TRACT I, COTTAGES AT OYSTER BAYOU AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 86, PAGES 12 THROUGH 14 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 26 SOUTH, RANGE 16 EAST, CITY OF NEW PORT RICHEY, PASCO COUNTY, FLORIDA

NEW METES AND BOUNDS LEGAL DESCRIPTION OF THE LANDS BEING REPLATTED

LOTS 1 & 2 AND A PORTION OF TRACT I, COTTAGES AT OYSTER BAYOU AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 86, PAGES 12 THROUGH 14 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAID PORTION OF TRACT "I" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

The Legal Description must be consistent with the Boundary Survey, the Title Commitment and the Replat.

PERMANENT REFERENCE MONUMENTS (PRMs)

Must be set (or found) at each corner or change in direction of the portion of Tract "I" being replatted and the perimeter of Lots 1 & 2. When inaccessible, an offset may be set within the plat boundary. The PRMs shall be shown on the plat by a symbol or designation. PRMs must be set prior to approval of the plat.

STATE PLANE COORDINATES

Two unique and/or independent corners (PRMs) on the boundary of the replats shall have State Plane Coordinates noted on them. Include the state plane coordinate note from Pasco County.

PLAT GEOMETRY SHEET

Only the contiguous properties and right-of-ways adjacent to the parcels being replatted should be shown and identified on the replat. Please do not show the entirety of the Cottages at Oyster Bayou lots.

This is not a comprehensive or complete checklist for submitting the record plat. This list should be used in conjunction with Florida Statutes Chapter 177, Part I.