

## Sample Subdivision Plat Notes

### **For All Subdivisions (Private or Public Roads):**

Lands in the vicinity of stormwater retention/detention pond, water bodies, ditches or swales may be subject to temporary standing water when conditions decrease the rate of percolation and drainage runoff.

The homeowner's association shall be responsible for the operation and maintenance of all retention/detention ponds, ditches and swales in tracts or easements, which are dedicated or deeded to the homeowner's association, as shown on this plat; including the recertification of all storm water management systems to the water management district.

In the event a homeowner's association is not yet created at the time of platting, the developer shall be responsible for the operation and maintenance, including recertification, of all storm water management systems, including but not limited to ponds, ditches and swales located in road rights of way and easements that will be dedicated or deeded to the homeowner's association once it is created, until such time as the homeowner's association is created and the dedication takes effect, or until the homeowner's association is created and the stormwater management systems are properly deeded to the association.

Notice: this plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

### **Flood Hazard Warning**

This property may be subject to flooding. Even meeting federal, state or local standards does not ensure that any improvements such as structures, driveways, yards, sanitary sewage systems, and water systems will not be flooded in certain rain events.

### **For Subdivisions with Public Roads Only:**

For road rights of way or drainage easements dedicated to the public or the city, lot owners shall be responsible for mowing the vegetative areas including but not limited to: drainage ditches, swales, or drainage easements. For road rights of way that the city owns in fee simple, the city will perform routine maintenance, as defined in section 334.03(23), Florida Statutes on roadways, ditches and swales located in road rights of way. For both rights of way owned in fee simple by the city and rights of way and drainage easements dedicated to the city or the public, the lot owner shall be responsible for retaining the design unchanged. A lot owner shall not excavate, or place fill material, landscaping, structures or buildings in any road rights of way or interfere in any way with drainage easements without prior approvals by all affected agencies.

Maintenance of islands including landscaping and irrigation within roadways shall be the responsibility of the homeowner's association.

The irrigation system and street trees will be planted, established, and maintained at all times by the homeowner's association according to the approved landscaping and irrigation plans.

The drainage easements and the ingress/egress easements shown hereon are hereby dedicated to the homeowner's association, including the maintenance thereof. If the homeowner's association does not yet exist, the developer shall maintain all drainage facilities until such time that the homeowner's association is established.

An easement is hereby dedicated to the City of Lakeland, Florida, its successors and assigns, for ingress and egress to all drainage easements and drainage tracts for the purpose of performing emergency maintenance and repairs when the city deems it necessary to protect public improvements. The City of Lakeland shall have the discretion to make such repairs, but in no event will the city have an ongoing obligation to maintain any drainage easement or drainage tract.

**For Subdivisions with Private Roads/ Access Easements:**

For road rights of way, access easements or drainage easements dedicated to the private entity like property owner's association or the developer, property owner's association or developer shall be responsible for maintaining roadways, sidewalks, mowing the vegetative areas including but not limited to: drainage ditches, swales, or drainage easements. The lot owners shall be responsible for retaining the design unchanged. A lot owner shall not excavate, or place fill material, landscaping, structures or buildings in any road rights of way or interfere in any way with drainage easements without prior approvals by all affected agencies.

Maintenance of islands including landscaping and irrigation within roadways shall be the responsibility of the homeowner's association.

All traffic signs, pavement markings on private roadways/common areas are to be maintained by property owner/homeowner's association per (MUTCD) manual on uniform traffic control devices.