RECEIVED

MAY 0 6 2022

Final Plat Application Levy County, Florida

Per____

Filing Date:Amount of Fee:	\$ 225.00		Validation Number:			
TO THE LEVY O	COUNTY PLAN	NING COMMIS	SSION:			
Application is here provisions of Chap Code, Chapter 50-5	ter 163, Florida St	tatutes, as amende	ed, and the Levy	evy County, pursuant to the County Land Development scribed:		
I. Applicant: Owner's Name: T Address: 21431 City 6 11. Skn Phone 979-	FL Zip Co	<u>Lestorook</u> T de <u>32696</u>	Address: 444 N Willis	ston, FL 32696 inber: (352) 528-6277		
	rmation Name: West inary Plat Approv					
3. Parcel Numl	` '	Section/Township		Acreage \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\		
c. <u>05150- c</u>	004-0A	To	otal Acreage:	10.4		
3. Locational D question is a	Description (Please re-subdivision)	attach copy of leg	gal description of	r existing plat if property in		
4. Proposed Us	ee of Property:	hes identical				

Page 1 of 5

Revised 7/17/07 by Ordinance No. 2007-03

Final Plat Application Levy County, Florida

5.	Present Zoning /Land Use: WLDR/RR-Z	6.	Was a		ning	Change
		Yes			No	
		until it Include	conform a ce	ns with rtificat	the loc ion o	approved cal zoning. of zoning requested]
7.	Have all required improvements been installed? [If no, include detailed estimates of cost and a improvement guarantee. All estimates must be appre	stateme	nt relati			
8.	Do you proposed deed restrictions? Yes □ [If yes, please attach copy]		No			

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 an 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 dul commission meeting at we commission may, in its deconsideration of an applicant or his duly auth commission meeting. [L. Section 532]	which the preli liscretion, eith plication or t horized repres	minary er proc able th	plat is to seed with se applica e does not	receive. the publi tion in appear a	The planning c hearing and the event the the planning
			_			a
	al Assistance: If you require fur nt at (352) 486-5203 or visit the				the Levy (County Zoning
(2/_		,			
		, have read	d and u	ınderstan	d the ins	tructions and
100	requirements stated in this a	application. A	pproval	granted	by said C	ommission in
no way co	nstitutes a waiver from any a	pplicable Loca	al, State	e, or Fede	rai regui	ation.
	ertify that the information con ect, and that I am the legal					
A 7777 A 77	USE ONLY:		aragunianisas			
OFFICE (
	Commission Public Hearing Dat	e:			Time:	
Planning C	Commission Public Hearing Date County Commissioners Hearing					
Planning C Board of C	ounty Commissioners Hearing	Date:	regular garan yan dina dina dina dina dina dina dina di	 Denial	Time:	
Planning C Board of C Planning C			regular garan yan dina dina dina dina dina dina dina di	Prider de Principle Paris	Time:	
Planning C Board of C Planning C	Commission Action:	Date:	regular garan yan dina dina dina dina dina dina dina di	Prider de Principle Paris	Time:	
Planning C Board of C Planning C	Commission Action:	Date:	regular garan yan dina dina dina dina dina dina dina di	Prider de Principle Paris	Time:	

Final Plat Application Levy County, Florida

OWNER VERIFICATION	
I hereby certify that the information contained in tocorrect, and that I am the legal owner of the above	
Date	Owner Signature
STATE OF FLORIDA COUNTY OF	
	Owner Signature
Sworn to and scribed before me this Day of	20, by (name)
AGENT VERIFICATION (if applicable) I hereby certify that the information contained in the correct, and that I am the authorized agent of the all	
Date	Authorized Agent Signature (if applicable)
STATE OF FLORIDA COUNTY OF	
Sworn to and scribed before me this Day of	
	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: Construction and Development Permit Step 1: 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). Plat Review (Must submit plat (s) on the 1st day of the month to be reviewed on Step 2: 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: Submittal of a Final Plat for the Planning Commission Step 3: 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. The Final Plat must bear the signatures of the Levy County Road NOTE: Department, Health Department, Engineer and Property Appraiser prior to being scheduled for the Planning Commission.

Schedi	ule meeting for Planning Commission: See Schedule.
***** Step 4	**************************************
	Fourteen (14) copies of the Final Plat. (Three of which must be signed and sealed) <u>ALL COPIES MUST BE FOLDED AND BOUND FOR SUBMITTAL AND RETURNED NO LATER THAN TWO WEEKS PRIOR TO THE SCHEDULED MEETING.</u>
	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.
0	Schedule meeting for Board of County Commissioners:
Copies	will be distributed as follows and as applicable:

Plat Review:

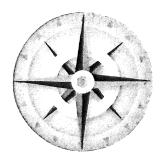
Mills Engineering - 1
Road Department - 1
Planning Department - 1
County Commissioner (appointed to committee) - 1
County Attorney - 1

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

September 27, 2021

State of Florida County of Levy

We, Jill Westbrook, 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 "Westbrook Farms" on the following parcel lying in Section 09, Township 13 South, Range 19 East, Levy County, Florida:

Parcel ID# 05150-004-0A and 05150-004-00, Williston.

Notary Public, State of Florida

At Large

My Commission Expires: 11. 8.2

Notary Public State of Florida Stephen M McMillen My Commission HH 061282 Expires 11/08/2024



McMillen Surveying, Inc. 444 Northwest Main Street

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

State of Florida County of Levy

President of McMillen Surveying, Inc, the authority to act as my Authorized Agent to facilitate the Platting Process upon " Westfood Ferms" on the following parcel lying in:
Section, Township South, Range East, County: Levy State: Florida Parcel ID#, City:, City:, City:
Signature Mus (1884) Date: Jan 13.2022
Notary Public, State of Florida At Large Wy Commission Expires:
JULIE SUGGS Notary Public - State of Florida Commission # HH 039618 My Comm. Expires Sep 3, 2024

⇔qPublic_net™ Levy County, FL

Summary

Parcel ID

051500040A

Location Address

Neighborhood LAND NEAR MARION COUNTY (5.1)

Legal Description* 09-13-19 0010.41 ACRES TRACT IN SE1/4 OF NW1/4 OR BOOK 900 PAGE 90

*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 PASTURE LAND 1 (6000)

Subdivision Sec/Twp/Rng

09-13-19

Tax District SW FLORIDA WT MG (District SW)

Millage Rate 15.7218 Acreage 10.410 Homestead Ag Classification Yes

View Map

Owner

Owner Name

Westbrook James W 100%

Westbrook Jill R 100%

Mailing Address

21431 NE 25TH ST

WILLISTON, FL 32696

Valuation

	2021 Preliminary Value Summary
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$66,624
Ag Land Value	\$2,623
Just (Market) Value	\$66,624
Assessed Value	\$2,623
Exempt Value	\$0
Taxable Value	\$2,623
Cap Differential	\$0

Previous Year Value \$49,968

Exemptions

Homestead **♦** 2nd Homestead ♦ Disability **♦** Widow/er \$ Seniors **♦** Veterans **♦** Other **\$**

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
PASTURE	0	0	10.41	AC	\$2,623
VAC LAND	0	0	10.41	AC	\$66,624

Summary

Parcel ID

0515000400

Location Address

21431 NE 25 ST WILLISTON

Neighborhood

LAND NEAR MARION COUNTY (5.1)

Legal Description*

09-13-19 0013.63 ACRES TRACT IN SE1/4 OF NW1/4 OR BOOK 900 PAGE 90

*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** PASTURE LAND 1 (6000)

Subdivision

N/A

Sec/Twp/Rng

09-13-19

Tax District Millage Rate SW FLORIDA WT MG (District SW) 15.7218

Acreage Homestead Ag Classification 13.630 Yes

View Map

Owner

Owner Name

Westbrook James W 100%

<u>Westbrook Jill R</u> 100%

Mailing Address 21431 NE 25TH ST WILLISTON, FL 32696

Valuation

Building Value Extra Features Value Market Land Value Ag Land Value Just (Market) Value Assessed Value **Exempt Value** Taxable Value Cap Differential

Previous Year Value

Exemptions

Homestead **\$** 25000

2nd Homestead ♦ 25000

Widow/er \$

Disability **♦**

Seniors **♦**

Veterans **♦**

Other **\$**

2021 Preliminary Value

\$185,237

\$70,564

\$87,132

\$11,984

\$342,933

\$181,133

\$50,000

\$131,133

\$86,652

\$280,306

Building Information

Building Actual Area **Conditioned Area**

Actual Year Built

Exterior Wall Roof Structure

2706 2075

SINGLE FAMILY 1 **CB STUCCO GABLE OR HIP**

Roof Cover METAL

Interior Flooring Interior Wall **Heating Type** Air Conditioning

CERAMIC/CLAY TILE DRYWALL FORCED AIR DUCTED CENTRAL

Baths

Description BASE

FINISHED OPEN PORCH FINISHED SCREEN PORCH

Total SqFt

Conditioned Area 2075

0 0 2075

Actual Area 2075 99

532 2706

Extra Features

Code Description	BLD	Length	Width	Height	Units
HORSE BARN D	1	0	0	0	7440
BOARD FENCE B	. 1	0	0	0	550
DU-C STORAGE	1	10	6	0	60

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 28, 2022

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

RE: PROPERTY INFORMATION REPORT – Our File: T-28821

PROPOSED SUBDIVISION NAME:

"WESTBROOK FARMS"

LEGAL SHOWN ON PROPOSED PLAT:

A parcel of land in the NW 1/4 of Section 9, Township 13 South, Range 19 East, Levy County, Florida, being a portion of that property described in Official Records Book 851, Page 940, and being more particularly described as follows:

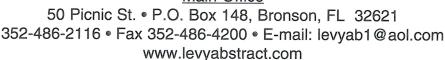
For a Point of Reference, commence at the SE corner of the NW 1/4 of Section 9, Township 13 South, Range 19 East, Levy County, Florida; thence N 00°13'38" W, along the East line of said NW 1/4, a distance of 16.50 feet, to the North maintained right of way line of NE 25th Street (Levy County Road No. 520), also being the SE corner of that property described in Official Records Book 851, page 940 and the Point of Beginning; thence continue N 00°13'38" W, along said East line of NW 1/4 and East line of last said property, a distance of 957.98 feet, to the SE corner of that certain D.O.T, Water Storage Area described in Official Records Book 851, page 941 as Part 'B'; thence, departing said East line, run N 24°41'29" W, along the South boundary of said Water Storage Area until otherwise stated, a distance of 96.59 feet; thence S 49°30'15" W, 109.82 feet; thence S 60°41'05" W, 168.23 feet; thence S 80°51'53" W, 461.43 feet; thence N 83°56'48" W, 81.89 feet; thence N 64°33'05" W, 247.73 feet; thence, departing said South boundary, run S 89°46'30" W, 149.90 feet, to the West line of said property described in O.R. Book 851, Page 940; thence S 00°13'30" E, along said West line, 919.38 feet, to said North maintained right of way line; thence S 89°19'31" E, along said maintained right of way line; thence S 89°19'31" E, along said maintained right of way line; thence S 89°19'31" E, along said

PERIOD OF SEARCH: 20 years last past, ending February 21, 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

JAMES W. WESTBROOK and JILL R. WESTBROOK, husband and wife, by virtue of the following document:

Warranty Deed from Chul Soo Kim and Hee Sook Kim, husband and wife, dated 07/30/2004, filed 07/30/2004 and recorded in O.R. Book 900, Page 90, Public Records of Levy County, Florida.

MORTGAGES – (not satisfied or released of record)

Mortgage from James W. Westbrook and Jill R. Westbrook, husband and wife, to Anheuser-Busch Employees' Credit Union, dated 02/27/2012, filed 03/02/2012 and recorded in O.R. Book 1255, Page 392, Public Records of Levy County, Florida. (NOTE: The Western 10.41 acres was released from this mortgage in O.R. Book 1362, Page 949.)

EASEMENTS OF RECORD

NONE

REAL ESTATE TAX INFORMATION:

2021 Taxes

Assessed to:

James W. & Jill R. Westbrook

Tax ID#:

05150-004-00 & 05150-004-0A

DELINQUENT TAXES

YES ___

NO X

(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.

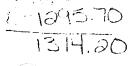
Should you have any questions concerning this certification, or any other matter, we will be happy to assist you.

Sincerely,

Skipper Henderson, C.L.S.

Vice President

SH/dkr enclosures



Prepared by and return to: Norm D. Fugate, P.A. P. O. Box 98 Williston, FL 32696 352-528-0019 File Number: 1535 FILE# 430563
Levy County, FLORIDA

RCD Jul 30 2004 04:32
Danny J. Shipp.., CLERK

DEED DOC STAMPS 1295.70
07/30/04 WWY Deputy Clk

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 30th day of July, 2004 between Chul Soo Kim and Hee Sook Kim, husband and wife whose post office address is 13930 SW 34th Terrace Road, Ocala, FL 34473, grantor, and James W. Westbrook and Jill R. Westbrook, husband and wife whose post office address is 4406 Sand Creek Blvd., Jordan, MN 55352, 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 of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Levy County, Florida to-wit:

A parcel of land in the NW 1/4 of Section 9, Township 13 South, Range 19 East, Levy County, Florida, being a portion of that property described in Official Records Book 851, page 940, and being more particularly described as follows:

For a Point of Reference, commence at the SE corner of the NW 1/4 of Section 9, Township 13 South, Range 19 East, Levy County, Florida; thence N 00°13'38" W, along the East line of said NW 1/4, a distance of 16.50 feet, to the North maintained right of way line of NE 25th Street (Levy County Road No. 520), also being the SE corner of that property described in Official Records Book 851, page 940 and the Point of Beginning; thence continue N 00°13'38" W, along said East line of NW 1/4 and East line of last said property, a distance of 957.98 feet, to the SE corner of that certain D.O.T. Water Storage Area described in Official Records Book 851, page 941 as Part 'B'; thence, departing said East line, run N 24°41'29" W, along the South boundary of said Water Storage Area until otherwise stated, a distance of 96.59 feet; thence S 49°30'15" W, 109.82 feet; thence S 60°41'05" W, 168.23 feet; thence S 80°51'53" W, 461.43 feet; thence N 83°56'48" W, 81.89 feet; thence N 64°33'05" W, 247.73 feet; thence, departing said South boundary, run S 89°46'30" W, 149.90 feet, to the West line of said property described in O.R. Book 851, page 940; thence S 00°13'30" E, along said West line, 919.38 feet, to said North maintained right of way line; thence S 89°19'31" E, along said maintained right of way line, 1181.37 feet, to close on the Point of Beginning.

Parcel Identification Number: 05150-001-0A (portion of)

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

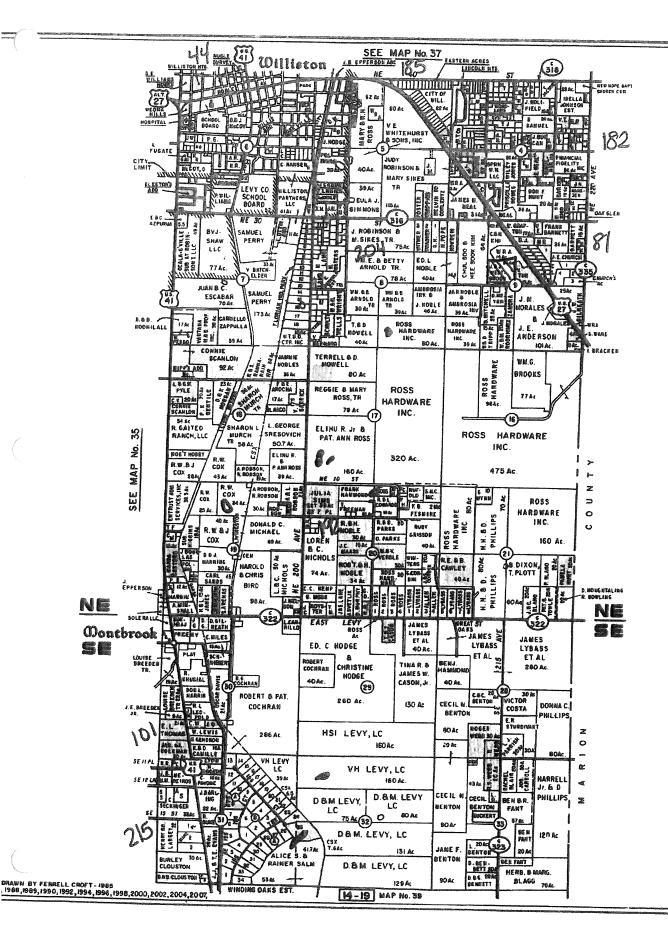
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

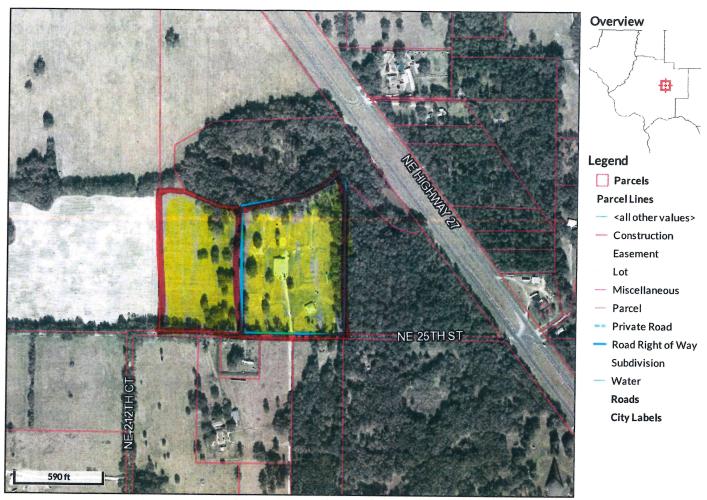
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the rantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said 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**, 2003.

BOOK 900 PAGE 90

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence: Witness Name: Stephanie Witness Name: State of Florida County of Levy The foregoing instrument was acknowledged before me this 30th day of July, 2004 by Chul Soo Kim and Hee Sook Kim, who [] are personally known or [X] have produced a driver's license as identification. [Notary Seal] Stephanie L. Rich MY COMMISSION # DD077231 EXPIRES Printed Name: Stephanie L. Rich December 9, 2005
BONDED THRU TROY FAIN INSURANCE, INC. My Commission Expires: December 9, 2005





Parcel ID Taxing **District** Acres

0515000400 Property Use 6000 - PASTURE SW FLORIDA WT MG

Address Mailing Address

Physical

21431 NE 25 ST WILLISTON **WESTBROOK JAMES** W 21431 NE 25TH ST WILLISTON FL 32696

Building Value Extra Feature \$70,564 Date Value Market Land Value \$87,132 Ag Land Value \$11,984 Just Value \$342,933 **Assessed Value** \$181,133 Taxable Value \$131,133

\$185,237 Last 2 Sales **Price** Reason Qual 7/1/2004 \$185100 n/a Q n/a

Date created: 7/19/2021 Last Data Uploaded: 7/16/2021 7:15:47 PM

13.63

