

**Preliminary Plat Application  
Levy County, Florida**

Filing Date: \_\_\_\_\_  
Amount of Fee: \$500

Petition Number: PP  
Validation Number: \_\_\_\_\_

**TO THE LEVY COUNTY PLANNING COMMISSION**

Application is hereby made to the County Planning Commission of Levy County, pursuant to the provisions of Chapter 163, Florida Statutes, as amended, and the Levy County Land Development Code, Chapter 50-532, petitioning for a Preliminary Plat on the following described:

*Adam Perez + Eric Wandersleben of Brije, LLC*

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

Owner's Name: _____	Surveyor Name: McMillen Surveying, Inc - Stephen M. McMillen, PSM
Owner's Signature: <i>[Signature]</i>	Address: 444 NW Main Street
Address: <u>3385 Round Lake Rd</u>	Williston, FL 32696
<u>Zellewood, FL</u> Zip <u>32798</u>	Phone: (352) 528-6277
Telephone Number: <u>(407) 467-7481</u>	Email: quotes@mcsurveying.com
email: _____	

*adam@headwaterfarms.com*

**II. Parcel Information:**

1. Subdivision Name: <u>Brije</u>		
2. Parcel Number (s)	Section/Township/Range	Acreage
A. <u>04591-003-00</u>	<u>20-14-18</u>	<u>38.239</u>
B. _____	_____	_____
C. _____	_____	_____
D. _____	_____	_____
Total Acreage: _____		

3. Locational Description (Please attach copy of legal description or existing plat if property in questions is a re-subdivision) SE 1/4 of Section 20
4. Proposed Use of Property: AGS
5. Present Zoning/Land Use: \_\_\_\_\_
6. Proposed Zoning Changes: No
7. Number of Lots 3
8. Acres in each Parcel: 12.5±
9. Do you propose deed restrictions? Yes  No

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*Adam Perez + Eric Wandersleben of Brije, LLC*

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

Owner's Name: Adam Perez, Eric Wandersleben Surveyor Name: McMillen Surveying, Inc - Stephen M. McMillen, PSM  
 Owner's Signature: [Signature] Address: 444 NW Main Street  
 Address: 3385 Round Lake Rd Williston, FL 32696  
Zellewood, FL Zip: 32798 Phone: (352) 528-6277  
 Telephone Number: (407) 467-7481 Email: quotes@mcsurveying.com  
 email: \_\_\_\_\_

*adam@headwaterfarms.com*

**II. Parcel Information:**

1. Subdivision Name:	Section/Township/Range	Acreage
<u>Brije</u>	<u>20-14-18</u>	<u>38.239</u>
A. <u>04591-003-00</u>		
B. _____	_____	_____
C. _____	_____	_____
D. _____	_____	_____
<b>Total Acreage:</b>		_____

3. Locational Description (Please attach copy of legal description or existing plat if property in questions is a re-subdivision). SE 1/4 of Section 20
4. Proposed Use of Property: ARB
5. Present Zoning/Land Use: \_\_\_\_\_ 6. Proposed Zoning Changes: No
7. Number of Lots 3 8. Acres in each Parcel: 12.5±
9. Do you propose deed restrictions? Yes  No

**Preliminary Plat Application  
Levy County, Florida**

10. What type of sewage disposal do you propose? *private*
11. List all proposed improvements and utilities and state your intention to install or post a guarantee prior to actual installation.

**NOTE:** Board of County Commissioners approval of a preliminary plat shall expire after a period of eighteen (18) months, unless an extension is requested and granted by the BOCC, or unless a construction permit, if required is granted within the eighteen (18) month period and construction is performed continuously until completion with any break in construction lasting for no more than six (6) months.

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

Attach the supporting documents in the order listed below. The application will not be processed without these items. Any information changes must be submitted in writing to the Levy County Planning and Zoning Department and received one week prior to the Planning Commission Public Hearing.

1. Preliminary Plat Application; 2. Property Deed. The most recent one pertaining to the property being requested to be subdivided, obtained from the Clerk of Circuit Court's Office or property statement from the Tax Collector's Office; 3. Preliminary Plats; 4. Concurrency form (if applicable); 5. Location map identifying subject parcel with either a color or pattern

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

**NOTE:** Being located within a municipal service district area may delay your plat being placed on the agenda, as review and comment from the appropriate municipality is required before scheduling can be done.

**IV. APPLICATION INSTRUCTIONS:**

- ( a ) An application for a Preliminary Plat must be accompanied by a fee of \$500.00 plus all fees and costs for services of County Engineer, outside legal counsel or other professional consultants in connection with the application. Please note, application fee may be subject to change.
- ( b ) If the applicant is not the owner of record of the property, the owner must agree to this application either by signing the application form, or by submitting a notarized letter authorizing the applicant to act as an agent. Owner's authorization is required at the time this application is submitted.
- ( c ) All required documentation and submission material is required to accompany the application at the time the request is submitted. Applications are screened for completeness. Depending on the proposed use, additional information may be required. Failure to provide all information and submission material required shall delay the public review of the application until such time as all materials are received.

**Preliminary Plat Application  
Levy County, Florida**

( d ) The Preliminary Plat applications are processed once a month. Applications received by the first (1<sup>st</sup>) day of the month will tentatively be scheduled, advertised and presented at a public hearing the following month. Applications received after the first (1<sup>st</sup>) day of the month will not be scheduled for the following month.

( e ) Applications may be submitted as follows:

In Person: Levy County Planning and Zoning Department at 320 Mongo Street, Bronson, Florida.

By Mail: Levy County Planning and Zoning Department, 320 Mongo Street, Bronson, Florida 32621

( f ) This office will prepare the poster and place it on the property involved in this request.

( g ) Abutting property owners will be notified by mail of the request. "Abutting property" is any property immediately adjacent or contiguous to the property which is the subject of this request or located within 300' (three hundred feet) of the subject property lines including, immediately across any road or public right-of-way for said property.

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

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

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

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

Owner/Agent Signature: Stephen McMillen Date: 9/16/22

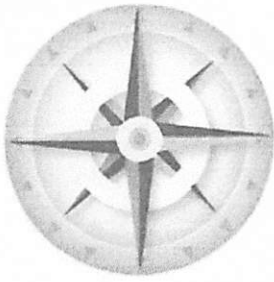
**OFFICE USE ONLY:**

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

Planning Commission Action: Approval  Denial

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

BOCC Action: Approval  Denial



# McMillen Surveying, Inc.

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

State of Florida  
County of Levy

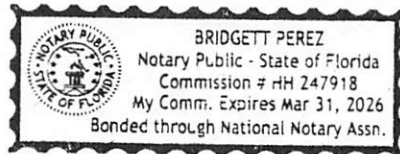
I, Adam Perez + Eric Wandersteben on behalf of Brije, LLC, hereby give Stephen M. McMillen, P.S.M., President of McMillen Surveying, Inc, the authority to act as my Authorized Agent to facilitate the **Platting Process** upon "Brije" on the following parcel lying in:

Section 20, Township 14 South, Range 18 East,  
County: Levy  
State: Florida  
Parcel ID# 04591-003-00, City: Morrison

Signature [Signature]  
Printed Adam Perez Date: 8/20/22

Signature [Signature]  
Printed Eric Wandersteben Date: 8/20/22

Notary Public, State of Florida  
At Large [Signature]  
My Commission Expires: 3/31/26





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
BRIJE, LLC

### Filing Information

**Document Number** L19000096570  
**FEI/EIN Number** 83-4410688  
**Date Filed** 04/08/2019  
**Effective Date** 04/08/2019  
**State** FL  
**Status** ACTIVE

### Principal Address

3365 ROUND LAKE ROAD  
ZELLWOOD, FL 32798

Changed: 01/24/2022

### Mailing Address

3365 ROUND LAKE ROAD  
ZELLWOOD, FL 32798

Changed: 01/24/2022

### Registered Agent Name & Address

WANDERSLEBEN, ERIC  
3365 ROUND LAKE ROAD  
ZELLWOOD, FL 32798

Address Changed: 01/24/2022

### Authorized Person(s) Detail

#### **Name & Address**

Title Manager

#### **Wandersleben, Eric W**

3385 Round Lake Road  
Zellwood, FL 32798

Title Manager

#### **PEREZ, ADAM**

3355 Round Lake Road  
Zellwood, FL 32798

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2020	02/17/2020
2021	01/12/2021

**Summary**

Parcel ID 0459100300  
 Location Address SE 60TH ST  
 MORRISTON  
 Neighborhood 05.00 (5)  
 Legal Description\* 20-14-18 0038.30 ACRES SE1/4 OF SE1/4 OR BOOK 1645 PAGE397 LESS LCR 464 RD R/W & LESS LCR 546 RD R/W-  
 \*The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.  
 Property Use Code CROPSOIL CLASS1 (5100)  
 Subdivision N/A  
 Sec/Twp/Rng 20-14-18  
 Tax District SW FLORIDA WT MG (District SW)  
 Millage Rate 15.7218  
 Acreage 38.300  
 Homestead N  
 Ag Classification Yes

[View Map](#)

**Owner**

Owner Name Brije LLC 100%  
 Mailing Address 3385 ROUND LAKE RD  
 ZELLWOOD, FL 32798

**Valuation**

	2022 Preliminary Value Summary
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$322,294
Ag Land Value	\$13,022
Just (Market) Value	\$322,294
Assessed Value	\$13,022
Exempt Value	\$0
Taxable Value	\$13,022
Cap Differential	\$0
Previous Year Value	\$202,224

**Exemptions**

Homestead  2nd Homestead  Widow/er  Disability  Seniors  Veterans  Other

**Land Line**

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
CROPLAND I	0	0	38.3	AC	\$13,022
VAC LAND	0	0	38.3	AC	\$322,294

**Sales**

Sale Date	Sale Price	Instrument		Qualification	Vacant/Improved	Grantor	Grantee
		Type	Book Page				
6/7/2022	\$365,000.00	WD	<u>1645</u> <u>397</u>	Q	V	BAXTER JOHN S	BRIJE LLC
11/18/2020	\$100.00	WD	<u>1562</u> <u>164</u>	U	V	BAXTER JOHN S	M3BLT LLC
11/18/2020	\$100.00	TR	<u>1562</u> <u>162</u>	U	V	MARSHBURN LESLIE A -TRUSTEE-	BAXTER JOHN S
1/29/2019	\$100.00	WM	<u>1481</u> <u>975</u>	U	V	BAXTER JAMES B & ALLISON W	BAXTER JAMES B -TRUSTEE-
3/5/2014	\$41,600.00	WD	<u>1318</u> <u>354</u>	U	V	BAXTER JAMES B & ALLISON W	BAXTER JAMES B & ALLISON W
5/12/2011	\$120,000.00	WD	<u>1232</u> <u>545</u>	Q	V	ROMANO RAYMOND	BAXTER JAMES B & ALLISON W
5/1/2006	\$66,700.00	WD	<u>1015</u> <u>576</u>	U	V	REES WILLIAM J	
7/1/1990	\$91,100.00	WD	<u>404</u> <u>598</u>	U	V		

## Map



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

Levy County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

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[GDPR Privacy Notice](#)

[Last Data Upload: 7/6/2022, 7:25:32 PM](#)

Version 2.3.204

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 **Schneider**  
GEO SPATIAL





**Overview**



**Legend**

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

Parcel ID 0459100300  
 Property Use 5100 - CROPLAND I  
 Taxing District SW FLORIDA WT  
 MG  
 Acres 38.3

Physical Address  
 Mailing Address  
 Address

SE 60TH ST  
 MORRISTON  
 BRIJE LLC  
 3385 ROUND LAKE  
 RD  
 ZELLWOOD FL  
 32798

14651 SE 60th  
 ST Morriston

<b>Building Value</b>	\$0	<b>Last 2 Sales</b>			
<b>Extra Feature Value</b>	\$0	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Market Land Value</b>	\$322,294	6/7/2022	\$365000	01	Q
<b>Ag Land Value</b>	\$13,022	3/5/2014	\$41600	30	U
<b>Just Value</b>	\$322,294				
<b>Assessed Value</b>	\$13,022				
<b>Taxable Value</b>	\$13,022				

Date created: 7/7/2022  
 Last Data Uploaded: 7/6/2022 7:25:32 PM

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# Levy Abstract and Title Company

"Serving Levy County Since 1927"

## Title Insurance

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

## Closings

ADAM C. HENDERSON V.P.  
BRANCH MANAGER



August 19, 2022

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

**RE: PROPERTY INFORMATION REPORT – Our File: T-14689**

**PROPOSED SUBDIVISION NAME:**

**“BRIJE”**

**LEGAL SHOWN ON PROPOSED PLAT:**

The SE 1/4 of the SE 1/4 lying North of County Road 464 and Lying in West of County Road 545 in Section 20, Township 14 South, Range 18 East, Levy County, Florida.

**PERIOD OF SEARCH: 20 years last past, ending 08/16/2022**

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

## RECORD FEE SIMPLE TITLE HOLDER

**BRIJE, LLC, a Florida limited liability company, by virtue of the following document:**

**Warranty Deed from M3BLT, LLC, a Florida limited liability company, and Jerry M. Mills and Desiree J. Mills, dated 06/15/2022, filed 06/16/2022 and recorded in O.R. Book 1645, Page 397 (#703272), Public Records of Levy County, Florida.**

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

**NONE**

**EASEMENTS OF RECORD**

**NONE**

## Main Office

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



**REAL ESTATE TAX INFORMATION:**

**2021 Taxes**

Assessed to: M3BLT, LLC and Jerry M. & Desiree J. Mills  
Tax ID#: 0459100300

**DELINQUENT TAXES**      YES          NO   X  

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

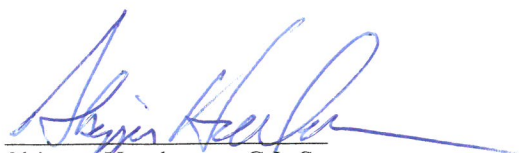
**NOTE:** This report does not in any way purport to show ownership of any underlying oil, gas and/or mineral rights.

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,

  
Skipper Henderson, C.L.S.  
Vice President

SH/dkr  
enclosures

✓  
R

**Prepared By/Return to:**  
Katrina H. Dempsey, Esq.  
Radson Dempsey, PA  
501 East Fifth Avenue  
Mount Dora, FL 32757  
File No.: 22-00182

Parcel ID #: 04591-003-00

## Warranty Deed

This Warranty Deed made effective the 15th day of June, 2022, between **M3BLT, LLC, a Florida Limited Liability Company and Jerry M. Mills and Desiree J. Mills** ("Grantor"), whose address is 10510 N. River Ranch Path, Crystal River, FL 34428, and **Brije, LLC, a Florida Limited Liability Company** ("Grantee"), whose address is 3385 Round Lake Rd, Zellwood, FL 32798.

For and in consideration of the sum of Ten & 00/100's Dollars (\$10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, Grantor has granted, bargained and sold to Grantee and Grantee's heirs forever that certain land located in Levy County, Florida, further described as follows:

**The SE 1/4 of the SE 1/4 lying North of County Road 464 and lying West of County Road 545 in Section 20, Township 14 South, Range 18 East, Levy County, Florida.**

Together with all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereto appertaining.

**Neither Grantor nor anyone dependent on Grantor resides on the property described above or property adjoining to the property described above, and the property does not constitute the homestead of Grantor within the meaning of Article X of the Florida Constitution.**

**Grantor hereby represents that the property described above is unimproved vacant land.**

Grantor hereby covenants with said grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

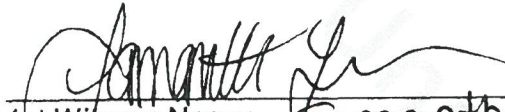
**Subject to taxes for the year 2022 and subsequent years and easements and restrictions of record, if any; however, this reference shall not serve to reimpose same.**

Warranty Deed  
Page Two


In Witness Whereof, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered  
in the presence of:

M3BLT, LLC, a Florida Limited  
Liability Company

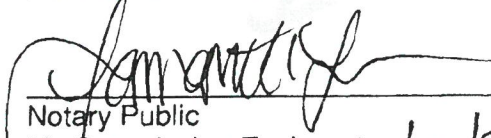
  
1st Witness Name: Samantha Leu

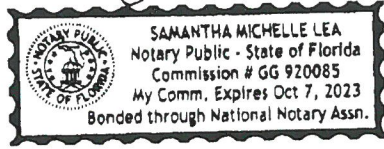
  
TR Baxter, Manager

  
2nd Witness Name: JARI WILLIAMS

State of Florida  
County of Levy

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of June, 2022, by TR Baxter, Manager, personally and on behalf of M3BLT, LLC, who physically appeared before me,        who is personally known to me or  who has produced Driver License as identification and who did not take an oath.

  
Notary Public  
My Commission Expires: 10/07/2023



**Warranty Deed  
Page Three**

**In Witness Whereof**, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered  
in the presence of:

M3BLT, LLC, a Florida Limited  
Liability Company

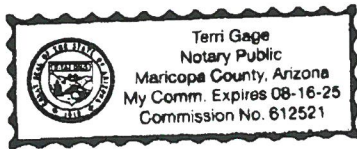
Terri Gage  
1st Witness Name: Terri Gage

John S. Baxter  
John S. Baxter, Manager

Michael Palanis  
2nd Witness Name: Michael Palanis

State of ~~Florida~~ Arizona  
County of Maricopa

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of June, 2022, by John S. Baxter, Manager, personally and on behalf of M3BLT, LLC, who physically appeared before me,  who is personally known to me or  who has produced \_\_\_\_\_ as identification and who did not take an oath.



Terri Gage  
Notary Public  
My Commission Expires: 08/16/2025

**Warranty Deed  
Page Four**

**In Witness Whereof**, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered  
in the presence of:

Julie Suggs  
1st Witness Name: Julie Suggs

Jerry M. Mills  
Jerry M. Mills

Janice L. Carlisle  
2nd Witness Name: JANICE L. CARLISLE

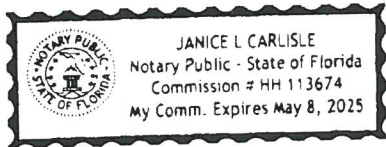
Desiree J. Mills  
Desiree J. Mills

Julie Suggs  
1st Witness Name: Julie Suggs

Janice L. Carlisle  
2nd Witness Name: Janice L. Carlisle

State of Florida  
County of Levy

The foregoing instrument was acknowledged before me this 9th day of June, 2022, by Jerry M. Mills and Desiree J. Mills, who physically appeared before me,  who are personally known to me or \_\_\_ who have produced \_\_\_\_\_ as identification and who did not take an oath.

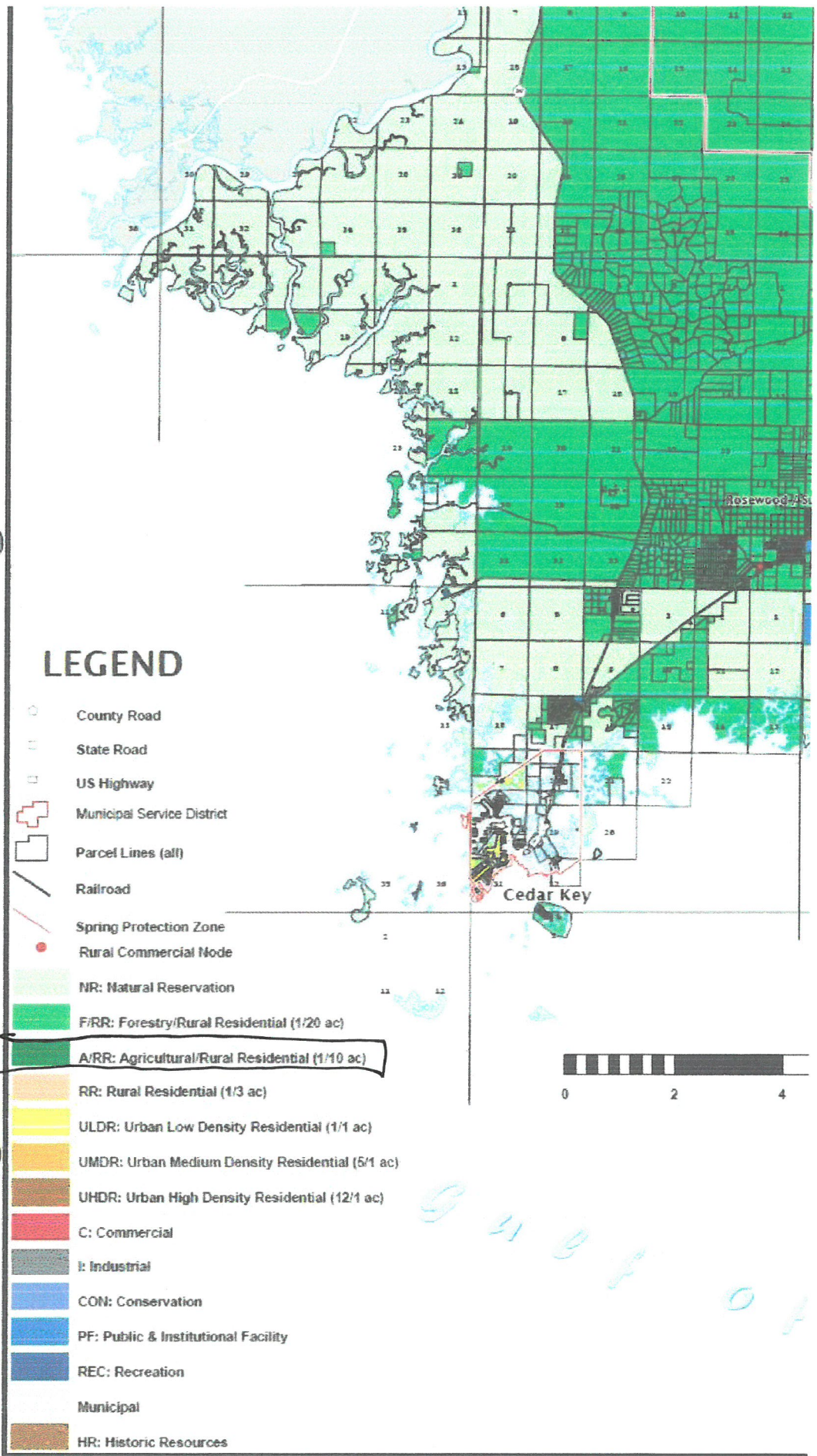


Janice L. Carlisle  
Notary Public  
My Commission Expires:





# Levy County 2026 Future



# Map of Boundary Survey Lying in the Southeast 1/4 of Section 20, Township 14 South, Range 18 East, Levy County, Florida

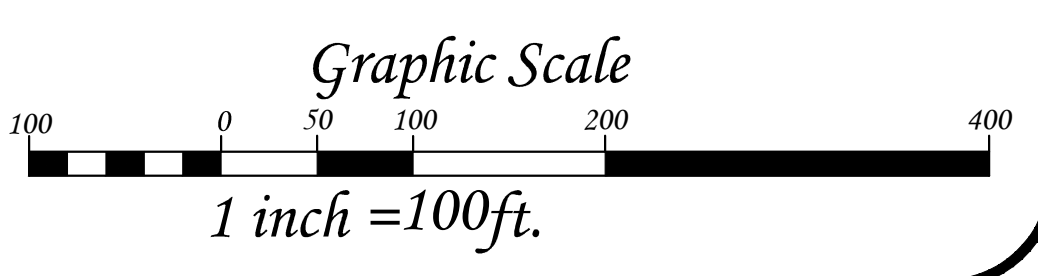
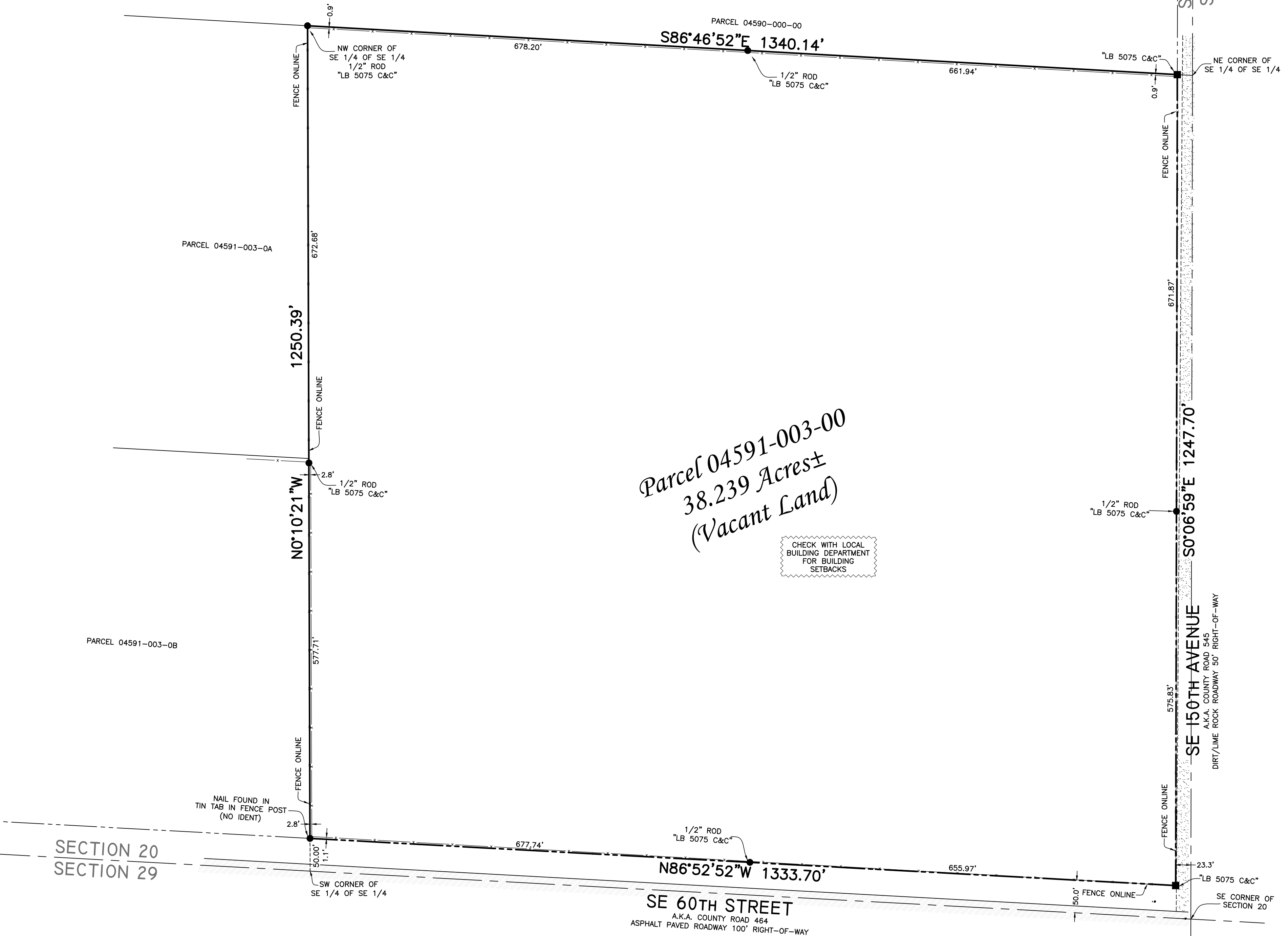
**Notes:**

1. Bearings hereon are based on an assumed value of South, for the West right-of-way line of SE 150th Avenue, said bearing is for Computational Purposes Only.
- 2a. Features and improvements, (i.e. foundations, utilities, septic tanks, etc.) not visible beneath the surface of the ground, have not been located unless specifically depicted or noted hereon. If a septic tank is shown upon the map, it was located by probing the ground only and not by excavation. Additional wells and septic tanks may exist which are unknown to the surveyor.
- b. Fences, overhead wires, and symbols shown hereon may be exaggerated for pictorial purposes only and are not to scale.
- c. Property lines should not be reconstructed based on distances to improvements.
- d. Additions or deletions to Survey Maps by other than the signing surveyor is prohibited without written consent of the signing surveyor.
- e. This survey does not reflect or determine ownership.
- f. This survey is certified to the date of the data acquisition in the field (shown hereon as survey date), ONLY.
3. Instruments of record reflecting easements, rights-of-way, and/or ownership were furnished to the surveyor via a Title Commitment. No search of the public records has been done by the surveyor for any encumbrances for subject property or adjoining properties.
4. The building setbacks shown hereon were taken from the record plat or information furnished to the surveyor only. Therefore, if no building setbacks are shown hereon, this does not imply that there are none on subject property. It is suggested, by the surveyor, that all building setbacks (whether shown or not) are verified at the proper building department with the current zoning of the subject property.
5. Subject Property shown hereon may be a division of a parent tract based on information provided by the client. If so, this survey does not guarantee a building permit and it is suggested that all divisions are verified at the proper building department with the current zoning of the subject property.
6. Information from the Federal Emergency Management Agency (F.E.M.A.) Flood Insurance Rate Map shown hereon was current as of the effective or revised date of said map. Map revisions and amendments are periodically made by letter and may not be reflected on said map.

NOTE:  
THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12075C 0535F, EFFECTIVE: 11/02/2012.

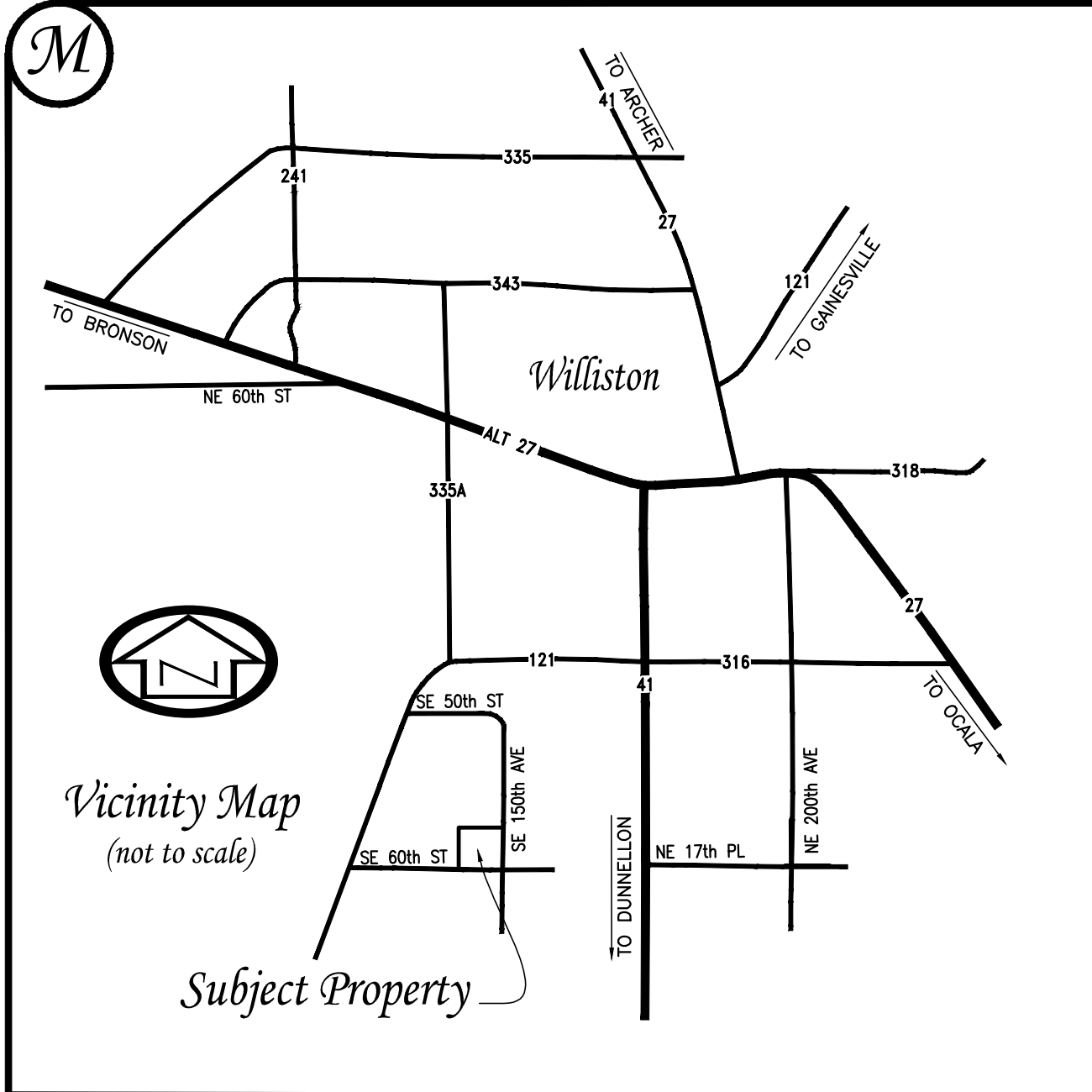
Description: (ORB. 1645, Pg. 397)  
The SE 1/4 of the SE 1/4 lying North of County Road 464 and Lying in West of County Road 545 in Section 20, Township 14 South, Range 18 East, Levy County, Florida.

- LEGEND:**
- = 4"x4" CONC. MONUMENT FOUND (NO IDENT. UNLESS SHOWN)
  - = IRON MARKER 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 POP" "MCMILLEN P.S.M. 5469"
  - ◆ = UTILITY POLE
  - ◇ = PLAT
  - (M) = MEASURED
  - (D) = DESCRIPTION
  - (C) = CALCULATED
  - IDENT. = IDENTIFICATION
  - (R.B.) = REFERENCE BEARING
  - P.O.C. = POINT-OF-COMMENCEMENT
  - P.O.B. = POINT-OF-BEGINNING
  - P.U.E. = PUBLIC UTILITY EASEMENT
  - P.U.&D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
  - CH = CHORD
  - B.S. = BUILDING SETBACK
  - = FENCE LINE
  - - - - = GUY WIRE ANCHOR



 <b>McMILLEN SURVEYING, INC.</b> 444 N.W. Main Street Williston, Florida, 32696 Office: 352-528-6277	Prepared By: For more information please visit our website <a href="http://www.mcsurveying.com">www.mcsurveying.com</a> or email us at <a href="mailto:info@mcsurveying.com">info@mcsurveying.com</a>	Florida Professional Surveyor and Mapper License No. LS 5469 Florida Professional Surveyor and Mapper Business License No. LB 8041 NOT VALID WITHOUT THE SIGNATURE & ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER	PREPARED FOR: ADAM PEREZ, ERIC WANDERSLEBEN, BRUE, LLC	Scale: 1"= 100' Proj. No. 2022-537a Drawn: C.W.C. Chk'd: S.M.M. Deg. Name: 2022-537a Survey Date: 8/9/2022 Field Book: 186 Pages: 44
	This survey meets the Standards of Practice set forth by the Florida Board of Surveyors & Mappers, pursuant to Chapter SJ-17, Florida Administrative Code.	STEPHEN M. McMILLEN, P.S.M.  Professional Surveyor & Mapper	steve@mcsurveying.com	

PRELIMINARY PLAT - NOT FOR RECORDING



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.

Curve Table						
Curve	Radius	Arc Length	Tangent	Central Angle	Chord	Chord Bearing
C1	25.00	40.58	26.35	93°00'09"	36.27	N46° 37' 04"E

- LEGEND:**
- = 4"x4" CONC. MONUMENT FOUND (NO IDENT.)
  - = 4"x4" CONC. MONUMENT SET (P.R.M.)
  - = P.R.M. P.C.P. McMILLEN P.S.M. 5469
  - = IRON MARKER FOUND
  - = 1/2" IRON ROD SET
  - = McMILLEN P.S.M. 5469
  - B.S. = BUILDING SETBACK
  - IDENT. = IDENTIFICATION
  - (R.B.) = REFERENCE BEARING
  - P.O.C. = POINT-OF-COMMENCEMENT
  - P.O.B. = POINT-OF-BEGINNING
  - P.R.M. = PERMANENT REFERENCE MONUMENT
  - P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
  - P.C.P. = PERMANENT CONTROL POINT
  - A.K.A. = ALSO KNOWN AS
  - f.k.o. = FORMERLY KNOWN AS
  - F.I.R.M. = FEDERAL INSURANCE RATE MAP
  - (R) = RADIAL
  - CONC. = CONCRETE
  - BS = BUILDING SETBACK
  - O.R.B. = OFFICIAL RECORDS BOOK
  - PG. = PAGE
  - N.T.S. = NOT TO SCALE
  - P.U.E. = PUBLIC UTILITY EASEMENT

# Brije

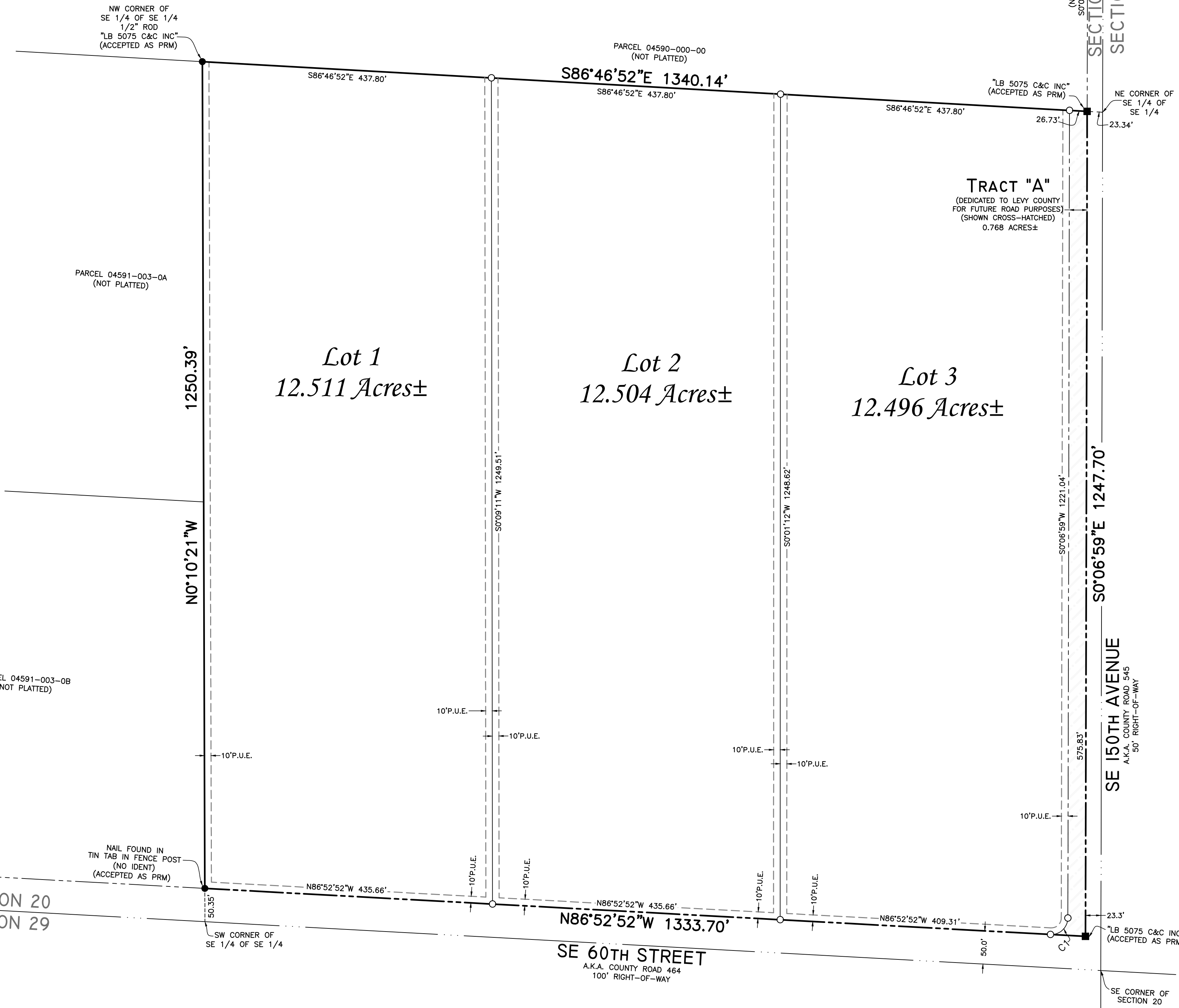
Lying in the Southeast 1/4 of Section 20,  
Township 14 South, Range 18 East, Levy  
County, Florida

Description: (ORB. 1645, Pg. 397)  
The SE 1/4 of the SE 1/4 lying North of County Road 464 and Lying in West of County Road 545 in Section 20, Township 14 South, Range 18 East, Levy County, Florida.

**NOTES:**

- Bearings hereon are based on an assumed value of South, for the West right-of-way line of SE 150th Avenue, said bearing is for Computational Purposes Only.
- THE MAXIMUM ERROR OF CLOSURE DOES NOT EXCEED 1 : 10,000'.
- BUILDING SETBACKS TO BE VERIFIED THROUGH PLANNING DEPARTMENT.
- A 10 FOOT WIDE PUBLIC UTILITY EASEMENT EXISTS ON ALL FRONT AND SIDE LOT LINES FOR ELECTRIC, TELEPHONE, CABLE TELEVISION, AND OTHER PUBLIC UTILITIES.

NOTE: THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12075C 0535F, EFFECTIVE: 11/02/2012.



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

**Owner's Certification and Dedication:**  
We, Adam Perez and Eric W. Wanderleben, authorized agents for Brije, LLC, are the owners of the lands comprised within "Brije" as described herein, and hereby consent to the subdivision thereof as shown. We hereby dedicate to the public, forever: all Public Utility Easements and Tract "A".

Adam Perez \_\_\_\_\_ witness  
3385 Round Lake Rd  
Zellwood, FL 32798

Eric W. Wanderleben \_\_\_\_\_ witness  
3385 Round Lake Rd  
Zellwood, FL 32798

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

Witness my hand and official seal this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

**Surveyor's Certificate:**  
I do hereby certify that this plat of "Brije" is a true and correct representation of the hereon described property according to a survey made under my responsible direction and supervision dated 08/09/2022, and that this plat complies with all survey requirements of Chapter 177, Part 1, Florida Statutes.

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

**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.  
Date: \_\_\_\_\_

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

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

Levy County Property Appraiser  
Form and Legality:  
Date: \_\_\_\_\_

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

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

**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 \_\_\_\_\_, 2022.

Clerk of the Circuit Court \_\_\_\_\_ Deputy Clerk \_\_\_\_\_



M

S

I



# LEVY COUNTY BOARD OF COUNTY COMMISSIONERS

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

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

September 22, 2022

**PETITION NO. PP 22-05:** McMillen Surveying, representing Adam Perez and Eric Wandersleben of Brije LLC, petitioning the Commission for a Preliminary Plat (Brije Plat) to create 3 lots that are approx. 12.5AC each. Said parcel is 38AC MOL and is located in Section 20, Township 14S, Range 18E in Levy County, Florida with a land use and zoning of ARR/Agricultural Rural Residential (10ac minimum). PID: 0459100300

Dear Property Owner:

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

The *Levy County Planning Commission* will hold a PUBLIC HEARING on *Monday, October 3, 2022 at 5:30 pm* in the Government Center Auditorium, 310 School Street, Bronson, FL. The *Planning Commission* acts in an advisory capacity to the *Board of County Commissioners* and will hear the request and provide a recommendation to the *Board of County Commissioners*. The proposed petition will then be considered for approval by the *Board of Levy County Commissioners*, at a tentative PUBLIC HEARING set for *Tuesday, October 18, 2022 at 9:00a.m.* at the same location.

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

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

Sincerely,

Stacey Hectus  
Planning and Zoning Director