

**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:

Roger G. Skipper & Dorothy A. Groves-Skipper

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

Owner's Name: _____
 Owner's Signature: *Dorothy A. Groves-Skipper*
 Address: *11306 Coallwood Dr*
Vanpa FL Zip: *33618*
 Telephone Number: *(321) 463-0718*
 Email: *R.Skipper1000@gmail.com*

Surveyor Name: McMillen Surveying, Inc - Stephen M. McMillen, PSM
 Address: 444 NW Main Street
 Williston, FL 32696
 Phone: (352) 528-6277
 Email: quotes@mcsurveying.com

II. Parcel Information:

1. Subdivision Name: *Valkalla*

2. Parcel Number (s)	Section/Township/Range	Acreage
A. <i>01019-005-00</i>	<i>19-12-14</i>	<i>10.004</i>
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). *Part of the w 1/2 of SE 1/4 of Section 19*
4. Proposed Use of Property: *Residential*
5. Present Zoning/Land Use: *A/R*
6. Proposed Zoning Changes: *No*
7. Number of Lots: *1*
8. Acres in each Parcel: *10.004*
9. Do you propose deed restrictions? Yes No

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

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

III. To Be Supplied At The Time Of Submission:

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

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

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

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

IV. APPLICATION INSTRUCTIONS:

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

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(d) The Preliminary Plat applications are processed once a month. Applications received by the first (1st) day of the month will tentatively be scheduled, advertised and presented at a public hearing the following month. Applications received after the first (1st) 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.

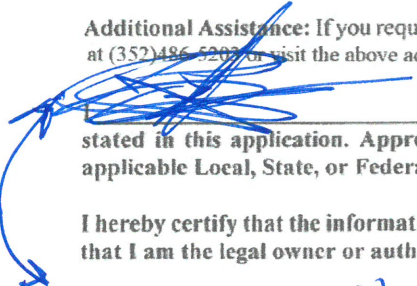
By Mail: Levy County Planning and Zoning Department, 320 Mongo Street, Bronson, Florida 32621

(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)486-5207 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: 8/23/22

OFFICE USE ONLY:

Planning Commission Public Hearing Date: _____

Planning Commission Action: Approval Denial

BOCC Public Hearing Date: _____

BOCC Action: Approval Denial

Levy County
Preliminary Plat Checklist for:

Prior to making application for a preliminary plat, the following must be done:

Step 1: Plat Review (Must submit plat (s) on the first day of the month to be reviewed on the 2nd Wednesday of the same month)

- Submit one original and four copies of the completed concurrency form along with the required fee. (If applicable)
- Submit five (5) paper copies (**three must be signed and sealed**) of the proposed plat for review by the Development Director, County Engineer, Road Department, County Planner and Commissioner appointed to this committee.
- One (1) original of the completed application (with all supporting documents as mentioned below) with owner's signature (if representing themselves) or authorized agent's signature with a notarized letter from the property owner giving permission for the surveyor to act as agent.
 - * Deed
 - * Location Map
- Fee in the amount of \$500.00 - **MUST BE PAID AT SUBMITTAL OF THE PLATS FOR PLAT REVIEW.**
- Schedule Plat Review Meeting: _____

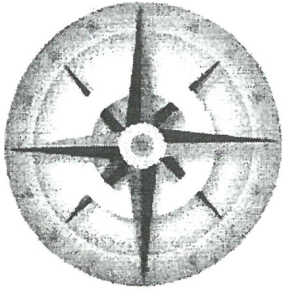
Step 2: Submittal of a Preliminary Plat

The following items must be submitted no later than the deadline date on the schedule in order to be processed and placed on the agenda for the Planning Commission after having been reviewed by the Plat Review Committee:

- Twenty-two (22) copies of the Preliminary Plat with corrections that were recommended by the Plat Review Committee. (**Three copies must be signed and sealed**). Additional copies may be needed depending on the application. (i.e. Plat located in an MSD, etc.)

ALL COPIES MUST BE FOLDED AND BOUND FOR SUBMITTAL AND RETURNED NO LATER THAN TWO WEEKS PRIOR TO THE SCHEDULED MEETING.

- Schedule meeting for Planning Commission: _____
- Schedule meeting for Board of County Commissioners: _____



McMillen Surveying, Inc.

444 Northwest Main Street

Williston, Florida, 32696

Office: 352 528-6277

State of Florida

County of Levy

I, Roger G. Skipper & Dorothy A. Groover-Skipper, 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 "Valhalla" on the following parcel lying in:

Section 19, Township 12 South, Range 14 East,

County: Levy

State: Florida

Parcel ID# _____, City: Chiefld

01019-005-00

Signature [Signature]
Printed ROGER G. SKIPPER

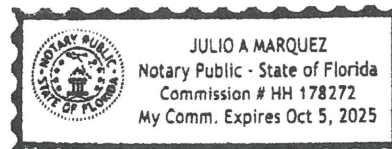
Date: 08/30/2022

Signature [Signature]
Printed Dorothy A. Groover-Skipper

Date: 8/30/2022

Notary Public, State of Florida
At Large

[Signature]
My Commission Expires: 10/5/25





Summary

Parcel ID 0101900500
 Location Address
 Neighborhood 02.00 (2)
 Legal Description* 19-12-14.0010.00 ACRES TRACT IN W1/2 OF SE1/4 OR BOOK 1503 PAGE 297
**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 VACANT (0000)
 Subdivision N/A
 Sec/Twp/Rng 19-12-14
 Tax District SUWANNEE RIVER WT (District SR)
 Millage Rate 15.6225
 Acreage 10.000
 Homestead N
 Ag Classification No

[View Map](#)

Owner

Owner Name Skipper Roger G 100%
 Groover-Skipper Dorothy A 100%
 Mailing Address 11306 CAROLLWOOD DR
 TAMPA, FL 33618

Valuation

	2022 Preliminary Value
	Summary
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$33,600
Ag Land Value	\$33,600
Just (Market) Value	\$33,600
Assessed Value	\$33,600
Exempt Value	\$0
Taxable Value	\$33,600
Cap Differential	\$0
Previous Year Value	\$33,600

Exemptions

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

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
VAC LAND	0	0	10	AC	\$33,600

Sales

Sale Date	Sale Price	Instrument		Qualification	Vacant/Improved	Grantor	Grantee
		Type	Book Page				
7/29/2019	\$53,500.00	WD	1503 297	Q	V	PETERS THOMAS & SHERYL	SKIPPER ROGER G
4/26/2008	\$82,000.00	WD	1126 818	Q	V	RIO MICHAEL F & KARLA A -ET AL	PETERS THOMAS & SHERYL
8/1/2005	\$100,000.00	WD	964 263	Q	V	KIRKLAND BARCLAY & MARGARET AN	RIO MICHAEL F & KARLA A -ET AL

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.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 25/02/2022, 19:29:01



Version 2.3.177



OWNERSHIP AND ENCUMBRANCE REPORT

Search No: 22-068140

Agent No: FL1711

Customer File Number: DTS220850

THE ATTACHED REPORT IS ISSUED TO Dixie Title Services, LLC. THIS REPORT IS NOT TITLE INSURANCE. PURSUANT TO SECTION 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.

The attached Report prepared in accordance with the instructions given by the Recipient named above includes a listing of the owner(s) of record of the land described herein together with current ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages and judgments recorded in the Official Records Books of LEVY County, Florida that appear to encumber the title to said land. It is the responsibility of the Recipient named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately. This Report does not include easements, restrictions, notices or other documents not listed above.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance commitment, a title insurance policy, an opinion of title, a guarantee of title or as any other form of guarantee or warranty of title. This Report shall not be used for the issuance of any title insurance policy or form.

Use of the term "Report" herein refers to this Property Information Report and the documents attached hereto.

Period searched: From **8/7/2019 to 8/18/2022 @ 8:00 am**

The land referred to herein is described as follows:

A portion of the West 1/2 of the Southeast 1/4 of Section 19, Township 12 South, Range 14 East, Levy County, Florida, being more particularly described as follows:

Beginning at a concrete monument marking the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 19, Township 12 South, Range 14 East; thence South 00 degrees 24 minutes 06 seconds East, along the East line of the West 1/2 of the Southeast 1/4 of said Section 19, a distance of 783.89 feet to a concrete monument on the North right of way line of Levy County Road No. C-347 and an intersection with a non-tangent curve concave to the Northeast with a radius of 2412.56 feet and a central angle of 06 degrees 53 minutes 38 seconds; thence Northwesterly along said right of way and the arc of said curve, 290.29 feet to the Point of Tangency; thence North 49 degrees 06 minutes 59 seconds West along the said North right of way line of Levy County Road No. C-347, a distance of 683.60 feet; thence leaving said North right of way, North 40 degrees 53 minutes 01 seconds East, a distance of 605.60 feet; thence South

Property Information Report

49 degrees 06 minutes 59 seconds East a distance of 456.02 feet to a concrete monument and the Point of Beginning.

Dated: **August 26, 2022**

PROPERTY INFORMATION REPORT

Plant Order #. **22-068140**

Record Title appears to be vested in:

Roger G. Skipper and Dorothy A. Groover-Skipper, husband and wife

by virtue of the following:

Warranty Deed recorded in Official Records Book 1503, Page 297, of the Public Records of Levy County, Florida.

Ad Valorem taxes appear to be paid through the year **2021**

Encumbrances:

- 1. Payment of any special lien/assessments imposed by City, County, and/or State.**

NOTE: This County may have special lien/assessments imposed by the local municipality. These lien/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The municipality which governs subject property must be contacted to verify payment status.

- 2. A search of the public records of Levy County, Florida did not disclose a recorded mortgage encumbering the subject property.**

Prepared by and return to:

Terri Moody
Dixie Title Services, LLC
179 Highway 351 NE
Suite B
Cross City, FL 32628
(352) 494-9862
File No DTS190717

pu

Consideration: \$53,500.00

Parcel Identification No 0101900500

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 29th day of July, 2019 between Thomas Peters and Sheryl Peters, husband and wife, whose post office address is 3600 63rd Street North, St. Petersburg, FL 33710, of the County of Pinellas, State of Florida, Grantors, to Roger G. Skipper and Dorothy A. Groover-Skipper, husband and wife, whose post office address is 11306 Carrollwood Drive, Tampa, FL 33618, of the County of Hillsborough, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Levy, Florida, to-wit:

A portion of the West 1/2 of the Southeast 1/4 of Section 19, Township 12 South, Range 14 East, Levy County, Florida, being more particularly described as follows:

Beginning at a concrete monument marking the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 19, Township 12 South, Range 14 East; thence South 00 degrees 24 minutes 06 seconds East, along the East line of the West 1/2 of the Southeast 1/4 of said Section 19, a distance of 783.89 feet to a concrete monument on the North right of way line of Levy County Road No. C-347 and an intersection with a non-tangent curve concave to the Northeast with a radius of 2412.56 feet and a central angle of 06 degrees 53 minutes 38 seconds; thence Northwesterly along said right of way and the arc of said curve, 290.29 feet to the point of tangency; thence North 49 degrees 06 minutes 59 seconds West along the said North right of way line of Levy County Road No. C-347, a distance of 683.60 feet; thence leaving said North right of way, North 40 degrees 53 minutes 01 seconds East, a distance of 605.60 feet; thence South 49 degrees 06 minutes 59 seconds East a distance of 456.02 feet to a concrete monument and the Point of Beginning.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2019 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
WITNESS

Arielle Gray
WITNESS PRINTED NAME

[Signature]
WITNESS

Amber Collins
WITNESS PRINTED NAME

[Signature]
Thomas Peters

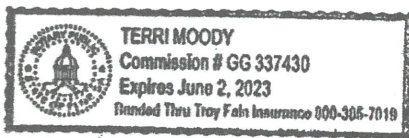
[Signature]
Sheryl Peters

STATE OF FLORIDA
COUNTY OF DIXIE

The foregoing instrument was acknowledged before me this 29th day of July, 2019, by Thomas Peters and Sheryl Peters.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification:
Type of Identification
Produced: drivers License



Unofficial Copy



Overview



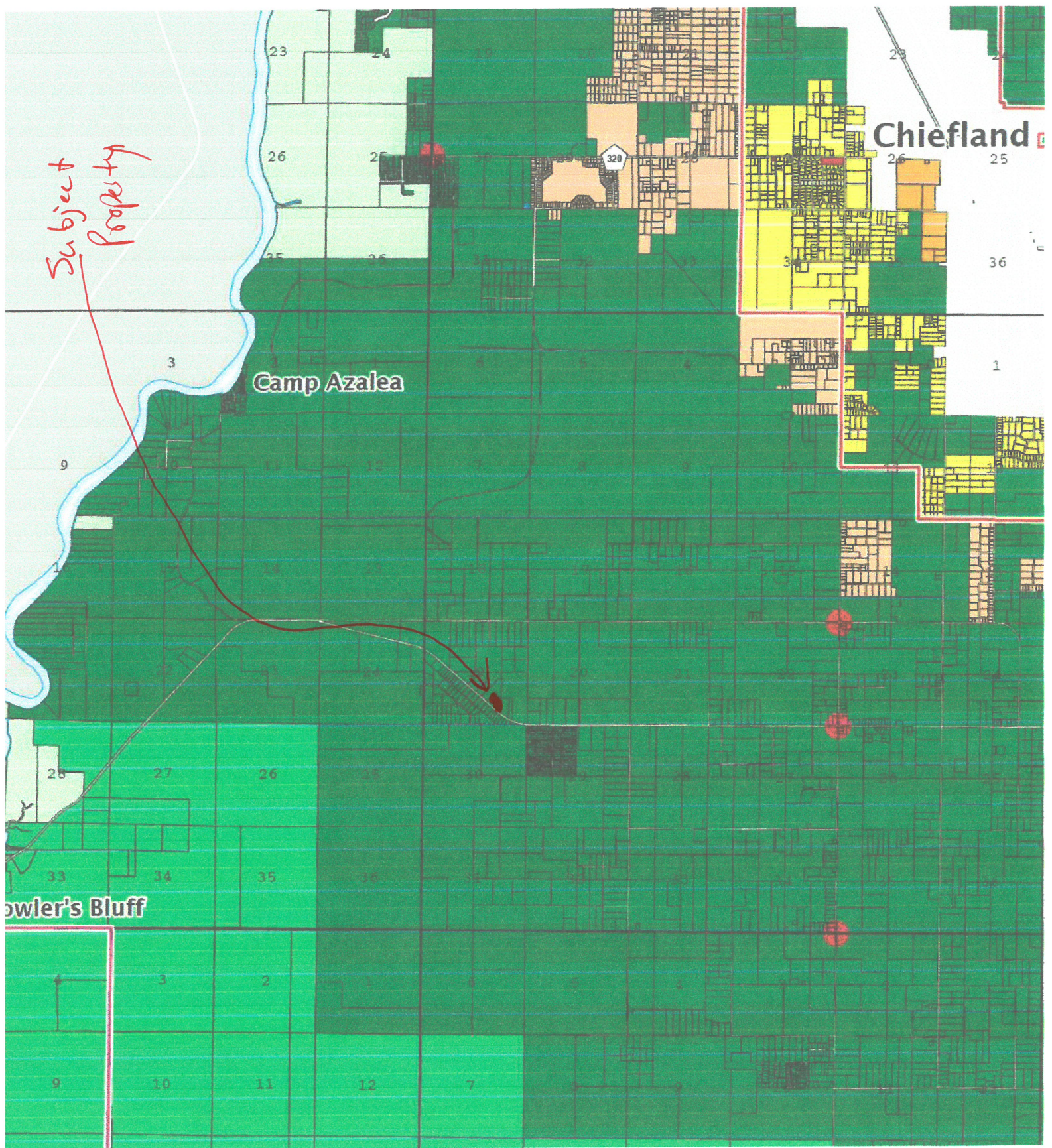
Legend

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

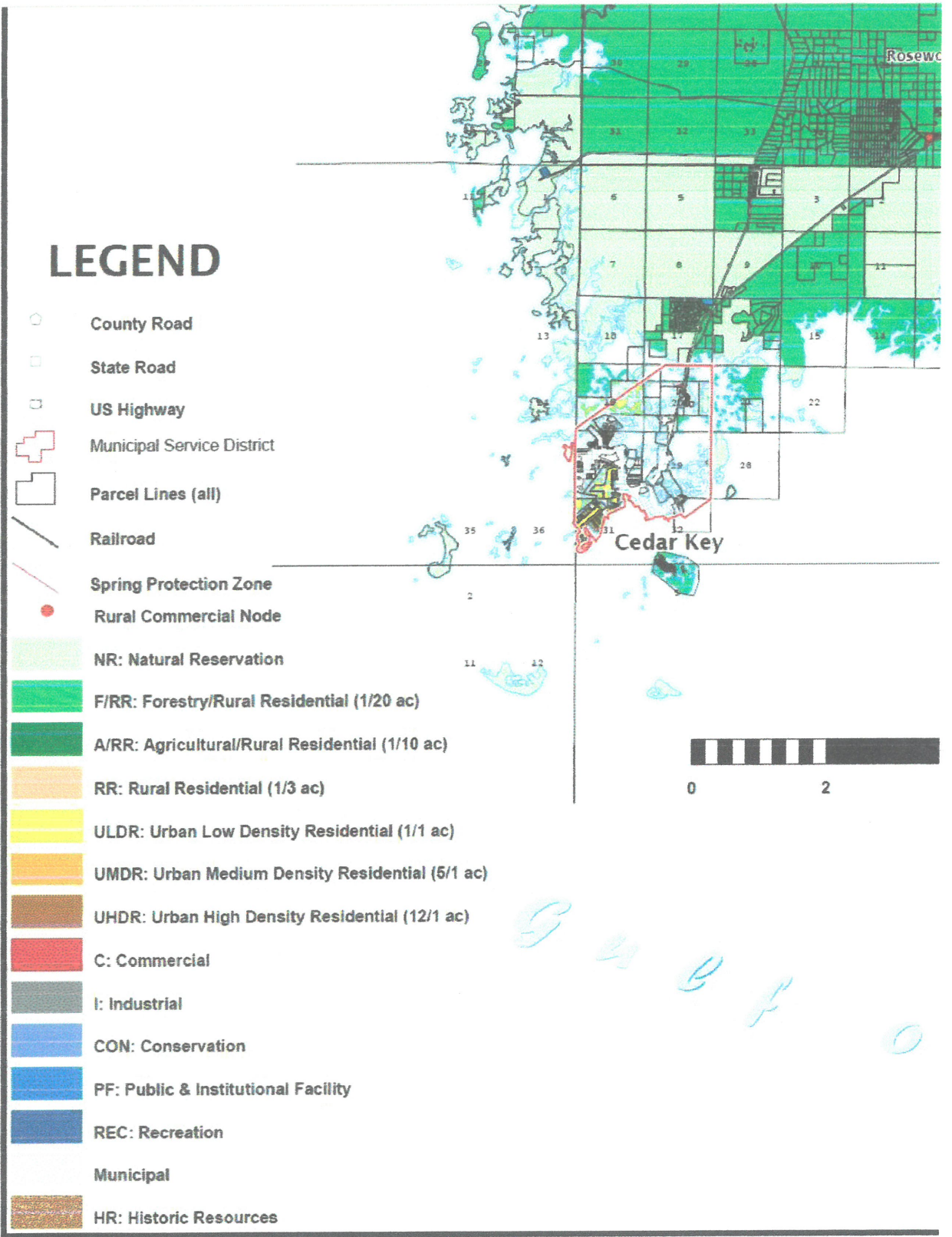
Parcel ID	0101900500	Physical Address		Building Value	\$0	Last 2 Sales			
Property Use	0000 - VAC LAND	Mailing Address	SKIPPER ROGER G	Extra Feature Value	\$0	Date	Price	Reason	Qual
Taxing District	SUWANNEE RIVER WT	Address	11306 CAROLLWOOD DR	Market Land Value	\$33,600	7/29/2019	\$53500	01	Q
Acres	10		TAMPA FL 33618	Ag Land Value	\$33,600	4/26/2008	\$82000	n/a	Q
				Just Value	\$33,600				
				Assessed Value	\$33,600				
				Taxable Value	\$33,600				

Date created: 2/28/2022
 Last Data Uploaded: 2/25/2022 7:29:01 PM

Developed by Schneider GEOSPATIAL



Levy County

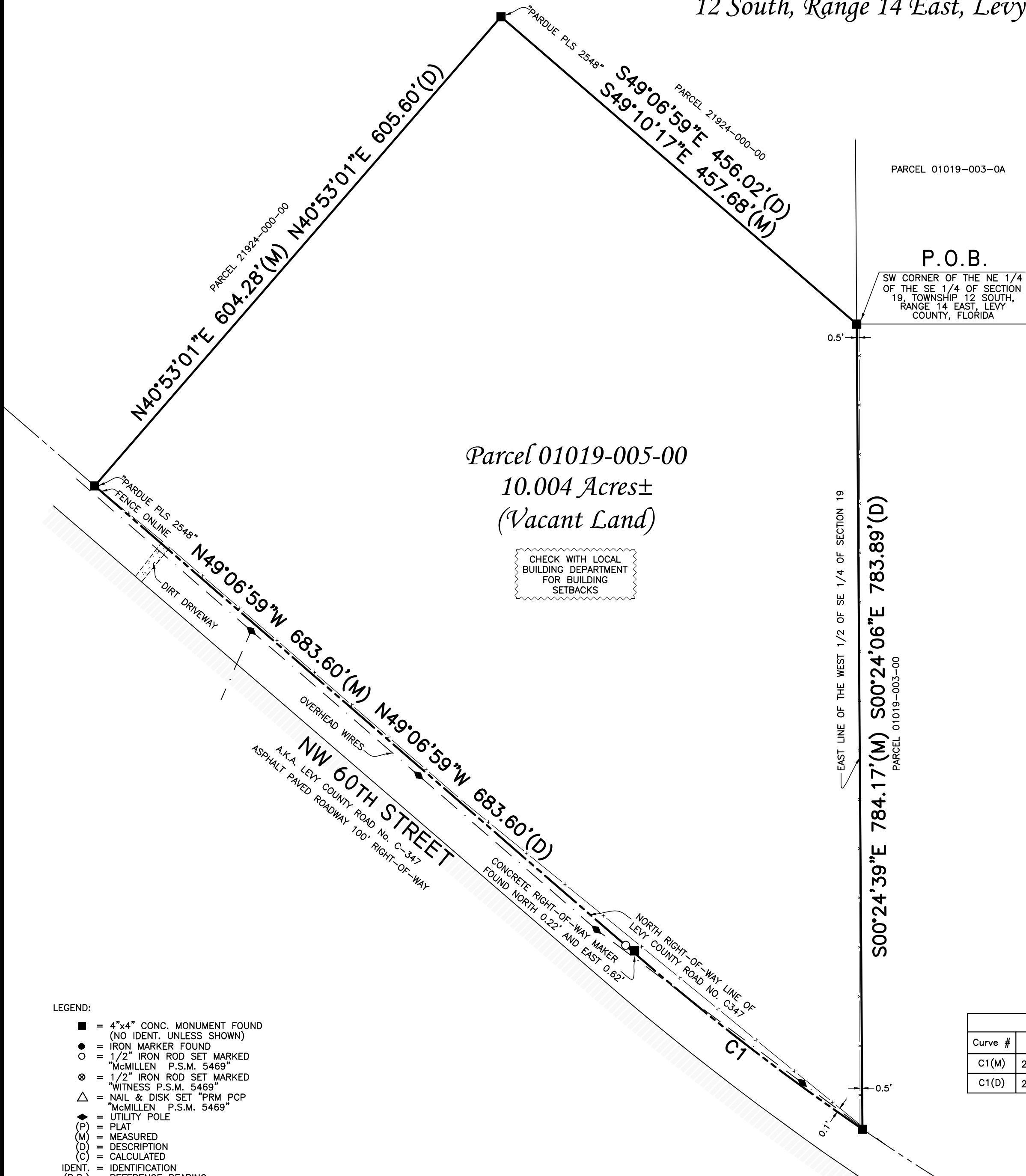
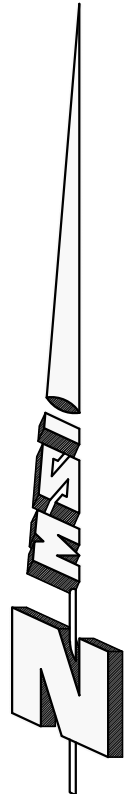


Map of Boundary Survey

Lying in the Southeast 1/4 of Section 19, Township
12 South, Range 14 East, Levy County, Florida

Notes:

1. Bearings hereon are based on an assumed value of North 40°53'01" East, for the West line of Subject Property, said bearing is identical with the Deed of record.
- 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.

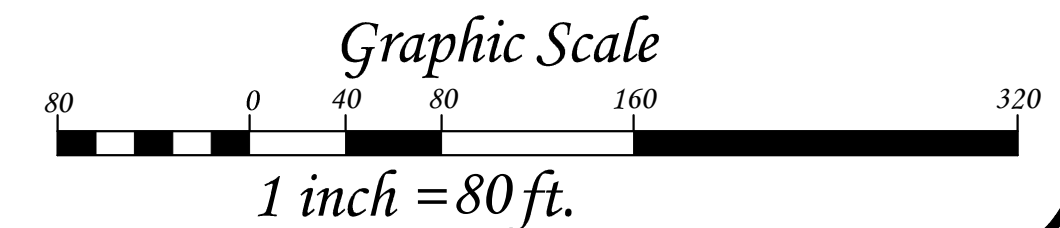


Description: (ORB. 1503, Pg. 297)

A portion of the West 1/2 of the Southeast 1/4 of Section 19, Township 12 South, Range 14 East, Levy County, Florida, being more particularly described as follows:

Beginning at a concrete monument marking the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 19, Township 12 South, Range 14 East; thence South 00 Degrees 24 Minutes 06 Seconds East, along the East line of the West 1/2 of the Southeast 1/4 of said Section 19, a distance of 783.89 feet to a concrete monument on the North Right-Of-Way line of Levy County Road No. C-347 and an intersection with a non-tangent curve concave to the Northeast with a radius of 2412.56 feet and a central angle of 06 Degrees 53 Minutes 38 Seconds; thence Northwesterly along said Right-Of-Way and the arc of said curve, 290.29 feet to the Point of Tangency; thence North 49 Degrees 06 Minutes 59 Seconds West along the said North Right-Of-Way line of Levy County Road No. C-347, a distance of 683.60 feet; thence leaving said North Right-Of-Way, North 40 Degrees 53 Minutes 01 Seconds East, a distance of 605.60 feet; thence South 49 Degrees 06 Minutes 59 Seconds East a distance of 456.02 feet to a concrete monument and the Point of Beginning.

Curve Table					
Curve #	Radius	Arc Length	Tangent	Central Angle	Chord Bearing
C1(M)	2412.56'	292.17'	146.26'	06°56'20"	291.99'
C1(D)	2412.56'	290.29'		06°53'38"	



- LEGEND:**
- = 4"x4" CONC. MONUMENT FOUND (NO IDENT. UNLESS SHOWN)
 - = IRON MARKER FOUND
 - = 1/2" IRON ROD SET MARKED
 - ⊙ = "McMILLEN P.S.M. 5469"
 - ⊗ = 1/2" IRON ROD SET MARKED
 - ⊕ = "WITNESS P.S.M. 5469"
 - △ = NAIL & DISK SET "PRM PCP" "McMILLEN P.S.M. 5469"
 - ◆ = UTILITY POLE
 - (P) = 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
 - x = FENCE LINE
 - ← = GUY WIRE ANCHOR

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 0140H, EFFECTIVE: 1/18/2019.

 McMILLEN SURVEYING, INC. 444 N.W. Main Street Williston, Florida, 32696 Office: 352 528-6277	Prepared By: For more information please visit our website www.mcsurveying.com or email us at info@mcsurveying.com	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: ROGER SKIPPER DOROTHY SKIPPER	Scale: 1" = 80' Proj. No. 2022-549a Drawn: C.W.C. Chk'd: S.M.M. Dwg. Name: 2022-549a Survey Date: 8/18/2022 Field Book: 196 Pages: 49
	This survey meets the Standards of Practice set forth by the Florida Board of Surveyors & Mappers, pursuant to Chapter 51-17, Florida Administrative Code.	Professional Surveyor & Mapper steve@mcsurveying.com		

PRELIMINARY PLAT - NOT FOR RECORDING

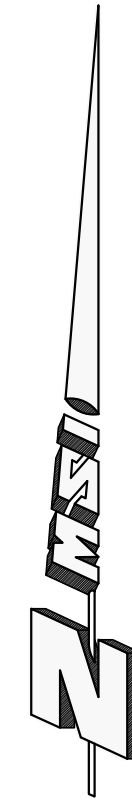
M

Valhalla

Lying in the in the West 1/2 of the Southeast 1/4 of Section 19,
Township 12 South, Range 14 East, Levy County, Florida

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
0140H, EFFECTIVE: 1/18/2015.

- LEGEND:
- = 4"x4" CONC. MONUMENT FOUND (NO IDENT.)
 - = 4"x4" CONC. MONUMENT SET (P.R.M.)
 - = 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.a. = 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
 - F.E.M.A. = FEDERAL EMERGENCY MANAGEMENT AGENCY
 - F.U.E. = PUBLIC UTILITY EASEMENT
 - (M) = MEASURED
 - (D) = DEED
 - D.O.T. = DEPARTMENT OF TRANSPORTATION



Curve Table					
Curve #	Radius	Arc Length	Tangent	Central Angle	Chord Bearing
C1(M)	2412.56'	292.17'	146.26'	06°56'20"	291.99' N52°10'06"W
C1(D)	2412.56'	290.29'	146.26'	06°53'38"	

- NOTES:
- Bearings hereon are based on an assumed value of North 40°53'01" East, for the West line of Subject Property, said bearing is identical with the Deed of record.
 - 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.

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.

Plat Book ____, Page ____,
Sheet One of One

Owner's Certification and Dedication:

We, Roger G. Skipper and Dorothy A. Groover-Skipper, hereby certify that we are the owners of the lands contained within "Valhalla" as described herein, and hereby consent to the subdivision thereof as shown. We hereby dedicate to the public, forever, all Public Utility Easements.

Roger G. Skipper _____ witness
11306 Carrollwood Dr.
Tampa, FL 33618

Dorothy A. Groover-Skipper _____ witness
11306 Carrollwood Dr.
Tampa, FL 33618

Acknowledgment:

I hereby certify that on this day personally appeared before me, Roger G. Skipper and Dorothy A. Groover-Skipper, 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 _____, 2023.

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

Surveyor's Certificate:

I do hereby certify that this plat of "Valhalla" is a true and correct representation of the hereon described property according to a survey made under my responsible direction and supervision dated 08/19/2022, and that this plat complies with all survey requirements of Chapter 177, Part 1, Florida Statutes.

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

County Certificates:

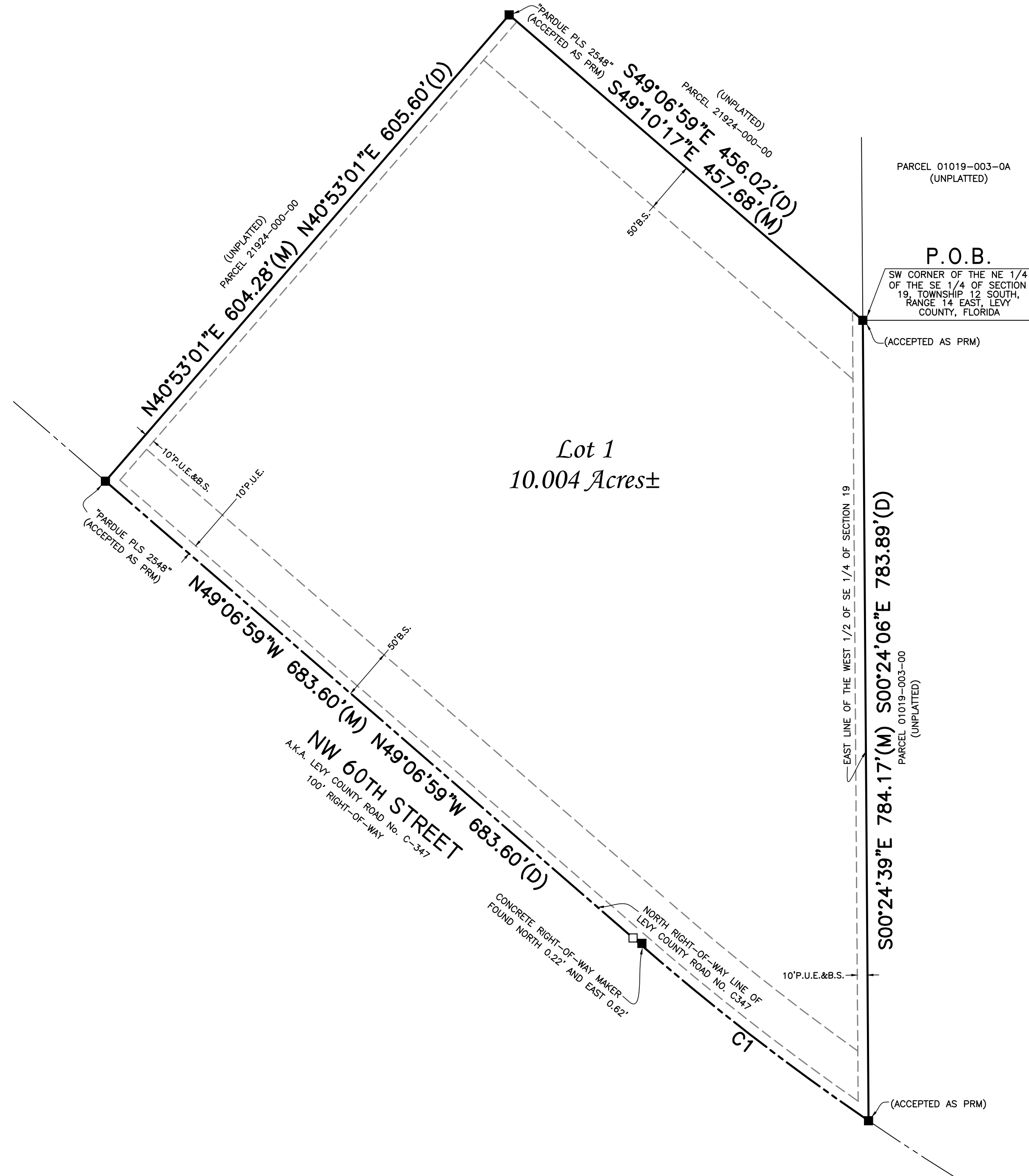
We, the undersigned do hereby certify that this plat conforms to the requirements of Levy County Ordinance and Regulations as follows:

- Planning & Zoning _____ Date: _____
Chairman - Levy County Planning Commission
- 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: _____
Donald A. Carswell
Florida Certification No. 6071

Clerk of the Circuit Court Certificate:

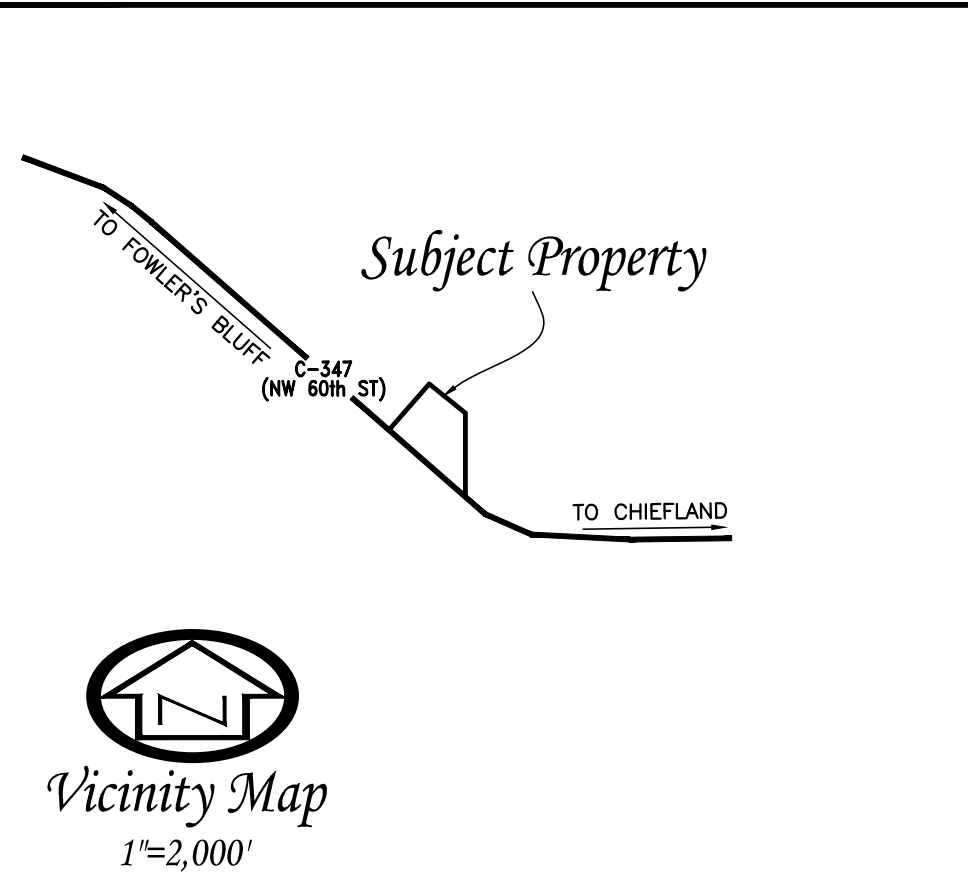
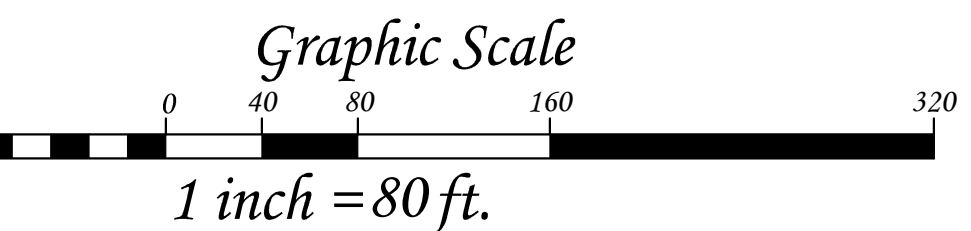
This is to certify that this plat has been filed for record in Plat Book _____, Page _____ of the public records of Levy County, Florida, this ____ day of _____, 2023.

Clerk of the Circuit Court _____ Deputy Clerk _____



Description: (ORB. 1503, Pg. 297)
A portion of the West 1/2 of the Southeast 1/4 of Section 19, Township 12 South, Range 14 East, Levy County, Florida, being more particularly described as follows:

Beginning at a concrete monument marking the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 19, Township 12 South, Range 14 East; thence South 00 degrees 24 minutes 06 seconds East, along the East line of the West 1/2 of the Southeast 1/4 of said Section 19, a distance of 783.89 feet to a concrete monument on the North right of way line of Levy County Road No. C-347 and an intersection with a non-tangent curve concave to the Northeast with a radius of 2412.56 feet and a central angle of 06 degrees 53 minutes 38 seconds; thence Northwesterly along said right of way and the arc of said curve, 290.29 feet to the point of tangency; thence North 49 degrees 06 minutes 59 seconds West along the said North right of way line of Levy County Road No. C-347, a distance of 683.60 feet; thence leaving said North right of way, North 40 degrees 53 minutes 01 seconds East, a distance of 605.60 feet; thence South 49 degrees 06 minutes 59 seconds East a distance of 456.02 feet to a concrete monument and the Point of Beginning.



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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 22-06: McMillen Surveying, representing Roger and Dorothy Skipper, petitioning the Commission for a Preliminary Plat (Valhalla Plat) of a single lot containing 10ac MOL to correct an improper division of land. Said parcel is located in Section 19, Township 12S, Range 14E in Levy County, Florida and has a land use and zoning of ARR/Agricultural Rural Residential (10ac minimum). PID: 0101900500

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