

RECEIVED

MAY 06 2022

Final Plat Application
Levy County, Florida

Per _____

Filing Date: _____
Amount of Fee: \$ 225.00

Petition Number: FP
Validation Number: 22-02

TO THE LEVY COUNTY PLANNING COMMISSION:

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

I. Applicant and Request Information		Please provide
Owner's Name: <u>Abdellatif F. Rizq</u>	Surveyor	Surveyor's Name: <u>Stephen M. McMillen</u>
Address: <u>1349 Willow Branch Dr.</u>	Address:	Address: <u>444 NW Main St</u>
City: <u>Orlando, FL</u> Zip Code: <u>32828</u>	City: _____	Williston, FL 32696
Phone: <u>407-462-4620</u>	Phone: _____	Telephone Number: <u>(352) 528-6277</u>
		McMillen Surveying, Inc.

II. Parcel Information		
1. Subdivision Name: <u>Rizq Farms</u>	_____	
2. Date Preliminary Plat Approved: <u>2.22.22</u>	_____	
3. Parcel Number (s)	Section/Township/Range	Acreage
A. <u>61624-003-00</u>	<u>24-11-15</u>	<u>9.575</u>
B. _____	_____	_____
C. _____	_____	_____
Total Acreage:		_____

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

**Final Plat Application
Levy County, Florida**

5. Present Zoning /Land Use: AKR
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 listed below. The application will not be processed without these items. Any information changes must be submitted, in writing to the Levy County Development Department and received one week prior to the Planning Commission Public Hearing.

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 \$225.00 **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 (1st) 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 (1st) of the month will not be scheduled for the following month.

- (e) Applications may be submitted as follows:

In Person: Levy County Zoning Department generally located on alternate 27, within the Levy County Building and Zoning Office.

By Mail: Levy County Zoning Department, Levy County Courthouse, Post Office Box 672 Bronson, Florida, 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 Zoning Department at (352) 486-5203 or visit the above address in person.

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

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

OFFICE USE ONLY:			
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.

Date

Owner Signature

STATE OF FLORIDA

COUNTY OF _____

Owner Signature

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

_____.

Signature - Notary Public

Personally known _____ Identification Expiration Date _____

SAC attached

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 _____

Levy County
Final Plat Checklist for:

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 1st day of the month to be reviewed on the 2nd 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 \$225.00 - **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. _____

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:

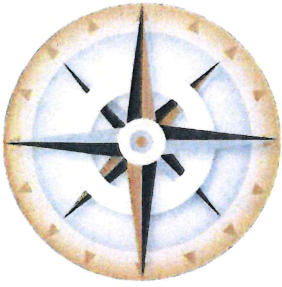
Mills Engineering - 1
Road Department - 1
Planning Department - 1
County Commissioner (appointed to committee) - 1
County Attorney - 1

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



McMillen Surveying, Inc.

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

November 2, 2021

State of Florida
County of Levy

I, Abdellatif Rizq hereby give Stephen M. McMillen, P.S.M., President of McMillen Surveying, Inc, the authority to act as our Authorized Agent to facilitate the **Platting Process** upon "Rizq Farms" on the following parcel lying in Section 24, Township 11 South, Range 15 East, Levy County, Florida:

Parcel ID# 01624-003-00, Chiefland

Abdellatif Rizq Date: _____

Notary Public, State of Florida
At Large

My Commission Expires: 11.8.24



Parcel ID 0162400300
Location Address 12190 NE 10 AVE
 TRENTON
Neighborhood 03.00 (3)
Legal Description* 24-11-15 0010.00 ACRES EAST 465.00 FT OF SE1/4 OF SE1/4 OR BOOK 1553 PAG 366 -LESS OR BOOK 580 PAGE 115 & LESS 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 CLASS2 (5200)
Subdivision N/A
Sec/Twp/Rng 24-11-15
Tax District SUWANNEE RIVER WT (District SR)
Millage Rate 15.6225
Acreage 10.000
Homestead N
Ag Classification Yes

[View Map](#)

Owner

Owner Name Rizq Abdellatif F 100%
Mailing Address 1349 WILLOW BRANCH DR
 ORLANDO, FL 32828

Valuation

	2021 Preliminary Value Summary
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$40,380
Ag Land Value	\$7,980
Just (Market) Value	\$40,380
Assessed Value	\$7,980
Exempt Value	\$0
Taxable Value	\$7,980
Cap Differential	\$0
Previous Year Value	\$119,701

Exemptions

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

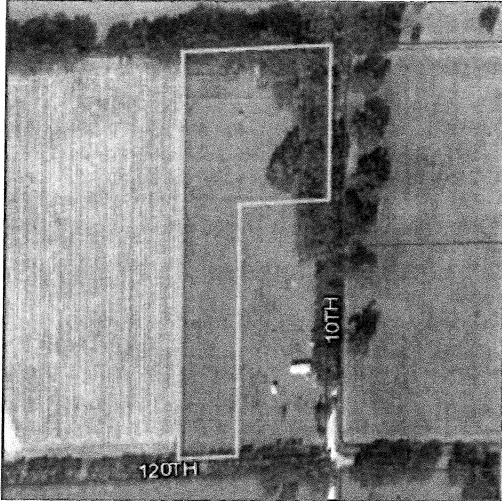
Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Home Site 3 Non Ag	0	0	1	AC	\$5,100
CROPLAND II	0	0	9	AC	\$2,880
MOBILE HOME	0	0	9	AC	\$35,280

Sales

Sale Date	Sale Price	Instrument		Qualification	Vacant/Improved	Grantor	Grantee
		Type	Book Page				
9/17/2020	\$65,200.00	WD	<u>1553</u> <u>366</u>	U	I	WELLS FARGO BANK NA	RIZQ ABDELLATIF F
11/18/2019	\$0.00	DC	<u>1514</u> <u>660</u>	U	I	PREVATT FRANKLIN L II	WELLS FARGO BANK NA
11/18/2019	\$100.00	CT	<u>1514</u> <u>465</u>	U	I	PREVATT FRANKLIN L II	WELLS FARGO BANK NA
1/16/2014	\$100.00	QD	<u>1321</u> <u>689</u>	U	I	PREVATT CINDY ANN	PREVATT FRANKLIN L II
12/10/2013	\$100.00	QD	<u>1310</u> <u>818</u>	U	I	PREVATT CINDY ANN	PREVATT FRANKLIN L II
10/1/2003	\$100.00	QC	<u>859</u> <u>287</u>	U	V	PREVATT FRANK L & MARJORIE I	

Map



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

Livy County makes every effort to provide 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: 9/13/2021, 11:09:33 AM

Developed by
 **Schneider**
GEOSPATIAL

Version 2.0.140

PREPARED BY:

Orange Coast Lender Services
1000 Commerce Drive, Suite 520,
Pittsburgh, PA 15275

RETURN TO: 643672

Orange Coast Lender Services
1000 Commerce Drive, Suite 520,
Pittsburgh, PA 15275

File Number: 643672

APN/PIN: 0162400300

SPECIAL WARRANTY DEED

This Special Warranty Deed made between Wells Fargo Bank, N.A., whose address is 1 Home Campus, Des Moines, IA 50328, Grantor, and Abdellatif F. Rizq, a married individual whose address is 1349 Willow Branch Dr, Orlando, FL 32828, Grantee:

(Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum \$65,150.00 and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt and sufficiency whereof is hereby acknowledged, has Granted, bargained, and sold to the said Grantee, and Grantee's successors, heirs and assigns forever, the following described land, situate, lying and being in Levy County, Florida, to-wit:

Part of the South ½, of the Southeast ¼, of Section 24, Township 11 South, Range 15 East, Levy County, Florida, being more particularly described as follows:

Then East 465.00 feet of the South ½, of the Southeast ¼, of Section 24, Township 11 South, range 15 East, Levy County, Florida, less and except the lands described in deed book 70, page 299, of the public records of Levy County, Florida.

Subject to the right-of-way for county road #320 over the south 40.00 feet thereof and the N.E. 10 avenue over the east side thereof.

Also included herewith is that certain 2004 Fleetwood manufactured home bearing serial number GAFL375A75334CD21 and GAFL375B75334CD21, which is permanently affixed to the real property described above (see manufactured home affidavit recorded November 04, 2004, in book 914 at page 304, in the Office of the register of deeds for Levy County, Florida).

Being the same property conveyed to Wells Fargo Bank N.A., deed dated 10/21/2019, recorded 11/19/2019, in Instrument No. 659767, in OR Book 1514 and Page 660, in the County of Levy, State of Florida.

More commonly known as: 12190 Northeast 10th Avenue, Trenton, FL 32693

Parcel/tax id: 0162400300

SUBJECT TO:

1. Taxes and assessments for the current calendar year and all subsequent years;
2. Zoning ordinances, restrictions, prohibitions and other requirements imposed by governmental authority;
3. Conditions, restrictions, reservations, limitations and easements of record, if any, but this reference shall not operate to reimpose same;

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining 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 specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, GRANTOR has signed these presents on 17 of Sept., 2020.

Wells Fargo Bank, N.A.

By: [Signature] 9-17-20
Name: _____
Its: LINDSAY DORAN
Vice President, Loan Documentation

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness: [Signature]

Name: Tonya Amerine

Witness: [Signature]

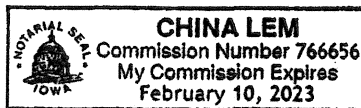
Name: Greta H. Wassink
Authorized Signer

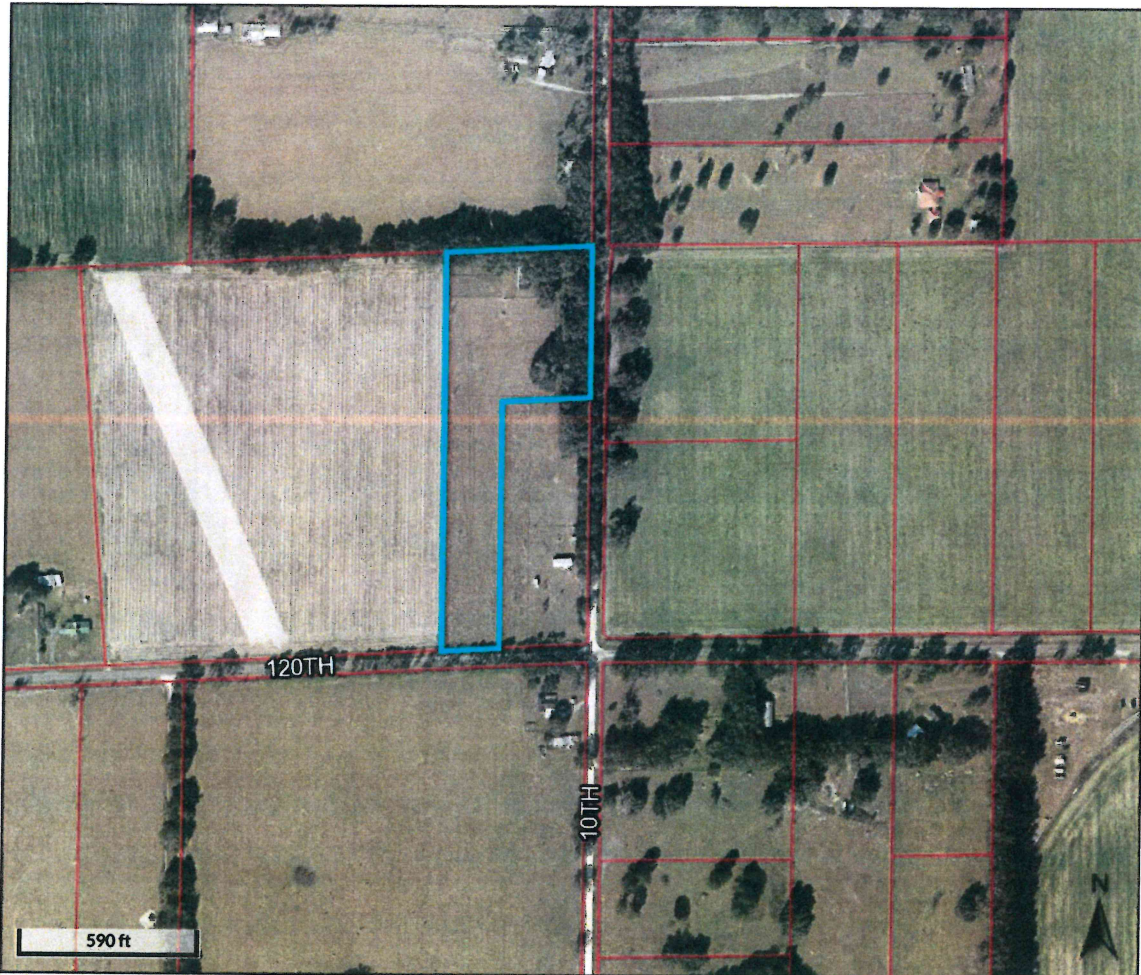
State of Iowa

County Dallas

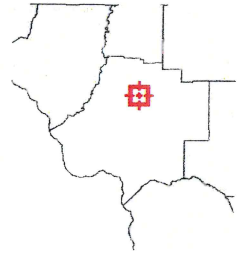
On this 17th day of September, A.D., 2020, before me, a Notary Public in and for said county, personally appeared Lindsay Doran, to me personally known, who being by me duly sworn (or affirmed) did say that that person is Vice President Loan Documentation (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Lindsay Doran acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

[Signature] (Signature)
Notary Public





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	0162400300	Physical Address	12190 NE 10 AVE	Building Value	\$0	Last 2 Sales			
Property Use	5200 - CROPLAND II	Address	TRENTON	Extra Feature Value	\$0	Date	Price	Reason	Qual
Taxing District	SUWANNEE RIVER	Mailing Address	RIZQ ABDELLATIF F	Market Land Value	\$40,380	9/17/2020	\$65200	12	U
Acres	10	Address	1349 WILLOW BRANCH DR	Ag Land Value	\$7,980	n/a	0	n/a	n/a
			ORLANDO FL 32828	Just Value	\$40,380				
				Assessed Value	\$7,980				
				Taxable Value	\$7,980				

Date created: 9/13/2021
 Last Data Uploaded: 9/13/2021 11:09:33 AM

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



February 25, 2022

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

RE: PROPERTY INFORMATION REPORT – Our File: T-28944

PROPOSED SUBDIVISION NAME:

“RIZQ FARMS”

LEGAL SHOWN ON PROPOSED PLAT:

Part of the South 1/2 of the Southeast 1/4 of Section 24, Township 11 South, Range 15 East, Levy County, Florida, being more particularly described as follows:

Then East 465.00 feet of the South 1/2 of the Southeast 1/4 of Section 24, Township 11 South, Range 15 East, Levy County, Florida, less and except the lands described in Deed Book 70, Page 299, of the Public Records of Levy County, Florida.

Subject to the right-of-way for county road #320 over the south 40.00 feet thereof and the N.E. 10 avenue over the east side thereof.

PERIOD OF SEARCH: 20 years last past, ending February 17, 2022

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

ABDELLATIF F. RIZQ, by virtue of the following document:

Special Warranty Deed from Wells Fargo Bank, N.A., dated 09/17/2020, filed 10/07/2020 and recorded in O.R. Book 1553, Page 366 (#673043), Public Records of Levy County, Florida.

MORTGAGES – (not satisfied or released 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



EASEMENTS OF RECORD

Easement from Abdellatif Rizq to Central Florida Electric Cooperative, Inc. dated 10/05/2021, filed 12/01/2021 and recorded in O.R. Book 1614, Page 459 (#693125), Public Records of Levy County, Florida.

REAL ESTATE TAX INFORMATION:

2021 Taxes

Assessed to: Abdellatif F. Rizq
Tax ID#: 0162400300

DELINQUENT TAXES YES NO

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

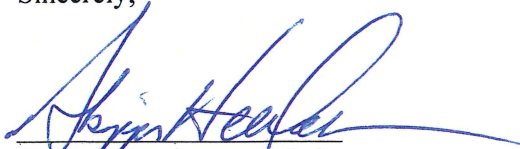
NOTE: This report does not in any way purport to show ownership of any underlying oil, gas and/or mineral rights.

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

PREPARED BY:

Orange Coast Lender Services
1000 Commerce Drive, Suite 520,
Pittsburgh, PA 15275

RETURN TO: 643672

Orange Coast Lender Services
1000 Commerce Drive, Suite 520,
Pittsburgh, PA 15275

File Number: 643672
APN/PIN: 0162400300

SPECIAL WARRANTY DEED

This Special Warranty Deed made between **Wells Fargo Bank, N.A.**, whose address is **1 Home Campus, Des Moines, IA 50328**, Grantor, and **Abdellatif F. Rizq, a married individual** whose address is **1349 Willow Branch Dr, Orlando, FL 32828**, Grantee:

(Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum **\$65,150.00** and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt and sufficiency whereof is hereby acknowledged, has Granted, bargained, and sold to the said Grantee, and Grantee's successors, heirs and assigns forever, the following described land, situate, lying and being in Levy County, Florida, to-wit:

Part of the South ½, of the Southeast ¼, of Section 24, Township 11 South, Range 15 East, Levy County, Florida, being more particularly described as follows:

Then East 465.00 feet of the South ½, of the Southeast ¼, of Section 24, Township 11 South, range 15 East, Levy County, Florida, less and except the lands described in deed book 70, page 299, of the public records of Levy County, Florida.

Subject to the right-of-way for county road #320 over the south 40.00 feet thereof and the N.E. 10 avenue over the east side thereof.

Also included herewith is that certain 2004 Fleetwood manufactured home bearing serial number GAFL375A75334CD21 and GAFL375B75334CD21, which is permanently affixed to the real property described above (see manufactured home affidavit recorded November 04, 2004, in book 914 at page 304, in the Office of the register of deeds for Levy County, Florida).

Being the same property conveyed to Wells Fargo Bank N.A., deed dated 10/21/2019, recorded 11/19/2019, in Instrument No. 659767, in OR Book 1514 and Page 660, in the County of Levy, State of Florida.

More commonly known as: 12190 Northeast 10th Avenue, Trenton, FL 32693

Parcel/tax id: 0162400300

SUBJECT TO:

1. Taxes and assessments for the current calendar year and all subsequent years;
2. Zoning ordinances, restrictions, prohibitions and other requirements imposed by governmental authority;
3. Conditions, restrictions, reservations, limitations and easements of record, if any, but this reference shall not operate to reimpose same;

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining 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 specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, GRANTOR has signed these presents on 17 of Sept., 2020.

Wells Fargo Bank, N.A.

By: [Signature] 9-17-20
Name: _____
Its: LINDSAY DORAN
Vice President, Loan Documentation

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness: [Signature] Name: Tonya Amerine
Witness: [Signature] Name: Greta H. Wassink
Authorized Signer

State of Iowa

County Dallas

On this 17th day of September, A.D., 2020, before me, a Notary Public in and for said county, personally appeared Lindsay Doran, to me personally known, who being by me duly sworn (or affirmed) did say that that person is Vice President Loan Documentation (title) of said **Wells Fargo Bank, N.A.**, by authority of its board of (directors or trustees) and the said (officer's name) Lindsay Doran acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

China Lem (Signature)
Notary Public



10.70

PLEASE USE BLACK INK ONLY

This instrument Prepared By:
Central Florida Electric Cooperative, Inc
P.O. Box 9
Chiefland, Fl. 32644

EASEMENT

(Recorder's Space

CFEC Location No.: F7-24-35

County: LEVY

Parcel No.: 0162400300

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, Abdellatif Rizq whose address is 12180 NE 10 AVE TRENTON hereinafter called "GRANTOR," in consideration of the sum of \$1.00 and other valuable considerations, the receipt of which hereby acknowledged, grant and convey to CENTRAL FLORIDA ELECTRIC COOPERATIVE, INC., P.O. Box 9, Chiefland, Florida 32644, hereinafter called "GRANTEE," its successors, lessees and assigns, the rights, privilege and easement to construct, reconstruct, operate and maintain in perpetuity or until the use thereof is abandoned, electric transmission and distribution lines and related facilities (including supporting structures, communication and other wires, attachments and accessories desirable herewith) over, upon and across the following described lands in Levy county, Florida, and referred to hereinafter as the "Easement Area" defined as a strip land 15 feet on both sides of the electric utility facility and including 15 feet on either side of any and all electric facilities which is within 15 feet, parallel and adjacent to wit:

***Insert or attach legal description of property here (As listed on Property Deed)**

24-11-15 0010.00 ACRES EAST 465.00 FT OF SE1/4 OF SE1/4 OR BOOK 1553 PAG 366 -LESS OR BOOK 580 PAGE 115 & LESS RD RW

Section 24 Township 11 South, Range 15 East

Together with the right to patrol, inspect, alter, improve, repair, rebuild, relocate or remove such lines and related facilities, including the right to increase or decrease the number and type of supporting structures, wires and voltage.

GRANTEE shall have all other rights and privileges reasonable, necessary or convenient for the safe and efficient operation and maintenance of said electric transmission and distribution lines and related facilities, including the right to trim, cut and keep clear trees, limbs and undergrowth, under and around said lines.

GRANTOR covenants and agrees that no trees, building, structures or obstacles will be located or constructed within the easement area nor shall ground elevation be altered more than (2) feet.

GRANTOR shall have all rights in and to said easement area compatible with GRANTEE's right to the safe and efficient operation and maintenance of said electric transmission and distribution lines and related facilities, including but not limited to, the right to utilize said easement area for ingress and egress and general farming or pasture purposes, planting low growing shrubbery as beautification, subject, however, to GRANTEE's right to ingress and egress.

GRANTOR warrants and covenants that is has the right to convey this easement and that GRANTEE shall have quiet and peaceful possession, use and enjoyment of same.

ALL COVENANTS, terms, provisions and conditions herein contained shall inure and extend to and be obligatory upon the heirs, successors, lessees and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set its hand and seal this 5 day of October, 20 21.

Signed, sealed and delivered in the presence of

Two (2) Witnesses

GRANTOR:

Tammie Dyer

Rebecca Phillips

Abdellatif Rizq

Witness (1) Print Name

Witness (2) Print Name

Grantor Print Name

Grantor Print Name

Witness (1) Signature

Witness (2) Signature

Grantor Signature

Grantor Signature

STATE OF Florida. The foregoing instrument was acknowledged before me this 10/5/2021

COUNTY OF Levy by Abdellatif Rizq, who is personally known to me or who has (Name of Grantor (s) notary is acknowledging)

Produced State ID as identification (Type of Identification) Tammie Dyer (Notary of Public Signature)

(Seal Below)

Notary Public, Comm. No. HH128357

Tammie Dyer

(Name of Notary Public typed, printed)

