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Bridle Oaks Farm

Lying in the Northwest 1/4 of Section 26, and in the Southwest 1/4 of Section 23, Township 13 South, Range 18 East, Levy County, Florida

Owner's Certification and Dedication:

I, David Dorner, hereby certify that I am the owner of the lands comprised within "Bridle Oaks Farm" as described herein, and hereby consent to the subdivision thereof as shown. I hereby dedicate to the public, forever: all Public Utility Easements.

David Dorner
17350 NE 2nd Place
Williston, FL 32696

witness

witness

Description: (ORB. 1574, Pg. 414)

A parcel of land in the North 1/2 of the Northeast 1/4 of Northwest 1/4 of Section 26, Township 13 South, Range 18 East, Levy County, Florida, and in the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 13 South, Range 18 East, Levy County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of the North 1/2 of the Northeast 1/4 of the Northwest 1/4, Section 26, Township 13 South, Range 18 East; thence S.88°43'02"E., along the South line of said North 1/2, 60.01 feet to the Point of Beginning; thence continue along said South line S.88°43'02"E., 330.06 feet; thence N.00°09'43"E., parallel with the West line of the said North 1/2, 667.30 feet to the North line said North 1/2 and the South line of the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 13 South, Range 18 East, thence continue N.00°09'43"E., 650.17 feet; thence N 88°39'28"W., 332.47 feet to a point on the East line of a 60 feet easement; thence S.00°03'01"E., parallel with and 60 foot East of the West line of said Southeast 1/4 of the Southwest 1/4, Section 23, Township 13 South, Range 18 East, 650.22 feet to the South line of said Southeast 1/4 of the Southwest 1/4; thence S. 00°09'43"W., parallel with and 60 foot East of the West line of said North 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 13 South, Range 18 East, 667.64 feet to close on the Point of Beginning.

TOGETHER with the right to use the certain Easement granted in "Grant of Easement", dated May 31, 1995 and recorded in the Official Records Book 557, Page 908. Public Records of Levy County, Florida.

Acknowledgment: (State of Florida, County of Levy)

I hereby certify that on this day personally appeared before me, David Dorner, who is duly sworn and who furnished a Florida Driver's License as identification and who executed the above instrument and acknowledged before me that he executed said instrument for the use and purpose herein expressed, and did take an oath.

Witness my hand and official seal this _____ day of _____, 2022.

NOTARY PUBLIC

Surveyor's Certificate:

I do hereby certify that this plat of "Bridle Oaks Farm" is a true and correct representation of the hereon described property according to a survey made under my responsible direction and supervision dated 11/16/2021, and that this plat complies with all survey requirements of Chapter 177, Part 1, Florida Statutes.

Stephen M. McMillen, P.S.M.
Professional Surveyor & Mapper
Florida Certificate No. 5469
McMillen Surveying, Inc.
Certificate of Authorization No. 8041

Date:

444 NW Main Street
Williston, Florida, 32696
Phone: (352) 528-6277

County Certificates:

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

Planning & Zoning

Chairman - Levy County Planning Commission

Water & Sewer Requirements: I hereby certify that lot sizes shown in this subdivision comply with requirements of Chapter 381 F.S. and Chapter 62-6, F.A.C. for use of on-site sewage disposal systems and individual water supply systems. Systems size determination will be made on an individual lot basis.

Levy County Health Department

Road Requirements:

Administrative Coordinator - Levy County Road Department

Property Appraiser:

Levy County Property Appraiser

Form and Legality:

Levy County Attorney

Commission:

Chairman - Board of County Commissioners

Review by Surveyor & Mapper: This is to certify that I have reviewed the plat for conformity to Part 1, Chapter 177, Florida Statutes, but have not verified survey data.

Donald A. Carswell
Florida Certification No. 6071

Clerk of the Circuit Court Certificate:

This is to certify that this plat has been filed for record in Plat Book _____, Page _____ of the public records of Levy County, Florida, this _____ day of _____, 2022.

Clerk of the Circuit Court Deputy Clerk



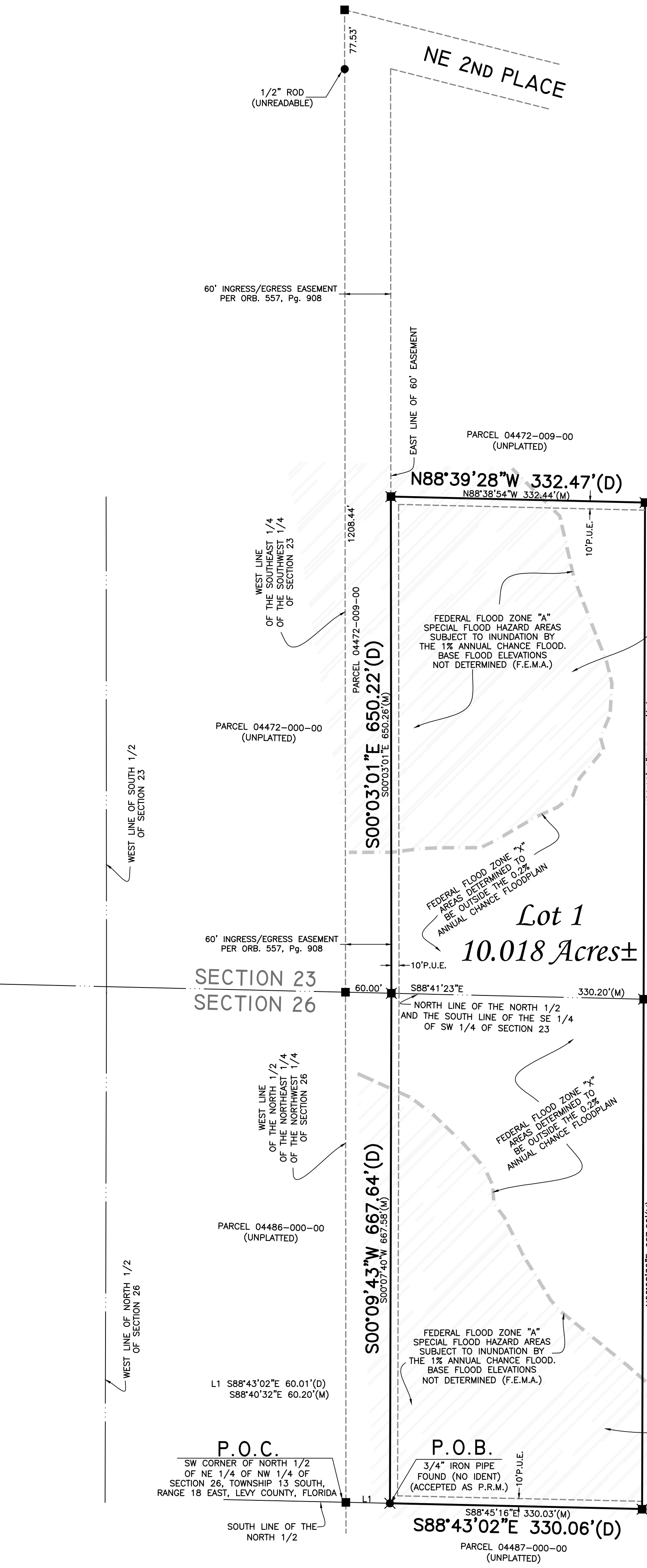
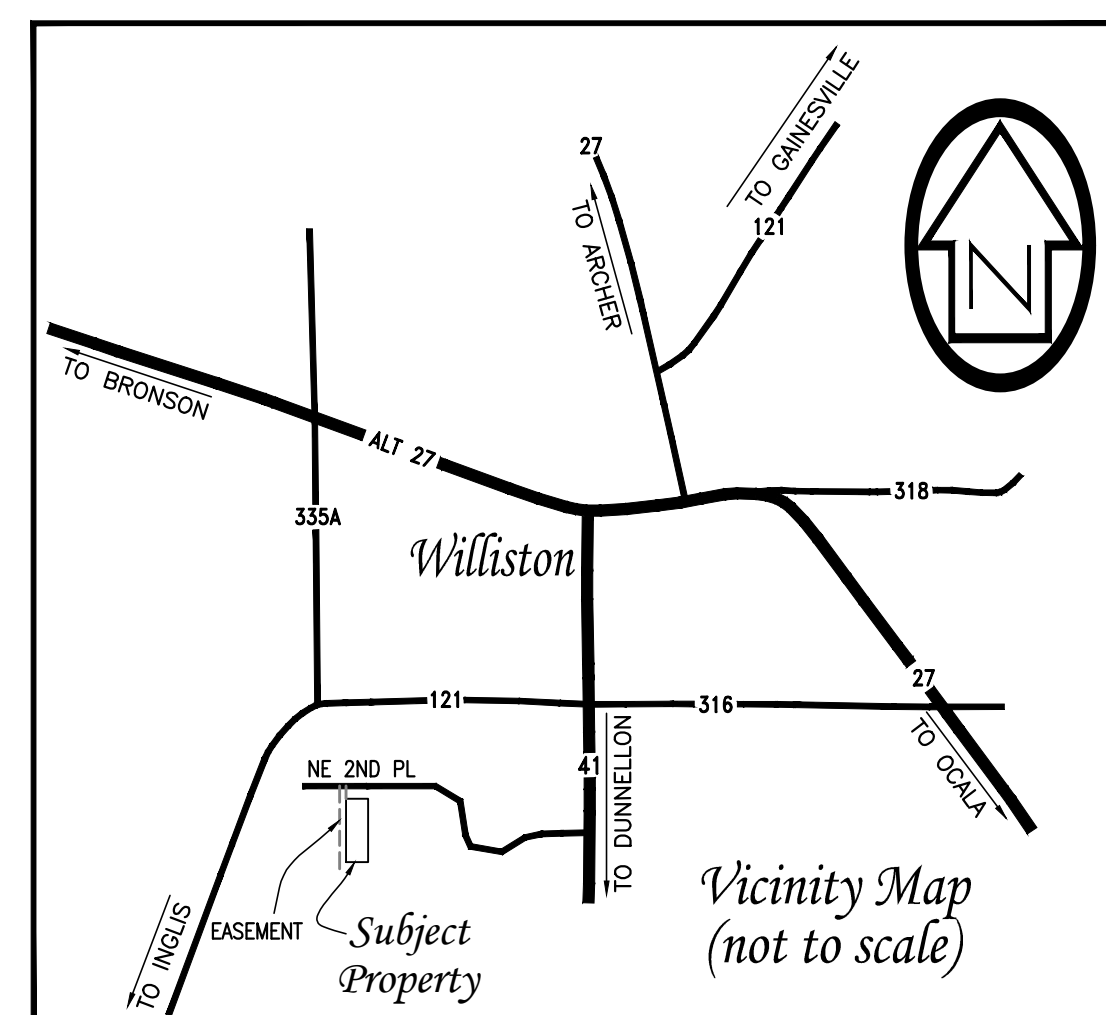
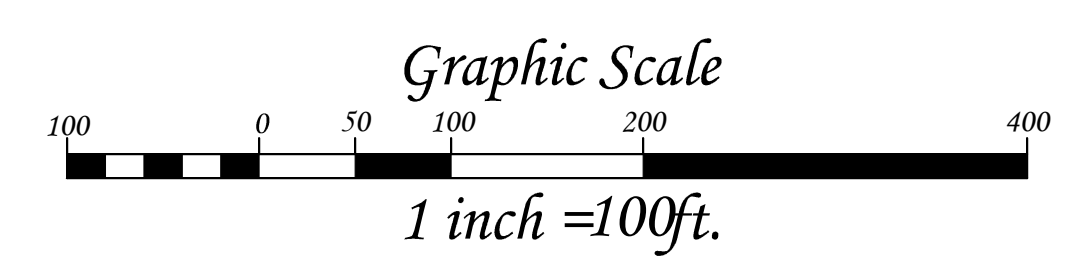
NOTES:
1. Bearings hereon are based on an assumed value of South 00°03'01" East, for the West line of Subject Property, said bearing is identical with the Deed of record.
2. THE MAXIMUM ERROR OF CLOSURE DOES NOT EXCEED 1 : 10,000'.
3. BUILDING SETBACKS TO BE VERIFIED THROUGH PLANNING DEPARTMENT.
4. NO SINKHOLES WERE OBSERVED WHILE SURVEYING THIS PROPERTY.
5. THE DEDICATION OF THIS SUBDIVISION DOES NOT HARM THE APPARENT ABILITY OF NATIVE WILDLIFE POPULATIONS TO COEXIST WITH THE PROPOSED DEVELOPMENT.
6. A 10 FOOT WIDE PUBLIC UTILITY EASEMENT EXISTS ON ALL FRONT AND SIDE LOT LINES FOR ELECTRIC, TELEPHONE, CABLE TELEVISION, AND OTHER PUBLIC UTILITIES.
7. A BLANKET ELECTRIC UTILITY EASEMENT IN FAVOR OF CENTRAL FLORIDA ELECTRIC COOPERATIVE, INC. EXISTS OVER SUBJECT PROPERTY, PER OFFICIAL RECORDS BOOK 1005, PAGE 214 OF THE PUBLIC RECORDS OF LEVY COUNTY, FLORIDA.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
ALL PLATTED UTILITY EASEMENTS SHALL 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 OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

NOTE: THE FEDERAL FLOOD ZONES SHOWN HEREON WERE DIGITIZED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 12075C 0405F EFFECTIVE DATE: 11/02/2012.

FLOOD HAZARD WARNING
A PORTION OF THIS PROPERTY IS SUBJECT TO FLOODING. THE LOCAL BUILDING OFFICIAL SHOULD BE CONTACTED TO OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR USE OF THE PROPERTY

- Legend:
4"x4" CONC. MONUMENT FOUND (NO IDENT.) ACCEPTED AS P.R.M.
4"x4" CONC. MONUMENT FOUND (NO IDENT.)
4"x4" CONC. MONUMENT SET (P.R.M.)
IRON MARKER FOUND
1/2" IRON ROD SET MARKED
McMILLEN P.S.M. 5469 (ACCEPTED AS PRM)
NAIL & DISK SET FROM PCP McMILLEN P.S.M. 5469 (ACCEPTED AS PRM)
b.s. = BUILDING SETBACK
IDENT. = IDENTIFICATION
R.B. = REFERENCE BEARING
P.O.B. = POINT-OF-BEGINNING
P.O.B. = POINT-OF-BEGINNING
P.U.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
P.R.M. = PERMANENT REFERENCE MONUMENT
P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
P.C.P. = PERMANENT CONTROL POINT
A.K.A. = ALSO KNOWN AS
F.I.R.M. = FEDERAL INSURANCE RATE MAP
(N.R.) = NON-RADIAL
CONC. = CONCRETE
P.U.E. = PUBLIC UTILITY EASEMENT
BS = BUILDING SETBACK
OR.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
N.T.S. = NOT TO SCALE
P.C.C. = POINT OF COMPOUND CURVATURE
(M) = MEASURED
(D) = DEED
(P) = PLAT



P.O.C.
SW CORNER OF NORTH 1/2 OF NE 1/4 OF NW 1/4 OF SECTION 26, TOWNSHIP 13 SOUTH, RANGE 18 EAST, LEVY COUNTY, FLORIDA

P.O.B.
3/4" IRON PIPE FOUND (NO IDENT) (ACCEPTED AS P.R.M.)

FLOOD HAZARD WARNING
A PORTION OF THIS PROPERTY IS SUBJECT TO FLOODING. THE LOCAL BUILDING OFFICIAL SHOULD BE CONTACTED TO OBTAIN THE LATEST INFORMATION REGARDING FLOOD ELEVATIONS AND RESTRICTIONS ON DEVELOPMENT BEFORE MAKING PLANS FOR USE OF THE PROPERTY

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