

Garboski Acres

Lying in the Northeast 1/4 of Section 32,
Township 12 South, Range 19 East, Levy
County, Florida

Owner's Certification and Dedication:

I, Gary V. Garboski, 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 "Garboski Acres" 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.

Gary V. Garboski _____ witness
4591 NW 205th Ave
Williston, FL 32696
_____ witness

Acknowledgment:

(State of Florida, County of Levy)
I hereby certify that on this day personally appeared before me, Gary V. Garboski, 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 _____, 2024.

Commission Number: _____
Printed: _____
Signature: _____
County of: _____ State of: _____ My Commission Expires: _____

Surveyor's Certificate:

I do hereby certify that this plat of "Garboski Acres" is a true and correct representation of the hereon described property according to a survey made under my responsible direction and supervision dated 7/10/2023, 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 444 Northwest Main Street
Florida Certificate No. 5469 Williston, Florida, 32696
McMillen Surveying, Inc. Phone: (352) 528-6277
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:

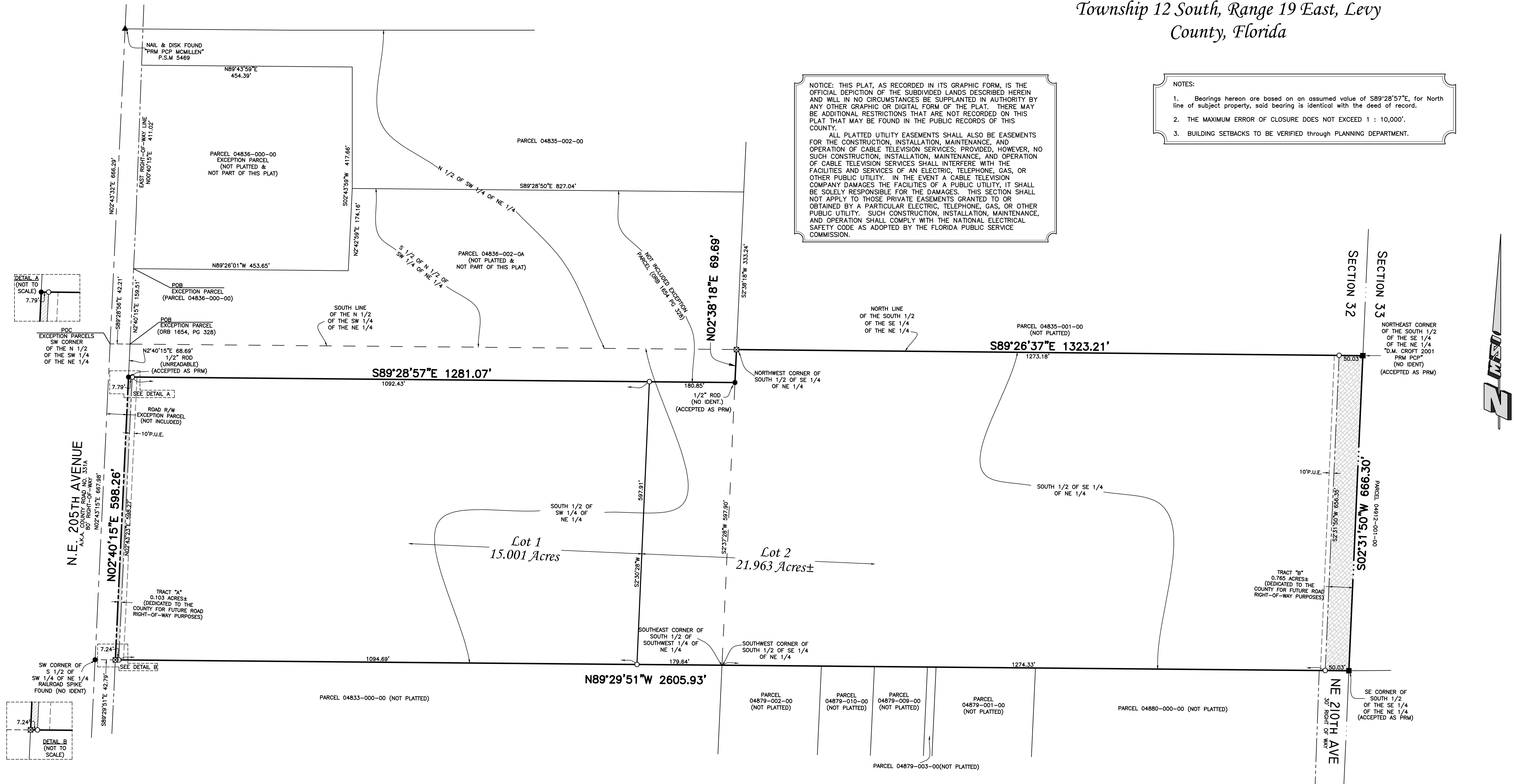
Levy County Property Appraiser Date: _____
Form and Legality:
Levy County Attorney Date: _____
Commission:

Chairman - Board of County Commissioners Date: _____
Review by Surveyor & Mapper. This is to certify that I have reviewed the plat for conformity to Part 1, Chapter 177, Florida Statutes, but have not verified survey data.

Donald A. Carswell Date: _____
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 _____, 2024.

Clerk of the Circuit Court Deputy Clerk

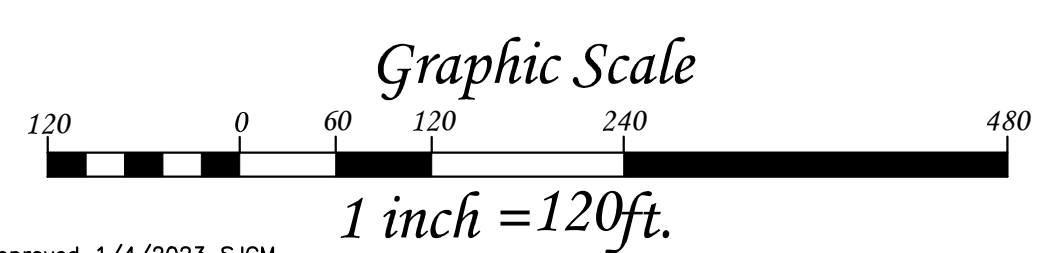


NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT 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:
1. Bearings hereon are based on an assumed value of S89°28'57"E, for North line of subject property, said bearing is identical with the deed of record.
2. THE MAXIMUM ERROR OF CLOSURE DOES NOT EXCEED 1 : 10,000'.
3. BUILDING SETBACKS TO BE VERIFIED THROUGH PLANNING DEPARTMENT.

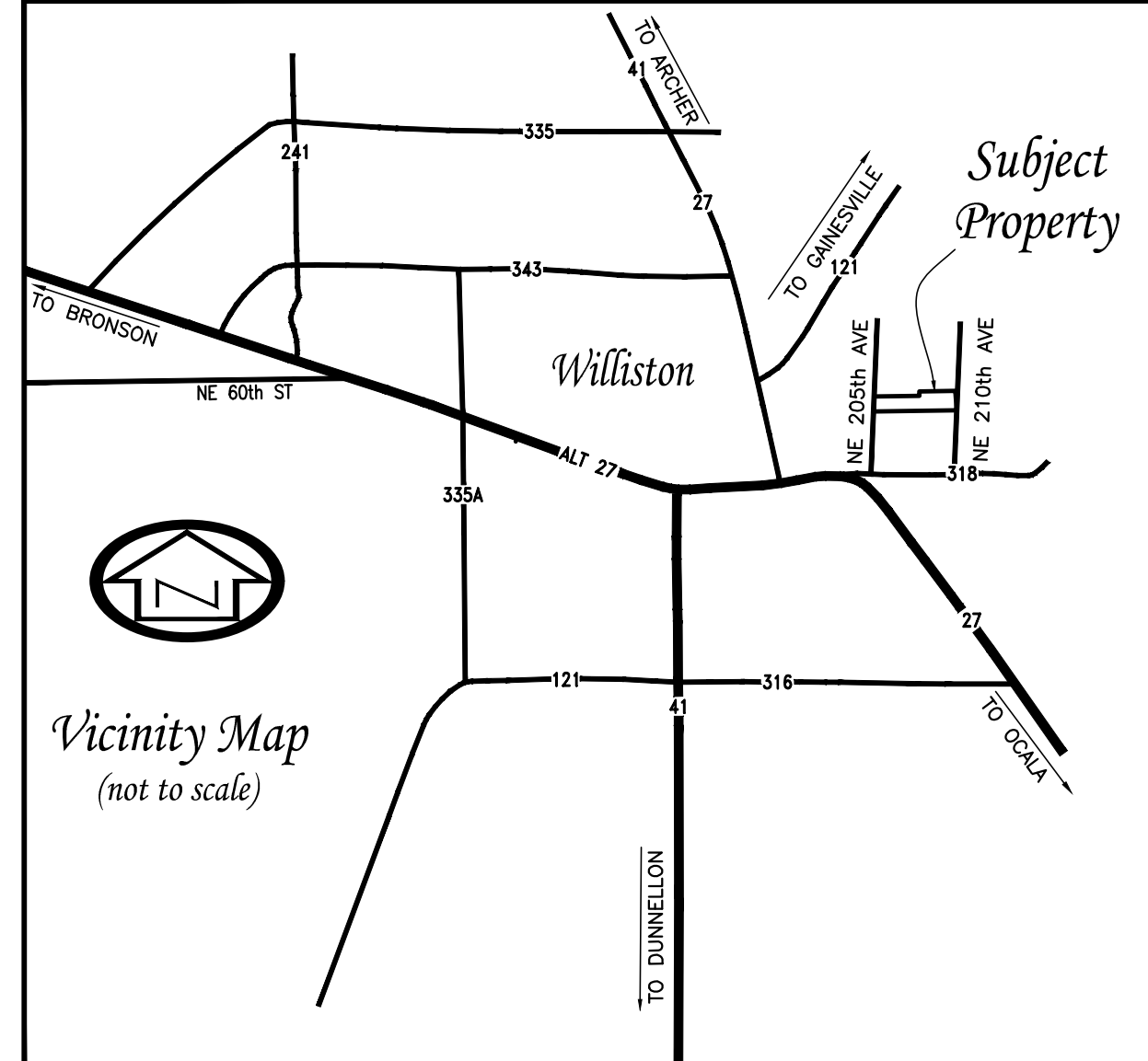
Description: (Per Commitment)
The South 1/2 of the SE 1/4 of the NE 1/4 and the South 1/2 of the SW 1/4 of the NE 1/4 of the NE 1/4, all being in Section 32, Township 12 South, Range 19 East, Levy County, Florida, LESS AND EXCEPT right-of-way for Levy County Road C-331-A and LESS AND EXCEPT any of the following described property lying in the South 1/2 of the North 1/2 of the SW 1/4 of the NE 1/4, to-wit: For a point of reference, commence at the Southwest corner of the North 1/2 of the SW 1/4 of the NE 1/4 of Section 32, Township 12 South, Range 19 East, Levy County, Florida; thence South 89°28'56" East, along the South line of said North 1/2 of the SW 1/4 of the NE 1/4 of said Section 32, 42.21 feet to the East right-of-way line of Levy County Road No. C-331-A; thence North 02°40'15" East along said East right-of-way line, 159.51 feet to the point of beginning; thence continue North 02°40'15" East, along said right-of-way line, 411.02 feet; thence North 89°43'59" East, 454.39 feet; thence South 02°43' 59" West, 417.66 feet; thence North 89°26'01" West, 453.65 feet to close on the point of beginning.

LESS AND EXCEPT lands described in O.R.B. 1654 PG 328.



- LEGEND:
■ = 4"x4" CONC. MONUMENT FOUND (ACCEPTED AS PRM)
⊗ = 4"x4" CONC. MONUMENT SET MARKED
● = IRON ROD FOUND
○ = 1/2" IRON ROD SET MARKED
○ = 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.C. = POINT-OF-COMMENCEMENT
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
PG = PAGE
PRM = PERMANENT REFERENCE MONUMENT

NOTE:
THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 120759C 0245F, EFFECTIVE: 11/02/2012.



Final 1st Step Review Approved 1/4/2023 SJCM
Final Plat Created 12/4/2023 SJCM
Preliminary Plat Approved by BOCC 11/20/2023 SJCM
Preliminary Plat Approved by P&Z 11/7/2023 SJCM
Preliminary Plat Revised Per Comments 9/12/2023 SJCM
Preliminary Plat Reviewed at 1st Step Meeting 9/5/2023 SJCM
Preliminary Plat Created 7/18/2023 SJCM