A Preliminary Plat of REID TOWER COMPLEX A Proposed Subdivision in Section 33, Township 10 South, Range 14 East Levy County, Florida "Not For Final Recording" Jerry Reid 43.53 ac.± | Levy County | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1/4 | 1

10.00' BUILDING SETBACK LINE AND 10.00' PUBLIC UTILITY EASEMENT

North right of way line
N.W. 160th Street

1327.77'

Reid Tower Complex, LLC remainder of parent tract

23.28 ac.± unplatted

1324.77

N 89°29'39" E

James A. Phelps

5.00 ac.±

unplatted

unplatted

N 89°02'09" E

GUY WIRE ANCHOR
IN CHAIN LINK FENCE

Less dedicated

EASEMENT IN FAVOR OF OPM-USA O.R. BOOK 645, PAGE 880

EASEMENT IN FAVOR OF OPM-USA & BELLSOUTH
O.R. BOOK 645, PAGE 884

EASEMENT IN FAVOR OF OPM-USA
O.R. BOOK 647, PAGE 868
LEASEMENT IN FAVOR OF OPM-USA

& BELLSOUTH
O.R. BOOK 647, PAGE 870

EASEMENT IN FAVOR OF OPM-USA
EASEMENT IN FAVOR OF OPM-USA
CENTRAL FLORIDA ELECTRIC COOPERATIVE
O.R. BOOK 645, PAGE 882

EASEMENT IN FAVOR OF OPM-USA
CENTRAL FLORIDA ELECTRIC COOPERATIVE
O.R. BOOK 647, PAGE 872

5 89°29'39" W

N 01"15'08" W 25.00'

Point of Reference

SW corner Section 33, T10S, R14E

Mack Meeks

4.10 ac.±

unplatted

right of way — 1.50 ac. Net 12.16 ac.±

13.59 ac.

John & Wilda Pawlak

5.00 ac.±

unplatted

_50.00' INGRESS, EGRESS AND UTILITY EASMENT

Martin W. & Sheila Reid 80.00 ac.±

unplatted

50.00' DEDITATED_ RIGHT OF WAY

Point of Beginning

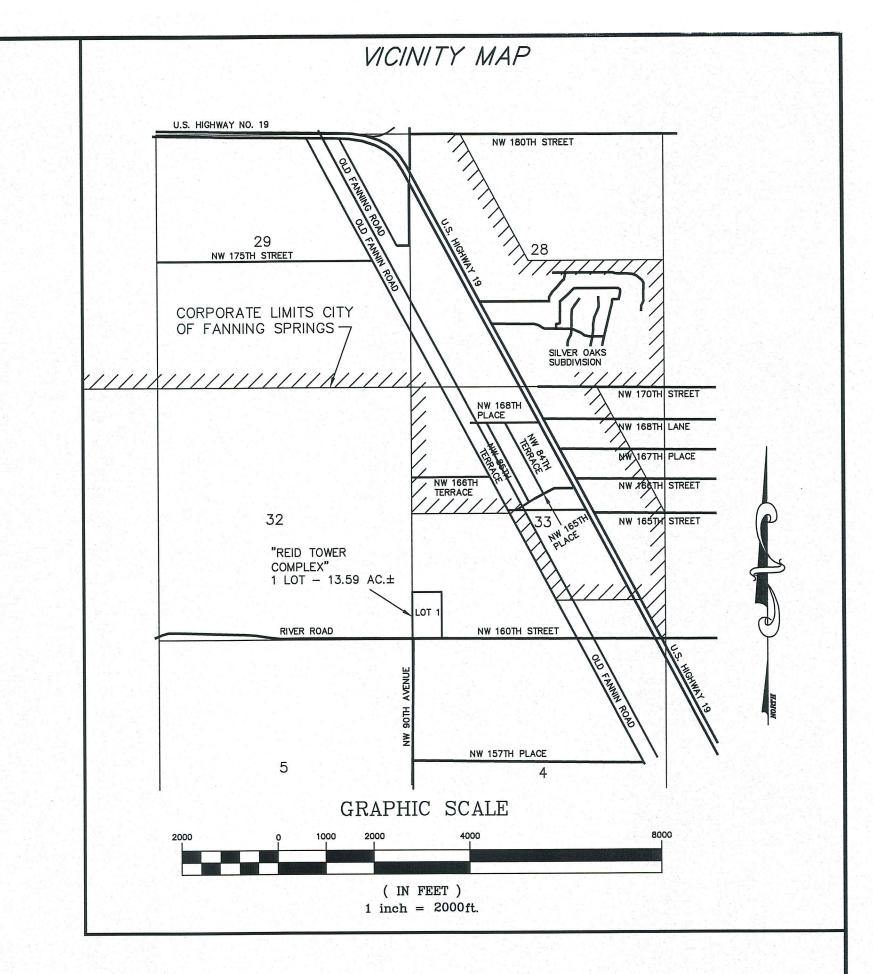
TIIF/FWWC

Andrews

Management

160.00 ac.±

unplatted



Developer:
Reid Tower Complex, LLC
Address — 157 NW Pompano Court
Lake City, Florida, 32005
Phone — 352—816—9472

Leaend:

GRAPHIC SCALE

(IN FEET)

1 inch = 100 ft.

SE corner SW 1/4 Section 33, T10S, R14E

1324.77'

N.W. 160th Street

50.00' right of way

SE corner SW 1/4 of SW 1/4 Section 33, T10S, R14E

South line SW 1/4 Section 33, T10S, R14E

- ⊗ Denotes 5/8" rebar cap found LB 2583
- Denotes 5/8" rebar & cap set PSM 4929
- Denotes 4"x 4" concrete monument set PSM 4929
- □ Denotes 4"x 4" concrete monument found no number
- Denotes nail & disk found PLS 2548
- Denotes nail & disk set PSM 4929
- Denotes power pole

 Denotes aerial electric line

Denotes chain link wire fence

Notes:

- 1.) Bearings referenced to the West line of Section 33, T10S, R14E (N 01°15'08" W) based on an assumed meridian.
- 2.) A recent boundary survey by Parrish Land Surveying, completed 7/19/2022, Job No. 2022—338, was unable to locate any sink holes that might exist on this property as per the aforementioned date.
- 3.) The present zoning of this property is Agriculture—Rural Residential (A—RR). 4.) Parcel No. 33—10—14—00511—001—00 — Property Address — 8991 NW 160th Street, Trenton,
- 7.) Parcel No. 33-10-14-00511-001-00 Property Address 8991 NW 100th Street, Florida, 32693.
- 5.) Existing aerial electric lines, poles and guy anchors were found to exist outside of the easement areas provided.

Flood Zone Statement:

Based upon examination of Flood Insurance Rate Map (FIRM) Number 12075C0010G effective date February 3, 2017, Levy County, Florida and Flood Insurance Rate Map (FIRM) Number 12075C0020F, effective date November 2, 2012, Levy County, Florida, this property lies in ZONE X, areas determined to be outside the 0.2% annual chance floodplain.

Description:

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.

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

/20/2012 ted

Prepared By: Ronald E. Parrish
Registration Number PSM 4929

