

**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:

<b>I. Applicant and Request Information - Please print unless otherwise specified.</b>	
Owner's Name: <u>Gloria Gail Danner</u>	Surveyor's Name: <u>Steve M. McMillen - McMillen Surveying, Inc.</u>
Owner's Signature: <u><i>Gloria Gail Danner</i></u>	Address: <u>444 NW Main Street</u>
Address: <u>2895 Rolling Hill Rd</u>	Williston, FL Zip <u>32696</u>
Ridgeway, SC Zip <u>29130</u>	Telephone Number: <u>(352) 528-6277</u>
Telephone Number: <u>(803) 337-8561</u>	email: <u>Quotes@mcsurveying.com</u>
email: <u>gaildanner@truvista.net</u>	

<b>II. Parcel Information:</b>		
1. Subdivision Name:	<u>G &amp; G Alliance</u>	
2. Parcel Number (s)	Section/Township/Range	Acreage
A. <u>0158500000</u>	<u>19-11-15</u>	<u>14.600</u>
B. _____	_____	_____
C. _____	_____	_____
D. _____	_____	_____
	<b>Total Acreage:</b>	<u>          </u>

3. Locational Description (Please attach copy of legal description or existing plat if property in questions is a re-subdivision): see attached
4. Proposed Use of Property: residential
5. Present Zoning/Land Use: A/RR
6. Proposed Zoning Changes: n/a
7. Number of Lots <sup>1</sup>: \_\_\_\_\_
8. Acres in each Parcel: 14.600
9. Do you propose deed restrictions ? Yes  No

**Preliminary Plat Application  
Levy County, Florida**

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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 (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: [Signature] Date: 7/19/23

**OFFICE USE ONLY:**

Planning Commission Public Hearing Date: \_\_\_\_\_

Planning Commission Action:                      Approval                                            Denial                     

BOCC Public Hearing Date: \_\_\_\_\_

BOCC Action:    Approval                                            Denial

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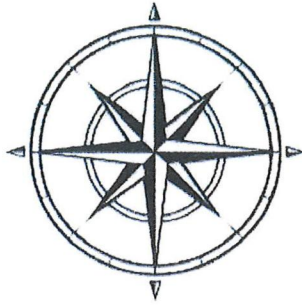
**Step 2: Submittal of a Preliminary Plat**

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: \_\_\_\_\_



# McMILLEN SURVEYING, INC.

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

State of Florida  
County of Levy

I, Gloria G. Danner, 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 "G & G Alliance" on the following parcel lying in:

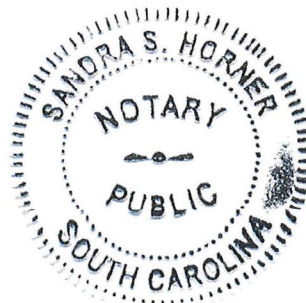
Section 19, Township 11 South, Range 15 East  
County: Levy City: cheffland State: Florida  
Parcel ID# 01585-000-00  
Parcel ID# N/A

Signature Gloria G. Danner  
Printed GLORIA G. DANNER Date: July 20, 2023

Signature \_\_\_\_\_  
Printed \_\_\_\_\_ Date: \_\_\_\_\_

Signature \_\_\_\_\_  
Printed \_\_\_\_\_ Date: \_\_\_\_\_

Notary Public, State of South Carolina  
At Large  
Sandra S. Horner  
My Commission Expires: \_\_\_\_\_ My Commission Expires  
August 28, 2025



# 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



August 22, 2023

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

**RE: PROPERTY INFORMATION REPORT – Our File: T-29358**

**PROPOSED SUBDIVISION NAME:**

**“G AND G ALLIANCE”**

**LEGAL SHOWN ON PROPOSED PLAT:**

**NW 1/4 of NW 1/4 of NW 1/4 and W 1/2 of NE 1/4 of NW 1/4 of NW 1/4 of Section 19,  
Township 11 South, Range 15 East, Levy County, Florida. Containing 15 acres, more or less,  
less existing road rights of way. Also subject to a non-exclusive easement for the purpose of  
ingress, egress and utilities over and across the North 30 feet of the above described property.**

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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:

## RECORD FEE SIMPLE TITLE HOLDER

**GLORIA GAIL DANNER**, by virtue of the following document:

**Warranty Deed** from Garry F. Danner to Gary F. Danner and Gloria Gail Danner, husband and wife, dated 09/10/2002, filed 09/17/2002 and recorded in O.R. Book 802, Page 962 (#394352), Public Records of Levy County, Florida.

**NOTE:** A death certificate for Gary F. Danner is recorded in O.R. Book 1672, Page 346 (#712975).

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

**NONE**

## EASEMENTS OF RECORD

1. **Easement** contained in Quit Claim Deed from Gary F. Danner, a single person, to Barbara J. Danner, a single person, dated 12/27/1999, filed 01/06/2000 and recorded in O.R. Book 697, Page 796 (#349290), Public Records of Levy County, Florida.

### 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



**REAL ESTATE TAX INFORMATION:**

**2022 Taxes**

Assessed to: Gloria G. Danner  
Tax ID#: 0158500000

**DELINQUENT TAXES**      YES \_\_\_      NO X

(If "Yes", state the year and tax certificate number(s))

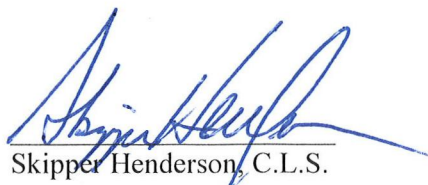
**NOTE:** This report does not in any way purport to show ownership of any underlying oil, gas and/or mineral rights.

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,

  
Skipper Henderson, C.L.S.  
President

SH/dkr  
enclosures

FILE# 394352  
Levy County, FLORIDA  
RCD Sep 17 2002 02:44  
Danny J. Shipp., CLERK  
DEED DOC STAMPS 0.70  
09/17/02 mls Deputy Clk

R

Return to and prepared by:  
R. LUTHER BEAUCHAMP, Attorney at Law  
PO Box 10, Chiefland, FL 32644  
Property Appraiser Parcel Identification: 19-11-15-01585-000-00

**THIS WARRANTY DEED** made the 10 day of September, 2002, by

**GARY F. DANNER**  
whose mailing address is:  
hereinafter called the *Grantor*, to

PO Box 52715, Shaw AFB, SC 29152

**Gary F. Danner and Gloria Gail Danner, husband and wife**  
whose mailing address is:  
hereinafter called the *Grantee*:

PO Box 52715, Shaw AFB, SC 29152

**WITNESSETH:** That the *Grantor*, for and in consideration of the sum of more than ten dollars 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 situated in *Levy County, State of Florida* viz:

NW ¼ of NW ¼ of NW ¼ and W ½ of NE ¼ of NW ¼ of Section 19, Township 11 South, Range 15 East, Levy County, Florida. Containing 15 acres, more or less, less existing road rights of way. Also subject to a non-exclusive easement for the purposes of ingress, egress and utilities over and across the North 30 feet of the above described property.

**NOTE:** The above described property is the separate property of the grantor and is not a part of his homestead.

**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, and hereby 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:

[Signature]  
Witness

[Signature]  
GARY F. DANNER

[Signature]  
Printed Name

[Signature]  
Witness

[Signature]  
Printed Name

STATE OF South Carolina My Commission Expires  
COUNTY OF Sumter November 30 2009

The foregoing instrument was acknowledged before me this 10 day of September, 2002, by GARY F. DANNER and he is;

() personally known to me;  
() produced Drivers license as identification.

[Signature]  
Notary Public



STATE OF SOUTH CAROLINA

CERTIFICATION OF VITAL RECORD

DEATH CERTIFICATION

AMENDED

139-2022-055970

\* GARY FRANCIS DANNER \*

AKA: N/A

DECEDENT INFORMATION

DATE OF DEATH: DECEMBER 05, 2022  
PLACE OF DEATH TYPE: DECEDENT'S HOME  
PLACE OF DEATH NAME AND ADDRESS: 2895 ROLLING HILLS ROAD, RIDGEWAY, SC, 29130  
CITY OF DEATH: RIDGEWAY  
MARITAL STATUS: MARRIED  
SURVIVING SPOUSE: GLORIA GAIL FLOYD  
MOTHER NAME: VERA MAE O'STEEN  
FATHER NAME: GLENN POLK  
RESIDENCE: 2895 ROLLING HILLS ROAD, RIDGEWAY, FAIRFIELD COUNTY, SC, 29130

TIME OF DEATH: 1934  
SOCIAL SECURITY NUMBER: [REDACTED]  
COUNTY OF DEATH: FAIRFIELD  
DATE OF BIRTH: AUGUST 01, 1942  
AGE: 80 YEARS  
PLACE OF BIRTH: FLORIDA  
SEX: MALE  
ARMED FORCES: YES

INFORMANT INFORMATION

NAME: GLORIA GAIL DANNER  
MAILING ADDRESS: 2895 ROLLING HILLS ROAD, RIDGEWAY, SC, 29130

RELATIONSHIP: WIFE

DISPOSITION/FUNERAL HOME INFORMATION

PLACE: FORT JACKSON NATIONAL CEMETERY, COLUMBIA, SC, 29229  
FUNERAL HOME: SHIVES FH INC-TRENHOLM RD CHAPEL  
FUNERAL HOME ADDRESS: 7600 TRENHOLM EXT ROAD, COLUMBIA, SC, 29223  
FUNERAL DIRECTOR NAME: JAMES K. DICKINSON  
EMBALMER: OLIVIA M. FREEMAN

METHOD: CREMATION

LICENSE NUMBER: FDE 3236  
LICENSE NUMBER: 4270

MEDICAL INFORMATION

CERTIFIER: MD PAULA LORENA BELMAR  
ADDRESS: 2689 HWY 1 SOUTH, ELGIN, SC, 29045  
CAUSE OF DEATH - PART I:  
NONALCOHOLIC STEATOHEPATITIS

LICENSE NUMBER: 18969

MANNER OF DEATH: NATURAL

OTHER SIGNIFICANT CONDITIONS - PART II: DIABETES, OBESITY, HYPERTENSION, HEPATORENAL SYNDROME, PORTAL HYPERTENSION, KIDNEY DISEASE, ATHEROSCLEROTIC HEART DISEASE, DIASTOLIC HEART FAILURE, HYPERTENSIVE KIDNEY DISEASE

CORONER CONTACTED?: YES

AUTOPSY PERFORMED?: NO

DATE OF INJURY: N/A

AUTOPSY AVAILABLE?: N/A

LOCATION OF INJURY: N/A

TIME OF INJURY: N/A

PLACE OF INJURY: N/A

INJURY AT WORK?: N/A

HOW INJURY OCCURRED: N/A

DATE FILED: DECEMBER 09, 2022

DATE ISSUED: JANUARY 05, 2023

AMENDMENT HISTORY

DATE OF DEATH AMENDED BY SUPPLEMENTAL REPORT ON 12/19/2022

SC11209991

This is a true certification of the facts on file in the Division of Vital Records, SC Department of Health and Environmental Control.

*E. D. Simmer*  
Edward D. Simmer, MD, MPH, DFAPA  
Director and State Registrar

*C. N. Cox*  
Caleb N. Cox  
Assistant State Registrar

This is watermarked paper. Do not accept without noting watermark. Hold to light to verify watermark.

Revision Date: 08/09/2022



R

Return to and prepared by:  
R. LUTHER BEAUCHAMP, Attorney at Law  
PO Box 10, Chiefland, FL 32644  
Property Appraiser Parcel Identification: 19-11-15-01585-000-00

FILE# 349290  
Levy County, FLORIDA

RCD Jan 06 2000 09:01  
Douglas M. McKoy, CLERK

QUIT CLAIM DEED

This Quit-Claim Deed, executed this 27 day of December 1999, by

GARY F. DANNER, a single person

whose post office address is:

P. O. Box 52715  
Shaw AFB, SC 29152

first party, to

BARBARA J. DANNER, a single person,

DEED DOC STAMPS 0.70  
01/06/00 Deputy Clk

whose post office address is:

2339 Drexel Court  
Dalzell, SC 29040

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires)

WITNESSETH, That the said first party, for and in consideration of the sum of ten dollars (\$10.00) in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Levy, State of Florida, to wit:

NW 1/4 of NE 1/4 of NW 1/4 AND E 1/2 of NE 1/4 of NW 1/4 of NW 1/4, all in Section 19, Township 11 South, Range 15 East. Levy County, Florida. Containing 15 acres, more or less, subject to existing rights of way, if any.

TOGETHER with an easement for the purpose of ingress, egress and utilities over and across the North 30 feet of the NW 1/4 of NW 1/4 of NW 1/4 AND the W 1/2 of the NE 1/4 of NW 1/4 of NW 1/4 of said Section 19.

Subject to a Life Estate in favor of Glenn C. Polk

TO HAVE AND TO HOLD, The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Robert L. Scott  
Witness

ROBERT L. SCOTT  
Printed Name

LEROY W. HOWARD  
Witness

LEROY W. HOWARD  
Printed Name

Gary F. Danner  
GARY F. DANNER

STATE OF SOUTH CAROLINA  
COUNTY OF Sumter

The foregoing instrument was acknowledged before me this 23 day of December 1999, by GARY F. DANNER, who  
 is personally known to me or  
 has produced \_\_\_\_\_ as identification



Ease Eject  
Caption

# Levy County, FL

## Summary

Parcel ID 0158500000  
 Location Address  
 Neighborhood 03.00 (3)  
 Legal Description\* 19-11-15 0015.00 ACRES NW1/4 OF NW1/4 OF NW1/4 & W1/2 OF NE1/4 OF NW1/4 OF NW1/4 OR BOOK 697 PAGE 797 & OR BOOK 802 PAGE 962  
\*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 CROPSOIL CLASS2 (5200)  
 Subdivision N/A  
 Sec/Twp/Rng 19-11-15  
 Tax District SUWANNEE RIVER WT (District SR)  
 Millage Rate 14.8118  
 Acreage 15.000  
 Homestead N  
 Ag Classification Yes

[View Map](#)

## Owner

Owner Name Danner Gloria G 100%  
 Mailing Address 2895 ROLLING HILLS RD  
 RIDGEWAY, SC 29130

## Valuation

	2023 Preliminary Value Summary
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$105,600
Ag Land Value	\$5,100
Just (Market) Value	\$105,600
Assessed Value	\$5,100
Exempt Value	\$0
Taxable Value	\$5,100
Cap Differential	\$0
Previous Year Value	\$73,950

## Exemptions

Homestead  2nd Homestead  Widow/er  Disability  Seniors  Veterans  Other

## Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
CROPLAND II	0	0	15	AC	\$5,100
VAC LAND	0	0	15	AC	\$105,600

## Sales

Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
9/1/2002	\$100.00	WD	<a href="#">802</a>	<a href="#">962</a>	Q	V	DANNER GARY F	DANNER GARY F & GLORIA G
12/30/1999	\$0.00	QD	<a href="#">697</a>	<a href="#">797</a>	Q	V	DANNER BARBARA J	DANNER GARY F
4/8/1996	\$0.00	QD	<a href="#">585</a>	<a href="#">612</a>	Q	V	POLK GLENN R	DANNER GARY F

## Map



No data available for the following modules: Building Information, Extra Features, Building Sketch, Photos.

FILE# 394352  
Levy County, FLORIDA  
RCD Sep 17 2002 02:44  
Danny J. Shipp., CLERK  
DEED DOC STAMPS 0.70  
09/17/02 mlh Deputy Clk

**R** Return to and prepared by:  
R. LUTHER BEAUCHAMP, Attorney at Law  
PO Box 10, Chiefland, FL 32644  
Property Appraiser Parcel Identification: 19-11-15-01585-000-00

**THIS WARRANTY DEED** made the 10 day of September, 2002, by

**GARY F. DANNER**  
whose mailing address is: **PO Box 52715, Shaw AFB, SC 29152**  
hereinafter called the *Grantor*, to

**Gary F. Danner and Gloria Gail Danner, husband and wife**  
whose mailing address is: **PO Box 52715, Shaw AFB, SC 29152**  
hereinafter called the *Grantee*:

**WITNESSETH:** That the *Grantor*, for and in consideration of the sum of more than ten dollars 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 situated in *Levy County, State of Florida* viz:

NW ¼ of NW ¼ of NW ¼ and W ½ of NE ¼ of NW ¼ of NW ¼ of Section 19, Township 11 South, Range 15 East, Levy County, Florida. Containing 15 acres, more or less, less existing road rights of way. Also subject to a non-exclusive easement for the purposes of ingress, egress and utilities over and across the North 30 feet of the above described property.

**NOTE:** The above described property is the separate property of the grantor and is not a part of his homestead.

**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, and hereby 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:

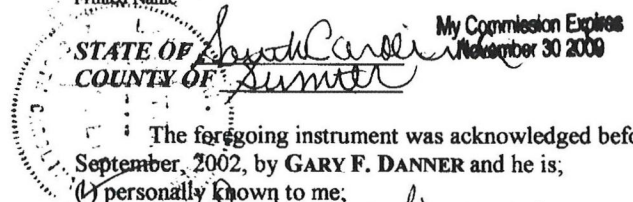
[Signature]  
Witness

John B. McDonald  
Printed Name

[Signature]  
Witness

Le Roy W. Howard  
Printed Name

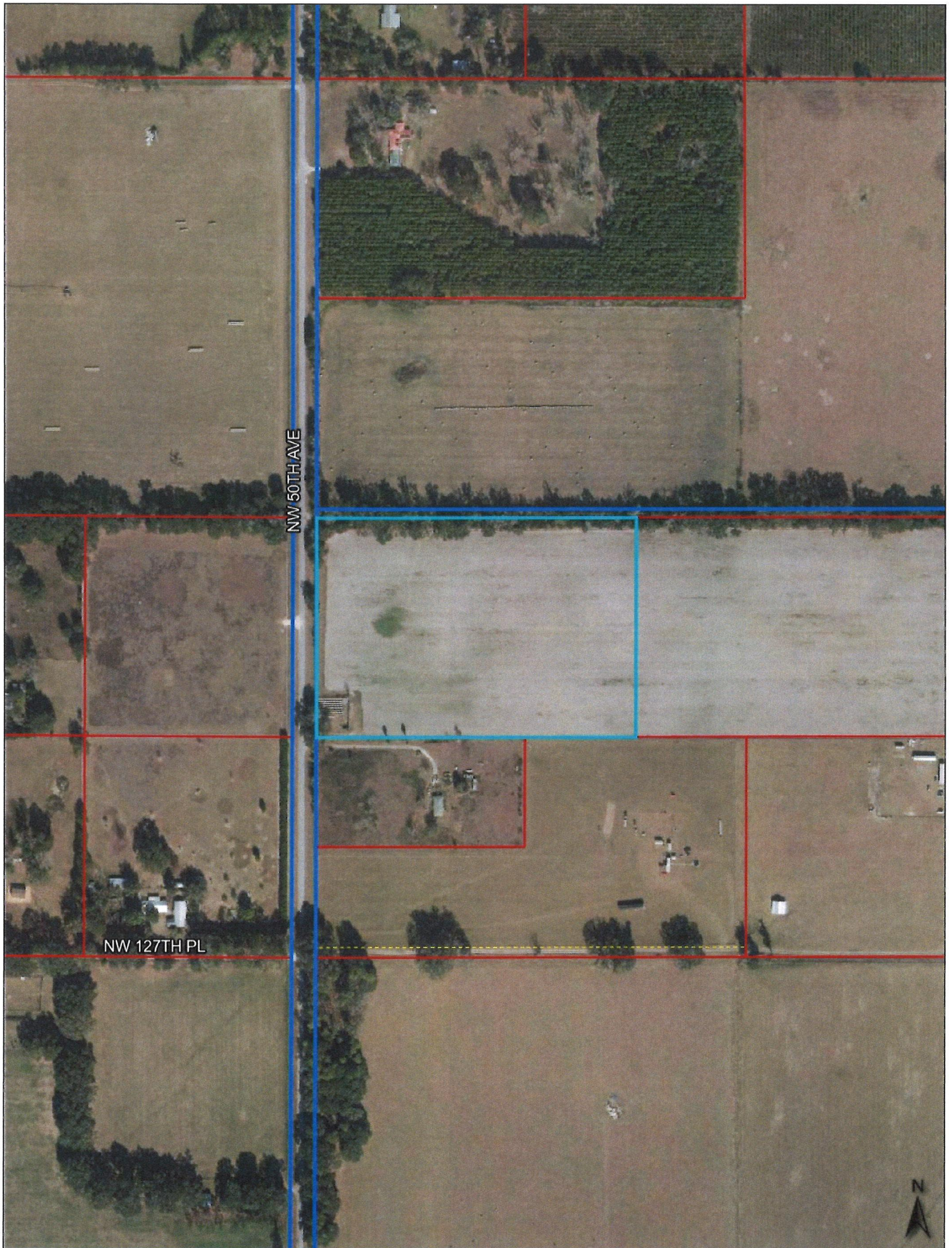
[Signature]  
GARY F. DANNER



The foregoing instrument was acknowledged before me this 10 day of September, 2002, by GARY F. DANNER and he is;

( ) personally known to me;  
( ) produced Driver's license as identification.

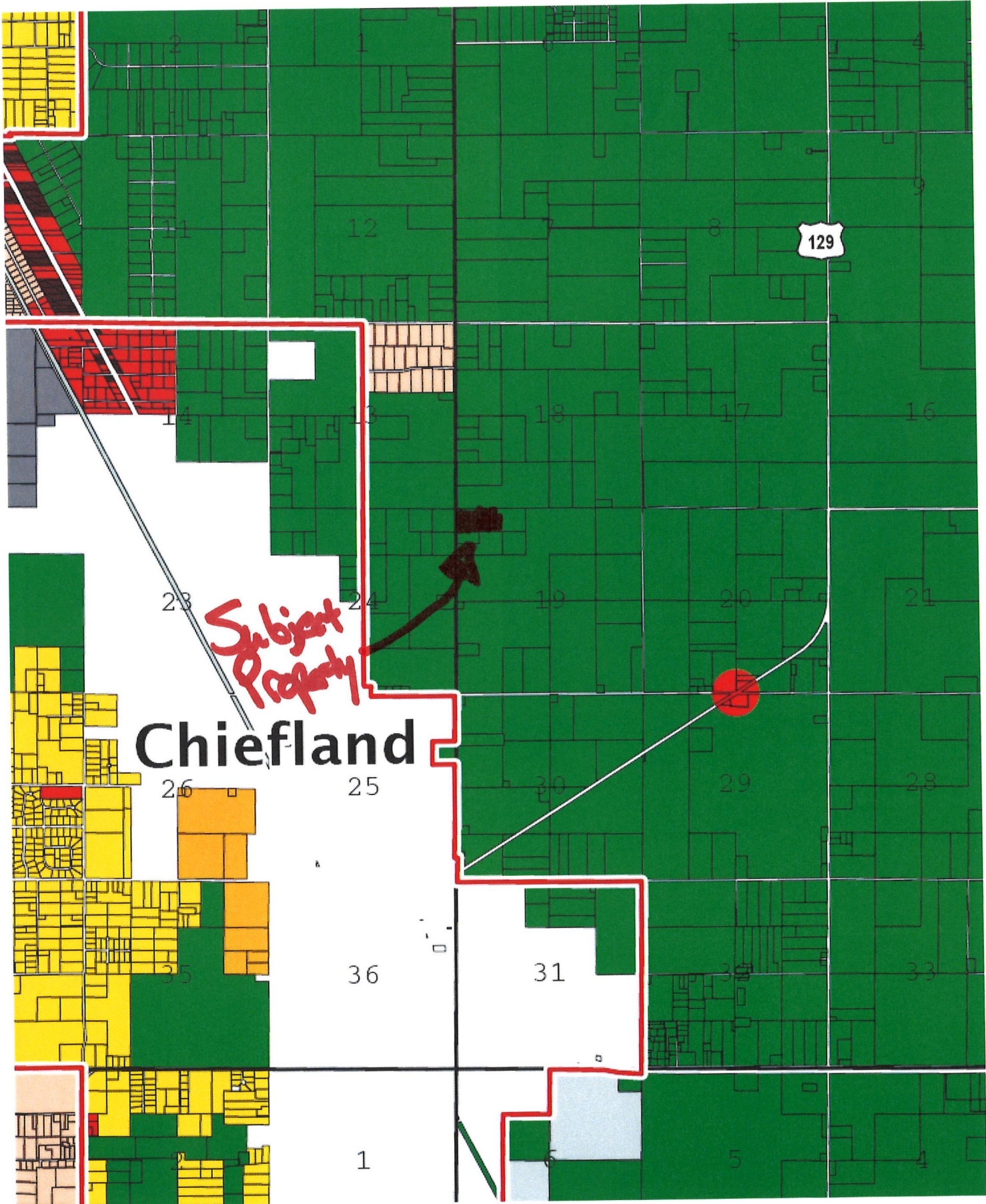
[Signature]  
Notary Public



NW 50TH AVE

NW 127TH PL





# Chiefland

*Subject Property*

129

23

24

19

20

21

26

25

30

29

28

35

36

31

32

33

1

5

4

PRELIMINARY PLAT - NOT TO BE RECORDED

M

Curve	Radius	Arc Length	Tangent	Central Angle	Chord	Chord Bearing
C1	25.00'	39.23'	24.96'	89°54'04"	35.32'	S44°57'02"W

NOTE: THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12075C 0040F, EFFECTIVE: 11/02/2012.

# G and G Alliance

Lying in the Northwest 1/4 of the Northwest 1/4 of Section 19, Township 11 South, Range 15 East, Levy County, Florida

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

**Owner's Certification and Dedication:**  
I, Gloria Danner, the lawful owner 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 "G & G Alliance" is hereby adopted as the true and correct plat of said land and that all utility easements hereon are hereby dedicated to the public forever. All tracts hereon are hereby dedicated to the public for road right-of-way purposes, forever.

Gloria G Danner  
2895 ROLLING HILLS RD  
RIDGEWAY, SC 29130  
witness

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

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

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

**Surveyor's Certificate:**  
I do hereby certify that this plat of "G & G Alliance" is a true and correct representation of the hereon described property according to a survey made under my responsible direction and supervision dated 7/13/2023, and that this plat complies with all survey requirements of Chapter 177, Part 1, Florida Statutes.

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

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

Chairman - Levy County Planning Commission Date: \_\_\_\_\_

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

Levy County Health Department Date: \_\_\_\_\_

Road Requirements:

Administrative Coordinator - Levy County Road Department Date: \_\_\_\_\_

Property Appraiser: \_\_\_\_\_ Date: \_\_\_\_\_

Levy County Property Appraiser Date: \_\_\_\_\_

Form and Legality: \_\_\_\_\_ Date: \_\_\_\_\_

Levy County Attorney Date: \_\_\_\_\_

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

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.

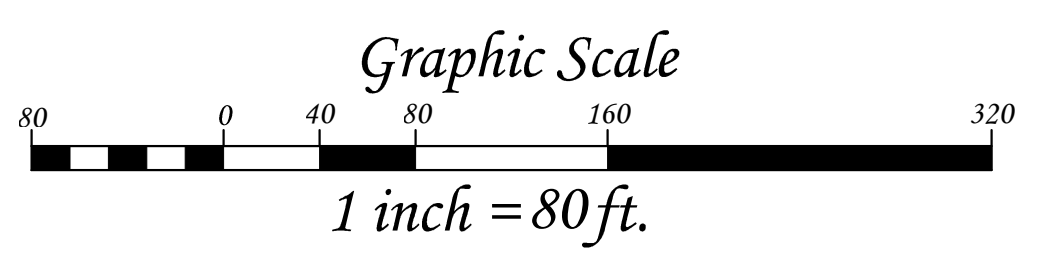
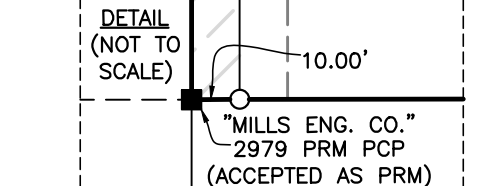
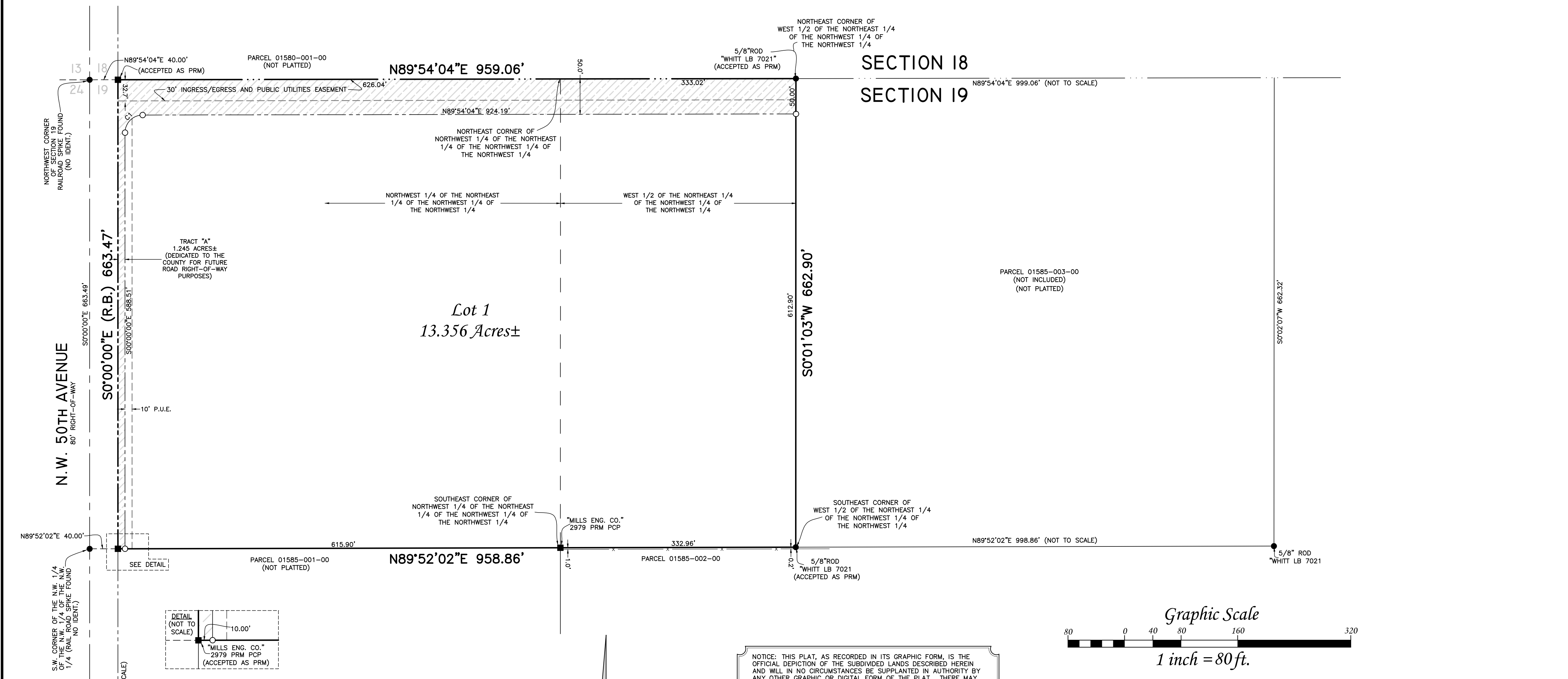
Date: \_\_\_\_\_  
Donald A. Carwell  
Florida Certification No. 6071

**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 \_\_\_\_\_



I



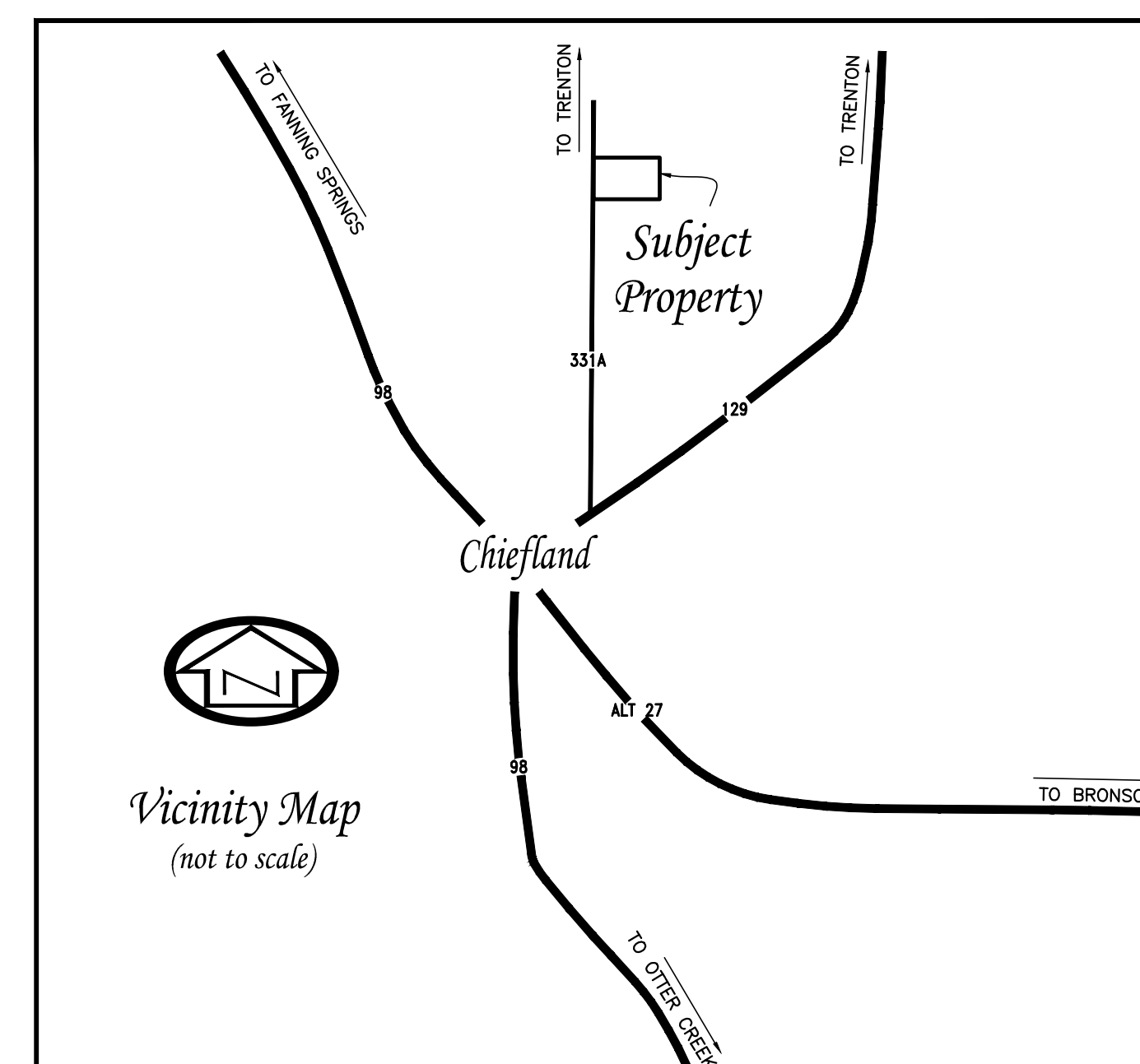
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

- NOTES:**
- Bearings hereon are based on an assumed value of South for the West line of Section 19, said bearing is for computational purposes only.
  - THE MAXIMUM ERROR OF CLOSURE DOES NOT EXCEED 1 : 10,000.
  - BUILDING SETBACKS TO BE VERIFIED THROUGH PLANNING DEPARTMENT.

- LEGEND:**
- = 4"x4" CONC. MONUMENT FOUND (ACCEPTED AS PRM)
  - = 4"x4" CONC. MONUMENT SET MARKED "PRM PCP McMILLEN P.S.M. 5469"
  - = IRON ROD FOUND
  - = 1/2" IRON ROD SET MARKED "McMILLEN P.S.M. 5469"
  - ⊙ = 1/2" IRON ROD SET MARKED "WITNESS P.S.M. 5469"
  - △ = NAIL & DISK SET "PRM PCP McMILLEN P.S.M. 5469"
  - (P) = PLAT
  - (M) = MEASURED
  - (D) = DESCRIPTION
  - (C) = CALCULATED
  - 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.B. = POINT-OF-BEGINNING
  - P.U.E. = PUBLIC UTILITY EASEMENT
  - CH = CHORD
  - CONC = CONCRETE
  - AP = ADJOINING PLAT
  - PB = PLAT BOOK
  - ORB = OFFICIAL RECORDS BOOK
  - PO = PAGE
  - PRM = PERMANENT REFERENCE MONUMENT

Description: (O.R.B. 802, page 962)  
NW 1/4 of NW 1/4 of NW 1/4 and W 1/2 of NE 1/4 of NW 1/4 of Section 19, Township 11 South, Range 15 East, Levy County, Florida. Containing 15 acres, more or less, less existing road rights of way. Also subject to a non-exclusive easement for the purpose of ingress, egress and utilities over and across the North 30 feet of the above described property.



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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/Planning@levycounty.org

## **NOTICE OF PUBLIC MEETING FOR THE PETITION OF PRELIMINARY PLAT**

October 13, 2023

**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, and Range 15 in Levy County, Florida and has a land use and zoning of Agriculture/Rural Residential (A/RR). **Parcel Number: 0158500000.**

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 Government Center Auditorium, 310 School Street, 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 tentative PUBLIC HEARING set for *Tuesday, November 21, 2023 at 9:00a.m.* at the same location.

You are encouraged to attend the above mentioned meetings 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,

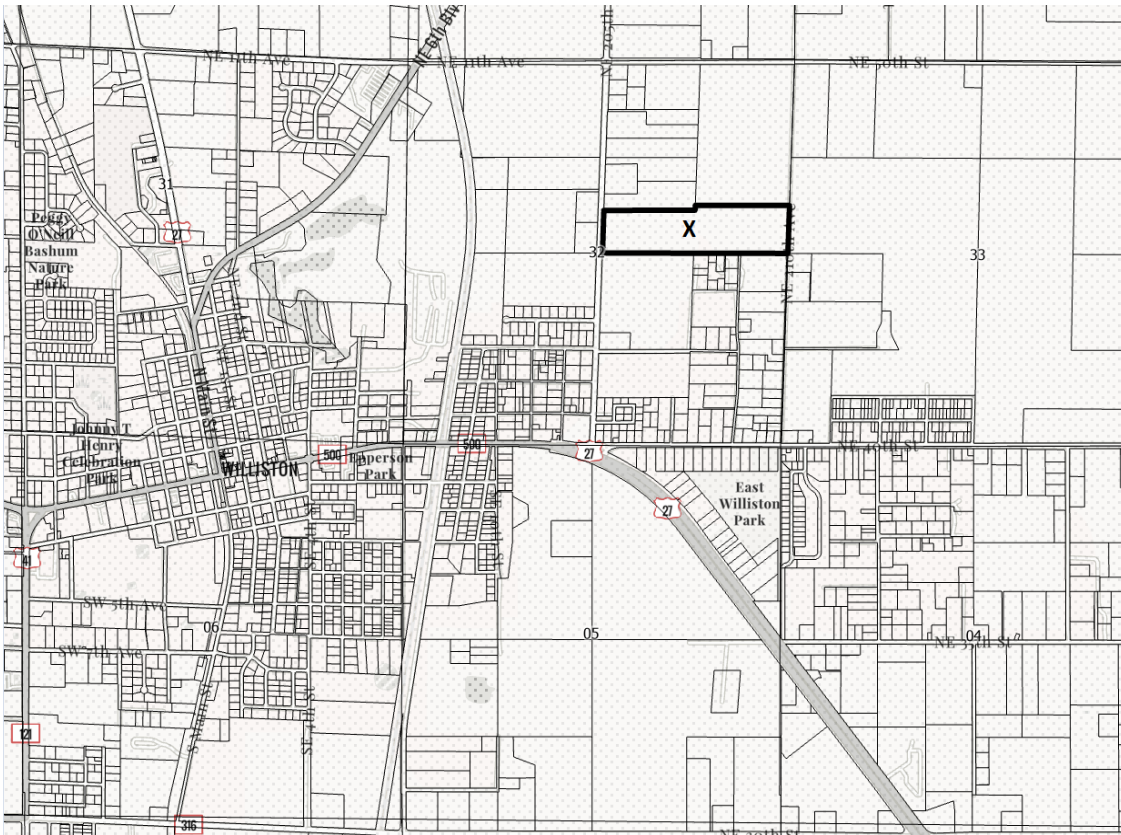
Stacey Hectus  
Planning and Zoning Director



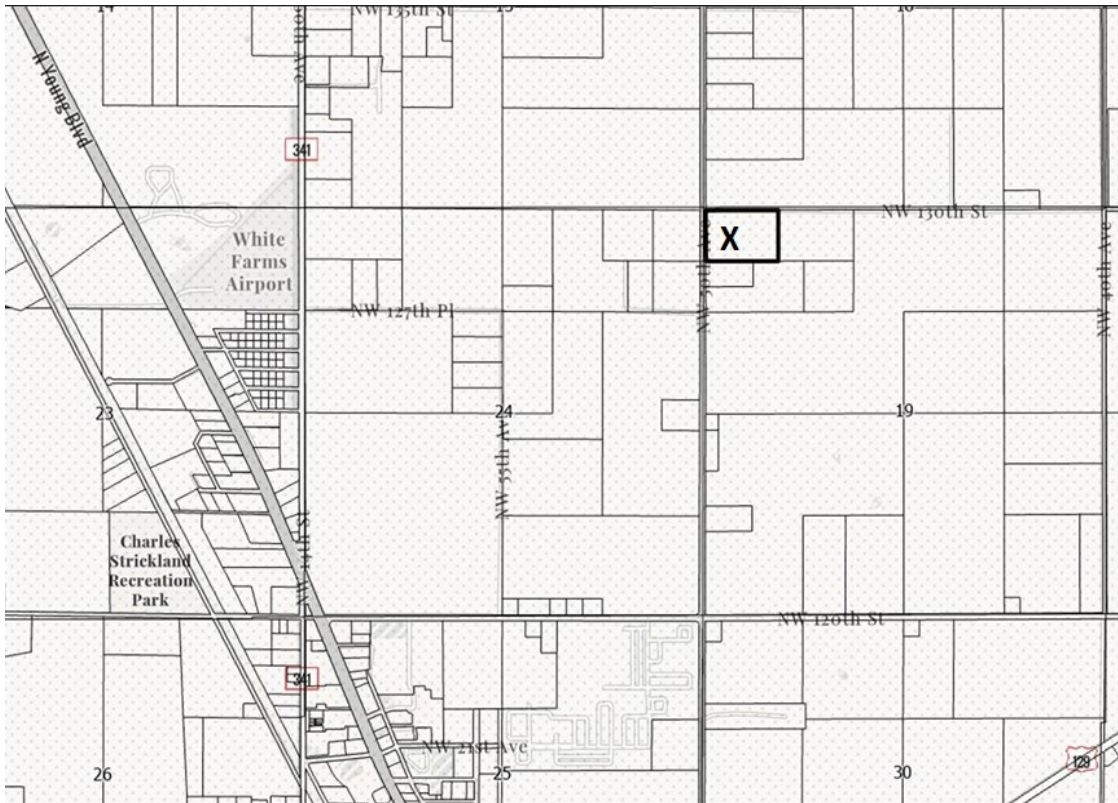
## **NOTICE OF PUBLIC HEARING**

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.

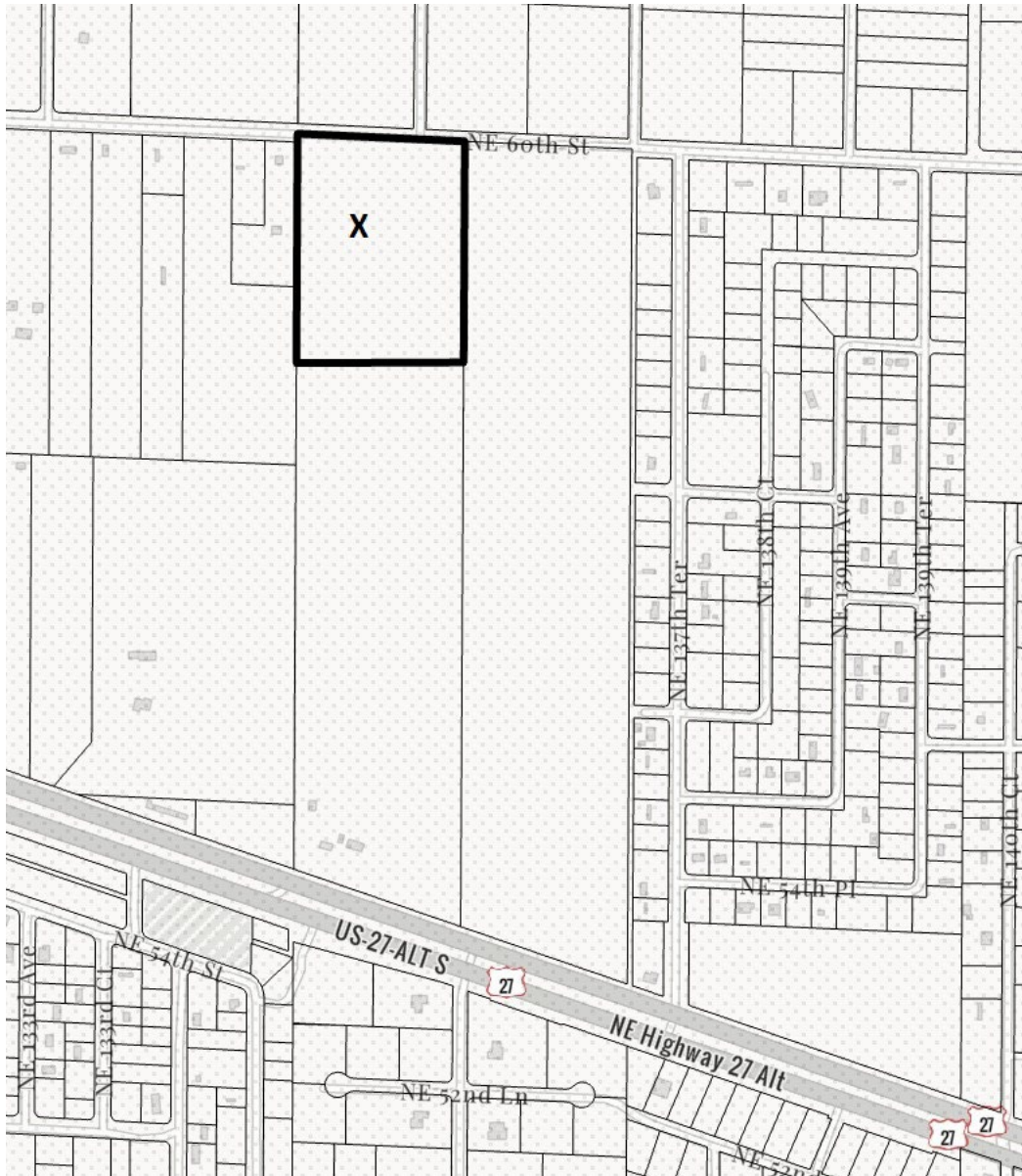
**Petition No. PP 23-05:** Mr. Steve McMillen surveyor, representing Gary Garboski, petitioning the Commission for a Preliminary Plat (Garboski Acres) to divide 37.836 acres MOL into two parcels, a 15 acre parcel and a 21 acre parcel. Said parcel is located in Section 32, Township 12, Range 19 in Levy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



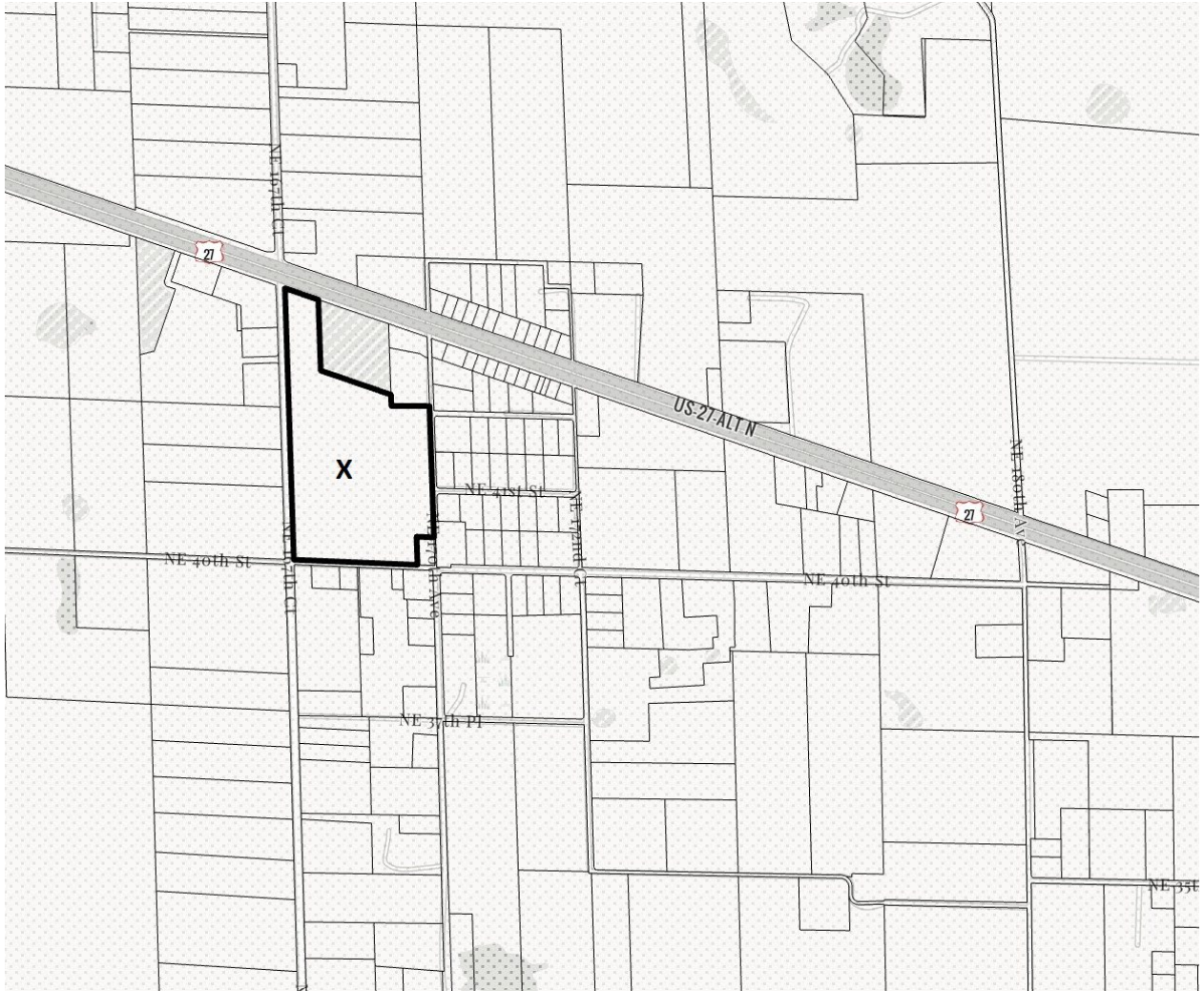
**Petition No. PP 23-07:** Steve McMillen of McMillen Surveying, representing Gloria Danner, petitioning the Commission for a Preliminary Plat (G&G Alliance) to correct an unlawful split on 14.6 acres MOL. Said parcel is located in Section 19, Township 11, Range 15 in Levy County, Florida and has a land 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**