

By the Committee on Regulated Industries and Senator Sebesta

315-1969-99

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A bill to be entitled
An act relating to platted lands; amending s.
177.041, F.S.; revising provisions with respect
to certain boundaries for a replat; amending s.
177.091, F.S.; revising provisions with respect
to certain monuments; providing an effective
date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (1) of section 177.041, Florida
Statutes, 1998 Supplement, is amended to read:

177.041 Boundary survey and title certification
required.--Every plat or replat of a subdivision submitted to
the approving agency of the local governing body must be
accompanied by:

(1) A boundary survey of the platted lands. However, a
new boundary survey for a replat is required only when the
replat affects any boundary of the previously platted property
or when improvements that may affect the boundary of the
previously platted property have been made on the lands to be
replatted ~~or adjoining lands~~. The boundary survey must be
performed and prepared under the responsible direction and
supervision of a professional surveyor and mapper preceding
the initial submittal of the plat to the local governing body.
This subsection does not restrict a legal entity from
employing one professional surveyor and mapper to perform and
prepare the boundary survey and another professional surveyor
and mapper to prepare the plat, ~~except that both the boundary
survey and the plat must be under the same legal entity.~~

1 Section 2. Subsection (9) of section 177.091, Florida
2 Statutes, 1998 Supplement, is amended to read:

3 177.091 Plats made for recording.--Every plat of a
4 subdivision offered for recording shall conform to the
5 following:

6 (9) Monuments shall be set at all lot corners, points
7 of intersection, and changes of direction of lines within the
8 subdivision which do not require a "P.R.M." or a "P.C.P.";
9 however, a monument need not be set if a monument already
10 exists at such corner, point, or change of direction or when a
11 monument cannot be set due to a physical obstruction. In those
12 counties or municipalities that do not require subdivision
13 improvements and do not accept bonds or escrow accounts to
14 construct improvements, monuments may be set prior to the
15 recording of the plat and must be set at the lot corners
16 before the transfer of ~~the any~~ lot. In those counties or
17 municipalities that require subdivision improvements and have
18 the means of ensuring the construction of those improvements,
19 such as bonding requirements, monuments shall be set prior to
20 the expiration of the bond or other surety. If the
21 professional surveyor and mapper or legal entity of record is
22 no longer in practice or is not available due to relocation,
23 or when the contractual relationship between the subdivider
24 and professional surveyor and mapper or legal entity has been
25 terminated, the subdivider shall contract with a professional
26 surveyor and mapper or legal entity in good standing who shall
27 be allowed to place the monuments within the time allotted.

28 Section 3. This act shall take effect July 1, 1999.
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STATEMENT OF SUBSTANTIAL CHANGES CONTAINED IN
COMMITTEE SUBSTITUTE FOR
SB 2300

Preserves the current requirement that each plat submitted to
a local governing body for approval be reviewed by a
professional surveyor and mapper.