



**Final Plat Application  
Levy County, Florida**

Filing Date: \_\_\_\_\_ Petition Number: FP 21-01  
 Amount of Fee: \$ 225.00 Validation Number: \_\_\_\_\_

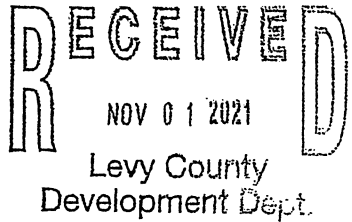
**TO THE LEVY COUNTY PLANNING COMMISSION:**

Application is hereby made to the County Planning Commission of Levy County, pursuant to the provisions of Chapter 163, Florida Statutes, as amended, and the Levy County Land Development Code, Chapter 50-534, petitioning for a Final Plat on the following described:

<b>I. Applicant and Request Information -</b>		Please print unless otherwise specified.	
Owner's Name: <u>R &amp; R Landholdings LLC</u>	Surveyor: <u>Jeremy Hallick</u>		
Address: <u>315 NW Magnolia Circle</u>	Address: <u>4450 NE 83rd Rd</u>		
City <u>Crystal River</u> Zip Code <u>34428</u>	City <u>Wildwood</u> Zip Code <u>34785</u>		
Phone <u>(352) 789-2523</u>	Phone <u>(352) 437-2518</u>		

<b>II. Parcel Information</b>		
1. Subdivision Name: <u>R &amp; R Acres</u>		
2. Date Preliminary Plat Approved: <u>10-19-21</u>		
3. Parcel Number (s)	Section/Township/Range	Acreage
A. <u>1436501600</u>	<u>07-16-17</u>	<u>62.39</u>
B. _____	_____	_____
C. _____	_____	_____
Total Acreage:		_____

3. Locational Description (Please attach copy of legal description or existing plat if property in question is a re-subdivision). \_\_\_\_\_
4. Proposed Use of Property: ARR



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5. Present Zoning /Land Use: ARR
6. Was a Zoning Change Requested?  
Yes  No   
[if yes, the plat may not be approved until it conforms with the local zoning. Include a certification of zoning compliance if a change was requested]
7. Have all required improvements been installed? Yes  No   
[If no, include detailed estimates of cost and a statement relative to the method of improvement guarantee. All estimates must be approved by the County Commission.]
8. Do you proposed deed restrictions? Yes  No   
[If yes, please attach copy]

**III. To Be Supplied At The Time Of Submission:**

**Attach the items in the order listed below. The application will not be processed without these items. Any information changes must be submitted, in writing to the Levy County Development Department and received one week prior to the Planning Commission Public Hearing.**

1. Final Plat Application 2. Property Deed. The most recent one pertaining to the property being requested to be subdivided, obtained from the Clerk of Circuit Court's Office or property statement from the Tax Collector's Office 3. Location map identifying subject parcel with either a color or pattern 4. Surface water permit or exemption 5. Signed and sealed boundary survey's. (office, road, and bridge and engineering) 6. Current title opinion.

**NOTE:** See checklist for appropriate number of copies for submittal

**Final Plat Application  
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**IV. APPLICATION INSTRUCTIONS:**

- ( a ) An application for a Final Plat must be accompanied by a fee of \$225.00 **plus all fees and costs for services of County Engineer, outside legal counsel or other professional consultants in connection with the application.** Please note, application fee may be subject to change.
  
- ( b ) If the applicant is not the owner of record of the property, the owner must agree to this application either by signing the application form, or by submitting a notarized letter authorizing the applicant to act as an agent. Owner's authorization is required at the time this application is submitted.
  
- ( c ) All required documentation and submission material is required to accompany the application at the time the request is submitted. Applications are screened for completeness. Depending on the proposed use, additional information may be required. **Failure to provide all information and submission material required shall delay the public review of the application until such time as all materials are received.**
  
- ( d ) The Final Plat applications are processed once a month. Applications received by the first (1<sup>st</sup>) day of the month preceding a regular monthly meeting of the planning commission will **tentatively** be scheduled, advertised and presented at a public hearing the following month. Applications received after the first (1<sup>st</sup>) of the month will not be scheduled for the following month.
  
- ( e ) Applications may be submitted as follows:
  - In Person: Levy County Zoning Department generally located on alternate 27, within the Levy County Building and Zoning Office.
  - By Mail: Levy County Zoning Department, Levy County Courthouse, Post Office Box 672 Bronson, Florida, 32621.
  
- ( f ) This office will prepare the poster(s) and place them on the property involved in this request.
  
- ( g ) Abutting property owners will be notified by mail of the request. "Abutting property" is any property immediately adjacent or contiguous to the property which is the subject of this request or located within 300' (three hundred feet) of the subject property lines including, immediately across any road or public right-of-way for said property.

**Final Plat Application  
Levy County, Florida**

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- (h) **The applicant, or his duly authorized representative, shall attend the planning commission meeting at which the preliminary plat is to receive. The planning commission may, in its discretion, either proceed with the public hearing and consideration of an application or table the application in the event the applicant or his duly authorized representative does not appear at the planning commission meeting. [Levy County Land Development Code, Chapter 50, Section 532]**

**Additional Assistance:** If you require further information, please contact the Levy County Zoning Department at (352) 486-5203 or visit the above address in person.

I William Romain Spett III, 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.

<b>OFFICE USE ONLY:</b>	
Planning Commission Public Hearing Date: _____	Time: _____
Board of County Commissioners Hearing Date: _____	Time: _____
Planning Commission Action:	Approval <input type="checkbox"/> Denial <input type="checkbox"/>
Notes, Instructions and Comments:	



Final Plat Application  
Levy County, Florida

OWNER VERIFICATION

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

10/24/2021  
Date

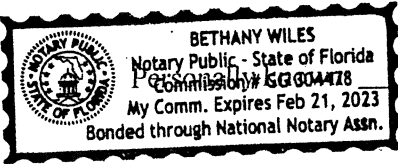
[Signature]  
Owner Signature

STATE OF FLORIDA  
COUNTY OF Levy

Rachel Spell  
Owner Signature

Sworn to and scribed before me this 29<sup>th</sup> Day of October, 2021, by (name)  
William R. Spell & Rachel Spell

[Signature]  
Signature - Notary Public



[Signature] Identification Expiration Date 02/21/2023

AGENT VERIFICATION (if applicable)

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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Authorized Agent Signature (if applicable)

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

Sworn to and scribed before me this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_, by (name)  
\_\_\_\_\_

\_\_\_\_\_  
Signature - Notary Public

Personally known \_\_\_\_\_ Identification Expiration Date \_\_\_\_\_

Levy County  
Final Plat Checklist for:

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Prior to making application for a final plat, the following must be done:

**Step 1:        Construction and Development Permit**

- Submit **three (3)** sets of signed and sealed construction plans for review by the Development Department, County Engineer and Road Department. (If applicable)
  - Three (3)** copies of the Environmental Resource Permit (ERP) or exemption (if no road construction is required) from the appropriate water management district. (Development Director, County Engineer, Road Department)
  - Receive **written** approval from the Levy County Road Department. Construction Development Permit can be issued. Fee - \$125.00 plus \$5.00 for each lot (if applicable).
- 

**Step 2:        Plat Review (Must submit plat (s) on the 1<sup>st</sup> day of the month to be reviewed on the 2<sup>nd</sup> Wednesday of the same month)**

- Submit **five (5)** paper copies (**three must be signed and sealed**) of the proposed plat for review by the Development Director, County Engineer, Road Department, County Attorney and County Planner.
- Submit **three (3)** copies of the signed and sealed boundary survey's.
- Current** title opinion. Provide one original and two copies.
- Fee in the amount of \$225.00 - **MUST BE PAID AT SUBMITTAL OF THE PLATS FOR PLAT REVIEW.**
- Original completed application with all supporting documents.

**This fee does not include any costs that will be incurred by the County Engineer for engineering fees.**

- Schedule Plat Review Meeting: \_\_\_\_\_

**Step 3:        Submittal of a Final Plat for the Planning Commission**

- Eight (8) copies of the Final Plat with corrections that were recommended by the Plat Review Committee. (**Three of which must be signed and sealed**) **ALL COPIES MUST BE FOLDED AND BOUND FOR SUBMITTAL AND RETURNED NO LATER THAN TWO WEEKS PRIOR TO THE SCHEDULED MEETING.**

**NOTE:**         The Final Plat must bear the signatures of the Levy County Road Department, Health Department, Engineer and Property Appraiser prior to being scheduled for the Planning Commission.

Schedule meeting for Planning Commission: See Schedule. \_\_\_\_\_

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**Step 4: Submittal of a Final Plat for the Board of County Commissioners**

- Fourteen (14) copies of the Final Plat. (Three of which must be signed and sealed) **ALL COPIES MUST BE FOLDED AND BOUND FOR SUBMITTAL AND RETURNED NO LATER THAN TWO WEEKS PRIOR TO THE SCHEDULED MEETING.**
- A letter of approval of the Title Opinion/Plat Certification from the County Attorney must be obtained prior to being placed on the agenda for the BOCC.
- Provide receipt of all paid property taxes. This can be verified on the internet at the Tax Collector's site. **Must be paid prior to being scheduled for the BOCC.**
- Engineering Fees. **Must be paid prior to being scheduled for the BOCC.**
- Schedule meeting for Board of County Commissioners: \_\_\_\_\_

**Copies will be distributed as follows and as applicable:**

**Plat Review:**

- Mills Engineering - 1
- Road Department - 1
- Planning Department - 1
- County Commissioner (appointed to committee) - 1
- County Attorney - 1

**Planning Commission:**

- Planning Board Members - 5
- County Attorney - 1 (plat with corrections if applicable)
- Development Department - 1
- Alternate - 1 if applicable

**Board of County Commissioners:**

- Board Members - 5
- Clerk's Office - 1
- Board Office - 8

HONORABLE MICHELE LANGFORD  
REAL ESTATE

LEVY COUNTY

ACCOUNT NUMBER: <u>14365-016-00</u>		2020	TAX DISTRICT: SW	
ASSESSED VALUE: 60,216		EXEMPTIONS: * NONE *	TAXABLE VALUE: 60,216	
TAXING AUTHORITY	MILLAGE RATE	EXEMPTIONS	TAXABLE VALUE	TAXES
COUNTY BOARD OF CO COMMISSIONERS		9.0000	60,216	0
SCHOOL SCHOOL - STATE		3.7390	60,216	0
SCHOOL SCHOOL - LOCAL		1.5000	60,216	0
SCHOOL-SCHOOL-BASIC DISC		.7480	60,216	0
WATER SWFWMD		.2669	60,216	0
EXEMPTION: NONE				
			15.25390	918.53

LEVYING AUTHORITY	PURPOSE	RATES/BASIS	AMOUNT
		NON AD VALOREM ASSESSMENTS:	0.00
		COMBINED TAXES & ASSESSMENTS TOTAL:	918.53
		<u>07-16-17 0068.75</u> ACRES KING	
PROPERTY:		PROPERTY LOT 17 -LESS OR BK 34	
ADDR:		PG 197- & LESS OR BK 802 PG 874	
		OR BOOK 1471 PAGE 786	

IF PAID BY:	DEC 7, 2020	DEC 31, 2020	JAN 31, 2021	FEB 28, 2021	MAR 31, 2021
PLEASE PAY:	881.79	890.97	900.16	909.34	918.53

HONORABLE MICHELE LANGFORD  
REAL ESTATE  
LEVY COUNTY

IF PAID BY:	DEC 7, 2020	DEC 31, 2020	JAN 31, 2021	FEB 28, 2021	MAR 31, 2021
PLEASE PAY:	881.79	890.97	900.16	909.34	918.53

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
		SW		
VALUES AND EXEMPTIONS			918.53	HONORABLE MICHELE LANGFORD
ASSESSMENT	60,216	TOTAL	918.53	310 SCHOOL ST
TAXABLE	60,216			BRONSON, FL 32621

07-16-17 0068.75 ACRES KING  
PROPERTY LOT 17 -LESS OR BK 34  
PG 197- & LESS OR BK 802 PG 874  
OR BOOK 1471 PAGE 786  
\*\*\* PAID \*\*\* PAID \*\*\* PAID \*\*\*  
11/18/20 PERIOD 01  
998-2020-0000548.0001  
\$881.79 CK

14365-016-00 2020  
R & R LAND HOLDINGS LLC  
315 NW MAGNOLIA CIRCLE  
CRYSTAL RIVER, FL 34428

HONORABLE MICHELE LANGFORD  
REAL ESTATE

LEVY COUNTY

ACCOUNT NUMBER: 14365-016-00 2020  
 ASSESSED VALUE: 60,216  
 TAXING AUTHORITY: BOARD OF CO COMMISSIONERS  
 COUNTY: SCHOOL - STATE  
 SCHOOL: SCHOOL - LOCAL  
 SCHOOL: SCHOOL-BASIC DISC  
 WATER: SWEFWD  
 EXEMPTION: NONE

TAX DISTRICT: SW  
 TAXABLE VALUE: 60,216

EXEMPTIONS: \* NONE \*  
 TAXABLE VALUE: 60,216  
 MILLAGE RATE: 9.0000  
 EXEMPTIONS: 3.7390  
 SCHOOL - STATE: 1.5000  
 SCHOOL - LOCAL: .7480  
 SCHOOL-BASIC DISC: .2669

2020  
 60,216  
 918.53

LEVYING AUTHORITY: 15.25390  
 PURPOSE: NON AD VALOREM ASSESSMENTS:  
 RATES/BASIS: COMBINED TAXES & ASSESSMENTS TOTAL:  
 AMOUNT: 918.53

PROPERTY: KING PROPERTY LOT 17 -LESS OR  
 ADDR: BOOK 34 PAGE 197- OR BOOK 409  
 PAGE 67  
 IF PAID BY: DEC 7, 2020 DEC 31, 2020 JAN 31, 2021 FEB 28, 2021 MAR 31, 2021  
 PLEASE PAY: 881.79 890.97 900.16 909.34 918.53  
 HONORABLE MICHELE LANGFORD  
 REAL ESTATE

IF PAID BY: DEC 7, 2020 DEC 31, 2020 JAN 31, 2021 FEB 28, 2021 MAR 31, 2021  
 PLEASE PAY: 881.79 890.97 900.16 909.34 918.53

REMIT PAYMENT IN U.S. FUNDS TO:

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	AMOUNT
	SW		918.53	HONORABLE MICHELE LANGFORD
			918.53	310 SCHOOL ST BRONSON, FL 32621
				KING PROPERTY LOT 17 -LESS OR BOOK 34 PAGE 197- OR BOOK 409 PAGE 67
				*** PAID *** PAID *** PAID ***
				11/18/20 PERIOD 01
				998-2020-0000548.0001
				\$881.79 CK

14365-016-00 2020  
 R & R LAND HOLDINGS LLC  
 315 NW MAGNOLIA CIRCLE  
 CRYSTAL RIVER, FL 34428

SEC 118.50

✓ R

This instrument prepared by  
Brenda Lee Buta  
A-1 Title of the Nature Coast  
7655 W. Gulf to Lake Hwy., Suite 4  
Crystal River, FL 34429

File No.: 2015789

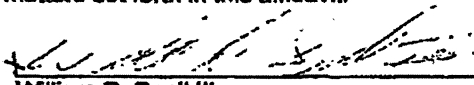
**AFFIDAVIT**  
(Limited Liability Company)

**BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared: William R. Spell III and Rachel L. Spell ("Affiant(s)"), who depose(s) and say(s) under penalties of perjury that:**


[When used, "Affiant", includes singular or plural as context so requires or admits]

1. This affidavit is made with regard to the following described property:  
SEE EXHIBIT "A" ATTACHED HERETO
2. R&R Land Holdings, LLC, a Florida Limited Liability Company is the owner of the property described in Item 1 above ("Property") by virtue of deed recorded on September 24, 2018 in Official Record Book 1471, Page 786, Public Records of Levy County, Florida.
3. Affiant(s), \* are all of the current members of the limited liability company described in item 2 above.
4. Affiant(s) consent(s) to the sale and conveyance to Bruce E Melnick and Kim M. Melnick, as husband and wife of the Property and authorize \*, as \*\* to execute the deed of conveyance, closing statement and all other documents necessary for the sale and conveyance of the Property.
5. The person or entity authorize under item 4 above is not a debtor in bankruptcy and has not been a debtor in bankruptcy since becoming a member of the LLC.
6. This affidavit is made to induce A-1 Title of the Nature Coast and Alliant National Title Insurance Company to insure title to the real property described in item 1 above. Affiant, individually and on behalf of the limited liability company described in item 2 above agrees to indemnify A-1 Title of the Nature Coast and Alliant National Title Insurance Company and hold it harmless from any loss or damage resulting from its reliance on the matters set forth in this affidavit.

\*William R. Spell III  
and Rachel L. Spell

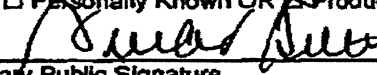
  
\_\_\_\_\_  
William R. Spell III

\*\* Managing Members

  
\_\_\_\_\_  
Rachel L. Spell

State of Florida  
County of Citrus

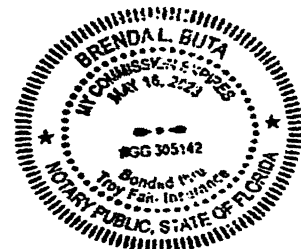
Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 9th day of October, 2020 by William R. Spell III and Rachel L. Spell He/She/They is/ are  Personally Known OR  Produced valid driver's license as identification.

  
\_\_\_\_\_  
Notary Public Signature (Seal)

Printed Name: Brenda L. Buta

My Commission Expires: \_\_\_\_\_

Online Notary (Check Box if acknowledgment done by Online Notarization)



REC 317.50  
SIS B 207.00

After Recording Fees to:

**RETURN TO GRANTEE**

This Instrument Prepared by:  
Branch Lee Duda  
A-1 Title of the History Coast  
7882 W. Gulf to Lake Hwy., Suite 4  
Crystal River, FL 34428  
It is hereby acknowledged in the fulfillment of conditions  
contained in a 1998 insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
1436501000  
File No.: 2015789

**WARRANTY DEED**

This Warranty Deed, Made the 9 day of October, 2020, by RLR Land Holdings, LLC, a Florida Limited Liability Company, whose post office address is: 314 NW Magnolia Ct, Crystal River, FL 34428 hereinafter called the "Grantor", to Bruce E. Melnick and Kim M. Melnick, as husband and wife, whose post office address is: 4436 W. Chipper Dr., New Port Richey, FL 34652 hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of Thirty Two Thousand Five Hundred Dollars and No Cents (\$32,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliena, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Levy County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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 Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2020, reservations, restrictions and assessments of record, if any  
(The terms "Grantor" and "Grantors" have and are intended to include all parties and regular or joint or the parties herein.)

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:  
THREE SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: [Signature]  
Printed Name: Carol Lee Smith

RLR LAND HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

[Signature]  
William R. Speer, Managing Member  
[Signature]  
Rachel L. Speer, Managing Member

Witness Signature: [Signature]  
Printed Name: Brenda L. Duda

State of Florida  
County of Citrus

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 9th day of October, 2020 by William R. Speer and Rachel L. Speer, Managing Members of RLR Land Holdings, LLC, a Florida Limited Liability Company. Notary/They have  Personally Known OR  Produced Valid Identification.

[Signature]  
Notary Public Signature

My Commission Expires: [Date]  
(SEAL)

Printed Name: Branch Lee Duda  
 Online Notary (Check Box if acknowledgment done by Online Notarization)



*[Handwritten notes and signatures in the top right corner]*

18.50  
0.70

After Recording Return to:  
Brenda Lee Buta  
A-1 Title of the Nature Coast  
7655 W. Gulf to Lake Hwy., Suite 4  
Crystal River, FL 34429

R ✓

This Instrument Prepared by:  
Brenda Lee Buta  
A-1 Title of the Nature Coast  
7655 W. Gulf to Lake Hwy., Suite 4  
Crystal River, FL 34429  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
14365-016-00  
File No.: 1914313

**CORRECTIVE QUITCLAIM DEED**

This Indenture, Made this 6<sup>th</sup> day of February, 2019, by and between by **William R. Spell, III, and Rachel L. Cayot**, whose post office address is: **315 NW Magnolia Circle, Crystal River, Florida 34428**, hereinafter called the "Grantor", to **R & R Land Holdings, LLC, a Florida Limited Liability Company**, whose post office address is: **315 NW Magnolia Circle, Crystal River, Florida 34428**, hereinafter called the "Grantee".

**WITNESSETH:** That Grantor, for and in consideration of the sum of **Ten and 00/100 Dollars (\$10.00)**, and other valuable considerations, lawful money of the United States of America, to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed to the Grantee, Grantee's heirs and assigns forever, all the rights, title, interest and claim of the Grantor in and to the following described land in /County, Florida, to wit:

**Levy**  
SEE EXHIBIT "A" ATTACHED HERETO

\*  
The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

**TO HAVE AND TO HOLD**, the above described premises, with the appurtenances, unto Grantee, Grantee's heirs and assigns forever.

*(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)*  
**IN WITNESS WHEREOF**, Grantor has executed this deed under seal on the date aforesaid.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
**TWO SEPARATE DISINTERESTED WITNESSES REQUIRED**

Witness Signature: William R. Spell, III Rachel L. Cayot  
Printed Name: William R. Spell, III Rachel L. Cayot

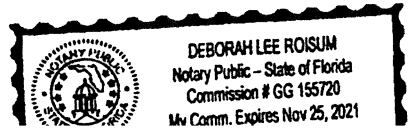
Witness Signature: Deborah Lee Roisum  
Printed Name: Deborah Lee Roisum

*Raenne Spell  
Rachel Spell*

State of Florida  
County of Citrus

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of February, 2019, by William R. Spell, III and Rachel L. Cayot who is/are personally known to me or has/have produced driver license(s) as identification.

Deborah Lee Roisum  
Notary Public Signature (SEAL) My Commission Expires: 11-25-2021  
Printed Name: Deborah Lee Roisum





## EXHIBIT "A"

File No.: 1914313

All of the North 1/2 of the SW 1/4 of Section 7, Township 16 South, Range 17 East and that part of the North 1/2 of the SE 1/4 of Section 12, Township 16 South, Range 16 East, lying East of the East right-of-way line of State Road 55, Levy County, Florida, LESS commence at the Southwest corner of the NE 1/4 of SW 1/4 of said Section 7, and run North 7 chains, 84 links to establish the Point of Beginning, from said Point of Beginning run North 3 chains and 44 links to right of way of hard road; thence East 2 degrees South, parallel with hard road, 6 chains, 36 links; run thence South 2 chains, 95 links; thence West 6 chains, 36 links to the Point of Beginning.

FURTHER LESS AND EXCEPT those lands as conveyed in Official Record Book 802, page 874, Public Records of Levy County, Florida, more particularly described as follows: Commence at the Southwest corner of the NE 1/4 of the SW 1/4 of Section 7, Township 16 South, Range 17 East; and thence go N 00° 24'44" W, along the West line of said NE 1/4 of the SW 1/4, a distance of 200.00 feet to the Point of Beginning; thence go S 89° 29'17" W, parallel with the South line of said NE 1/4 of the SW 1/4, a distance of 91.35 feet; thence go N 00° 20'48" W, a distance of 493.97 feet to a point on the South right-of-way line of Southeast Goethe Road; thence go S 86° 27'06" E, along said South right-of-way line, a distance of 91.00 feet; thence go S 00° 26'26" E, a distance of 170.04 feet to a point that is 517.44 feet North of the Southwest corner of the NE 1/4 of the SW 1/4 of Section 7, Township 15 South, Range 17 East; thence go S 83° 03'37" E, a distance of 419.50 feet; thence go N 00° 19'09" E, a distance of 194.75 feet to a point of said South right-of-way line; thence go S 85° 53'48" E, along said South right-of-way line, a distance of 440.15 feet; thence go S 00° 21'40" E, a distance of 422.40 feet to a point 200.00 feet North of said South line of NE 1/4 of the SW 1/4; thence go S 89° 29'17" W, parallel to said South line of NE 1/4 of the SW 1/4, a distance of 857.03 feet to the Point of Beginning.

**Approximate location of R & R parcels**

(Legal descriptions to be determined by surveyor prior to final plat.)



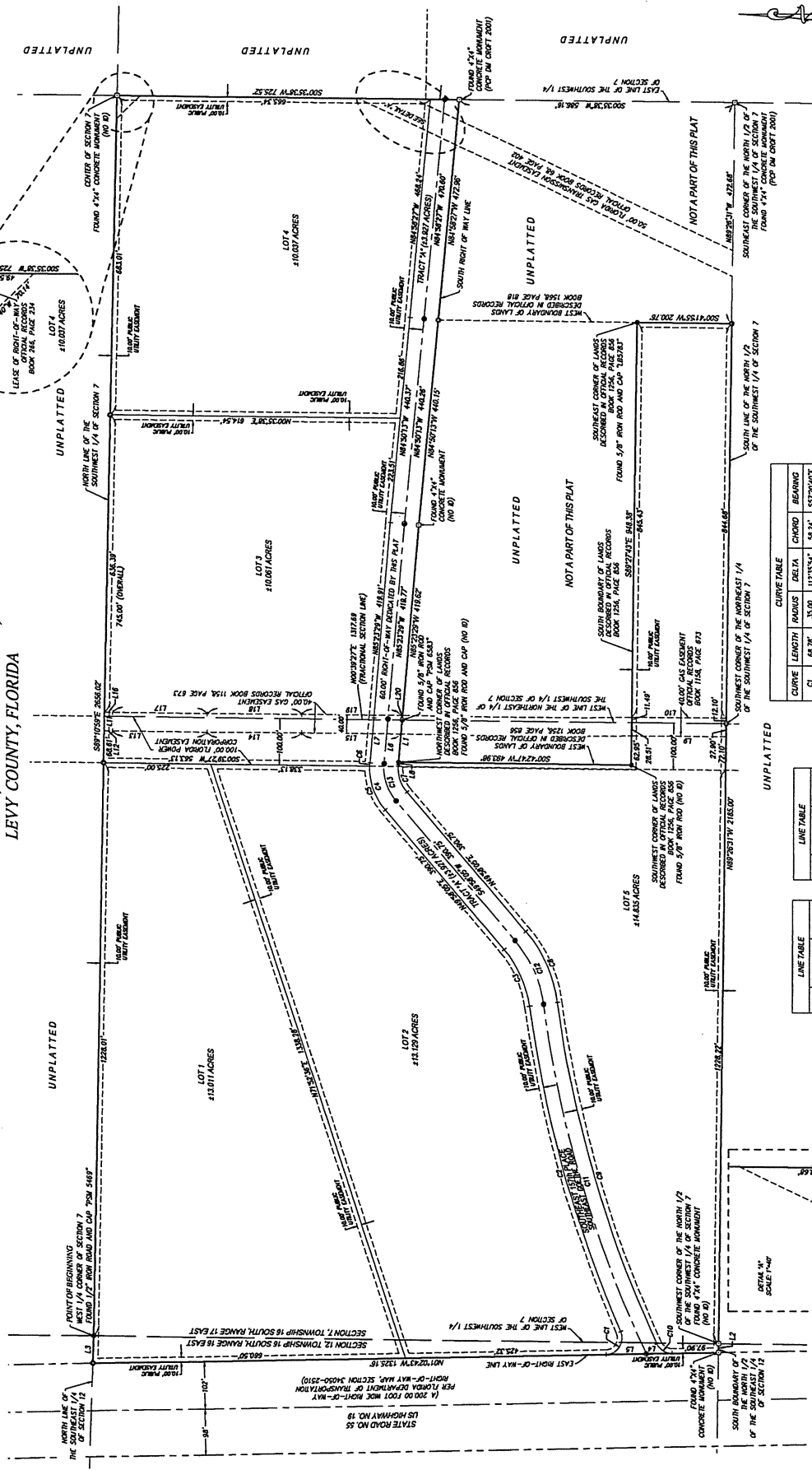


**LEGAL DESCRIPTION :**

A PORTION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 17 EAST AND A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 16 EAST, LYING EAST OF U.S. HIGHWAY NO. 19 (STATE ROAD 55), LEVY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE WEST 1/4 CORNER OF SAID SECTION 7; THENCE RUN SOUTH 89°10'59" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 2656.02 FEET TO THE CENTER OF SAID SECTION 7; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°35'38" WEST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 725.52 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTHEAST 157TH PLACE (FORMERLY KNOWN AS SOUTHEAST GOATHE ROAD); THENCE DEPARTING SAID EAST LINE, RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) THENCE RUN NORTH 84°58'27" WEST, A DISTANCE OF 472.96 FEET; 2) THENCE RUN NORTH 84°50'13" WEST, A DISTANCE OF 440.15 FEET; 3) THENCE RUN NORTH 85°23'29" WEST, A DISTANCE OF 419.62 FEET; 4) THENCE RUN NORTH 85°23'31" WEST, A DISTANCE OF 91.00 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1256, PAGE 856, OF THE PUBLIC RECORDS OF LEVY COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 00°42'47" WEST, ALONG THE WEST BOUNDARY OF SAID LANDS A DISTANCE OF 493.98 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°27'43" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 948.38 FEET TO THE SOUTHEAST CORNER OF SAID LANDS AND A POINT ON THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1568, PAGE 818, OF THE PUBLIC RECORDS OF LEVY COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 00°41'55" WEST, ALONG SAID WEST LINE, A DISTANCE OF 200.76 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°26'31" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 2185.00 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°12'28" WEST, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 12, A DISTANCE OF 19.06 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19 (STATE ROAD NO. 55, A 200.00 FOOT WIDE RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 34050-2510); THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 01°02'43" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1325.16 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN SOUTH 88°25'48" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 58.65 FEET TO THE POINT OF BEGINNING.

**R AND R ACRES**  
 A PORTION OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 17 EAST AND  
 A PORTION OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 16 EAST  
 LEVY COUNTY, FLORIDA



**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	64.78'	35.00'	112.8534°	54.24'	S72°00'00"
C2	78.12'	2644.63'	03°34'33"	723.84'	N74°13'17"E
C3	134.54'	240.00'	03°37'05"	132.79'	N65°01'00"
C4	106.08'	140.00'	64°48'24"	104.34'	S73°17'17"W
C5	101.68'	140.00'	64°48'24"	104.34'	S73°17'17"W
C6	71.67'	140.00'	64°48'24"	68.66'	N70°49'07"E
C7	63.33'	300.00'	64°38'34"	62.78'	S68°51'17"E
C8	164.18'	300.00'	03°07'00"	165.68'	N65°01'00"
C9	74.74'	2544.63'	06°37'00"	741.86'	N72°36'40"E
C10	44.43'	35.00'	68°10'48"	38.27'	S32°02'41"E
C11	78.19'	2014.63'	07°09'05"	784.37'	S73°02'37"W
C12	151.36'	270.00'	03°07'00"	149.39'	S65°01'00"
C13	83.70'	110.00'	64°28'24"	83.55'	S73°17'17"W

**LINE TABLE**

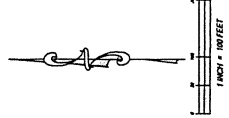
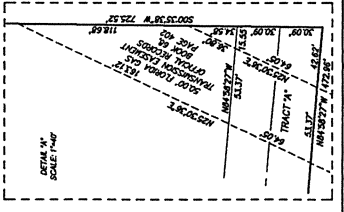
LINE	BEARING	LENGTH
L1	N65°23'37"W	31.00'
L2	N65°23'37"W	16.87'
L3	S89°25'58"W	98.65'
L4	N15°24'47"W	55.86'
L5	N15°24'47"W	55.86'
L6	N65°23'37"W	57.00'
L7	S91°01'37"W	198.00'
L8	S65°23'37"W	200.22'
L9	S91°01'37"W	200.22'
L10	S91°01'37"W	200.17'
L11	S91°01'37"W	200.17'
L12	S91°01'37"W	200.17'

**LINE TABLE**

LINE	BEARING	LENGTH
L13	S91°01'37"W	200.17'
L14	S91°01'37"W	200.17'
L15	S91°01'37"W	200.17'
L16	S91°01'37"W	200.17'
L17	S91°01'37"W	200.17'
L18	S91°01'37"W	200.17'
L19	S91°01'37"W	200.17'
L20	S91°01'37"W	200.17'

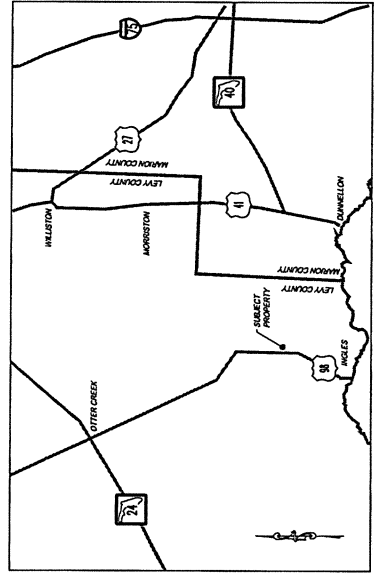
**LEGEND AND ABBREVIATIONS**

- A MORE OR LESS 100 FT. PUBLIC UTILITY EASEMENT (SEE PLAN)
- B 5/8" IRON ROD AND CAP (NO. 100)
- C 1/2" IRON ROD AND CAP (NO. 100)
- D 3/4" IRON ROD AND CAP (NO. 100)
- E 1" IRON ROD AND CAP (NO. 100)
- F 1 1/2" IRON ROD AND CAP (NO. 100)
- G 2" IRON ROD AND CAP (NO. 100)
- H 3" IRON ROD AND CAP (NO. 100)
- I 4" IRON ROD AND CAP (NO. 100)
- J 6" IRON ROD AND CAP (NO. 100)
- K 8" IRON ROD AND CAP (NO. 100)
- L 10" IRON ROD AND CAP (NO. 100)
- M LICENSED SURVEYOR



R AND R ACRES
A PORTION OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 17 EAST AND
A PORTION OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 16 EAST
LEVY COUNTY, FLORIDA

LEGAL DESCRIPTION:
1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 17 EAST AND A PORTION OF THE
NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 16 EAST, LONG EAST OF U.S. HIGHWAY, AC. 19
(STATE ROAD 50), LEVY COUNTY, FLORIDA, BEING MORE PARTICULARLY RECORDED AS FOLLOWS:



OWNERS CERTIFICATION AND DEDICATION:

I, WILLIAM R. SPELL, JR., HUSBAND OF BARBARA L. SPELL, A FLORIDA LIMITED LIABILITY COMPANY, THE
LAWFUL OWNER OF THE LANDS DESCRIBED HEREON, HAVE CAUSED THE SALE TO BE LIMITED AND COVENANTS AND
THIS PLAT IS MADE IN ACCORDANCE WITH SAID STATUTE, TO BE KNOWN AS "R AND R ACRES" IS HEREBY ADOPTED AS
HEREBY ARE HEREBY DEDICATED TO THE PUBLIC FOREVER.

WILLIAM R. SPELL, JR.
BARBARA L. SPELL
A FLORIDA LIMITED LIABILITY COMPANY
CRISTAL BEACH, FL 32009

WITNESSES

I, DANIEL L. SPELL, HUSBAND OF BARBARA L. SPELL, HUSBAND OF BARBARA L. SPELL, A FLORIDA LIMITED LIABILITY COMPANY, THE
LAWFUL OWNER OF THE LANDS DESCRIBED HEREON, HAVE CAUSED THE SALE TO BE LIMITED AND COVENANTS AND
THIS PLAT IS MADE IN ACCORDANCE WITH SAID STATUTE, TO BE KNOWN AS "R AND R ACRES" IS HEREBY ADOPTED AS
HEREBY ARE HEREBY DEDICATED TO THE PUBLIC FOREVER.

DANIEL L. SPELL
BARBARA L. SPELL
A FLORIDA LIMITED LIABILITY COMPANY
CRISTAL BEACH, FL 32009

WITNESSES

ACKNOWLEDGMENT

I, WILLIAM R. SPELL, JR., HUSBAND OF BARBARA L. SPELL, A FLORIDA LIMITED LIABILITY COMPANY, THE
LAWFUL OWNER OF THE LANDS DESCRIBED HEREON, HAVE CAUSED THE SALE TO BE LIMITED AND COVENANTS AND
THIS PLAT IS MADE IN ACCORDANCE WITH SAID STATUTE, TO BE KNOWN AS "R AND R ACRES" IS HEREBY ADOPTED AS
HEREBY ARE HEREBY DEDICATED TO THE PUBLIC FOREVER.

WITNESSES AT HAND AND SEAL AT
MY COMMISSION EXPIRES:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

NOTICE

THIS PLAT AS RECORDED IN THE PUBLIC RECORDS OF LEVY COUNTY, FLORIDA, IS THE ORIGINAL
COPY OF THE SUBDIVISION RECORDS HEREON AND WILL BE THE ORIGINAL COPY OF THE
COPYING OR DIGITAL FORM OF THE PLAT. THESE MAY BE ADDITIONAL
COPIES OF THE PLAT AS RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY.

COUNTY CERTIFICATES:

LEVY COUNTY PLANNING & ZONING
DATE:
LEVY COUNTY PLANNING & ZONING
DATE:

LEVY COUNTY HEALTH DEPARTMENT
DATE:
LOT SIZES COMPLY WITH F.S. CH. 301 AND F.A.C. 64C-6 ROAD RECOMMENDATIONS:

ADMINISTRATIVE COORDINATOR - LEVY COUNTY ROAD DEPARTMENT
DATE:
PROPERTY APPRAISER:

LEVY COUNTY PROPERTY APPRAISER
DATE:
FORWARD AND LEGALITY:

LEVY COUNTY ATTORNEY
DATE:
COMMISSION:

CLERK OF THE CIRCUIT COURT CERTIFICATE:
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK PAGE(S)
THROUGH INCLUSIVE, OF THE PUBLIC RECORDS OF LEVY COUNTY, FLORIDA, THIS DATE OF
2021.

CLERK OF THE CIRCUIT COURT
DEPUTY CLERK

SURVEYORS CERTIFICATE
I, CLYMER FARMER BARLEY, INC., A FLORIDA LIMITED LIABILITY COMPANY, THE
LAWFUL OWNER OF THE LANDS DESCRIBED HEREON, HAVE CAUSED THE SALE TO BE LIMITED AND COVENANTS AND
THIS PLAT IS MADE IN ACCORDANCE WITH SAID STATUTE, TO BE KNOWN AS "R AND R ACRES" IS HEREBY ADOPTED AS
HEREBY ARE HEREBY DEDICATED TO THE PUBLIC FOREVER.

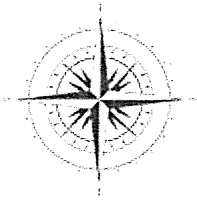
CLYMER FARMER BARLEY, INC.
4450 NE 34th ROAD
CRISTAL BEACH, FL 32009
(904) 248-3128

CLYMER FARMER BARLEY, INC.
4450 NE 34th ROAD
CRISTAL BEACH, FL 32009
(904) 248-3128

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE







**ALLIANT NATIONAL**  
TITLE INSURANCE COMPANY

## Update Report #1

Pre-Closing Update or  Post-Closing Update

ANTIC File Number: **20049867**

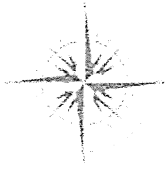
Agent File Number: **APN1436501600**

An update has been performed in the Public Records of Levy County, Florida from 07/20/2021 @ 6AM through **10/20/2021 @ 6AM** and the following new items were found filed of record:

1. Nothing New Found.

Completed by: Miguel Cortes on October 27, 2021.

If you have any problems, questions and/or concerns, feel free to contact me at: [mcortes@AlliantNational.com](mailto:mcortes@AlliantNational.com). We appreciate your business. Have a wonderful day.



ALLIANT NATIONAL  
TITLE INSURANCE COMPANY

## Update Report #1

Pre-Closing Update or  Post-Closing Update

ANTIC File Number: 20049867

Agent File Number: APN1436501600

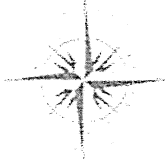
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ALLIANT NATIONAL  
TITLE INSURANCE COMPANY

## Update Report #1

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1. Nothing New Found.

Completed by: Miguel Cortes on October 27, 2021.

If you have any problems, questions and/or concerns, feel free to contact me at: [mcortes@AlliantNational.com](mailto:mcortes@AlliantNational.com). We appreciate your business. Have a wonderful day.

## planning

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**From:** Stacey Hectus  
**Sent:** Thursday, March 11, 2021 9:07 AM  
**To:** planning  
**Subject:** Fwd: Proposed Amendment Acknowledgement Levy County 21-01ESR

Hi Debbie, can you please print this and place this in the file please?

Get [Outlook for iOS](#)

---

**From:** Wilbur Dean <dean-wilbur@levycounty.org>  
**Sent:** Thursday, March 11, 2021 8:40:06 AM  
**To:** Stacey Hectus <hectus-stacey@levycounty.org>  
**Subject:** FW: Proposed Amendment Acknowledgement Levy County 21-01ESR

**From:** Glass, Ben <Ben.Glass@srwmd.org>  
**Sent:** Wednesday, March 10, 2021 11:39 PM  
**To:** Harris, Donna <Donna.Harris@deo.myflorida.com>; DEP (Plan.Review@dep.state.fl.us) <Plan.Review@dep.state.fl.us>; NCFRPC (koons@ncfrpc.org) <koons@ncfrpc.org>; DCPexternalagencycomments@deo.myflorida.com  
**Cc:** Wilbur Dean <dean-wilbur@levycounty.org>  
**Subject:** RE: Proposed Amendment Acknowledgement Levy County 21-01ESR

Good Evening,

The Suwannee River Water Management District (District) staff review of the above-referenced proposed comprehensive plan amendment was done in accordance with Florida Statutes. District staff review of the proposed amendment determined that no comments are necessary.

Thanks,

Ben Glass  
Legislative and Government Affairs Chief  
Suwannee River Water Management District  
9225 CR 49, Live Oak, FL 32060  
386.362.1001  
800.226.1066 (FL Toll Free)

[www.mvsuwanneeriver.com](http://www.mvsuwanneeriver.com)

Let us know how we're doing: [Contact Us](#)



**From:** Harris, Donna <Donna.Harris@deo.myflorida.com>  
**Sent:** Thursday, February 11, 2021 1:52 PM

**To:** DEP ([Plan.Review@dep.state.fl.us](mailto:Plan.Review@dep.state.fl.us)) <[Plan.Review@dep.state.fl.us](mailto:Plan.Review@dep.state.fl.us)>; DOA ([compliance@freshfromflorida.com](mailto:compliance@freshfromflorida.com)) <[compliance@freshfromflorida.com](mailto:compliance@freshfromflorida.com)>; DOE ([mark.weigly@fldoe.org](mailto:mark.weigly@fldoe.org)) <[mark.weigly@fldoe.org](mailto:mark.weigly@fldoe.org)>; DOS ([CompliancePermits@dos.myflorida.com](mailto:CompliancePermits@dos.myflorida.com)) <[CompliancePermits@dos.myflorida.com](mailto:CompliancePermits@dos.myflorida.com)>; DOT 2 ([GrowthManagement.D2@dot.state.fl.us](mailto:GrowthManagement.D2@dot.state.fl.us)) <[GrowthManagement.D2@dot.state.fl.us](mailto:GrowthManagement.D2@dot.state.fl.us)>; FWC ([FWCConservationPlanningServices@myfwc.com](mailto:FWCConservationPlanningServices@myfwc.com)) <[FWCConservationPlanningServices@myfwc.com](mailto:FWCConservationPlanningServices@myfwc.com)>; NCFRPC ([koons@ncfrpc.org](mailto:koons@ncfrpc.org)) <[koons@ncfrpc.org](mailto:koons@ncfrpc.org)>; Glass, Ben <[Ben.Glass@srwmd.org](mailto:Ben.Glass@srwmd.org)>; James Golden ([James.Golden@swfwmd.state.fl.us](mailto:James.Golden@swfwmd.state.fl.us)) <[James.Golden@swfwmd.state.fl.us](mailto:James.Golden@swfwmd.state.fl.us)>; SWFWMD ([trisha.neasman@watermatters.org](mailto:trisha.neasman@watermatters.org)) <[trisha.neasman@watermatters.org](mailto:trisha.neasman@watermatters.org)>  
**Subject:** Proposed Amendment Acknowledgement Levy County 21-01ESR

Good afternoon

Please see Departments acknowledgement of a proposed amendment attached.

Thank you

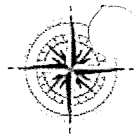
Donna Harris  
Plan Processor  
Department of Economic Opportunity  
Division Community Development  
Bureau of Planning and Growth  
107 East Madison Street, MSC 160  
Tallahassee, Florida 32399  
850.717.8491

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All E-mail sent to and from this address may be public records. The Suwannee River Water Management District does not allow use of the District E-mail system and other equipment for non-business related purposes.



Alliant National File #20049867

Agent File #APN1436501600

**AMERICAN LAND TITLE ASSOCIATION COMMITMENT**

*Transaction Identification Data for reference only:*

Issuing Agent: A-1 Title of the Nature Coast, Inc.	ALTA Universal ID:	Commitment Number: 20049867	Issuing Office File Number: APN1436501600
Issuing Office: 7655 W. Gulf To Lake Hwy., Suite 4, Crystal River, Florida 34429	Loan Number:	Revision Number:	Property Address: Timberland, Florida

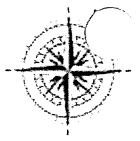
**SCHEDULE A**

1. Commitment Date: July 20, 2021 at 06:00 AM
2. Policy to be issued:
  - A. ALTA 2006 OWNER'S POLICY Proposed Policy Amount: **\$TBD**  
(with Florida Modifications)  
Proposed Insured: **TBD**
  - B. ALTA 2006 LOAN POLICY Proposed Policy Amount: **\$TBD**  
(with Florida Modifications)  
Proposed Insured: **TBD**
3. The estate or interest in the Land described or referred to in this Commitment is: **Fee Simple**
4. Title to the estate or interest in the Land is at the Commitment Date vested in:  
**R & R Land Holdings, LLC, a Florida limited liability company**
5. The Land is described as follows:

**See Attached Schedule A Continuation for Legal Description**

*This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.*





AMERICAN LAND TITLE ASSOCIATION COMMITMENT

SCHEDULE A Continuation

All of the North 1/2 of the SW 1/4 of Section 7, Township 16 South, Range 17 E and that part of the North 1/2 of the SE 1/4 of Section 12, Township 16 S, Range 16 E, lying East of the East Right of Way line of State Road 55, Levy County, Florida.

LESS AND EXCEPT: Commence at the SW corner of the NE 1/4 of SW 1/4 of said Section 7, and run North 7 chains 84 links to establish the Point of Beginning, from said Point of Beginning run North 3 chains and 44 links to right of way of hard road, thence East 2 degrees South, parallel with hard road, 6 chains 36 links, run thence South 2 chains 95 links, thence West 6 chains 36 links to the Point of Beginning.

ALSO LESS AND EXCEPT those lands as conveyed in Official Records Book 802, Page 874, more particularly described as follows: Commence at the Southwest corner of the NE 1/4 of the SW 1/4 of Section 7, Township 16 South, Range 17 East and thence go N 00°24'44" W. along the West line of said NE 1/4 of the SW 1/4 a distance of 200.00 feet to the Point of Beginning; thence go S 89° 29'17" W. parallel with the South line of said NE 1/4 of the SW 1/4 a distance of 91.35 feet; thence go N. 00° 20'48" W. a distance of 493.97 feet to a point on the South right-of-way line of Southeast Goethe Road; thence go S. 86°27'06" E. along said South right-of-way line a distance of 91.00 feet; thence go S. 00°26'26" E. a distance of 170.04 feet to a point that is 517.44 feet North of the Southwest corner of the NE 1/4 of the SW 1/4 of Section 7, Township 15 South, Range 17 East; thence go S. 83°03'37" E. a distance of 419.50 feet; thence go N. 00°19'09" E. a distance of 194.75 feet to a point of said South right-of-way line; thence go S. 85°53'48" E. along said South right-of-way line a distance of 440.15 feet; thence go S. 00°21'40" E. a distance of 422.40 feet to a point 200.00 feet North of said South line of NE 1/4 of the SW 1/4; thence go S. 89°29'17" W, parallel to said South line of NE 1/4 of the SW 1/4 a distance of 857.03 feet to the Point of Beginning.

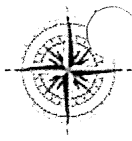
FURTHER LESS AND EXCEPT:

A PORTION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 17 EAST, LEVY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 7; THENCE RUN SOUTH 89°10'59" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 2656.02 FEET TO THE CENTER OF SAID SECTION 7; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°35'38" WEST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 725.52 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTHEAST 157TH PLACE (FORMERLY KNOWN AS SOUTHEAST GOATHE ROAD) AND THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, CONTINUE SOUTH

*This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.*





ALLIANT NATIONAL  
TITLE INSURANCE COMPANY

Alliant National File #20049867

Agent File #APN1436501600

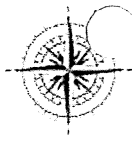
00°35'38" WEST, ALONG SAID EAST LINE, A DISTANCE OF 586.16 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°26'31" WEST, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 472.68 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1256, PAGE 856 OF THE PUBLIC RECORDS OF LEVY COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°41'55" EAST, ALONG SAID SOUTHERLY EXTENSION AND ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1256, PAGE 856, A DISTANCE OF 623.01 FEET TO A POINT ON THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF SOUTHEAST 157TH PLACE; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 84°58'27" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 472.96 FEET TO THE POINT OF BEGINNING.

**All of the above also being more particularly described as follows:**

A PORTION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 17 EAST AND A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 16 EAST, LYING EAST OF U.S. HIGHWAY NO. 19 (STATE ROAD 55), LEVY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE WEST 1/4 CORNER OF SAID SECTION 7; THENCE RUN SOUTH 89°10'59" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 2656.02 FEET TO THE CENTER OF SAID SECTION 7; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°35'38" WEST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 725.52 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTHEAST 157TH PLACE (FORMERLY KNOWN AS SOUTHEAST GOATHE ROAD); THENCE DEPARTING SAID EAST LINE, RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) THENCE RUN NORTH 84°58'27" WEST, A DISTANCE OF 472.96 FEET; 2) THENCE RUN NORTH 84°50'13" WEST, A DISTANCE OF 440.15 FEET; 3) THENCE RUN NORTH 85°23'29" WEST, A DISTANCE OF 419.62 FEET; 4) THENCE RUN NORTH 85°23'31" WEST, A DISTANCE OF 91.00 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1256, PAGE 856, OF THE PUBLIC RECORDS OF LEVY COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 00°42'47" WEST, ALONG THE WEST BOUNDARY OF SAID LANDS A DISTANCE OF 493.98 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°27'43" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 948.38 FEET TO THE SOUTHEAST CORNER OF SAID LANDS AND A POINT ON THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1568, PAGE 818, OF THE PUBLIC RECORDS OF LEVY COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 00°41'55" WEST, ALONG SAID WEST LINE, A DISTANCE OF 200.76 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE DEPARTING SAID WEST LINE,

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**ALLIANT NATIONAL**  
TITLE INSURANCE COMPANY

Alliant National File #20049867

Agent File #APN1436501600

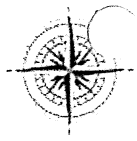
RUN NORTH 89°26'31" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 2185.00 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°12'28" WEST, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 12, A DISTANCE OF 19.06 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19 (STATE ROAD NO. 55, A 200.00 FOOT WIDE RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 34050-2510); THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 01°02'43" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1325.16 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN SOUTH 88°25'48" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 58.65 FEET TO THE POINT OF BEGINNING.

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Sch.- ALTA Commitment for Title Insurance Schedules A & B  
with Florida modifications  
ANTIC # 1423

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AMERICAN LAND TITLE ASSOCIATION COMMITMENT

**SCHEDULE B, PART I**

**REQUIREMENTS:**

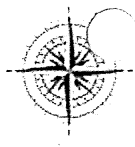
All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
  - a. Warranty Deed from R & R Land Holdings, LLC, a Florida limited liability company to **TBD**, conveying the property as described in Schedule A of this Commitment.
  - b. Mortgage from **TBD** (with joinder of spouse if married or recital a single person or recital that the property is not his/her/their homestead as defined by Article 10 Section 4 of the Florida Constitution) to **TBD**, encumbering the land described in Schedule A in the principal sum of **\$TBD**.

NOTE: Said non-homestead clause should state that mortgagor(s) does/do not reside on the subject property and that it is not adjacent to or contiguous with his/her/their homestead. Furthermore, it should state that no member of the mortgagor's family dependent upon him/her/them for support resides on the subject property. The address of the actual domicile of the mortgagor(s) should be stated.
  - c. The names(s) of the proposed insured and/or the amount of requested insurance under the Owner's/Mortgagee policy must be furnished and this commitment is subject to such further exceptions and/or requirements as may be deemed necessary. **(As to the TBD Buyer, Lender and Loan Amount above)**

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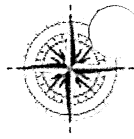
**ALLIANT NATIONAL**  
TITLE INSURANCE COMPANY

Alliant National File #20049867

Agent File #APN1436501600

5. Affidavit(s) in recordable form properly executed by the seller(s) and/or mortgagor(s) evidencing no other parties in possession, no claims or rights to a lien for services, labor or materials in connection with any repairs, alterations or improvements on the subject property, any adverse claims, no pending claims or court cases, or other matters. As to matters which may be disclosed by said Affidavit(s), the Company reserves the right to make such further requirements and/or exceptions as it may deem necessary.
6. Review certified copy of Articles of Organization and amendments thereto, if any, to verify who may sign for the company as well as procedures to authorize such signatory, together with proof that the limited liability company is active and current. The company reserves the right to make additional requirements upon review of same.
7. Review of a true and correct copy of operating agreement to verify who may sign for the company as well as procedures to authorize such signatory. Further requirements may be necessary upon review thereof. If an operating agreement is not produced, then all of the members of the limited liability company, or a majority of the members if the number of members is substantial, must execute an affidavit consenting to the transaction. The affidavit shall establish the names of all the current members of the limited liability company.
8. If the LLC is relying on a Statement of Authority for the execution of instruments to be insured, confirm that the person executing the instruments to be insured has the authority to bind the LLC pursuant to a Statement of Authority. Said Statement of Authority must be filed with the Florida Department of State and a certified copy must be recorded in the official records of the county where the property lies. A determination must also be made that there is no subsequent Statement limiting that person's authority.
9. Confirm that the member or manager executing the documents is not a debtor in bankruptcy and has not been a debtor in bankruptcy since becoming a member or manager of the limited liability company. If the LLC is a sole member LLC, then confirm that there are no creditors who have acquired or are attempting to acquire control of the LLC by attaching or seizing the member's interest in the LLC. The typical form of LLC affidavit is sufficient to satisfy this requirement.
10. Confirm that the limited liability company is not one of a family or group of entities. If the limited liability company is one of a family or group of entities, determine that none of the other entities in this family or group of entities is a debtor in bankruptcy. For these determinations, the agent may rely on an affidavit of the person executing the instruments to be insured. In the event that one or more of the other entities is a debtor in bankruptcy, Alliant National Underwriting Counsel must approve the transaction before title is insured.
11. Satisfaction or Release of that certain Mortgage to Drummond Community Bank from R & R Holdings, LLC, a Florida limited liability company, dated February 6, 2019, filed January 6, 2021, and recorded in Official Records Book 1564, Page 761, in the original amount of \$265,025.60, together with Hazardous Substances Certificate and Indemnity Agreement recorded in Official Records Book 1564, Page 768, of the Public Records of Levy County, Florida.

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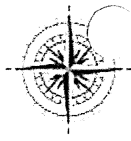
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12. Receipt and review of a current survey of the subject property properly certified to the Company evidencing no encroachments, violations, adverse claims or other matters which are uninsurable. **The company reserves the right to make further requirements and/or exceptions which may be deemed necessary.**
13. Obtain and record a surveyor's certificate from a Registered Florida Land Surveyor stating that our legal set forth on Schedule A herein, is in fact one and the same as the "**All of the above also being more particularly described as follows**" legal description herein. Please submit the certificate to us for further review prior to closing this transaction.
14. Proof of payment of all pending or certified municipal and/or county charges or special assessments.
15. Payment of any delinquent water, sewer and/or gas, garbage removal service charges due and payable to Levy County, Florida.
16. Payment of water, sewer and or gas, garbage removal service charges due and payable to Levy County, Florida.

**NOTE: 2020 Real Estate Taxes are PAID.**

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AMERICAN LAND TITLE ASSOCIATION COMMITMENT

**SCHEDULE B, PART II**

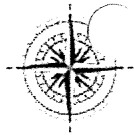
**EXCEPTIONS:**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Rights or Claims of parties in possession not shown by the public records.
3. Easements or claims of easements not shown by the public records.
4. Discrepancies, conflicts in boundary lines, encroachments, overlaps, variations or shortage in area or content, party walls and any other matters that would be disclosed by a correct survey and/or physical inspection of the land.
5. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. All taxes, assessments, levies and charges, which constitute liens or are due or payable including unredeemed tax sales.
7. Taxes and assessments for the year 2021 and subsequent years which are not yet due and payable.
8. Any lien provided by Chapter 159, Florida Statutes, in favor of any city, town, village, or port authority for unpaid service charges for service by any water systems, sewer systems or gas systems serving the lands described herein.
9. No coverage is given for claims of ownership or riparian rights asserted by the State of Florida to those portions of the insured land that comprise sovereignty lands, including, without limiting, submerged, filled and artificially exposed lands and lands accreted to such land.

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**ALLIANT NATIONAL**  
TITLE INSURANCE COMPANY

Alliant National File #20049867

Agent File #APN1436501600

10. Grant of Easement as recorded in Official Records Book 68, Page 402, of the Public Records of Levy County, Florida.
11. Lease of Right-of-Way as recorded in Official Records Book 266, Page 234, of the Public Records of Levy County, Florida.
12. Pipeline Easement as recorded in Official Records Book 495, Page 746, of the Public Records of Levy County, Florida.
13. Natural Gas Pipeline Easement as recorded in Official Records Book 1158, Page 673, of the Public Records of Levy County, Florida.
14. Easement as recorded in Official Records Book 1468, Page 70, of the Public Records of Levy County, Florida.
15. Ordinance Number 2021-007 as recorded in Official Records Book 1582, Page 467 and Ordinance Number 2021-008 as recorded in Official Records Book 1582, Page 483, of the Public Records of Levy County, Florida.
16. Rights or claims of parties in possession under unrecorded leases not shown by the Public Records.

Note: Taxes for the year 2020 Parcel ID No. 1436501600  
Assessed value is \$60,216.00  
Gross amount due: \$918.53  
Tax paid: \$881.79  
Date paid: 11/18/2020  
Exemptions: None

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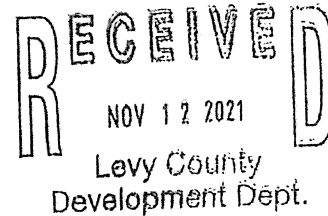
**MILLS ENGINEERING COMPANY**

*Engineering and Land Surveying*

P. O. Box 778 - Bronson, Florida 32621  
604 East Hathaway Avenue  
Phone (352) 486-2872  
Email: [Millseng@BellSouth.net](mailto:Millseng@BellSouth.net)

November 10, 2021

Stacey Hectus  
Planning and Zoning Director  
Levy County Planning and Zoning Department  
Post Office Box 930  
622 East Hathaway Avenue  
Bronson, Florida 32621



RE: R and R Acres Final Plat

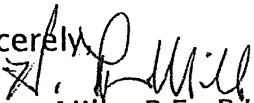
Stacey,

I have reviewed the above referenced Plat and listed below items that the Surveyor needs to address prior to approval:

1. Monuments shall be set at all lot corners, points of intersection and changes in directions within the subdivision. Reference 177.091 (9).
2. The Central Florida Electric Cooperative Easement identified in the Title Report should be labeled with bearings and distances based on it being identified in the Title Report and being physically present at the time of platting. Reference 177.091 (16).
3. The Pipeline Easement identified in the Title Report and recorded in Official Records Book 495, Page 746, of the Public Records and identified in the Title Report must be addressed in accordance with Chapter 177 Florida Statutes. Florida Gas Transmission right-of-way department may have to assist in the determination of the proper easement location. Reference 177.091 (16).

Additionally, there is a misspelled word in the review surveyor's statement.

Should there be any questions regarding these comments please do not hesitate to contact me.

Sincerely,  
  
H. Lee Mills, P.E., P.L.S.

Xc: 20063  
HLM/lm