

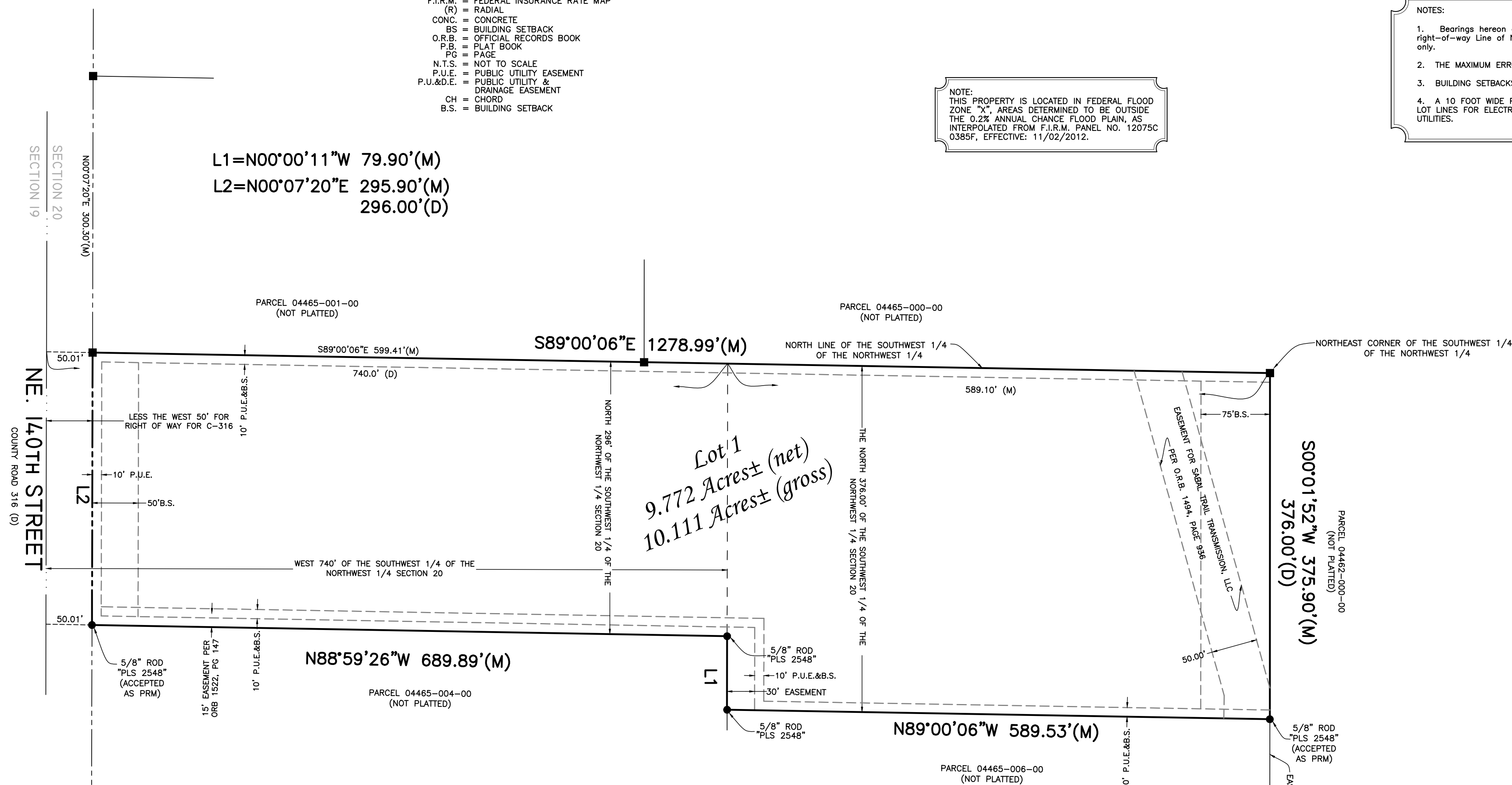
PRELIMINARY PLAT - NOT FOR FINAL RECORDING

M

Kristine's Acres

Lying in the Northwest 1/4 of Section 20, Township 13 South, Range 18 East, Levy County, Florida.

- LEGEND:
- = 4"x4" CONC. MONUMENT FOUND (NO IDENT. UNLESS SHOWN) (ACCEPTED AS PRM)
 - = IRON MARKER FOUND (WITH DESCRIPTION) (ACCEPTED AS PRM)
 - = 1/2" IRON ROD SET MARKED "MCMILLEN P.S.M. 5469"
 - ⊙ = 1/2" IRON ROD SET MARKED "WITNESS P.S.M. 5469"
 - △ = NAIL & DISK SET "PRM PCP" "MCMILLEN P.S.M. 5469"
 - ◆ = UTILITY POLE
 - ⊕ = PLAT
 - (M) = MEASURED
 - (D) = DESCRIPTION
 - (C) = CALCULATED
 - IDENT. = IDENTIFICATION
 - (R.B.) = REFERENCE BEARING
 - P.O.C. = POINT-OF-COMMENCEMENT
 - P.O.B. = POINT-OF-BEGINNING
 - 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
 - (R) = RADIAL
 - CONC. = CONCRETE
 - BS = BUILDING SETBACK
 - O.R.B. = OFFICIAL RECORDS BOOK
 - F.B. = FLAT BOOK
 - PG = PAGE
 - N.T.S. = NOT TO SCALE
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - P.U.&D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
 - CH = CHORD
 - B.S. = BUILDING SETBACK



NOTE: THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12075C 0385F, EFFECTIVE: 11/02/2012.

NOTES:

- Bearings hereon are based on an assumed value of N00°07'20"E, for East right-of-way Line of NE. 140th Street, said bearing is for computational purposes only.
- THE MAXIMUM ERROR OF CLOSURE DOES NOT EXCEED 1 : 10,000'.
- BUILDING SETBACKS TO BE VERIFIED THROUGH PLANNING DEPARTMENT.
- A 10 FOOT WIDE PUBLIC UTILITY EASEMENT EXISTS ON ALL FRONT AND SIDE LOT LINES FOR ELECTRIC, TELEPHONE, CABLE TELEVISION, AND OTHER PUBLIC UTILITIES.

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.

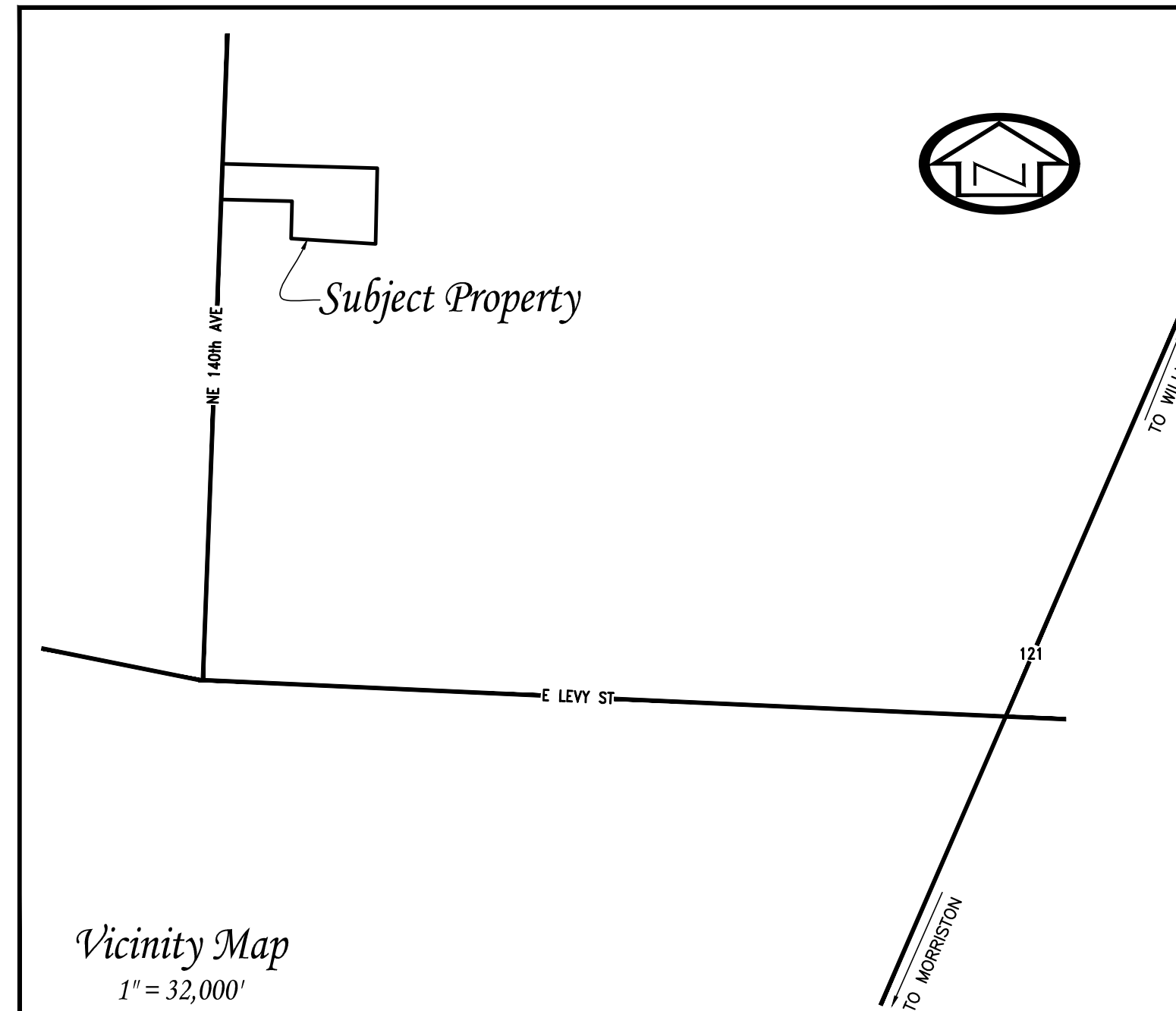
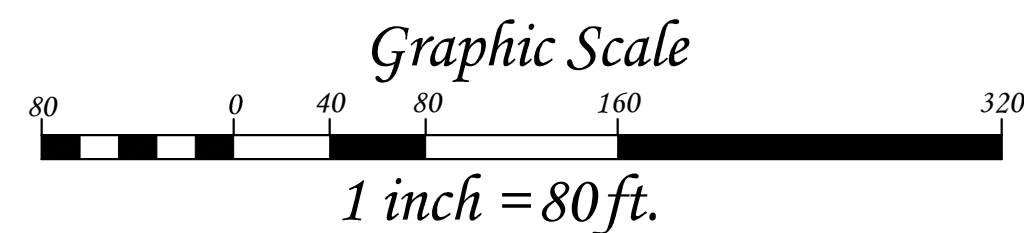
ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES 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.

Description: (ORB 1522, PG 147)
The North 296.00 feet of the West 740.0 feet of the Southwest One-Quarter (SW 1/4) of the Northwest One-Quarter (NW 1/4) of Section 20, Township 13 South, Range 18 East, Levy County, Florida.

LESS and EXCEPT the right of way for C-316 over the West 50 feet thereof and subject to a 15 foot easement along the South side thereof.

And
The North 376.00 feet of the Southwest One-Quarter (SW 1/4) of the Northwest One-Quarter (NW 1/4) of Section 20, Township 13 South, Range 18 East, Levy County, Florida.

Less the West 740.00 feet thereof and subject to a 30 foot easement over the West 30 feet of the South 95.00 feet thereof.



Plat Book __, Page __
Sheet One of One

Owner's Certification and Dedication:
I, Kristine Kelley, hereby certify that I am the owner of the lands comprised within "Kristine's Acres" as described herein, and hereby consent to the subdivision thereof as shown. We hereby dedicate to the public, forever: all Public Utility Easements.

Kristine Kelley
149 N Golf Harbor Path
Inverness, FL 34450

witness _____
witness _____

Acknowledgment: (State of Florida, County of Levy)
I hereby certify that on this day personally appeared before me, Kristine Kelley, 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 they executed said instrument for the use and purpose herein expressed, and did take an oath.

Witness my hand and official seal this _____ day of _____, 2023.

NOTARY PUBLIC
My Commission Expires: _____

Surveyor's Certificate:
I do hereby certify that this plat of "Kristine's Acres" is a true and correct representation of the herein described property according to a survey made under my responsible direction and supervision dated 9/14/2022, and that this plat complies with all survey requirements of Chapter 177, Part 1, Florida Statutes.

Date: _____
Stephen M. McMillen, P.S.M. 444 NW Main Street
Professional Surveyor & Mapper Williston, Florida, 32696
Florida Certificate No. 5469 Phone: (352) 528-6277
McMillen Surveying, Inc.
Certificate of Authorization No. 8041

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 Date: _____

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. Date: _____

Levy County Health Department
Road Requirements: Date: _____

Administrative Coordinator - Levy County Road Department
Property Appraiser: Date: _____

Levy County Property Appraiser
Form and Legality: Date: _____

Levy County Attorney
Commission: Date: _____

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. Date: _____

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 _____, 2023.

Clerk of the Circuit Court Deputy Clerk

Prepared By:

MCMILLEN SURVEYING, INC.
444 NW MAIN STREET
Williston, Florida, 32696
Office: 352-528-6277
Proj.#2022-507a

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