

Levy County  
Final Plat Checklist for:

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

**Step 1:        Construction and Development Permit**

- Submit **three (3)** sets of signed and sealed construction plans for review by the Development Department, County Engineer and Road Department. (If applicable)
  - Three (3)** copies of the Environmental Resource Permit (ERP) or exemption (if no road construction is required) from the appropriate water management district. (Development Director, County Engineer, Road Department)
  - Receive **written** approval from the Levy County Road Department. Construction Development Permit can be issued. Fee - \$125.00 plus \$5.00 for each lot (if applicable).
- 

**Step 2:        Plat Review (Must submit plat (s) on the 1<sup>st</sup> day of the month to be reviewed on the 2<sup>nd</sup> Wednesday of the same month)**

- 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 Attorney and County Planner.
- Submit **three (3)** copies of the signed and sealed boundary survey's.
- Current** title opinion. Provide one original and two copies.
- Fee in the amount of \$400.00 **MUST BE PAID AT SUBMITTAL OF THE PLATS FOR PLAT REVIEW.**
- Original completed application with all supporting documents.

**This fee does not include any costs that will be incurred by the County Engineer for engineering fees.**

- Schedule Plat Review Meeting: \_\_\_\_\_

**Step 3:        Submittal of a Final Plat for the Planning Commission**

- Eight (8) copies of the Final Plat with corrections that were recommended by the Plat Review Committee. (**Three of which must be signed and sealed**) **ALL COPIES MUST BE FOLDED AND BOUND FOR SUBMITTAL AND RETURNED NO LATER THAN TWO WEEKS PRIOR TO THE SCHEDULED MEETING.**

**NOTE:**         The Final Plat must bear the signatures of the Levy County Road Department, Health Department, Engineer and Property Appraiser prior to being scheduled for the Planning Commission.

Schedule meeting for Planning Commission: See Schedule. \_\_\_\_\_

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**Step 4: Submittal of a Final Plat for the Board of County Commissioners**

- Fourteen (14) copies of the Final Plat. (Three of which must be signed and sealed) **ALL COPIES MUST BE FOLDED AND BOUND FOR SUBMITTAL AND RETURNED NO LATER THAN TWO WEEKS PRIOR TO THE SCHEDULED MEETING.**
- A letter of approval of the Title Opinion/Plat Certification from the County Attorney must be obtained prior to being placed on the agenda for the BOCC.
- Provide receipt of all paid property taxes. This can be verified on the internet at the Tax Collector's site. **Must be paid prior to being scheduled for the BOCC.**
- Engineering Fees. **Must be paid prior to being scheduled for the BOCC.**
- Schedule meeting for Board of County Commissioners: \_\_\_\_\_

**Copies will be distributed as follows and as applicable:**

**Plat Review:**

County Engineer - 1  
Road Department - 1  
Planning Department - 1  
County Commissioner (appointed to committee) - 1  
County Attorney - 1

**Planning Commission:**

Planning Board Members - 5  
County Attorney - 1 (plat with corrections if applicable)  
Development Department - 1  
Alternate - 1 if applicable

**Board of County Commissioners:**

Board Members - 5  
Clerk's Office - 1  
Board Office - 8

**Final Plat Application  
Levy County, Florida**

Filing Date: \_\_\_\_\_  
Amount of Fee: \$400

Petition Number: FP \_\_\_\_\_  
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:

<b>I. Applicant and Request Information -</b>		<b>Please print unless otherwise specified.</b>	
Owner's Name: <u>Reid Tower Complex, LLC</u>		Surveyor: <u>Ronald E. Parrish</u>	
Address: <u>157 NW Pompano Ct</u>		Address: <u>305 S. MAIN St</u>	
City: <u>Lake City</u>	Zip Code: <u>32055</u>	City: <u>Trenton</u>	Zip Code: <u>32693</u>
Phone: <u>352-812-9472</u>		Phone: <u>352-463-2938</u>	
email: <u>dierreeltreborc@gmail.com</u>		email: <u>Parrishsurveyore@bellsouth.net</u>	

<b>II. Parcel Information</b>			
1.	Subdivision Name: <u>Reid Tower Complex</u>		
2.	Date Preliminary Plat Approved: <u>8-16-22</u>		
3.	Parcel Number (s)	Section/Township/Range	Acreage
A.	<u>33-10-14-00511-001-00</u>	<u>33 10S 14E</u>	<u>12.86</u>
B.	<u>33-10-14-00511-001-0A</u>	<u>33 10S 14E</u>	<u>.73</u>
C.	_____	_____	_____
	Total Acreage:		<u>13.59</u>

3. Locational Description (Please attach copy of legal description or existing plat if property in question is a re-subdivision) Please See Exhibit A legal description as attached
4. Proposed Use of Property: Cell phone tower ARR

Final Plat Application  
Levy County, Florida

5. Present Zoning /Land Use: cell phone tower ARR
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

**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 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.**
- ( 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.

Final Plat Application  
Levy County, Florida

- (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.

I Robert Reid, 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

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.

Aug. 30, 2022  
Date

Robert Reid  
Owner Signature

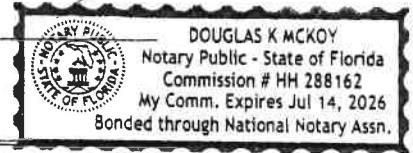
STATE OF FLORIDA  
COUNTY OF Gilchrist

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

Sworn to and scribed before me this 30<sup>th</sup> Day of Aug 20 22, by (name)  
Robert Reid

Douglas K. MCKoy  
Signature - Notary Public

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



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 \_\_\_\_\_

Exhibit "A"

A parcel of land lying in the Southwest 1/4 of Section 33, Township 10 South, Range 14 East, Levy County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Section 33, Township 10 South, Range 14 East for a Point of Reference and thence run N 01°15'08" W, along the West line of said Section 33, a distance of 25.00 feet to the North right of way line of N. W. 160th Street (50.00 foot right of way) and for the Point of Beginning; thence departing from said right of way line, continue N 01°15'08" W, along the West line of said Section 33, a distance of 968.21 feet; thence run N 88°44'52" E, a distance of 609.02 feet; thence run S 01°15'08" E, parallel with the West line of said Section 33, a distance of 976.15 feet to the aforesaid North right of way line of N.W. 160th Street; thence run S 89°29'39" W, along said right of way line, a distance of 609.07 feet to the Point of Beginning.

Containing 13.59 acres, more or less.

Reserving unto Grantor an easement for Ingress, Egress and Public Utilities over, under, upon and across the West 50.00 feet thereof.



RETURN TO: Reid Tower Complex, LLC  
ADDRESS: 157 NW Pompano Ct  
Lake City, Florida 32055, USA

THIS INSTRUMENT  
PREPARED BY: Robert Reid  
ADDRESS: 157 NW Pompano Court  
Lake City, Florida 32055 USA

AS A NECESSARY INCIDENT TO THE  
FULLFILMENT OF A MUTUAL CONSENT AND  
CONDITIONS IN THE REID TOWER COMPLEX,  
LLC OPERATING AGREEMENT.

PROPERTY APPRAISERS PARCEL  
IDENTIFICATION (FOLIO) NUMBER  
0051100100

### Florida Quit Claim Deed

THIS ENDENTURE, made this 21 day of MARCH, 2020, by and between Martin Wyatt Reid of 306 SE 2<sup>nd</sup> Ave., Chiefland, Levy County, FL. 32626, USA, Jerry Michael Reid of 4407 NW 20<sup>th</sup> Terr., Gainesville, Alachua County, FL. 32605, USA, Robert Lee Reid of 157 NW Pompano Ct., Lake City, Columbia County, FL. 32055, USA, Ruth Marie Clubb of 8287 Hwy 121 NE, Surrency, Appling County, GA. 31563, USA, and Joseph Adam Kennedy of 8691 160<sup>th</sup> St., Trenton, Levy County, FL. 32693, USA (collectively the "Grantor"), and Reid Tower Complex, LLC, a Florida Limited Liability Company, whose tax mailing address is 157 NW Pompano Ct., Lake City, Columbia County, FL. 32055, USA, (the "Grantee"), in the state of Florida.

**WITNESETH:** that said Grantor for and in consideration of the sum of 10.00 Dollars, and other valuable considerations, lawful money of the United States of America, to the Grantee in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has remised and released, as well as quitclaim unto the Grantee, the Grantee's heirs, and assigns forever, all the rights, title, interest, and claim of the Grantor in and to the following described land in Levy County, Florida, to wit:

Southwest ¼ of Southwest ¼ of Section 33, Township 10 South, Range 14 East containing forth (40) acres, more or less.

LESS AND EXCEPT the North 100 feet thereof.

SUBJECT TO a non-exclusive easement for ingress, egress and utilities over and across the West 50 feet of said Southwest ¼ of Southwest ¼ (less the North 100 feet thereof).

Being the same property conveyed to the Grantor  
By the deed of Syble Grace Reid, Dated December  
4, 2019, previously referenced as follows:  
BOOK 686, PAGE 206 and BOOK 1516, PAGE 644  
of the Recorder of Levy County.

The property is not the homestead of the Grantor.

To have and to hold, the same together with all and singular the appurtenances  
thereunto belonging or in anywise appertaining, and all the estate, right, title, interest,  
lien, equity and claim whatsoever for the said first party, either in law or equity, to the  
only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

Signed in the presence of:

Melissa Buchanan  
↑ Signature

Melissa Buchanan  
↑ Print Witness Name

[Signature]  
↑ Signature

James E Buchanan  
↑ Print Witness Name

Martin W. Reid  
↑ Martin Wyatt Reid

Jerry Michael Reid  
↑ Jerry Michael Reid

Robert Lee Reid  
↑ Robert Lee Reid

Ruth Marie Clubb  
↑ Ruth Marie Clubb

Joseph Adam Kennedy  
↑ Joseph Adam Kennedy

Grantor Acknowledgement

STATE OF FLORIDA

COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of  
March, 2020, by Martin Wyatt Reid, Jerry Michael Reid, Robert Lee Reid,  
Ruth Marie Clubb, and Joseph Adam Kennedy, who are personally know to me or who  
have produced drivers license  
as identification.

Notary Public Signature: [Signature]

Notary Public Name: Kylie D. Markham

Serial Number: \_\_\_\_\_

My Commission Expires: 4/22/2023



Prepared by and return to:  
Douglas K. McKoy, Esq.  
Law Office of Douglas K. McKoy, P. A.  
102 N. Main St., Suite B  
Pompano Beach, FL 32063  
File Number: LO 21-04-20

Instrument # 691638  
OR BK: 1610 PG: 43-2pg(s)  
REC: 11/1/2021 8:24 AM  
Danny J. Shipp, Levy County Clerk, Florida  
Rec: \$18.50  
Deed Doc: \$0.70  
Deputy Clerk UWILLIAMS

### General Warranty Deed

Made this 30<sup>th</sup> day of October, 2021, A.D. By Reid Tower Complex, LLC, a Florida limited liability company, whose address is: 157 NW Pompano Ct., Lake City, FL 32005, hereinafter called the grantor, to Reid Tower Complex, LLC, a Florida limited liability company, whose address is: 157 NW Pompano Ct., Lake City, FL 32005, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$ 10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Levy County, Florida, viz:

See Attached Exhibit "A"

Parcel ID Number: 33-10-14-00511-001-00

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2020.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Witnessed, sealed and delivered in our presence:

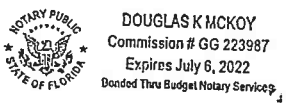
Douglas K. McKoy  
Witness Signature  
Douglas K. McKoy  
Witness Printed Name  
Laurie A. Terry  
Witness Signature  
Laurie A. Terry  
Witness Printed Name

Reid Tower Complex, LLC,  
Robert Lee Reid (Seal)  
By: Robert Lee Reid  
Its: Managing Member

Notary Public  
County of Gilchrist

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, on 30<sup>th</sup> day of October, 2021, by Robert Lee Reid, who is personally known to me or who has produced \_\_\_\_\_ as identification.

Notary Seal:  
Douglas K. McKoy  
Notary Public  
Douglas K. McKoy  
Print Name



Prepared by and return to:  
Douglas K. McKoy, Esq.  
Law Office of Douglas K. McKoy, P. A.  
302 N. Main St., Suite B  
Trenton, FL 32693  
File Number: LO 21-04-20

### Exhibit A – Legal Description

Description: Parrish Land Surveying Job No. 2021-338 for Reid Tower Complex, LLC:

A parcel of land lying in the Southwest 1/4 of Section 33, Township 10 South, Range 14 East, Levy County, Florida, being more particularly described as follows:

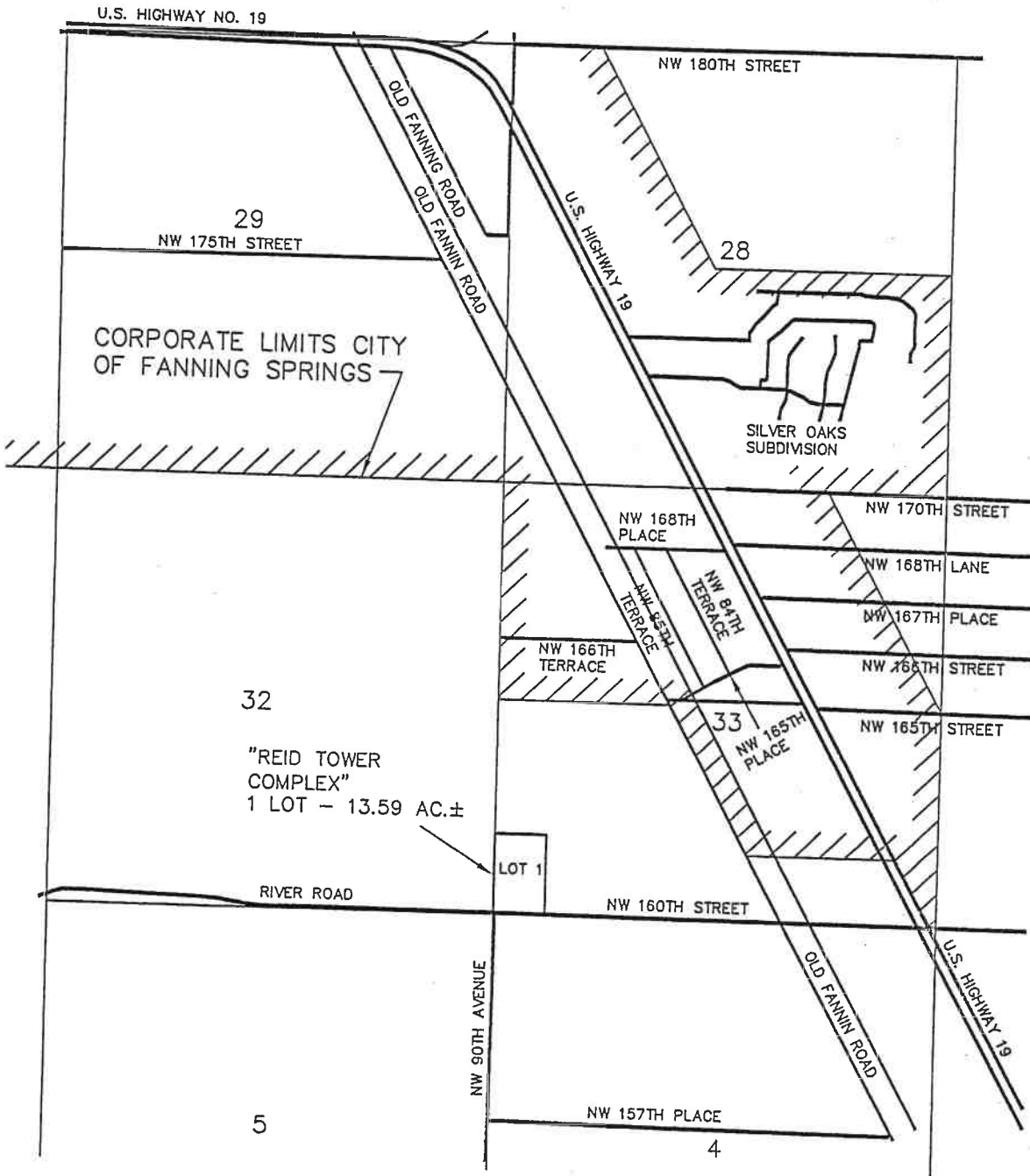
Commence at the Southwest corner of Section 33, Township 10 South, Range 14 East for a Point of Reference and thence run N 01°15'08" W, along the West line of said Section 33, a distance of 25.00 feet to the North right of way line of N.W. 160th Street (50.00 foot right of way); thence run N 89°29'39" E, along said right of way line, a distance of 50.00 feet to the Point of Beginning; thence departing from said right of way line, run N 01°15'08" W, parallel with the West line of said Section 33, a distance of 497.22 feet; thence run S 88°44'52" W, a distance of 50.00 feet to the West line of said Section 33; thence run N 01°15'08" W, along the West line of said Section 33, a distance of 334.29 feet; thence run N 88°44'52" E, a distance of 50.00 feet; thence run N 01°15'08" W, parallel with the West line of said Section 33, a distance of 137.35 feet; thence run N 88°44'52" E, a distance of 559.02; thence run S 01°15'08" E, parallel with the West line of said Section 33, a distance of 76.15 feet to the aforesaid North right of way line of N.W. 160th Street; thence run S 89°29'39" W, along said right of way line, a distance of 559.07 feet to the Point of Beginning.

Containing 12.86 acres, more or less.

Reserving unto Grantor an easement for Ingress, Egress and Public Utilities over, under, upon and across the following described land:

Commence at the Southwest corner of Section 33, Township 10 South, Range 14 East for a Point of Reference and thence run N 01°15'08" W, along the West line of said Section 33, a distance of 25.00 feet to the North right of way line of N.W. 160th Street (50.00 foot right of way); thence run N 89°29'39" E, along said right of way line, a distance of 50.00 feet; thence departing from said right of way line, run N 01°15'08" W, parallel with the West line of said Section 33, a distance of 497.22 feet to the Point of Beginning; thence run S 88°44'52" W, a distance of 50.00 feet to the West line of said Section 33; thence run N 01°15'08" W, along the West line of said Section 33, a distance of 334.29 feet; thence run N 88°44'52" E, a distance of 50.00 feet; thence run S 01°15'08" E, parallel with the West line of said Section 33, a distance of 334.29 feet to the Point of Beginning.

# VICINITY MAP



## GRAPHIC SCALE



( IN FEET )  
1 inch = 2000ft.

DOUGLAS K. McKOY  
Law Office of Douglas K. McKoy, P.A.  
302 N. Main St., Suite B, Trenton, FL 32693  
(352) 490-4488  
FAX (352) 463-0773  
doug@chiefndlegal.com

August 31, 2022

Levy County Board of County Commissioners  
310 School St.  
Bronson, FL 32621

Dear Commissioners,

I am a licensed attorney in good standing to practice law in the State of Florida. Pursuant to the request of Robert L. Reid, Member Manager of Reid Tower Complex, LLC, and Ronald E. Parrish, Registered Land Surveyor, I have caused Security Title Services, Inc., d/b/a Gilchrist Title Services, to conduct a search of the Public Records of Levy County, Florida, regarding the property described in Exhibit A. The scope of the title research is from June 30, 1960 through August 29, 2022. I have made a careful examination of the title report and the copies of the pertinent instruments attached to it.

This Opinion of Title is provided to satisfy the requirements of Chapter 177.041(2) of Florida's Statutes. Based on the foregoing, I am of the opinion that:

**Fee Simple interest in the described land is vested in:**

Reid Tower Complex, LLC, a Florida Limited Liability Company.

**By virtue of the following deeds:**

Warranty Deed to Reid Tower Complex, LLC, a Florida Limited Liability Company, from itself dated October 30, 2021, recorded November 1, 2021, in Official Record Book 1610, Page 43, Public Records of Levy County, Florida.

Quit Claim Deed to Reid Tower Complex, LLC, a Florida Limited Liability Company, from Martin Wyatt Reid, Jerry Michael Reid, Robert Lee Reid, Ruth Marie Clubb and Joseph Adam Kennedy dated March 21, 2020 and recorded March 23, 2020 in Official Record Book 1529, Page 441, Public Records of Levy County, Florida.

**Prior conveyances in the chain of title are:**

Order of Summary Administration for the Estate of Sarah Wylene Kennedy, deceased, pursuant to Levy County Probate Case No. 38-2019-CP-000246, as recorded in Official Record Book 1516, Page 644, Public Records of Levy County, Florida. Said Order transfers the 1/5<sup>th</sup> interest in the caption property from the Estate of Sarah Wylene Kennedy to Joseph Kennedy.

Warranty Deed to Martin Wyatt Reid, Jerry Michael Reid, Robert Lee Reid, Ruth Marie Clubb and Sarah Wylene Kennedy from Syble Grace Reid dated August 22, 1999, recorded August 24, 1999 in Official Record Book 686, Page 206, Public Records of Levy County, Florida.

Warranty Deed to Henry Lee Reid and Syble Grace Reid, husband and wife, from R. T. May and Mae May, dated June 21, 1960, recorded June 30, 1960 in Deed Book 74, Page 618, Public Records of Levy County, Florida.

**The following instruments represent easements that are contained within the area proposed by the plat, are in favor of the tenant who is the owner and operator of the cell phone tower located on the caption lands.**

Easement from Syble Reid in favor of OPM-USA a division of American Tower Systems, L. P., dated May 21, 1998, recorded June 12, 1998, in Official Record Book 645, Page 880, Public Records of Levy County, Florida.

Easement from Syble Reid in favor of Central Florida Electric Cooperative and OPM-USA a division of American Tower Systems, L. P., dated May 21, 1998, recorded June 12, 1998, in Official Record Book 645, Page 882, Public Records of Levy County, Florida.

Easement from Syble Reid in favor of Bellsouth and OPM-USA a division of American Tower Systems, L. P., dated May 21, 1998, recorded June 12, 1998, in Official Record Book 645, Page 884, Public Records of Levy County, Florida.

Easement from Syble Reid in favor of OPM-USA a division of American Tower Systems, L. P., dated June 30, 1998, recorded July 8, 1998, in Official Record Book 647, Page 868, Public Records of Levy County, Florida.

Easement from Syble Reid in favor of Bellsouth and OPM-USA a division of American Tower Systems, L. P., dated June 30, 1998, recorded July 8, 1998, in Official Record Book 647, Page 870, Public Records of Levy County, Florida.

Easement from Syble Reid in favor of Central Florida Electric and OPM-USA a division of American Tower Systems, L. P., dated June 30, 1998, recorded July 8, 1998, in Official Record Book 647, Page 872, Public Records of Levy County, Florida.

**The following instrument is a Memorandum of Lease between the current owner's predecessor in title and the cell phone tower tenant.**

Memorandum of Lease between Syble Reid as Lessor and OPM-USA-Inc., succeeded in interest by OPM-USA, a division of American Tower Systems, L. P., a Delaware Limited Partnership, dated July 15, 1998, recorded July 23, 1998, in Official Record Book 649, Page 328, Public Records of Levy County, Florida.

**No other subdivision exists in the Public Records of Gilchrist County bearing the name "Reid Tower Complex".**

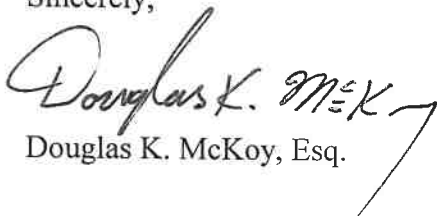
The copies of the instruments cited above are enclosed with this opinion letter. Please do not hesitate to call on us me if any aspect of this opinion is unclear or bears further consideration.

**Real Estate Taxes.**

Parcel No. 00511-001-00, assessed value \$85,030.00  
2021 Taxes \$570.37 paid December 1, 2021. No past due taxes.

Parcel No. 00511-001-0A, assessed value 6,880.00 (agricultural exemption)  
Parcel separated from 00511-001-00 in late 2021, no taxes due for 2021 tax year under new parcel number.

Sincerely,

  
Douglas K. McKoy, Esq.



DOUGLAS K. McKOY  
ATTORNEY TRUST ACCOUNT  
302 N. MAIN STREET SUITE B  
TRENTON, FLORIDA 32693



3371

63-68/631

8/25/2022

PAY TO THE ORDER OF Levy County Board of County Commissioners

\$ \*\*400.00

Four Hundred and 00/100\*\*\*\*\*  
DOLLARS

Levy County Board of County Commissioners

*Handwritten signature: Douglas K. McCoy*

MEMO

Reid, Robert:Reid, RE21-04-20



⑈00337⑈ ⑆063⑆00688⑆ ⑆000048⑆1894⑈

DOUGLAS K. McKOY  
ATTORNEY TRUST ACCOUNT

Levy County Board of County Commissioners

8/25/2022

3371

Final Plat App

400.00

Attorney Trust Account Reid, Robert:Reid, RE21-04-20

400.00

DOUGLAS K. McKOY  
ATTORNEY TRUST ACCOUNT

Levy County Board of County Commissioners

8/25/2022

3371

Final Plat App

400.00

Attorney Trust Account Reid, Robert:Reid, RE21-04-20

400.00

**A Boundary Survey In Section 33, Township 10 South, Range 14 East  
Levy County, Florida  
For: Reid Tower Complex, LLC**

**Description:**

A parcel of land lying in the Southwest 1/4 of Section 33, Township 10 South, Range 14 East, Levy County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Section 33, Township 10 South, Range 14 East for a Point of Reference and thence run N 01°15'08" W, along the West line of said Section 33, a distance of 25.00 feet to the North right of way line of N.W. 160th Street (50.00 foot right of way) and for the Point of Beginning; thence departing from said right of way line, continue N 01°15'08" W, along the West line of said Section 33, a distance of 968.21 feet; thence run N 88°44'52" E, a distance of 609.02 feet; thence run S 01°15'08" E, parallel with the West line of said Section 33, a distance of 976.15 feet to the aforesaid North right of way line of N.W. 160th Street; thence run S 89°29'39" W, along said right of way line, a distance of 609.07 feet to the Point of Beginning.

Containing 13.59 acres, more or less.

SUBJECT TO a non-exclusive easement for ingress, egress and utilities over and across the West 50 feet of thereof.

**Legend:**

- ⊙ Denotes 5/8" rebar cap found - LB 2583
- Denotes 5/8" rebar & cap set - PSM 4929
- Denotes 4"x 4" concrete monument set - PSM 4929
- Denotes 4"x 4" concrete monument found - no number
- ⊙ Denotes nail & disk found - PLS 2548
- ⊙ Denotes nail & disk set - PSM 4929
- ⊕ Denotes power pole
- P — Denotes aerial electric line
- x — x — Denotes wire fence
- o — o — Denotes chain link wire fence

**Flood Zone Statement:**

Based upon examination of Flood Insurance Rate Map (FIRM) Number 12075C0010G effective date February 3, 2017, Levy County, Florida and Flood Insurance Rate Map (FIRM) Number 12075C0020F, effective date November 2, 2012, Levy County, Florida, this property lies in ZONE X, areas determined to be outside the 0.2% annual chance floodplain.

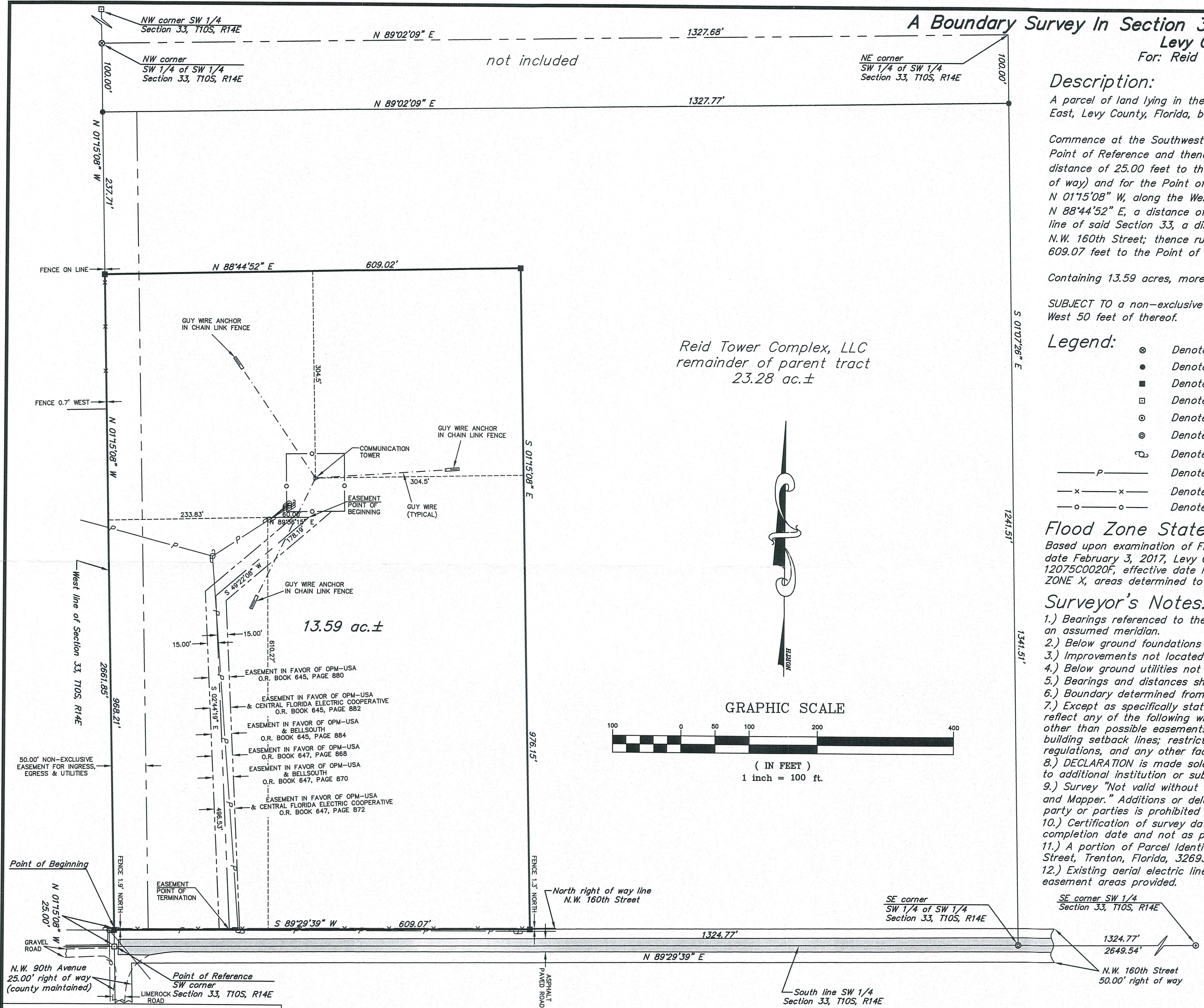
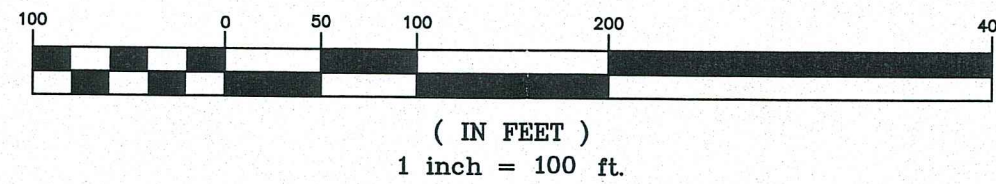
**Surveyor's Notes:**

- 1.) Bearings referenced to the West line of Section 33, T10S, R14E (N 01°15'08" W) based on an assumed meridian.
- 2.) Below ground foundations not located.
- 3.) Improvements not located (except those shown hereon).
- 4.) Below ground utilities not located.
- 5.) Bearings and distances shown hereon reflect field measurements and descriptive calls.
- 6.) Boundary determined from existing and locally accepted monumentation.
- 7.) Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations, and any other facts that an accurate and current title search may disclose.
- 8.) DECLARATION is made solely to those that this survey is certified to. It is not transferable to additional institution or subsequent owners.
- 9.) Survey "Not valid without the signature and the original raised seal of a Florida Surveyor and Mapper." Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 10.) Certification of survey data shown upon this plat is valid as per the field work completion date and not as per signature date.
- 11.) A portion of Parcel Identification No. 0051100100, Property Address - 8991 NW 160th Street, Trenton, Florida, 32693.
- 12.) Existing aerial electric lines, poles and guy anchors were found to exist outside of the easement areas provided.

Reid Tower Complex, LLC  
remainder of parent tract  
23.28 ac.±

13.59 ac.±

**GRAPHIC SCALE**



**Parrish Land Surveying**  
Ronald E. Parrish - PSM 4929  
Licensed Business No. 7472  
305 S. Main St.  
Trenton, Florida 32693  
Phone: (352) 463-2938

**Certificate:**

I hereby certify that this is a true and correct representation of a survey made under my responsible direction and supervision, that meets the standards of practice set forth by the Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

*Ronald E. Parrish*  
Dated 8/20/2022

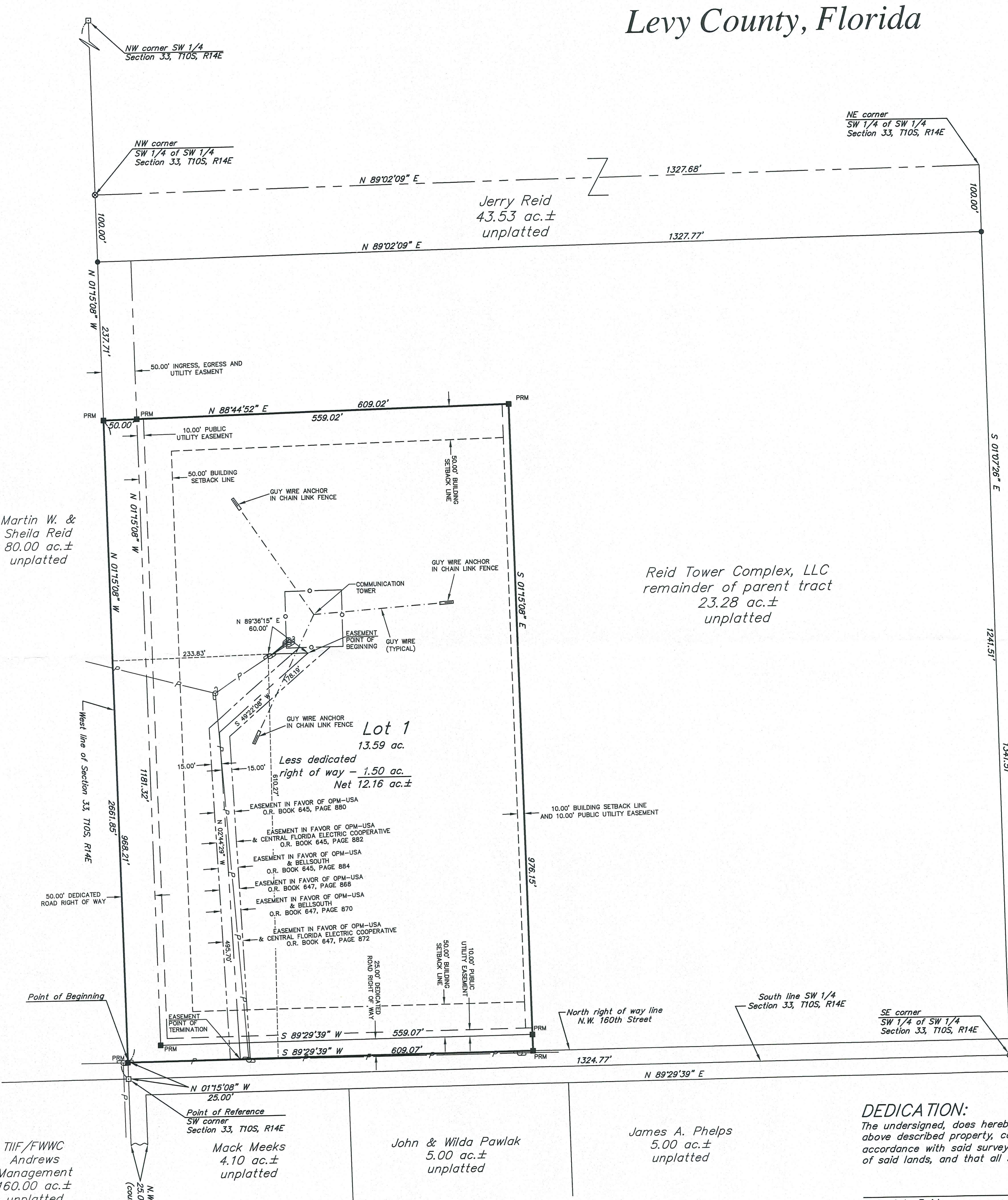
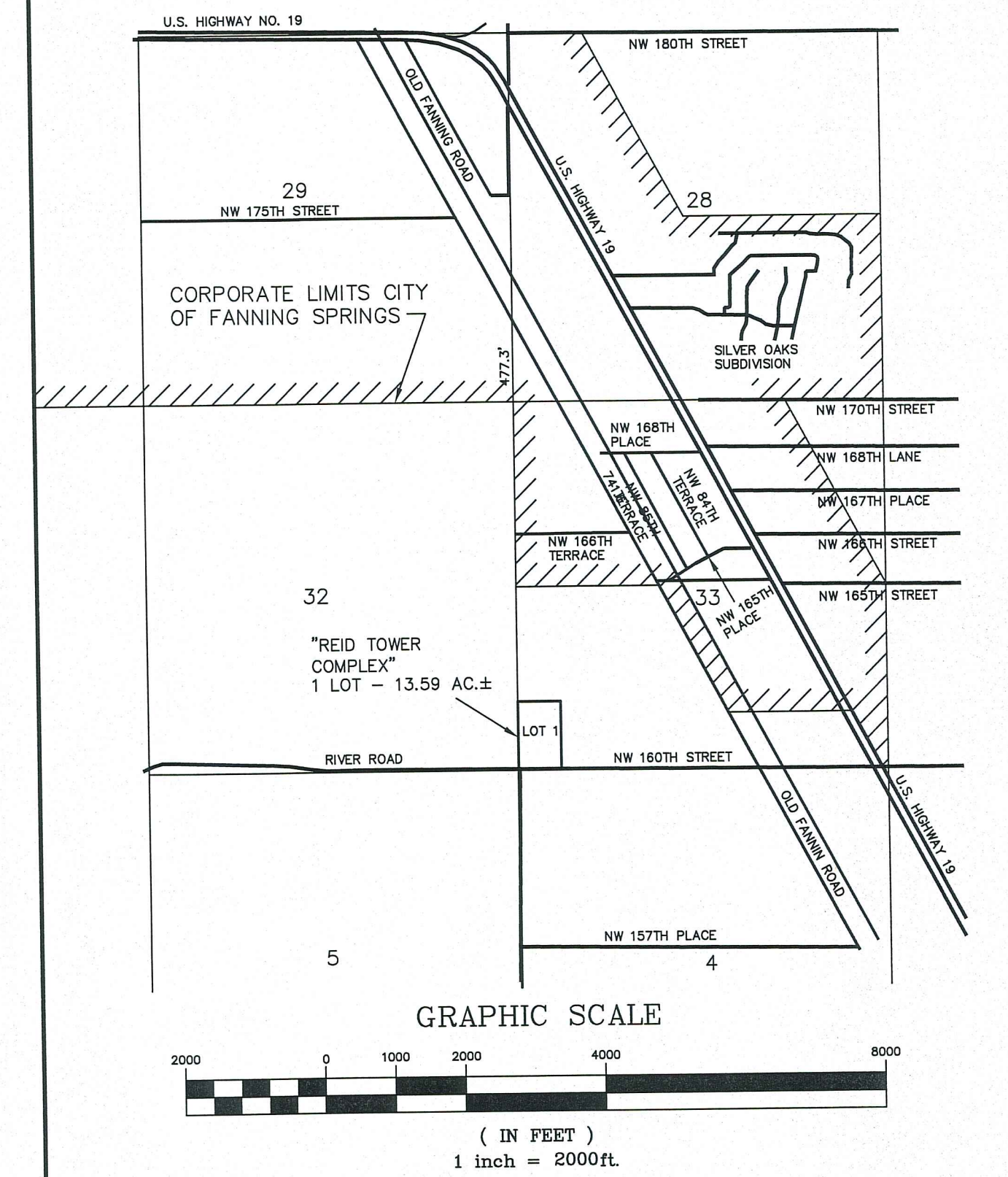
*Ronald E. Parrish*  
Ronald E. Parrish, PSM Cert. No. 4929

# REID TOWER COMPLEX

In Section 33, Township 10 South, Range 14 East  
Levy County, Florida

VICINITY MAP

Plat Book \_\_\_\_\_ Page \_\_\_\_\_  
Sheet 1 of 1



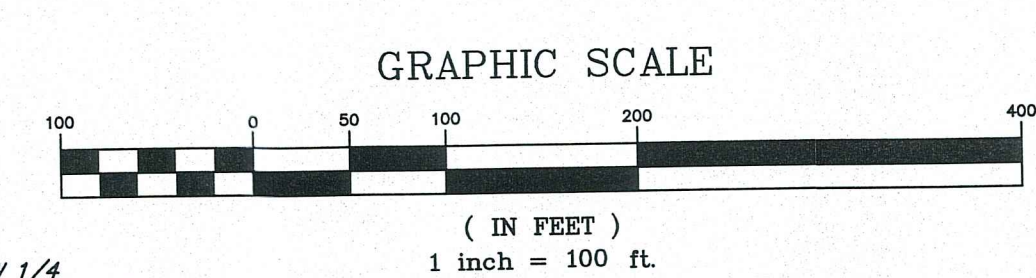
**Description:**  
A parcel of land lying in the Southwest 1/4 of Section 33, Township 10 South, Range 14 East, Levy County, Florida, being more particularly described as follows:  
Commence at the Southwest corner of Section 33, Township 10 South, Range 14 East for a Point of Reference and thence run N 01°15'08" W, along the West line of said Section 33, a distance of 25.00 feet to the North right of way line of N.W. 160th Street (50.00 foot right of way) and for the Point of Beginning; thence departing from said right of way line, continue N 01°15'08" W, along the West line of said Section 33, a distance of 968.21 feet; thence run N 88°44'52" E, a distance of 609.02 feet; thence run S 01°15'08" E, parallel with the West line of said Section 33, a distance of 976.15 feet to the aforesaid North right of way line of N.W. 160th Street; thence run S 89°29'39" W, along said right of way line, a distance of 609.07 feet to the Point of Beginning.  
Containing 13.59 acres, more or less.  
Reserving unto Grantor an easement for Ingress, Egress and Public utilities over, under, upon and across the West 50.00 feet thereof.

**Legend:**

- Denotes 5/8" rebar cap found - LB 2583
- Denotes 5/8" rebar & cap set - PSM 4929
- Denotes 4" x 4" concrete monument set - PSM 4929
- Denotes 4" x 4" concrete monument found - no number
- Denotes nail & disk found - PLS 2548
- Denotes nail & disk set - PSM 4929
- ⊕ Denotes power pole
- PRM Denotes Permanent Reference Monument
- LB Denotes Licensed Business
- PSM Denotes Professional Surveyor & Mapper
- PLS Denotes Professional Land Surveyor
- P — Denotes aerial electric line
- ○ — Denotes chain link wire fence
- - - - - Denotes building setback line - front & rear 50 feet - side 10 feet
- - - - - Denotes 10.00 foot public utility easement

**NOTES:**

- 1.) Bearings referenced to the West line of Section 33, T10S, R14E (N 01°15'08" W) based on an assumed meridian.
- 2.) Boundary survey completed 7/19/2022 - Job No. 2021-338.
- 3.) Date of plat drawing - 8/31/2022.
- 4.) Boundary closure does not exceed one (1) foot in five thousand (5000) feet.
- 5.) All plat utility easements shall provide that such 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 public utility. Such construction, installation, maintenance and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.



**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.

**LEVY COUNTY CERTIFICATES:**  
Certificate of Approval for Levy County, Florida: We, the undersigned do hereby certify that this plat conforms to the requirements of Levy County Ordinance and Regulations as follows:

Planning and Zoning	date _____	Levy Planning and Zoning
Water & Sewer	date _____	Levy Health Department
Road Requirements	date _____	Superintendent - 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

**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 \_\_\_\_\_

**CERTIFICATE OF SURVEYOR:**  
I hereby certify that this plat of "REID TOWER COMPLEX" was prepared under my direction and supervision and that said plat complies with all of the survey requirements of Part 1, Chapter 177, Florida Statutes.

Dated 8/31/2022  
Ronald E. Parrish  
Registration Number PSM 4929  
Licensed Business No. 7472  
305 S. Main Street  
Trenton, Florida, 32693

**DEDICATION:**  
The undersigned, does hereby certify that Robert L. Reid, Member Manager of Reid Tower Complex, LLC, owner of the above described property, consents to the subdivision of the lands described hereon, and this plat, made in accordance with said survey to be known as "REID TOWER COMPLEX" is hereby adopted as the true and correct plat of said lands, and that all streets and utility easements as noted hereon are dedicated to the public forever.

Robert L. Reid  
Member Manager of Reid Tower Complex, LLC  
Witness \_\_\_\_\_  
Witness \_\_\_\_\_

**ACKNOWLEDGMENT:** County of Levy, State of Florida  
I certify that on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared Robert L. Reid, well known to me and known by me to be the person executing the foregoing dedication and that he acknowledges the execution thereof to be his free and voluntary act.

My Commission Expires \_\_\_\_\_ Notary Public - State of Florida \_\_\_\_\_

**REVIEWING SURVEYOR AND MAPPER:**  
This is to certify that I have reviewed this plat for conformity to Part 1, Chapter 177, Florida Statutes, but have not verified survey data.

Date \_\_\_\_\_ Donald A. Carswell  
Registration Number PSM 6071

JOB NO. 2021-338 PLAT  
**Parrish Land Surveying**  
Ronald E. Parrish - PSM 4929  
Licensed Business No. 7472  
305 S. Main St.  
Trenton, Florida 32693  
Phone: (352) 463-2938

Martin W. & Sheila Reid  
80.00 ac.±  
unplatted

Reid Tower Complex, LLC  
remainder of parent tract  
23.28 ac.±  
unplatted

Mack Meeks  
4.10 ac.±  
unplatted

John & Wilda Pawlak  
5.00 ac.±  
unplatted

James A. Phelps  
5.00 ac.±  
unplatted

TIF/FWVC  
Andrews Management  
160.00 ac.±  
unplatted

Lot 1  
13.59 ac.  
Less dedicated  
right of way - 1.50 ac.  
Net 12.16 ac.±



# LEVY COUNTY BOARD OF COUNTY COMMISSIONERS

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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 FINAL PLAT

September 22, 2022

**PETITION NO. FP 22-09:** Doug McKoy, representing Reid Tower Complex LLC, petitioning the Commission for a Final Plat to create a single-lot plat containing 13.59ac MOL for an existing tower. Said parcel is located in Section 33, Township 10S, Range 14E in Levy County, Florida and has a land use and zoning of ARR/Agricultural Rural Residential (10ac minimum).  
PID: 0051100100 and a portion of 005110010A

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,

A handwritten signature in blue ink, appearing to read "Stacey Hectus", is written over a faint, larger signature.

Stacey Hectus  
Planning and Zoning Director