

**Final Plat Application  
Levy County, Florida**

**Filing Date:** \_\_\_\_\_  
**Amount of Fee:** \$400

**Petition Number:** FP \_\_\_\_\_  
**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 50-534, petitioning for a Final Plat on the following described:

<b>I. Applicant and Request Information -</b>	<b>Please print unless otherwise specified.</b>
Owner's Name: <u>Jackie Wellington</u>	Surveyor Name: McMillen Surveying, Inc - Stephen M. McMillen, PSM
Address: <u>1370 Hideaway Bend</u>	Address: 444 NW Main Street
City <u>Wellington, FL</u> Zip Code <u>33414</u>	Williston, FL 32696
Phone _____	Phone: (352) 528-6277
email: _____	Email: quotes@mcsurveying.com

<b>II. Parcel Information</b>		
1. Subdivision Name: <u>Hideaway Hills</u>	_____	
2. Date Preliminary Plat Approved: <u>8/15/23</u>	_____	
3. Parcel Number (s)	Section/Township/Range	Acreage
A. <u>04 224-002-60</u>	<u>30-12-18</u>	<u>12.988</u>
B. _____	_____	_____
C. _____	_____	_____
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

**Final Plat Application  
Levy County, Florida**

5. Present Zoning /Land Use: RR
6. Was a Zoning Change Requested ?  
Yes  No   
[if yes, the plat may not be approved until it conforms with the local zoning. Include a certification of zoning compliance if a change was requested]
7. Have all required improvements been installed ? Yes  No   
[If no, include detailed estimates of cost and a statement relative to the method of improvement guarantee. All estimates must be approved by the County Commission.]
8. Do you proposed deed restrictions ? Yes  No   
[If yes, please attach copy]

**III. To Be Supplied At The Time Of Submission:**

**Attach the items in the order below. The application will not be processed without these items. Any information or changes must be submitted, in writing to the Levy County Planning and Zoning Department, one week prior to the scheduled Levy County Planning Commission Public Meeting.**

1. Final 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. Location map identifying subject parcel with either a color or pattern 4. Surface water permit or exemption 5. Signed and sealed boundary survey's. (office, road and bridge and engineering) 6. Current title opinion.

**NOTE:** See checklist for appropriate number of copies for submittal

**Final Plat Application  
Levy County, Florida**

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**IV. APPLICATION INSTRUCTIONS:**


- ( a ) An application for a Final Plat must be accompanied by a fee of \$400.00 **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 and 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.**
- ( d ) The Final Plat applications are processed once a month. Applications received by the first (1<sup>st</sup>) day of the month preceding a regular monthly meeting of the planning commission will **tentatively** be scheduled, advertised and presented at a public hearing the following month. Applications received after the first (1<sup>st</sup>) 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 located at 320 Mongo Street, Bronson, Florida 32621
  - By Mail: Levy County Planning and Zoning, 320 Mongo Street, Bronson, FL 32621
- ( f ) This office will prepare the poster(s) and place them 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.

**Final Plat Application  
Levy County, Florida**

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(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.

  
I, \_\_\_\_\_, 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.

<b>OFFICE USE ONLY:</b>	
Planning Commission Public Hearing Date: _____	Time: _____
Board of County Commissioners Hearing Date: _____	Time: _____
Planning Commission Action:	Approval <input type="checkbox"/> Denial <input type="checkbox"/>
Notes, Instructions and Comments:	

**Final Plat Application  
Levy County, Florida**

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**OWNER VERIFICATION**

I hereby certify that the information contained in this application and its supplements are true and correct, and that I am the legal owner of the above described property.

\_\_\_\_\_ Date \_\_\_\_\_ Owner Signature

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_  
\_\_\_\_\_ Owner Signature

Sworn to and scribed before me this \_\_\_\_\_ Day of \_\_\_\_\_ 20 \_\_\_\_\_, by (name)

\_\_\_\_\_  
Signature - Notary Public

Personally known \_\_\_\_\_ Identification Expiration Date \_\_\_\_\_

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**AGENT VERIFICATION (if applicable)**

I hereby certify that the information contained in this application and its supplements are true and correct, and that I am the authorized agent of the above described property.

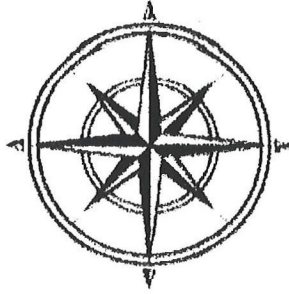
\_\_\_\_\_ Date \_\_\_\_\_ Authorized Agent Signature (if applicable)

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

Sworn to and scribed before me this \_\_\_\_\_ Day of \_\_\_\_\_ 20 \_\_\_\_\_, by (name)

\_\_\_\_\_  
Signature - Notary Public

Personally known \_\_\_\_\_ Identification Expiration Date \_\_\_\_\_



**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# 164224-00200  
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 Husted-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

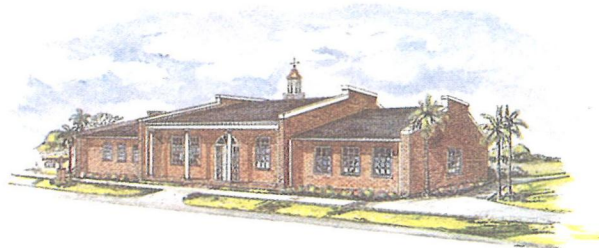
"Serving Levy County Since 1927"

## Title Insurance

H. C. HENDERSON, JR.  
(1939 - 2017)  
SKIPPER HENDERSON PRES.  
CERTIFIED LAND - TITLE SEARCHER

## Closings

ADAM C. HENDERSON V.P.  
BRANCH MANAGER



September 8, 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.**

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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**

**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.

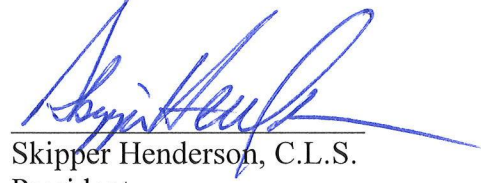
This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited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



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**

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

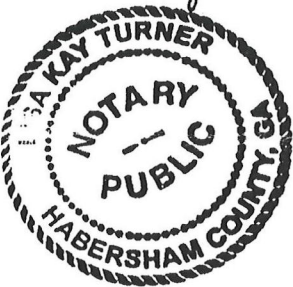
STATE OF Georgia  
COUNTY OF Habersham

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 21 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*



UNOFFICIAL COPY



# 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	<a href="#">1638</a> <a href="#">25</a>	U	V	WARD ELIZABETH SUE JONES-ESTATE	WADE KATRINA SUE
4/18/2003	\$0.00	WD	<a href="#">830</a> <a href="#">941</a>	Q	I	LEWIS WINSTON C	WARD ELIZABETH JONES
6/1/1999	\$100.00	WD	<a href="#">682</a> <a href="#">978</a>	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 MJD 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.

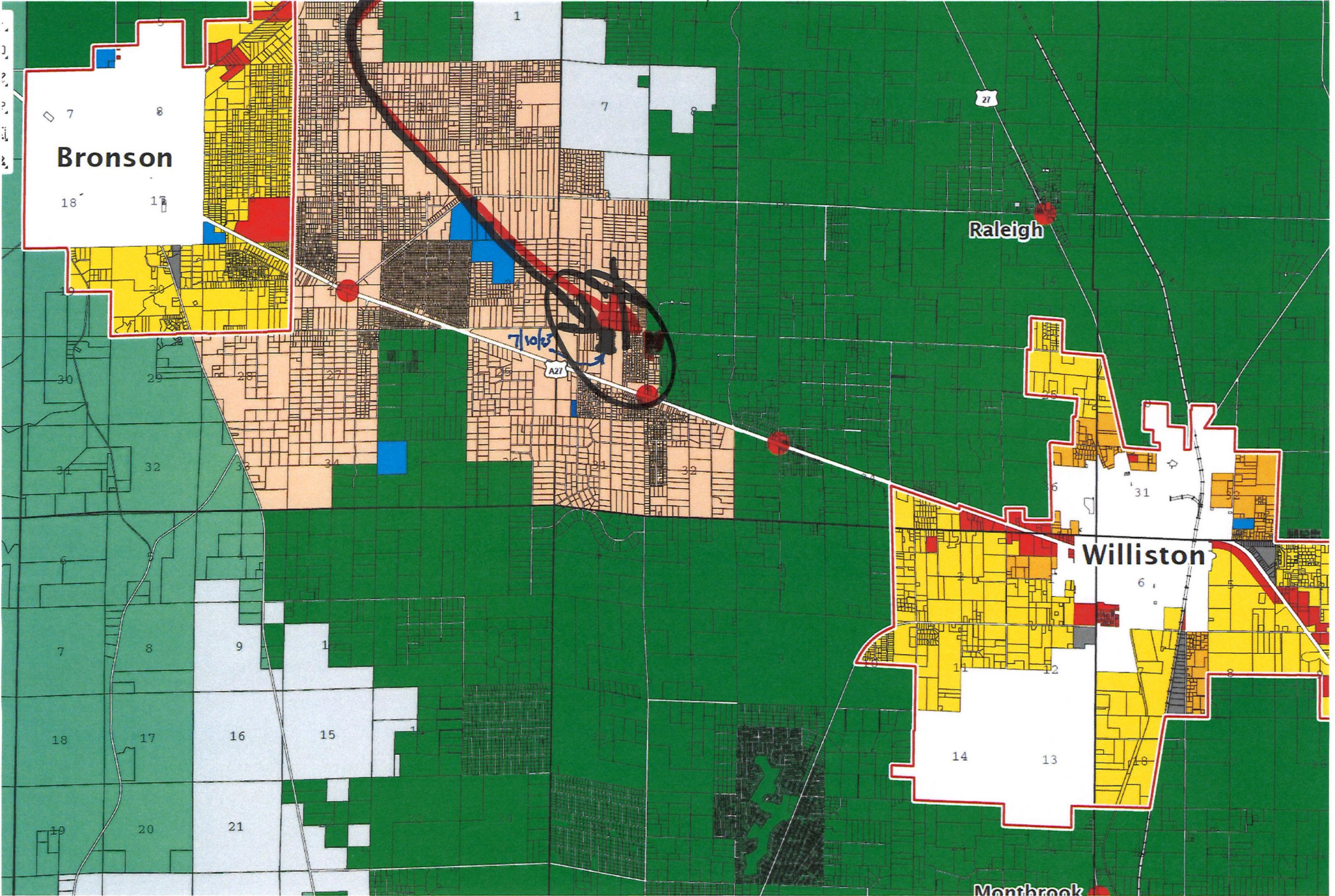
IN WITNESS WHEREOF, the said grantors have hereunto set their hands and seal the day and year first above



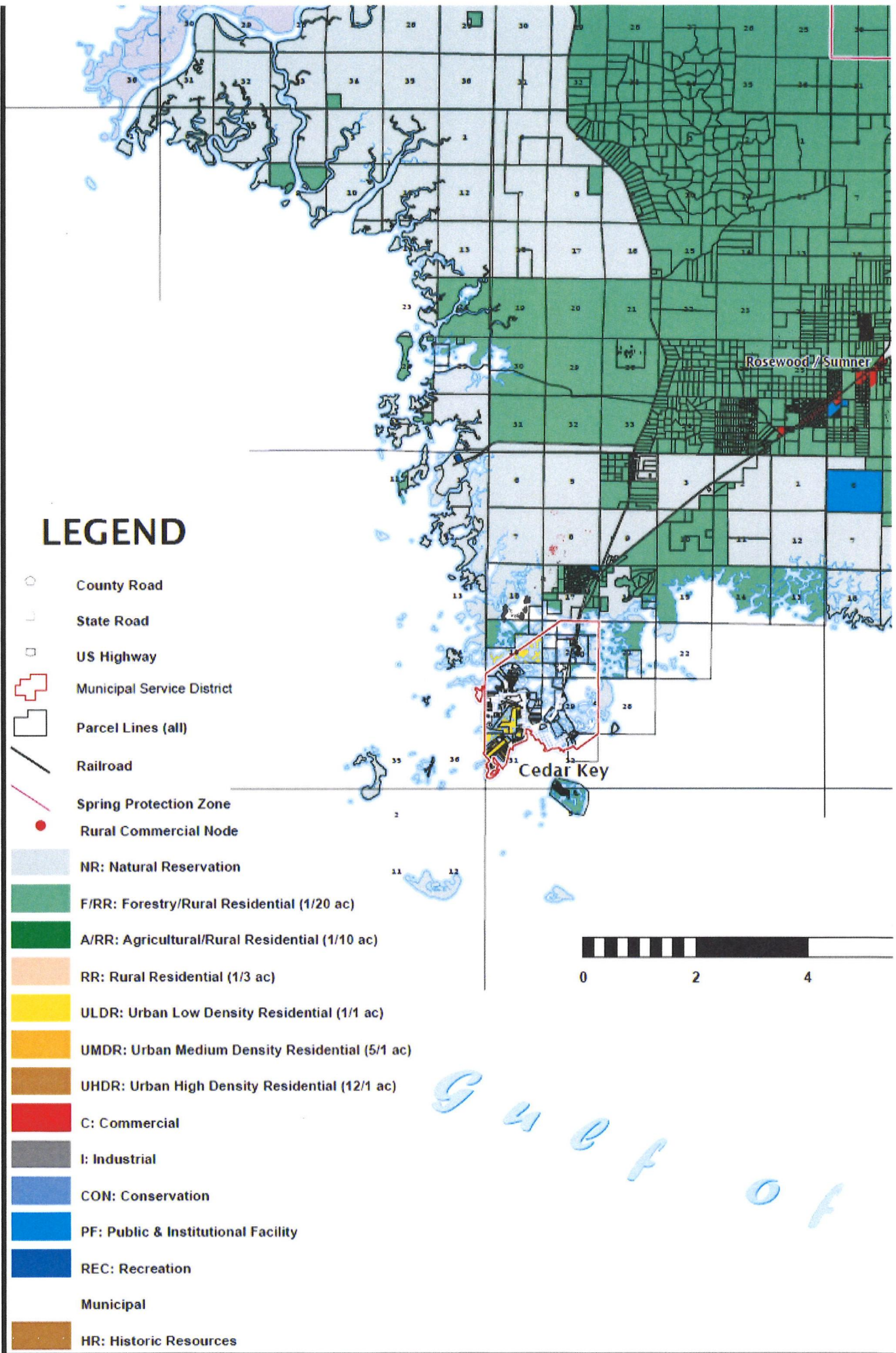




Subject Property



# Levy County 2026



M

# Hideaway Hills

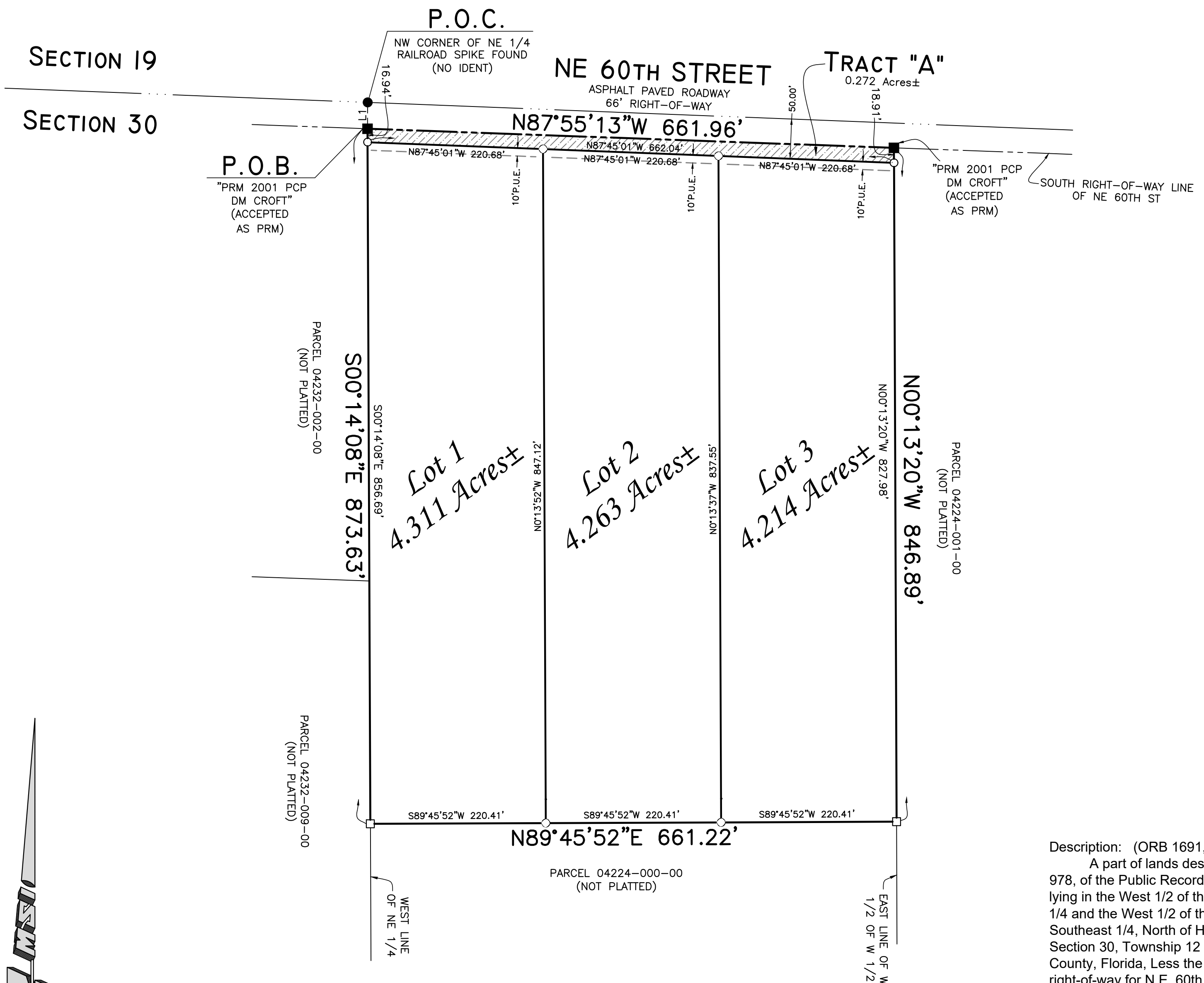
Lying in Section 30, Township 12 South, Range 18 East, Levy County, Florida.

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

NOTE: THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12075C 0220F, EFFECTIVE: 11/02/2012.

Line #	Length	Direction
L1	33.09'	S00°14'08"W

- LEGEND:
- = 4"x4" CONC. MONUMENT FOUND (NO IDENT. UNLESS SHOWN)
  - = 4"x4" CONC. MONUMENT SET MARKED "McMILLEN P.S.M. 5469"
  - = 3/4" IRON PIPE FOUND (NO IDENT)
  - = 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 FROM PCP "McMILLEN P.S.M. 5469"
  - (P) = PLAT
  - (M) = MEASURED
  - (D) = DESCRIPTION
  - (C) = CALCULATED
  - D = DELTA (CENTRAL ANGLE)
  - R = RADIUS
  - A = ARC LENGTH
  - P.C. = POINT-OF-CURVATURE
  - P.T. = POINT-OF-TANGENCY
  - IDENT. = IDENTIFICATION
  - (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
  - ORB = OFFICIAL RECORDS BOOK
  - PG = PAGE
  - PB = PLAT BOOK
  - PRM = PERMANENT REFERENCE MONUMENT

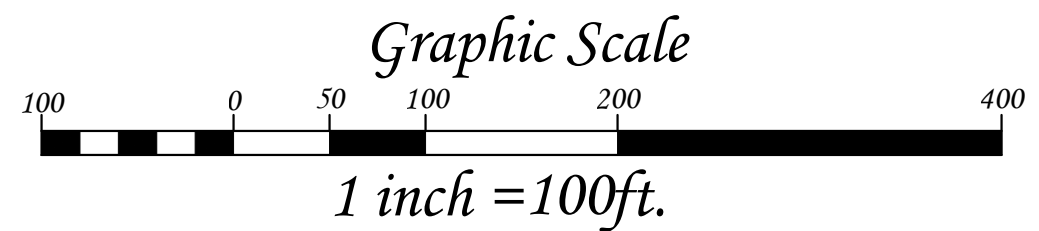
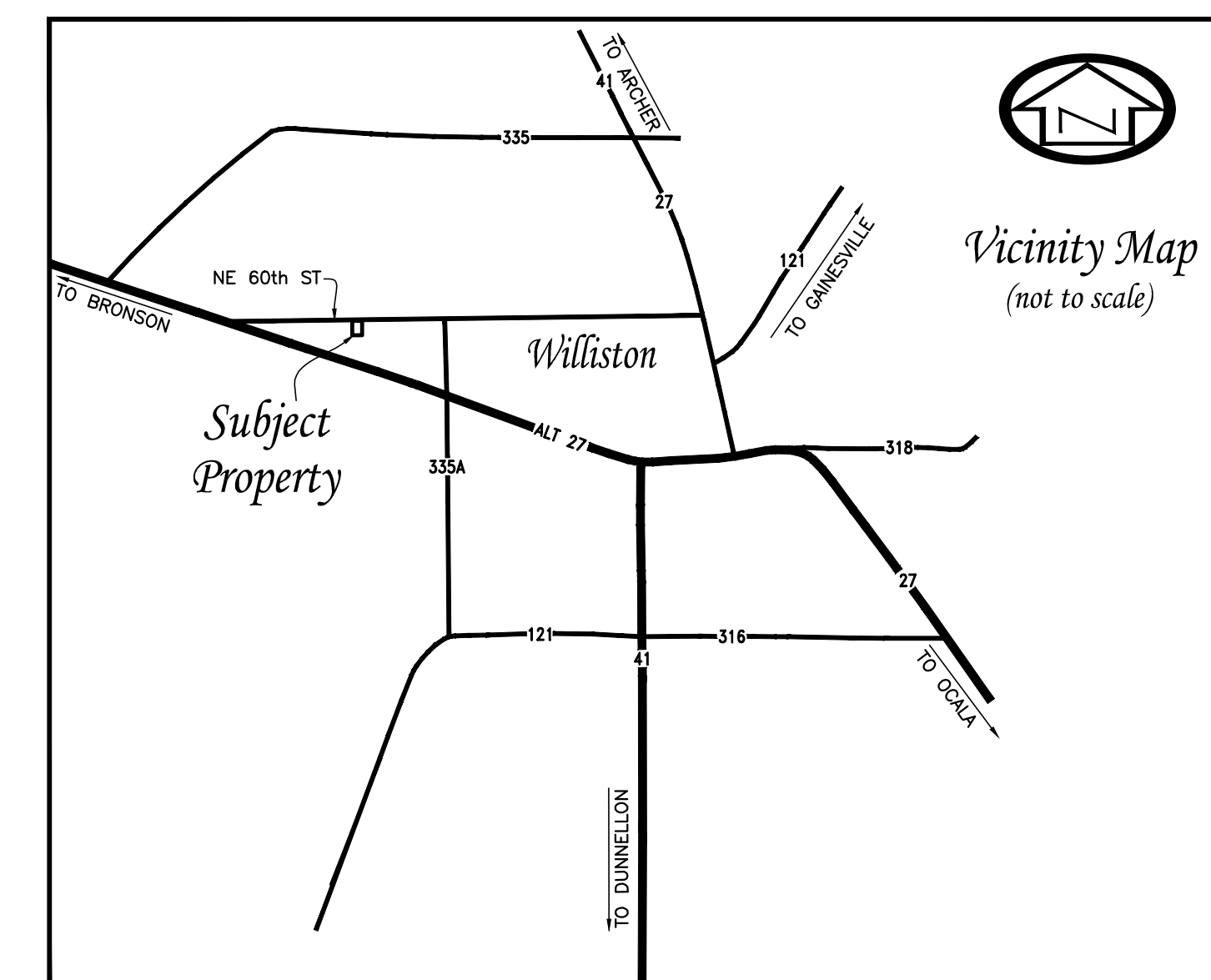


- NOTES:
- Bearings hereon are based on an assumed value of North 00°11'25" East, for the West line of County Estates, said bearing is identical with the Plat of record.
  - THE MAXIMUM ERROR OF CLOSURE DOES NOT EXCEED 1 : 10,000'.
  - BUILDING SETBACKS TO BE VERIFIED THROUGH BUILDING DEPARTMENT.

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.

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Description: (ORB 1691, PG 887)  
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.  
Containing 13.060 Acres, more or less.



**Owner's Certification and Dedication:**  
We, Jose M. Gonzalez and Jackie G. Wellington, the lawful owners of the lands described hereon, have caused the same to be surveyed and subdivided, and that this plat made in accordance with said survey, to be known as "Hideaway Hills" is hereby adopted as the true and correct plat of said land and that all utility easements are hereby dedicated to the public forever. Tract "A" is hereby dedicated to the public for road right-of-way purposes, forever.

Jose M. Gonzalez, 3024 CUSTER AVE, LAKE WORTH, FL 33414, witness  
Jackie G. Wellington, 3024 CUSTER AVE, LAKE WORTH, FL 33414, witness

**Acknowledgment:** (State of Florida, County of Levy)  
I hereby certify that on this day personally appeared before me, Jose M. Gonzalez and Jackie G. Wellington, who are duly sworn and who furnished a Florida Driver's License as identification and who executed the above instrument and acknowledged before me that they 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 "Hideaway Hills" is a true and correct representation of the hereon described property according to a survey made under my responsible direction and supervision dated 6/5/2023, and that this plat complies with all survey requirements of Chapter 177, Part 1, Florida Statutes.

Stephen M. McMillen, P.S.M., 444 Northwest Main Street, Williston, Florida, 32696  
Professional Surveyor & Mapper, Florida Certificate No. 5469, Phone: (352) 528-6277  
McMillen Surveying, Inc., Certificate of Authorization No. 8041

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

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 52-6, 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 Health Department Date: \_\_\_\_\_  
Road Requirements:  
Administrative Coordinator - Levy County Road Department Date: \_\_\_\_\_  
Property Appraiser: \_\_\_\_\_ Date: \_\_\_\_\_  
Levy County Property Appraiser Date: \_\_\_\_\_  
Form and Legality:  
Levy County Attorney Date: \_\_\_\_\_  
Commission:  
Chairman - Board of County Commissioners Date: \_\_\_\_\_  
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. Corswell, Florida Certification No. 6071

**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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FINAL PLAT CREATED 9/14/2023 SJCM  
REVISED PER COMMENTS BY COUNTY 7/7/2023 SJCM  
PRELIMINARY PLAT CREATED 6/9/2023 SJCM

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PRELIMINARY PLAT - NOT FOR FINAL RECORDING

M

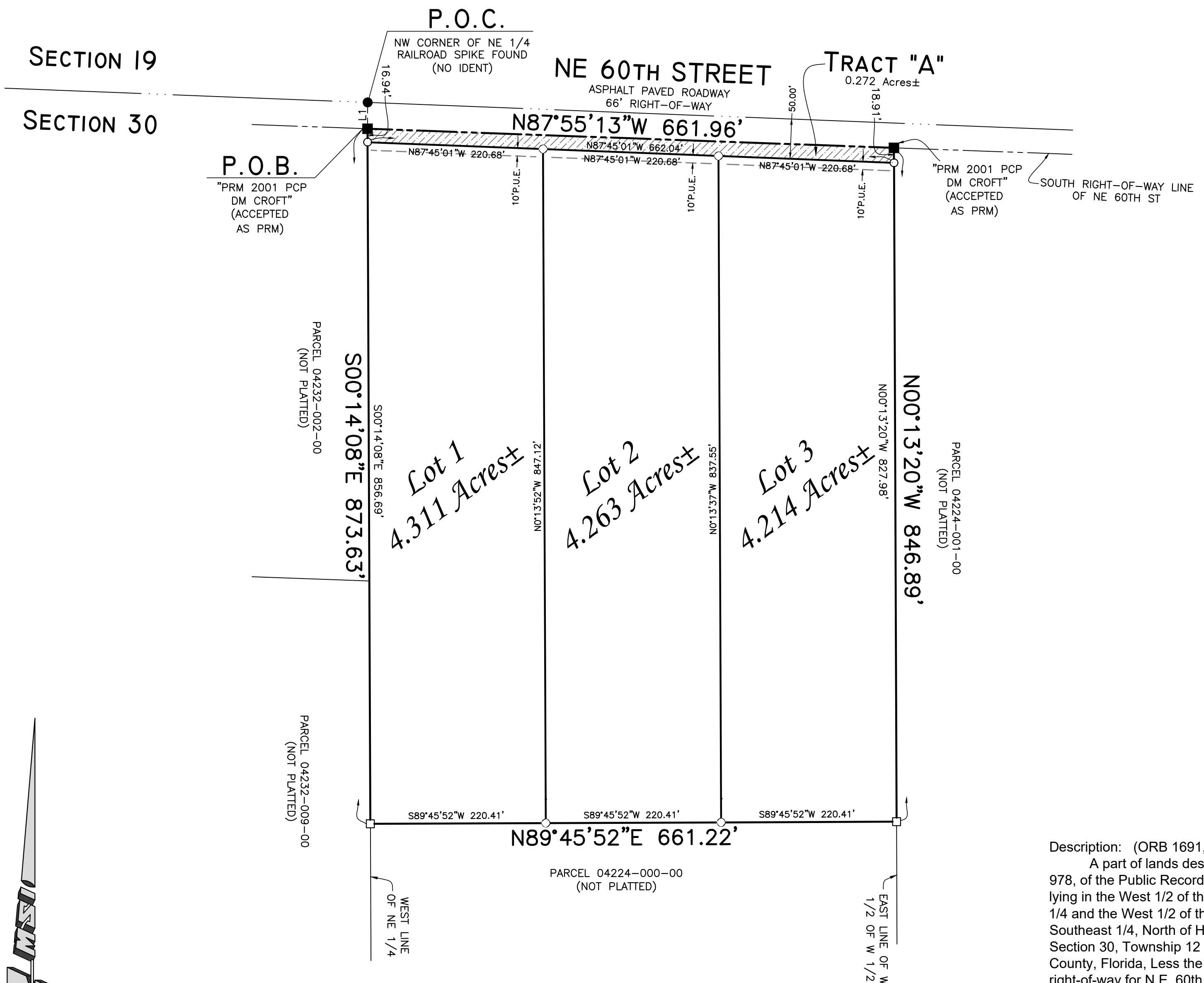
# Hideaway Hills

Lying in Section 30, Township 12 South, Range 18 East, Levy County, Florida.

NOTE: THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12075C 0220F, EFFECTIVE: 11/02/2012.

Line #	Length	Direction
L1	33.09'	S00°14'08"W

- LEGEND:
- = 4"x4" CONC. MONUMENT FOUND (NO IDENT. UNLESS SHOWN)
  - = 4"x4" CONC. MONUMENT SET MARKED "McMILLEN P.S.M. 5469"
  - = 3/4" IRON PIPE FOUND (NO IDENT)
  - = 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 FROM 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
  - IDENT. = IDENTIFICATION
  - (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
  - ORB = OFFICIAL RECORDS BOOK
  - PG = PAGE
  - PB = PLAT BOOK
  - PRM = PERMANENT REFERENCE MONUMENT

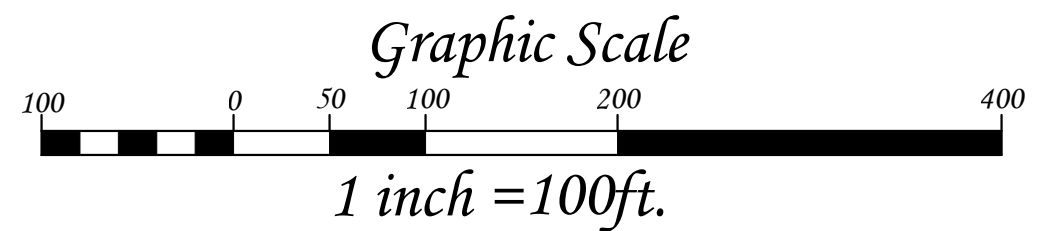
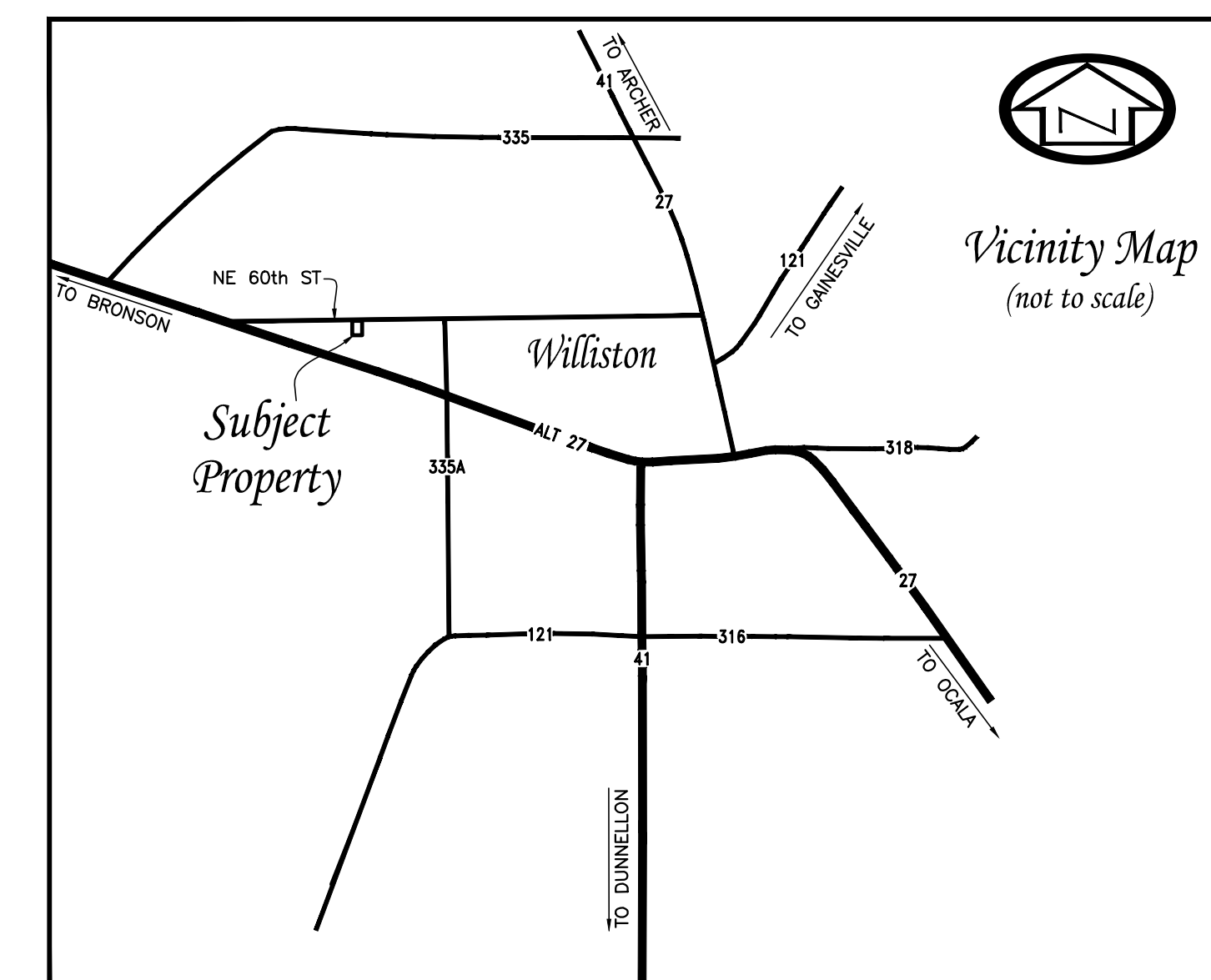


- NOTES:
- Bearings hereon are based on an assumed value of North 00°11'25" East, for the West line of County Estates, said bearing is identical with the Plat of record.
  - THE MAXIMUM ERROR OF CLOSURE DOES NOT EXCEED 1 : 10,000'.
  - BUILDING SETBACKS TO BE VERIFIED THROUGH BUILDING DEPARTMENT.

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

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**Acknowledgment:** (State of Florida, County of Levy)  
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 Witness my hand and official seal this \_\_\_\_ day of \_\_\_\_\_, 2023.

Commission Number: \_\_\_\_\_  
 Printed: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
 County of: \_\_\_\_\_ State of: \_\_\_\_\_ My Commission Expires: \_\_\_\_\_

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 Clerk of the Circuit Court Deputy Clerk



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# LEVY COUNTY BOARD OF COUNTY COMMISSIONERS

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Planning and Zoning Department  
320 Mongo Street  
Bronson, Florida 32621  
Office (352) 486-5203/Fax (352) 486-5405  
Email: LCPZ@levycounty.org

## NOTICE OF PUBLIC MEETING FOR THE PETITION OF A FINAL PLAT

October 13, 2023

PETITION NO. FP 23-04: McMillen Surveying, representing Jackie Willington of Hideaway Hills, petitioning the Commission for a Final Plat to Subdivide 12.788 acres, into three (3), four (4) acre parcels MOL. Said parcel is located in Section 30, Township 12, Range 18 in Levy County, Florida with a Land Use and Zoning of Rural Residential (R-R). **Parcel number: 0422400200.**

Dear Property Owner:

This notice has been mailed to you because the proposal for this petition is located on property within three hundred (300) feet of property you own, according to the latest tax roll available. This notice is also provided through advertisements in the Levy County Citizen and other appropriate publications, and signage on the proposed amendment site.

The *Levy County Planning Commission* will hold a PUBLIC HEARING on *Monday, November 6, 2023 at 5:45 pm* in the Levy County Government Center Auditorium, Bronson, FL. The *Planning Commission* acts in an advisory capacity to the *Board of County Commissioners* and will hear the request and provide a recommendation to the Board of County Commissioners. The proposed petition will then be considered for approval by the *Board of Levy County Commissioners*, at a PUBLIC HEARING on *Tuesday, November 21, 2023 at 9:00 a.m.* In the same Auditorium.

You are encouraged to attend the above mentioned meeting in order to provide comments to the *Planning Commission* and *Board of Commissioners*. If you or your authorized representative cannot be in attendance, you may submit your comments in writing to the Planning and Zoning Department prior to the date of the Public Hearing.

Should you have any questions regarding this petition or the process, contact the Planning and Zoning Department at (352) 486-5203.

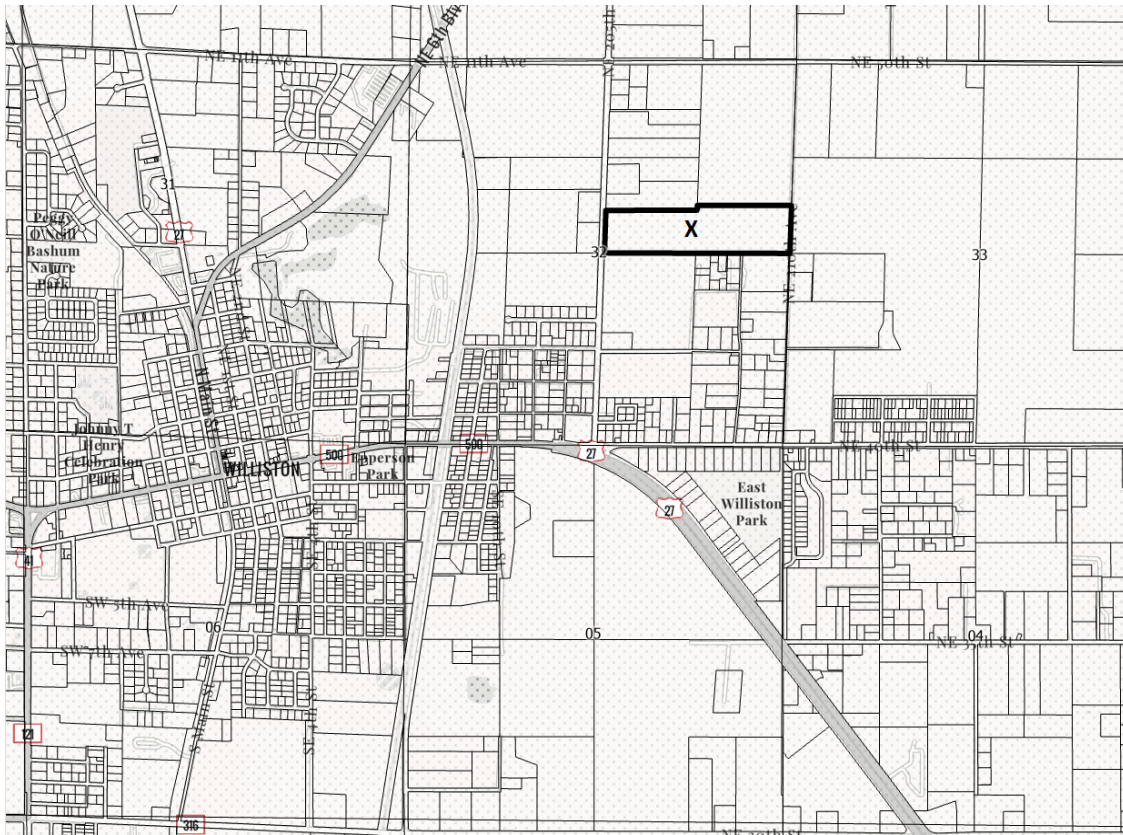
Sincerely,

Stacey Hectus  
Planning and Zoning Director

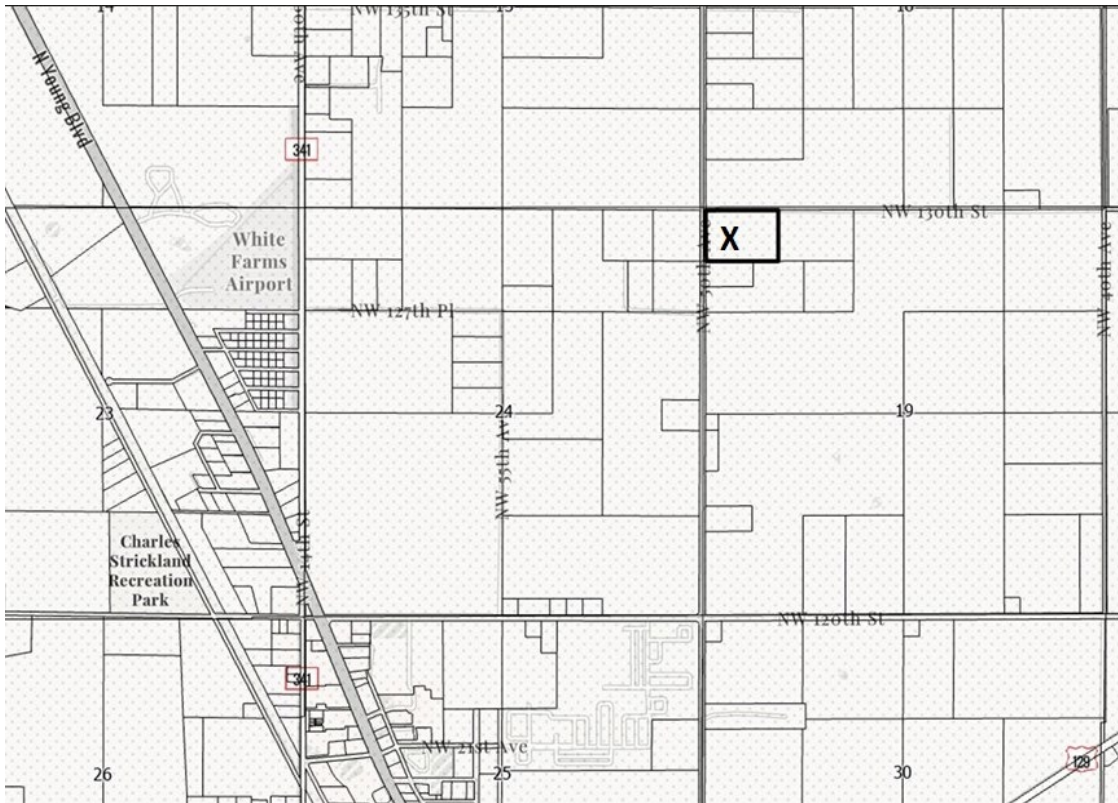
## **NOTICE OF PUBLIC HEARING**

A public hearing on the petition as described below will be conducted by the **Levy County Planning Commission on Monday, November 6, 2023 at 5:45 p.m.** and then again by the **Board of Levy County Commissioners on Tuesday, November 21, 2023 at 9:00 a.m.** or as soon thereafter as the matter may be heard during the course of action. Said hearing will be held in the Levy County Government Center Auditorium, 310 School Street, Bronson, Florida.

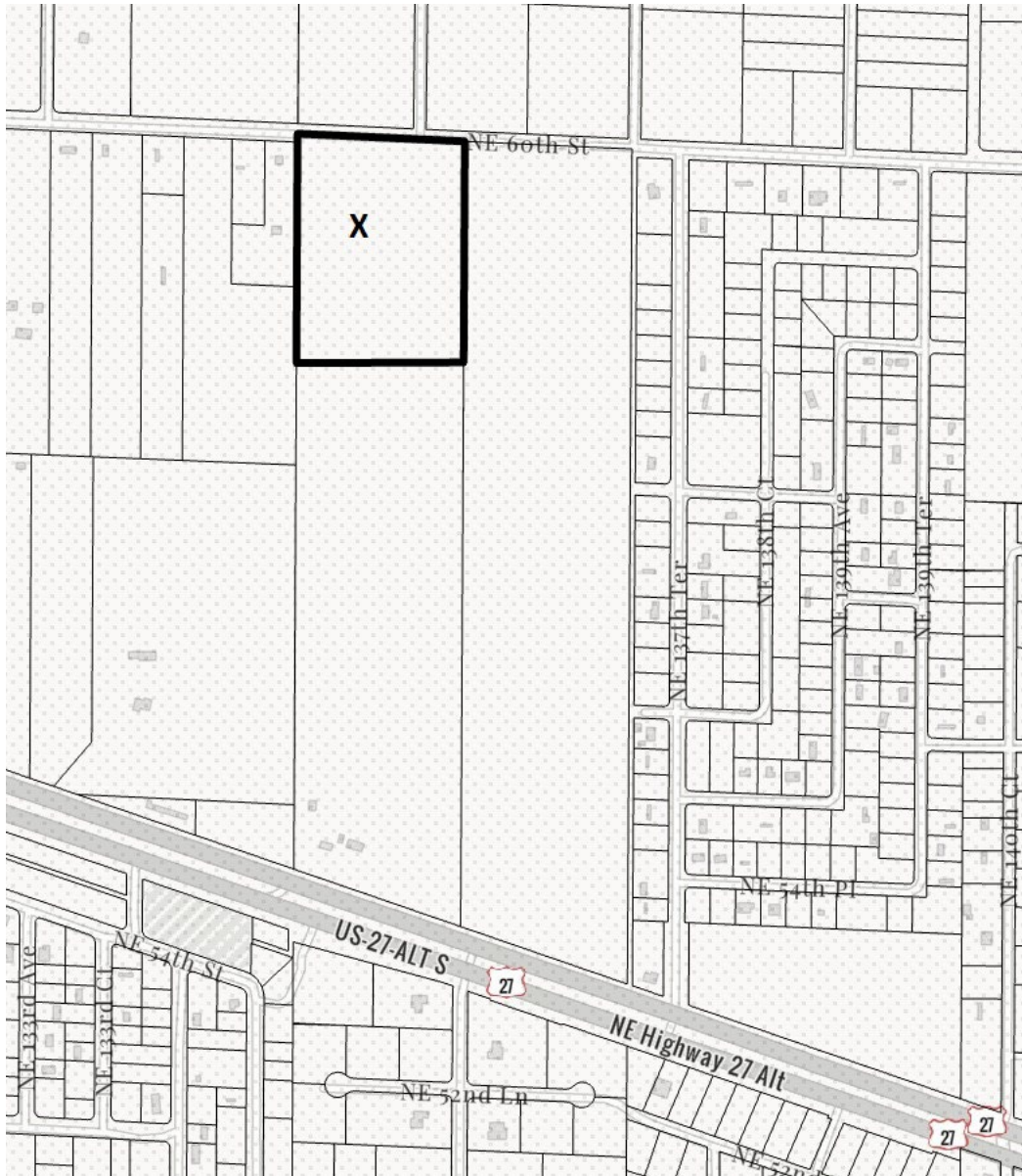
**Petition No. PP 23-05:** Mr. Steve McMillen surveyor, representing Gary Garboski, petitioning the Commission for a Preliminary Plat (Garboski Acres) to divide 37.836 acres MOL into two parcels, a 15 acre parcel and a 21 acre parcel. Said parcel is located in Section 32, Township 12, Range 19 in Levy County, Florida and has a land use of Medium Density Residential and zoning of R-2 (5 units per acre). **Parcel Number: 0483600200**



**Petition No. PP 23-07:** Steve McMillen of McMillen Surveying, representing Gloria Danner, petitioning the Commission for a Preliminary Plat (G&G Alliance) to correct an unlawful split on 14.6 acres MOL. Said parcel is located in Section 19, Township 11, Range 15 in Levy County, Florida and has a land use and zoning of Agriculture/Rural Residential (A/RR) (10 ac. minimum). **Parcel Number: 0158500000**

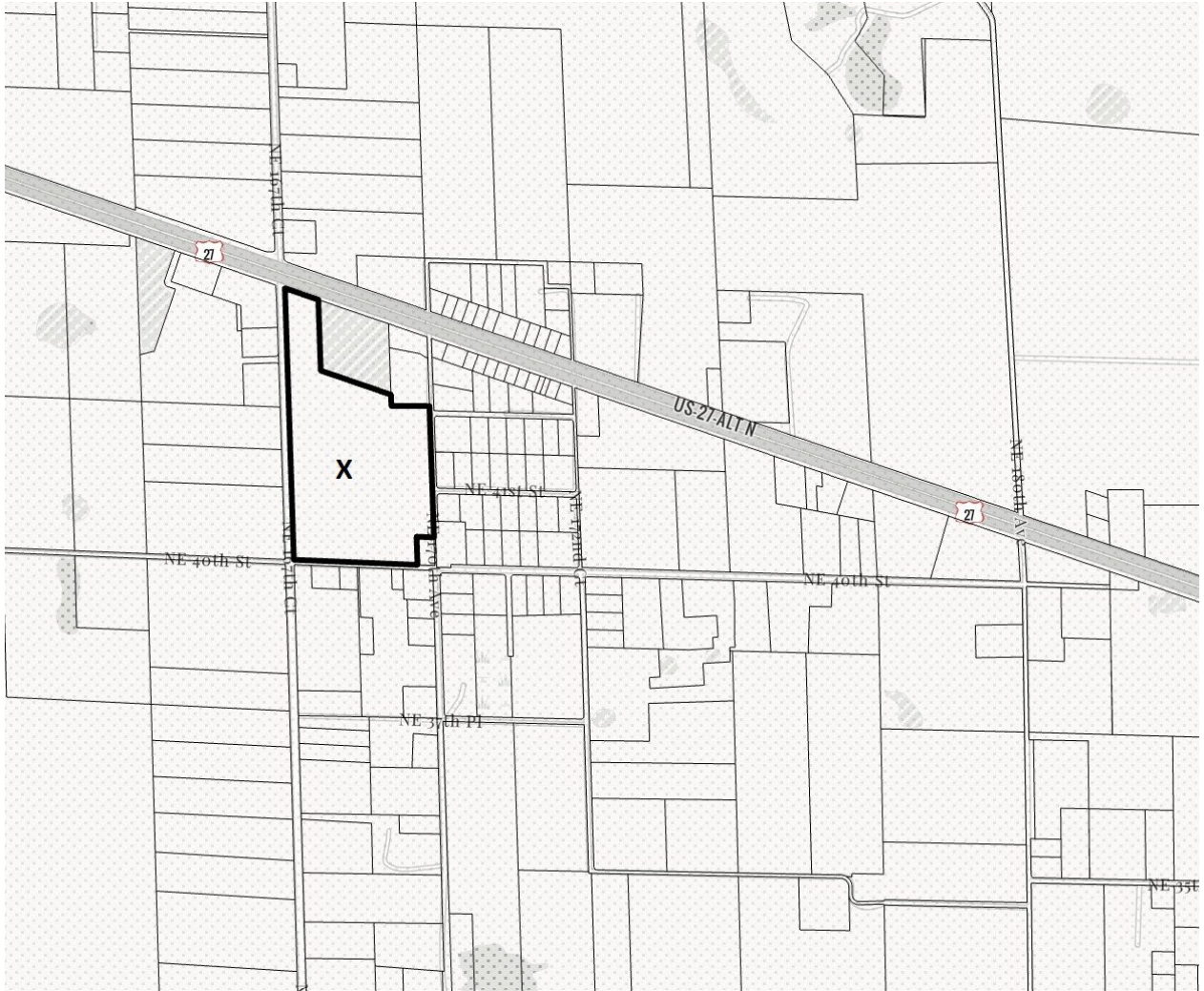


**PETITION NO. FP 23-04:** McMillen Surveying, representing Jackie Willington of Hideaway Hills, petitioning the Commission for a Final Plat to Subdivide 12.788 acres, into three (3), four (4) acre parcels MOL. Said parcel is located in Section 30, Township 12, Range 18 in Levy County, Florida with a Land Use and Zoning of Rural Residential (R/R) (1 home per 3 acres).  
**Parcel number: 0422400200.**



**PETITION NO. FP 23-05:** McMillen Surveying, representing Sandra Beamer of Suggs' Estates, petitioning the Commission for a Final Plat to Subdivide 52.817 acres, into eight (8) parcels of 5 to 10 acres MOL. Said parcel is located in Section 34, Township 12, Range 18 in Levy County, Florida with a Land Use of Urban Low Density Residential (ULDR) and Zoning of Urban Single-Family Residential, (R-1), (one home per acre). **Parcel Number is: 0427000000.**





In accordance with Section 286.0105, Florida Statutes, should any agency or person decide to appeal any decision made with respect to any matter considered at this meeting, such agency or person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based”; and “In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in the proceeding should contact the Office of the Board of County Commissioners at (352) 4865217, at least two (2) days prior to the date of the meeting. Hearing impaired persons can access the foregoing telephone number by contacting the Florida Relay Service at 1-800-955-8770 (Voice) or 1-800-955-8771 (TDD)

Copies of said petitions and subsequent staff reports (if applicable) will be available for review, by appointment, at the Levy County Planning and Zoning Department, 320 Mongo Street Bronson, FL 32621. For information call 352-486-5203. Interested parties may appear at the meeting and be heard regarding the proposed petitions. Any person requiring reasonable accommodations to participate in this meeting should contact the Levy County Commissioners Administration Office at 352-486-5218.

**Published October 19, 2023**