

RECEIVED

MAY 06 2022

Per \_\_\_\_\_

Final Plat Application  
Levy County, Florida

Filing Date: \_\_\_\_\_  
Amount of Fee: \$ 225.00

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>		Surveyor's Name: <u>Stephen M. McMillen</u>
Owner's Name: <u>Shell Pond, LLC</u>		Address: 444 NW Main St
Address: <u>19801 NW Hwy 335</u>		Williston, FL 32696
City: <u>Williston</u>	Zip Code: <u>32696</u>	Telephone Number: (352) 528-6277
Phone: <u>352-843-7141</u>		McMillen Surveying, Inc.

<b>II. Parcel Information</b>		
1. Subdivision Name: <u>Levy Farms</u>		
2. Date Preliminary Plat Approved: <u>2-22-22</u>		
3. Parcel Number (s)	Section/Township/Range	Acreage
A. <u>Part of 04349-000-00</u>	<u>2-13-18</u>	<u>42.4</u>
B. _____	_____	_____
C. _____	_____	_____
Total Acreage:		<u>42.4</u>

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

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5. Present Zoning /Land Use: FRR/URR
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**

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**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 (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 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**

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- (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  \_\_\_\_\_, 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  
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**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 \_\_\_\_\_

*See attached*

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**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:**

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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 \$225.00 - **MUST BE PAID AT SUBMITTAL OF THE PLATS FOR PLAT REVIEW.**
- Original completed application with all supporting documents.

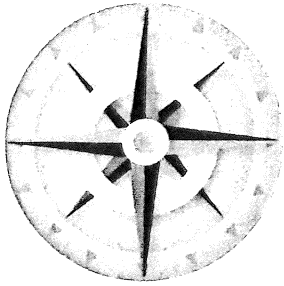
**This fee does not include any costs that will be incurred by the County Engineer for engineering fees.**

- 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.**



# McMillen Surveying, Inc.

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

September 28, 2021

State of Florida  
County of Levy


We, Wade Bullock and Ken Boyer, authorized representatives of Shell Pond, LLC, hereby give Stephen M. McMillen, P.S.M., President of McMillen Surveying, Inc, the authority to act as my Authorized Agent to facilitate the **Platting Process** upon "Levy Farms" on the following parcel lying in Section 2, Township 13 South, Range 18 East, Levy County, Florida:

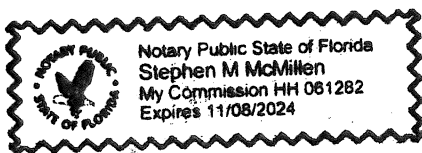
Part of Parcel ID# 04349-000-00, Williston.

  
\_\_\_\_\_  
Wade Bullock Date: \_\_\_\_\_

  
\_\_\_\_\_  
Ken Boyer Date: \_\_\_\_\_

Notary Public, State of Florida  
At Large

  
\_\_\_\_\_  
My Commission Expires: 11-8-24



**Summary**

Parcel ID 0434900000  
 Location Address  
 Neighborhood 05.00 (5)  
 Legal Description\* 02-13-18 0060.00 ACRES S1/2 OF NE1/4 OF NW1/4 & SE1/4 OF NW1/4 OR BOOK 1598 PAGE 80 LESS PIT NO 4 ORB 253 PG 13  
\*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 TMBR 2 (5500)  
 Subdivision N/A  
 Sec/Twp/Rng 02-13-18  
 Tax District SW FLORIDA WT MG (District SW)  
 Millage Rate 15.7218  
 Acreage 60.000  
 Homestead N  
 Ag Classification Yes

[View Map](#)

**Owner**

Owner Name Shell Pond LLC 100%  
 Mailing Address 19801 NW HWY 335  
 WILLISTON, FL 32696

**Valuation**

	<b>2021 Preliminary Value</b>
	<b>Summary</b>
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$0
Ag Land Value	\$316,800
Just (Market) Value	\$14,860
Assessed Value	\$316,800
Exempt Value	\$14,860
Taxable Value	\$0
Cap Differential	\$14,860
	\$0
Previous Year Value	\$252,000

**Exemptions**

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

**Land Line**

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
TIMBER I	0	0	10	AC	\$4,000
TIMBER II	0	0	30	AC	\$9,060
HARDWOOD/CYPRESS	0	0	20	AC	\$1,800
VAC LAND	0	0	60	AC	\$316,800

**Sales**

Sale Date	Sale Price	Instrument				Vacant/Improved	Grantor	Grantee
		Type	Book	Page	Qualification			
8/6/2021	\$279,300.00	WD	<u>1598</u>	<u>80</u>	Q	V	WHISKEY BENT LAND COMPANY LLC	SHELL POND LLC
10/8/2020	\$100.00	WM	<u>1556</u>	<u>460</u>	U	V	PARTIN CALVIN L-TTEE-ET AL	WHISKEY BENT LAND COMPANY LLC
8/31/2020	\$100.00	QM	<u>1556</u>	<u>420</u>	U	V	PARTIN JOHN C III	WHISKEY BENT LAND COMPANY LLC
11/9/2018	\$100.00	WM	<u>1474</u>	<u>965</u>	U	V	HOLMES MARY A	CHUNK POND LLC
11/4/2017	\$100.00	WM	<u>1438</u>	<u>569</u>	U	V	PARTIN JOHN C IV	WHISKEY BENT LAND COMPANY LLC
9/24/2015	\$0.00	DC	<u>1368</u>	<u>80</u>	U	V	PARTIN JOHN C III	PARTIN JOHN C IV
9/24/2015	\$100.00	QM	<u>1366</u>	<u>853</u>	U	V	PARTIN JOHN C III	PARTIN JOHN C IV
11/1/2010	\$100.00	WM	<u>1215</u>	<u>720</u>	U	V	PARTIN CORA ADLINE	PARTIN JOHN C III-ET AL
3/12/2010	\$100.00	WM	<u>1194</u>	<u>184</u>	U	V	STEVENS E ANN	SANDY GAP LAND COMPANY
2/24/2010	\$100.00	WM	<u>1191</u>	<u>826</u>	U	V	PARTIN CORA ADLINE	PARTIN JOHN C III-ET AL





## Detail by Entity Name

Florida Limited Liability Company

SHELL POND, LLC

### Filing Information

**Document Number** L09000056649

**FEI/EIN Number** 27-0352466

**Date Filed** 06/11/2009

**State** FL

**Status** ACTIVE

### Principal Address

19801 NW HWY 335  
WILLISTON, FL 32696

Changed: 04/29/2019

### Mailing Address

19801 NW HWY 335  
WILLISTON, FL 32696

Changed: 04/29/2019

### Registered Agent Name & Address

BOYER, KENNEDY GSR  
19801 NW HWY 335  
WILLISTON, FL 32696

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

BOYER, KENNEDY GSR  
19801 NW HWY 335  
WILLISTON, FL 32696

Title MGRM

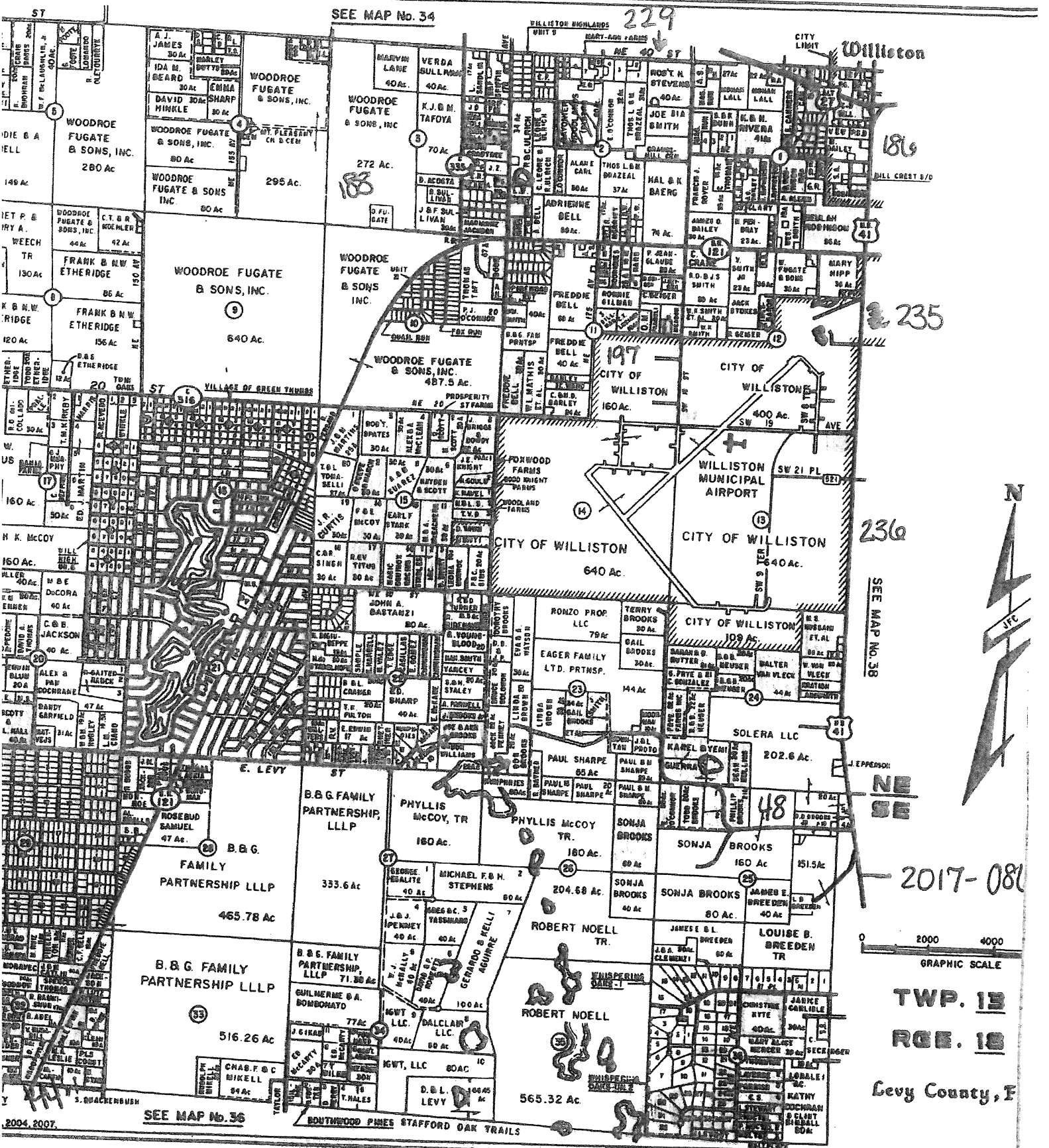
BULLOCK, ROBERT W  
505 SW 7TH STREET  
WILLISTON, FL 32696

## Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2019	04/29/2019
2020	05/28/2020
2021	04/12/2021

## Document Images

<a href="#"><u>04/12/2021 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>05/28/2020 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/29/2019 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>03/09/2018 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/03/2017 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/06/2016 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/28/2015 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/25/2014 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/16/2013 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>02/13/2012 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/25/2011 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/27/2010 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>06/11/2009 -- Florida Limited Liability</u></a>	<a href="#">View image in PDF format</a>



SEE MAP No. 34

229

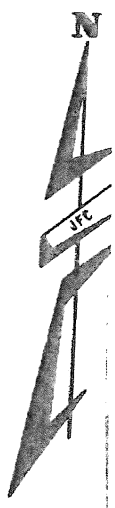
Williston

186

235

236

SEE MAP No. 38



2017-080

0 2000 4000  
GRAPHIC SCALE

TWP. 13  
RGE. 18

Levy County, F

SEE MAP No. 36

2004, 2007.

BOUTHWOOD PINES STAFFORD OAK TRAILS

✓R

Prepared by:  
Nicole Rappaport, an employee of  
Atlas Title & Escrow Services, LLC,  
3620 NW 43rd Street, Suite A  
Gainesville, Florida 32606

File Number: 650521WHISKEY

\$279300

FAST  
S.F.

### Warranty Deed

This Indenture, made , August 6, 2021 A.D. Between **WHISKEY BENT LAND COMPANY, LLC**, a Florida Limited Liability Company, whose post office address is: 153 Treebark Court, Havana, Florida 32333, Grantor and **SHELL POND, LLC**, a Limited Liability Company whose post office address is: 19801 NW Hwy 335, Williston, Florida 32696, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Levy, State of Florida, to wit:

The South 1/2 of the Northeast 1/4 of the Northwest 1/4, AND the Southeast 1/4 of the Northwest 1/4, Section 2, Township 13 South, Range 18 East, Levy County, Florida.

LESS AND EXCEPT that portion described in Official Records Book 253, Page 13, of the Public Records of Levy County, Florida.

Subject to taxes for the current year, covenants,restrictions, reservations, conditions, declarations, limitations, easements, right-of-way and zoning ordinances, of record, if any.

Parcel Identification Number: **0434900000**

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer the day and year first above written.

WHISKEY BENT LAND COMPANY, LLC

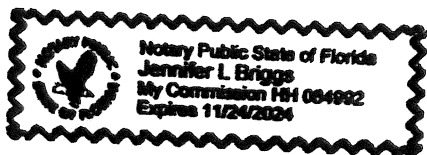
Signed and Sealed in Our Presence:

By: John C Partin IV  
John C Partin, IV  
Its: Authorized Member  
By: Angela Partin  
Angela Partin  
Its: Authorized Member

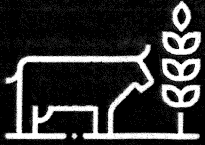
Erin H Clark  
Witness Print Name: Erin H Clark  
Christina Powell  
Witness Print Name: Christina Powell

State of Florida  
County of

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 6<sup>th</sup> day of August, 2021, by John C Partin, IV and Angela Partin, the Authorized Members of WHISKEY BENT LAND COMPANY, LLC. He/She is personally known to me or has produced driver license as identification.



Jennifer L Briggs (Seal)  
Notary Public  
Notary Printed Name: Jennifer L Briggs  
My Commission Expires: 11/24/2024



# BULLOCK LAW FIRM, PLLC

WALKER W. BULLOCK, ATTORNEY AT LAW

March 30, 2022

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

RE: PROPERTY INFORMATION REPORT

PROPOSED SUBDIVISION NAME:  
"LEVY FARMS"

LEGAL SHOWN ON PROPOSED PLAT:

Description: (by surveyor) - New Parcel "B", Bullock Division

**A part of lands described in O.R.B. 1598, page 80 of the Public Records of Levy County, Florida; lying in the South 1/2 of the Northeast 1/4 of the Northwest 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 2, Township 13 South, Range 18 East, Levy County, Florida; being more particularly described as follows:**

**Commence at the Southeast corner of said Southeast 1/4 of the Northwest 1/4 and run thence North 01°28'16"West, along the East line of said Southeast 1/4 of the Northwest 1/4, a distance of 15.01 feet to the North right-of-way line of N.E. 35th Street to the Point-of-Beginning of the herein described parcel; thence continue North 01°28'16"West, along said East line, a distance of 1577.83 feet; thence South 88°15'28"West, a distance of 768.27 feet; thence South 01°28'16"East, a distance of 348.58 feet; thence North 89°18'03"West, a distance of 546.91 feet to the East right-of-way line of N.E. 172nd Court; thence South 01°44'32"East, along said East right-of-way line, a distance of 1196.74 feet to the said North right-of-way line of N.E. 35th Street; thence South 89°18'03"East, along said North right-of-way line, a distance of 1310.05 feet to the said Point-of-Beginning.**

Containing 42.473 Acres, more or less.

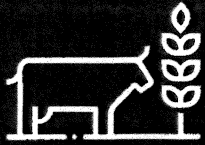
WALKER@BULLLAWFLORIDA.COM

1000 NE 6TH BLVD.

PHONE: 352-472-6295

WILLISTON, FL 32696

FAX: 352-354-8115



# BULLOCK LAW FIRM, PLLC

WALKER W. BULLOCK, ATTORNEY AT LAW

PERIOD OF SEARCH: August 6, 2021 – March 29, 2022  
(Prior Title Policy issued August 6, 2021)

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

SHELL POND, LLC, by virtue of the following document:

Warranty Deed from WHISKEY BENT LAND COMPANY, LLC, dated August 6, 2021, recorded August 16, 2021 and recorded in O.R. Book 1598, Page 80, Instrument # 687908, Public Records of Levy County, Florida.

MORTGAGES — (not satisfied or released of record)  
NONE

EASEMENTS OF RECORD  
NONE

## REAL ESTATE TAX INFORMATION:

2021 Taxes

Assessed to: SHELL POND, LLC

Tax ID#: 04349-000-00 (portion of)

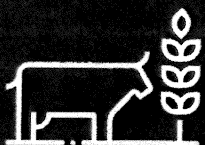
DELINQUENT TAXES YES \_\_ NO X

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

WALKER@BULLLAWFLORIDA.COM

1000 NE 6TH BLVD.  
WILLISTON, FL 32696

PHONE: 352-472-6295  
FAX: 352-354-8115



# BULLOCK LAW FIRM, PLLC

WALKER W. BULLOCK, ATTORNEY AT LAW

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.

Sincerely,

A handwritten signature in black ink, appearing to read 'W-W-B', is written over a horizontal line.

Walker W. Bullock, Esq.  
Bullock Law Firm, PLLC  
FL Bar No. 1002694

WALKER@BULLLAWFLORIDA.COM

1000 NE 6TH BLVD.  
WILLISTON, FL 32696

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FAX: 352-354-8115