

original

Preliminary Plat Application  
Levy County, Florida

Filing Date: \_\_\_\_\_  
Amount of Fee: \$500

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 50-532, petitioning for a Preliminary Plat on the following described:

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

Owner's Name: Sandra Beames  
 Owner's Signature: Sandra Beames  
 Address: 4090 NE 170th Ave  
Williston FL Zip 32696  
 Telephone Number: \_\_\_\_\_  
 email: masterlubeautomotive@gmail.com

Surveyor Name: McMillen Surveying, Inc -  
 Stephen M. McMillen, PSM  
 Address: 444 NW Main Street  
 Williston, FL 32696  
 Phone: (352) 528-6277  
 Email: quotes@mcsurveying.com

**II. Parcel Information:**

1.	Subdivision Name:	Section/Township/Range	Acreage
A.	<u>Suggs Estates</u>	<u>34 / 12 / 18</u>	<u>52.817</u>
B.	_____	_____	_____
C.	_____	_____	_____
D.	_____	_____	_____
Total Acreage:			_____

3. Locational Description (Please attach copy of legal description or existing plat if property in questions is a re-subdivision). E 1/2 of SE 1/4 & SE 1/4 of SE 1/4 of SE 1/4
4. Proposed Use of Property: Residential
5. Present Zoning/Land Use: ULDR
6. Proposed Zoning Changes: N<sub>2</sub>
7. Number of Lots: 8
8. Acres in each Parcel: 5+
9. Do you propose deed restrictions? Yes  No



# McMILLEN SURVEYING, INC.

444 NORTHWEST MAIN STREET  
WILLISTON, FLORIDA, 32696  
OFFICE: 352 528-6277

State of Florida  
County of Levy

I, Sandra G. Beamer, 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 "Sugg's Estates" on the following parcel lying in:

Section 34, Township 12 South, Range 18 East  
County: Levy City: Williston State: Florida  
Parcel ID# 04270-000-000  
Parcel ID# N/A



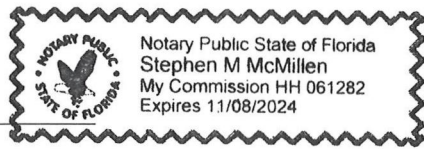
Signature Sandra Beamer  
Printed Sandra Beamer Date: 6/5/2023

Signature \_\_\_\_\_  
Printed N/A Date: \_\_\_\_\_

Signature \_\_\_\_\_  
Printed N/A Date: \_\_\_\_\_

Notary Public, State of Florida  
At Large

[Signature]  
My Commission Expires: \_\_\_\_\_



**Preliminary Plat Application  
Levy County, Florida**

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10. What type of sewage disposal do you propose ? \_\_\_\_\_
11. List all proposed improvements and utilities and state your intention to install or post a guarantee prior to actual installation.

**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 Levy County Planning and Zoning 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 \$500.00 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 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.



**Preliminary Plat Application  
Levy County, Florida**

( 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 Planning and Zoning Department at 320 Mongo Street, Bronson, Florida.

By Mail: Levy County Planning and Zoning Department, 320 Mongo Street, 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 Planning and Zoning Department at (352)486-5203 or visit the above address in person.

I Stephen McMillen, 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:  Date: 5/24/23

<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"/>



Levy County  
Preliminary Plat Checklist for:

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Prior to making application for a preliminary plat, the following must be done:

**Step 1: Plat Review (Must submit plat (s) on the first day of the month to be reviewed on the 2nd Wednesday of the same month)**

- Submit one original and four copies of the completed concurrency form along with the required fee. **(If applicable)**
- 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 Planner and Commissioner appointed to this committee.
- One (1) original of the completed application (with all supporting documents as mentioned below) with owner's signature (if representing themselves) or authorized agent's signature with a notarized letter from the property owner giving permission for the surveyor to act as agent.
  - \* Deed
  - \* Location Map
- Fee in the amount of \$500.00 - **MUST BE PAID AT SUBMITTAL OF THE PLATS FOR PLAT REVIEW.**
- Schedule Plat Review Meeting: \_\_\_\_\_

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**Step 2: Submittal of a Preliminary Plat**

The following items must be submitted no later than the deadline date on the schedule in order to be processed and placed on the agenda for the Planning Commission after having been reviewed by the Plat Review Committee:

- Twenty-two (22) copies of the Preliminary Plat with corrections that were recommended by the Plat Review Committee. (**Three copies must be signed and sealed**). Additional copies may be needed depending on the application. (i.e. Plat located in an MSD, etc.)

**ALL COPIES MUST BE FOLDED AND BOUND FOR SUBMITTAL AND RETURNED NO LATER THAN TWO WEEKS PRIOR TO THE SCHEDULED MEETING.**

- Schedule meeting for Planning Commission: \_\_\_\_\_
- Schedule meeting for Board of County Commissioners: \_\_\_\_\_

**Summary**

Parcel ID 0427000000  
 Location Address 4090 NE 170 AVE  
 WILLISTON  
 Neighborhood 05.00 (5)  
 Legal 34-12-18 0052.21 ACRES TRACT IN E1/2 OF SE1/4 LYING E OF LCR C-335-A R/W & SOUTH OF US ALT 27 -LESS TRACTS SOLD- OR BOOK 709 PAGE  
 Description\* 129 & OR BOOK 920 PAGE 772 LESS ORB 1561/527  
\*The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.  
 Property Use PASTURE LAND 2 (6100)  
 Code  
 Subdivision N/A  
 Sec/Twp/Rng 34-12-18  
 Tax District SW FLORIDA WT MG (District SW)  
 Millage Rate 14.701  
 Acreage 52.210  
 Homestead Y  
 Ag Classification Yes

[View Map](#)

**Owner**

Owner Name Beamer Sandra G 100%  
 Mailing Address 4090 NE 170TH AVE  
 WILLISTON, FL 32696

Homestead Exemption

**Valuation**

	2023 Preliminary Value
	Summary
Building Value	\$48,391
Extra Features Value	\$6,580
Market Land Value	\$438,432
Ag Land Value	\$20,405
Just (Market) Value	\$493,403
Assessed Value	\$53,059
Exempt Value	\$25,000
Taxable Value	\$28,059
Cap Differential	\$22,317
Previous Year Value	\$493,403

**Exemptions**

Homestead ⇅ 25000    2nd Homestead ⇅ 0    Widow/er ⇅    Disability ⇅    Seniors ⇅    Veterans ⇅    Other ⇅

**Building Information**

Building	1	Roof Cover	ASPHALT/COMP SHG
Actual Area	1736	Interior Flooring	CARPET
Conditioned Area	1308	Interior Wall	PLYWOOD PANELING
Actual Year Built	1935	Heating Type	CONVECTION
Use	SINGLE FAMILY	Air Conditioning	NONE
Exterior Wall	ALUMINUM SIDING	Baths	1
Roof Structure	GABLE OR HIP		

Description	Conditioned Area	Actual Area
UNFINISHED STORAGE	0	32
BASE	1308	1308
UNFINISHED CARPORT	0	276
FINISHED STORAGE	0	120
Total SqFt	1308	1736





## Map



No data available for the following modules: Photos.

Levy County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

Last Data Upload: 1/19/2023, 7:28:49 PM

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 Schneider  
GEOSPATIAL

Version 2.3.241

# 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 5, 2023

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

**RE: PROPERTY INFORMATION REPORT – Our File: T-29317**

**PROPOSED SUBDIVISION NAME:**

**“SUGGS’ ESTATES”**

**LEGAL SHOWN ON PROPOSED PLAT:**

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 O.R.B. 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.

**PERIOD OF SEARCH: 20 years last past, ending 05/25/2023**

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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  
www.levyabstract.com



**RECORD FEE SIMPLE TITLE HOLDER**

**SANDRA G. BEAMER**, by virtue of the following documents:

**Quit Claim Deed** from William D. Beamer dated 04/28/2000, filed 05/02/2000 and recorded in O.R. Book 709, Page 129 (#354928), Public Records of Levy County, Florida.

**Warranty Deed** from William D. Beamer dated 12/15/2004, filed 12/17/2004 and recorded in O.R. Book 920, Page 722, Public Records of Levy County, Florida.

**MORTGAGES – (not satisfied or released of record)**

**NONE**

**EASEMENTS OF RECORD**

**NONE**

**REAL ESTATE TAX INFORMATION:**

**2022 Taxes**

Assessed to: Sandra G. Beamer  
Tax ID#: 0427000000

**DELINQUENT TAXES** YES  NO

(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.

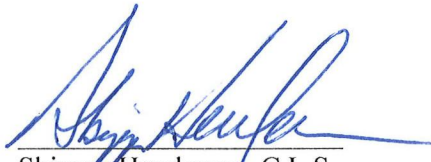
This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited 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.  
President

SH/dkr  
enclosures



LT1-2-438386-1



LT2-920-722-3

12/17/2004 8:57AM  
DEED STAMPS CL: CAS

\$0.70

PREPARED BY:  
RONALD W. STEVENS, ESQUIRE  
POST OFFICE BOX 1444  
BRONSON, FL 32621

RETURN TO:  
SANDY G. BEAMER  
P.O. BOX 685  
WILLISTON, FLORIDA 32696

WARRANTY DEED

This Warranty Deed, Executed the \_\_\_\_\_ day of \_\_\_\_\_, 2004, by WILLIAM D. BEAMER, who does not hold these lands as his homestead, hereinafter called GRANTOR, to SANDY G. BEAMER, whose social security number is \_\_\_\_\_, and whose post office address is P.O. Box 685, Williston, Florida 32696, hereinafter called 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 whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate and being in Levy County, FLORIDA, viz:

Those lands as described in Exhibit "A" attached hereto and made a part hereof by reference.

TAX PARCEL NUMBER. 42703-003-00/4270-001-00

SUBJECT TO all easements, restrictions, reservations, ordinances, covenants, conditions, limitations of record, if any, and all other such zoning and governmental regulations.

TITLE TO HEREINABOVE DESCRIBED LANDS HAS BEEN NEITHER EXAMINED NOR APPROVED BY PREPARING ATTORNEY. LEGAL DESCRIPTION FURNISHED BY GRANTEE.

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 he/she is lawfully seized of said land in fee simple; that he has good title and lawful authority to sell and convey said land; that he/she 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 subsequent to December 31, 2003.

IN WITNESS WHEREOF, the Grantor has caused the presents to be signed and sealed the day and year first above written.

Signed, sealed and delivered in the presence of:

Arthur L. Suggs  
Signature of Witness

ARTHUR L. SUGGS  
Printed Name of Witness

William D. Beamer

William D. Beamer  
P.O. Box 1444  
Williston, Florida 32696

Tina L. Suggs  
Signature of Witness

TINA L. SUGGS  
Printed Name of Witness

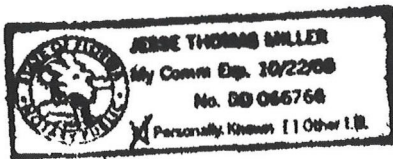


STATE OF FLORIDA  
COUNTY OF LEVY

I hereby Certify that on this day, before, an officer duly authorized to administer oaths and take acknowledgments, personally appeared William D. Beamer known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. (Check one:)  Said person(s) is/are personally known to me. \_\_\_\_\_ Said person(s) provided the following type of identification: \_\_\_\_\_.

Witness my hand and official seal in the County and State last aforesaid this 15 day of December, A.D. 2004.

(SEAL)



Jesse Miller  
NOTARY PUBLIC/STATE OF FLORIDA  
COMMISSION EXPIRATION DATE: 10/22/2005  
COMMISSION #: DD 066766  
Jesse Miller  
Printed Name of Notary



**EXHIBIT "A"**

PARCEL 1:

The East ½ of the SE ¼ 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), **LESS and EXCEPT** the South 30 acres thereof. The North line of said 30 acres being parallel with the South line of the East ½ of the SE ¼, **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.

PARCEL 2:

A parcel of land in the SE ¼ of SE ¼ of the SE ¼ of Section 34, Township 12 South, Range 18 East, Levy County, Florida, being more particularly described as follows:

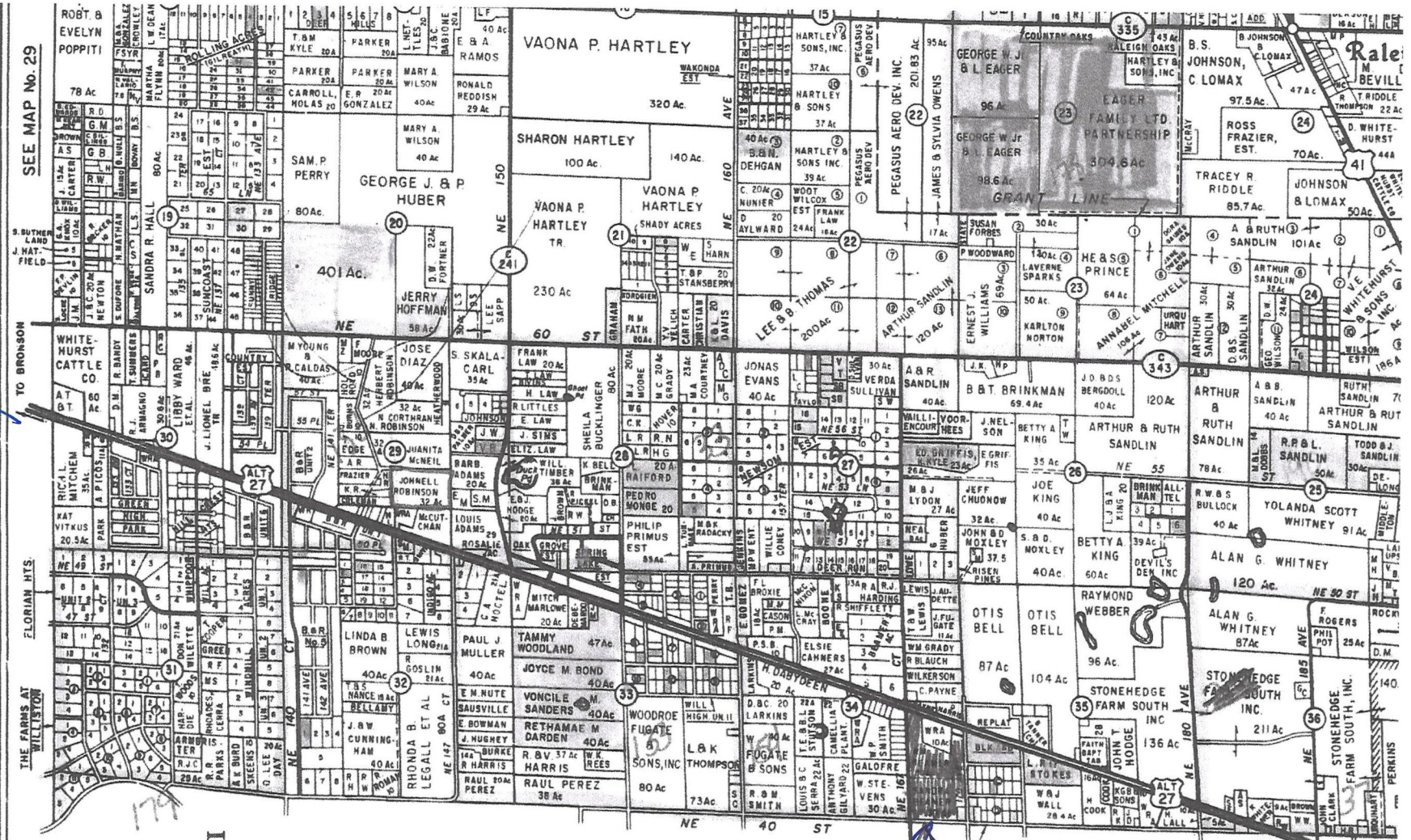
For a POINT OF BEGINNING commence at the Southeast corner of Section 34, Township 12 South, Range 18 East, thence N 04°08'49" W, along the East line of said Section 34, 283.68 feet; thence N 04°42'15" W, parallel with the South line of Section 34, 185.80 feet; thence S 04°08'49" E, 283.68 feet to the South line of said Section 34; thence S 89°42'15" E, along said South line, 185.80 feet to close on the Point of Beginning.

SUBJECT TO existing public road rights of way.









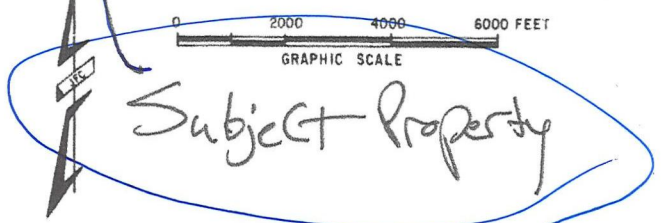
*Branson*

*Williston*

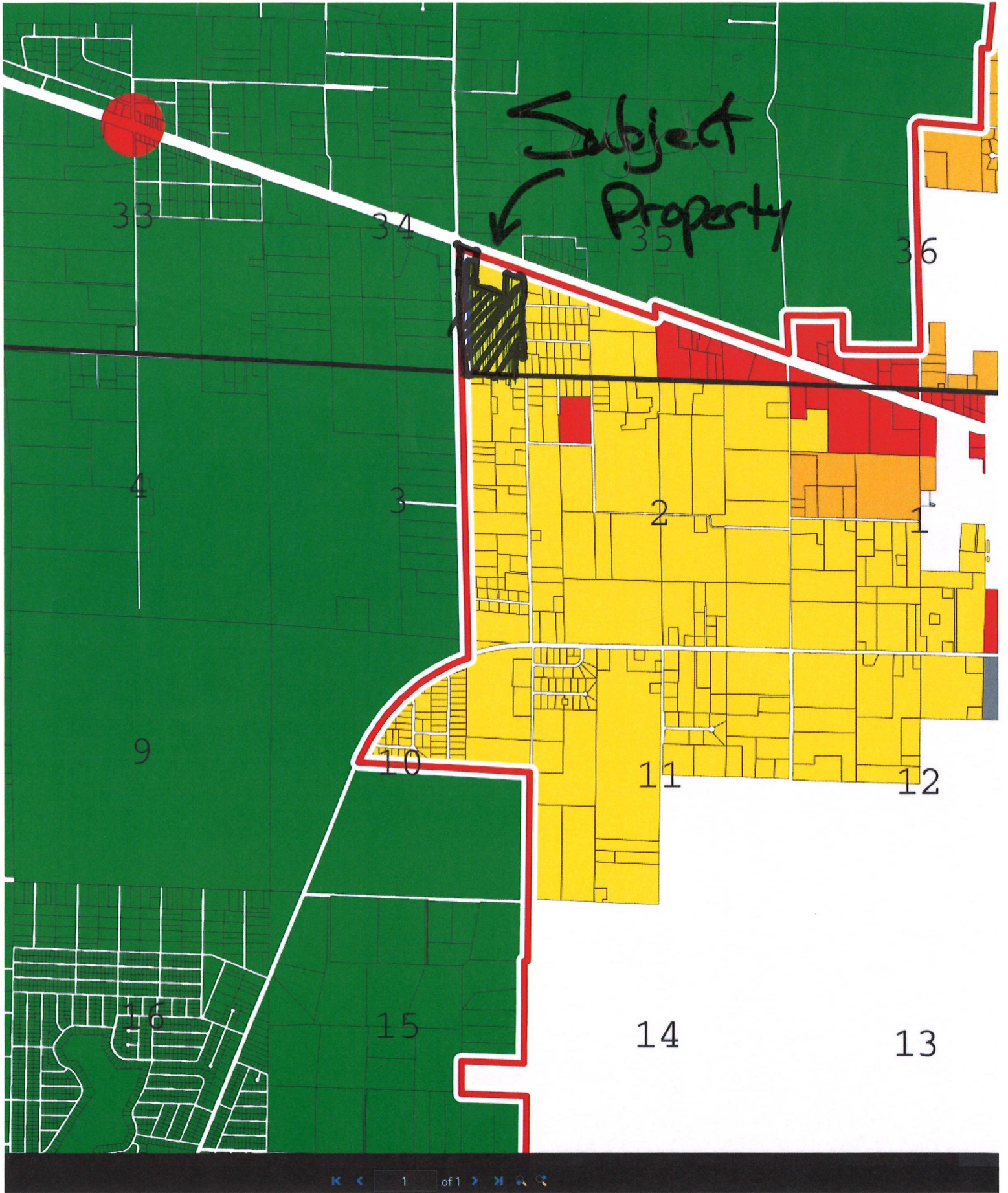
34

Levy County, Florida  
 TWP. 12 S.  
 RGE. 18 E.

SEE MAP No 35

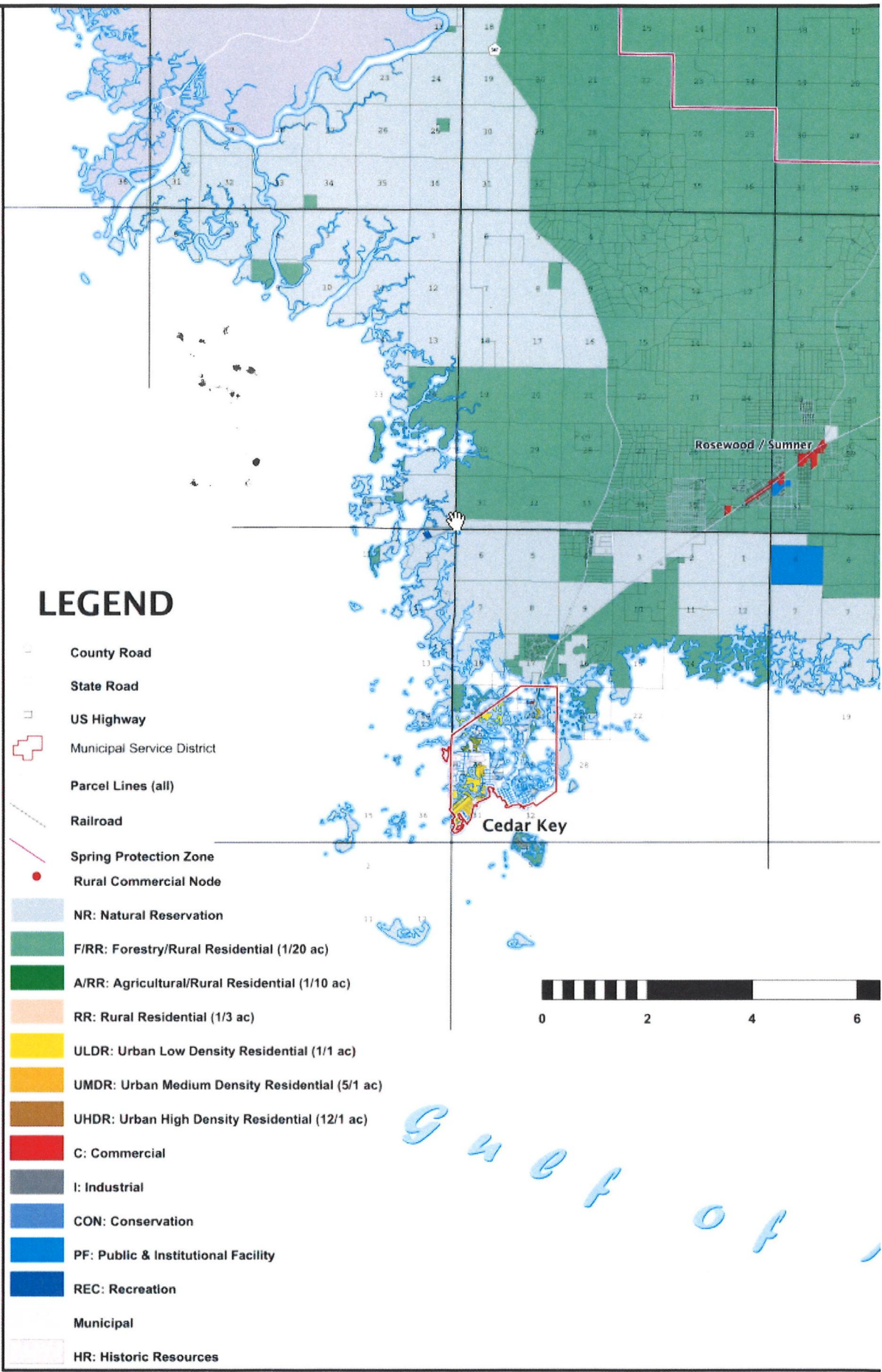








# Levy County 2026 Future Land Use



This Warranty Deed

A 710/457

Made this 15<sup>th</sup> day of May

A.D. 2000

by WILLIAM D. BEAMER and SANDRA GAIL BEAMER, husband and wife

Levy County, FLORIDA

hereinafter called the grantor, to ARTHUR LEWIS SUGGS

RCD May 16 2000 03:57 Douglas M. McKoy, CLERK

whose post office address is: Post Office Box 104 Williston, FL 32696

DEED DOC STAMPS 700.00 05/16/00 Deputy Clk

Grantees' SSN: hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of \$ 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 EXHIBIT 'A' attached hereto and by this reference made a part hereof.

SUBJECT TO conditions, restrictions, reservations, limitations and easements of record, if any, and zoning and other governmental regulations.

Parcel Identification Number: 04270-001-00 & 09653-013-00

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; 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, 1999

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

Signed, sealed and delivered in our presence:

1st Witness Signature: Carol S. Roberts Printed Witness Name: CAROL S. ROBERTS

Signature: William D. Beamer Name & Address: WILLIAM D. BEAMER Post Office Box 685 Williston, FL 32696

2nd Witness Signature: Donna F. Lewis Printed Witness Name: DONNA F. LEWIS

Signature: Sandra Gail Beamer Name & Address: SANDRA GAIL BEAMER Post Office Box 685 Williston, FL 32696

State of FLORIDA County of LEVY

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of May, 2000, by

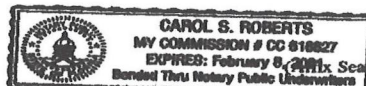
WILLIAM D. BEAMER and SANDRA GAIL BEAMER, husband and wife

who is personally known to me or who has produced and who did not take an oath.

(Type of Identification) as identification.

Notary Public Signature: Carol S. Roberts Print Name: CAROL S. ROBERTS My Commission Expires:

PREPARED BY: Sue Smith Levy Abstract & Title Company 50 Picnic St. Bronson, Florida 32621 File No: T-20923



Return to: Levy Abstract P.O. Box 148 Bronson, FL 32621 352-486-2116



A

EXHIBIT 'A'

PARCEL 1:

Part of lands described in O.R. Book 553, Page 108, of the Public Records of Levy County, Florida, lying in the Southeast 1/4 of Section 34, Township 12 South, Range 18 East, Levy County, Florida, being more particularly described as follows:

Commence at an iron rod at the Southeast corner of said Southeast 1/4 and run North 02 deg. 03 min. 20 sec. West, along the East line of said Southeast 1/4, a distance of 1956.21 feet to an iron rod marked "PSM 5469" and the Point-of-Beginning of the herein described parcel; thence continue North 02 deg. 03 min. 20 sec. West, along said East line, 173.54 feet to an iron rod marked "PSM 5469" on the Southerly right-of-way line of U.S. Highway No. 27A (a.k.a. State Road No. 500), said Southerly right-of-way line being the Southerly line of the taking per O.R. Book 634, Page 604, said public records; thence North 71 deg. 02 min. 22 sec. West, along said Southerly right-of-way line, 220.37 feet to an iron rod marked "PSM 5469"; thence South 02 deg. 18 min. 17 sec. West 169.09 feet to an iron rod marked "PSM 5469"; thence South 71 deg. 02 min. 22 sec. East 234.15 feet to the said Point-of-Beginning.

AND

PARCEL 2:

Lot 14, Block "D", WILLISTON HIGHLANDS UNIT 9, according to the plat thereof recorded in Plat Book 4, page 10, public records of Levy County, Florida.

  
W. D. B.

  
S. G. B.

File No: T-20923



R 408 W. Univ. Ave  
Scagle Bldg  
Suite 604  
Gainesville FL 32601

FILE# 31948A  
Levy County, FLORIDA

RCD Feb 06 1998 01:16  
Douglas M. McKoy, CLERK

01-GWD.01-January 22, 1998

T. S. #4270 and #4270-1  
R/W Map Sheet #24  
Tax Parcel No. 04270-000-00 and  
No. 04270-001-00

B 634/604

This instrument prepared by  
or under the direction of:  
Kenneth S. Davis  
District General Counsel  
Florida Department of Transportation  
Post Office Box 1089  
Lake City, Florida 32056-1089

PARCEL NO. 295.1  
SECTION 34010-2536  
STATE ROAD 500  
COUNTY OF Levy

WARRANTY DEED

THIS WARRANTY DEED, made the 5<sup>th</sup> day of February,  
1998, by WILLIAM D. BEAMER, grantor, to the STATE OF FLORIDA  
DEPARTMENT OF TRANSPORTATION, 1901 South Marion Street, Post Office  
Box 1089, Lake City, Florida 32056-1089, 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 organizations).

WITNESSETH: That the grantor, for and in consideration of the  
sum of One Dollar (\$1.00) and other valuable considerations,  
receipt and sufficiency being 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:

PARCEL NUMBER 295 FEE SIMPLE SECTION 34010-2536

PART A

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 34,  
TOWNSHIP 12 SOUTH, RANGE 18 EAST, LEVY COUNTY, FLORIDA, BEING  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF  
SECTION 34, TOWNSHIP 12 SOUTH, RANGE 18 EAST; THENCE RUN  
N02°03'20"W, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A  
DISTANCE OF 2129.75 FEET FOR A POINT OF BEGINNING; THENCE DEPARTING  
SAID EAST LINE, RUN N71°02'22"W, A DISTANCE OF 1377.16 FEET TO A  
POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD C-335-A,  
(AS NOW ESTABLISHED), SAID POINT LYING ON A CURVE, CONCAVE  
SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF 87°42'27" AND A RADIUS OF  
50.00 FEET; THENCE FROM A TANGENT BEARING OF N21°15'11"E, RUN  
NORTHEASTERLY, EAST AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE  
AND SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 76.54 FEET TO  
THE POINT OF TANGENCY; SAID POINT LYING ON THE SOUTHERLY  
RIGHT-OF-WAY LINE OF STATE ROAD NO. 500 (AS NOW ESTABLISHED);  
THENCE RUN S71°02'22"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A  
DISTANCE OF 1308.75 FEET TO THE AFOREMENTIONED EAST LINE; THENCE  
DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN S02°03'20"E, ALONG  
SAID EAST LINE, A DISTANCE OF 51.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.495 ACRE, MORE OR LESS.

ALSO:

PART B

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 34,  
TOWNSHIP 12 SOUTH, RANGE 18 EAST, LEVY COUNTY, FLORIDA, BEING  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

3

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 18 EAST; THENCE RUN N02°03'20"W, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2129.75 FEET; THENCE DEPARTING SAID EAST LINE, RUN N71°02'22"W, A DISTANCE OF 370.41 FEET FOR A POINT OF BEGINNING; THENCE RUN S01°21'49"E, A DISTANCE OF 652.63 FEET; THENCE RUN N71°02'22"W, A DISTANCE OF 682.49 FEET; THENCE RUN N01°21'49"W, A DISTANCE OF 652.63 FEET; THENCE RUN S71°02'22"E, A DISTANCE OF 682.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.589 ACRES, MORE OR LESS.

**NOTE:** THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

TOGETHER with all 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; 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.

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:

Harold E. Taylor  
Witness:  
Print Name: HAROLD E. TAYLOR

William D. Beamer  
William D. Beamer  
Route 2, Box 2770  
Williston, Florida 32696

Donald J. Cerlonek  
Witness:  
Print Name: DONALD J. CERLONEK

STATE OF FLORIDA  
COUNTY OF LEVY

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of FEBRUARY, 19 98, by WILLIAM D. BEAMER, who is personally known to me or who has produced \_\_\_\_\_ as identification.



Donald J. Cerlonek  
Print Name: \_\_\_\_\_  
Notary Public in and for the County and State last aforesaid.  
My Commission Expires: 11/14/2000



R. 10.00  
Doc. 0.70  
10.70

1280/135



Prepared by and return to:  
Norm D. Fugate, P.A.  
P. O. Box 98  
Williston, FL 32696  
352-528-0019  
File Number: 3172

[Space Above This Line For Recording Data]

### Warranty Deed

This Warranty Deed made this 4 day of ~~December~~ <sup>January 2013</sup>, 2012 between Sandy G. Beamer, an unmarried woman whose post office address is 4090 NE 170 Avenue, Williston, FL 32696, grantor, and Arthur Lewis Suggs, a married man whose post office address is Post Office Box 102, Williston, FL 32696, grantee:

(Whenever 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, trusts and trustees)

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 to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Levy County, Florida to-wit:

A parcel of land lying in Section 34, Township 12 South, Range 18 East, Levy County, Florida; being more particularly described as follows:

Commence at the Southeast corner of the Southeast 1/4 of said Section 34, and run thence North 02°03'20" West, along the east line of said Southeast 1/4 and along the West right-of-way line of N.E. 170th Avenue, a distance of 1932.18 feet to the Point-of-Beginning of the herein described parcel; thence continue North 02°03'20" West, along said East line and along said West right-of-way line, a distance of 24.03 feet; thence North 71°02'22" West, a distance of 234.15 feet; thence North 02°18'17" East, a distance of 169.09 feet to the South right-of-way line of U.S. Highway No. 27A (a.k.a. State Road No. 500); thence North 71°02'22" West, along said South right-of-way line, a distance of 150.04 feet to the Northeast corner of the F.D.O.T. Retention Area No. 295; thence South 01°21'49" East, along the East line of said F.D.O.T. Retention Area, a distance of 220.94 feet; thence South 79°09'00" East, a distance of 282.45 feet; thence South 59°39'23" East, a distance of 86.61 feet to the said Point-of-Beginning.

Parcel Identification Number: A portion of 04270-003-00

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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; 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, 2012.

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:

Jennifer L. Munden  
Witness Name: JENNIFER L. MUNDEN  
Cobal L. Tucker  
Witness Name: Cobal L. Tucker

Sandy G. Beamer (Seal)  
Sandy G. Beamer

State of Florida  
County of Levy

The foregoing instrument was acknowledged before me this 4 day of ~~December~~ <sup>January 2013</sup>, 2012 by Sandy G. Beamer, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

Jennifer L. Munden  
Notary Public

Printed Name: JENNIFER L. MUNDEN

My Commission Expires: OCTOBER 13, 2013



D 1463/78

R

Prepared by:  
Walker W. Bullock  
22 SW 258<sup>TH</sup> Street  
Newberry, FL 32669

When recorded return to:  
Aaron L. Suggs  
P.O. Box 102  
Williston, FL 32696

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

Unofficial Copy

**WARRANTY DEED**

**1. IDENTIFICATION OF GRANTOR**

Grantor's name and address is: Sandra G. Beamer  
4090 NE 170TH Ave.  
Williston, FL 32696

Hereinafter called "Grantor".

**2. IDENTIFICATION OF GRANTEE**

Grantee's name and address is: Aaron Lewis Suggs  
4090 NE 170TH Ave.  
Williston, FL 32696

Hereinafter called "Grantee".

**3. MEANINGS OF TERMS**

The terms "Grantor," and "Grantee," shall be non-gender specific, singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

**4. DESCRIPTION OF REAL PROPERTY CONVEYED**

Property hereby conveyed (the "Real Property") is described as follows:

**Those lands as described in Exhibit "A" attached hereto and made a part hereof by reference.**

The Property Appraiser's Parcel Identification Number: 0427000000 (portion of).





**SUBJECT TO** all easements, restrictions, reservations, ordinances, covenants, conditions, limitations of record, if any, and all other such zoning and governmental regulations.

**TITLE TO HEREINABOVE DESCRIBED PROPERTY HAS BEEN NEITHER EXAMINED NOR APPROVED BY PREPARING ATTORNEY. LEGAL DESCRIPTION FURNISHED BY GRANTEE.**

**TOGETHER** with all tenements, hereditaments, easements and appurtenances belonging to or benefiting such property.

**5. CONSIDERATION**

Good and valuable consideration plus the sum of Ten Dollars (\$10.00) received by Grantor from Grantee.

**6. CONVEYANCE OF REAL PROPERTY**

For the consideration described in Paragraph 5, Grantor agrees to grant, bargain, and sell to Grantee the Real Property to have and to hold in fee simple forever.

**7. WARRANTY**

I fully warrant the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever.

Executed on July 6, 2018.

*Sandra G. Beamer*

Sandra G. Beamer (Date)  
4090 NE 170TH Ave.  
Williston, FL 32696

Unofficial Copy

(D)

Signed in the presence of:

Signed in the presence of:

Charlene D. Warren 7-6-18  
Signature (Date)

Tessa Thornton 7/6/18  
Signature (Date)

Charlene D. Warren  
Printed Name

Tessa Thornton  
Printed Name

PO Box 788

116 SE 2<sup>nd</sup> Ave

Williston, FL 32696  
Address

Williston, FL 32696  
Address

Witness

Witness

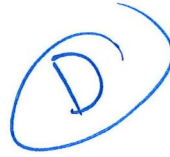
Unofficial Copy

STATE OF FLORIDA  
COUNTY OF LEVY

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of July, 2018, by Sandra G. Beamer, who is personally known to me or has produced \_\_\_\_\_ as identification.

Julie Suggs  
Notary Public - State of Florida





**Exhibit "A"**

A parcel of land lying in the East 1/2 of the Southeast 1/4 of Section 34, Township 12 South, Range 18 East, Levy County, Florida; being more particularly described as follows:

Commence at the Southeast corner of said Southeast 1/4 of Section 34 and run thence North  $02^{\circ}01'32''$  West, along the East line of said Section, a distance of 20.06 feet; thence North  $87^{\circ}36'04''$  West, a distance of 25.07 feet to the West maintained right-of-way line of N.E. 170th Avenue, also being the North maintained right-of-way line of N.E. 40th Street and the Point-of-Beginning of the herein described parcel; thence continue North  $87^{\circ}36'04''$  West, along said North maintained right-of-way line, a distance of 160.73 feet; thence North  $02^{\circ}01'32''$  West, a distance of 263.62 feet; thence South  $87^{\circ}36'04''$  East, a distance of 160.73 feet to the said West maintained right-of-way line of N.E. 170th Avenue; thence South  $02^{\circ}01'32''$  East, along said West maintained right-of-way line, a distance of 263.62 feet to the said Point-of-Beginning.

Containing 0.970 Acres, more or less.

Official Copy

rec-10  
doc-186.90  
196.90

① 1561/527

Prepared by and return to:  
Norm D. Fugate, P.A.  
P. O. Box 98  
Williston, FL 32696  
352-528-0019  
File Number: 1787-003

[Space Above This Line For Recording Data]

### Warranty Deed

This Warranty Deed made this 9th day of December, 2020 between Sandra G. Beamer, a single woman whose post office address is 4090 NE 170th Avenue, Williston, FL 32696, grantor, and Arthur L. Suggs whose post office address is Post Office Box 102, Williston, FL 32696, grantee:

(Whenever 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, trusts and trustees)

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 to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Levy County, Florida to-wit:

A part of lands described in O.R.B. 920, Page 722, of the Public Records of Levy County, Florida; lying in Section 34, Township 12 South, Range 18 East, Levy County, Florida; being more particularly described as follows:

Commence at the Southeast corner of said Section 34 and run thence North 02°01'32" West, along the East line of said Section, a distance of 1500.92 feet; thence North 89°38'37" West, a distance of 18.01 feet to the West Maintained right-of-way line of N.E. 170th Avenue and the Point-of-Beginning of the herein described parcel; thence continue North 89°38'37" West, a distance of 335.94 feet to the Southerly extension of the East line of the F.D.O.T. Retention Area per O.R.B. 634, Page 604, said Public Records; thence North 01°28'02" West, along said East line, a distance of 526.05 feet to the Southwest corner of lands described in O.R.B. 1280, Page 135, said Public Records; thence South 79°07'21" East, along the South line of said O.R.B. 1280, Page 135, a distance of 282.52 feet; thence South 59°39'02" East, along said South line, a distance of 71.46 feet to the said West Maintained right-of-way line of N.E. 170th Avenue; thence South 01°20'42" East, along said West right Maintained right-of-way line, a distance of 438.66 feet to the said Point-of-Beginning.

Parcel Identification Number: 0427000000 (a portion thereof)

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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; 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, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Cynthia W. Caroline  
Witness Name: Cynthia W. Caroline

Sandra G. Beamer (Seal)  
Sandra G. Beamer

Cassidy Lee Barber  
Witness Name: Cassidy Lee Barber

State of Florida  
County of Levy

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 9th day of December, 2020 by Sandy G. Beamer, who [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Cassidy Lee Barber  
Notary Public

Printed Name: Cassidy Lee Barber  
My Commission Expires: 06/21/24

