

This document prepared by and return to:
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Levy County Attorney
310 School Street
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PARCEL I.D. # 09888000000

RELEASE OF UNITY OF TITLE

Whereas, on September 30, 2016, **C.W. Brinkman III and Alma L. Brinkman** (the "Property Owner") recorded a Unity of Title Instrument in Official Record Book 1401, Page 58, of the Public Records of Levy County, Florida, which by its terms encumbers **Lots 3 and 4, Block F, Oak Grove Estates, according to the plat thereof recorded in Plat Book 4, Pages 22 and 22A, of the Public Records of Levy County Florida** (the "Property") and restricts the future transfer of the Property, except as one unified plot or parcel of land;

Whereas, the Unity of Title Instrument states that it is a covenant running with the land "until such time as the same may be released in writing by the Board of County Commissioners of Levy County;"

Whereas, the Property Owner now requests release of the Unity of Title Instrument and explained the Unity of Title was required in 2016 because the Property Owner applied for a permit for a shed (an accessory structure) on a vacant parcel (Lot 4);

Whereas, in 2016, Sec. 50-676 of the County Code did not allow an accessory structure to be placed on a lot in a residential subdivision (with any lot less than 5 acres) unless and until a principal use was active within a principal structure on the lot;

Whereas, since the Property Owner owned the adjoining Lot 3 which was improved with a principal structure (a mobile home) used for residential purposes, they were able to satisfy the Code requirement by filing the Unity of Title Instrument;

Whereas, in making their request for release, the Property Owner informed County staff that the shed permitted in 2016 was recently removed from Lot 4 leaving it a vacant, unimproved parcel and County staff has verified that information; and

Whereas, the Property Owner now desires to improve and/or convey the Property as separate lots and there appears to be no public purpose served by the continued Unity of Title encumbrance on the Property.

Now therefore, the Board of County Commissioners of Levy County, Florida, having received the Property Owner's request for release of the Unity of Title Instrument, hereby releases, cancels and discharges the same of record.

Approved by the Board this 7th day of March, 2023.

**BOARD OF COUNTY COMMISSIONERS
LEVY COUNTY, FLORIDA**

ATTEST: Clerk of the Circuit Court
and Ex Officio to the Board

Danny J. Shipp

Russell Meeks Jr., Chairman

Approved as to form and legal sufficiency

Nicolle M. Shalley, County Attorney