

RECEIVED

NOV 27 2023

Final Plat Application  
Levy County, Florida

LEVY COUNTY PLANNING & ZONING  
BRONSON, FL 32621  
LCPZ@LEVYCOUNTY.ORG

352-386-5203

Filing Date: 11/27/23  
Amount of Fee: \$400

Petition Number: FP 23-06  
Validation Number: \_\_\_\_\_

TO THE LEVY COUNTY PLANNING COMMISSION:

Application is hereby made to the County Planning Commission of Levy County, pursuant to the provisions of Chapter 163, Florida Statutes, as amended, and the Levy County Land Development Code, Chapter 50-534, petitioning for a Final Plat on the following described:

**I. Applicant and Request Information - Please print unless otherwise specified.**

Owner's Name: \_\_\_\_\_ Surveyor Name: McMillen Surveying, Inc -  
 Address: 200 SW 98th Street Stephen M. McMillen, PSM  
 City: Gainesville FL Zip Code 32607 Address: 444 NW Main Street  
 Phone: (352) 538-1064 Williston, FL 32696  
 email: \_\_\_\_\_ Phone: (352) 528-6277  
 Email: quotes@mcsurveying.com

**II. Parcel Information**

1. Subdivision Name: M+T Family Homestead  
 2. Date Preliminary Plat Approved: 3/22/22

3. Parcel Number (s)	Section/Township/Range	Acreage
A. <u>03147-028-00</u>	<u>13/11/17</u>	<u>38.119</u>
B. _____	_____	_____
C. _____	_____	_____
Total Acreage:		<u>38.119</u>

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

- 1. Robert Morrison
- 2. Georgia S. Morrison
- 3. Robert N Terrell, Jr.
- 4. Michele Kertel
- 5. Joshua Morrison
- 6. Lindsey Morrison

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Levy County, Florida**

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

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

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

1. Final Plat Application 2. Property Deed. The most recent one pertaining to the property being requested to be subdivided, obtained from the Clerk of Circuit Court's Office or property statement from the Tax Collector's Office 3. Location map identifying subject parcel with either a color or pattern 4. Surface water permit or exemption 5. Signed and sealed boundary survey's. (office, road and bridge and engineering) 6. Current title opinion.

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

**Final Plat Application  
Levy County, Florida**

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**IV. APPLICATION INSTRUCTIONS:**

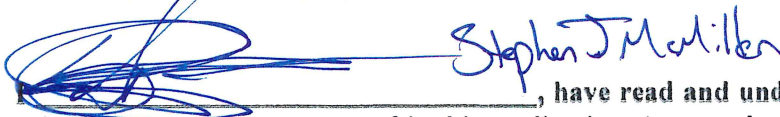
- ( a ) An application for a Final Plat must be accompanied by a fee of \$400.00 **plus all fees and costs for services of County Engineer, outside legal counsel or other professional consultants in connection with the application.** Please note, application fee may be subject to change.
- ( b ) If the applicant is not the owner of record of the property, the owner must agree to this application either by signing the application form, or by submitting a notarized letter authorizing the applicant to act as an agent. Owner's authorization is required at the time this application is submitted.
- ( c ) All required documentation an submission material is required to accompany the application at the time the request is submitted. Applications are screened for completeness. Depending on the proposed use, additional information may be required. **Failure to provide all information and submission material required shall delay the public review of the application until such time as all materials are received.**
- ( d ) The Final Plat applications are processed once a month. Applications received by the first (1<sup>st</sup>) day of the month preceding a regular monthly meeting of the planning commission will **tentatively** be scheduled, advertised and presented at a public hearing the following month. Applications received after the first (1<sup>st</sup>) of the month will not be scheduled for the following month.
- ( e ) Applications may be submitted as follows:
  - In Person: Levy County Planning and Zoning Department located at 320 Mongo Street, Bronson, Florida 32621
  - By Mail: Levy County Planning and Zoning, 320 Mongo Street, Bronson, FL 32621
- ( f ) This office will prepare the poster(s) and place them on the property involved in this request.
- ( g ) Abutting property owners will be notified by mail of the request. "Abutting property" is any property immediately adjacent or contiguous to the property which is the subject of this request or located within 300' (three hundred feet) of the subject property lines including, immediately across any road or public right-of-way for said property.

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Levy County, Florida**

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(h) **The applicant, or his duly authorized representative, shall attend the planning commission meeting at which the preliminary plat is to receive. The planning commission may, in its discretion, either proceed with the public hearing and consideration of an application or table the application in the event the applicant or his duly authorized representative does not appear at the planning commission meeting. [Levy County Land Development Code, Chapter 50, Section 532]**

**Additional Assistance:** If you require further information, please contact the Levy County Planning and Zoning Department at (352)486-5203.

 Stephen J. McMillen

\_\_\_\_\_, have read and understand the instructions and submission requirements stated in this application. Approval granted by said Commission in no way constitutes a waiver from any applicable Local, State, or Federal regulation.

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

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

**Final Plat Application  
Levy County, Florida**

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**OWNER VERIFICATION**

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

\_\_\_\_\_  
Date

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

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

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

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

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

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

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**AGENT VERIFICATION (if applicable)**

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

\_\_\_\_\_  
Date

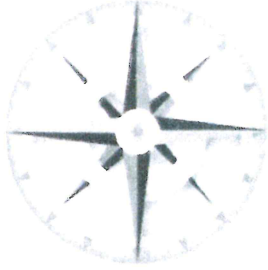
\_\_\_\_\_  
Authorized Agent Signature (if applicable)

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

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

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

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



# McMillen Surveying, Inc.

444 Northwest Main Street  
Williston, Florida, 32696  
Office: 352 528-6277

State of Florida  
County of Levy

I, Robert C. Morrison, hereby give Stephen M. McMillen, P.S.M., President of McMillen Surveying, Inc, the authority to act as my Authorized Agent to facilitate the **Platting Process** upon "M & T Homestead" on the following parcel lying in Section 13, Township 11 South, Range 17 East, Levy County, Florida:

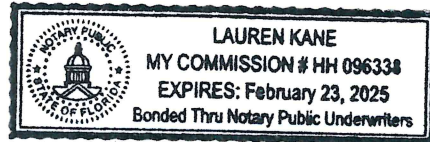
Parcel ID# 03147-028-00, Archer.

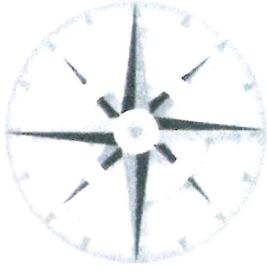
Signature *Robert C. Morrison*  
Printed ROBERT C. MORRISON  
FLDL M625-763-54-065-0

Date: 12/15/21

Notary Public, State of Florida  
At Large

*Lauren Kane*  
My Commission Expires: 02/23/2025  
*Lauren Kane*





# McMillen Surveying, Inc.

444 Northwest Main Street  
Williston, Florida, 32696  
Office: 352 528-6277

State of Florida  
County of Levy

I, Georgia S. Morrison, hereby give Stephen M. McMillen, P.S.M., President of McMillen Surveying, Inc, the authority to act as my Authorized Agent to facilitate the **Platting Process** upon "M & T Homestead" on the following parcel lying in Section 13, Township 11 South, Range 17 East, Levy County, Florida:

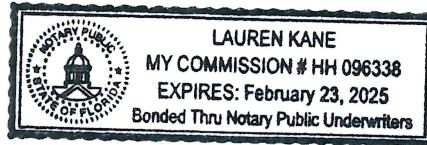
Parcel ID# 03147-028-00, Archer.

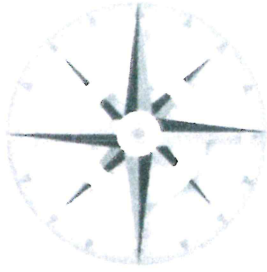
Signature Georgia S. Morrison  
Printed Georgia S. Morrison  
FLDL M625-297-56-804-0

Date: 12-15-2021

Notary Public, State of Florida  
At Large

Lauren Kane  
My Commission Expires: 02/23/2025  
Lauren Kane





# McMillen Surveying, Inc.

444 Northwest Main Street

Williston, Florida, 32696

Office: 352 528-6277

State of Florida  
County of Levy

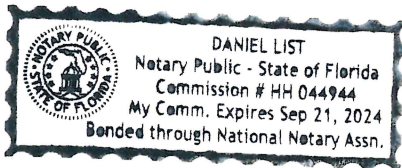
I, Joshua R. Morrison, hereby give Stephen M. McMillen, P.S.M., President of McMillen Surveying, Inc, the authority to act as my Authorized Agent to facilitate the **Platting Process** upon "M & T Homestead" on the following parcel lying in Section 13, Township 11 South, Range 17 East, Levy County, Florida:

Parcel ID# 03147-028-00, Archer.

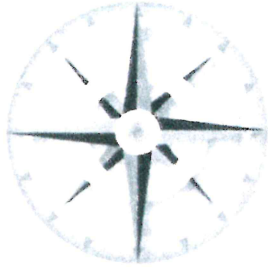
Signature *Joshua Morrison*  
Printed Joshua Morrison Date: 12/14/21

Notary Public, State of Florida  
At Large

*Daniel List*  
My Commission Expires: 9-21-24








# McMillen Surveying, Inc.

444 Northwest Main Street  
Williston, Florida, 32696  
Office: 352 528-6277

State of Florida  
County of Levy

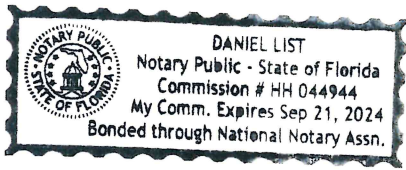
I, Lindsay Morrison, hereby give Stephen M. McMillen, P.S.M., President of McMillen Surveying, Inc, the authority to act as my Authorized Agent to facilitate the **Platting Process** upon "M & T Homestead" on the following parcel lying in Section 13, Township 11 South, Range 17 East, Levy County, Florida:

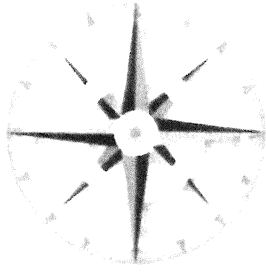
Parcel ID# 03147-028-00, Archer.

Signature   
Printed Lindsay Morrison Date: 12-14-21

Notary Public, State of Florida  
At Large

  
My Commission Expires: 9-21-24





# McMillen Surveying, Inc.

444 Northwest Main Street  
Williston, Florida, 32696  
Office: 352 528-6277

State of Florida  
County of Levy

I, Robert N. Terrell, hereby give Stephen M. McMillen, P.S.M., President of McMillen Surveying, Inc, the authority to act as my Authorized Agent to facilitate the **Platting Process** upon "M & T Homestead" on the following parcel lying in Section 13, Township 11 South, Range 17 East, Levy County, Florida:

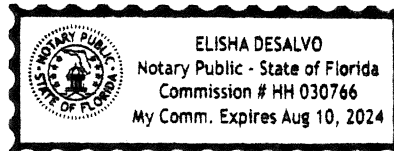
Parcel ID# 03147-028-00, Archer.

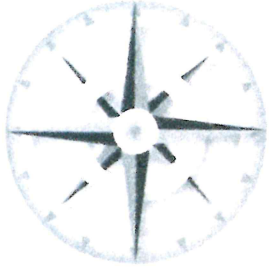
Signature *Robert N Terrell*  
Printed Robert N Terrell

Date: 12/14/2021

Notary Public, State of Florida  
At Large

*Elisha Desalvo*  
My Commission Expires: Aug 10, 2024





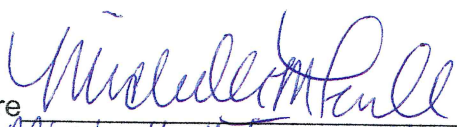
# McMillen Surveying, Inc.

444 Northwest Main Street  
Williston, Florida, 32696  
Office: 352 528-6277

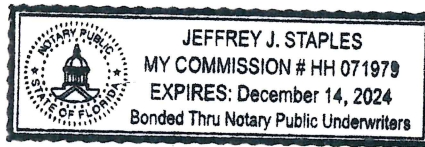
State of Florida  
County of Levy

I, Michelle M. Terrell, hereby give Stephen M. McMillen, P.S.M., President of McMillen Surveying, Inc, the authority to act as my Authorized Agent to facilitate the **Platting Process** upon "M & T Homestead" on the following parcel lying in Section 13, Township 11 South, Range 17 East, Levy County, Florida:

Parcel ID# 03147-028-00, Archer.

Signature   
Printed Michelle M. Terrell Date: 12-14-21

Notary Public, State of Florida  
At Large



  
My Commission Expires: 12/14/2024

# Levy Abstract and Title Company

"Serving Levy County Since 1927"

## Title Insurance

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

## Closings

ADAM C. HENDERSON V.P.  
BRANCH MANAGER



November 16, 2023

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

**RE: PROPERTY INFORMATION REPORT – Our File: T-29018**

**PROPOSED SUBDIVISION NAME:**

**“M & T FAMILY HOMESTEAD”**

**LEGAL SHOWN ON PROPOSED PLAT:**

The NW ¼ of NE ¼ of Section 13, Township 11 South, Range 17 East, Levy County, Florida,  
LESS any portion thereof lying within the following described property:

That portion of the below described land which lies in Sections 13 and 14, Township 11 South,  
Range 17 East, Levy County, Florida:

A parcel of land situated in Sections 12, 13 and 14 of Township 11 South, Range 17 East in  
Alachua and Levy Counties, Florida; being more particularly described as follows:

For a point of reference and a Point of Beginning, commence at a 4" x 4" Concrete monument  
at the Southwest corner of Section 12, Township 11 South, Range 17 East and run North  
0°35'44" West along the West line of said Section 12, a distance of 1316.76 feet to a 4" x 4"  
concrete monument at the Northwest corner of the South half of the Southwest Quarter of  
said Section 12; thence run North 89°37'42" East along the North line of the South half of  
the Southwest Quarter, 2640.58 feet to a 1/2" rebar and cap LB 5075 at the Northeast corner  
of the South half of the Southwest Quarter; thence run South 0°20'39" East along the East  
line of the Southwest Quarter, 1322.27 feet to a 4" x 4" concrete monument with cap PLS  
2115 at the Southeast corner of the Southwest Quarter of said Section 12 and the Northeast  
corner of the Northwest Quarter of Section 13; thence run South 02°06'14" East, 1392.43 feet  
to a 1/2" rebar and cap LS 4116; thence run South 89°44'54" West, 3803.41 feet to a 1/2"  
rebar and cap LS 4116 lying in a wire fence line; thence run North 01°18'30" East along wire  
fence line, 1384.87 feet to a 1/2" rebar and cap LS 4116 on the North line of Section 14; thence  
run North 89°21'38" East along the North line of said Section 14, a distance of 1085.91 feet  
to the Point of Beginning.

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### Main Office

50 Picnic St. • P.O. Box 148, Bronson, FL 32621  
352-486-2116 • Fax 352-486-4200 • E-mail: levyab1@aol.com  
www.levyabstract.com



Pursuant to F.S. 177.041(2) and F.S. 177.081(2), and Levy County Code of Ordinances Sec. 50-556(h), we have made a search of the Public Records of Levy County, Florida, in connection with the above, and certify as follows:

**RECORD FEE SIMPLE TITLE HOLDER**

**JOSHUA RYAN MORRISON and LINDSAY MORRISON, husband and wife, ROBERT NORWOOD TERRELL, JR. and MICHELLE MARIE TERRELL, husband and wife, and ROBERT C. MORRISON and GEORGIA S. MORRISON, husband and wife, by virtue of the following document:**

**Warranty Deed from Joziel Barrios, dated 11/05/2021, filed 11/15/2021 and recorded in O.R. Book 1612, Page 248 (#692372), Public Records of Levy County, Florida.**

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

**Mortgage from Joshua Ryan Morrison and Lindsay Morrison, husband and wife, Robert Norwood Terrell, Jr. and Michelle Marie Terrell, husband and wife, and Robert C. Morrison and Georgia S. Morrison, husband and wife, to Farm Credit of Florida, ACA, dated 11/05/2021, filed 11/15/2021 and recorded in O.R. Book 1612, Page 250 (#692373), Public Records of Levy County, Florida.**

**EASEMENTS OF RECORD**

**NONE**

**OTHER INFORMATION**

**Recorded Notice of Environmental Resource Permit dated 10/26/2022, filed 11/04/2022 and recorded in O.R. Book 1663, Page 803 (#709890), Public Records of Levy County, Florida.**

**REAL ESTATE TAX INFORMATION:**

**2023 Taxes**

Assessed to: Joshua Ryan Morrison, et al  
Tax ID#: 0314702800

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

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

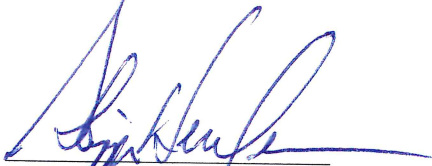
**NOTE:** This report does not in any way purport to show ownership of any underlying oil, gas and/or mineral rights.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

This report is being provided for the use and benefit of the Certified Party only, and it may not be used or relied upon by any other party. Its effective date shall be the date above specified through which the public records were searched.

Should you have any questions concerning this certification, or any other matter, we will be happy to assist you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Skipper Henderson", written over a horizontal line.

Skipper Henderson, C.L.S.  
Vice President

SH/dkr  
enclosures

# Levy County, FL

## Hurricane Damage Form

**ATTENTION: This is not for FEMA.**

Hurricane Damage Form

### Summary

Parcel ID 0314702800  
Location Address  
Neighborhood BR 2 (2.1)  
Legal Description\* 13-11-17 0038.00 ACRES NW1/4 OF NE1/4 OR BOOK 1612 PAGE 248 -LESS OR BOOK 1686 PAGE 238  
*\*The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.*  
Property Use Code TMBR 4 (5700)  
Subdivision N/A  
Sec/Twp/Rng 13-11-17  
Tax District SUWANNEE RIVER WT (District SR)  
Millage Rate 14.7543  
Acreage 38.000  
Homestead N  
Ag Classification Yes

[View Map](#)

### Owner

Owner Name Morrison Joshua Ryan & Lindsay 33.33%  
Terrell Robert Norwood Jr & Michelle Marie -Et AL- 33.33%  
Morrison Robert C & Georgia S 33.33%  
Mailing Address 9326 NW 17TH PL  
GAINESVILLE, FL 32606

### Trim Notice

Trim Notice (PDF)

### Valuation

	2023 Certified Value Summary
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$272,800
Ag Land Value	\$10,956
Just (Market) Value	\$272,800
Assessed Value	\$10,956
Exempt Value	\$0
Taxable Value	\$10,956
Cap Differential	\$0
Previous Year Value	\$272,800

### Exemptions

Homestead ⇅ 2nd Homestead ⇅ Widow/er ⇅ Disability ⇅ Seniors ⇅ Veterans ⇅ Other ⇅

### Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
TIMBER IV	0	0	10	AC	\$1,660
TIMBER IV	0	0	28	AC	\$9,296
VAC LAND	0	0	40	AC	\$272,800

Sales

Sale Date	Sale Price	Instrument		Qualification	Vacant/Improved	Grantor	Grantee
		Type	Book Page				
11/5/2021	\$199,500.00	WD	<a href="#">1612</a> <a href="#">248</a>	Q	V	BARRIOS JOZIEL	MORRISON JOSHUA RYAN & LINDSAY
5/3/2021	\$100.00	QD	<a href="#">1582</a> <a href="#">202</a>	U	V	GARCIA DIANET HERRERA	BARRIOS JOZIEL
12/4/2019	\$116,000.00	WD	<a href="#">1517</a> <a href="#">277</a>	Q	V	MAXWELL TRACY ANN	GARCIA DIANET HERRERA
12/1/2004	\$100.00	WD	<a href="#">920</a> <a href="#">848</a>	U	V	PUSARRU ANNA R -EST-	

Map



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

Levy County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data shown on this or any other map.  
[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
 Last Data Upload: [11/17/2023, 7:31:17 PM](#)

Contact us







Overview



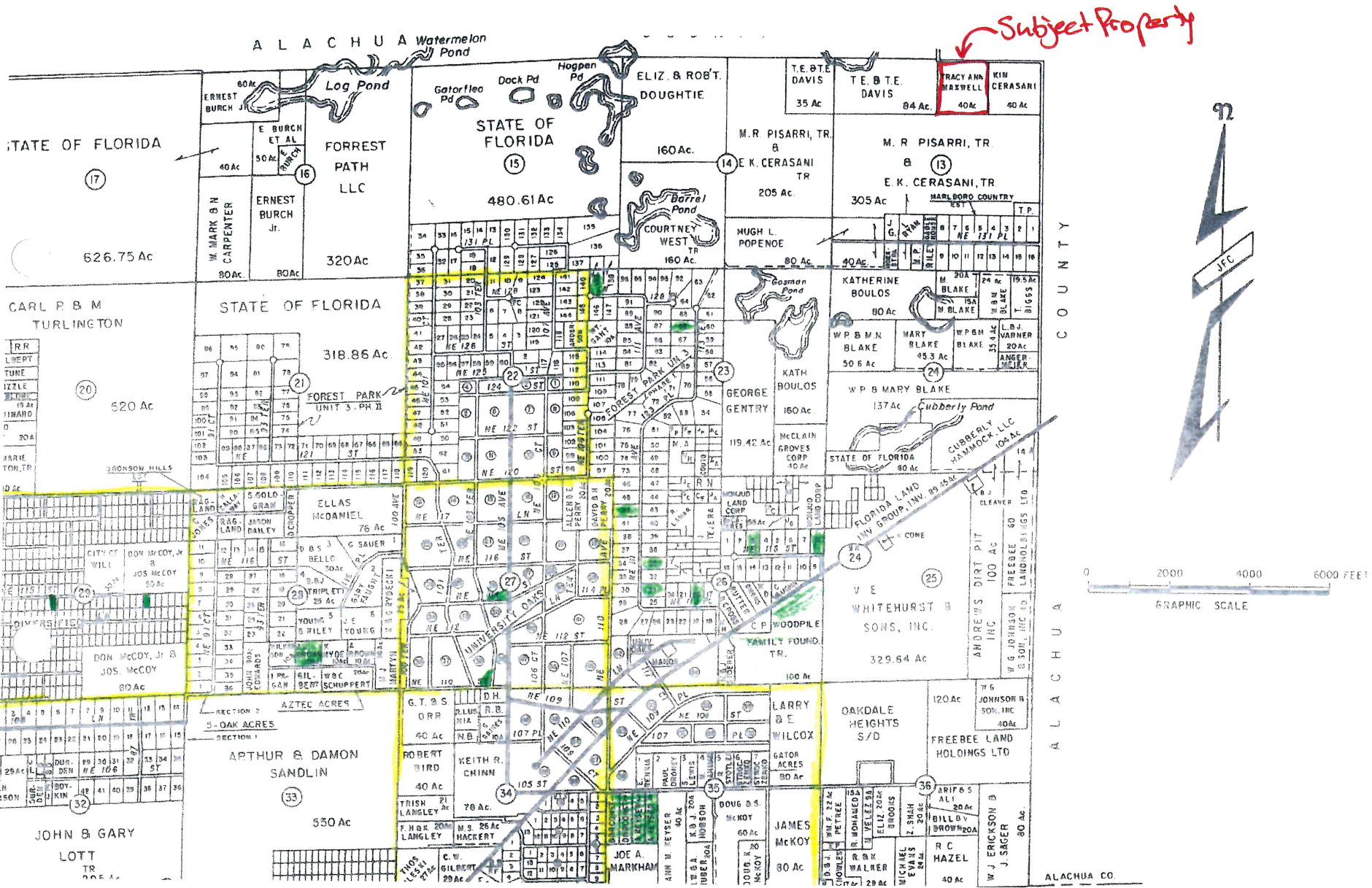
Legend

- Parcels
- Parcel Lines
  - Construction
  - Easement
  - Lot
  - Miscellaneous
  - Parcel
  - Private Road
  - Road Right of Way
  - Subdivision
  - Water
  - <all other values>
- Roads
- City Labels

Parcel ID	0314702800	Physical Address		Building Value	\$0	Last 2 Sales			
Property Use	5700 - TMBR 4	Mailing Address	MORRISON JOSHUA RYAN & LINDSAY	Extra Feature Value	\$0	Date	Price	Reason	Qual
Taxing District	SUWANNEE RIVER WT	Address	9326 NW 17TH PL	Market Land Value	\$272,800	11/5/2021	\$199500	01	Q
Acres	38.0		GAINESVILLE FL 32606	Ag Land Value	\$10,956	12/4/2019	\$116000	01	Q
				Just Value	\$272,800				
				Assessed Value	\$10,956				
				Taxable Value	\$10,956				























Date created: 11/20/2023  
Last Data Uploaded: 11/17/2023 7:31:17 PM

Developed by Schneider GEOSPATIAL



# Levy County

## LEGEND

-  County Road
-  State Road
-  US Highway
-  Municipal Service District
-  Parcel Lines (all)
-  Railroad
-  Spring Protection Zone
-  Rural Commercial Node
-  NR: Natural Reservation
-  F/RR: Forestry/Rural Residential (1/20 ac)
-  A/RR: Agricultural/Rural Residential (1/10 ac)
-  RR: Rural Residential (1/3 ac)
-  ULDR: Urban Low Density Residential (1/1 ac)
-  UMDR: Urban Medium Density Residential (5/1 ac)
-  UHDR: Urban High Density Residential (12/1 ac)
-  C: Commercial
-  I: Industrial
-  CON: Conservation
-  PF: Public & Institutional Facility
-  REC: Recreation
-  Municipal
-  HR: Historic Resources

