

RECEIVED  
SEP 14 2020  
BY: SWB

LEVY COUNTY PLANNING DEPARTMENT  
Planning Department, PO Box 930, Bronson FL 32621 / Office (352) 486-5405 / Fax (352) 486-5549

COMPREHENSIVE PLAN AMENDMENT APPLICATION

This section to be completed by Planning Department

Small Scale Amendment \$600 Large Scale Amendment \$1250  
Filing Date \_\_\_\_\_ Petition Number LSA 20-01

It is required that anyone intending to file a petition for amendments to the future land use map is to meet with the Levy County Planning Department prior to filing the petition to discuss the proposed amendment and petition process. Failure to answer all questions herein will result in the application being returned to the applicant.

I. APPLICANT INFORMATION

1. Applicant(s)/Agent(s) (if different)

Name William L Spell III  
Address 315 NW Magnolia Circle  
City Crystal River State FL Zipcode 34428  
Phone (352) 789 2523 Email romain.spell@gmail.com

2. Owner(s) of Record

Name R+R Land Holdings LLC  
Address 315 NW Magnolia Circle  
City Crystal River State FL Zipcode 34428  
Phone (352) 789 2523 Email romain.spell@gmail.com

3. Owner(s) of Record

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zipcode \_\_\_\_\_  
Phone ( ) \_\_\_\_\_ Email \_\_\_\_\_

4. Owner(s) of Record

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zipcode \_\_\_\_\_  
Phone ( ) \_\_\_\_\_ Email \_\_\_\_\_

COMPREHENSIVE PLAN AMENDMENT APPLICATION – PG. 2

II. REQUEST LAND USE CHANGE

Indicate the present AND requested Future Land Use Map (FLUM) designation

Current FLUM Designation FRR

Current Zoning Classification \_\_\_\_\_

Requested FLUM Designation ~~ARR~~ ARR

III. PARCEL INFORMATION

Parcel Number(s)	Section/Township/Range	Acreage
<u>1436501600</u>	<u>07-16-17</u>	<u>62.39</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

Total Acreage: 62.39

1. Physical Location SE 157 Place Rd

City Ingles State FL Zip 34449

2. Subdivision (if applicable) \_\_\_\_\_

3. Current Use TMR 3

4. Improvements For example: "Single family home, well and septic, pole barn"  
Pole Barn, Fencing, Well

5. Directions to the Property (Please start directions from a State or County Road)  
5 miles North of Ingles  
on the corner of 190 SE 157 Place Rd

# LEVY COUNTY PLANNING DEPARTMENT

Planning Department, PO Box 930, Bronson FL 32621 / Office (352) 486-5405 / Fax (352) 486-5549

## COMPREHENSIVE PLAN AMENDMENT CHECKLIST

It is the burden of the applicant to be familiar with the requirements set forth by Chapter 163 of the Florida Statutes when filing for Comprehensive Plan Amendments. Requirements may change with each legislative session. Please contact the Levy County Planning Department at (352) 486-5405 if you need assistance with locating this information.

### STEP 1 Create 20 Packets Containing the Following, In Order:

Create 20 packets each containing the items in the order listed below. The application will not be processed without these items. Any change must be submitted in writing to the Planning Department and received one week prior to the Planning Commission Public Hearing. Please check off the items below as they are completed.

1. **Comprehensive Plan Amendment Application**

Please print all information in Application legibly

2. **This Checklist**

Please ensure checklist is complete and all items are in the specified order.

3. **Property Deed**

The most recent deed pertaining to the proposed amendment property. This may be obtained from the Clerk of the Circuit Court's Office.

4. **Certified Property Boundary Survey, Signed and Stamped**

Provide a certified legal boundary survey of the proposed amendment site. The legal description must be signed and stamped by a certified Registered Land Surveyor (RLS) or a Civil Engineer.

\* **Please Note:** One additional 11" x 17" copy of the Certified Property Boundary Survey is required separately at the time of your 20-packet submission.

**IN LIEU OF BOUNDARY SURVEY** a certified legal description describing only the proposed amendment property, area in acres, and an accompanying sketch drawn to scale with a title, north arrow and date on a sheet measuring 8 1/2 by 11. The legal description must be signed and stamped/sealed by a State of Florida certified/registered professional land surveyor or civil engineer. A certified boundary survey is required when the proposed amendment involves a portion of a parcel or more than one land use designation or zoning district.

5. **Document Existing Conditions and Compatibility with Adjacent Property**

In a separate attachment, document in writing how the proposed change of land use and zoning will be compatible with the adjoining development and the proposed zoning district where it is to be located.

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5 of 6  
also per  
a - noted on

Existing road adjacent  
In FR 1-20 or more  
to 10 AR 1  
to create  
residential development  
in the same area  
Existing  
Grade road  
County  
SR 157

# COMPREHENSIVE PLAN AMENDMENT CHECKLIST – PG. 2



## 6. Justification Statement (WHEN CHANGING TO RESIDENTIAL USE ONLY)

A justification statement addressing Future Land Use Element Policy 9.2 of the Comprehensive Plan, which requires that the County-wide allocation of residential and non-residential land use categories on the Future Land Use Map be based upon the assessments listed below. The justification should be supported by data and analysis that demonstrate the following:

1. That there is a need for the requested residential land use category. The need should be based upon circumstances such as projected population, shifts in demographic trends, changes in availability of land, existing development patterns, and development potentials.
2. That the requested residential land use category is environmentally suitable for the property.
3. That the requested residential land use category can be supported by available public facilities.



## 7. Land Use Analysis Form



## 8. Additional Supporting Documentation

Any additional supporting information provided by the applicant such as: Traffic studies, environmental studies, provision of public facilities, etc.



## 9. Four or More Photographs at the Proposed Amendment Site

Photographs showing site views from the subject property looking north, south, east and west. Identify the photo viewpoint and provide a brief description beneath each view. Additional photos showing relevant information may also be included.



## 10. Property Maps

All required maps and information can be obtained at the Levy County Property Appraiser's Office.

1. Identify the subject property clearly using a color or pattern
2. Identify all surrounding streets / roads
3. Identify all existing uses within 300 feet of the subject property's boundary using the following descriptive types: *Residential, Commercial, Industrial, Recreation, Agriculture (livestock/crops), Silviculture (timber harvesting), or Undeveloped.*  
\* *For example:* Commercial/restaurant or Residential/single-family home
4. Identify the Future Land Use Map designation and zoning classifications for adjacent properties



## 11. Property Appraiser's Aerial Photograph with Parcel Overlay

Highlight using a color or pattern to identify the subject property clearly, taking care to obscure as little information as possible.



## 12. Soil Characteristics Form



## 13. Comprehensive Plan Amendment Certification Page, Signed and Notarized



## Other Requirements, (determined by Planning Director)

Requirement \_\_\_\_\_ Placement: \_\_\_\_\_

Requirement \_\_\_\_\_ Placement: \_\_\_\_\_

Requirement \_\_\_\_\_ Placement: \_\_\_\_\_

➡ **STEP 2 Submit all 20 Packets**

- **20 Completed Application Packets:** All required documentation and submission material is required to accompany the application at the time the request is submitted. Additional information may be required based on the location and site specific characteristics of the property. Applications are screened for completeness. 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.
- **Changes to Your Application:** Any information changes must be submitted in writing to the Planning Department and received a minimum of one week prior to the Planning Commission Public Hearing.
- **Required Fee:** Applications must be accompanied by a fee; a Small Scale Amendment is \$600, and a Large Scale Amendment is \$1250. Please make checks payable to the *Levy County Board of County Commissioners*.
- **Submission in Person:** Applications should be submitted in person to the Levy County Planning Department, located in the front beige building within the Levy County Road Department Facility at: 660 N Hathaway Ave, Bronson, FL 32621. Mail-in applications must be approved by the Planning Director prior to submission.
- **Meeting Attendance:** It is highly advised the applicant or representative be present at both the Planning Commission and Board of County Commission public hearings. The Commission, at its discretion, may defer action or take decisive action on any application.
- **Timeline:** Amendment applications are processed once a month. Applications received on or by the first of the month will be tentatively scheduled, advertised, and presented to the Planning Commission at a public hearing the following month.
- **Public Notice:** Notice signs will be posted on the property involved approximately two weeks before the scheduled meetings to hear the proposed request. 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 feet of the subject property lines including, immediately across any road or public right-of-way for said property.
- **Effective Date:** If approved, Small Scale FLUM amendments shall not become effective until 31 days after adoption. If challenged within 30 days after adoption, the amendment shall not become effective until the state land planning agency or the Administration Commission, respectively, issues a final order determining the adopted small scale development amendment is in compliance. Large Scale amendments' timing must be discussed with Planning Department.

Date

8-29-20

Signature of Owner/Agent



**ANALYSIS OF APPLICATION IN STAFF REVIEW**

Pursuant to Chapter 163, F.S. the following issues will be addressed in staff review:

**1. Concurrency & Level of Service (LOS) Impact**

The Levy County Comprehensive Plan sets out LOS standards for Public Facilities and infrastructure. LOS calculations are based on adopted LOS standards in the Comprehensive Plan. All development proposals are required to meet the LOS standards at the time of development. Concurrency is reviewed for the maximum potential in relation to: 1) use water, sewer; 2) generation of solid waste; 3) impact to traffic circulation, storm water management systems; 4) demand on recreational facilities; 5) Provision of open space.

**2. Environmental Suitability**

The Levy County Comprehensive Plan sets out guidelines for environmentally sensitive lands and land characteristics suitable for urban and rural land uses and development. Goals, Objectives and Policies in the Future Land Use Element, Conservation Element and other Elements relating to particular land use types, provide standards for development suitability.

**3. Land Use Compatibility**

The Levy County Comprehensive Plan sets out guidelines for compatibility for urban and rural land uses. Goals, Objectives and Policies in the Future Land Use Element, Conservation Element and other Elements relating to particular land use types, provide standards for development suitability.

**4. Consistency with the Levy County Comprehensive Plan**

Proposed FLUM amendments are reviewed for consistency with Plan goals, objectives, and policies that discourage urban sprawl development patterns and encourage the efficiency of land use, the efficient provision of public facilities and services, the separation of urban and rural land uses, and the protection of agriculture and natural resources, per Levy County Comprehensive Plan Chapter 163, F.S.

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**Additional Assistance:** If you require further information, please contact the Levy County Planning Department at  
(352) 486-5405

P: \$ 1.50  
L: \$ 1,540.00

✓ R

After Recording Return to:  
Yelisa Myers  
A-1 Title of the Nature Coast  
7655 W. Gulf to Lake Hwy., Suite 4  
Crystal River, FL 34428

This Instrument Prepared by:  
Yelisa Myers  
A-1 Title of the Nature Coast  
7655 W. Gulf to Lake Hwy., Suite 4  
Crystal River, FL 34428  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
14365-016-00  
File No.: 1813921

**WARRANTY DEED**

This Warranty Deed, Made the 14th day of JUNE, 2018, by Tidal Holdings, LLC, a Connecticut LLC, having its place of business at 662 Summer Pl., Ponte Vedra Beach, FL 32082, hereinafter called the "Grantor", to William R. Spell III and Rachel L. Cayot, as Joint Tenants with Rights of Survivorship, Not as Tenants in Common, whose post office address is: 315 NW Magnolia Circle, Crystal River, FL 34428, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of Two Hundred Twenty Thousand Dollars and No Cents (\$220,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Levy County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

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 2017, reservations, restrictions and easements of record, if any.

*(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of limited liability company)*

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: [Signature]  
Printed Name: Norman Lewis

Witness Signature: [Signature]  
Printed Name: ERICA OSPINAL KIANG

TIDAL HOLDINGS, LLC, A CONNECTICUT LLC  
[Signature]  
Claudia R. Libertin  
Managing Member

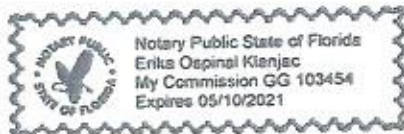
[Signature]  
Donna B. DeHetre  
Managing Member

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 14 day of June, 2018 by Claudia R. Libertin, Managing Member and Donna B. DeHetre, Managing Member of Tidal Holdings, LLC, a Connecticut LLC, on behalf of the limited liability company. He/She is personally known to me or has produced driver license(s) as identification.

[Signature]  
Notary Public Signature  
Printed Name: ERICA OSPINAL KIANG

My Commission Expires: 5/10/21  
(SEAL)



Prepared by and return to:

Oldham & Delcamp, LLC  
9800 4th St. N, Ste. 200  
Saint Petersburg, FL 33702  
727-201-5458

OLDHAM & DELCAMP LLC  
4970 PARK BLVD N  
PINELLAS PARK, FL 33781

[Space Above This Line For Recording Data]

### Quit Claim Deed

This Quit Claim Deed made this 24<sup>th</sup> day of September, 2018 between William R. Spell, III and Rachel L. Cayot, as Joint Tenants with Rights of Survivorship, Not as Tenants in Common, whose post office address is 315 NW Magnolia Circle, Crystal River, FL 34428, grantor, and R & R Land Holdings, LLC, a Florida Limited Liability Company, whose post office address is 315 NW Magnolia Circle, Crystal River, FL 34428, grantee:

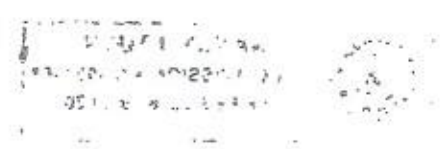
(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Levy County, Florida to-wit:

All of the North 1/2 of the SW 1/4 of Section 7, Township 16 South, Range 17 East and that part of the North 1/2 of the SE 1/4 of Section 12, Township 16 South, Range 16 East, lying East of the East right-of-way line of State Road 55, Levy County, Florida. LESS, commence at the SW corner of the NE 1/4 of SW 1/4 of said Section 7, and run North 7 chains, 84 links to establish the Point of Beginning; from said Point of Beginning run North 3 chains and 44 links to right-of-way of hard road, thence East 2 degrees South, parallel with hard road, 6 chains, 36 links; run thence South 2 chains, 95 links; thence West 6 chains, 36 links to the Point of Beginning. Subject to road right of way, easements, restrictions and reservations of record.

LESS AND EXCEPT the following:

Commence at the SE corner of a tract of land owned by Richard Verbiski and Sandra Verbiski, his wife, in Section 7, Township 16 South, Range 17 East, Levy County Florida; thence South 00°16'59" West, approximately 493 feet to the SE corner of the N 1/2 of the SW 1/4 of Section 7, Township 16 South, Range 17 East; thence West along the South boundary of the North 1/2 of the SW 1/4 of Section 7, Township 16 South, Range 17 East, approximately 519.76 feet; thence North 00°26'07" West, approximately 688 feet to the South boundary of Goethe Road; thence South 86°26'48" East, 100 feet, more or less, to the NE corner of the Richard and Sandra Verbiski property; thence South 00°26'07" East, 227.04 feet; thence South 83°04'34" East, 419.76 feet to the Point of Beginning.



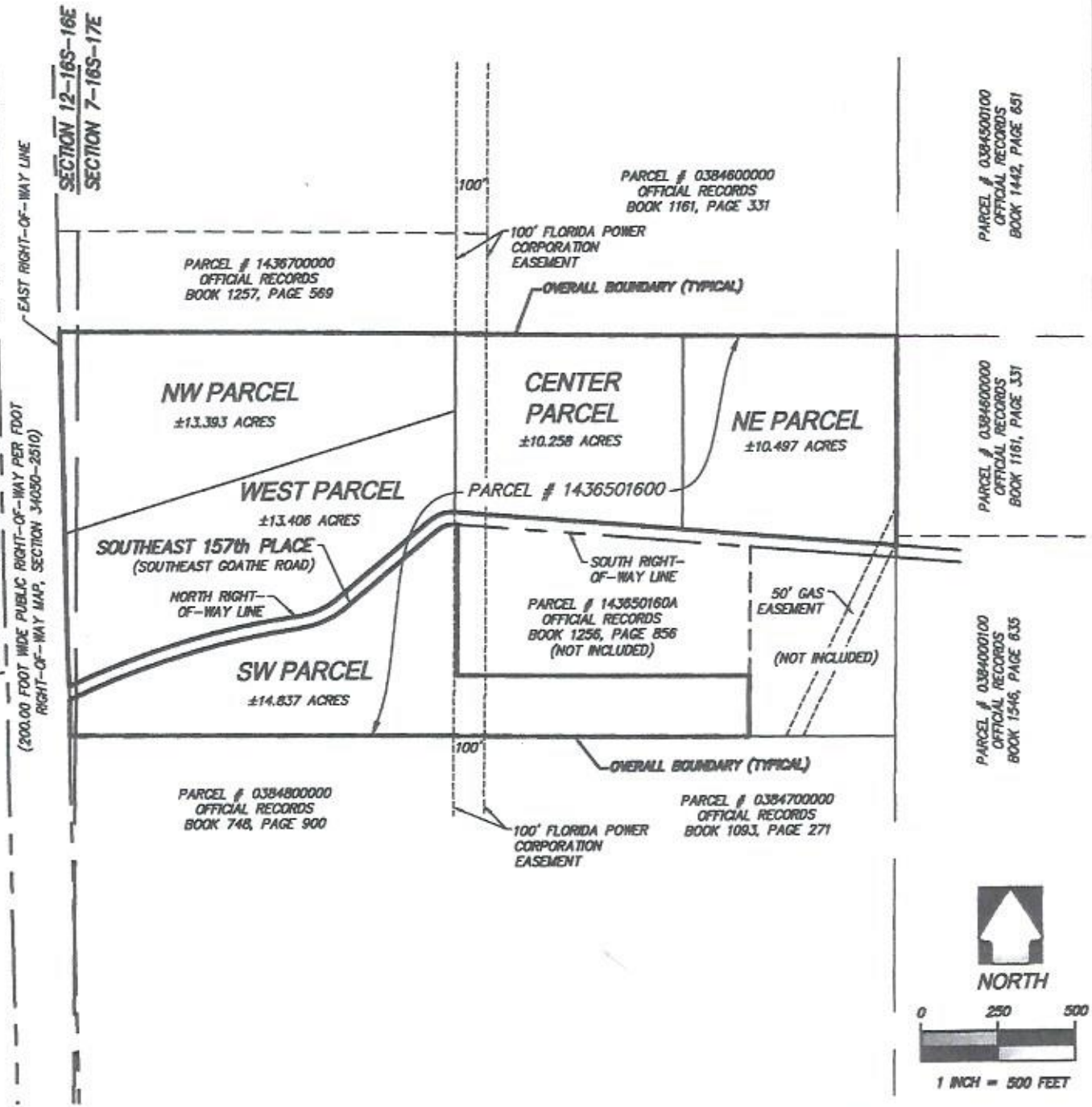


# EXHIBIT SKETCH

(NOT A FIELD SURVEY)

SHEET 1 OF 1

US HIGHWAY NO. 19  
(STATE ROAD NO. 55)



**CFB** | **CLYMER FARNER BARLEY**

4450 NE 83RD ROAD - WILDWOOD, FL 34786  
(352) 748-3125 LB4700

Drawing name: S:\SURVEY\RE\SURVEY\15\15\VICIAGINE PROPERTY\15\15\VICIAGINE PROPERTY-PARCEL DATA\15\15\VICIAGINE PROPERTY-PARCEL DATA.dwg User: J. J. J. Date: 08/20/2010 4:09pm By: J. J. J.

### LEGAL DESCRIPTION (SOUTHWEST PARCEL):

A PORTION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 17 EAST AND A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 16 EAST, LYING EAST OF U.S. HIGHWAY NO. 19 (STATE ROAD 55), LEVY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 12; THENCE RUN NORTH 88°25'48" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 12, A DISTANCE OF 58.65 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19 (STATE ROAD NO. 55, A 200 FOOT WIDE PUBLIC RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 34050-2510); THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 01°02'43" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1204.56 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTHEAST 157TH PLACE (FORMERLY KNOWN AS SOUTHEAST GOATHE ROAD) AND THE POINT OF BEGINNING, SAID POINT BEING ON A 2584.63 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 73°21'28" EAST AND A CHORD LENGTH OF 784.55 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) THENCE RUN EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°27'34", AN ARC DISTANCE OF 787.60 FEET TO A POINT OF REVERSE CURVATURE OF A 300.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 66°01'40" EAST AND A CHORD LENGTH OF 165.98 FEET; 2) THENCE RUN NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°07'10", AN ARC DISTANCE OF 168.18 FEET TO A POINT OF TANGENCY; 3) THENCE RUN NORTH 49°58'05" EAST, A DISTANCE OF 390.75 FEET TO A POINT OF CURVATURE OF A 80.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 72°17'17" EAST AND A CHORD LENGTH OF 60.76 FEET; 4) THENCE RUN EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°38'24", AN ARC DISTANCE OF 62.33 FEET TO A POINT OF TANGENCY; 5) THENCE RUN SOUTH 85°23'31" EAST, A DISTANCE OF 6.00 FEET TO A POINT ON THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1256, PAGE 856, OF THE PUBLIC RECORDS OF LEVY COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 00°42'47" WEST, ALONG SAID WEST LINE, A DISTANCE OF 493.98 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°27'43" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF A DISTANCE OF 948.38 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 00°41'55" WEST, ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LANDS, A DISTANCE OF 200.76 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE DEPARTING SAID SOUTHERLY EXTENSION RUN NORTH 89°26'31" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2185.00 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°12'28" WEST, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 12, A DISTANCE OF 19.06 FEET TO A POINT ON THE AFORESAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 01°02'43" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 120.60 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 14.837 ACRES, MORE OR LESS.

# SKETCH FOR DESCRIPTION

(NOT A FIELD SURVEY)

EXHIBIT " " "  
SHEET 1 OF 2

## LEGAL DESCRIPTION (SOUTHWEST PARCEL):

A PORTION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 17 EAST AND A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 16 EAST, LYING EAST OF U.S. HIGHWAY NO. 19 (STATE ROAD 55), LEVY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 12; THENCE RUN NORTH 88°25'48" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 12, A DISTANCE OF 58.65 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19 (STATE ROAD NO. 55, A 200 FOOT WIDE PUBLIC RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 34050-2510); THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 01°02'43" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1204.56 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTHEAST 157TH PLACE (FORMERLY KNOWN AS SOUTHEAST GOATHE ROAD) AND THE POINT OF BEGINNING, SAID POINT BEING ON A 2584.63 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 73°21'28" EAST AND A CHORD LENGTH OF 784.55 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) THENCE RUN EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°27'34", AN ARC DISTANCE OF 787.60 FEET TO A POINT OF REVERSE CURVATURE OF A 300.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 66°01'40" EAST AND A CHORD LENGTH OF 165.98 FEET; 2) THENCE RUN NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°07'10", AN ARC DISTANCE OF 168.18 FEET TO A POINT OF TANGENCY; 3) THENCE RUN NORTH 49°58'05" EAST, A DISTANCE OF 390.75 FEET TO A POINT OF CURVATURE OF A 80.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 72°17'17" EAST AND A CHORD LENGTH OF 60.76 FEET; 4) THENCE RUN EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°38'24", AN ARC DISTANCE OF 62.33 FEET TO A POINT OF TANGENCY; 5) THENCE RUN SOUTH 85°23'31" EAST, A DISTANCE OF 6.00 FEET TO A POINT ON THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1256, PAGE 856, OF THE PUBLIC RECORDS OF LEVY COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 00°42'47" WEST, ALONG SAID WEST LINE, A DISTANCE OF 493.98 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°27'43" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF A DISTANCE OF 948.38 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 00°41'55" WEST, ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LANDS, A DISTANCE OF 200.76 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE DEPARTING SAID SOUTHERLY EXTENSION RUN NORTH 89°26'31" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2185.00 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°12'28" WEST, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 12, A DISTANCE OF 19.06 FEET TO A POINT ON THE AFORESAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 01°02'43" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 120.60 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 14.837 ACRES, MORE OR LESS.



REVISED TO NEW CONFIGURATION: 09/23/2020 BY JDH

## GENERAL NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE ORIGINAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY. THE MEASUREMENTS SHOWN HEREON ARE BASED ON A FIELD SURVEY PERFORMED BY THIS FIRM, PROJECT NO. 180255.0000.
3. BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 WITH 2011 ADJUSTMENT. AS A REFERENCE FOR THIS SKETCH, THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19 HAS A BEARING OF SOUTH 01°02'43" EAST.
4. SOUTHEAST 157TH PLACE APPEARS TO BE A PUBLIC ROAD BY MAINTENANCE PURSUANT TO CHAPTER 95.361, FLORIDA STATUTES. BASED UPON MONUMENTATION RECOVERED AS PART OF A FIELD SURVEY, IT IS ASSUMED THAT THE WIDTH OF THE ROAD RIGHT-OF-WAY IS 40.00 FEET. NO DOCUMENTATION WAS PROVIDED BY LEVY COUNTY TO VERIFY THIS WIDTH.

Jeremy  
Hallick

Digitally signed by Jeremy Hallick,  
DN: cn=Jeremy Hallick, o=Farnier Barley, ou=CLM,  
email=jhallick@farnierbarley.com, c=FL  
Reason: The user appearing on this document was  
authenticated by Jeremy D. Hallick, Professional Surveyor  
and Mapper #6715 on September 23rd, 2020  
Date: 2020.09.23 09:51:00 -0400

JEREMY D. HALLICK, FLORIDA LICENSED SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 6715

SEE SHEET 2 FOR SKETCH



**CFB** | CLYMER  
FARNER  
BARLEY

4450 NE 63RD ROAD - WILDWOOD, FL 34785  
(352) 748-3126 LB4709

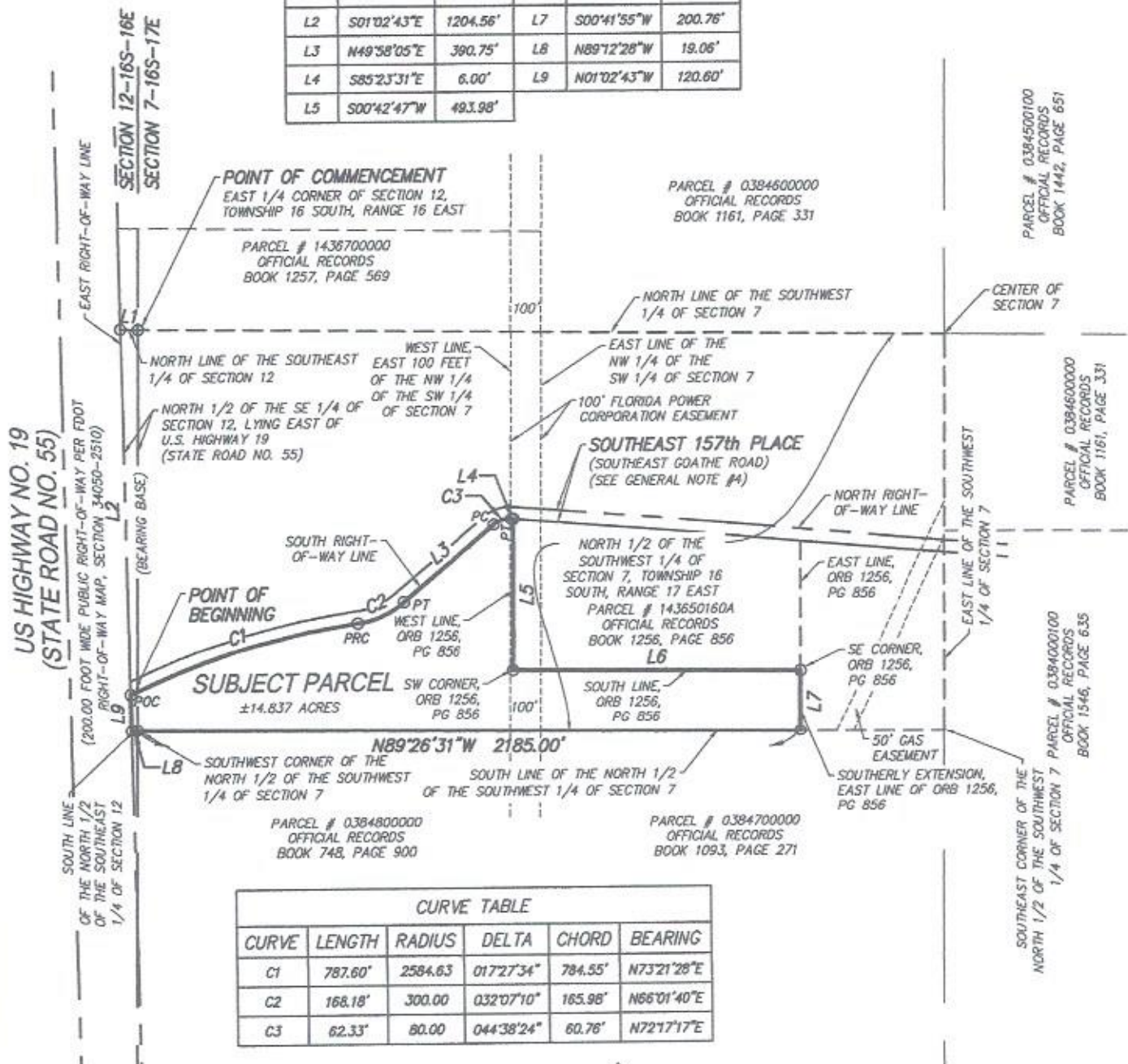
# SKETCH FOR DESCRIPTION

(NOT A FIELD SURVEY)

EXHIBIT " "   
 SHEET 2 OF 2

REVISED TO NEW CONFIGURATION: 09/23/2020 BY JDH

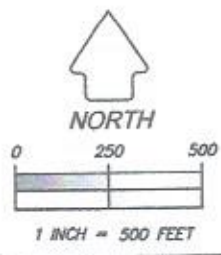
LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N88°25'48"W	58.65'	L6	S89°27'43"E	948.38'
L2	S01°02'43"E	1204.56'	L7	S00°41'55"W	200.76'
L3	N49°58'05"E	390.75'	L8	N89°12'28"W	19.06'
L4	S85°23'31"E	6.00'	L9	N01°02'43"W	120.60'
L5	S00°42'47"W	493.98'			



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	787.60'	2584.63	017°27'34"	784.55'	N73°21'28"E
C2	168.18'	300.00	032°07'10"	165.98'	N66°01'40"E
C3	62.33'	80.00	044°38'24"	60.76'	N72°17'17"E

**LEGEND:**

- POC POINT ON A CURVE
- PC POINT OF CURVATURE
- PRC POINT OF REVERSE CURVATURE
- PT POINT OF TANGENCY
- ORB OFFICIAL RECORDS BOOK
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- PG PAGE
- L1 LINE TAG LABEL (SEE TABLE)
- C1 CURVE TAG LABEL (SEE TABLE)
- O CHANGE IN DIRECTION



SEE SHEET 1 FOR DESCRIPTION



**CFB** | CLYMER FARNER BARLEY

4450 NE 83RD ROAD - WILDWOOD, FL 34785  
(352) 748-3126 LB4709

Drawing name: S:\SURVEY\NEW SURVEY\FLORIANE PROPERTY\CDR\30 PLESTROMAN 500-SW PARCEL-rev1.dwg 8/24/21 Sep 23, 2020 8:53am jf\_jalilak

**LEGAL DESCRIPTION (NORTHWEST PARCEL):**

A PORTION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 17 EAST AND A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 16 EAST, LYING EAST OF U.S. HIGHWAY NO. 19 (STATE ROAD 55), LEVY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE WEST 1/4 CORNER OF SAID SECTION 7; THENCE RUN SOUTH 89°10'59" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 1228.01 FEET TO A POINT ON THE WEST LINE OF THE EAST 100 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°39'27" WEST, ALONG SAID WEST LINE, A DISTANCE OF 251.30 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 72°56'59" WEST, A DISTANCE OF 1330.05 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19 (STATE ROAD NO. 55, A 200 FOOT WIDE PUBLIC RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 34050-2510); THENCE RUN NORTH 01°02'43" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 660.50 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN SOUTH 88°25'48" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 58.65 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 13.393 ACRES, MORE OR LESS.

**SKETCH FOR DESCRIPTION**  
(NOT A FIELD SURVEY)

EXHIBIT " " "  
SHEET 1 OF 2

**LEGAL DESCRIPTION (NORTHWEST PARCEL):**

A PORTION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 17 EAST AND A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 16 EAST, LYING EAST OF U.S. HIGHWAY NO. 19 (STATE ROAD 55), LEVY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE WEST 1/4 CORNER OF SAID SECTION 7; THENCE RUN SOUTH 89°10'59" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 1228.01 FEET TO A POINT ON THE WEST LINE OF THE EAST 100 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°39'27" WEST, ALONG SAID WEST LINE, A DISTANCE OF 251.30 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 72°56'59" WEST, A DISTANCE OF 1330.05 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19 (STATE ROAD NO. 55, A 200 FOOT WIDE PUBLIC RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 34050-2510); THENCE RUN NORTH 01°02'43" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 660.50 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN SOUTH 88°25'48" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 58.65 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 13.393 ACRES, MORE OR LESS.



Jeremy  
Hallick

Digitally signed by Jeremy Hallick,  
DN: cn=Jeremy Hallick, o=Farmer Barley,  
ou=Survey,  
email=jhallick@farmerbarley.com, c=US  
Reason: The seal appearing on this  
document was authorized by Jeremy D.  
Hallick, Professional Surveyor and Mapper  
6715 on September 16th, 2020  
Date: 2020.09.16 13:46:13 -0400

JEREMY D. HALLICK, FLORIDA LICENSED SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 6715

**GENERAL NOTES**

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE ORIGINAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY. THE MEASUREMENTS SHOWN HEREON ARE BASED ON A FIELD SURVEY PERFORMED BY THIS FIRM, PROJECT NO. 180255.0000.
3. BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 WITH 2011 ADJUSTMENT. AS A REFERENCE FOR THIS SKETCH, THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 17 EAST HAS A BEARING OF SOUTH 89°10'58" EAST.

SEE SHEET 2 FOR SKETCH



**CFB**

**CLYMER  
FARMER  
BARLEY**

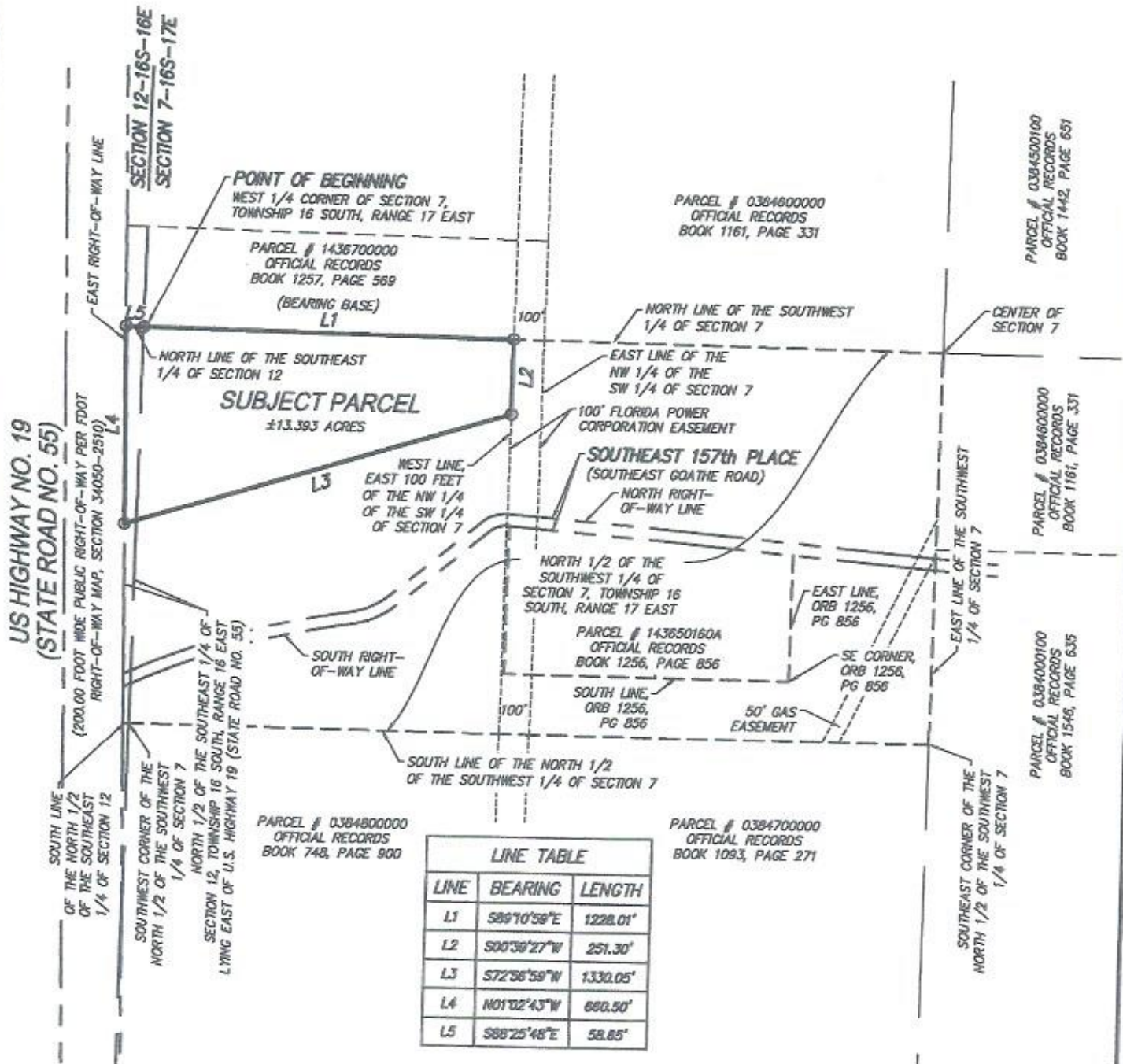
4450 NE 83RD ROAD - WILDWOOD, FL 34785  
(352) 748-3126 LB4708

Arceby memo: S:\ARCEBY\MEASUREMENTS\PROPERTY\NO. 50-111\PARCEL.DWG 8/3/21 5:08:20 PM 1:49pm by jhallick

# SKETCH FOR DESCRIPTION

(NOT A FIELD SURVEY)

EXHIBIT " "   
 SHEET 2 OF 2

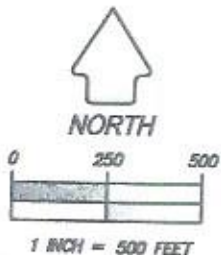


**LINE TABLE**

LINE	BEARING	LENGTH
L1	S89°10'58"E	1228.01'
L2	S00°38'27"W	251.30'
L3	S72°56'59"W	1330.05'
L4	N01°02'43"W	680.50'
L5	S88°25'48"E	58.85'

**LEGEND:**

POC POINT ON A CURVE  
PC POINT OF CURVATURE  
PRC POINT OF REVERSE CURVATURE  
PT POINT OF TANGENCY  
ORB OFFICIAL RECORDS BOOK  
FDOT FLORIDA DEPARTMENT OF TRANSPORTATION  
PG PAGE  
L1 LINE TAG LABEL (SEE TABLE)  
C1 CURVE TAG LABEL (SEE TABLE)  
O CHANGE IN DIRECTION



SEE SHEET 1 FOR DESCRIPTION

CFB

CLYMER  
FARNER  
BARLEY

4450 NE 83RD ROAD - WILDMOOD, FL 34705  
(352) 748-9126 LB4709

Drawing name: S:\SURVEY\ASB\SURVEY\MAP\INFORMAL\PROPERTY\REC-30\FILES\WOMAN\30D-WR\PROJ\DWG\ASB1 Sep 16, 2020 1:49pm BY: jbarlow

LEGAL DESCRIPTION (WEST PARCEL):

A PORTION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 17 EAST AND A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 16 EAST, LYING EAST OF U.S. HIGHWAY NO. 19 (STATE ROAD 55), LEVY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 7, THENCE RUN SOUTH  $89^{\circ}10'59''$  EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 1228.01 FEET TO A POINT ON THE WEST LINE OF THE EAST 100 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE DEPARTING SAID NORTH LINE RUN SOUTH  $00^{\circ}39'27''$  WEST, ALONG SAID WEST LINE, A DISTANCE OF 251.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH  $00^{\circ}39'27''$  WEST, ALONG SAID WEST LINE, A DISTANCE OF 331.83 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SOUTHEAST 157TH PLACE (FORMERLY KNOWN AS SOUTHEAST GOATHE ROAD), SAID POINT BEING A POINT ON A 120.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF SOUTH  $70^{\circ}54'10''$  WEST AND A CHORD LENGTH OF 85.75 FEET; THENCE DEPARTING SAID WEST LINE, RUN ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) THENCE RUN WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $41^{\circ}52'10''$ , AN ARC DISTANCE OF 87.69 FEET TO A POINT OF TANGENCY; 2) THENCE RUN SOUTH  $49^{\circ}58'05''$  WEST, A DISTANCE OF 390.75 FEET TO A POINT OF CURVATURE OF A 260.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH  $66^{\circ}01'40''$  WEST AND A CHORD LENGTH OF 143.85 FEET; 3) THENCE RUN SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $32^{\circ}07'10''$ , AN ARC DISTANCE OF 145.75 FEET TO A POINT OF REVERSE CURVATURE OF A 2624.63 FOOT RADIUS CURVE CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF SOUTH  $73^{\circ}33'18''$  WEST AND A CHORD LENGTH OF 778.84 FEET; 4) THENCE RUN WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $17^{\circ}03'55''$ , AN ARC DISTANCE OF 781.73 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19 (STATE ROAD NO. 55, A 200 FOOT WIDE PUBLIC RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 34050-2510); THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH  $01^{\circ}02'43''$  WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 500.23 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN NORTH  $72^{\circ}56'59''$  EAST, A DISTANCE OF 1330.05 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 13.406 ACRES, MORE OR LESS.



# SKETCH FOR DESCRIPTION

(NOT A FIELD SURVEY)

EXHIBIT " " " "  
SHEET 1 OF 2

## LEGAL DESCRIPTION (WEST PARCEL):

A PORTION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 17 EAST AND A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 16 EAST, LYING EAST OF U.S. HIGHWAY NO. 19 (STATE ROAD 55), LEVY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 7; THENCE RUN SOUTH 89°10'59" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 1228.01 FEET TO A POINT ON THE WEST LINE OF THE EAST 100 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°39'27" WEST, ALONG SAID WEST LINE, A DISTANCE OF 251.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°39'27" WEST, ALONG SAID WEST LINE, A DISTANCE OF 331.83 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SOUTHEAST 157TH PLACE (FORMERLY KNOWN AS SOUTHEAST GOATHE ROAD), SAID POINT BEING A POINT ON A 120.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 70°54'10" WEST AND A CHORD LENGTH OF 85.75 FEET; THENCE DEPARTING SAID WEST LINE, RUN ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) THENCE RUN WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°52'10", AN ARC DISTANCE OF 87.69 FEET TO A POINT OF TANGENCY; 2) THENCE RUN SOUTH 49°58'05" WEST, A DISTANCE OF 390.75 FEET TO A POINT OF CURVATURE OF A 260.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 66°01'40" WEST AND A CHORD LENGTH OF 143.85 FEET; 3) THENCE RUN SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°07'10", AN ARC DISTANCE OF 145.75 FEET TO A POINT OF REVERSE CURVATURE OF A 2624.63 FOOT RADIUS CURVE CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 73°33'18" WEST AND A CHORD LENGTH OF 778.84 FEET; 4) THENCE RUN WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°03'55", AN ARC DISTANCE OF 781.73 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19 (STATE ROAD NO. 55, A 200 FOOT WIDE PUBLIC RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 34050-2510); THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 01°02'43" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 500.23 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN NORTH 72°56'59" EAST, A DISTANCE OF 1330.05 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 13.406 ACRES, MORE OR LESS.



Jeremy  
Hallick

Digitally signed by Jeremy Hallick  
DN: cn=Jeremy Hallick, o=Famer Barley  
comSurvey,  
email=jhallick@famerbarley.com, ou=FS  
Reason: The seal appearing on this  
document was authorized by Jeremy D.  
Hallick, Professional Surveyor and Mapper  
#6715 on September 11th, 2020  
Date: 202009.11 11:22:28 -0400

JEREMY D. HALLICK, FLORIDA LICENSED SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 6715

## GENERAL NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE ORIGINAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY. THE MEASUREMENTS SHOWN HEREON ARE BASED ON A FIELD SURVEY PERFORMED BY THIS FIRM, PROJECT NO. 180255.0000.
3. BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 WITH 2011 ADJUSTMENT. AS A REFERENCE FOR THIS SKETCH, THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 17 EAST HAS A BEARING OF SOUTH 89°10'59" EAST.
4. SOUTHEAST 157TH PLACE APPEARS TO BE A PUBLIC ROAD BY MAINTENANCE PURSUANT TO CHAPTER 85.361, FLORIDA STATUTES. BASED UPON MONUMENTATION RECOVERED AS PART OF A FIELD SURVEY, IT IS ASSUMED THAT THE WIDTH OF THE ROAD RIGHT-OF-WAY IS 40.00 FEET. NO DOCUMENTATION WAS PROVIDED BY LEVY COUNTY TO VERIFY THIS WIDTH.

SEE SHEET 2 FOR SKETCH



**CFB**

**CLYMER  
FARNER  
BARLEY**

4450 NE 63RD ROAD - WILDWOOD, FL 34785  
(352) 748-3126 LB4708

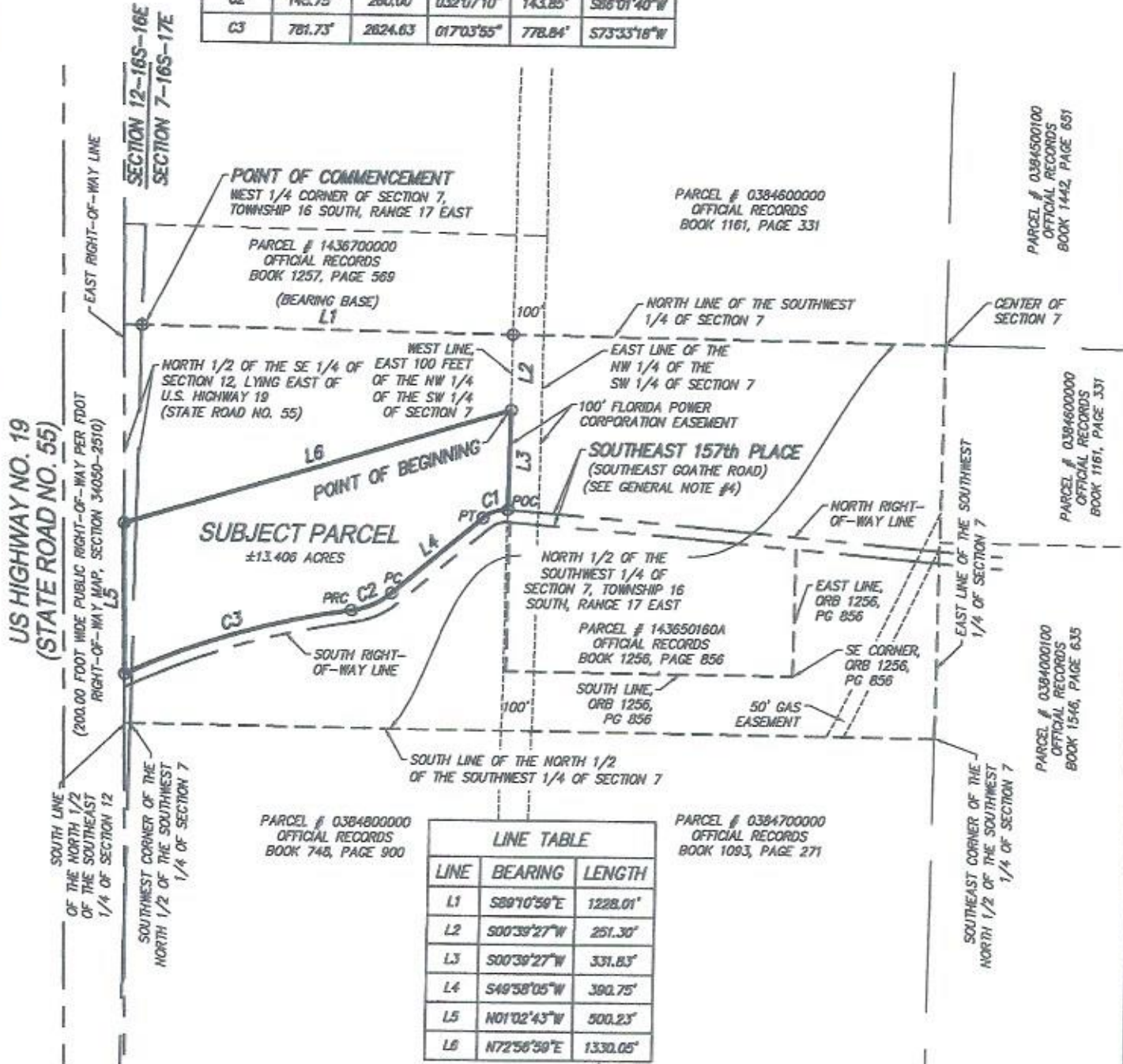
Drawing name: S:\Survey\NEW SURVEY\NEW PLOTTING\PROPERTY\01\2020 FILES\PROXY\01\2020 WEST PARCEL.dwg 0.3/311 Sep 11, 2020 11:21:00 AM JF Jhallick

# SKETCH FOR DESCRIPTION

(NOT A FIELD SURVEY)

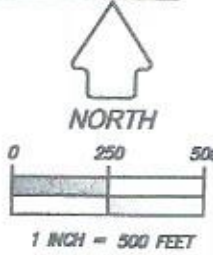
EXHIBIT " "   
 SHEET 2 OF 2

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	87.89'	120.00	041°52'10"	88.75'	S70°54'10"W
C2	145.75'	260.00	032°07'10"	143.85'	S86°01'40"W
C3	781.73'	2624.63	017°03'55"	778.84'	S73°33'18"W



LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°10'59"E	1228.01'
L2	S00°39'27"W	251.30'
L3	S00°39'27"W	331.83'
L4	S49°58'05"W	390.75'
L5	N01°02'43"W	500.23'
L6	N72°56'39"E	1330.05'

- LEGEND:**
- POC POINT ON A CURVE
  - PC POINT OF CURVATURE
  - PRC POINT OF REVERSE CURVATURE
  - PT POINT OF TANGENCY
  - ORB OFFICIAL RECORDS BOOK
  - FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
  - PG PAGE
  - L1 LINE TAG LABEL (SEE TABLE)
  - C1 CURVE TAG LABEL (SEE TABLE)
  - O CHANGE IN DIRECTION



SEE SHEET 1 FOR DESCRIPTION

**CFB** | CLYMER FARNER BARLEY

4450 NE 83RD ROAD - WILDWOOD, FL 34785  
(352) 748-3126 LB4700

Drawing name: S:\SURVEY\NEW SURVEY\WYKONKOR PROPERTY\2013\2013 VIZARDAN 300- WEST PARCEL.dwg 8:571 Sep 11, 2018 11:17am by Joliver

**LEGAL DESCRIPTION (NORTHEAST PARCEL):**

A PORTION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 17 EAST, LEVY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 7; THENCE RUN SOUTH 89°10'59" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 1963.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°10'59" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 693.00 FEET TO THE CENTER OF SAID SECTION 7; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°35'38" WEST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 685.40 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SOUTHEAST 157TH PLACE (FORMERLY KNOWN AS SOUTHEAST GOATHE ROAD); THENCE DEPARTING SAID EAST LINE, RUN ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) THENCE RUN NORTH 84°58'27" WEST, A DISTANCE OF 469.81 FEET; 2) THENCE RUN NORTH 84°50'13" WEST, A DISTANCE OF 225.31 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 00°35'38" EAST, A DISTANCE OF 633.85 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 10.497 ACRES, MORE OR LESS.

# SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

EXHIBIT " " "  
SHEET 1 OF 2

## LEGAL DESCRIPTION (NORTHEAST PARCEL):

A PORTION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 17 EAST, LEVY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 7; THENCE RUN SOUTH 89°10'59" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 1963.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°10'59" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 693.00 FEET TO THE CENTER OF SAID SECTION 7; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°35'38" WEST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 685.40 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SOUTHEAST 157TH PLACE (FORMERLY KNOWN AS SOUTHEAST GOATHE ROAD); THENCE DEPARTING SAID EAST LINE, RUN ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) THENCE RUN NORTH 84°58'27" WEST, A DISTANCE OF 469.81 FEET; 2) THENCE RUN NORTH 84°50'13" WEST, A DISTANCE OF 225.31 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 00°35'38" EAST, A DISTANCE OF 633.85 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 10.497 ACRES, MORE OR LESS.



Jeremy  
Hallick

Digitally signed by Jeremy Hallick  
DN: cn=Jeremy Hallick, ou=Fanner Barley,  
ou=Survey, email=jhallick@fannerbarley.com,  
c=US  
Reason: The seal opening on this document  
was authorized by Jeremy D. Hallick,  
Professional Surveyor and Mapper 6715 on  
September 11th, 2020  
Date: 2020.09.11 11:28:00 -0700

JEREMY D. HALLICK, FLORIDA LICENSED SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 6715

## GENERAL NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE ORIGINAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY. THE MEASUREMENTS SHOWN HEREON ARE BASED ON A FIELD SURVEY PERFORMED BY THIS FIRM PROJECT NO. 180255.0000.
3. BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 WITH 2011 ADJUSTMENT. AS A REFERENCE FOR THIS SKETCH, THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 17 EAST HAS A BEARING OF SOUTH 89°10'59" EAST.
4. SOUTHEAST 157TH PLACE APPEARS TO BE A PUBLIC ROAD BY MAINTENANCE PURSUANT TO CHAPTER 85.381, FLORIDA STATUTES. BASED UPON MONUMENTATION RECOVERED AS PART OF A FIELD SURVEY, IT IS ASSUMED THAT THE WIDTH OF THE ROAD RIGHT-OF-WAY IS 40.00 FEET. NO DOCUMENTATION WAS PROVIDED BY LEVY COUNTY TO VERIFY THIS WIDTH.

SEE SHEET 2 FOR SKETCH



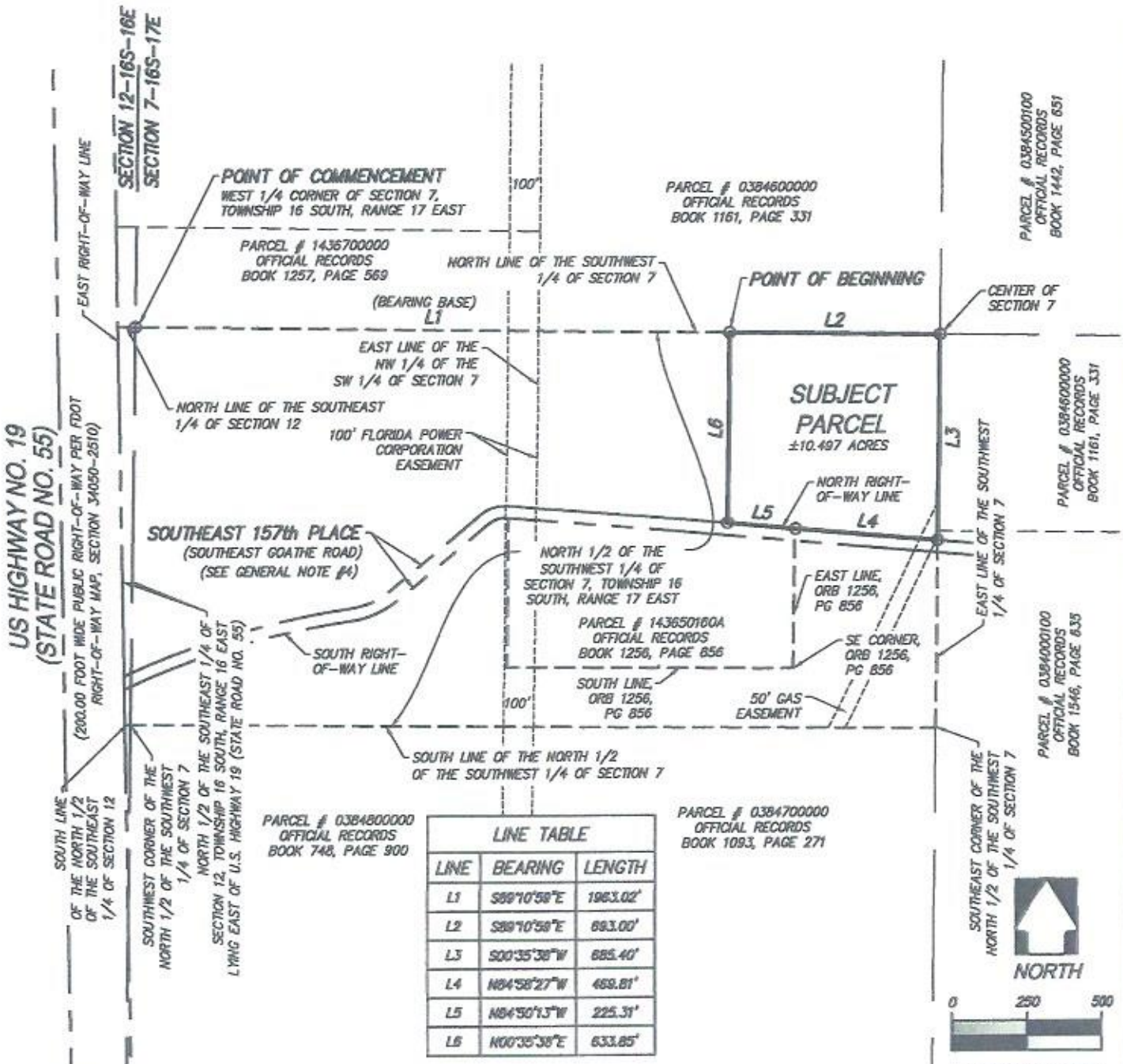
**CFB**

CLYMER  
FANNER  
BARLEY

4450 NE 83RD ROAD - WILDWOOD, FL 34785  
(352) 748-3126 LB4709

# SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

EXHIBIT " "   
 SHEET 2 OF 2



PARCEL # 0384800000  
OFFICIAL RECORDS  
BOOK 748, PAGE 300

PARCEL # 0384700000  
OFFICIAL RECORDS  
BOOK 1093, PAGE 271

PARCEL # 0384500100  
OFFICIAL RECORDS  
BOOK 1442, PAGE 651

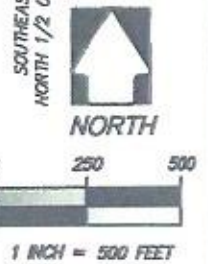
PARCEL # 0384600000  
OFFICIAL RECORDS  
BOOK 1161, PAGE 331

PARCEL # 0384000100  
OFFICIAL RECORDS  
BOOK 1546, PAGE 633

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°10'58"E	1963.02'
L2	S89°10'58"E	693.00'
L3	S00°35'38"W	685.40'
L4	N84°58'27"W	469.81'
L5	N84°50'13"W	225.31'
L6	N00°35'38"E	633.85'

### LEGEND:

- POC POINT ON A CURVE
- PC POINT OF CURVATURE
- PRC POINT OF REVERSE CURVATURE
- PT POINT OF TANGENCY
- ORB OFFICIAL RECORDS BOOK
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- PG PAGE
- L1 LINE TAG LABEL (SEE TABLE)
- C1 CURVE TAG LABEL (SEE TABLE)
- CHANGE IN DIRECTION



SEE SHEET 1 FOR DESCRIPTION

CFB
CLYMER  
FARNER  
BARLEY

4450 NE 63RD ROAD - WILDWOOD, FL 34785  
(952) 748-3120 LB4708

Drawing name: S:\WORK\REV\STATE\PLANNING\GIS\FILES\MAPS\50-16-17E\_PAREL.dwg Date: Sep 15, 2009 1:59pm by: jwld

**LEGAL DESCRIPTION (CENTER PARCEL):**

A PORTION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 17 EAST, LEVY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 7; THENCE RUN SOUTH 89°10'59" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 1228.01 FEET TO A POINT ON THE WEST LINE OF THE EAST 100 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7 AND THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, CONTINUE SOUTH 89°10'59" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 735.01 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°35'38" WEST, A DISTANCE OF 633.85 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SOUTHEAST 157th PLACE (FORMERLY KNOWN AS SOUTHEAST GOATHE ROAD); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) THENCE RUN NORTH 84°50'13" WEST, A DISTANCE OF 214.99 FEET; 2) THENCE RUN NORTH 85°23'29" WEST, A DISTANCE OF 419.82 FEET; 3) THENCE RUN NORTH 85°23'31" WEST, A DISTANCE OF 97.00 FEET TO A POINT OF CURVATURE OF A 120.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 86°46'38" WEST AND A CHORD LENGTH OF 5.80 FEET; 4) THENCE RUN WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°46'14", AN ARC DISTANCE OF 5.80 FEET TO A POINT ON THE AFORESAID WEST LINE OF THE EAST 100 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 00°39'27" EAST, ALONG SAID WEST LINE, A DISTANCE OF 583.13 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 10.258 ACRES, MORE OR LESS.

# SKETCH FOR DESCRIPTION

(NOT A FIELD SURVEY)

EXHIBIT " " "  
SHEET 1 OF 2

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SAID LANDS CONTAINING 10.258 ACRES, MORE OR LESS.



Jeremy  
Hallick

Digitally signed by Jeremy Hallick.  
DN: cn=Jeremy Hallick, o=Farmer Barley,  
ou=Survey, email=jhallick@farmerbarley.com,  
c=US  
Reason: The user appearing on this document  
was authorized by Jeremy D. Hallick,  
Professional Surveyor and Mapper 6715 on  
September 11th, 2020  
Date: 2020.09.11 11:28:09 -0400

JEREMY D. HALLICK, FLORIDA LICENSED SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 6715

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SEE SHEET 2 FOR SKETCH



**CFB**

**CLYMER  
FARNER  
BARLEY**

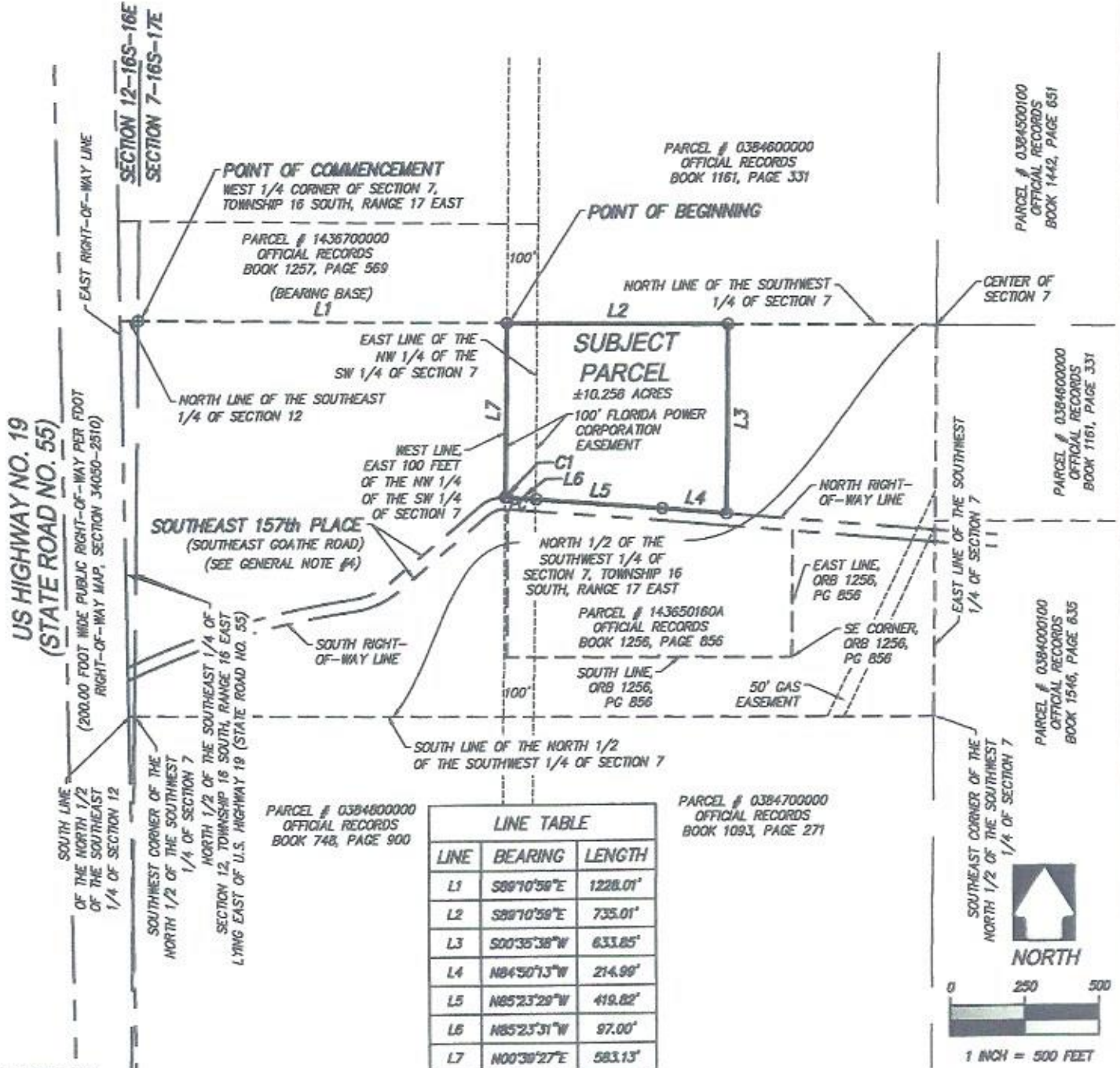
4450 NE 83RD ROAD - WILDWOOD, FL 34785  
(352) 748-3126 LB4709

# SKETCH FOR DESCRIPTION

(NOT A FIELD SURVEY)

EXHIBIT " "   
 SHEET 2 OF 2

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	5.80'	120.00	002°46'14"	5.80'	N88°46'38"W



LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°10'58"E	1228.01'
L2	S89°10'58"E	735.01'
L3	S00°35'38"W	633.85'
L4	N84°50'13"W	214.99'
L5	N85°23'29"W	419.82'
L6	N85°23'31"W	97.00'
L7	N00°30'27"E	583.13'

- LEGEND:**
- POC POINT ON A CURVE
  - PC POINT OF CURVATURE
  - PRC POINT OF REVERSE CURVATURE
  - PT POINT OF TANGENCY
  - ORB OFFICIAL RECORDS BOOK
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  - CHANGE IN DIRECTION

SEE SHEET 1 FOR DESCRIPTION

## CFB

CLYMER  
FARNER  
BARLEY

4450 NE 83RD ROAD - WILDWOOD, FL 34706  
(902) 748-5126 LB4708

DRAWING NAME: S:\SURVEY\MEP\SURVEYS\FLORIDA\PROPERTY\TO\20 FILES\ROADWAY\300-CENTER PARCEL.dwg PLOT Sep 19, 2020 1:54pm BY: Jmiller



William R Spell III  
R&R Landholdings, LLC  
315 NW Magnolia Circle  
Crystal River, FL 34428

Levy County Planning Department  
PO Box 930  
Bronson, FL 32621

Dear Levy County Planning Department:

I am respectfully requesting a land use change from FRR to ARR in an effort to create five 10+ acre tracts out of one single 62.39 acre tract. This proposed land change would be compatible with the adjoining properties. There is currently a 10 acre tract owned by another landowner in the middle of the property and there are two more adjacent to the north.

The existing property is currently on the corner of HWY 19, and an existing county grade road SR 157. The proposed land use change from FRR to ARR will continue to follow and expand the current trend towards residential growth in this area.

Sincerely,

A handwritten signature in black ink, appearing to read 'William R Spell III', with a horizontal line underneath the name.

William R Spell III

# LEVY COUNTY PLANNING DEPARTMENT

Planning Department, PO Box 930, Bronson FL 32621 / Office (352) 486-5405 / Fax (352) 486-5549

## LAND USE ANALYSIS FORM

### I. LAND USE INFORMATION

\* NOTE: All development associated with a land use change must meet adopted level of service standards and is subject to applicable Concurrency requirements

1. Indicate the current land uses of the surrounding property

North	<u>0000 - Vac land</u>	<u>10.8 acres</u>
South	<u>0100 - HOUSE</u>	<u>10 acres</u>
East	<u>5600 - Timber III</u>	<u>30 acres</u>
West	<u>5600 - Timber III</u>	<u>20 acres</u>

2. Will the proposed use of the property have an impact on adjacent property or any impact on creeks, lakes, wetlands, native vegetation, greenways, floodplains, or other environmental factors? If so, please explain:

NO

3. Explain how the proposed change will contribute to the community.

continue to follow ~~the~~ and expand  
the current trend towards smaller parcels  
and residential growth in that area.

4. What are the potential long-term economic benefits of the proposed change (wages, jobs, & tax base)?

smaller parcels could potentially lead to  
more people & an increased tax base

5. What impact will the proposed change have on level of service standards?

Roadways	<u>none</u>
Recreation	<u>↓</u>
Water and Wastewater	<u>↓</u>
Solid Waste	<u>↓</u>

## LAND USE ANALYSIS FORM – PG. 2

6. Indicate the closest distance by road from the proposed amendment site to the following public facilities. If not applicable write "n/a".

Fire Protection 6.5 miles

Police Protection 6.4 miles

Emergency Medical Service 3.5 miles

Centralized Sewer Service 6.5 miles

Centralized Water Service 6.5 miles

Nearest School 6.7 miles

## II. URBAN SPRAWL ANALYSIS

Provide an Urban Sprawl Analysis which evaluates whether the proposed amendment incorporates a development pattern or urban form that achieves four or more of the following criteria:

1. Directs growth and development to areas of the community in a manner that does not adversely impact natural resources; ✓
2. Promotes the efficient and cost effective provision or extension of public infrastructure and services; ✓
3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system; ✓
4. Promotes conservation of water and energy;
5. Preserves agricultural areas and activities;
6. Preserves open space and natural lands and provides for public open space and recreation needs;
7. Creates a balance of land uses based on demands of residential population with the non-residential needs of an area; ✓
8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit-oriented development or new towns. ✓

The proposed change from FRP to ARH along Hwy 19 + an existing County Grade rd SR 157 would continue to direct growth + development to an area where residences already exist, therefore promoting the efficient and cost effective use of that public infrastructure. This would also help to continue creating the balance between FRP + ARH in this area. It would also help provide a range of housing choices by lowering acreage requirements allowing more people access to this area.

Date

8-25-20

Signature of Owner/Agent

[Signature]

No person submitting an application may rely upon any comment concerning a proposed amendment, or any expression of any nature about the proposal made by any participant, at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form. To meet with staff to discuss the proposal, please call the Levy County Planning Department at (352) 486-5405 for an appointment.





**Approximate location of R & R parcels**

(Legal descriptions to be determined by surveyor prior to final plat.)



Soil Map—Levy County, Florida  
(R&R Lancholding, LLC Soil Characteristics)







# LEVY COUNTY PLANNING DEPARTMENT

Planning Department, PO Box 930, Bronson FL 32621 / Office (352) 486-5405 / Fax (352) 486-5549

## SOIL CHARACTERISTICS FORM

Information to complete this form can be gathered from either of the following:

1. USDA-NRCS Web Soil Survey <http://websoilsurvey.nrcs.usda.gov/app>  
 \*NOTE: For help using the USDA-NRCS Web Soil Survey, please refer to last page of this form.

2. Levy County Soil Survey <http://ufdc.ufl.edu/UF00025720/00001>

1. Soil Association and Component Soils: *Turkey Fine Sand, 1 to 5 percent slopes*

MAP UNIT	SOIL TYPE	ACREAGE	% OF AREA
1 <u>2</u>	<i>Partly level to gently rolling, very poorly drained soil on flatwoods + sandy uplands</i>	<u>62.39</u>	<u>100</u>
2			
3			
4			
5			

*by 208 soil survey*

2. Potential for Wildlife Habitat (please circle)

Openland Wildlife	<u>Very Poor</u>	Poor	Fair	Good
Woodland Wildlife	Very Poor	Poor	<u>Fair</u>	Good
Wetland Wildlife	<u>Very Poor</u>	Poor	Fair	Good

3. Suitability for Major Land Uses (please circle)

Cropland	Very Poor	<u>Poor</u>	Fair	Good
Pasture	Very Poor	<u>Poor</u>	Fair	Good
Woodland Potential Productivity	Very Poor	Poor	<u>Fair</u>	Good

4. Building Site and Sanitary Facilities Limitation (please circle)

Septic Tank	Very Poor	Poor	Fair	<u>Good</u>
Septic Tank Absorbtion Field	Very Poor	Poor	Fair	<u>Good</u>
Building w/o Basement	Very Poor	Poor	Fair	<u>Good</u>
Local Roads and Streets	Very Poor	Poor	Fair	<u>Good</u>
Small Commercial Building	Very Poor	Poor	Fair	<u>Good</u>
Shallow Excavation	Very Poor	Poor	<u>Fair</u>	Good

5. Additional land characteristics or comments:

12-10-2010  
Date

*[Signature]*  
Signature of Owner/Agent

## SOIL CHARACTERISTICS FORM – PG. 2

The following directions were adapted from the NCSS website.

### Using the NCSS Web Soil Survey

**Four Basic Steps** make WSS a simple yet powerful way to access and use soil data.

1

#### Define.



Use the **Area of Interest** tab to define your area of interest. You can navigate to an area by zooming in on a map or by selecting from a Quick Navigation choice list. After you find the area, define it as the Area of Interest (AOI) by drawing a box around it using a map tool. You must complete this step before you can go on to the next two steps.

2

#### View.



Click the **Soil Map** tab to view or print a map of the soils in your area and view a description of the soils, or click the **Soil Data Explorer** tab to access soil data for your area and determine the suitability of the soils for a particular use. The items you want saved in a report can be added to your shopping cart.

3

#### Explore.



Click the **Soil Data Explorer** tab to access soil data for your area and determine the suitability of the soils for a particular use. The items you want saved in a report can be added to your shopping cart.

4

#### Check Out.



Use the **Shopping Cart** tab to get your **FREE** report immediately or download it later.

You can access context-sensitive online help throughout the application by clicking the question-mark icon in a specific panel or dialog.

When you are done, always click the **Logout** link next to the **Help** link. Clicking the **Logout** link allows the application to release the resources used by your session immediately, instead of having to wait 40 minutes for your session to time out.



United States  
Department of  
Agriculture

**NRCS**

Natural  
Resources  
Conservation  
Service

A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

# Custom Soil Resource Report for **Levy County, Florida**

## R&R Landholding, LLC Soil Characteristics



August 30, 2020

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

# How Soil Surveys Are Made

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Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

## Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

# Custom Soil Resource Report Soil Map



Soil Map map.mxd, hemispheric north, scale 1:4,500

Map Scale: 1:4,500 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Tavares fine sand, 1 to 5 percent slopes	78.9	100.0%
<b>Totals for Area of Interest</b>		<b>78.9</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.



## Levy County, Florida

### 2—Tavares fine sand, 1 to 5 percent slopes

#### Map Unit Setting

*National map unit symbol:* 1jgfd  
*Elevation:* 20 to 150 feet  
*Mean annual precipitation:* 56 to 64 inches  
*Mean annual air temperature:* 66 to 73 degrees F  
*Frost-free period:* 254 to 284 days  
*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Tavares and similar soils:* 85 percent  
*Minor components:* 15 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Tavares

##### Setting

*Landform:* Ridges on marine terraces, flats on marine terraces  
*Landform position (three-dimensional):* Interfluve  
*Down-slope shape:* Convex  
*Across-slope shape:* Linear  
*Parent material:* Eolian or sandy marine deposits

##### Typical profile

*A - 0 to 7 inches:* fine sand  
*C - 7 to 80 inches:* fine sand

##### Properties and qualities

*Slope:* 1 to 5 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Moderately well drained  
*Runoff class:* Negligible  
*Capacity of the most limiting layer to transmit water (Ksat):* High to very high (5.95 to 50.02 in/hr)  
*Depth to water table:* About 42 to 72 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)  
*Sodium adsorption ratio, maximum:* 4.0  
*Available water capacity:* Very low (about 2.7 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 3s  
*Hydrologic Soil Group:* A  
*Forage suitability group:* Sandy soils on rises, knolls, and ridges of mesic uplands (G152AA121FL)  
*Other vegetative classification:* Sandy soils on rises, knolls, and ridges of mesic uplands (G152AA121FL)  
*Hydric soil rating:* No

# Soil Information for All Uses

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## Suitabilities and Limitations for Use

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

## Building Site Development

Building site development interpretations are designed to be used as tools for evaluating soil suitability and identifying soil limitations for various construction purposes. As part of the interpretation process, the rating applies to each soil in its described condition and does not consider present land use. Example interpretations can include corrosion of concrete and steel, shallow excavations, dwellings with and without basements, small commercial buildings, local roads and streets, and lawns and landscaping.

## Shallow Excavations (R&R Landholdings LLC Soil Characteristics)

Shallow excavations are trenches or holes dug to a maximum depth of 5 or 6 feet for graves, utility lines, open ditches, or other purposes. The ratings are based on the soil properties that influence the ease of digging and the resistance to sloughing. Depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, the amount of large stones, and dense layers influence the ease of digging, filling, and compacting. Depth to the seasonal high water table, flooding, and ponding may restrict the period when excavations can be made. Slope influences the ease of using machinery. Soil texture, depth to the water table, and linear extensibility (shrink-swell potential) influence the resistance to sloughing.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by

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Map—Shallow Excavations (R&R Landholdings LLC Soil Characteristics)



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**Tables—Shallow Excavations (R&R Landholdings LLC Soil Characteristics)**

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
2	Tavares fine sand, 1 to 5 percent slopes	Very limited	Tavares (85%)	Unstable excavation walls (1.00)	78.9	100.0%
				Depth to saturated zone (0.24)		
			Placid, depressional (4%)	Ponding (1.00)		
				Depth to saturated zone (1.00)		
			Millhopper (4%)	Unstable excavation walls (1.00)		
				Depth to saturated zone (0.24)		
			Apopka (4%)	Unstable excavation walls (1.00)		
			Sparr (3%)	Depth to saturated zone (1.00)		
				Unstable excavation walls (1.00)		
			<b>Totals for Area of Interest</b>			

Rating	Acres in AOI	Percent of AOI
Very limited	78.9	100.0%
<b>Totals for Area of Interest</b>	<b>78.9</b>	<b>100.0%</b>

**Rating Options—Shallow Excavations (R&R Landholdings LLC Soil Characteristics)**

*Aggregation Method: Dominant Condition*

*Component Percent Cutoff: None Specified*

*Tie-break Rule: Higher*

**Tables—Small Commercial Buildings (R&R Landholdings LLC Soil Characteristics)**

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
2	Tavares fine sand, 1 to 5 percent slopes	Not limited	Tavares (85%)		78.9	100.0%
			Millhopper (4%)			
			Apopka (4%)			
<b>Totals for Area of Interest</b>					<b>78.9</b>	<b>100.0%</b>

Rating	Acres in AOI	Percent of AOI
Not limited	78.9	100.0%
<b>Totals for Area of Interest</b>	<b>78.9</b>	<b>100.0%</b>

**Rating Options—Small Commercial Buildings (R&R Landholdings LLC Soil Characteristics)**

*Aggregation Method: Dominant Condition*  
*Component Percent Cutoff: None Specified*  
*Tie-break Rule: Higher*

**Local Roads and Streets (R&R Landholdings LLC Soil Characteristics)**

Local roads and streets have an all-weather surface and carry automobile and light truck traffic all year. They have a subgrade of cut or fill soil material; a base of gravel, crushed rock, or soil material stabilized by lime or cement; and a surface of flexible material (asphalt), rigid material (concrete), or gravel with a binder. The ratings are based on the soil properties that affect the ease of excavation and grading and the traffic-supporting capacity. The properties that affect the ease of excavation and grading are depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, depth to a water table, ponding, flooding, the amount of large stones, and slope. The properties that affect the traffic-supporting capacity are soil strength (as inferred from the AASHTO group index number), subsidence, linear extensibility (shrink-swell potential), the potential for frost action, depth to a water table, and ponding.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by

Custom Soil Resource Report  
 Map—Local Roads and Streets (R&R Landholdings LLC Soil Characteristics)



Map Scale: 1:4,500 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge/tics: UTM Zone 17N WGS84

**Tables—Local Roads and Streets (R&R Landholdings LLC Soil Characteristics)**

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
2	Tavares fine sand, 1 to 5 percent slopes	Not limited	Tavares (85%)		78.9	100.0%
			Millhopper (4%)			
			Apopka (4%)			
<b>Totals for Area of Interest</b>					<b>78.9</b>	<b>100.0%</b>

Rating	Acres in AOI	Percent of AOI
Not limited	78.9	100.0%
<b>Totals for Area of Interest</b>	<b>78.9</b>	<b>100.0%</b>

**Rating Options—Local Roads and Streets (R&R Landholdings LLC Soil Characteristics)**

*Aggregation Method: Dominant Condition*

*Component Percent Cutoff: None Specified*

*Tie-break Rule: Higher*

**Dwellings Without Basements (R&R Landholdings LLC Soil Characteristics)**

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper.

The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the

**Tables—Dwellings Without Basements (R&R Landholdings LLC Soil Characteristics)**

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
2	Tavares fine sand, 1 to 5 percent slopes	Not limited	Tavares (85%)		78.9	100.0%
			Millhopper (4%)			
			Apopka (4%)			
<b>Totals for Area of Interest</b>					<b>78.9</b>	<b>100.0%</b>

Rating	Acres in AOI	Percent of AOI
Not limited	78.9	100.0%
<b>Totals for Area of Interest</b>	<b>78.9</b>	<b>100.0%</b>

**Rating Options—Dwellings Without Basements (R&R Landholdings LLC Soil Characteristics)**

*Aggregation Method: Dominant Condition*

*Component Percent Cutoff: None Specified*

*Tie-break Rule: Higher*

**Sanitary Facilities**

Sanitary Facilities interpretations are tools designed to guide the user in site selection for the safe disposal of sewage and solid waste. Example interpretations include septic tank absorption fields, sewage lagoons, and sanitary landfills.

**Septic Tank Absorption Fields (R&R Landholdings LLC Soil Characteristics)**

Septic tank absorption fields are areas in which effluent from a septic tank is distributed into the soil through subsurface tiles or perforated pipe. Only that part of the soil between depths of 24 and 60 inches is evaluated. The ratings are based on the soil properties that affect absorption of the effluent, construction and maintenance of the system, and public health. Saturated hydraulic conductivity (Ksat), depth to a water table, ponding, depth to bedrock or a cemented pan, and flooding affect absorption of the effluent. Stones and boulders, ice, and bedrock or a cemented pan interfere with installation. Subsidence interferes with installation and maintenance. Excessive slope may cause lateral seepage and surfacing of the effluent in downslope areas.



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**Tables—Septic Tank Absorption Fields (R&R Landholdings LLC Soil Characteristics)**

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
2	Tavares fine sand, 1 to 5 percent slopes	Very limited	Tavares (85%)	Seepage, bottom layer (1.00)	78.9	100.0%
				Filtering capacity (1.00)		
				Depth to saturated zone (0.65)		
			Placid, depressional (4%)	Ponding (1.00)		
				Depth to saturated zone (1.00)		
				Seepage, bottom layer (1.00)		
			Sparr (3%)	Filtering capacity (1.00)		
				Depth to saturated zone (1.00)		
<b>Totals for Area of Interest</b>					<b>78.9</b>	<b>100.0%</b>

Rating	Acres in AOI	Percent of AOI
Very limited	78.9	100.0%
<b>Totals for Area of Interest</b>	<b>78.9</b>	<b>100.0%</b>

**Rating Options—Septic Tank Absorption Fields (R&R Landholdings LLC Soil Characteristics)**

*Aggregation Method: Dominant Condition*

*Component Percent Cutoff: None Specified*

*Tie-break Rule: Higher*

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United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2\\_054242](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242)

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2\\_053624](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624)

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. [http://www.nrcs.usda.gov/Internet/FSE\\_DOCUMENTS/nrcs142p2\\_052290.pdf](http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf)

LEVY COUNTY PLANNING DEPARTMENT  
Planning Department, PO Box 930, Bronson FL 32621 / Office (352) 486-5405 / Fax (352) 486-5549

COMPREHENSIVE PLAN AMENDMENT CERTIFICATION

I. CERTIFICATION

The undersigned has read and understands the application, and has received, read, and understands the instructions & Submission requirements. It is agreed and understood that the undersigned will be held responsible for the accuracy of the application and information submitted. The undersigned hereby attests to the fact that the parcel number(s) and legal description(s) provided is/are the true and proper identification of the area for which the petition is being submitted. Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted only with notarized proof of authorization by the owner(s).

Name(s) Rt R Landholding, LLC William R Spell III  
Rebel L Spell  
Address \_\_\_\_\_  
Phone \_\_\_\_\_

II. 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 9-11-2020 Owner(s) Signature William R Spell III

This section to be completed by Public Notary

State of Florida, County of CITRUS; sworn to and subscribed before me  
on the 11<sup>th</sup> (day) of Sept (month) of 20 20  
by (Name) William Romain Spell III  
Personally known  Produced Identification  Type of ID FL. DR. LIC.

Jennifer Lynn Richard  
Public Notary's Signature



III. 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 for the above described property.

Date \_\_\_\_\_ Owner(s) Signature \_\_\_\_\_

This section to be completed by Public Notary

State of Florida, County of \_\_\_\_\_; sworn to and subscribed before me  
on the \_\_\_\_\_ (day) of \_\_\_\_\_ (month) of 20 \_\_\_\_\_  
by (Name) \_\_\_\_\_  
Personally known \_\_\_\_\_ Produced Identification \_\_\_\_\_ Type of ID \_\_\_\_\_

Public Notary's Signature