



Levy County Board of County Commission
Planning and Zoning Department
320 Mongo Street, Bronson, Florida, 32621
Office: 352.486.5203

NOTICE OF PUBLIC HEARING
PETITION OF PRELIMINARY PLAT

Notice is hereby given by the Board Of County Commissioners of Levy County, Florida, that it will consider at public hearing the below described Application for a Preliminary Plat in the Levy County Government Center Auditorium, 310 School Street, Bronson, Florida on April 8, 2025 at 9:00 AM or as soon thereafter as the matter can be heard.

PETITION NO. PP 25-01: Mr. Steve McMillen surveyor, representing Sandi Dorr, petitioning the Commission for a Preliminary Plat, Starting Point Tract 23 Replat, into 2 parcels known as Lot 1, an 18.18 acre parcel and Lot 2 a 10.00 acre parcel. Parcel Number: 1801300000 is located in Section 16, Township 14, and Range 19 in Levy County, Florida and has a land use of Ag/Rural Residential and a zoning designation of Ag/Rural Residential.

You are encouraged to attend the above mentioned meetings in order to provide comments to the Planning Commission and Board of Commissioners. If you or your authorized representative cannot be in attendance, you may submit your comments in writing to the Planning and Zoning Department prior to the date of the Public Hearing.

A copy of the application and supporting documents is on file in the Office of Levy County Planning and Zoning, located at 320 Mongo Street Bronson, Florida 32621, and may be inspected during regular business hours. For information call 352-486-5203. On the date, time and place first above mentioned, all interested persons may appear and be heard with respect to the petition.

“Persons with disabilities requesting reasonable accommodations to participate in this proceeding should contact (352) 486-5128 or via Florida Relay Service (800) 955-8771”. All persons are advised that, if they decide to appeal any decisions made at the public hearing, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Should you have any questions regarding this petition or the process, contact the Planning and Zoning Department at (352) 486-5203.



AFFIDAVIT FOR APPLICATION REQUIRING PUBLIC NOTICE

BEFORE ME, the undersigned authority, personally appeared the below named Affiant who being by me duly sworn, depose(s) and say(s):

1. I am the applicant located at McMillen Surveying, Inc.
submitting this application on behalf of the owner of real property located at
4731 SE 212th Ct. Morriston, FL (insert street
address of property) with parcel identification number 18013-000-00 in Levy
County, Florida (the "Property".) This Affidavit is being executed in order to process the attached
application requiring a public notice.
2. I understand and acknowledge that the Levy County Code requires me to provide posted and
mailed public notice in accordance with Ordinance 2023-9 Section(s) 50-2 and 50-3. Failure to
comply with these ordinance requirements will result in continuation or withdrawal of my
application from the agenda until I can comply with the outlined requirements.

WITNESSES:

Amanda Hodge
Signature

Amanda Hodge
Printed Name

[Signature]
Signature

Tabitha Hamilton
Printed Name

AFFIANT:

[Signature]
Signature

Kaila Howe
Printed Name

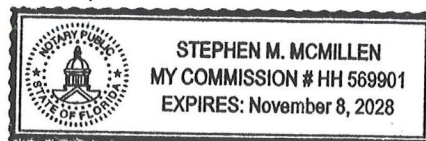
STATE OF FLORIDA COUNTY OF Levy County – The foregoing instrument was acknowledged before me by
means of ☒ physical presence or ☐ online notarization this 21 day of March,
2025.

Individual identified by: ☒ Personal Knowledge ☐ Satisfactory Evidence: Type: _____

[Signature]
Signature of Notary Public - State of Florida

STEPHEN M. McMILLEN
Printed Name of Notary Public or Stamp

Stamp:



Sandi Dorr

Timothy Hamm 4621 SE 212th Ct. Morriston, FL
32668

Barbara Larson 4750 SE 212th Ct. Morriston, FL
32668

William Condermann + Virginia Niles-Condermann
4850 SE 212th Ct. Morriston, FL 32668

Donald Kent 4951 SE 212th Ct, Morriston, FL
32668

Joseph + Kitty Cheeks 4760 SE 216th Ave.
Morriston, FL 32668

Himdon 4750 Real Estate Holdings, LLC
27 Shore Dr. Huntington, NY 11743

Marco Antonio Hernandez Vazquez
5841 SW 63rd Lane Road, Ocala FL
34474

Pinky Mendoza P.O. Box 94 Williston, FL 32696

8



NOTICE
LAND USE ACTION

NOTICE
LAND USE ACTION



Levy County Board of County Commission
Planning and Zoning Department
320 Mongo Street, Bronson, Florida, 32621
Office: 352.486.5203

PAID
Levy County Planning & Zoning
LCPZ@levycounty.org
352-486-5203

Preliminary Plat Application

RECEIVED

JAN 24 2025

LEVY COUNTY PLANNING & ZONING
BRONSON, FL 32621
LCPZ@LEVYCOUNTY.ORG
352-486-5203

Required Documents

- | | |
|--|--|
| <input type="checkbox"/> 12 Copies of Preliminary Plat (3 signed and sealed) | <input type="checkbox"/> Location Map/Aerial Image |
| <input type="checkbox"/> Electronic version of Preliminary Plat | <input type="checkbox"/> Recorded Deed |
| <input type="checkbox"/> Concurrency Form | <input type="checkbox"/> Agent Authorization |

Owner(s) Name: Sandi Dorr

Address: 4751 S.E. 212th Court, Morriston, FL 32668

Phone: (630) 747-7459 Email: sandijdorr@gmail.com

Agent Name: Stephen M. McMillen, President

Address: 444 North Main Street, Williston, FL 32696

Phone: (352) 528-6277 Email: jobs@mcsurveying.com

Parcel ID Number(s)	Section/Township/Range	Acreage
<u>18013-000-00</u>	<u>16-14-19</u>	<u>29.762</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

Total Acreage



Levy County Board of County Commission
Planning and Zoning Department
320 Mongo Street, Bronson, Florida, 32621
Office: 352.486.5203

Locational Description (Please attach copy of legal description or existing plat if property is a re-plat)

Tract 23, Starting Point - See Attached

Proposed Use of Property

Residential

Number of Lots 2

Do you propose deed restrictions? ☐ Yes ☒ No

What type of sewage disposal do you propose? Septic

List all proposed improvements, utilities and state your intention to install or post a guarantee prior to actual installation:

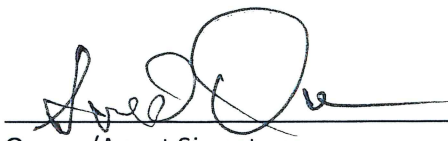
Proposed Improvements include a lime rock graded roadway and side swale ditches which will be installed and approved by the County with permit closed out before Final Plat.

No utilities are proposed.

NOTE: Board of County Commissioners' approval of a preliminary plat shall expire after a period of eighteen (18) months, unless an extension is requested and granted by the BOCC, or unless a construction permit, if required is granted within the eighteen (18) month period and construction is performed continuously until completion with any break in construction lasting for no more than six (6) months.

I have read and understand the instructions and submission requirements stated in this application. Approval granted by said Commission in no way constitutes a waiver from any applicable Local, State, or Federal regulation.

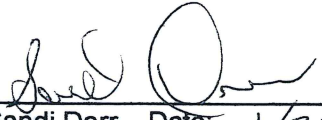
I hereby certify that the information contained in this application and its supplements are true and correct, and that I am the legal owner or authorized agent of the above described property.



1/21/25
Date

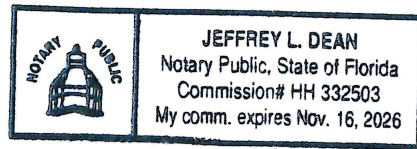
I, Sandi Dorr, hereby give Stephen M. McMillen, P.S.M., President of McMillen Surveying, Inc, the authority to act as my Authorized Agent to facilitate the **Platting Process** upon "Replat of Staring Point Tract 23" on the following parcel lying in Section 16, Township 14 South, Range 19 East, Levy County, Florida:

Parcel ID# 18013-000-00, Morriston.


Sandi Dorr Date: 1/21/25

Notary Public, State of Florida
At Large


My Commission Expires: 11/16/2026





Levy County Board of County Commission
Planning and Zoning Department
320 Mongo Street, Bronson, Florida, 32621
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Certification

The undersigned has read the above application and is familiar with the information submitted herein. It is agreed and understood that the undersigned will be held responsible for its accuracy. Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted with notarized proof of authorization by the owner(s).

Owner/Agent Signature

1/24/2025

Date

Owner/Agent Signature

Date

STATE OF FLORIDA COUNTY OF Levy County – The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 24 day of January, 2025.

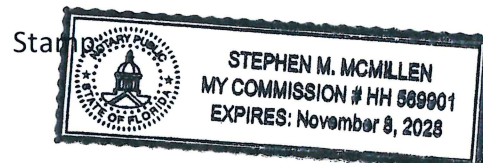
By: Karla Hoke (Printed Name of Individual)

Acknowledging) Individual identified by: ☒ Personal Knowledge ☐ Satisfactory Evidence:

Type: _____

Signature of Notary Public - State of Florida

Printed Name of Notary Public or Stamp



Levy Abstract and Title Company

"Serving Levy County Since 1927"

Title Insurance

H. C. HENDERSON, JR.
(1939 - 2017)
SKIPPER HENDERSON PRES.
CERTIFIED LAND - TITLE SEARCHER

Closings

ADAM C. HENDERSON V.P.
BRANCH MANAGER



January 23, 2025

**CERTIFIED PARTY: LEVY COUNTY, BOARD OF COUNTY COMMISSIONERS
PO BOX 310, BRONSON, FL 32621**

RE: PROPERTY INFORMATION REPORT – Our File: T-16491

PROPOSED SUBDIVISION NAME:

“STARTING POINT TRACT 23 REPLAT”

LEGAL SHOWN ON PROPOSED PLAT:

Tract 23, STARTING POINT, according to the plat thereof recorded in Plat Book 6, Pages 69 through 71, Public Records of Levy County, Florida, LESS AND EXCEPT any portion thereof designated as an Equestrian trail on the Plat of STARTING POINT.

Pursuant to F.S. 177.041(2) and F.S. 177.081(2), and Levy County Code of Ordinances Sec. 50-556(h), we have made a search of the Public Records of Levy County, Florida, in connection with the above, and certify as follows:

RECORD FEE SIMPLE TITLE HOLDER

SANDI DORR, by virtue of the following document:

1. **Warranty Deed** from Anthony Chance Farley, et al, to Sandi Dorr, dated 03/04/2020, filed 03/10/2020 and recorded in O.R. Book 1527, Page 861 (#664459), Public Records of Levy County, Florida.

MORTGAGES – (not satisfied or released of record)

1. **Mortgage** from Sandi Dorr, to Farm Credit of Florida, ACA..., dated 08/05/2020, filed 08/06/2020 and recorded in 1545, Page 547 (#670306), Public Records of Levy County, Florida. (Note: There is a future advance under this mortgage recorded in O.R. Book 1665, Page 378 (#710456))

EASEMENTS OF RECORD

NONE



REAL ESTATE TAX INFORMATION:

2024 Taxes

Assessed to: Sandi Dorr
Tax ID#: 1801300000

DELINQUENT TAXES YES NO X

(If "Yes", state the year and tax certificate number(s))

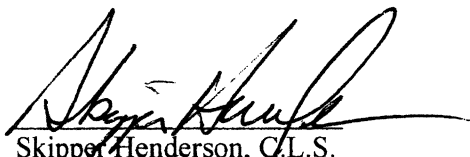
NOTE: This report does not in any way purport to show ownership of any underlying oil, gas and/or mineral rights.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

This report is being provided for the use and benefit of the Certified Party only, and it may not be used or relied upon by any other party.

Should you have any questions concerning this certification, or any other matter, we will be happy to assist you.

Sincerely,


Skipper Henderson, C.L.S.
President

SH/dkr
enclosures

Rec - \$52.50

Docstamps - \$3,920.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

H. Randolph Klein, Esq.

Klein & Klein, LLC

40 SE 11th Avenue

Ocala, Florida 34471

Our File No.: R2020047

Property Appraisers Parcel Identification (Folio) Number: 18013-000-00

Florida Documentary Stamps in the amount of \$3,920.00 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 4 day of March, 2020, by ANTHONY CHANCE FARLEY and KIMBERLY F. GARDNER and ROBIN F. MCMAHAN and CELENE F. MARSHALL and RICHARD J. THOMPSON, whose post office address is 4721 SE 212th Court, Morriston, FL 32668, herein called the Grantors, to SANDI DORR, whose post office address is 10140 SW 67th Court, Ocala, FL 34476, hereinafter called the Grantee: *(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

WITNESSETH: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in LEVY County, State of Florida, viz.:

Tract 23, STARTING POINT, according to the Plat thereof recorded in Plat Book 6, Pages 69 through 71, Public Records of Levy County Florida, LESS AND EXCEPT any portion thereof designated as an equestrian trail on the Plat of STARTING POINT.

Subject to easements, restrictions and reservations of record which are not intended to be reimposed hereby and taxes for the year 2020 and thereafter.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature

THOMAS W. CHIRICO
Witness #1 Printed Name

[Signature]
Witness #2 Signature

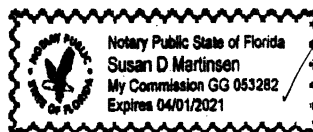
SUSAN D. MARTINSEN
Witness #2 Printed Name

[Signature]
ANTHONY CHANCE FARLEY

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 14TH day of March, 2020, by ANTHONY CHANCE FARLEY, who is personally known to me or has produced _____ as identification.

SEAL



My Commission Expires:

[Signature]
Notary Public

SUSAN D. MARTINSEN
Printed Notary Name



IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

x Todd Shadle

Witness #1 Signature

x TODD SHADLE

Witness #1 Printed Name

x [Signature]

Witness #2 Signature

x Jessi Tuhill

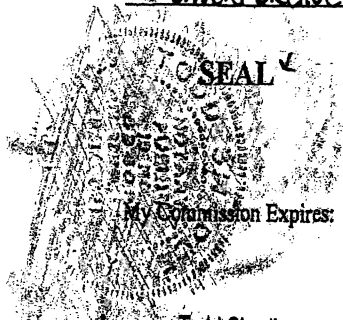
Witness #2 Printed Name

x Kimberly F. Gardner

KIMBERLY F. GARDNER

STATE OF Kentucky
COUNTY OF Jefferson

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4th day of March, 2020, by KIMBERLY F. GARDNER, who is personally known to me or has produced Driver's License as identification.



Todd Shadle
Notary Public, ID No. 584091
State at Large, Kentucky
My Commission Expires 8/1/2021

x Todd Shadle

Notary Public

TODD SHADLE

Printed Notary Name

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Kaynel Bruchart

Witness #1 Printed Name

Guadalupe Rodriguez

Witness #2 Signature

Guadalupe Rodriguez

Witness #2 Printed Name

ROBIN F. MCMAHAN

STATE OF Kentucky
COUNTY OF Fayette

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization
this 14 day of March, 2020, by ROBIN F. MCMAHAN, who is personally known to me or has produced
as identification.



Laura Bigstaff

Notary Public

Laura Bigstaff

Printed Notary Name

My Commission Expires:

My Commission No. 629246
Expires August 14, 2023

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Guadalupe Rob
Witness #1 Signature

Guadalupe Rodriguez
Witness #1 Printed Name

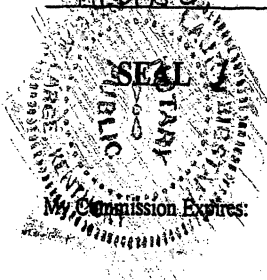
[Signature]
Witness #2 Signature

Keyur Bhattaspat
Witness #2 Printed Name

Celene F. Marshall
CELENE F. MARSHALL

STATE OF Kentucky
COUNTY OF Fayette

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 14 day of March, 2020, by CELENE F. MARSHALL, who is personally known to me or has produced license as identification.



Laura Bigstaff
Notary Public
Laura Bigstaff
Printed Notary Name

My Commission No. 629246
Expires August 14, 2023

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature

Alex Shree
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Ward Simmons
Witness #2 Printed Name

[Signature]
RICHARD J. THOMPSON

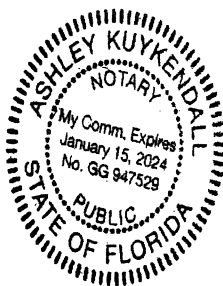
STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization
this 14 day of March, 2020, by RICHARD J. THOMPSON, who is personally known to me or has produced
Florida Driver License as identification.

SEAL

My Commission Expires:

January 15, 2024



Ashley Kuykendall
Notary Public
Ashley Kuykendall
Printed Notary Name

KLEIN & KLEIN, LLC
40 SE 11TH AVE
OCALA, FL 34471

Rec- \$78.00

PREPARED BY/RETURN TO:
Kim Phillips / Mona Colvin

Farm Credit of Florida, ACA

5075 NW Blitchton Rd. (US 27)
Ocala FL 34482-4054

This space reserved for recording use only.

**REAL ESTATE MORTGAGE, SECURITY AGREEMENT,
AND ASSIGNMENT OF LEASES, RENTS, AND PROFITS**

THIS DOCUMENT IS EXEMPT FROM FLORIDA DOCUMENTARY STAMP TAX PURSUANT TO F.A.C. RULE 12B-4.002(2)(C). THE OBLIGATION EVIDENCED BY THIS INSTRUMENT IS EXEMPT FROM FLORIDA INTANGIBLE PERSONAL PROPERTY TAX PURSUANT TO FEDERAL LAW AND THE PROVISIONS OF CHAPTER 199, FLORIDA STATUTES (SEE FLORIDA DEPARTMENT OF REVENUE TAA NO. 05C2-004).

Loan No.: 078 005 01185578-10

Lender: Farm Credit of Florida, ACA, in its sole capacity and as agent/nominee for Florida Federal Land Bank Association, FLCA

Mortgagor: Sandi Dorr, a single person.

Borrower: Sandi J. Dorr

Initial Indebtedness: \$ 275,000.00

Maximum Principal Indebtedness: \$ 1,480,000.00

This REAL ESTATE MORTGAGE, SECURITY AGREEMENT AND ASSIGNMENT OF LEASES, RENTS, AND PROFITS is given this 6th day of August, 2020 by and between Sandi Dorr whose address is 4751 SE 212th CT, Morriston, Levy County, FL 32668 (herein "Mortgagor" for and in consideration of and to secure all existing indebtedness of Sandi J. Dorr whose address is 4751 SE 212th CT, Morriston, Levy County, FL 32668 (herein "Borrower") (if Borrower and Mortgagor are the same, such terms shall be used interchangeably herein), whether one or more, to Farm Credit of Florida, ACA, in its sole capacity and as agent/nominee for Florida Federal Land Bank Association, FLCA, whose mailing address is 11903 Southern Blvd, Suite 200, West Palm Beach, FL, 33421-3069 (herein "Lender") and all advances that may be made by Lender to Borrower from the date of this Mortgage (herein "Mortgage"), and all renewals, extensions, refinances, modifications, consolidations, reamortizations or other rearrangements of any indebtedness secured hereby together with interest thereon as provided for the total principal amount secured hereby not to exceed at any one time One Million Four Hundred Eighty Thousand and 00/100 (\$1,480,000.00) (herein "Indebtedness"); Mortgagor has granted, bargained, sold, conveyed and Mortgaged, and by these presents does hereby grant, bargain, sell, convey and Mortgage unto Lender, its successors and assigns, that certain real property situated in Levy, County, Florida, as described on the attached Exhibit "A", incorporated herein by reference (herein the "Property").

TO HAVE AND TO HOLD, the said Property, together with all and singular the rights, members, hereditaments and appurtenances, thereunto belonging or in anywise appertaining, unto its successors and executors, administrators, successors and assigns, to warrant and forever defend said Property unto Lender, its successors and assigns, from and against Mortgagor, the heirs, executors, administrators, successors and assigns of Mortgagor and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

The lien of this Mortgage shall not be terminated or otherwise affected by repayment in full, one or more times, of all indebtedness then outstanding unless this Mortgage shall be formally released or discharged of record; PROVIDED, however, that if at any time from the date of this Mortgage there be no indebtedness outstanding of Borrower to Lender, and no obligation of Lender to make any further advances to Borrower, Lender, will, upon written request of Mortgagor, execute and deliver to Mortgagor a satisfaction or release of Mortgage. All evidence of existing indebtedness and all advances that may be made hereunder, whether notes or otherwise, are hereby expressly made a part of this Mortgage.

IN CONSIDERATION OF the foregoing, Mortgagor covenants as follows:

1. **Ownership and Encumbrances.** Mortgagor is lawfully seized of the Property in fee simple and has a perfect and lawful right to mortgage and convey the same. Mortgagor covenants that the Property is free from all encumbrances (other than this Mortgage and those matters set forth in the title insurance commitment received by Lender). Mortgagor fully warrants title to the Property and will defend the same against the claims of all persons.

2. **Future Advances/Maximum Principal Indebtedness.** This Mortgage shall also secure any future advances made by Lender, at its option, to Borrower, or one or more or all of them, as may be made during the time authorized by law for such advance, PROVIDED THAT THE MAXIMUM AMOUNT SECURED HEREBY SHALL NOT AT ANY ONE TIME EXCEED THE

33. Negation of Partnership. The relationship between Lender and Borrower/Mortgagor is that of creditor and debtor. Nothing contained in this Mortgage will be deemed to create a partnership or joint venture between the Lender and any other party, or to cause the Lender to be liable or responsible in any way for the actions, liabilities, debts or obligations of any other party.

34. Gender and Number. Wherever appropriate herein, the masculine may mean the feminine and the singular may mean the plural or vice versa.

35. Governing Law. This Mortgage and any instruments executed in connection herewith or secured hereby shall be governed, interpreted, construed, and enforced in accordance with the laws of the State Florida, without regard to its conflict of laws rules.

36. Due Upon Sale. If all or any part of the Property or any interest therein is sold or transferred by Mortgagor (or any subsequent owner of the Property) without Lender's prior written consent, Lender may, at Lender's option, and without notice to Mortgagor or any Obligor, declare all sums secured by this Mortgage to be immediately due and payable.

37. JURY TRIAL WAIVER. THE PARTIES TO THIS MORTGAGE HEREBY KNOWINGLY, WILLINGLY, VOLUNTARILY AND IRREVOCABLY WAIVE ANY RIGHT TO A TRIAL BY JURY IN ANY ACTION, PROCEEDING, CLAIM OR COUNTERCLAIM, WHETHER IN CONTRACT OR TORT, AT LAW OR IN EQUITY, ARISING OUT OF OR IN ANY WAY RELATED TO THIS MORTGAGE OR THE NOTE OR NOTES SECURED HEREBY, INCLUDING, WITHOUT LIMITATION, ANY MODIFICATIONS, CONSOLIDATIONS, EXTENSIONS OR RENEWALS THEREOF.

THIS MORTGAGE IS EXECUTED BY THE BORROWER IN FAVOR OF, AND THE TERM "LENDER" AS USED HEREIN SHALL INCLUDE, FARM CREDIT OF FLORIDA, ACA FOR ITSELF AND AS AGENT/NOMINEE FOR ANY PARTY PURSUANT TO A RESTATED MASTER AGREEMENT AMONG IT AND ITS WHOLLY-OWNED SUBSIDIARY FLORIDA FEDERAL LAND BANK ASSOCIATION, FLCA, AS THEIR INTERESTS MAY APPEAR.

IN WITNESS WHEREOF, the undersigned has executed or caused to be executed these presents on the day and year first above written.



Sandi Dorr

4751 SE 212th CT

Morrilton, FL 32668

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

Signed, Sealed and Delivered in the presence of:

WITNESS:

Print Name: 

WITNESS:

Print Name: 
Pat Bagwandeen

ACKNOWLEDGMENT FOR INDIVIDUALS

STATE OF Florida
COUNTY OF MiamiThe foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 25th day of August, 2020, by Sandi Dorr, a single personwho is personally known to me or who has produced A Florida Driver Lic. as identification.

Signature

Printed Name

Title

Serial Number

Commission Number: (if not legible on seal)

My Commission Expires: (if not legible on seal)

(Notary Seal must be affixed)



ACKNOWLEDGMENT FOR CORPORATION

STATE OF _____
COUNTY OF _____The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online
notarization this _____ day of _____, by _____ of
_____ a _____ corporation, on behalf of the
corporation. He/she is personally known to me or has produced _____ as identification.

Signature

Printed Name

Title

Serial Number

Commission Number: (if not legible on seal)

My Commission Expires: (if not legible on seal)

(Notary Seal must be affixed)

ACKNOWLEDGMENT FOR LIMITED LIABILITY COMPANY

STATE OF _____
COUNTY OF _____The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online
notarization this _____ day of _____, by _____ of
_____ a _____ limited liability company, on
behalf of the company, who is personally known to me or has produced _____
as identification.

Signature

Printed Name

Title

Serial Number

Commission Number: (if not legible on seal)

My Commission Expires: (if not legible on seal)

(Notary Seal must be affixed)

ACKNOWLEDGMENT FOR PARTNERSHIP

STATE OF _____
COUNTY OF _____The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online
notarization this _____ day of _____, by _____partner (or agent) on behalf of _____, a partnership.
He/she is personally known to me or has produced _____ as identification.

Signature

Printed Name

Title

Serial Number

Commission Number: (if not legible on seal)

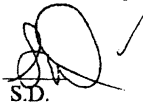
My Commission Expires: (if not legible on seal)

(Notary Seal must be affixed)

Exhibit "A"
Legal Description of Property

Tract 23, STARTING POINT, according to the Plat thereof recorded in Plat Book 6, Pages 69 through 71, Public Records of Levy County Florida, Less And Except any portion thereof designated as an equestrian trail on the Plat of Starting Point.

Initials:

A handwritten signature, possibly "S.D.", is written over the printed initials "S.D.". A checkmark is drawn to the right of the signature.

RECEIPT OF ADVANCE

PREPARED BY/RETURN TO:
Kim Phillips / Mona Colvin

Farm Credit of Florida, ACA

5075 NW Blitchton Rd. (US 27)
Ocala FL 34482-4054

LOAN NO. 078 005 405936-01

We, the undersigned (whether one or more) SANDI DORR, a single person

_____ hereby acknowledge receipt by Borrower(s) of \$ 75,000.00 on 11/16/2022, from Farm Credit of Florida, ACA, in its sole capacity and as agent/nominee for Florida Federal Land Bank Association, FLCA ("Association"), as a mortgage loan under the provisions for future advances in the mortgage from the undersigned to Association, dated August 5, 2020 and recorded in Official Record Book 1545, page 547, public records of Levy County, Florida.

✓ KLEIN & KLEIN LLC
40 SE 11TH AVE
OCALA, FL 34471

THIS DOCUMENT IS EXEMPT FROM FLORIDA DOCUMENTARY STAMP TAX AND FLORIDA NONRECURRING INTANGIBLE TAX PURSUANT TO RULE 12B-4.002(2)(c) AND 12 U.S.C. SECTION 2032

Witnesses:

Mona Colvin

Lil Bagwandeen

Sandi Dorr
SANDI DORR
4751 SE 212TH CT
MORRISTON, FL 32668

(L.S.)

(L.S.)

(L.S.)

(L.S.)

ACKNOWLEDGMENT FOR INDIVIDUALS

STATE OF Florida
COUNTY OF MarionThe foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 10th day of November, 2022, by Sandi Dorr, a single personwho is personally known to me or who has produced FLDL as identification.

Signature

LaMona U. Colvin

Printed Name

Title

Serial Number

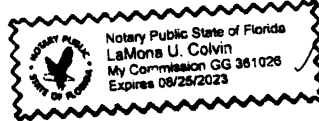
Commission Number:

(if not legible on seal)

My Commission Expires:

(if not legible on seal)

(Notary Seal must be affixed)



ACKNOWLEDGMENT FOR CORPORATION

STATE OF _____
COUNTY OF _____The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, by _____

_____ of _____ a _____ corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

Signature

Printed Name

Title

Serial Number

Commission Number:

(if not legible on seal)

My Commission Expires:

(if not legible on seal)

(Notary Seal must be affixed)

ACKNOWLEDGMENT FOR LIMITED LIABILITY COMPANY

STATE OF _____
COUNTY OF _____The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, by _____

_____ of _____ a _____ limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

Signature

Printed Name

Title

Serial Number

Commission Number:

(if not legible on seal)

My Commission Expires:

(if not legible on seal)

(Notary Seal must be affixed)

ACKNOWLEDGMENT FOR PARTNERSHIP

STATE OF _____
COUNTY OF _____The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, by _____

_____ partner (or agent) on behalf of _____, a partnership. He/she is personally known to me or has produced _____ as identification.

Signature

Printed Name

Title

Serial Number

Commission Number:

(if not legible on seal)

My Commission Expires:

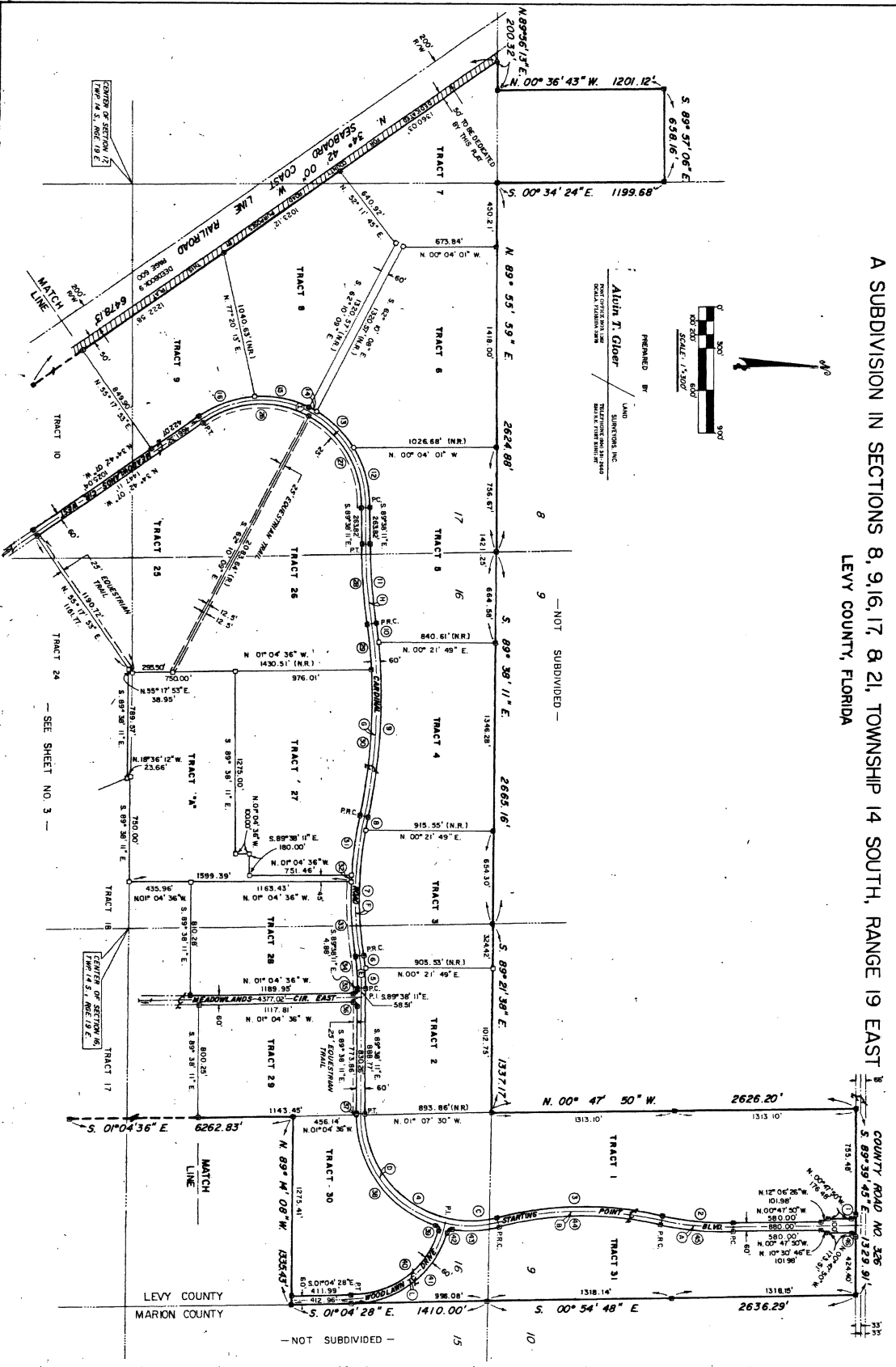
(if not legible on seal)

(Notary Seal must be affixed)

STARTING POINT

A SUBDIVISION IN SECTIONS 8, 9, 16, 17, & 21, TOWNSHIP 14 SOUTH, RANGE 19 EAST
LEVY COUNTY, FLORIDA

PLATBOOK 6, PAGE 70.
SHEET 2 OF 3 SHEETS



STARTING POINT

A SUBDIVISION IN SECTIONS 8, 9, 16, 17, & 21, TOWNSHIP 14 SOUTH, RANGE 19 EAST

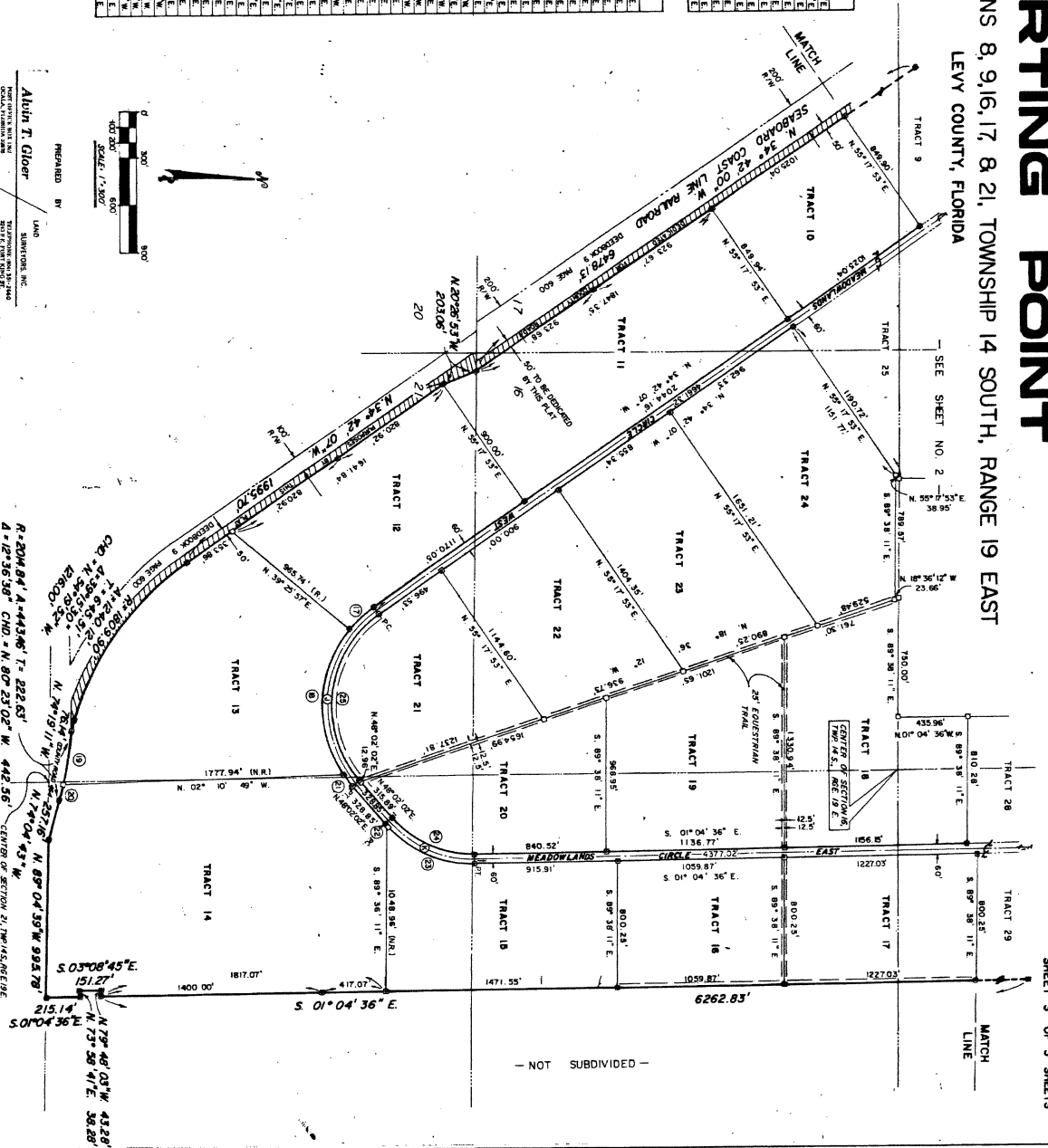
LEVY COUNTY, FLORIDA

PLATBOOK 6, PAGE 71
SHEET 3 OF 3 SHEETS

CURVE DATA				
CURVE NO.	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT CHORD BEARING
1	2200.00'	17°58'00"	517.00'	518.89' N 0°58'10"E
2	2400.00'	17°58'00"	517.00'	518.89' N 0°58'10"E
3	2400.00'	17°58'00"	517.00'	518.89' N 0°58'10"E
4	2400.00'	17°58'00"	517.00'	518.89' N 0°58'10"E
5	1500.00'	09°58'00"	253.56'	255.30' N 0°58'10"E
6	1500.00'	09°58'00"	253.56'	255.30' N 0°58'10"E
7	2800.00'	17°58'00"	517.00'	518.89' N 0°58'10"E
8	2800.00'	17°58'00"	517.00'	518.89' N 0°58'10"E
9	4000.00'	17°58'00"	517.00'	518.89' N 0°58'10"E
10	4000.00'	17°58'00"	517.00'	518.89' N 0°58'10"E
11	700.00'	37°58'00"	103.42'	103.42' N 0°58'10"E
12	700.00'	37°58'00"	103.42'	103.42' N 0°58'10"E
13	700.00'	37°58'00"	103.42'	103.42' N 0°58'10"E
14	700.00'	37°58'00"	103.42'	103.42' N 0°58'10"E
15	700.00'	37°58'00"	103.42'	103.42' N 0°58'10"E
16	700.00'	37°58'00"	103.42'	103.42' N 0°58'10"E
17	700.00'	37°58'00"	103.42'	103.42' N 0°58'10"E
18	700.00'	37°58'00"	103.42'	103.42' N 0°58'10"E
19	700.00'	37°58'00"	103.42'	103.42' N 0°58'10"E
20	700.00'	37°58'00"	103.42'	103.42' N 0°58'10"E
21	700.00'	37°58'00"	103.42'	103.42' N 0°58'10"E
22	700.00'	37°58'00"	103.42'	103.42' N 0°58'10"E
23	700.00'	37°58'00"	103.42'	103.42' N 0°58'10"E
24	700.00'	37°58'00"	103.42'	103.42' N 0°58'10"E
25	700.00'	37°58'00"	103.42'	103.42' N 0°58'10"E
26	700.00'	37°58'00"	103.42'	103.42' N 0°58'10"E
27	700.00'	37°58'00"	103.42'	103.42' N 0°58'10"E
28	700.00'	37°58'00"	103.42'	103.42' N 0°58'10"E
29	700.00'	37°58'00"	103.42'	103.42' N 0°58'10"E
30	700.00'	37°58'00"	103.42'	103.42' N 0°58'10"E
31	700.00'	37°58'00"	103.42'	103.42' N 0°58'10"E
32	700.00'	37°58'00"	103.42'	103.42' N 0°58'10"E
33	700.00'	37°58'00"	103.42'	103.42' N 0°58'10"E
34	700.00'	37°58'00"	103.42'	103.42' N 0°58'10"E
35	700.00'	37°58'00"	103.42'	103.42' N 0°58'10"E
36	700.00'	37°58'00"	103.42'	103.42' N 0°58'10"E
37	700.00'	37°58'00"	103.42'	103.42' N 0°58'10"E
38	700.00'	37°58'00"	103.42'	103.42' N 0°58'10"E
39	700.00'	37°58'00"	103.42'	103.42' N 0°58'10"E
40	700.00'	37°58'00"	103.42'	103.42' N 0°58'10"E
41	700.00'	37°58'00"	103.42'	103.42' N 0°58'10"E
42	700.00'	37°58'00"	103.42'	103.42' N 0°58'10"E
43	700.00'	37°58'00"	103.42'	103.42' N 0°58'10"E
44	700.00'	37°58'00"	103.42'	103.42' N 0°58'10"E
45	700.00'	37°58'00"	103.42'	103.42' N 0°58'10"E
46	700.00'	37°58'00"	103.42'	103.42' N 0°58'10"E

CURVE DATA

CURVE NO.	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT CHORD BEARING
1	2400'	89°51'58"	34.78'	24.51' S 49°13'48"E
2	2170.00'	13°38'00"	310.93'	529.96' N 0°58'10"E
3	2480.00'	17°58'00"	517.00'	518.89' N 0°58'10"E
4	2400.00'	17°58'00"	517.00'	518.89' N 0°58'10"E
5	1500.00'	09°58'00"	253.56'	255.30' N 0°58'10"E
6	1500.00'	09°58'00"	253.56'	255.30' N 0°58'10"E
7	2770.00'	18°20'00"	580.46'	584.11' N 0°58'10"E
8	2770.00'	18°20'00"	580.46'	584.11' N 0°58'10"E
9	4000.00'	17°58'00"	517.00'	518.89' N 0°58'10"E
10	4000.00'	17°58'00"	517.00'	518.89' N 0°58'10"E
11	3970.00'	09°18'00"	579.16'	288.00' N 0°58'10"E
12	790.00'	33°38'43"	483.97'	483.97' N 7°58'27"E
13	790.00'	25°42'42"	368.50'	186.56' N 44°21'45"E
14	790.00'	25°42'42"	368.50'	186.56' N 44°21'45"E
15	790.00'	25°42'42"	368.50'	186.56' N 44°21'45"E
16	790.00'	25°42'42"	368.50'	186.56' N 44°21'45"E
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45	790.00'	25°42'42"	368.50'	186.56' N 44°21'45"E
46	790.00'	25°42'42"	368.50'	186.56' N 44°21'45"E



PREPARED BY
ALVIN T. GLOER
LAND
SURVEYING, INC.
1000 W. 10th Ave., Suite 100
Tallahassee, FL 32304
TEL: 904.224.1111
FAX: 904.224.1112

6-71

Rec - \$52.50

Docstamps - \$3,920.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

H. Randolph Klein, Esq.

Klein & Klein, LLC

40 SE 11th Avenue

Ocala, Florida 34471

Our File No.: R2020047

Property Appraisers Parcel Identification (Folio) Number: 18013-000-00

Florida Documentary Stamps in the amount of \$3,920.00 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 4 day of March, 2020, by ANTHONY CHANCE FARLEY and KIMBERLY F. GARDNER and ROBIN F. MCMAHAN and CELENE F. MARSHALL and RICHARD J. THOMPSON, whose post office address is 4721 SE 212th Court, Morriston, FL 32668, herein called the Grantors, to SANDI DORR, whose post office address is 10140 SW 67th Court, Ocala, FL 34476, hereinafter called the Grantee:
(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in LEVY County, State of Florida, viz.:

Tract 23, STARTING POINT, according to the Plat thereof recorded in Plat Book 6, Pages 69 through 71, Public Records of Levy County Florida, LESS AND EXCEPT any portion thereof designated as an equestrian trail on the Plat of STARTING POINT.

Subject to easements, restrictions and reservations of record which are not intended to be reimposed hereby and taxes for the year 2020 and thereafter.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Thomas W. Chetko

Witness #1 Signature

THOMAS W. CHETKO

Witness #1 Printed Name

Anthony Chance Farley
ANTHONY CHANCE FARLEY

Susan D. Martinsen

Witness #2 Signature

SUSAN D. MARTINSEN

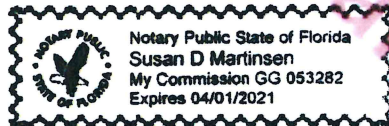
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4TH day of March, 2020, by ANTHONY CHANCE FARLEY, who is personally known to me or has produced _____ as identification.

SEAL

My Commission Expires:



Susan D. Martinsen

Notary Public

SUSAN D. MARTINSEN

Printed Notary Name



IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

x Todd Shadle
Witness #1 Signature

x TODD SHADLE
Witness #1 Printed Name

x Kimberly F. Gardner
KIMBERLY F. GARDNER

x [Signature]
Witness #2 Signature

x Jessi Tuttle
Witness #2 Printed Name

STATE OF Kentucky
COUNTY OF Jefferson

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4th day of March, 2020, by KIMBERLY F. GARDNER, who is personally known to me or has produced x Drivers License as identification.

SEAL

My Commission Expires:

Todd Shadle
Notary Public, ID No. 584091
State at Large, Kentucky
My Commission Expires 8/1/2021

x Todd Shadle
Notary Public
TODD SHADLE
Printed Notary Name

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Kaynel Bruchart

Witness #1 Printed Name

Guadalupe Rodriguez

Witness #2 Signature

Guadalupe Rodriguez

Witness #2 Printed Name

ROBIN F. MCMAHAN

STATE OF Kentucky
COUNTY OF Fayette

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 24 day of March, 2020, by ROBIN F. MCMAHAN, who is personally known to me or has produced _____ as identification.

SEAL

My Commission Expires:

My Commission No. 629246
Expires August 14, 2023

Notary Public

Printed Notary Name

Laura Bigstaff

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Guadalupe Rodriguez
Witness #1 Signature

Guadalupe Rodriguez
Witness #1 Printed Name

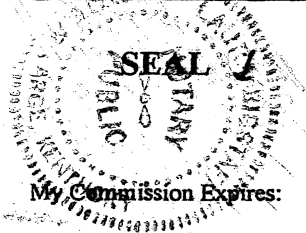
[Signature]
Witness #2 Signature

Kerwin Brown
Witness #2 Printed Name

Celene F. Marshall
CELENE F. MARSHALL

STATE OF Kentucky
COUNTY OF Fayette

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4 day of March, 2020, by CELENE F. MARSHALL, who is personally known to me or has produced license as identification.



Laura Bigstaff
Notary Public
Laura Bigstaff
Printed Notary Name

My Commission No. 629246
Expires August 14, 2023

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature

Alexis Suarez
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Ward Simmons
Witness #2 Printed Name

[Signature]
RICHARD J. THOMPSON

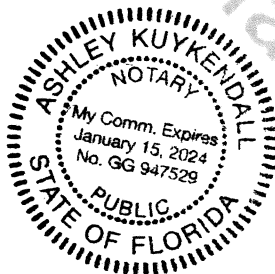
STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 14 day of March, 2020, by RICHARD J. THOMPSON, who is personally known to me or has produced Florida Driver License as identification.

SEAL

My Commission Expires:

January 15, 2024



Ashley Kuykendall
Notary Public
Ashley Kuykendall
Printed Notary Name





Agricultural / Rural Residential

Agricultural / Rural Residential

Agricultural / Rural Residential

Agricultural / Rural Residential

902 ft

Floodplain Analysis Report for:

Dorr Property
Levy County, Florida

Submitted to:

Levy County

Prepared for:

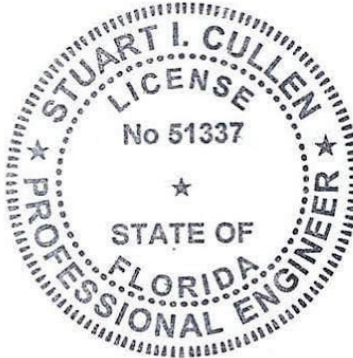
Sandi Dorr
4751 SE 212nd Court
Morrison, Florida 32668
(306) 747-7459

Prepared by:

Stuart I. Cullen, PE
2174 SW 35th Court
Gainesville, Florida 32608

Date:

February 21, 2025



This item has been electronically signed and sealed by Stuart I. Cullen, PE using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by
Stuart I Cullen
Date: 2025.02.21
11:53:02 -05'00'

Stuart I. Cullen, FL PE 51337

I. Project Name:
Dorr Property – Floodplain Analysis

II. Property Location:
4751 SE 212nd Court
Morrison, Levy County, Florida
The Project Location Map is provided in Attachment A.

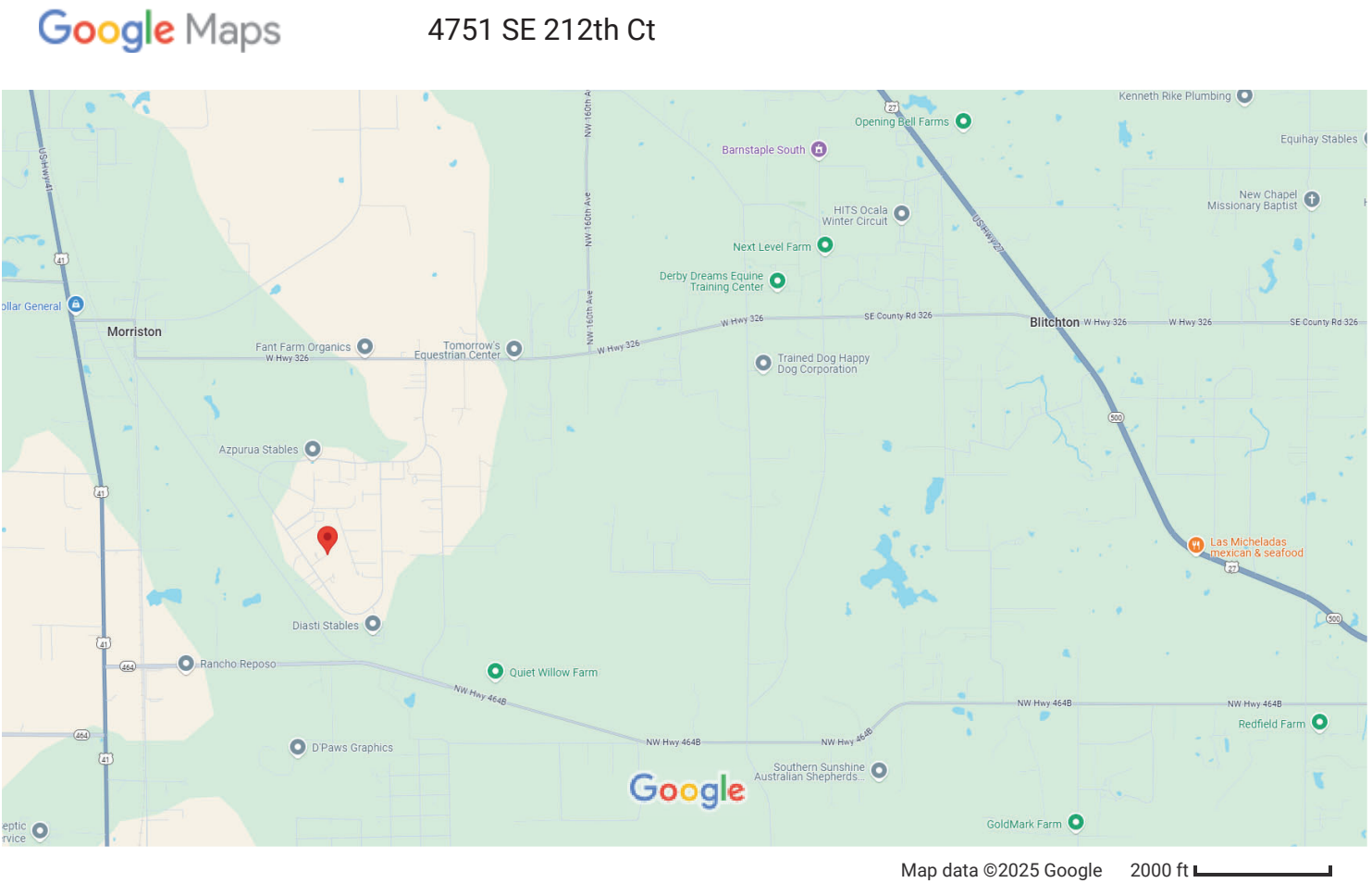
III. General Project Information:
The Dorr project analysis was requested to evaluate existing floodplain depressional areas on the approximately 30-acre property. The Owner wishes to perform a property lot split and Levy County requires that the floodplain elevations be determined for mapped flood prone areas. The property is impacted by two mapped flood prone areas, both designated as FEMA A Zones. This analysis provides the Engineering Analysis to define the floodplain elevations of these depressional areas. It is not proposed to engage the FEMA map revision process.

IV. Local Government Criteria:
A. Levy County – Perform an Engineering Analysis to define the floodplain elevations for mapped Flood Prone areas. The 100-year/24-hour storm event should be utilized.

V. Floodplain Analysis:
The Engineering Analysis necessary to define the floodplain elevation required the definition of the drainage areas flowing to the depressional areas, the evaluation of surface conditions in the specific drainage areas, the soil parameters, and the engineering analysis. The Modified Rational Methodology was chosen as an applicable analysis method for these independent depressional areas as the ground water is not expected to intersect the bottom of the depressions and they are not connected with other drainage areas. The generalized topographic map available from the Southwest Florida Water Management District (SWFWMD) was obtained and utilized to determine the drainage basin boundaries and surface conditions. See Attachment B. McMillen Surveying provided a detailed topographic map of the depressional areas which provided the detailed stage-storage information at the depressional areas. The Natural Resources Conservation Service online resource provided the SCS Soils maps for the area, with the applicable permeability rates for the surface soils. See Attachment C. The SWFWMD 100yr/24hr storm event rainfall curves for the area indicate that the 100-year/24-hour storm event depth is 11.0 inches. This information along with all the obtained data was analyzed was used in the Modified Rational Methodology calculations to determine the floodplain elevations. The calculations are provided in Attachment D.

VI. Floodplain Analysis Summary:
The two depressional areas receive surface flow from independent mapped drainage basins. The analysis of these areas for the 100yr/24hr storm event provides the calculated floodplain elevations. Both depressional areas fully contain the runoff from the applicable storm event. The floodplain elevation results are:
West Floodplain Area Elevation = 57.10 NAVD88
East Floodplain Area Elevation = 56.50 NAVD88

ATTACHMENT A:
Location Map



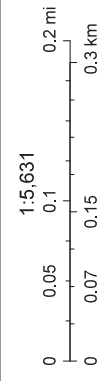
ATTACHMENT B:
SWFWMD Topographic Map

General Map



1/22/2025, 10:42:08 AM

- USGS 5-ft Contours
- Water Management Districts
 - South Florida
 - St. Johns River
 - Northwest Florida
- WMD Boundaries
- Boundary
- State
- Suwannee River



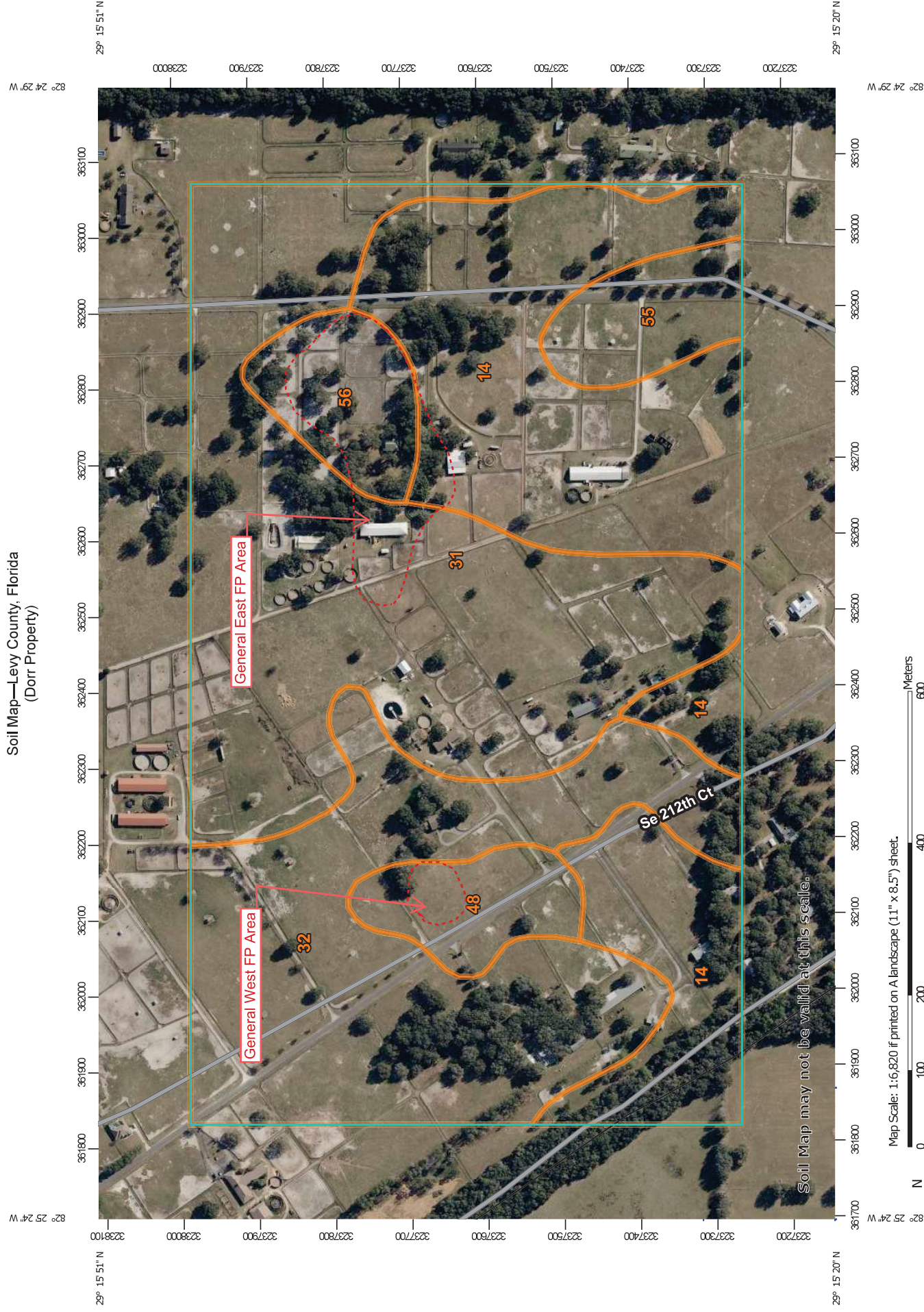
Floodplain Data
SIC - 2025-01-22

Southwest Florida Water Management District, State of Florida, Maxar, Esri Community Maps Contributors, Maroon County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Southwest Florida Water Management District

ATTACHMENT C:
SCS Soils Map

Soil Map—Levy County, Florida (Dorr Property)



Map Scale: 1:6,820 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Levy County Florida
Survey Area Data: Version 21, Aug 21, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 9, 2022—Feb 10, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

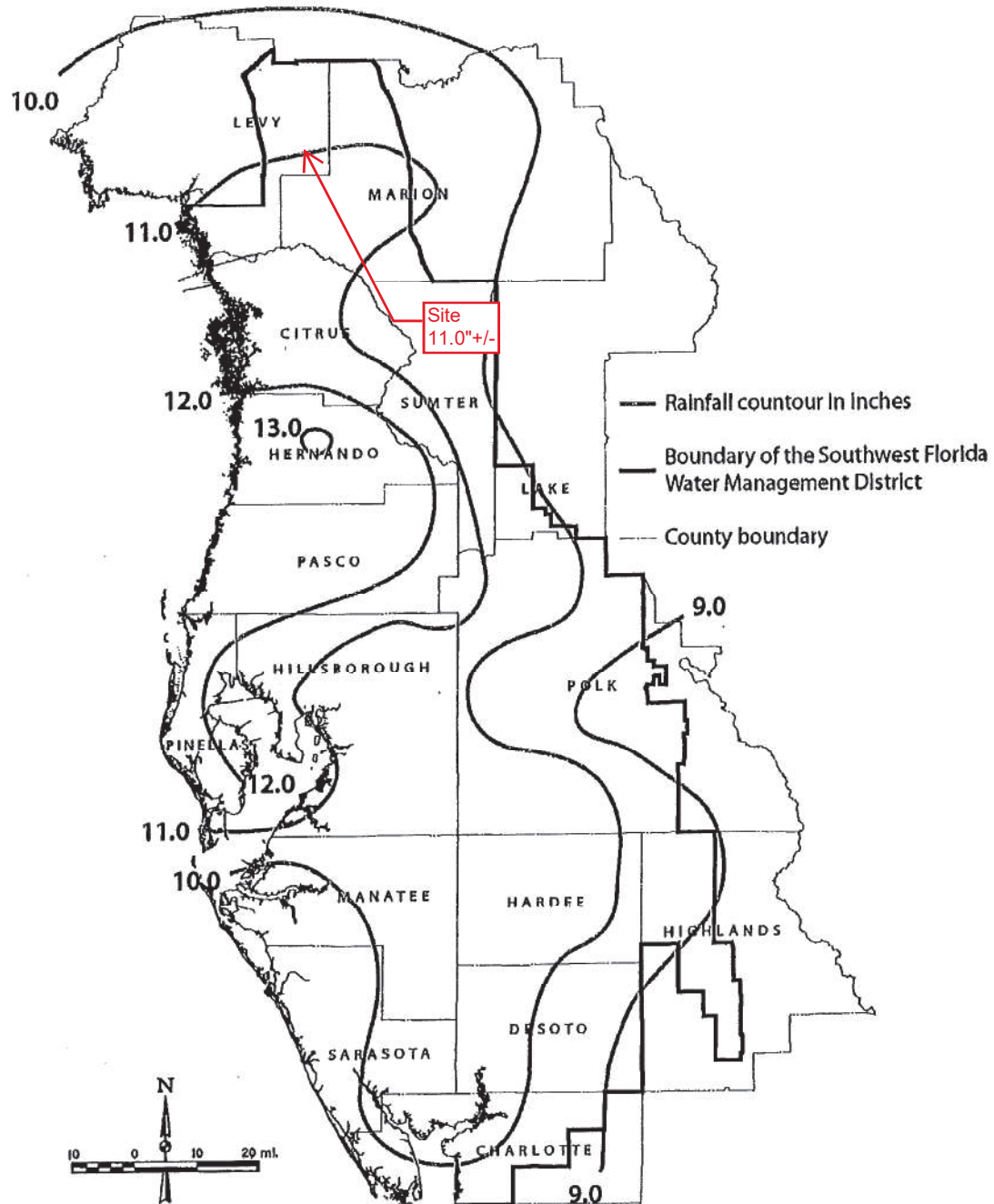
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
14	Shadeville-Otela complex, 1 to 5 percent slopes	63.7	28.6%
31	Jonesville-Otela-Seaboard complex, 1 to 5 percent slopes	74.4	33.4%
32	Otela-Tavares complex, 1 to 5 percent slopes	57.5	25.8%
48	Lutterloh-Moriah complex, 0 to 5 percent slopes	8.6	3.9%
55	Pedro-Jonesville-Shadeville complex, 0 to 5 percent slopes	8.7	3.9%
56	Moriah-Bushnell-Mabel, limestone substratum, complex, 0 to 5 percent slopes	9.6	4.3%
Totals for Area of Interest		222.6	100.0%

ATTACHMENT D:
Floodplain Analysis Calculations

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Figure D-7
Twenty-Four-Hour One-Hundred-Year Return Period
Rainfall Map



Dorr Property Floodplain Site Conditions

West Floodplain - Runoff Data			
Rational Coefficient Calculations			
Area Type	Area (SF)	Area (Acres)	C
Impervious Area	85,600	1.97	0.95
Open Area	1,626,300	37.33	0.15
Total Drainage Area	1,711,900	39.30	0.19

East Floodplain - Runoff Data			
Rational Coefficient Calculations			
Area Type	Area (SF)	Area (Acres)	C
Impervious Area	348,500	8.00	0.95
Open Area	6,621,100	152.00	0.15
Total Drainage Area	6,969,600	160.00	0.19

Dorr Property Floodplain Analysis

Basin: West Floodplain

FDOT/SRWMD DESIGN METHODOLOGY
(MODIFIED RATIONAL METHOD)

HYDROGRAPH DATA		DESIGN INPUT DATA		OUTFLOW DATA	
AREA (ACRES) =	39.30	SOIL PERC. RATE (FPD) =		12.00	
C PRE =	0.19				
C POST =	0.19	WEIR LENGTH (FT) =		0.00	
P (1 HOUR) =	0.00	WEIR COEFFICIENT =		3.20	
P (2 HOUR) =	0.00	WEIR INVERT ELEV. (FT-MSL) =		999.00	
P (4 HOUR) =	0.00				
P (8 HOUR) =	0.00	ORIFICE DIAMETER (IN.) =		0.00	
P (24 HOUR) =	11.00	ORIFICE INV. ELEV. (FT-MSL) =		999.00	
		ORIFICE AREA (SF) =		0.00	
DESIGN STORM =	100 YEAR				
	24 Hr EVENT	BASIN MAX. ALLOWABLE STAGE =		57.10	

INPUT STAGE/AREA DATA (MAXIMUM 10 POINTS)					
PT #	STAGE ELEVATION (FT-MSL)	SURFACE AREA (SF)	STORAGE VOLUME (CF)	STORAGE VOLUME (AC-FT)	PERCOL. RATE (CFS)
1	56.00	1,315	0	0.00	0.183
2	56.50	20,450	5,441	0.12	2.840
3	57.00	41,970	21,046	0.48	5.829

OUTPUT DATA RESULTS - FLOOD HYDROGRAPH ROUTING							
100 (HOUR)	MAXIMUM POST DEV RUNOFF (CFS)	MAXIMUM PRE. DEV. RUNOFF (CFS)	DESIGN SURFACE OUTFLOW (CFS)	CHECK OK	MAXIMUM STAGE ELEVATION (FT.-MSL)	CHECK OK	TOTAL DISCHARGE VOLUME (AC.-FT.)
24	8.21	8.21	0.00	YES	57.10	YES	0.00
100 (HOUR)	STORM EVENT VOLUME (AC-FT)	TOTAL PRE.-DEV. VOLUME (AC-FT)	TOTAL POST DEV VOLUME (AC-FT)	TOTAL PERC. VOLUME (AC-FT)	DISCHARGE VOLUME (AC-FT)	CHECK O.K.	
24	6.72	6.72	6.72	0.24	0.00	YES	

Dorr Property Floodplain Analysis

Basin: East Floodplain

FDOT/SRWMD DESIGN METHODOLOGY
(MODIFIED RATIONAL METHOD)

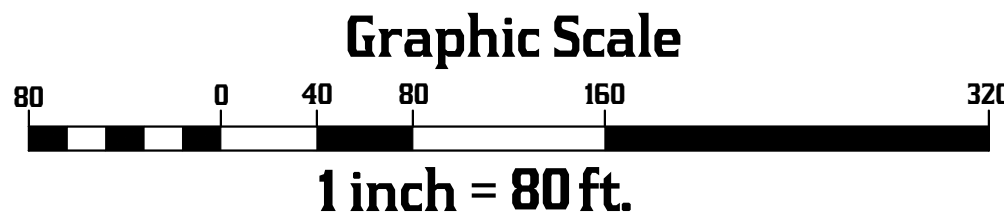
HYDROGRAPH DATA		DESIGN INPUT DATA		OUTFLOW DATA	
AREA (ACRES) =	160.00	SOIL PERC. RATE (FPD) =		12.00	
C PRE =	0.19				
C POST =	0.19	WEIR LENGTH (FT) =		0.00	
P (1 HOUR) =	0.00	WEIR COEFFICIENT =		3.20	
P (2 HOUR) =	0.00	WEIR INVERT ELEV. (FT-MSL) =		999.00	
P (4 HOUR) =	0.00				
P (8 HOUR) =	0.00	ORIFICE DIAMETER (IN.) =		0.00	
P (24 HOUR) =	11.00	ORIFICE INV. ELEV. (FT-MSL) =		999.00	
		ORIFICE AREA (SF) =		0.00	
DESIGN STORM =	100 YEAR				
	24 Hr EVENT	BASIN MAX. ALLOWABLE STAGE =		56.50	

INPUT STAGE/AREA DATA (MAXIMUM 10 POINTS)					
PT #	STAGE ELEVATION (FT-MSL)	SURFACE AREA (SF)	STORAGE VOLUME (CF)	STORAGE VOLUME (AC-FT)	PERCOL. RATE (CFS)
1	54.50	0	0	0.00	0.000
2	55.00	3,100	775	0.02	0.431
3	55.50	23,300	7,375	0.17	3.236
4	56.00	139,000	47,950	1.10	19.306
5	56.50	431,600	190,600	4.38	59.944

OUTPUT DATA RESULTS - FLOOD HYDROGRAPH ROUTING							
100 (HOUR)	MAXIMUM POST DEV RUNOFF (CFS)	MAXIMUM PRE. DEV. RUNOFF (CFS)	DESIGN SURFACE OUTFLOW (CFS)	CHECK OK	MAXIMUM STAGE ELEVATION (FT.-MSL)	CHECK OK	TOTAL DISCHARGE VOLUME (AC.-FT.)
24	33.44	33.44	0.00	YES	56.10	YES	0.00
100 (HOUR)	STORM EVENT VOLUME (AC-FT)	TOTAL PRE.-DEV. VOLUME (AC-FT)	TOTAL POST DEV VOLUME (AC-FT)	TOTAL PERC. VOLUME (AC-FT)	DISCHARGE VOLUME (AC-FT)	CHECK O.K.	
24	27.36	27.36	27.36	1.13	0.00	YES	

PRELIMINARY PLAT - NOT FOR FINAL RECORDING

M



Starting Point Tract 23 Replat

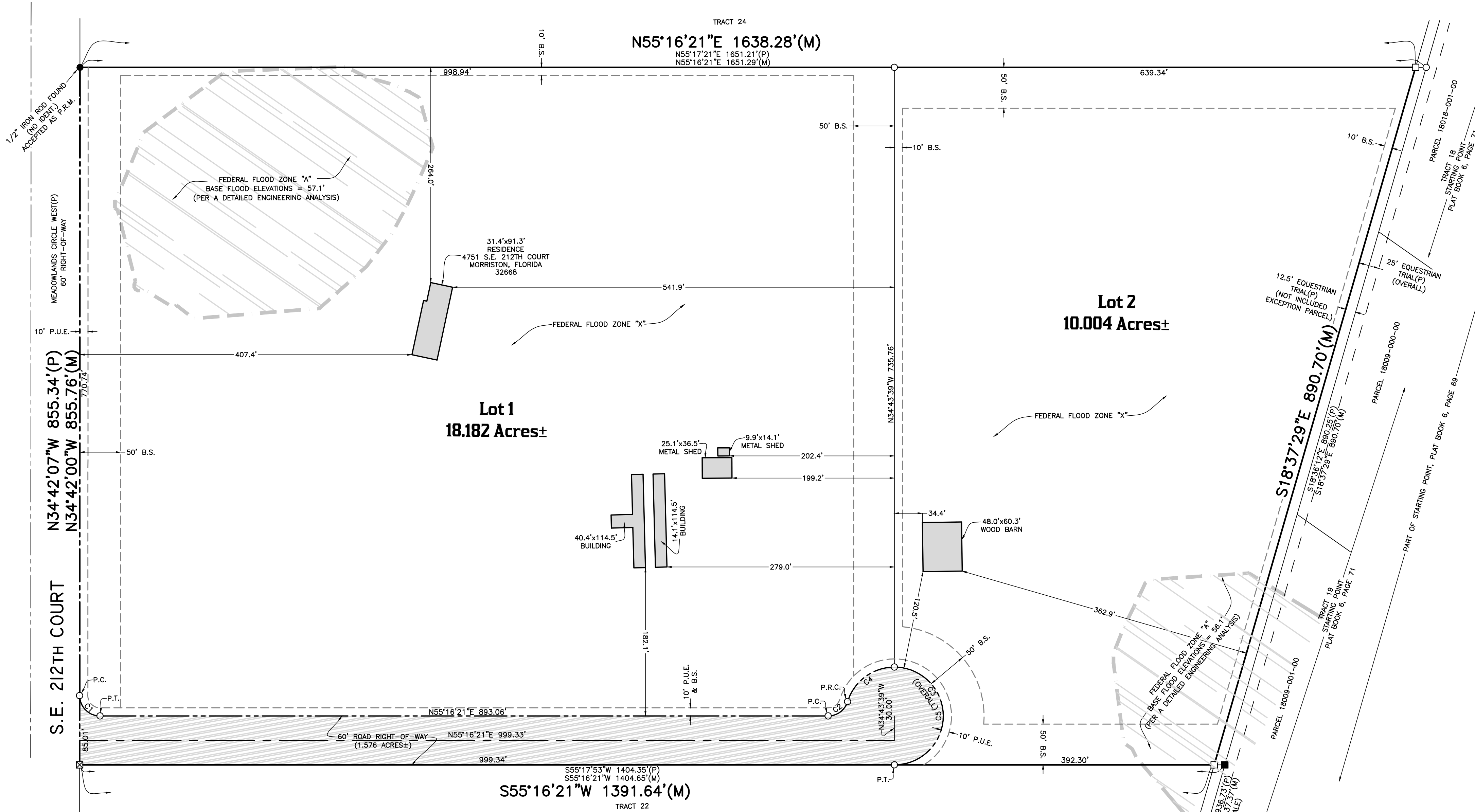
Lying in Section 16, Township 14 South, Range 19 East,
Levy County, Florida

NOTES:

- Bearings hereon are based on the Florida State Plane Coordinate System for the Florida West Zone NAD 83.
- THE MAXIMUM ERROR OF CLOSURE DOES NOT EXCEED 1 : 10,000'.
- BUILDING SETBACKS TO BE VERIFIED THROUGH PLANNING DEPARTMENT.

NOTE:

THE FEDERAL FLOOD ZONES SHOWN HEREON WERE DIGITIZED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 12075C 0420F EFFECTIVE DATE: 11/02/2012.



Curve Table						
Curve #	Radius	Arc Length	Tangent	Central Angle	Chord	Chord Bearing
C1	25.00'	39.28'	25.01'	09°01'38"	35.36'	S79°42'49"E
C2	25.00'	31.81'	18.46'	07°25'43"	29.70'	N18°49'30"E
C3	60.00'	264.83'	81.24'	25°25'43"	96.53'	N71°10'30"W
C4	60.00'	76.34'	44.31'	07°25'43"	71.29'	S18°49'30"W
C5	60.00'	188.50'		180°00'00"	120.00'	N34°43'39"W

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.

ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE 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.

LEGEND:

- 4"x4" CONC. MONUMENT FOUND (NO IDENT.)
- 4"x4" CONC. MONUMENT FOUND (ACCEPTED AS P.R.M.)
- 4"x4" CONC. MONUMENT SET MARKED ("PRM" PCP MCMILLEN P.S.M. 5469)(P.R.M.)
- IRON ROD FOUND
- 1/2" IRON ROD TO BE SET MARKED ("MCMILLEN" P.S.M. 5469)
- 1/2" IRON ROD SET MARKED ("WITNESS" P.S.M. 5469)
- NAIL & DISK SET ("PRM" PCP "MCMILLEN" P.S.M. 5469)
- (P) = PLAT
- (M) = MEASURED
- (D) = DESCRIPTION
- B.S. = BUILDING SETBACK
- D = DELTA (CENTRAL ANGLE)
- R = RADIUS
- A = ARC LENGTH
- P.C. = POINT-OF-CURVATURE
- P.T. = POINT-OF-TANGENCY
- P.R.C. = POINT-OF-REVERSE CURVATURE
- (R.B.) = REFERENCE BEARING
- P.O.C. = POINT-OF-COMMENCEMENT
- P.O.B. = POINT-OF-BEGINNING
- P.U.E. = PUBLIC UTILITY EASEMENT
- CH = CHORD
- CONC = CONCRETE
- AP = ADJOINING PLAT
- PB = PLAT BOOK
- ORB = OFFICIAL RECORDS BOOK
- PG = PAGE
- PRM = PERMANENT REFERENCE MONUMENT
- F.E.M.A. = FEDERAL EMERGENCY MANAGEMENT AGENCY

Description: (ORB 1527, PG 861)

Tract 23, STARTING POINT, according to the Plat thereof recorded in Plat Book 6, Pages 69 through 71, Public Records of Levy County, Florida, LESS AND EXCEPT any Portion thereof designated as an Equestrian trail on the Plat of STARTING POINT.

Owner's Certification and Dedication:

I, Sandi Dorr, the lawful owner of the lands described hereon, have caused the same to be surveyed and subdivided, and that this plat made in accordance with said survey, to be known as "Starting Point Tract 23 Replat" is hereby adopted as the true and correct plat of said land and that all utility easements and road right-of-way hereon are hereby dedicated to the public forever.

Sandi Dorr
4751 S.E. 212th Court
Morrison, FL 32668

Witness

Witness

Plat Book ____, Page ____,
Sheet One of One

Acknowledgment:

(State of Florida, County of Levy)
I hereby certify that on this day personally appeared before me, Sandi Dorr, who is duly sworn and who furnished a Florida Driver's License as identification and who executed the above instrument and acknowledged before me that she executed said instrument for the use and purpose herein expressed, and did take on oath.

Witness my hand and official seal this ____ day of _____, 2025.

Commission Number: _____

Printed: _____

Signature: _____

County of: _____

State of: _____

My Commission Expires: _____

Consent of Mortgagee:

Farm Credit of Florida, the holder of that certain mortgage as recorded in O.R.B. 1545, page 547 and O.R.B. 1865, page 378 of the public records of Levy County, State of Florida, do hereby consent to this plat and join in the dedication as shown hereon.

FARM CREDIT OF FLORIDA
11903 SOUTHERN BLVD
SUITE 200
WEST PALM BEACH, FL 33411

Witness

Witness

Acknowledgment:

(State of Florida, County of Levy)
I, hereby certify that on this day personally appeared before me, _____, who are duly sworn and who furnished a Florida Driver's License as identification and who executed the above instrument and acknowledged before me that they executed said instrument for the use and purpose herein expressed, and did take on oath.

Witness my hand and official seal this ____ day of _____, 2025.

Commission Number: _____

Printed: _____

Signature: _____

County of: _____

State of: _____

My Commission Expires: _____

Surveyor's Certificate:

I do hereby certify that this plat of "Starting Point Tract 23 Replat" is a true and correct representation of the hereon described property according to a survey made under my responsible direction and supervision dated 12/05/2024, and that this plat complies with all survey requirements of Chapter 177, Part 1, Florida Statutes.

Date: _____
Stephen M. McMillen, P.S.M.
Professional Surveyor & Mapper
Florida Certificate No. 5469
McMillen Surveying, Inc.
Certificate of Authorization No. 8041

County Certificates:

We, the undersigned do hereby certify that this plat conforms to the requirements of Levy County Ordinance and Regulations as follows:

Planning & Zoning

Chairman - Levy County Planning Commission Date: _____

Water & Sewer Requirements: I hereby certify that lot sizes shown in this subdivision comply with requirements of Chapter 381 F.S. and Chapter 62-6, F.A.C. for use of on-site sewage disposal systems and individual water supply systems. Systems size determination will be made on an individual lot basis.

Levy County Health Department Date: _____

Road Requirements:

Administrative Coordinator - Levy County Road Department Date: _____

Property Appraiser:

Levy County Property Appraiser Date: _____

Form and Legality:

Levy County Attorney Date: _____

Commission:

Chairman - Board of County Commissioners Date: _____

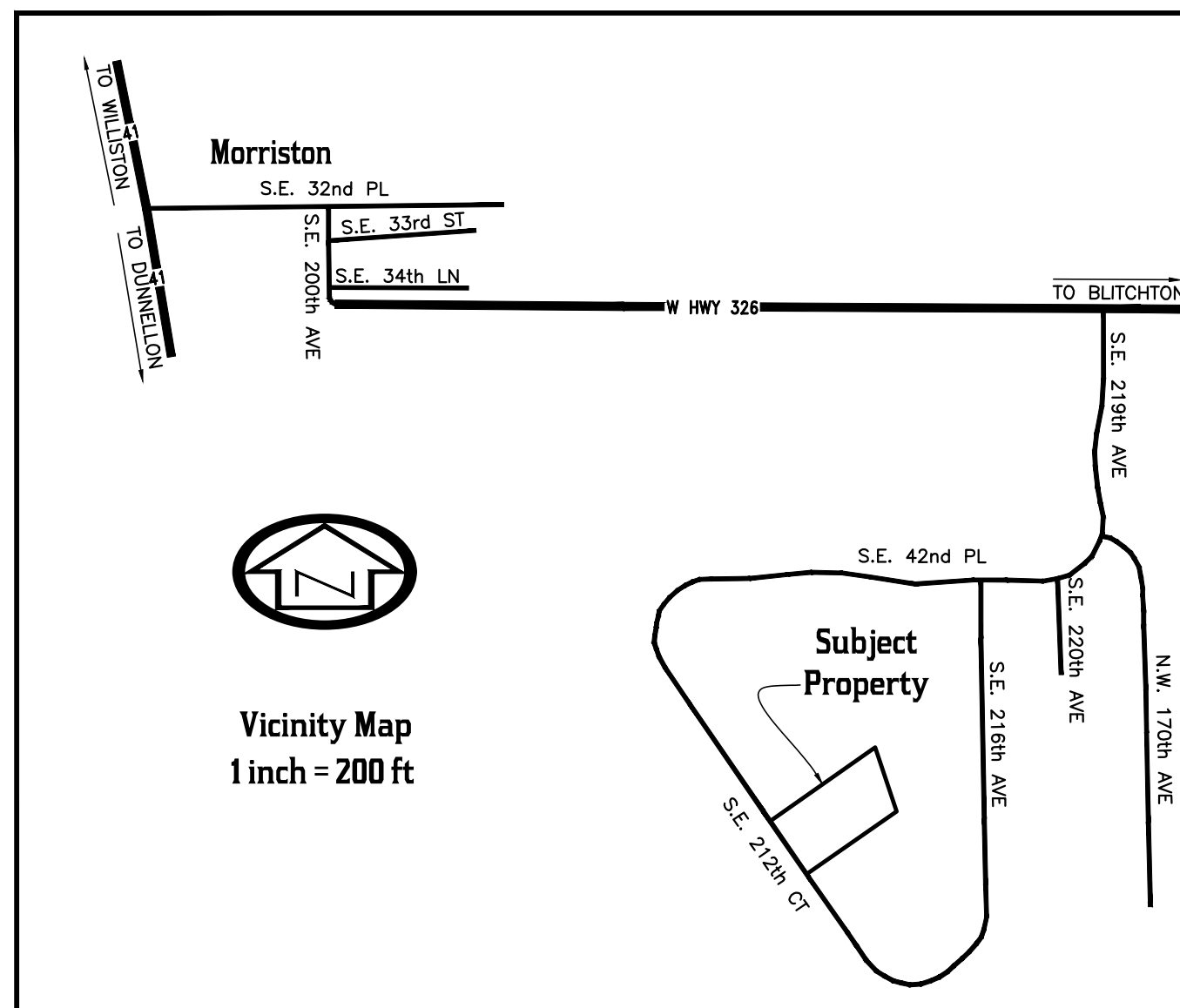
Review by Surveyor & Mapper: This is to certify that I have reviewed the plat for conformity to Part 1, Chapter 177, Florida Statutes, but have not verified survey data.

Date: _____
Donald A. Carswell
Florida Certification No. 6071

Clerk of the Circuit Court Certificate:

This is to certify that this plat has been filed for record in Plat Book ____, Page ____ of the public records of Levy County, Florida, this ____ day of _____, 2025.

Clerk of the Circuit Court Deputy Clerk

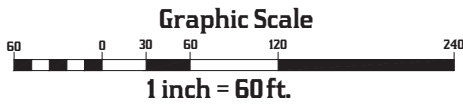


S

PRELIMINARY PLAT REVISED PER COUNTY COMMENT 02/04/2025 K.A.H.
PRELIMINARY PLAT CREATED 01/20/2025 K.A.H.

I

Map of Boundary Survey
A portion of Tract 31, Starting Point, lying in
Section 9, Township 14 South, Range 19 East,
Levy County, Florida



Description: (Per Commitment)

The Land referred to herein below is situated in the County of LEVY, State of FL and is described as follows:

A portion of Tract 31 of STARTING POINT SUBDIVISION, as recorded in Plat Book 6, Pages 69-71, of the public records of Levy County, Florida, said portion more particularly described as follows:

Beginning at the NE corner of said Tract 31; thence S. 00 deg. 54 min. 45 sec. E. along the East boundary line of said Tract 31, 936.24 feet; thence N. 89 deg. 39 min. 45 sec. W. 472.52 feet to the East right-of-way line of STARTING POINT BOULEVARD and the point of curvature of a non-tangent curve, concave Southwesterly, having as its elements a central angle of 01 deg. 27 min. 32 sec., a radius of 2230.00 feet, a chord bearing of N. 00 deg. 04 min. 04 sec. W., and a chord distance of 56.78 feet, thence Northwesterly, along and with the arc of said curve, 56.78 feet; thence N. 00 deg. 47 min. 50 sec. W. along said right-of-way line, 580.00 feet; thence N. 10 deg. 30 min. 46 sec. E., 101.98 feet; thence N. 00 deg. 47 min. 50 sec. W., 173.51 feet to the point of curvature of a tangent curve concave Southeasterly, having as its elements a central angle of 91 deg. 08 min. 05 sec. And a radius of 25.00 feet; thence Northwesterly, along and with the arc of said curve, 39.76 feet to the point of tangency of said curve and the South right-of-way line of County Road No. 326; thence S. 89 deg. 39 min. 45 sec. E., along said right-of-way line 424.40 feet to the Point of Beginning.

Notes:

1. Bearings herein are based on an assumed value of S00°54'45"E, for the East line of Tract 31, said bearing is identical with the deed of record.
- 2a. Features and Improvements, (i.e. foundations, utilities, septic tanks, etc.) not visible beneath the surface of the ground, have not been located unless specifically depicted or noted herein. If a septic tank is shown upon the map, it was located by probing the ground only and not by excavation. Additional wells and septic tanks may exist which are unknown to the surveyor.
- b. Fences, overhead wires, and symbols shown herein may be exaggerated for plat purposes only and are not to scale.
- c. Property lines should not be reconstructed based on distances to improvements.
- d. Additions or deletions to Survey Maps by other than the signing surveyor is prohibited without written consent of the signing surveyor.
- e. This survey does not reflect or determine ownership.
- f. This survey is certified to the date of the data acquisition in the field (shown herein as survey date), ONLY.
3. Instruments of record reflecting easements, rights-of-way, and/or ownership were furnished to the surveyor via a Title Commitment. No search of the public records has been done by the surveyor for any encumbrances for subject property or adjoining properties.
4. The building setbacks shown herein were taken from the record plat or information furnished to the surveyor only. Therefore, if no building setbacks are shown herein, this does not imply that there are none on subject property. It is suggested, by the surveyor, that all building setbacks (whether shown or not) are verified at the proper building department with the current zoning of the subject property.
5. Subject Property shown herein may be a division of a parent tract based on information provided by the client. If so, this survey does not guarantee a building permit and it is suggested that all divisions are verified at the proper building department with the current zoning of the subject property.
6. Information from the Federal Emergency Management Agency (F.E.M.A.) Flood Insurance Rate Map shown herein was current as of the effective or revised date of said map. Map revisions and amendments are periodically made by letter and may not be reflected on said map.
7. Fence locations shown herein (if any) are located at the corners or ends only, unless specified otherwise. Fencing may meander between said fence corners.
8. Subject Property lies in F.E.M.A. Flood Zone "X" per the County Property Appraiser's website.

Parcel 18021-001-00
10.000 Acres±
(Vacant Land)

CHECK WITH LOCAL
BUILDING DEPARTMENT
FOR BUILDING
SETBACKS

- LEGEND:**
- 4"x4" CONC. MONUMENT FOUND (NO IDENT. UNLESS SHOWN)
 - IRON MARKER FOUND
 - 1/2" IRON ROD SET MARKED "MCMILLEN P.S.M. 5469"
 - 1/2" IRON ROD SET MARKED "WITNESS P.S.M. 5469"
 - NAIL & DISK SET "PRM PCP MCMILLEN P.S.M. 5469"
 - UTILITY POLE
 - PLAT
 - MEASURED
 - DESCRIPTION
 - CALCULATED
 - IDENTIFICATION
 - R.B. REFERENCE BEARING
 - P.O.C. POINT-OF-COMMENCEMENT
 - P.O.B. POINT-OF-BEGINNING
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.U.&D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
 - CH. CHORD
 - B.S. BUILDING SETBACK
 - FENCE LINE
 - QUY WIRE ANCHOR
 - CLEANOUT
 - WELL
 - ORB. OFFICIAL RECORD BOOK
 - PG. PAGE
 - ASPHALT
 - CONCRETE
 - COVERED CONCRETE
 - BUILDING
 - DIRT/UMEROCK DRIVEWAY
 - BRICK PAVERS
 - COVERED AREA

L1= N10°30'46"E 101.98'(D)
N10°27'07"E 102.18'(M)
L2= N00°47'50"W 173.51'(D)
N00°58'05"W 173.93'(M)

Curve Table						
Curve #	Radius	Arc Length	Tangent	Central Angle	Chord	Chord Bearing
C1(D)	2230.00'	56.78'	28.39'	001°27'32"	56.78'	N00°04'04"W
C1(M)	2230.00'	56.88'	28.39'	001°27'32"	56.88'	N00°18'10"W
C2(D)	25.00'	39.76'	25.51'	091°08'05"	35.71'	N44°46'27"E
C2(M)	25.00'	39.76'	25.51'	091°08'05"	35.39'	N45°22'32"E



McMillen Surveying, Inc.
444 N.W. Main Street
Williston, Florida, 32666
Office: 352 528-6277

For more information please
visit our website
www.mcsurveying.com
or email us at
info@mcsurveying.com

This survey meets the
Standards of Practice set
forth by the Florida Board of
Surveyors & Mappers,
pursuant to Chapter 5J-17,
Florida Administrative Code.

Florida Professional Surveyor and
Mapper, License No. LS 5469
Florida Professional Surveyor and
Mapper Business License No. LB 8041
NOT VALID WITHOUT THE SIGNATURE &
ORIGINAL SEAL OF A FLORIDA
LICENSED SURVEYOR & MAPPER
Stephen M. McMillen, P.S.M.
2025.01.08
13:49:55 -05'00'

PREPARED FOR:
JESSICA FARRELL
UNITED WHOLESALE MORTGAGE, LLC
SHAW/ATMA
KLEIN AND KLEIN, LLC
FIRST AMERICAN TITLE INSURANCE
COMPANY
Scale: 1"= 60'
Proj. No. 2025-009a
Drawn: K.A.H.
Chk'd: S.M.M.
Dwg. Name: 2025-009a
Survey Date: 01/06/25
Field Book: 223
Pages: 72