

PRELIMINARY PLAT - NOT TO BE RECORDED

# Suggs' Estates

Lying in Section 34, Township 12 South,  
Range 18 East, City of Williston,  
Levy County, Florida

Plat Book \_\_\_\_\_, Page \_\_\_\_\_  
Sheet One of One

### Owner's Certification and Dedication:

I, Sandra G. Beamer, the lawful owner of the lands described herein, have caused the same to be surveyed and subdivided, and that this plat made in accordance with said survey, to be known as "Suggs' Estates" is hereby adopted as the true and correct plat of said land and that all utility easements herein are hereby dedicated to the public forever. All tracts herein are hereby dedicated to the public for road right-of-way purposes, forever.

Sandra G. Beamer  
4090 NE 170th Ave  
Williston, FL 32696

witness

witness

### Acknowledgment:

(State of Florida, County of Levy)  
I hereby certify that on this day personally appeared before me, Sandra G. Beamer, who is duly sworn and who furnished a Florida Driver's License as identification and who executed the above instrument and acknowledged before me that he executed said instrument for the use and purpose herein expressed, and did take an oath.

Witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Commission Number: \_\_\_\_\_

Printed: \_\_\_\_\_

Signature: \_\_\_\_\_

County of: \_\_\_\_\_ State of: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_

### Surveyor's Certificate:

I do hereby certify that this plat of "Suggs' Estates" is a true and correct representation of the hereon described property according to a survey made under my responsible direction and supervision dated 7/7/2023, and that this plat complies with all survey requirements of Chapter 177, Part 1, Florida Statutes.

Date: \_\_\_\_\_

Stephen M. McMillen, P.S.M.  
Professional Surveyor & Mapper  
Florida Certificate No. 5469  
McMillen Surveying, Inc.  
Certificate of Authorization No. 8041

444 Northwest Main Street  
Williston, Florida, 32696  
Phone: (352) 528-6277

### County Certifications:

We, the undersigned do hereby certify that this plat conforms to the requirements of Levy County Ordinance and Regulations as follows:

Planning & Zoning

Chairman - Levy County Planning Commission

Date: \_\_\_\_\_  
Water & Sewer Requirements: I hereby certify that lot sizes shown in this subdivision comply with requirements of Chapter 381 F.S. and Chapter 62-6, F.A.C. for use of on-site sewage disposal systems and individual water supply systems. Systems size determination will be made on an individual lot basis.

Levy County Department

Road Requirements:

Administrative Coordinator - Levy County Road Department

Property Appraiser:

Levy County Property Appraiser

Form and Legality:

Levy County Attorney

Commission:

Chairman - Board of County Commissioners

Review by Surveyor & Mapper. This is to certify that I have reviewed the plat for conformity to Part 1, Chapter 177, Florida Statutes, but have not verified survey data.

Donald A. Carswell  
Florida Certification No. 6071

Date: \_\_\_\_\_

### Clerk of the Circuit Court Certificate:

This is to certify that this plat has been filed for record in Plat Book \_\_\_\_\_, Page \_\_\_\_\_ of the public records of Levy County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Clerk of the Circuit Court Deputy Clerk



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NOTE: THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD INTERPOLATED FROM F.I.R.M. PANEL NO. 12075C 0249F, EFFECTIVE: 11/02/2012.

NOTES:  
1. Bearings herein are based on an assumed value of South 71°02'22" East, for the South right-of-way line of U.S. Highway Alt. 27, said bearing is identical with the F.D.O.T. right-of-way map of record.  
2. THE MAXIMUM ERROR OF CLOSURE DOES NOT EXCEED 1 : 10,000.  
3. BUILDING SETBACKS TO BE VERIFIED THROUGH BUILDING DEPARTMENT.

Description: (part of O.R.B. 920, page 722)

The East 1/2 of the SE 1/4 of Section 34, Township 12 South, Range 18 East, Levy County, Florida, lying East of the East right-of-way line of Levy County Road C-335-A and South of U.S. Highway 27-A (S.R. 500), AND LESS THE FOLLOWING:

- (A) That portion of the above property as described in that certain Warranty Deed from William D. Beamer and Sandra Gail Beamer, husband and wife, to Arthur Lewis Suggs, dated May 15, 2000, filed May 16, 2000, and recorded in O.R. Book 710, page 457, Public Records of Levy County, Florida.
- (B) That portion of the above described property conveyed for additional right-of-way of State Road 500 and a Water Retention Area described in that certain Warranty Deed from William D. Beamer to Florida Department of Transportation, dated February 5, 1998, filed February 6, 1998, and recorded in O.R. Book 634, page 604, Public Records of Levy County, Florida.
- (C) That portion of the above described property conveyed to Arthur Lewis Suggs, recorded in O.R.B. 1280, page 135, Public Records of Levy County, Florida.
- (D) That portion of the above described property conveyed to Aaron Lewis Suggs, in ORB 1463, PG 78, Public Records of Levy County, Florida.
- (E) That portion of the above described property conveyed to Arthur Lewis Suggs, recorded in O.R.B. 1561, page 527, Public Records of Levy County, Florida.

Curve Table

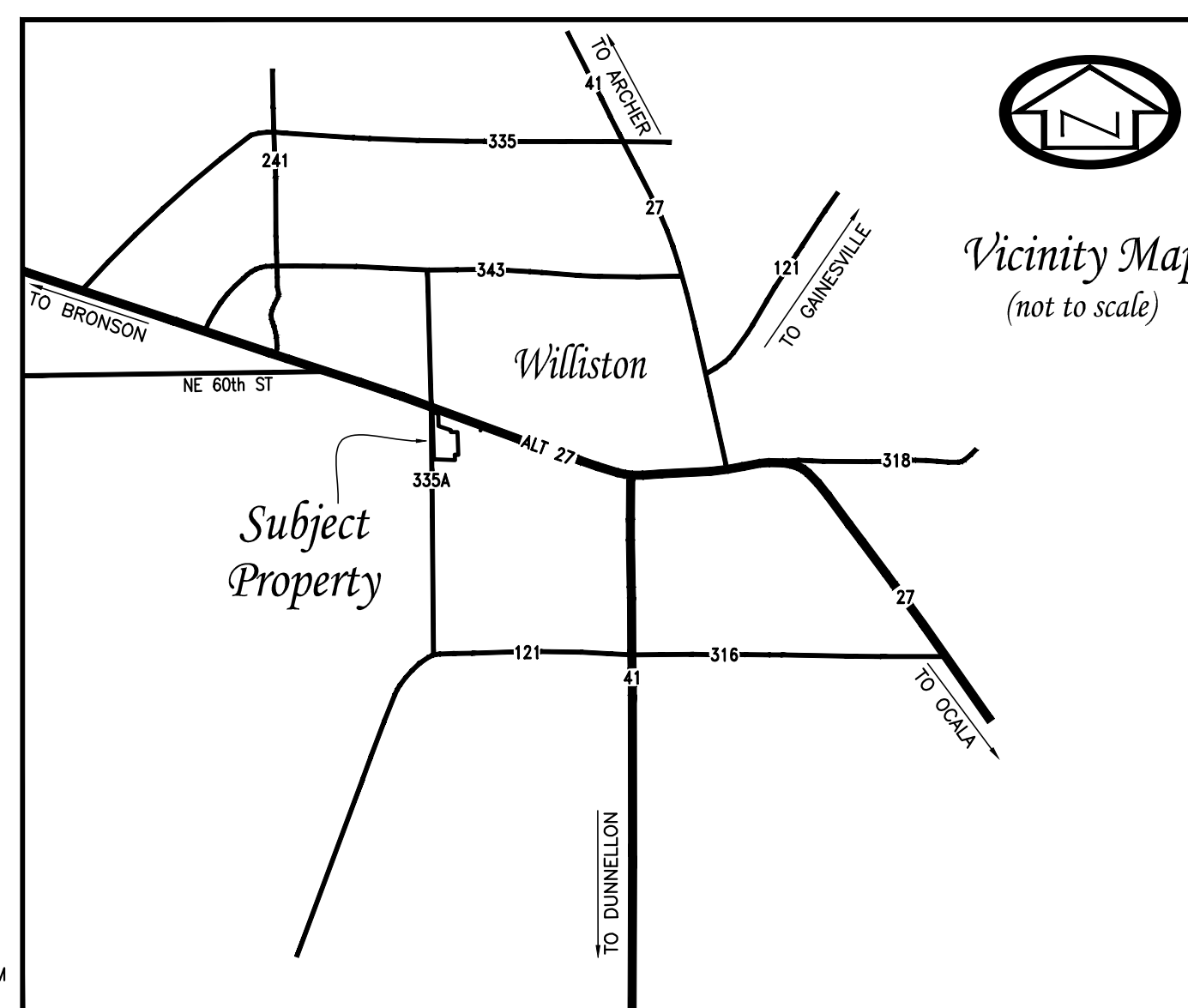
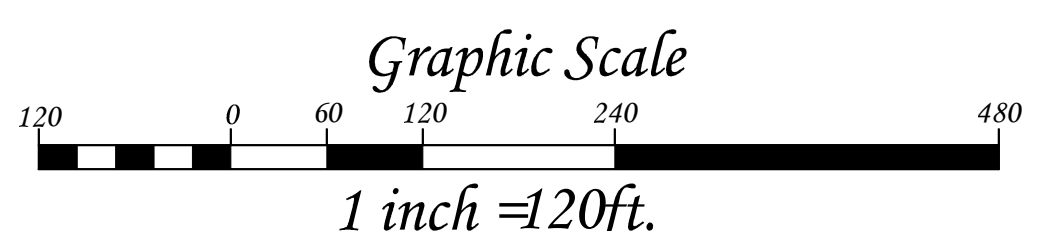
Curve	Radius	Arc Length	Tangent	Central Angle	Chord	Chord Bearing
C1	50.00'	20.17'	10.22'	23°06'53"	20.03'	S09°41'44"W
C2	25.00'	48.36'	36.25'	110°49'20"	41.16'	S53°32'58"W
C3	25.00'	37.41'	23.21'	85°44'22"	34.02'	S44°43'53"E

Line Table

Line #	Length	Direction
L1	20.06'	N02°01'32"W
L2	25.07'	N87°36'04"W
L3	32.03'	S89°38'37"E
L4	18.01'	S89°38'37"E
L5	25.07'	N87°36'04"W
L6	25.07'	N87°36'04"W
L7	30.09'	N02°01'32"W
L8	20.06'	N02°01'32"W
L9	185.80'	N87°36'04"W
L10	283.68'	S02°01'32"E

- LEGEND:
- = 4"x4" CONC. MONUMENT FOUND (ACCEPTED AS PRM)
  - = 4"x4" CONC. MONUMENT SET MARKED "PRM PCP McMILLEN P.S.M. 5469"
  - = IRON ROD 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"
  - (P) = PLAT
  - (M) = MEASURED
  - (D) = DESCRIPTION
  - (C) = CALCULATED
  - Δ = DELTA (CENTRAL ANGLE)
  - R = RADIUS
  - A = ARC LENGTH
  - P.C. = POINT-OF-CURVATURE
  - P.T. = POINT-OF-TANGENCY
  - (R.B.) = REFERENCE BEARING
  - P.O.C. = POINT-OF-COMMENCEMENT
  - P.O.B. = POINT-OF-BEGINNING
  - P.U.E. = PUBLIC UTILITY EASEMENT
  - CH = CHORD
  - CONC = CONCRETE
  - AP = ADJOINING PLAT
  - PB = PLAT BOOK
  - ORB = OFFICIAL RECORDS BOOK
  - PG = PAGE
  - PRM = PERMANENT REFERENCE MONUMENT

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.  
ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.



Revised per comments by County 7/7/2023 SJCM  
Preliminary Plat Created 5/24/2023 SJCM