

**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: <u>Jackie Wellington</u>	Surveyor Name: McMillen Surveying, Inc - Stephen M. McMillen, PSM
Owner's Signature: <u>[Signature]</u>	Address: 444 NW Main Street Williston, FL 32696
Address: <u>1370 Highway Blvd Williston, FL Zip 32614</u>	Phone: (352) 528-6277
Telephone Number: _____	Email: quotes@mcsurveying.com
email: _____	

II. Parcel Information:		
1. Subdivision Name: <u>Hideaway Hills</u>		
2. Parcel Number (s)	Section/Township/Range	Acreage
A. <u>04224-000-00</u>	<u>36-12-18</u>	<u>12.788</u>
B. <u>2</u>	_____	_____
C. _____	_____	_____
D. _____	_____	_____
Total Acreage: _____		

3. Locational Description (Please attach copy of legal description or existing plat if property in question is a re-subdivision): see attached

4. Proposed Use of Property: Residential

5. Present Zoning/Land Use: RR

6. Proposed Zoning Changes: X

7. Number of Lots: 3

8. Acres in each Parcel: 4±

9. Do you propose deed restrictions? Yes No

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10. What type of sewage disposal do you propose ? private
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.

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(d) The Preliminary Plat applications are processed once a month. Applications received by the first (1st) day of the month will tentatively be scheduled, advertised and presented at a public hearing the following month. Applications received after the first (1st) 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.

_____, 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: Stephen McMiller Date: 6/23/23

OFFICE USE ONLY:	
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:

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: _____

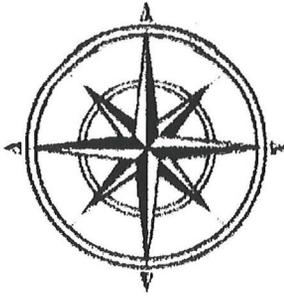
Step 2: Submittal of a Preliminary Plat

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: _____



McMILLEN SURVEYING, INC.

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

State of Florida
County of Levy

I, Jose M. Gonzalez & Jackie G. Wellington, 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 "Hideaway Hills" on the following parcel lying in:

Section 30, Township 12 South, Range 18 East
County: Levy City: _____ State: Florida
Parcel ID# 64224-00200
Parcel ID# N/A

Signature Jose Gonzalez
Printed Jose Gonzalez Date: 6/13/2023

Signature Jackie Wellington
Printed Jackie Wellington Date: 6/13/23

Signature _____
Printed _____ Date: _____

Notary Public, State of Florida
At Large
Linda Hustad-Johnston
My Commission Expires: 10/27/23

 **LINDA HUSTAD-JOHNSTON**
Commission # GG 916769
Expires October 27, 2023
Bonded Thru Budget Notary Services

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 19, 2023

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

RE: PROPERTY INFORMATION REPORT – Our File: T-29335

PROPOSED SUBDIVISION NAME:

“HIDEAWAY HILLS”

LEGAL SHOWN ON PROPOSED PLAT:

A part of lands described in O.R.B. 682, page 978, of the Public Records of Levy County, Florida; lying in the West 1/2 of the West 1/2 of the Northeast 1/4 and the West 1/2 of the Northwest 1/4 of the Southeast 1/4, North of Highway Alternate 27 in Section 30, Township 12 South, Range 18 East, Levy County, Florida, Less the North 33 feet for road right-of-way for N.E. 60th Street; being more particularly described as follows:

Commence at the Northwest corner of said Northeast 1/4 and run thence South 00°14'08"West, along the West line of said Northeast 1/4, a distance of 33.09 feet to the South right-of-way line of N.E. 60th Street and the Point-of-Beginning of the herein described parcel; thence continue South 00°14'08"East, along said West line, a distance of 873.63 feet; thence North 89°45'52"East, a distance of 661.21 feet to the East line of said West 1/2 of the West 1/2; thence North 00°13'20"West, along said East line, a distance of 846.89 feet to the said South right-of-way line; thence North 87°55'13"West, along said South right-of-way line, a distance of 661.96 feet to the said Point-of-Beginning.

PERIOD OF SEARCH: 20 years last past, ending 06/15/2023

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

JOSE M. GONZALEZ and JACKIE G. WELLINGTON, by virtue of the following document:

Warranty Deed from Katrina Sue Wade, a married woman, dated 06/06/2023, filed 06/08/2023 and recorded in O.R. Book 1691, Page 887, 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: Katrina Sue Wade
Tax ID#: 0422400200

DELINQUENT TAXES YES ___ NO X

(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,



Skipper Henderson, C.L.S.
President

SH/dkr
enclosures

Prepared by and return to:

Sonia Wiseman
All Florida Homes Title, LLC
20815 West Pennsylvania Avenue
Dunnellon, FL 34431
(352) 244-9135
File No 2023-1125

✓ R

Parcel Identification No 04224-002-00

[Space Above This Line For Recording Data]

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 6 day of June, 2023 between Katrina Sue Wade, a married woman, whose post office address is 1393 Gainesville Highway, Alto, GA 30510, of the County of Habersham, State of Georgia, Grantor, to Jose M. Gonzalez, a married man, whose post office address is 3024 Custer Avenue, Lake Worth, FL 33467, and Jackie G. Wellington, a single woman, whose post office address is 1370 Hideaway Bend, Wellington FL 33414, of the County of Palm Beach, State of Florida and, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

A part of lands described in O.R.B. 682, page 978, of the Public Records of Levy County, Florida; lying in the West 1/2 of the West 1/2 of the Northeast 1/4 and the West 1/2 of the Northwest 1/4 of the Southeast 1/4, North of Highway Alternate 27 in Section 30, Township 12 South, Range 18 East, Levy County, Florida, Less the North 33 feet for road right-of-way for N.E. 60th Street; being more particularly described as follows:

Commence at the Northwest corner of said Northeast 1/4 and run thence South 00° 14' 08" West, along the West line of said Northeast 1/4, a distance of 33.09 feet to the South right-of-way line of N.E. 60th Street and the Point-of-Beginning of the herein described parcel; thence continue South 00° 14' 08" East, along said West line, a distance of 873.63 feet; thence North 89° 45' 52" East, a distance of 661.21 feet to the East line of said West 1/2 of the West 1/2; thence North 00° 13' 20" West, along said East line, a distance of 846.89 feet to the said South right-of-way line; thence North 87° 55' T3" West, along said South right-of-way line, a distance of 661.96 feet to the said Point-of-Beginning.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 1393 Gainesville Highway, Alto, GA 30510.

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

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

Katrina Sue Wade
Katrina Sue Wade

Penny Rogers
WITNESS
PRINT NAME: Penny Rogers

[Signature]
WITNESS
PRINT NAME: Gary Kimbral

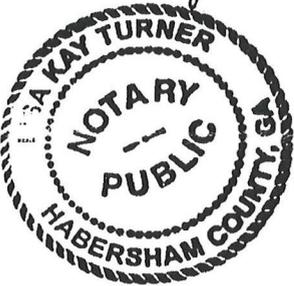
STATE OF Georgia
COUNTY OF Habersham

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 21st day of June, 2023, by Katrina Sue Wade.

Lisa K. Turner
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: OR Produced Identification: _____
Type of Identification
Produced: _____

My commission expires 5/12/2024





Levy County, FL

Summary

Parcel ID 0422400200
Location Address
Neighborhood 04.00 (4)
Legal Description* 30-12-18 0013.06 ACRES NORTH 873 FT OF W½ OF W½ OF NE¼ LESS ROW ALONG NORTH SIDE- OR BOOK 1638 PAGE 25
**The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.*
Property Use Code VACANT (0000)
Subdivision N/A
Sec/Twp/Rng 30-12-18
Tax District SW FLORIDA WT MG (District SW)
Millage Rate 14.701
Acreage 13.060
Homestead N
Ag Classification No

[View Map](#)

Owner

Owner Name Wade Katrina Sue 100%
Mailing Address 13551 NE US ALT HWY 27A
 WILLISTON, FL 32696

Homestead Exemption Application

Valuation

	2023 Preliminary Value Summary
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$84,146
Ag Land Value	\$84,146
Just (Market) Value	\$84,146
Assessed Value	\$84,146
Exempt Value	\$0
Taxable Value	\$84,146
Cap Differential	\$0
Previous Year Value	\$84,146

Exemptions

Homestead 2nd Homestead Widow/er Disability Seniors Veterans Other

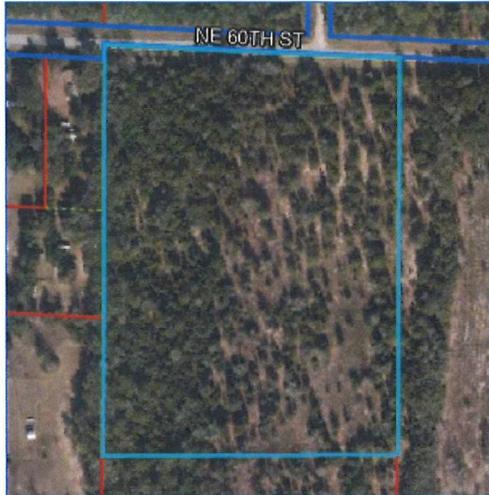
Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
VAC LAND	0	0	13.06	AC	\$84,146

Sales

Sale Date	Sale Price	Instrument		Qualification	Vacant/Improved	Grantor	Grantee
		Type	Book Page				
5/2/2022	\$0.00	FJ	1638 25	U	V	WARD ELIZABETH SUE JONES-ESTATE	WADE KATRINA SUE
4/18/2003	\$0.00	WD	830 941	Q	I	LEWIS WINSTON C	WARD ELIZABETH JONES
6/1/1999	\$100.00	WD	682 978	U	I	WARD ELIZABETH JONES-ET AL	WARD ELIZABETH JONES

Map



No data available for the following modules: Building Information, Extra Features, Building Sketch, 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: 4/25/2023, 7:25:21 PM](#)

Developed by
 Schneider
GEOSPATIAL

Version 3.1.4

This instrument prepared by:
Elizabeth Jones Ward
13553 NE HWY 27
Williston, FL 32696
Parcel #:04224-002-00

FILE# 404982
Levy County, FLORIDA

RCD Apr 18 2003 02:31
Danny J. Shipp., CLERK

DEED DOC STAMPS 0.70
04/18/03 MBD Deputy Clk

WARRANTY DEED

THIS WARRANTY DEED, made this 18 day of APRIL, 2003, by WINSTON C. LEWIS, the un-remarried widower of SABRINA E. LEWIS, whose mailing address is 13551 NE HWY 27, WILLISTON, FL 32696, hereinafter called the grantor, to ELIZABETH JONES WARD, a single woman, WILLIAM E. CHESSER and ALICE H. CHESSER, husband and wife, whose mailing address is 13553 NE HWY 27, WILLISTON, FL 32696, hereinafter called the 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.)

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, to-wit:

A parcel of land in the W ½ of the SW ¼ of the NE ¼ of Section 30, Township 12 South, Range 18 East, Levy County, Florida, being more particularly described as follows:

For a Point of Reference commence at the NE corner of the W ½ of the SW ¼ of the NE ¼ of Section 30-12-18, Levy County, Florida; thence S 00°19'40" W, along the East line of said W ½ of the SW ¼ of the NE ¼, 210.00 feet to the POINT OF BEGINNING; thence continue S 00°19'40" W, along said East line, 210 feet; thence N 87°23'47" W, 415.18 feet; thence N 00°19'40" E, 210.00 feet; thence S 87°23'47" E, 415.18 feet to close on the POINT OF BEGINNING.

CONTAINING 2.0 ACRES.

TOGETHER WITH: a 30 foot non exclusive easement for the purpose of Ingress, Egress and Public Utilities over and across the following described property, being in the W ½ of the SW ¼ of the NE ¼ and the W ½ of the NW ¼ of the SE ¼ of Section 30-12-18, Levy County, Florida.

For a Point of Reference commence at the NE corner of the W ½ of the SW ¼ of the NE ¼ of section 30-12-18, Levy County, Florida; thence S00°19'40" W, along the East line of the W ½ of the SW ¼ of the NE ¼ 210.00 feet; thence N 87°23'47" W, 415.18 feet to the POINT OF BEGINNING; thence continue N. 87°23'47" W, 246.6 feet more or less to the West line of said W ½ of the SW ¼ of the NE ¼; thence Southerly, along the West line of said W ½ of the SW ¼ of the NE ¼ and the West line of the W ½ of the NW ¼ of the SE ¼, 1585.4 feet more or less to the Northerly right of way line of S.R. No. 500 (U.S. HWY. No. 27-A); thence Southeasterly, along said right of way line, 31.7 feet more or less to a point that is 30 feet east of said west line of the W ½ of the NW ¼ of the SE ¼; thence Northerly, parallel with and 30 feet East of said West line of the W ½ of the NW ¼, of the SE ¼ and the West line of said W ½ of the SW ¼ of the NE ¼, 1354.4 feet more or less; thence S 87°23'47" E, 216.6 feet more or less to the West line of the above described 2 acre parcel; thence N 00°19'40" E, 30.02 feet to close on the POINT OF BEGINNING.

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

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

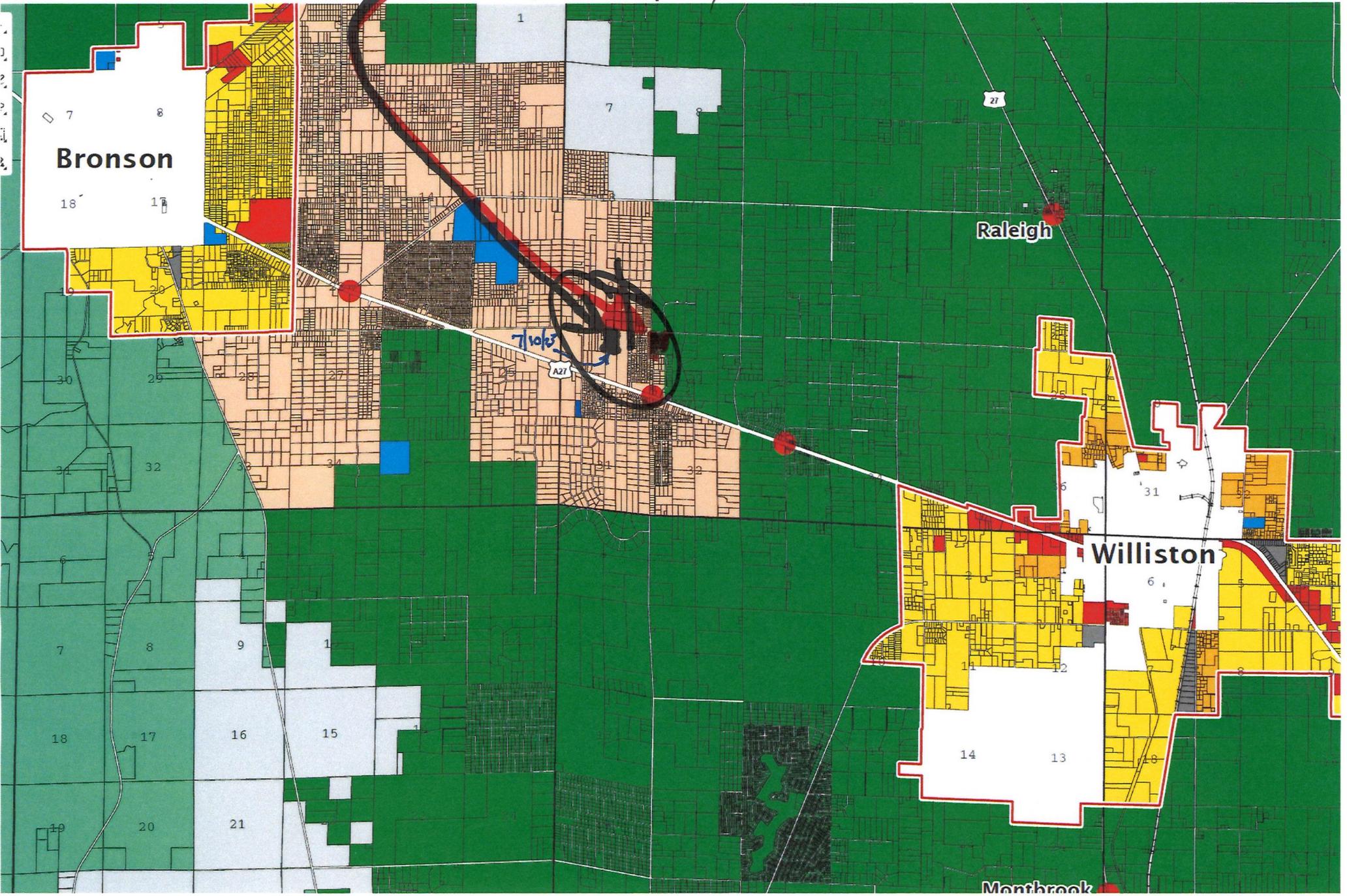
TO HAVE AND TO HOLD, the same in fee simple forever.

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, 2002.

IN WITNESS WHEREOF, the said grantors have hereunto set their hands and seal the day and year first above



Subject Property



Levy County 2026

