

Final Plat Application
Levy County, Florida

Filing Date: _____
Amount of Fee: \$ 225.00

Petition Number: PP _____
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:

I. Applicant and Request Information	-	F	Surveyor's Name: Stephen M. McMillen
Owner's Name: <u>Levy + Scream Vickers</u>		S	Address: 444 NW Main St
Address: <u>21391 SE 32nd Pl</u>		/	Williston, FL 32696
City: <u>Williston Fl</u>	Zip Code	(Telephone Number: (352) 528-6277
Phone: <u>407-490.3941</u>		I	McMillen Surveying, Inc.

II. Parcel Information		
1. Subdivision Name: <u>Circle J Farms</u>		
2. Date Preliminary Plat Approved: <u>2.22.22</u>		
3. Parcel Number (s)	Section/Township/Range	Acreage
A. <u>85273-001-00</u>	<u>4-14-19</u>	<u>20</u>
B. _____	_____	_____
C. _____	_____	_____
Total Acreage:		<u>20</u>

- Locational Description (Please attach copy of legal description or existing plat if property in question is a re-subdivision). See a sketch
- Proposed Use of Property: Residential

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5. Present Zoning /Land Use: ARSR/ARSR
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

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Levy County, Florida


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 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 an 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 (1st) 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 (1st) 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.

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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 , 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.

OFFICE USE ONLY:

Planning Commission Public Hearing Date: _____ Time: _____
Board of County Commissioners Hearing Date: _____ Time: _____

Planning Commission Action: Approval Denial
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.

Date _____

Owner Signature _____

STATE OF FLORIDA
COUNTY OF _____

Owner Signature _____

Sworn to and scribed before me this _____ Day of _____, 20____, by (name) _____

Personally known _____ Identification Expiration Date _____
[Signature]
Signature - Notary Public _____

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:

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 1st day of the month to be reviewed on the 2nd 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. _____

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:

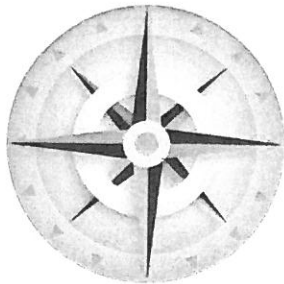
Mills Engineering - 1
Road Department - 1
Planning Department - 1
County Commissioner (appointed to committee) - 1
County Attorney - 1

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



McMillen Surveying, Inc.


444 Northwest Main Street
Williston, Florida, 32696
Office: 352 528-6277

September 27, 2021

State of Florida
County of Levy

I, Jerome G. Vickers, hereby give Stephen M. McMillen, P.S.M., President of McMillen Surveying, Inc, the authority to act as my Authorized Agent to facilitate the **Plating Process** upon "Circle V Farms" on the following parcel lying in Section 4, Township 14 South, Range 19 East, Levy County, Florida:

Parcel ID# 05273-001-00, Morriston.


Jerome G. Vickers Date: 9/27/2021

Notary Public, State of Florida
At Large


My Commission Expires: 11.9.24





McMillen Surveying, Inc.

444 Northwest Main Street
Williston, Florida, 32696
Office: 352 528-6277

State of Florida
County of Levy

I, Terry L. Vickers, 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 "Circle V Farms" on the
following parcel lying in:

Section 04, Township 14 South, Range 19 East,
County: Levy
State: Florida
Parcel ID# 05273-001-00, City: Merristown

Signature Terry L. Vickers
Printed Terry Vickers Date: 1-12-2022

Notary Public, State of Florida
At Large

My Commission Expires: 11-08-24





Summary

Parcel ID 0527300100
 Location Address LAND NEAR MARION COUNTY(5.1)
 Neighborhood 04-14-19 0020.00 ACRES TRACT IN SW1/4 LYING NORTH OF CR 323 OR BOOK 1521 PAGE 7
 Legal Description* *The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.
 Property Use Code PASTURE LAND 1 (6000)
 Subdivision N/A
 Sec/Twp/Rng 04-14-19
 Tax District SW FLORIDA WT MG (District SW)
 Millage Rate 15.7218
 Acreage 20.000
 Homestead N
 Ag Classification Yes

[View Map](#)

Owner

Owner Name Vickers Terry Lynn 100%
 Vickers Jerome G III 100%
 Mailing Address 5300 NW 75TH AVE
 OCALA, FL 34482

Valuation

2021 Preliminary Value Summary
 Building Value \$0
 Extra Features Value \$0
 Market Land Value \$128,000
 Ag Land Value \$9,000
 Just (Market) Value \$128,000
 Assessed Value \$9,000
 Exempt Value \$0
 Taxable Value \$9,000
 Cap Differential \$0
 Previous Year Value \$133,200

Exemptions

- Homestead
- 2nd Homestead
- Widow/er
- Disability
- Seniors
- Veterans
- Other

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
6010	0	0	20	AC	\$9,000
VAC LAND	0	0	20	AC	\$128,000

Sales

Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
1/10/2020	\$100,00	WD	1521	7	U	V	VICKERS JEROME G III	VICKERS TERRY LYNN
2/7/2018	\$269,000.00	WD	1447	1	Q	V	BENNETT GEORGE GARY & DONNA B	VICKERS JEROME G III
5/19/2010	\$250,000.00	WL	1192	920	Q	V	LONCALA INC	BENNETT GEORGE GARY & DONNA B

WARRANTY DEED
INDIVIDUAL TO INDIVIDUAL

Return to: (enclose self-addressed stamped envelope)

Name: Terry Vickers pm
Address: 5300 NW 75th Ave
Ocala FL 34482

This Instrument Prepared by:

Name: Terry Vickers

Address: 5300 NW 75th Ave
Ocala FL 34482

Property Appraiser's Parcel Identification:

Parcel Number(s):

(SPACE ABOVE THIS LINE FOR PROCESSING DATA)

(SPACE ABOVE THIS LINE FOR PROCESSING DATA)

This Warranty Deed, Made the 9 day of January, 2020, by Terry Lynn Vickers + Jerome G. Vickers III husband + wife, hereinafter called the Grantor, to Terry Lynn Vickers + Jerome G. Vickers III husband + wife, whose post office address is 5300 NW 75th Ave Ocala FL 34482, 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, wherever the context so admits or requires.)

Witnesseth, That the Grantor, for and in consideration of the sum of \$ 10.00, and other valuable considerations, receipt of which is acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land, situated in Levy County, State of Florida, viz:

See Attached

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, and hereby 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 December 31, 2019.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written Signed, sealed and delivered in the presence of:

Witness Signature (as to First Grantor)

Melinda Bass

Printed Name

Melinda Williams

Witness Signature (as to First Grantee)

Terry R. Vickers

Printed Name

Jerome G. Vickers III

Witness Signature (as to Co-Grantor, if any)

Lisa A. Reynolds

Printed Name

Terry Lynn Vickers

Witness Signature (as to Co-Grantee, if any)

Lori Taylor Taylor

Printed Name

STATE OF Florida
COUNTY OF Levy

Terry L. Vickers

I hereby Certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, and an oath was not taken. (Check one): Said person(s) here personally known to me. Said person(s) provided the following type of identification: Valid FL DL, exp: 11-19-28

NOTARY RUBBER STAMP SEAL



DEPUTY CLERK, per F.S. 695.03(1)
Danny J. Shipp, Clerk of Court
Levy County, Florida

Witness my hand and official seal in the County and State last aforesaid this 9th day of January, 2020
Notary Signature: Melinda Bass
Printed Name: Melinda Bass

SPACE ABOVE THIS LINE FOR RECORDING DATA

State of Florida, County of Henry St Marion
On this 10th day of January, 2020
the foregoing or attached instrument was
acknowledged before me by Jerome George
V. Ekers III
who is/are personally known to me or who has/have
produced FL BL as identification
and who (did) (did not) take an oath.

Edward Johannes Joos IV
Notary Public
Print Name Edward Johannes Joos IV



UNOFFICIAL COPY

State

Warranty Deed
INDIVIDUAL TO INDIVIDUAL

Description: (by surveyor) - Vickers Division, New Parcel "1A"

A part of lands described in O.R.B. 1447, page 1, of the Public Records of Levy County, Florida; lying in the Southwest 1/4 of Section 4, Township 14 South, Range 29 East, Levy County, Florida; being more particularly described as follows:

Commence at the Northwest corner of said Southwest 1/4 and run thence South 89°24'51"East, along the North line of said Southwest 1/4, a distance of 825.72 feet to the Northwest corner of said O.R.B. 1447, page 1 and the Point-of-Beginning of the herein described parcel; thence continue South 89°24'51"East, along said North line, a distance of 1698.32 feet to the Northeast corner of said O.R.B. 1447, page 1 and the West right-of-way line of S.E. 215th Avenue (a.k.a. County Road No. 323); said point being on a non-tangent curve, concave Northwesterly, having a radius of 1869.86 feet, a central angle of 24°04'10" and a chord bearing and distance of South 28°18'23"West - 779.75 feet; thence Southwesterly, along said curve and along said West right-of-way line, an arc distance of 398.64 feet; thence North 77°00'04"West, a distance of 1362.60 feet to the West line of said O.R.B. 1447, page 1; thence North 00°08'41"West, along said West line, a distance of 397.39 feet to the said Point-of-Beginning.
Containing 20.002 Acres, more or less.

Description: (by surveyor) - Vickers Division, New Parcel "1b"

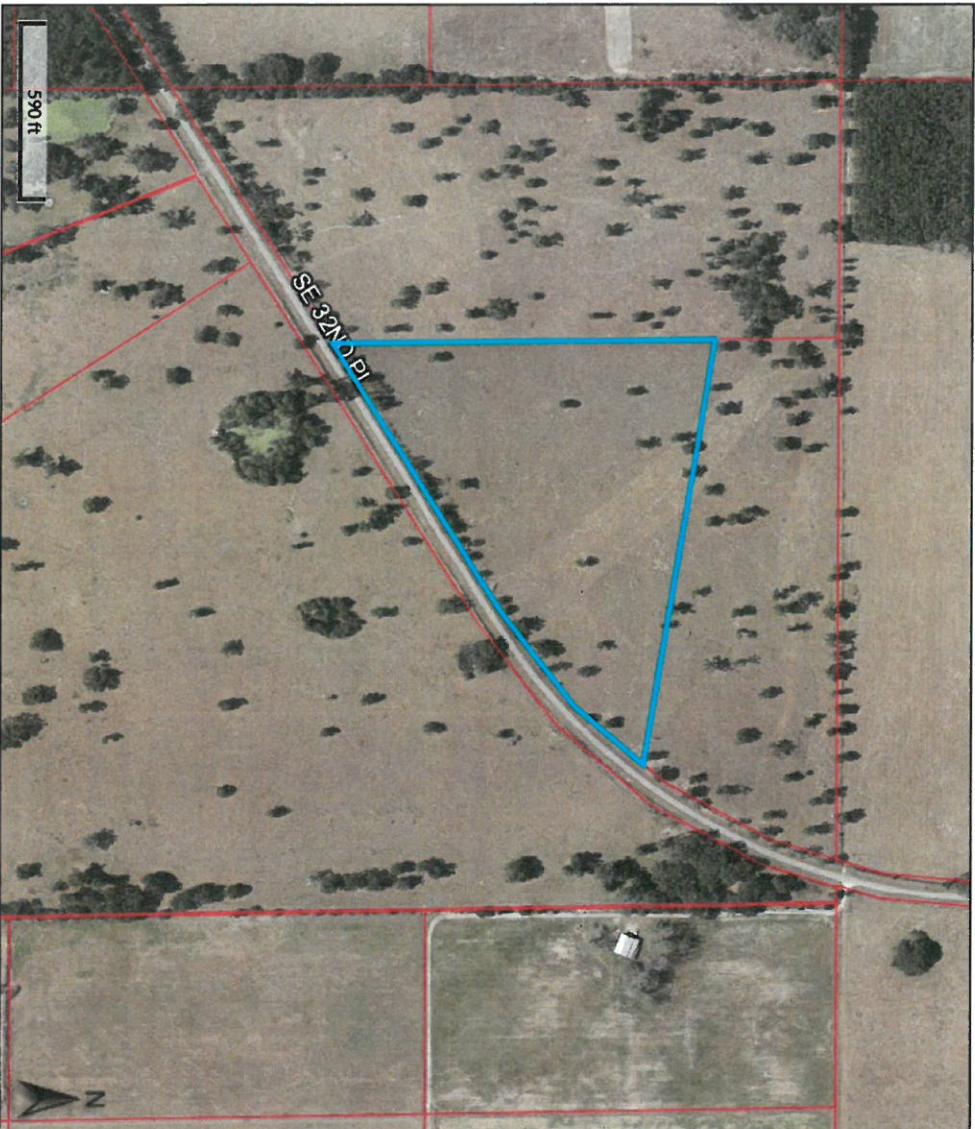
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Commence at the Northwest corner of said Southwest 1/4 and run thence South 89°24'51"East, along the North line of said Southwest 1/4, a distance of 825.72 feet to the Northwest corner of said O.R.B. 1447, page 1; thence South 00°08'41"East, along the West line of said O.R.B. 1447, page 1, a distance of 397.39 feet to the Point-of-Beginning of the herein described parcel; thence continue South 00°08'41"East, along said West line, a distance of 1227.11 feet to the Southwest corner of said O.R.B. 1447, page 1 and the Northwesterly right-of-way line of S.E. 32nd Place (a.k.a. County Road No. 323); thence North 58°30'50"East, along said Northwesterly right-of-way line, a distance of 1027.19 feet to the beginning of a tangent curve, concave Northwesterly, having a radius of 1869.86 feet, a central angle of 18°10'25" and a chord bearing and distance of North 49°25'41"East - 590.61 feet; thence Northwesterly, along said curve and along said Northwesterly right-of-way line, an arc distance of 593.10 feet; thence North 77°00'04"West, a distance of 1362.60 feet to the said Point-of-Beginning.
Containing 20.002 Acres, more or less.



Public.net™

Levy County, FL



Overview

Legend

- Parcels
- Parcel Lines
- <all other values>
- Construction
- Easement
- Lot
- Miscellaneous
- Parcel
- Private Road
- Road Right of Way
- Subdivision
- Water
- Roads
- City Labels

Parcel ID	0527300100	Physical Address	VICKERS TERRY	Building Value	\$0	Last 2 Sales Date	2/7/2018	Price	\$269000	Reason	01	Qual	Q
Property Use	6000 - PASTURE	Mailing Address	LYNN	Extra Feature Value	\$0								
Taxing District	SW FLORIDA WT	Address	5300 NW 75TH AVE	Market Land Value	\$128,000		5/19/2010	\$250000		01		Q	
Acres	20		OCALA FL 34482	Ag Land Value	\$9,000								
				Just Value	\$128,000								
				Assessed Value	\$9,000								
				Taxable Value	\$9,000								

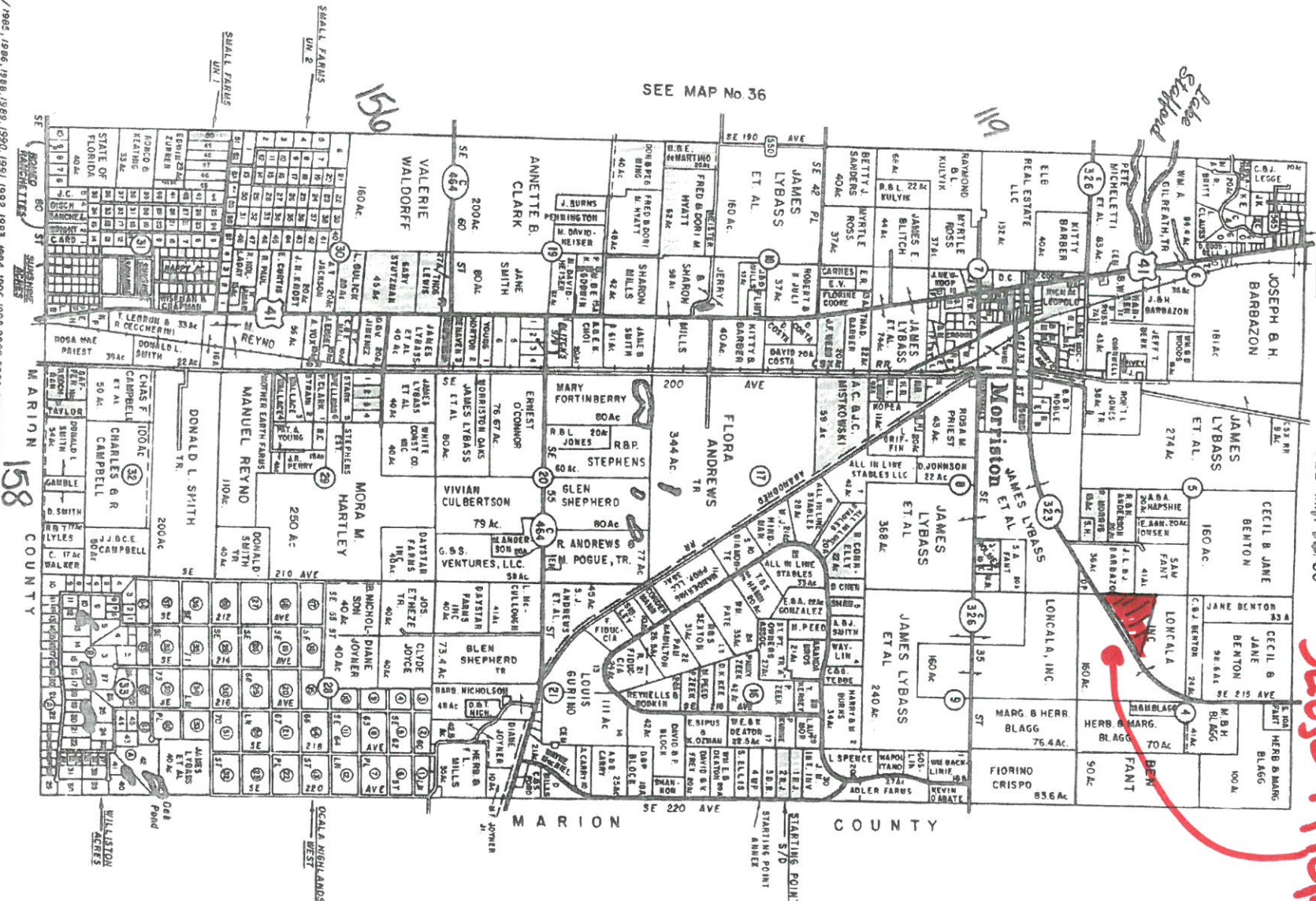
Date created: 9/16/2021

Last Data Uploaded: 9/15/2021 7:23:35 PM

Developed by Schneider GEOSPATIAL

SEE MAP No 36

SEE MAP No 38



MARION COUNTY 158

STARR COUNTY

Subject Property

Prepared by and when recorded return to:

✓
Bullock Law Firm, PLLC
1000 NE 6th Blvd.
Williston, Florida 32696

Property Appraiser's Parcel Identification
No.: 0527300100, 052730010A

Instrument # 703635
OR BK: 1646 PG: 557-3pg(s)
REC:6/24/2022 9:20 AM
Danny J. Shipp, Levy County Clerk, Florida
Rec: \$27.00
Deed Doc: \$0.70
Deputy Clerk UWILLIAMS

(Space above this line reserved for recording office use only)

CORRECTIVE WARRANTY DEED

THIS INDENTURE is made on this the 3rd day of June, in the year 2022, between **JEROME GEORGE VICKERS III**, (also known as Mike Vickers) and **TERRY LYNN VICKERS**, a married couple with a mailing address at 21391 SE 32nd Place, Morriston, Florida 32668, (hereinafter referred to as "Grantor"), for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **JEROME GEORGE VICKERS III** and **TERRY LYNN VICKERS**, Co-Trustees of **THE JEROME GEORGE VICKERS III and TERRY LYNN VICKERS REVOCABLE TRUST**, with a mailing address at 21391 SE 32nd Place, Morriston, Florida 32668, (hereinafter jointly referred to as "Grantee"). Grantor hereby GRANTS, CONVEYS and WARRANTS unto Grantee, the following described real estate in the County of Levy and State of Florida:

SEE ATTACHED EXHIBIT "A"

Subject to all valid easements, restrictions, and reservations of record, if any, but this shall not serve to reimpose the same.

This Corrective Warranty Deed is being granted to correct the error in the legal description for Parcel Number 0527300100, 052730010A of that certain deed recorded on March 31, 2022, File Number 699166, in Official Record Book 1633, Page 63, Public Records of Levy County, Florida.

All other aspects of the original deed recorded in File Number 699166, in Official Record Book 1633, Page 63, Public Records of Levy County, Florida, remain in full force and effect.

TO HAVE AND TO HOLD the property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

This deed was prepared without the benefit of title insurance. The preparer expresses no opinion as to title of this property and all parties agree to hold the preparer harmless for any issues arising out of the same.

Grantor does hereby covenant with Grantee that Grantor is lawfully seized of the land in fee simple; that Grantor has good right and lawful authority to sell and convey the land; that Grantor fully warrants the title to the land and will defend the same against the lawful claims of

all persons whomsoever; and that the land is free of all encumbrances except taxes for the remainder of the year 2021. However, Grantor does not guarantee access to the subject property.

Taxes for the current year have been prorated and are assumed by Grantee.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the day and year first above written.

**Signed, Sealed and Delivered
in presence of**

ALB

Walker W. Bullock

Shelby S. Bullock

Shelby L. Bullock

Jerome George Vickers III

Terry Lynn Vickers

Terry Lynn Vickers

STATE OF FLORIDA

COUNTY OF LEVY

§
§
§

The foregoing instrument was acknowledged before me, the undersigned authority, by **JEROME GEORGE VICKERS III and TERRY LYNN VICKERS**, who produced driver's licenses issued by the State of Florida that contains his photograph and signature as identification thereby proving him to be the person whose name is subscribed to the foregoing instrument as a Grantor, who identified this instrument as a Deed and signed such instrument willingly as a Grantor for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 3rd day of June, in the year 2022.

Shelby S. Bullock

Notary Public, State of Florida

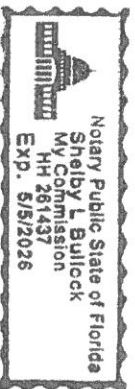


Exhibit "A"

Description: (by surveyor) - Vickers Division, New Parcel "1A"

A part of lands described in O.R.B. 1447, page 1, of the Public Records of Levy County, Florida; lying in the Southwest 1/4 of Section 4, Township 14 South, Range 19 East, Levy County, Florida; being more particularly described as follows:

Commence at the Northwest corner of said Southwest 1/4 and run thence South 89°24'51"East, along the North line of said Southwest 1/4, a distance of 825.72 feet to the Northwest corner of said O.R.B. 1447, page 1 and the Point-of-Beginning of the herein described parcel; thence continue South 89°24'51"East, along said North line, a distance of 1698.32 feet to the Northeast corner of said O.R.B. 1447, page 1 and the West right-of-way line of S.E. 215th Avenue (a.k.a. County Road No. 323); said point being on a non-tangent curve, concave Northwesterly, having a radius of 1869.86 feet, a central angle of 24°04'10" and a chord bearing and distance of South 28°18'23"WWest - 779.75 feet; thence Southwesterly, along said curve and along said West right-of-way line, an arc distance of 398.64 feet; thence North 77°00'04"WWest, a distance of 1362.60 feet to the West line of said O.R.B. 1447, page 1; thence North 00°08'41"WWest, along said West line, a distance of 397.39 feet to the said Point-of-Beginning.
Containing 20.002 Acres, more or less.

Description: (by surveyor) - Vickers Division, New Parcel "1b"

A part of lands described in O.R.B. 1447, page 1, of the Public Records of Levy County, Florida; lying in the Southwest 1/4 of Section 4, Township 14 South, Range 19 East, Levy County, Florida; being more particularly described as follows:

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Containing 20.002 Acres, more or less.

Levy Abstract and Title Company

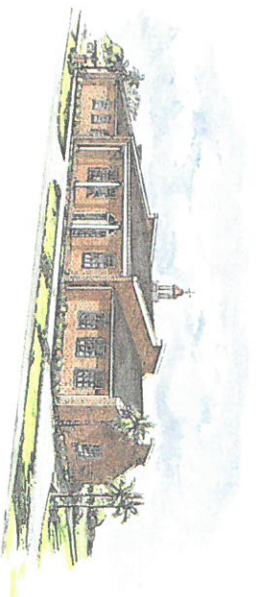
"Serving Levy County Since 1927"

Title Insurance

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

Closings

ADAM C. HENDERSON V.P.
BRANCH MANAGER



June 29, 2022

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

RE: PROPERTY INFORMATION REPORT – Our File: T-28832

PROPOSED SUBDIVISION NAME:

“CIRCLE V FARMS”

LEGAL SHOWN ON PROPOSED PLAT:

A part of lands described in O.R.B. 1447, page 1, of the Public Records of Levy County, Florida; lying in the Southwest 1/4 of Section 4, Township 14 South, Range 19 East, Levy County, Florida; being more particularly described as follows:

Commence at the Northwest corner of said Southwest 1/4 and run thence South 89°24'51" East, along the North line of said Southwest 1/4, a distance of 825.72 feet to the Northwest corner of said O.R.B. 1447, page 1; thence South 00°08'41" East, along the West line of said O.R.B. 1447, page 1, a distance of 397.39 feet to the Point-of-Beginning of the herein described parcel; thence continue South 00°08'41" East, along said West line, a distance of 1227.11 feet to the Southwest corner of said O.R.B. 1447, page 1 and the Northwesternly right-of-way line of S.E. 32nd Place (a.k.a. County Road No. 323); thence North 58°30'50" East, along said Northwesternly right-of-way line, a distance of 1027.19 feet to the beginning of a tangent curve, concave Northwesternly, having a radius of 1869.86 feet, a central angle of 18°10'25" and a chord bearing and distance of North 49°25'41" East, 590.61 feet; thence Northeastly, along said curve and along said Northwesternly right-of-way line, an arc distance of 593.10 feet; thence North 77°00'04" West, a distance of 1362.60 feet to the said Point-of-Beginning.

PERIOD OF SEARCH: 20 years last past, ending June 27, 2022

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:

Main Office

50 Picnic St. • P.O. Box 148, Bronson, FL 32621
352-486-2116 • Fax 352-486-4200 • E-mail: levyab1@aol.com



RECORD FEE SIMPLE TITLE HOLDER

JEROME G. VICKERS, III and TERRY LYNN VICKERS, as Co-Trustees of the JEROME G. VICKERS, III and TERRY LYNN VICKERS REVOCABLE TRUST dated January 5, 2022, by virtue of the following document:

Corrective Warranty Deed from Jerome George Vickers, III (aka Mike Vickers) and Terry Lynn Vickers, a married couple, dated 06/03/2022, filed 06/24/2022 and recorded in O.R. Book 1646, Page 557 (#703635), Public Records of Levy County, Florida.

MORTGAGES – (not satisfied or released of record)

NONE

EASEMENTS OF RECORD

NONE

REAL ESTATE TAX INFORMATION:

2021 Taxes

Assessed to: Terry Lynn Vickers & Jerome G. Vickers III
Tax ID#: 0527300100

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. Its effective date shall be the date above specified through which the public records were searched.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Skipper Henderson", written over a horizontal line.

Skipper Henderson, C.L.S.
Vice President

SH/dkr
enclosures

Prepared by and when recorded return to:

✓
Bullock Law Firm, PLLC
1000 NE 6th Blvd.
Williston, Florida 32696

**Property Appraiser's Parcel Identification
No.: 0527300100, 052730010A**

Instrument # 703635
OR BK: 1646 PG: 557-3pg(s)
REC: 6/24/2022 9:20 AM
Danny J. Shipp, Levy County Clerk, Florida
Rec: \$27.00
Deed Doc: \$0.70
Deputy Clerk UWILLIAMS

(Space above this line reserved for recording office use only)

CORRECTIVE WARRANTY DEED

THIS INDENTURE is made on this the 3rd day of June, in the year 2022, between **JEROME GEORGE VICKERS III**, (also known as Mike Vickers) and **TERRY LYNN VICKERS**, a married couple with a mailing address at 21391 SE 32nd Place, Morriston, Florida 32668, (hereinafter referred to as "Grantor"), for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **JEROME GEORGE VICKERS III and TERRY LYNN VICKERS, Co-Trustees of THE JEROME GEORGE VICKERS III and TERRY LYNN VICKERS REVOCABLE TRUST**, with a mailing address at 21391 SE 32nd Place, Morriston, Florida 32668, (hereinafter jointly referred to as "Grantee"). Grantor hereby GRANTS, CONVEYS and WARRANTS unto Grantee, the following described real estate in the County of Levy and State of Florida:

SEE ATTACHED EXHIBIT "A"

Subject to all valid easements, restrictions, and reservations of record, if any, but this shall not serve to reimpose the same.

This Corrective Warranty Deed is being granted to correct the error in the legal description for Parcel Number 0527300100, 052730010A of that certain deed recorded on March 31, 2022, File Number 699166, in Official Record Book 1633, Page 63, Public Records of Levy County, Florida.

All other aspects of the original deed recorded in File Number 699166, in Official Record Book 1633, Page 63, Public Records of Levy County, Florida, remain in full force and effect.

TO HAVE AND TO HOLD the property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

This deed was prepared without the benefit of title insurance. The preparer expresses no opinion as to title of this property and all parties agree to hold the preparer harmless for any issues arising out of the same.

Grantor does hereby covenant with Grantee that Grantor is lawfully seized of the land in fee simple; that Grantor has good right and lawful authority to sell and convey the land; that Grantor fully warrants the title to the land and will defend the same against the lawful claims of

all persons whomsoever; and that the land is free of all encumbrances except taxes for the remainder of the year 2021. However, Grantor does not guarantee access to the subject property.

Taxes for the current year have been prorated and are assumed by Grantee.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the day and year first above written.

**Signed, Sealed and Delivered
in presence of**

Walker W. Bullock

Walker W. Bullock

Shelby L. Bullock

Shelby L. Bullock

Jerome George Vickers III

Jerome George Vickers III

Terry Lynn Vickers

Terry Lynn Vickers

STATE OF FLORIDA

COUNTY OF LEVY

§
§
§

The foregoing instrument was acknowledged before me, the undersigned authority, by **JEROME GEORGE VICKERS III and TERRY LYNN VICKERS**, who produced driver's licenses issued by the State of Florida that contains his photograph and signature as identification thereby proving him to be the person whose name is subscribed to the foregoing instrument as a Grantor, who identified this instrument as a Deed and signed such instrument willingly as a Grantor for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 3rd day of June, in the year 2022.

Shelby L. Bullock

Notary Public, State of Florida



Exhibit "A"

Description: (by surveyor) - Vickers Division, New Parcel "1A"

A part of lands described in O.R.B. 1447, page 1, of the Public Records of Levy County, Florida; lying in the Southwest 1/4 of Section 4, Township 14 South, Range 19 East, Levy County, Florida; being more particularly described as follows:

Commence at the Northwest corner of said Southwest 1/4 and run thence South 89°24'51"East, along the North line of said Southwest 1/4, a distance of 825.72 feet to the Northwest corner of said O.R.B. 1447, page 1 and the Point-of-Beginning of the herein described parcel; thence continue South 89°24'51"East, along said North line, a distance of 1698.32 feet to the Northeast corner of said O.R.B. 1447, page 1 and the West right-of-way line of S.E. 215th Avenue (a.k.a. County Road No. 323); said point being on a non-tangent curve, concave Northwesterly, having a radius of 1869.86 feet, a central angle of 24°04'10" and a chord bearing and distance of South 28°48'23"West 779.75 feet; thence Southwesterly, along said curve and along said West right-of-way line, an arc distance of 398.64 feet; thence North 77°00'04"West, a distance of 1362.60 feet to the West line of said O.R.B. 1447, page 1; thence North 00°08'41"West, along said West line, a distance of 397.39 feet to the said Point-of-Beginning.
Containing 20.002 Acres, more or less.

Description: (by surveyor) - Vickers Division, New Parcel "1b"

A part of lands described in O.R.B. 1447, page 1, of the Public Records of Levy County, Florida; lying in the Southwest 1/4 of Section 4, Township 14 South, Range 19 East, Levy County, Florida; being more particularly described as follows:

Commence at the Northwest corner of said Southwest 1/4 and run thence South 89°24'51"East, along the North line of said Southwest 1/4, a distance of 825.72 feet to the Northwest corner of said O.R.B. 1447, page 1; thence South 00°08'41"East, along the West line of said O.R.B. 1447, page 1, a distance of 397.39 feet to the Point-of-Beginning of the herein described parcel; thence continue South 00°08'41"East, along said West line, a distance of 1227.11 feet to the Southwest corner of said O.R.B. 1447, page 1 and the Northwesterly right-of-way line of S.E. 32nd Place (a.k.a. County Road No. 323); thence North 58°30'50"East, along said Northwesterly right-of-way line, a distance of 1027.19 feet to the beginning of a tangent curve, concave Northwesterly, having a radius of 1869.86 feet, a central angle of 18°10'25" and a chord bearing and distance of North 49°25'41"East 590.61 feet; thence Northeasterly, along said curve and along said Northwesterly right-of-way line, an arc distance of 593.10 feet; thence North 77°00'04"West, a distance of 1362.60 feet to the said Point-of-Beginning.
Containing 20.002 Acres, more or less.