

Preliminary Plat Application  
Levy County, Florida

Filing Date: \_\_\_\_\_ Petition Number: PP  
Amount of Fee: \$235.00 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 50-532, petitioning for a Preliminary Plat on the following described:

**I. Applicant and Request Information - Please print unless otherwise specified.**

Owner's Name: Reid Tower Complex, LLC Surveyor's Name: Ronald E. Parrish  
 Owner's Signature: Robert Reid Address: 305 S. Main St.  
 Address: 157 NW Pampass Ct. Trenton FL Zip 32693  
Lake City FL Zip 32055 Telephone Number: 352-463-2938  
 Telephone Number: 352-812-9472

**II. Parcel Information:**

1.	Subdivision Name:	Section/Township/Range	Acreage
1.	<u>Reid Tower Complex</u>		
2.	Parcel Number (s)		
A.	<u>33-10-14-00511-001-00</u>	<u>33 10 S 14 E</u>	<u>12.86</u>
B.	<u>33-10-14-00511-001-0A</u>	<u>33 10 S 14 E</u>	<u>.73</u>
C.	_____	_____	_____
D.	_____	_____	_____
Total Acreage:			<u>13.59</u>

3. Locational Description (Please attach copy of legal description or existing plat if property in questions is a re-subdivision). Please see Exhibit A legal Description as attached
4. Proposed Use of Property: Cell Phone Tower ARR
5. Present Zoning/Land Use: Cell Phone Tower ARR6. Proposed Zoning Changes: NO
7. Number of Lots one 8. Acres in each Parcel: 13.59
9. Do you propose deed restrictions ? Yes  No

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10. What type of sewage disposal do you propose? N/A
11. List all proposed improvements and utilities and state your intention to install or post a guarantee prior to actual installation. *Current Cell Tower improvements will remain. No new improvements planned.*

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

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

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

1. Preliminary 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. Preliminary Plats;
4. Concurrency form (if applicable);
5. Location map identifying subject parcel with either a color or pattern

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

**NOTE:** Being located within a municipal service district area may delay your plat being placed on the agenda, as review and comment from the appropriate municipality is required before scheduling can be done.

**IV. APPLICATION INSTRUCTIONS:**

- (a) An application for a Preliminary Plat must be accompanied by a fee of \$235.00. 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.

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- (d) The Preliminary Plat applications are processed once a month. Applications received by the first (1<sup>st</sup>) day of the month will tentatively be scheduled, advertised and presented at a public hearing the following month. Applications received after the first (1<sup>st</sup>) day 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 and place it 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.
- (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 Robert Reid, 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.

Owner/Agent Signature: Robert Reid Date: 4-29-22

<b>OFFICE USE ONLY:</b>			
Planning Commission Public Hearing Date:	_____		
Planning Commission Action:	Approval	<input type="checkbox"/>	Denial <input type="checkbox"/>
BOCC Public Hearing Date:	_____		
BOCC Action:	Approval	<input type="checkbox"/>	Denial <input type="checkbox"/>

Exhibit "A"

A parcel of land lying in the Southwest 1/4 of Section 33, Township 10 South, Range 14 East, Levy County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Section 33, Township 10 South, Range 14 East for a Point of Reference and thence run N 01°15'08" W, along the West line of said Section 33, a distance of 25.00 feet to the North right of way line of N. W. 160th Street (50.00 foot right of way) and for the Point of Beginning; thence departing from said right of way line, continue N 01°15'08" W, along the West line of said Section 33, a distance of 968.21 feet; thence run N 88°44'52" E, a distance of 609.02 feet; thence run S 01°15'08" E, parallel with the West line of said Section 33, a distance of 976.15 feet to the aforesaid North right of way line of N.W. 160th Street; thence run S 89°29'39" W, along said right of way line, a distance of 609.07 feet to the Point of Beginning.

Containing 13.59 acres, more or less.

Reserving unto Grantor an easement for Ingress, Egress and Public Utilities over, under, upon and across the West 50.00 feet thereof.

RETURN TO: Reid Tower Complex, LLC  
ADDRESS: 157 NW Pompano Ct  
Lake City, Florida 32055, USA

THIS INSTRUMENT  
PREPARED BY: Robert Reid  
ADDRESS: 157 NW Pompano Court  
Lake City, Florida 32055 USA

AS A NECESSARY INCIDENT TO THE  
FULLFILMENT OF A MUTUAL CONSENT AND  
CONDITIONS IN THE REID TOWER COMPLEX,  
LLC OPERATING AGREEMENT.

PROPERTY APPRAISERS PARCEL  
IDENTIFICATION (FOLIO) NUMBER  
**0051100100**

## Florida Quit Claim Deed

THIS ENDENTURE, made this 21 day of MARCH, 2020, by and between Martin Wyatt Reid of 306 SE 2<sup>nd</sup> Ave., Chiefland, Levy County, FL. 32626, USA, Jerry Michael Reid of 4407 NW 20<sup>th</sup> Terr., Gainesville, Alachua County, FL. 32605, USA, Robert Lee Reid of 157 NW Pompano Ct., Lake City, Columbia County, FL. 32055, USA, Ruth Marie Clubb of 8287 Hwy 121 NE, Surrency, Appling County, GA. 31563, USA, and Joseph Adam Kennedy of 8691 160<sup>th</sup> St., Trenton, Levy County, FL. 32693, USA (collectively the "Grantor"), and Reid Tower Complex, LLC, a Florida Limited Liability Company, whose tax mailing address is 157 NW Pompano Ct., Lake City, Columbia County, FL. 32055, USA, (the "Grantee"), in the state of Florida.

**WITNESETH:** that said Grantor for and in consideration of the sum of 10.00 Dollars, and other valuable considerations, lawful money of the United States of America, to the Grantee in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has remised and released, as well as quitclaim unto the Grantee, the Grantee's heirs, and assigns forever, all the rights, title, interest, and claim of the Grantor in and to the following described land in Levy County, Florida, to wit:

Southwest  $\frac{1}{4}$  of Southwest  $\frac{1}{4}$  of Section 33, Township 10 South, Range 14 East containing forth (40) acres, more or less.

LESS AND EXCEPT the North 100 feet thereof.

SUBJECT TO a non-exclusive easement for ingress, egress and utilities over and across the West 50 feet of said Southwest  $\frac{1}{4}$  of Southwest  $\frac{1}{4}$  (less the North 100 feet thereof).

Being the same property conveyed to the Grantor  
By the deed of Syble Grace Reid, Dated December  
4, 2019, previously referenced as follows:  
BOOK 686, PAGE 206 and BOOK 1516, PAGE 644  
of the Recorder of Levy County.

The property is not the homestead of the Grantor.

To have and to hold, the same together with all and singular the appurtenances  
thereunto belonging or in anywise appertaining, and all the estate, right, title, interest,  
lien, equity and claim whatsoever for the said first party, either in law or equity, to the  
only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

Signed in the presence of:

Melissa Buchanan  
↑ Signature

Melissa Buchanan  
↑ Print Witness Name

[Signature]  
↑ Signature

James E Buchanan  
↑ Print Witness Name

Martin W. Reid  
↑ Martin Wyatt Reid

Jerry Michael Reid  
↑ Jerry Michael Reid

Robert Lee Reid  
↑ Robert Lee Reid

Ruth Marie Clubb  
↑ Ruth Marie Clubb

Joseph Adam Kennedy  
↑ Joseph Adam Kennedy

Grantor Acknowledgement

STATE OF FLORIDA

COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of  
March, 2020, by Martin Wyatt Reid, Jerry Michael Reid, Robert Lee Reid,  
Ruth Marie Clubb, and Joseph Adam Kennedy, who are personally know to me or who  
have produced drivers license  
as identification.

Notary Public Signature: [Signature]

Notary Public Name: Kylie D. Markham

Serial Number: \_\_\_\_\_

My Commission Expires: 6/22/2023



prepared by and return to:  
Douglas K. McKoy, Esq.  
Law Office of Douglas K. McKoy, P. A.  
32 N. Main St., Suite B  
Pompano, FL 32693  
File Number: LO 21-04-20

Instrument # 691638  
OR BK: 1610 PG: 43-2pg(s)  
REC: 11/1/2021 8:24 AM  
Danny J. Shipp, Levy County Clerk, Florida  
Rec: \$18.50  
Deed Doc: \$0.70  
Deputy Clerk UWILLIAMS

### General Warranty Deed

Made this 30<sup>th</sup> day of October, 2021, A.D. By **Reid Tower Complex, LLC**, a Florida limited liability company, whose address is: 157 NW Pompano Ct., Lake City, FL 32005, hereinafter called the grantor, to **Reid Tower Complex, LLC**, a Florida limited liability company, whose address is: 157 NW Pompano Ct., Lake City, FL 32005, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and their heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$ 10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Levy County, Florida, viz:

See Attached Exhibit "A"

Parcel ID Number: 33-10-14-00511-001-00

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise pertaining.

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 **December 31, 2020**.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Witnessed, sealed and delivered in our presence:

Reid Tower Complex, LLC,

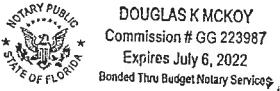
Douglas K. McKoy  
Witness Signature  
Douglas K. McKoy  
Witness Printed Name  
Laurie A. Terry  
Witness Signature  
Laurie A. Terry  
Witness Printed Name

Robert Lee Reid (Seal)  
By: Robert Lee Reid  
Its: Managing Member

County of Florida  
County of Gilchrist

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, on 30<sup>th</sup> day of October, 2021, by Robert Lee Reid, who is personally known to me or who has produced \_\_\_\_\_ as identification.

Notary Seal:



Douglas K. McKoy  
Notary Public  
Douglas K. McKoy  
Print Name

Prepared by and return to:  
Douglas K. McKoy, Esq.  
Law Office of Douglas K. McKoy, P. A.  
12 N. Main St., Suite B  
Trenton, FL 32693  
File Number: LO 21-04-20

## Exhibit A – Legal Description

*Description: Parrish Land Surveying Job No. 2021-338 for Reid Tower Complex, LLC:*

*parcel of land lying in the Southwest 1/4 of Section 33, Township 10 South, Range 14 East, Levy County, Florida, being more particularly described as follows:*

*Commence at the Southwest corner of Section 33, Township 10 South, Range 14 East or a Point of Reference and thence run N 01°15'08" W, along the West line of said Section 33, a distance of 25.00 feet to the North right of way line of N.W. 160th Street (50.00 foot right of way); thence run N 89°29'39" E, along said right of way line, a distance of 50.00 feet to the Point of Beginning; thence departing from said right of way line, run N 01°15'08" W, parallel with the West line of said Section 33, a distance of 497.22 feet; thence run S 88°44'52" W, a distance of 50.00 feet to the West line of said Section 33; thence run N 01°15'08" W, along the West line of said Section 33, a distance of 334.29 feet; thence run N 88°44'52" E, a distance of 50.00 feet; thence run N 01°15'08" W, parallel with the West line of said Section 33, a distance of 137.35 feet; thence run N 88°44'52" E, a distance of 559.02; thence run S 01°15'08" E, parallel with the West line of said Section 33, a distance of 16.15 feet to the aforesaid North right of way line of N.W. 160th Street; thence run S 89°29'39" W, along said right of way line, a distance of 559.07 feet to the Point of Beginning.*

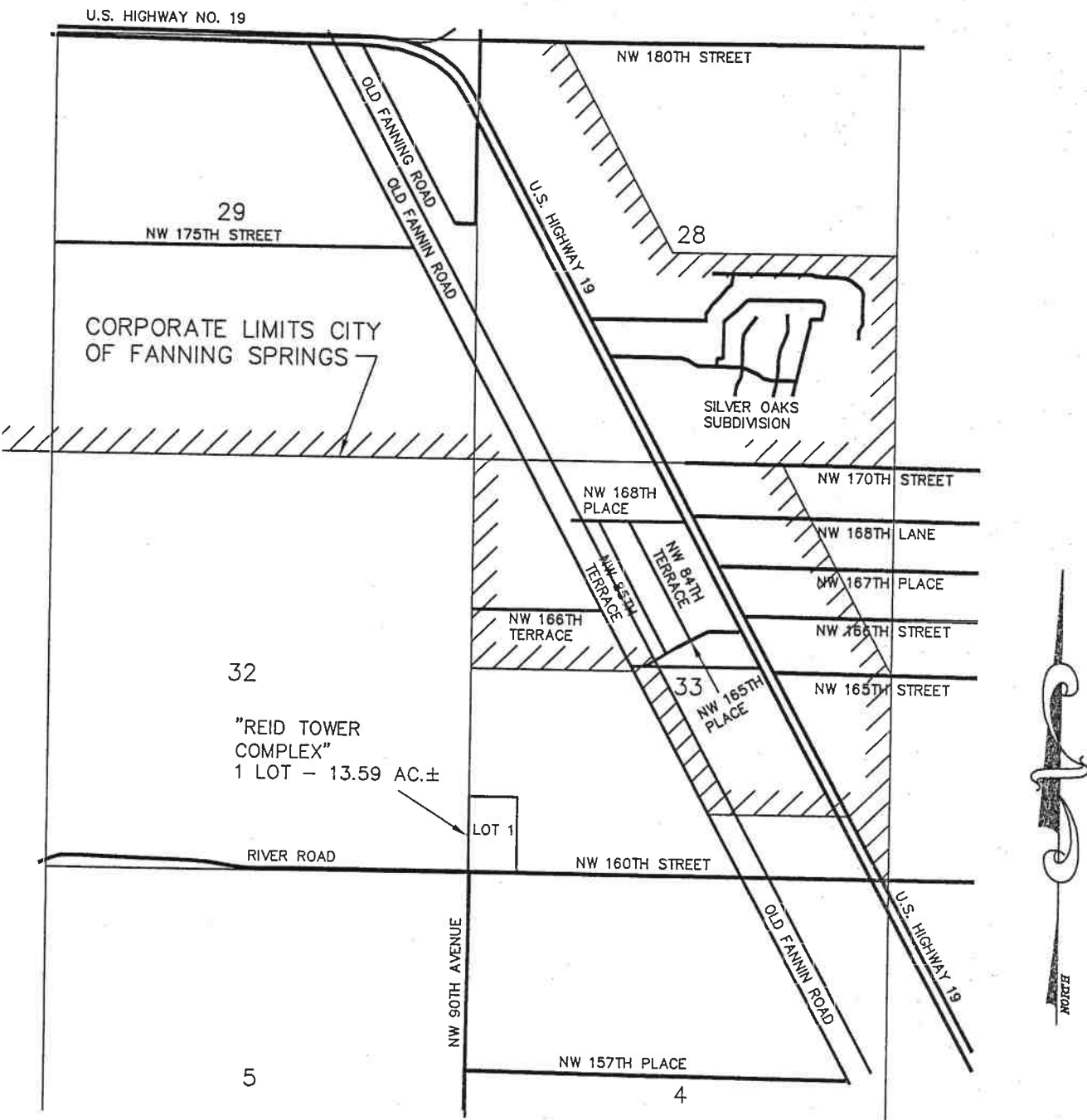
*Containing 12.86 acres, more or less.*

*Granting unto Grantor an easement for Ingress, Egress and Public Utilities over, under, upon and across the following described land:*

*Commence at the Southwest corner of Section 33, Township 10 South, Range 14 East or a Point of Reference and thence run N 01°15'08" W, along the West line of said Section 33, a distance of 25.00 feet to the North right of way line of N.W. 160th Street (50.00 foot right of way); thence run N 89°29'39" E, along said right of way line, a distance of 50.00 feet; thence departing from said right of way line, run N 01°15'08" W, parallel with the West line of said Section 33, a distance of 497.22 feet to the Point of Beginning; thence run S 88°44'52" W, a distance of 50.00 feet to the West line of said Section 33; thence run N 01°15'08" W, along the West line of said Section 33, a distance of 334.29 feet; thence run N 88°44'52" E, a distance of 50.00 feet; thence run S 01°15'08" E, parallel with the West line of said Section 33, a distance of 334.29 feet to the Point of Beginning.*



# VICINITY MAP



## GRAPHIC SCALE



( IN FEET )  
1 inch = 2000ft.