

**RESOLUTION
NUMBER 2022-44**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LEVY COUNTY, FLORIDA, APPROVING A PETITION TO VACATE, ABANDON, AND CLOSE A PORTION OF RIGHT OF WAY LYING WEST OF TRACT 8, STARTING POINT, LOCATED IN LEVY COUNTY, FLORIDA; ADOPTING FINDINGS; PROVIDING FOR PUBLICATION AND PROVIDING DIRECTIONS TO THE CLERK.

WHEREAS, the County has received a petition filed by an adjacent property owner requesting the County close and abandon the following described public road right-of-way located in Levy County, Florida: **That portion of right of way lying immediately west of Tract 8 in Starting Point (a plat recorded in Plat Book 6, Page 69 of the Public Records of Levy County, Florida) described in Exhibit "A" attached to and made a part of this Resolution** (the "Roadway");

WHEREAS, on August 2, 2022, the Board of County Commissioners (the "Board") adopted Resolution Number 2022-41 setting a public hearing to consider the advisability of vacating the Roadway and notice thereof was published as required by law; and

WHEREAS, Sections 336.09, 336.10, and 336.12, Florida Statutes, authorize the Board to vacate, abandon, discontinue, and close any public or private streets, and renounce and disclaim any right of the county and the public in and to any land or interest therein; and

WHEREAS, the petitioner has indicated they are the fee simple owners of a portion of property abutting the Roadway and have stated that the vacation, abandonment, discontinuance, and closing of the Roadway will not affect the ownership, or the right of convenient access, of persons owning other properties in the area; and

WHEREAS, the Board finds that the Roadway no longer serves a public purpose and is a proper subject for vacation, abandonment, discontinuance, and closing pursuant to Chapter 336, Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED by the Board that:

1. The Petition is approved and the Roadway described in Exhibit "A" is hereby vacated, abandoned, discontinued and closed.

2. Notice of adoption of this resolution shall be published, within thirty days following its adoption date, in one issue of a newspaper of general circulation published in Levy County, Florida.

3. In accordance with Section 336.10, Florida Statutes, the Clerk to the Board of County Commissioners is directed to record this Resolution, along with proof of publication of notice of the public hearing and proof of publication of the notice of the adoption of this resolution in the official records of Levy County, Florida.

PASSED AND DULY ADOPTED this 6th day of September, 2022.

**BOARD OF COUNTY COMMISSIONERS
OF LEVY COUNTY, FLORIDA**

Russell Meeks Jr., Chairman

ATTEST:
Clerk of the Circuit Court
and Ex Officio Clerk to the Board
of County Commissioners

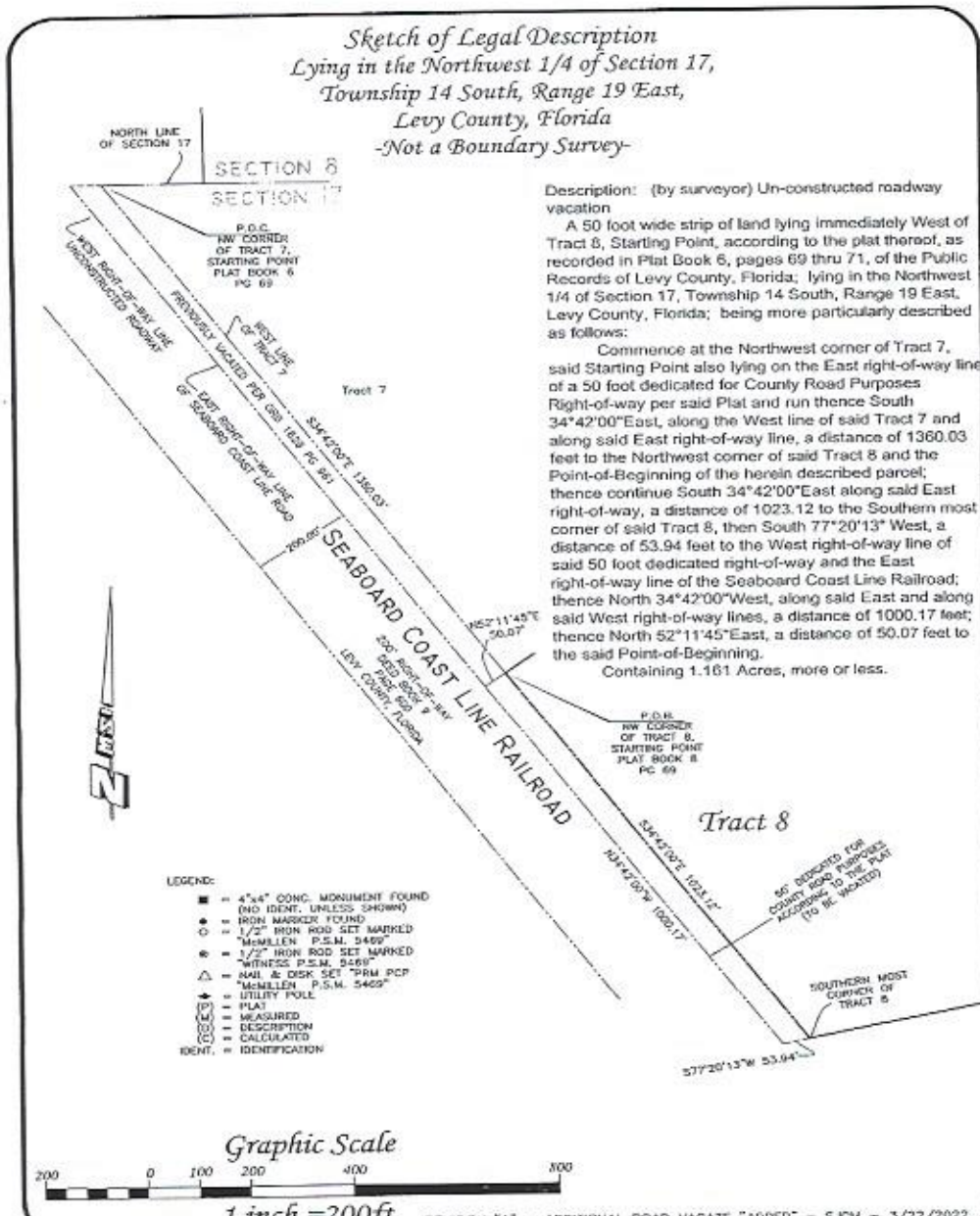
Danny J. Shipp, Clerk

Approved as to form and legal sufficiency

Nicolle M. Shalley, County Attorney

Exhibit "A" to Resolution Number 2022-44

Sketch of Legal Description
Lying in the Northwest 1/4 of Section 17,
Township 14 South, Range 19 East,
Levy County, Florida
-Not a Boundary Survey-



Description: (by surveyor) Un-constructed roadway vacation
A 50 foot wide strip of land lying immediately West of Tract 8, Starting Point, according to the plat thereof, as recorded in Plat Book 6, pages 69 thru 71, of the Public Records of Levy County, Florida; lying in the Northwest 1/4 of Section 17, Township 14 South, Range 19 East, Levy County, Florida; being more particularly described as follows:
Commence at the Northwest corner of Tract 7, said Starting Point also lying on the East right-of-way line of a 50 foot dedicated for County Road Purposes Right-of-way per said Plat and run thence South $34^{\circ}42'00''E$, along the West line of said Tract 7 and along said East right-of-way line, a distance of 1360.03 feet to the Northwest corner of said Tract 8 and the Point-of-Beginning of the herein described parcel; thence continue South $34^{\circ}42'00''E$ along said East right-of-way, a distance of 1023.12 to the Southern most corner of said Tract 8, then South $77^{\circ}20'13''W$, a distance of 53.94 feet to the West right-of-way line of said 50 foot dedicated right-of-way and the East right-of-way line of the Seaboard Coast Line Railroad; thence North $34^{\circ}42'00''W$, along said East and along said West right-of-way lines, a distance of 1000.17 feet; thence North $52^{\circ}11'45''E$, a distance of 50.07 feet to the said Point-of-Beginning.
Containing 1.161 Acres, more or less.

- LEGEND:
- = 4"x4" CONC. MONUMENT FOUND (NO IDENT. UNLESS SHOWN)
 - = IRON MARKER FOUND
 - = 1/2" IRON ROD SET MARKED "MCMILLEN P.S.M. 5469"
 - = 1/2" IRON ROD SET MARKED "WITNESS P.S.M. 5469"
 - △ = NAIL & DISK SET "PRM PCP" "MCMILLEN P.S.M. 5469"
 - ◆ = UTILITY POLE
 - (P) = PLAT
 - (M) = MEASURED
 - (D) = DESCRIPTION
 - (C) = CALCULATED
 - IDENT. = IDENTIFICATION

 McMILLEN SURVEYING, INC. 444 N.W. Main Street Williston, Florida, 32696 Office: 352-525-6277	Prepared By: For more information please visit our website www.mcsurveying.com or email us at info@mcsurveying.com	Florida Professional Surveyor and Mapper License No. LS 5469 Florida Professional Surveyor and Mapper Business License No. LD 0041 NOT VALID WITHOUT THE SIGNATURE & ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER	PREPARED FOR: ALL IN ONE STABLES, LLC	Scale 1" = 200' Proj. No. 2021-4196 Drawn: SJCM Check: S.M.M. Orig. Name: 2021-4196 Survey Date: 7/13/2021 Field Book: 192
	This survey meets the Standards of Practice set forth by the Florida Board of Surveyors & Mappers, pursuant to Chapter SJ-17, Florida Administrative Code.	STEPHEN M. MCMILLEN, P.S.M.  Professional Surveyor & Mapper	steve@mcsurveying.com	Paper: FILE

McMillen Surveying, Inc.
352 528-6277
444 Northwest Main Street
Williston, FL 32696

Drummond Community Bank
Williston, Florida, 32696
63-1387631

4089

4/25/2022

PAY TO THE ORDER OF Levy County Board of County Commissioners

\$ **250.00

Two Hundred Fifty and 00/100***** DOLLARS

MEMO

All In Line Road Vacate



[REDACTED]

Levy County Board of County Commissioners

4/25/2022

4089

250.00

Project #
2022-001

Drummond Bank All In Line Road Vacate

250.00

4089

Levy County Board of County Commissioners

4/25/2022

250.00

Drummond Bank All In Line Road Vacate

250.00

PETITIONS COVER LETTER

Date : 4/21/22

To : Levy County Road Department
Attn: Alice LaLonde
P.O. Box 336
Bronson, Fl. 32621

Re: Petition to Close Roadway(s)

Dear Whom It May Concern,

Please be advised that we Joe Tamari (All in Line Stables, LLC) have submitted a
(Petitioners Name)
petition on this 21st day of April, 2022, to the Levy County Board of
Commissioners to request the road closing/vacation of public right of way for the
road described below and shown on attached map.

Road(s) known as : No known name (see sketch)

Subdivision : Starting Point PB6 PG 69-71

Section : 17 Township 14 South Range 19 East

Petition filed for the request of : vacation of unconstructed road

Vacation of these roadways: WILL NOT / WILL deprive anyone of access to
their property. (Please circle as applies)

If any further questions or concerns please contact Alice LaLonde at (352) 486-5124.

Petition To Close and Abandon Road (s)

THE UNDERSIGNED PETITIONER HEREBY PETITIONS THE BOARD OF COUNTY COMMISSIONERS OF LEVY COUNTY, FLORIDA PURSUANT TO THE PROVISIONS OF CHAPTER 336, FLORIDA STATUTES TO ADOPT A RESOLUTION DECLARING A PUBLIC HEARING FOR THE PURPOSE OF CONSIDERING THE CLOSING AND ABANDONMENT OF THE FOLLOWING DESCRIBED ROADS, TO-WIT:

Subdivision: Starting Point Section 17 / Township 14 S / Range 19 E

Tract 8 PB 6 PG 69-71

*Petition to close roadways known as: no given name (see sketch)

*For the purpose of: building fence on additional right-of-way

*Vacation of these roadways: WILL / WILL NOT deprive anyone of access to their property. *(please circle as applies)*

PETITIONER HEREBY STATES AND REPRESENTS THE ABOVE DESCRIBED ROAD(S) PROPOSED FOR CLOSING AND ABANDONMENT IS NOT A PART OF AND DOES NOT CONSTITUTE A PORTION OF A STATE OR FEDERAL HIGHWAY NOR WAS THE LAND CONSTITUTING SAID ROAD ACQUIRED FOR STATE OR FEDERAL HIGHWAY

PETITIONER STATES THAT THERE ARE NO OWNERS OF PROPERTY FRONTING ON SAID ROAD(S) PROPOSED FOR CLOSING AND ABANDONMENT WHO DEPEND ON SAID ROAD(S) FOR ACCESS TO THEIR PROPERTY.

PETITIONER'S NAME(S): Joe Tamari (All-in-Line Stables, LLC)

ADDRESS : 4190 SE 212th CT

*(911 address &
Mailing address
If different than
911 address)*

Morrison, FL 32668

parcel # 17998-000-00

PHONE :

(630) 878-7348 jpetamari@hotmail.com

DATE :

4/21/22

UTILITY SERVICING NOTICE

Reminder to Petitioner : Enclose a map with Petitioned roads Outlined/Highlighted and Assigned 911 Address.

Date : 4/21/22

To : _____

Attn : _____

Address : SECO Energy

330 US-301, Sumterville, FL 33585

Please be advised that See Tomari, have submitted an application on this 21 day April, 2022 to the Levy County Board of Commissioners to request the road closing/vacation of public right of way for the road described below, please see attached map.

Subdivision : Steering Point Section : 17 / Township : 14 / Range : 19

Tract 8 PB6 J PG 64-71

*Petition to close roadway(s) known as: no name (see sketch)

*For the purpose : additional fencing on unconstructed road

*Vacation of these roadways: WILL / WILL NOT deprive anyone of access to their property. (Please circle as applies)

At such time that a Public Hearing date is scheduled that date shall be posted on said right of way and a one (1) time at least two (2) weeks prior to the hearing date.

Please complete the following information and forward along with any comments in writing to: Levy County Road Department

Attn: Administration Department

P.O. Box 336

Bronson, Florida 32621 (or email at levyrd@levycounty.org)

Fill out
↓

TYPE OF UTILITY SERVICE: Electric / Telephone / Gas / Other : (Please Describe)
(Please circle as applies)

OBJECTIONS : YES NO
(please circle)

Signature _____

Date _____

Print Name _____

ADJACENT PROPERTY OWNERS LIST:
UTILITY SERVICING LIST

ROAD(S) Know as : _____

❖ Parcel Account Number: _____
Name : _____
Address: _____

_____ See attached

❖ Parcel Account Number : _____
Name : _____
Address : _____

❖ Parcel Account Number : _____
Name : _____
Address : _____

❖ Parcel Account Number : _____
Name : _____
Address : _____

❖ Parcel Account Number : _____
Name : _____
Address : _____

Adj. Prop. Owners List

David Jablonski
3850 SE CR-539
Morrison, FL 32668

Lorri Griffin
3851 SE CR-539
Morrison, FL 32668

Shiela Snow
Richard Mistkowski
4251 SE 200 Ave
Morrison, FL 32668

Andrew Pogue
Ertel Farm LLC
20050 SE 47th Ave
Morrison, FL 32668

7021 2720 0000 9696 3433

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

Sumterville, FL 33585

OFFICIAL USE

Certified Mail Fee	\$3.75	0700 12	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	\$0.00		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00	04/21/2022	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.58		
Total Postage and Fees	\$4.33	Sent To SECO Energy	
Street and Apt. No., or PO Box No.			
City, State, ZIP+4®			

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0000 9696 3435

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Morrilton, FL 32668

OFFICIAL USE

Certified Mail Fee	\$3.75	0700 12	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	\$0.00		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00	04/21/2022	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.58		
Total Postage and Fees	\$4.33	Sent To S. Snow	
Street and Apt. No., or PO Box No.			
City, State, ZIP+4®			

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0000 9696 3459

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Morrilton, FL 32668

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Certified Mail Fee	\$3.75	0700 12	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	\$0.00		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00	04/21/2022	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.58		
Total Postage and Fees	\$4.33	Sent To D. Jablonski	
Street and Apt. No., or PO Box No.			
City, State, ZIP+4®			

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0000 9696 3466

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Morrilton, FL 32668

OFFICIAL USE

Certified Mail Fee	\$3.75	0700 12	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	\$0.00		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00	04/21/2022	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.58		
Total Postage and Fees	\$4.33	Sent To A. Payne	
Street and Apt. No., or PO Box No.			
City, State, ZIP+4®			

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0000 9696 3442

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Morrilton, FL 32668

OFFICIAL USE

Certified Mail Fee	\$3.75	0700 12	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	\$0.00		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00	04/22/2022	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.58		
Total Postage and Fees	\$4.33	Sent To L. Griffin	
Street and Apt. No., or PO Box No.			
City, State, ZIP+4®			

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

NOTICE TO ADJACENT PROPERTY OWNER

Reminder to Petitioner: Enclose a map with Petitioned Roads Outlined/Highlighted and Assigned 911 Address.

Date : 4/21/22

To :
Address: Andrew Pogue
Ertel Farm LLC
20050 SE 47th Ave
Morrison, FL 32668

Please be advised that Joe Tamari (All In Line Stables, LLC)
(Petitioners Name)
has submitted an application on this 21 day of April, 2022 to the Levy County Board of Commissioners to request the road closing/vacation of public right of way for road described below, **please see attached map.**

Subdivision: Starting Point Section 17 / Township 14 S / Range 19 E

*Petition to close roadway(s) known as: no known name

*For the purpose of: build fence on additional right of way

*Vacation of these roadways: WILL WILL NOT deprive anyone of access to their property.
(please circle one)

At such time that a Public Hearing date is schedule, that date shall be posted on said right-of-way and advertised in a newspaper of general circulation a one (1) time at least two (2) weeks prior to the hearing date.

For further information or assistance in this matter, please contact Alice LaLonde at (352) 486-5124 or by email at levvrd@levycounty.org

Please forward any comments you may have related to this proposed action in writing to:

Levy County Road Department
Attn: Administration Department
P.O. Box 336
Bronson, Florida 32621

NOTICE TO ADJACENT PROPERTY OWNER

Reminder to Petitioner: Enclose a map with Petitioned Roads Outlined/Highlighted and Assigned 911 Address.

Date : 4/21/22

To :
Address: Shiela Snow
Richard Mistkowski
4251 SE 200 Ave
Morrison, FL 32668

Please be advised that Joe Tamari (All In Line Stables, I.I.C)
(Petitioners Name)
has submitted an application on this 21 day of April, 2022 to the Levy
County Board of Commissioners to request the road closing/vacation of public right of
way for road described below, **please see attached map.**

Subdivision: Starting Point Section 17 / Township 14 S / Range 19 E

*Petition to close roadway(s) known as: no known name

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their property. *(please circle one)*

At such time that a Public Hearing date is schedule, that date shall be posted on said
right-of-way and advertised in a newspaper of general circulation a one (1) time at least
two (2) weeks prior to the hearing date.

For further information or assistance in this matter, please contact Alice LaLonde at
(352) 486-5124 or by email at levyrd@levycounty.org

**Please forward any comments you may have related to this proposed action in
writing to:**

Levy County Road Department
Attn: Administration Department
P.O. Box 336
Bronson, Florida 32621

NOTICE TO ADJACENT PROPERTY OWNER

Reminder to Petitioner: Enclose a map with Petitioned Roads Outlined/Highlighted and Assigned 911 Address.

Date : 4/21/22

To :
Address: David Jablonski
3850 SE CR-539
Morrison, FL 32668

Please be advised that Joe Tamari (All In Line Stables, LLC)
(Petitioner's Name)
has submitted an application on this 21 day of April, 2022 to the Levy County Board of Commissioners to request the road closing/vacation of public right of way for road described below, **please see attached map.**

Subdivision: Starting Point Section 17 / Township 14 S / Range 19 E

*Petition to close roadway(s) known as: no known name

*For the purpose of : build fence on additional right of way

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(please circle one)

At such time that a Public Hearing date is schedule, that date shall be posted on said right-of-way and advertised in a newspaper of general circulation a one (1) time at least two (2) weeks prior to the hearing date.

For further information or assistance in this matter, please contact Alice LaLonde at (352) 486-5124 or by email at levyrd@levycounty.org

Please forward any comments you may have related to this proposed action in writing to:
Levy County Road Department
Attn: Administration Department
P.O. Box 336
Bronson, Florida 32621

NOTICE TO ADJACENT PROPERTY OWNER

Reminder to Petitioner: Enclose a map with Petitioned Roads Outlined/Highlighted and Assigned 911 Address.

Date : 4/21/22

To :
Address: Lorri Griffin
3851 SE CR-539
Morrison, FL 32668

Please be advised that Joe Tamari (All In Line Stables, LLC)
(Petitioners Name)

has submitted an application on this 21 day of April, 2022 to the Levy County Board of Commissioners to request the road closing/vacation of public right of way for road described below, **please see attached map.**

Subdivision: Starting Point Section 17 / Township 14 S / Range 19 E

*Petition to close roadway(s) known as: no known name

*For the purpose of : build fence on additional right of way

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(please circle one)

At such time that a Public Hearing date is schedule, that date shall be posted on said right-of-way and advertised in a newspaper of general circulation a one (1) time at least two (2) weeks prior to the hearing date.

For further information or assistance in this matter, please contact Alice Lalonde at (352) 486-5124 or by email at levy.rd@levycounty.org

Please forward any comments you may have related to this proposed action in writing to:

Levy County Road Department
Attn: Administration Department
P.O. Box 336
Bronson, Florida 32621

THIS INSTRUMENT WAS PREPARED INCIDENTAL TO
THE WRITING OF A TITLE INSURANCE POLICY BY
AND RETURN TO
Beth Campbell
Advanced Title and Settlement Services, LLC
1727 S.E. Fort King Street
Ocala, FL 34471

FILE# 427444
Levy County, FLORIDA
RCD Jun 09 2004 11:17
Danny J. Shipp., CLERK
DEED DOC STAMPS 7700.00
06/09/04 MLK Deputy Clk

File Number: 042791-16

cc = 50
710-
4, 5, 7, 100.

(Space Above This Line For Recorder's Use)

Warranty Deed

This Warranty Deed made this 4th day of June, 2004, between W. James Hindman whose post office address is 2322 Woodcrest Road, Westminster, MD 21157, grantor, and ALL IN LINE STABLES LLC, an Illinois Limited Liability Company existing under the laws of Illinois, and having its principal place of business at 925 West Townshate Avenue, Itasca, IL 60143, grantee:

Whereas said laws the terms "grantor" and "grantee" include all the parties to this agreement and the heirs, legal representatives and assigns of said parties and the successors and assigns of corporations, trusts and estates;

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold in the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Levy County, Florida, to-wit:

Tracts 7 and 8, and a portion of Tracts 5 and 6, of Starting Point, according to the plat thereof, as recorded in Plat Book 6, Pages 69 through 71, inclusive, of the Public Records of Levy County, Florida, being more particularly described as follows:

Begin at the NW corner of said Tract 6; thence N. 89°30'27" E., along the North boundary of said Tract 6, a distance of 262.32 feet; thence departing said North boundary, S. 49°48'08" E., a distance of 1358.83 feet to a point on the Northwesterly right of way line of Cardinal Road (being a 60.00 foot right of way), said point also being on a 750.00 feet radius curve, concave to the SE; thence Southwesterly along the arc of said curve and Northwesterly right of way line, through a central angle of 29°39'29", a distance of 418.65 feet to the west Southerly corner of said Tract 6, said curve having a chord bearing and distance of S. 44°28'40" W., 406.82 feet; thence departing said right of way line, N. 62°15'00" W., along the Southwesterly boundary of said Tract 6, a distance of 1328.57 feet; thence N. 08°44'01" W., along the West boundary of said Tract 6, a distance of 673.84 feet to the Point of Beginning.

Together with:

A 20 foot wide well easement being a portion of Tract 9, of Starting Point, according to the plat thereof, as recorded to Plat Book 6, Pages 69 through 71, inclusive, of the Public Records of Levy County, Florida, being more particularly described as follows: Commence at the NE corner of said Tract 9, said point also being the SE corner of Tract 8 of said plat; thence S. 77°29'13" W., along the North boundary of said Tract 9 and the South boundary of said Tract 8, a distance of 785.57 feet to the Point of Beginning; thence S. 18°39'47" E., 392.74 feet; thence S. 77°29'13" W., 20.00 feet; thence N. 18°39'47" W., a distance of 392.74 feet to a point on the aforesaid South boundary of Tract 8 and North boundary of Tract 9; thence N. 77°29'13" E., along said North and South boundaries, 28.09 feet to the Point of Beginning.

Parcel Identification Number: 17997-000-00

The property described in this instrument is not the homestead of the grantor(s) who maintain(s) their homestead at 2322 N Woodcrest Road Westminster, MD 21157, nor is the property contiguous thereto.

Together with all the easements, encumbrances 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 in said land and will defend the same against the lawful claim of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003, restrictions, reservations, covenants and easements of record

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written
Signed, sealed and delivered in our presence:

Harry D. Cooper
Witness Name: Harry D. Cooper

Mary E. Cooper
Witness Name: Mary E. Cooper

W. James Hindman
W. James Hindman

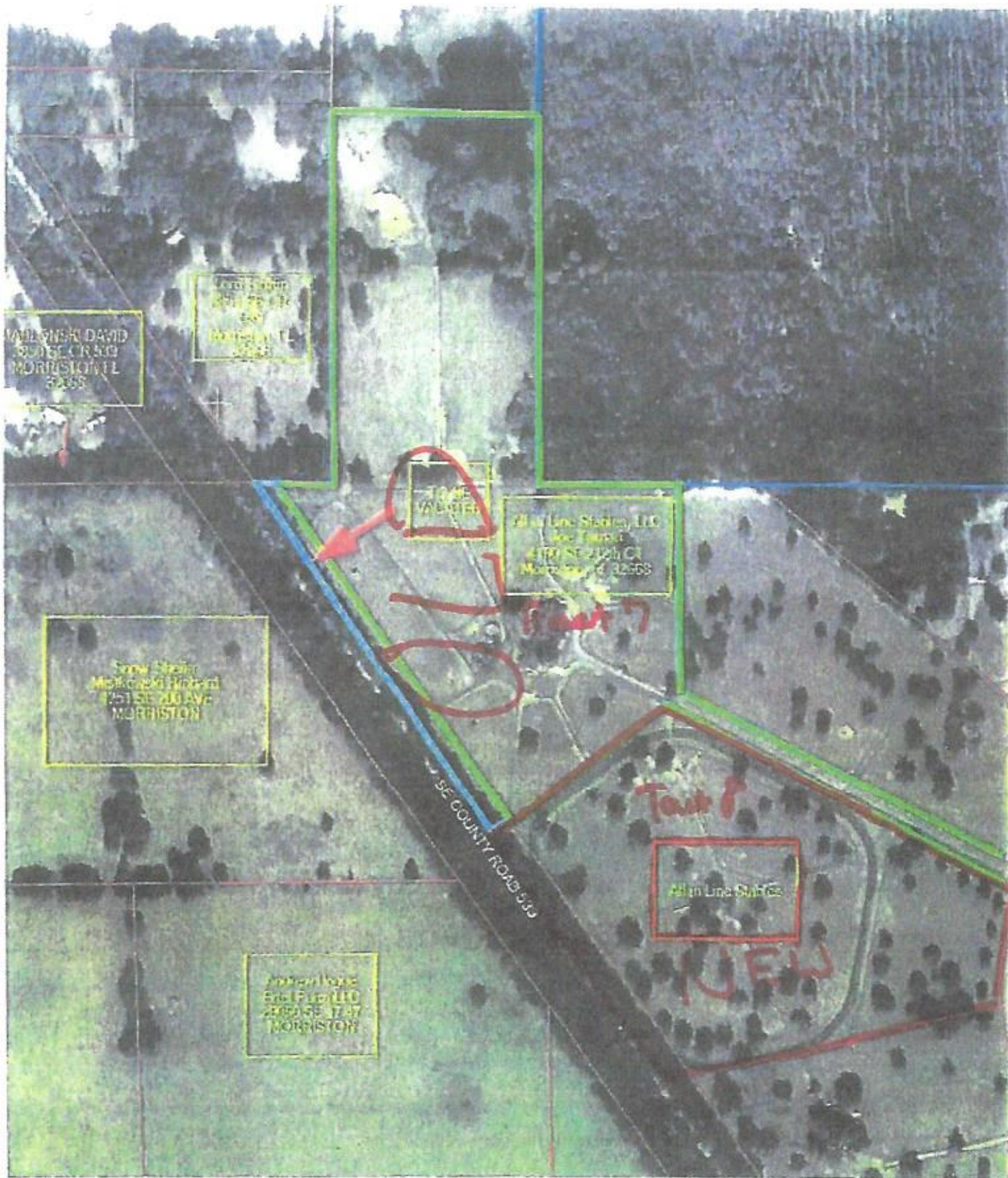
STATE OF Maryland
COUNTY OF Carroll

The foregoing instrument was acknowledged before me this 4th day of June, 2004, by W. James Hindman Personally known OR
Produced Identification _____ Type of Identification Produced Driver License

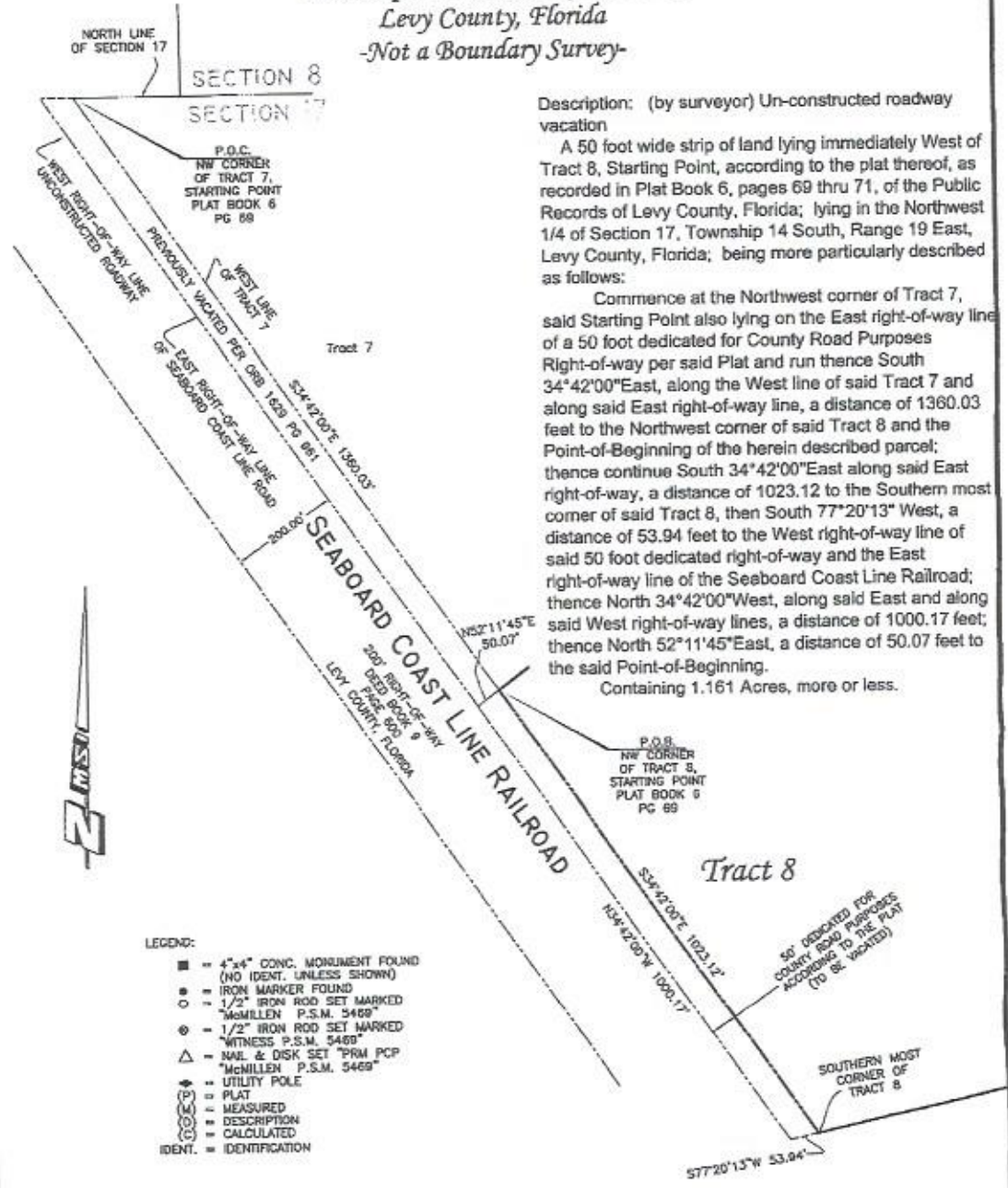
Janice E. Oman
Signature of Notary Public
JANICE E. OMAN
Printed Name of Notary Public

(NOTARY SEAL)

BOOK 891 PAGE 703



*Sketch of Legal Description
Lying in the Northwest 1/4 of Section 17,
Township 14 South, Range 19 East,
Levy County, Florida
-Not a Boundary Survey-*

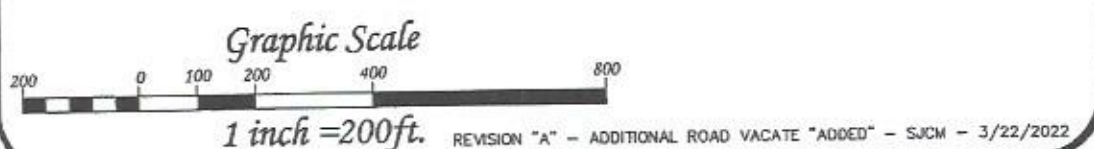


Description: (by surveyor) Un-constructed roadway vacation

A 50 foot wide strip of land lying immediately West of Tract 8, Starting Point, according to the plat thereof, as recorded in Plat Book 6, pages 69 thru 71, of the Public Records of Levy County, Florida; lying in the Northwest 1/4 of Section 17, Township 14 South, Range 19 East, Levy County, Florida; being more particularly described as follows:

Commence at the Northwest corner of Tract 7, said Starting Point also lying on the East right-of-way line of a 50 foot dedicated for County Road Purposes Right-of-way per said Plat and run thence South $34^{\circ}42'00''E$, along the West line of said Tract 7 and along said East right-of-way line, a distance of 1360.03 feet to the Northwest corner of said Tract 8 and the Point-of-Beginning of the herein described parcel; thence continue South $34^{\circ}42'00''E$ along said East right-of-way, a distance of 1023.12 to the Southern most corner of said Tract 8, then South $77^{\circ}20'13''W$ West, a distance of 53.94 feet to the West right-of-way line of said 50 foot dedicated right-of-way and the East right-of-way line of the Seaboard Coast Line Railroad; thence North $34^{\circ}42'00''W$, along said East and along said West right-of-way lines, a distance of 1000.17 feet; thence North $52^{\circ}11'45''E$, a distance of 50.07 feet to the said Point-of-Beginning.

Containing 1.161 Acres, more or less.



<p>McMILLEN SURVEYING, INC. 444 N.W. Main Street Williston, Florida, 32696 Office: 352 528-6277</p>	Prepared By: For more information please visit our website www.mcsurveying.com or email us at info@mcsurveying.com	Florida Professional Surveyor and Mapper License No. LS 5409 Florida Professional Surveyor and Mapper Business License No. LB 8041 NOT VALID WITHOUT THE SIGNATURE & ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER	PREPARED FOR: ALL IN LINE STABLES, LLC	Book 1 - 200 Proj. No. 2021-4198 Drawn: SJCM Chk'd: S.M.M. Date: 2021-4198 Survey Date: 7/13/2022 Field Book: FILE Paper: FILE
	This survey meets the Standards of Practice set forth by the Florida Board of Surveyors & Mappers, pursuant to Chapter SJ-17, Florida Administrative Code.	STEPHEN M. McMILLEN, P.S.M. Professional Surveyor & Mapper	steve@mcsurveying.com	