



Levy County Board of County Commission
Planning and Zoning Department
320 Mongo Street, Bronson, Florida, 32621
Office: 352.486.5203

NOTICE OF PUBLIC HEARING
PETITION OF PRELIMINARY PLAT

Notice is hereby given by the Planning Commission of Levy County, Florida, that it will consider at public hearing the below described Application for a Preliminary Plat in the Levy County Government Center Auditorium, 310 School Street, Bronson, Florida on April 7, 2025 at 5:45 PM or as soon thereafter as the matter can be heard, the following:

PETITION NO. PP 25-02: Mr. Steve McMillen surveyor, representing Jessica Farrell, petitioning the Commission for a Preliminary Plat, Starting Point, a portion of Tract 31 Replat, into one parcel known as Lot 31A, a 10-acre parcel to rectify a previous unapproved split. Parcel Number: 1802100100 is located in Section 09, Township 14, and Range 19 in Levy County, Florida and has a land use of Ag/Rural Residential and a zoning designation of Ag/Rural Residential.

You are encouraged to attend the above-mentioned meetings in order to provide comments to the Planning Commission and Board of Commissioners. If you or your authorized representative cannot attend, you may submit your comments in writing to the Planning and Zoning Department prior to the date of the Public Hearing.

A copy of the application and supporting documents is on file in the Office of Levy County Planning and Zoning located at 320 Mongo Street Bronson, Florida 32621, and may be inspected during regular business hours. For information, call 352-486-5203. On the date, time and place first above mentioned, all interested persons may appear and be heard with respect to the petition.

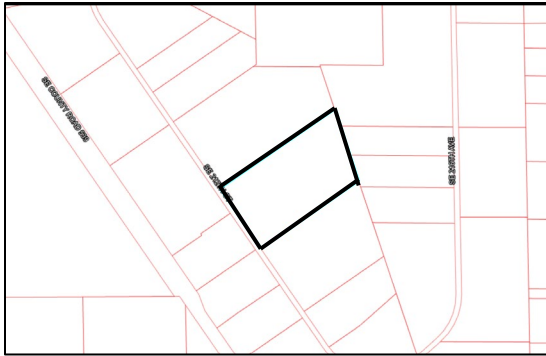
"Persons with disabilities requesting reasonable accommodations to participate in this proceeding should contact (352) 486-5128 or via Florida Relay Service (800) 955-8771". All persons are advised that, if they decide to appeal any decisions made at the public hearing, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Should you have any questions regarding this petition or the process, contact the Planning and Zoning Department at (352) 486-5203.

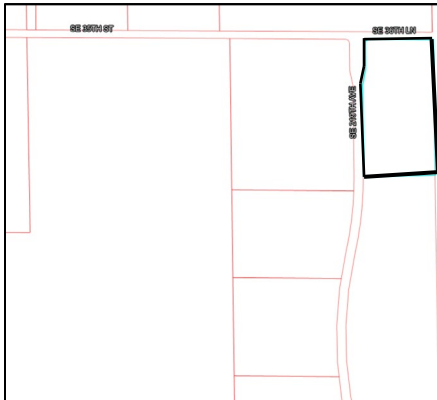
NOTICE OF PLANNING COMMISSION PUBLIC MEETING

Public hearings on the petitions described below will be conducted by the Levy County Planning Commission on Monday, April 7 at 5:45 p.m. or as soon thereafter as the matter may be heard during the course of action. Said hearing will be held in the Levy County Government Center Auditorium, 310 School Street, Bronson, Florida.

PETITION NO. PP 25-01: Mr. Steve McMillen surveyor, representing Sandi Dorr, petitioning the Commission for a Preliminary Plat, Starting Point Tract 23 Replat, into 2 parcels known as Lot 1, an 18.18 acre parcel and Lot 2 a 10.00 acre parcel. Parcel Number: 1801300000 is located in Section 16, Township 14, and Range 19 in Levy County, Florida and has a land use of Ag/Rural Residential and a zoning designation of Ag/Rural Residential.

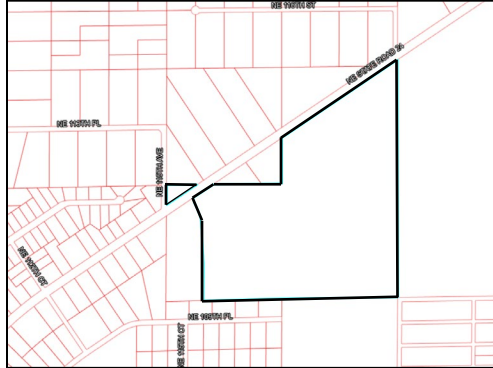


PETITION NO. PP 25-02: Mr. Steve McMillen surveyor, representing Jessica Farrell, petitioning the Commission for a Preliminary Plat, Starting Point, a portion of Tract 31 Replat, into one parcel known as Lot 31A, a 10-acre parcel to rectify a previous unapproved split. Parcel Number: 1802100100 is located in Section 09, Township 14, and Range 19 in Levy County, Florida and has a land use of Ag/Rural Residential and a zoning designation of Ag/Rural Residential.



Quasi-Judicial PETITION NO SE 24- 01: Anderson Columbia Co. Inc, on behalf of owners Mildred Johns and June Stoeber for Levy Borrow Pit petitioning the Levy County Board of County Commissioners for a Special Exception for a mining operation pursuant to Sec. 50-759 mining and excavation of minerals. resources, or natural resources, and site reclamation of the Levy County Land

Development Code to allow a sand mine (**no blasting or fracking**) on approximately 99 acres abutting NE State Road 24 approximately 1.5 from the county line of Levy County and Alachua County located in Section 26, Township 11, Range 17, Levy County Florida. The parcel is located in Agriculture/Rural Residential (A/RR) Land Use and Zoning district. Parcel Number(s) 0322100200.



In accordance with Section 286.0105, Florida Statutes, should any agency or person decide to appeal any decision made with respect to any matter considered at this meeting, such agency or person will need a record of the proceedings, and for such purpose. may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based"; and "In accordance with the Americans with Disabilities Act. persons needing a special accommodation or an interpreter to participate in the proceeding should contact the Office of the Board of County Commissioners at (352) 486-5218, at least two (2) days prior to the date of the meeting. Hearing impaired persons can access the foregoing telephone number by contacting the Florida Relay Service at 1-800-955-8770 (Voice) or 1-800-955-8771 (TDD)

Copies of said petitions and subsequent staff reports (if applicable) will be available for review, by appointment, at the Levy County Planning and Zoning Department, 320 Mongo Street Bronson, FL 32621. For information call 352-486- 5203. Interested parties may appear at the meeting and be heard regarding the proposed petitions.

Published March 27, 2025



AFFIDAVIT FOR APPLICATION REQUIRING PUBLIC NOTICE

BEFORE ME, the undersigned authority, personally appeared the below named Affiant who being by me duly sworn, depose(s) and say(s):

1. I am the applicant located at McMillen Surveying, Inc.
submitting this application on behalf of the owner of real property located at
SE 219th Avenue, Morriston, FL (insert street
address of property) with parcel identification number 18021-001-00 in Levy
County, Florida (the "Property".) This Affidavit is being executed in order to process the attached
application requiring a public notice.
2. I understand and acknowledge that the Levy County Code requires me to provide posted and
mailed public notice in accordance with Ordinance 2023-9 Section(s) 50-2 and 50-3. Failure to
comply with these ordinance requirements will result in continuation or withdrawal of my
application from the agenda until I can comply with the outlined requirements.

WITNESSES:

Amanda Hodge
Signature

Amanda Hodge
Printed Name

[Signature]
Signature

Tabitha Hamilton
Printed Name

AFFIANT:

Karla Howe
Signature

Karla Howe
Printed Name

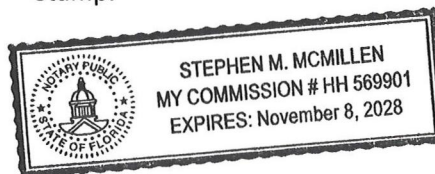
STATE OF FLORIDA COUNTY OF Levy County – The foregoing instrument was acknowledged before me by
means of ☒ physical presence or ☐ online notarization this 21 day of March,
2025.

Individual identified by: ☒ Personal Knowledge ☐ Satisfactory Evidence: Type: _____

[Signature]
Signature of Notary Public - State of Florida

Stephen M. McMillen
Printed Name of Notary Public or Stamp

Stamp:





LEVY COUNTY
NOTICE
LAND USE ACTION
This notice is posted to inform you that a proposed land use action is being considered for the property located at the intersection of Highway 1 and Highway 100, in the unincorporated area of Levy County, Georgia. The proposed land use action is the construction of a new building for the use of a retail store. The proposed land use action is being considered for the property located at the intersection of Highway 1 and Highway 100, in the unincorporated area of Levy County, Georgia. The proposed land use action is being considered for the property located at the intersection of Highway 1 and Highway 100, in the unincorporated area of Levy County, Georgia.

LEVY COUNTY
NOTICE
LAND USE ACTION
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Jessica Farrell

Dale Wessels 3850 SE 219th Ave. Morriston, FL
32668

Jonathan ^{+ Susan} Plumb 654 Ponte Verda Blvd. Ponte Verda
Beach, FL 32082

Rodriguez Luis Campos 3951 SE 210th Ave, Morriston FL
32668

21751 SE 35th St. LLC 21751 SE 35th St. Morriston, FL
32668

Heather Trapp 16856 W Highway 326, Morriston, FL
32668

Next Chapter Show Stables LLC 8100 NW 47th St.
Ocala, FL 34482

Horse and Rider LLC 5 Debeck DR. Holden, ME 04429

Pleasant Hill Cemetery RR 1 Box 632, Morriston, FL
32668

William Cesare 16811 W Highway 326, Morriston,
FL 32668

9



Levy County Board of County Commission
Planning and Zoning Department
320 Mongo Street, Bronson, Florida, 32621
Office: 352.486.5203

Preliminary Plat Application

Required Documents

- | | |
|---|---|
| <input checked="" type="checkbox"/> 12 Copies of Preliminary Plat (3 signed and sealed) | <input checked="" type="checkbox"/> Location Map/Aerial Image |
| <input checked="" type="checkbox"/> Electronic version of Preliminary Plat | <input checked="" type="checkbox"/> Recorded Deed |
| <input checked="" type="checkbox"/> Concurrency Form | <input checked="" type="checkbox"/> Agent Authorization |

Owner(s) Name: Jessica Farrell
Address: P.O. Box 101 Morriston, FL 32668
Phone: (386) 288-8090 Email: Jessicajean0202@gmail.com

Agent Name: McMillen Surveying, Inc.
Address: 444 NW Main Street, Williston, FL 32696
Phone: (352) 528-6277 Email: jobs@mcsurveying.com

Parcel ID Number(s)	Section/Township/Range	Acreage
<u>18021-001-00</u>	<u>09-14-19</u>	<u>10.000</u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>

Total Acreage



Locational Description (Please attach copy of legal description or existing plat if property is a re-plat)

A Part of Tract 31, Starting Point See Attached

Proposed Use of Property

Residential

Number of Lots 1

Do you propose deed restrictions? ☐ Yes ☒ No

What type of sewage disposal do you propose? septic

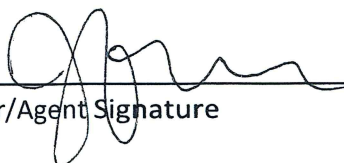
List all proposed improvements, utilities and state your intention to install or post a guarantee prior to actual installation:

None

NOTE: Board of County Commissioners' approval of a preliminary plat shall expire after a period of eighteen (18) months, unless an extension is requested and granted by the BOCC, or unless a construction permit, if required is granted within the eighteen (18) month period and construction is performed continuously until completion with any break in construction lasting for no more than six (6) months.

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.


Owner/Agent Signature

2-25-25
Date



Levy County Board of County Commission
Planning and Zoning Department
320 Mongo Street, Bronson, Florida, 32621
Office: 352.486.5203

Certification

The undersigned has read the above application and is familiar with the information submitted herein. It is agreed and understood that the undersigned will be held responsible for its accuracy.
Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted with notarized proof of authorization by the owner(s).

Owner/Agent Signature

2/27/25

Date

Owner/Agent Signature

Date

STATE OF FLORIDA COUNTY OF Levy County – The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 27 day of FEB, 20 25.

By: KAILA HOKE (Printed Name of Individual

Acknowledging) Individual identified by: ☒ Personal Knowledge ☐ Satisfactory Evidence:

Type: KNOW

Signature of Notary Public - State of Florida

STEPHEN M. McMILLEN

Printed Name of Notary Public or Stamp

Stamp:



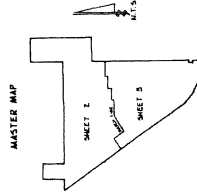
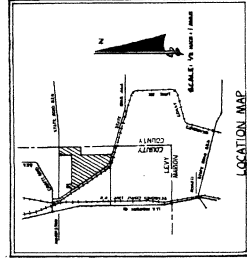
PLATBOOK 6, PAGE 69.
SHEET 1 OF 3 SHEETS

A SUBDIVISION IN SECTIONS 8, 9, 16, 17, & 21, TOWNSHIP 14 SOUTH, RANGE 19 EAST
LEVY COUNTY, FLORIDA

- ☒ SET PERMANENT REFERENCE MONUMENT (P.R.M.)
- ☒ FOUND CONCRETE MONUMENT (P.R.M.)
- ☒ SET PERMANENT CONTROL POINT (P.C.P.)
- ☐ SET CONCRETE MONUMENT
- ☐ CENTERLINE CURVE IDENTIFICATION
- ☐ LOT CURVE IDENTIFICATION

NOTES:

1. TRACT "A" AND EQUESTRIAN TRAILS ARE RESERVED FOR THE EXCLUSIVE USE OF THE MEMBERS OF STARTING POINT FARM ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION.



CERTIFICATE OF APPROVAL FOR LEVY COUNTY, FLORIDA; WE THE UNDERSIGNED DO HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF LEVY COUNTY ORDINANCE AND REGULATIONS AS FOLLOWS:

PLANNING AND ZONING	12/10/83	<i>W. H. Miller</i>	LEVY COUNTY PLANNING AND ZONING
WATER AND SEWER REQUIREMENTS	11/10/84	<i>Donald E. Duggs</i>	LEVY COUNTY WATER
ROAD REQUIREMENTS	1-12-84	<i>H. C. Hester</i>	LEVY COUNTY ROAD DEPARTMENT
PROPERTY APPRAISER	1-11-84	<i>W. H. Miller</i>	LEVY COUNTY PROPERTY APPRAISER
FORM AND LEGALITY	1-2-84	<i>James T. Brumback</i>	LEVY COUNTY ATTORNEY
LEVY COUNTY COMMISSION	1-2-84	<i>W. H. Miller</i>	COUNTY BOARD OF COUNTY COMMISSIONERS

CLERK OF THE CIRCUIT COURT CERTIFICATE: THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN
FILED FOR RECORD IN PLAT BOOK 6, PAGE 57, 22 & 71 OF THE PUBLIC RECORDS OF
LEVY COUNTY, FLORIDA THIS 11th DAY OF December, 1908 A.D.

Alvin T. Gloor
PREPARED BY LAND SURVEYORS, INC.
TELEPHONE 331-2160
803 S.E. PORT KING ST.
PORT OF PINES, 1031 LANE
OCALA, FLORIDA 32678

See Robinson
see OR 225 page 468-472.
GSA 6 & 7 map Oct. 1984.
Hansen M. The Coast
of Oregon
see "Mighty South Willamette"
see Oregon University - GSA 224/300-319
Clark
see Oregon M. 1984
by: Mungia Andrie Wilkerson &c.

[illegible]

KNOW ALL MEN BY THESE PRESENTS, THAT KRC PARTNERS, A FLORIDA GENERAL PARTNERSHIP, HAS CAUSED TO BE MADE THE ATTACHED PLAT OF STARTING POINT THE SAME BEING A SUBDIVISION OF THE LAND HEREIN DESCRIBED, AND THAT THE STREETS AS SHOWN ON THE ATTACHED PLAT TOGETHER ALL IMPROVEMENTS THEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES RESERVING UNTO THEMSELVES, THEIR SUCCESSORS OR ASSIGNS THE REVERSION OR REVERSIONS THEREOF WHENEVER DISCONTINUED BY LAW, AND THAT THE EASEMENTS AS SHOWN OR NOTED ARE RESERVED AND GRANTED FOR THE INSTALLATION OF PUBLIC UTILITIES.

IN WITNESS WHEREOF THE SAID K.R.C. PARTNERS BY ALL OF ITS PARTNERS HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 20th DAY OF DECEMBER, 1983.

.. WITNESS TO ALL PARTIES:

Yusuf K. Davis

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME THIS DAY PERSONALLY APPEARED NORMAN E. CASSE, HARRY KATZ, AND WILLIAM M. RICKMAN, OF K.R.C. PARTNERSHIP TO ME WELL KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED.

DATE: DECEMBER 2nd 1963

KNOW ALL MEN BY THESE PRESENTS: THAT BARNETT BANK OF MARION COUNTY, N.A., A FLORIDA CORPORATION, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE DATED AUGUST 2, 1983, AND RECORDED IN OFFICIAL RECORDS BOOK 213, AT PAGE 4184 OF THE PUBLIC RECORDS OF LEVY COUNTY, FLORIDA, ENCUMBERING THE PROPERTY DESCRIBED HEREIN, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATION

IN WITNESS WHEREOF SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED
IN ITS CORPORATE NAME BY ITS SENIOR VICE-PRESIDENT, AND ITS CORPORATE SEAL TO BE
HEREUNTO AFFIXED ALL BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS OF

ATTEST. James Brown

STATE OF FLORIDA

BEFORE ME THIS DAY PERSONALLY APPEARED ROBERT A. ELLINOR, AS SENIOR VICE-PRESIDENT OF BARNETT BANK OF MARION COUNTY, N.A. TO ME WELL KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED THAT HE DID SO AS AN OFFICER OF SAID CORPORATION ALL BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS OF SAID CORPORATION.

DATE: 11-21-83

I HEREBY CERTIFY THAT THIS PLAT OF STARTING POINT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION; THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE IN PLACE ON THE 2nd DAY OF DECEMBER, 1983; AND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

Alvin T. Gloer
ALVIN T. GLOER, REGISTERED
STATE OF FLORIDA

PLATBOOK 6, PAGE 70.
SHEET 2 OF 3 SHEETS

STARTING POINT

A SUBDIVISION IN SECTIONS 8, 9, 16, 17, & 21, TOWNSHIP 14 SOUTH, RANGE 19 EAST
LEVY COUNTY, FLORIDA



PREPARED BY

Alvin T. Glover

LAND SURVEYORS, INC.
POST OFFICE BOX 300
GULF BREEZE, FLORIDA 32561

— NOT SUBDIVIDED —

— NOT SUBDIVIDED —

— SEE SHEET NO 3 —

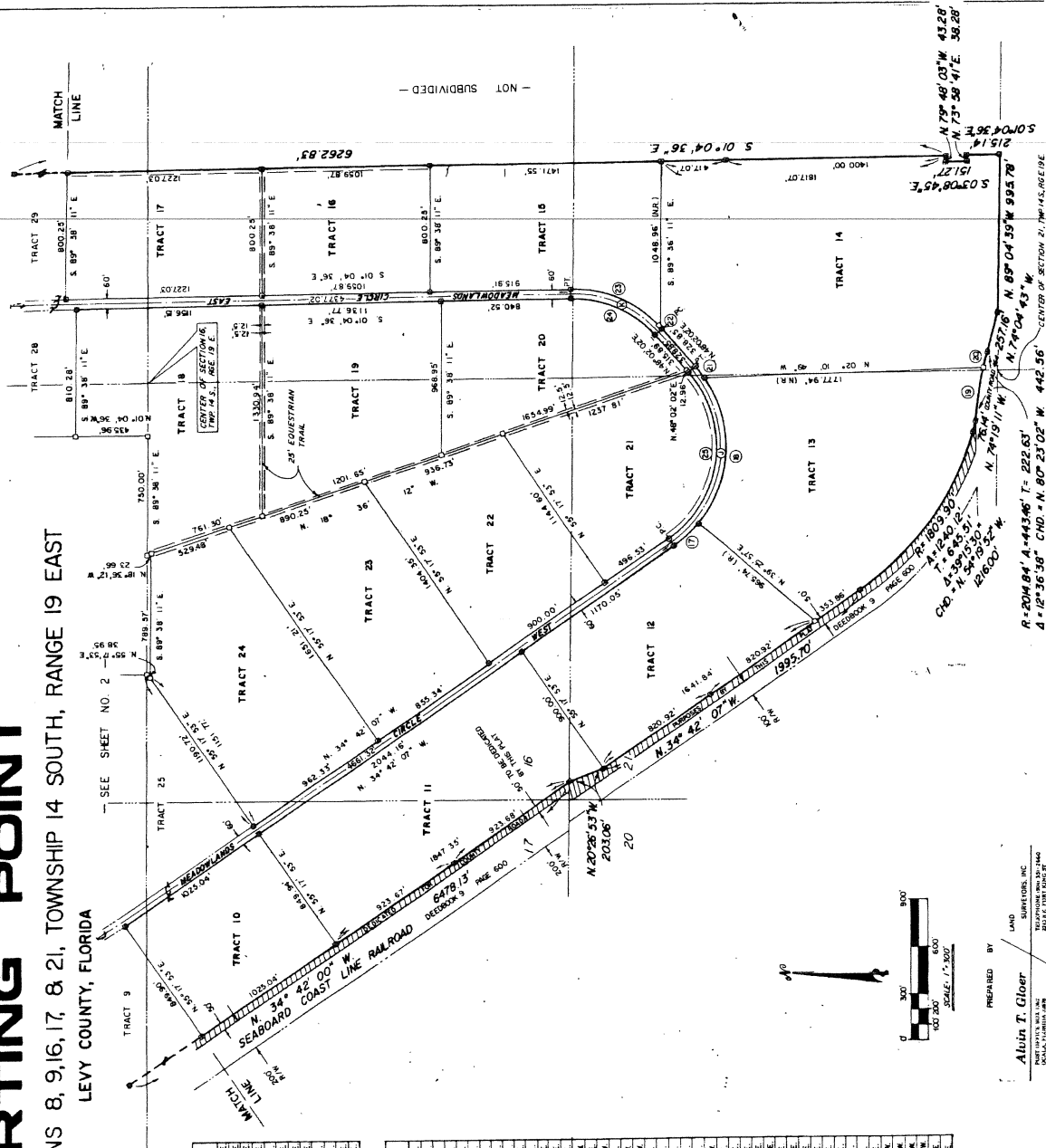
6-70

LEVY COUNTY PLATS PLAT BOOK 6, PAGE 71, STAKED POINT 528.pdf

STARTING POINT

A SUBDIVISION IN SECTIONS 8, 9, 16, 17, & 21, TOWNSHIP 14 SOUTH, RANGE 19 EAST
LEVY COUNTY, FLORIDA

PLATBOOK 6, PAGE 71
SHEET 3 OF 3 SHEETS



CURVE DATA

CURVE NO.	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT	CHORD	CHORD BEARING
1	250.00	89°15'57"	38.78	24.31	35.00	S. 49°13'46"E
2	250.00	17°38'23"	5.17	3.78	5.25	S. 8°05'02"E
3	250.00	27°38'23"	8.17	5.89	8.34	S. 15°05'02"E
4	750.00	28°23'37"	26.33	20.05	36.95	S. 15°05'02"E
5	750.00	28°23'37"	26.33	20.05	36.95	S. 15°05'02"E
6	1500.00	09°59'51"	23.56	11.02	23.37	N. 89°31'37"E
7	1500.00	09°59'51"	23.56	11.02	23.37	N. 89°31'37"E
8	4000.00	02°18'03"	138.87	88.44	137.05	S. 89°01'46"E
9	4000.00	02°18'03"	138.87	88.44	137.05	S. 89°01'46"E
10	750.00	12°03'24"	168.83	141.89	230.36	N. 88°12'48"E
11	750.00	12°03'24"	168.83	141.89	230.36	N. 88°12'48"E
12	750.00	12°03'24"	168.83	141.89	230.36	N. 88°12'48"E
13	750.00	12°03'24"	168.83	141.89	230.36	N. 88°12'48"E
14	750.00	12°03'24"	168.83	141.89	230.36	N. 88°12'48"E
15	750.00	12°03'24"	168.83	141.89	230.36	N. 88°12'48"E
16	750.00	12°03'24"	168.83	141.89	230.36	N. 88°12'48"E
17	750.00	12°03'24"	168.83	141.89	230.36	N. 88°12'48"E
18	750.00	12°03'24"	168.83	141.89	230.36	N. 88°12'48"E
19	2014.84	02°36'56"	105.42	52.72	103.41	N. 89°34'38"E
20	2014.84	02°36'56"	105.42	52.72	103.41	N. 89°34'38"E
21	750.00	07°15'48"	93.78	47.86	92.75	N. 89°34'38"E
22	750.00	07°15'48"	93.78	47.86	92.75	N. 89°34'38"E
23	750.00	07°15'48"	93.78	47.86	92.75	N. 89°34'38"E
24	750.00	07°15'48"	93.78	47.86	92.75	N. 89°34'38"E
25	750.00	07°15'48"	93.78	47.86	92.75	N. 89°34'38"E
26	750.00	07°15'48"	93.78	47.86	92.75	N. 89°34'38"E
27	750.00	07°15'48"	93.78	47.86	92.75	N. 89°34'38"E
28	750.00	07°15'48"	93.78	47.86	92.75	N. 89°34'38"E
29	750.00	07°15'48"	93.78	47.86	92.75	N. 89°34'38"E
30	3800.00	00°23'27"	415.10	208.45	413.72	S. 89°42'20"E
31	3800.00	00°23'27"	415.10	208.45	413.72	S. 89°42'20"E
32	3800.00	00°23'27"	415.10	208.45	413.72	S. 89°42'20"E
33	3800.00	00°23'27"	415.10	208.45	413.72	S. 89°42'20"E
34	3800.00	00°23'27"	415.10	208.45	413.72	S. 89°42'20"E
35	3800.00	00°23'27"	415.10	208.45	413.72	S. 89°42'20"E
36	3800.00	00°23'27"	415.10	208.45	413.72	S. 89°42'20"E
37	3800.00	00°23'27"	415.10	208.45	413.72	S. 89°42'20"E
38	3800.00	00°23'27"	415.10	208.45	413.72	S. 89°42'20"E
39	3800.00	00°23'27"	415.10	208.45	413.72	S. 89°42'20"E
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41	3800.00	00°23'27"	415.10	208.45	413.72	S. 89°42'20"E
42	3800.00	00°23'27"	415.10	208.45	413.72	S. 89°42'20"E
43	3800.00	00°23'27"	415.10	208.45	413.72	S. 89°42'20"E
44	3800.00	00°23'27"	415.10	208.45	413.72	S. 89°42'20"E
45	3800.00	00°23'27"	415.10	208.45	413.72	S. 89°42'20"E
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20	2014.84	02°36'56"	105.42	52.72	103.41	N. 89°34'38"E
21	750.00	07°15'48"	93.78	47.86	92.75	N. 89°34'38"E
22	750.00	07°15'48"	93.78	47.86	92.75	N. 89°34'38"E
23	750.00	07°15'48"	93.78	47.86	92.75	N. 89°34'38"E
24	750.00	07°15'48"	93.78	47.86	92.75	N. 89°34'38"E
25	750.00	07°15'48"	93.78	47.86	92.75	N. 89°34'38"E
26	750.00	07°15'48"	93.78	47.86	92.75	N. 89°34'38"E
27	750.00	07°15'48"	93.78	47.86	92.75	N. 89°34'38"E
28	750.00	07°15'48"	93.78	47.86	92.75	N. 89°34'38"E
29	750.00	07°15'48"	93.78	47.86	92.75	N. 89°34'38"E
30	3800.00	00°23'27"	415.10	208.45	413.72	S. 89°42'20"E
31	3800.00	00°23'27"	415.10	208.45	413.72	S. 89°42'20"E
32	3800.00	00°23'27"	415.10	208.45	413.72	S. 89°42'20"E
33	3800.00	00°23'27"	415.10	208.45	413.72	S. 89°42'20"E
34	3800.00	00°23'27"	415.10	208.45	413.72	S. 89°42'20"E
35	3800.00	00°23'27"	415.10	208.45	413.72	S. 89°42'20"E
36	3800.00	00°23'27"	415.10	208.45	413.72	S. 89°42'20"E
37	3800.00	00°23'27"	415.10	208.45	413.72	S. 89°42'20"E
38	3800.00	00°23'27"	415.10	208.45	413.72	S. 89°42'20"E
39	3800.00	00°23'27"	415.10	208.45	413.72	S. 89°42'20"E
40	3800.00	00°23'27"	415.10	208.45	413.72	S. 89°42'20"E
41	3800.00	00°23'27"	415.10	208.45	413.72	S. 89°42'20"E
42	3800.00	00°23'27"	415.10	208.45	413.72	S. 89°42'20"E
43	3800.00	00°23'27"	415.10	208.45	413.72	S. 89°42'20"E
44	3800.00	00°23'27"	415.10	208.45	413.72	S. 89°42'20"E
45	3800.00	00°23'27"	415.10	208.45	413.72	S. 89°42'20"E
46	3800.00	00°23'27"	415.10	208.45	413.72	S. 89°42'20"E

PREPARED BY
ALVIN T. GLOER
LAND SURVEYOR, INC.
1111 N. 11TH AVE.
TALLAHASSEE, FL 32304
DATE: 11/14/23

KLEIN & KLEIN, PLLC

Attorneys at Law
40 S.E. 11th Avenue
Ocala, Florida 34471

PHONE: (352) 732-7750
FAX (352) 732-7754

HARVEY R. KLEIN (1922-2003)
H. RANDOLPH KLEIN
FRED N. ROBERTS, JR.
LAWRENCE C. CALLOWAY, III
AUSTIN T. DAILEY

February 24, 2025

Board of County Commissioners, Levy County, FL
310 School Street
Bronson, FL 32621
Ocala, FL 34470

Re: Opinion of Title – A portion of Tract 31 of STARTING POINT SUBDIVISION

Gentlemen:

In reference to the replat of a portion of Tract 31 of STARTING POINT SUBDIVISION, as recorded in Plat Book 6, Pages 69 -71, of the public records of Levy County, Florida (not yet recorded), I have examined title to the real property which is more particularly described on **Exhibit A** attached hereto (the “Property”). The Property is owned by Jessica Farrell and is subject to the following (all references are to Official Records or Plat Book are deemed to reference the Public Records of Levy County, Florida):

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of STARTING POINT SUBDIVISION, as recorded in Plat Book 6, Page(s) 69-71, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
2. Easement granted to Sumter Electric Cooperative, Inc. by instrument recorded in Book 223, Page 377.
3. Declaration of Covenants, Conditions and Restrictions recorded in Book 222, Page 468; Book 224, Page 300; Book 469, Page 56; Book 743, Page 126, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
4. Resolution No. 2013-33 as recorded in Book 1297 Page 449.
5. Resolution No. 2016-055 as recorded in Book 1399 Page 315.
6. Resolution No. 2017-037 as recorded in Book 1427 Page 654.
7. Resolution No. 2017-051 as recorded in Book 1434 Page 417.
8. Resolution No. 2019-056 as recorded in Book 1500 Page 783.
9. Resolution No. 2020-078 as recorded in Book 1541 Page 850.
10. Unsatisfied mortgages or liens encumbering the Property:

Mortgage from Jessica Farrell, an unmarried woman to United Wholesale Mortgage, LLC, dated February 12, 2025, and recorded February 14, 2025, in OR Book 1773, Page 567, Public Records of LEVY County, Florida, securing the original principal sum of \$749,550.00.

11. Other matters affecting the Property but not giving rise to easements, mortgages or liens:

NONE

Ad valorem real estate taxes for 2025 and subsequent years which are not yet due and payable.

This opinion is made solely for the purpose of furnishing the information required for the filing of the above reference subdivision replat in accordance with the provisions of Chapter 177.041, Florida Statutes and the requirements of the Land Development Code of Levy County, FL. This opinion has been prepared expressly for the appropriate governing body as defined in Chapter 177.017, Florida Statutes, and it is not to be relied upon by any other person or for any other purpose. This opinion speaks only as of the date hereof. We assume no obligation to update or supplement this opinion if any applicable laws change after the date hereof or if we become aware after the date of this opinion letter of any facts or other developments, whether existing before or first arising after the date hereof, that might change the opinions expressed above.

Very truly yours,

KLEIN & KLEIN, PLLC

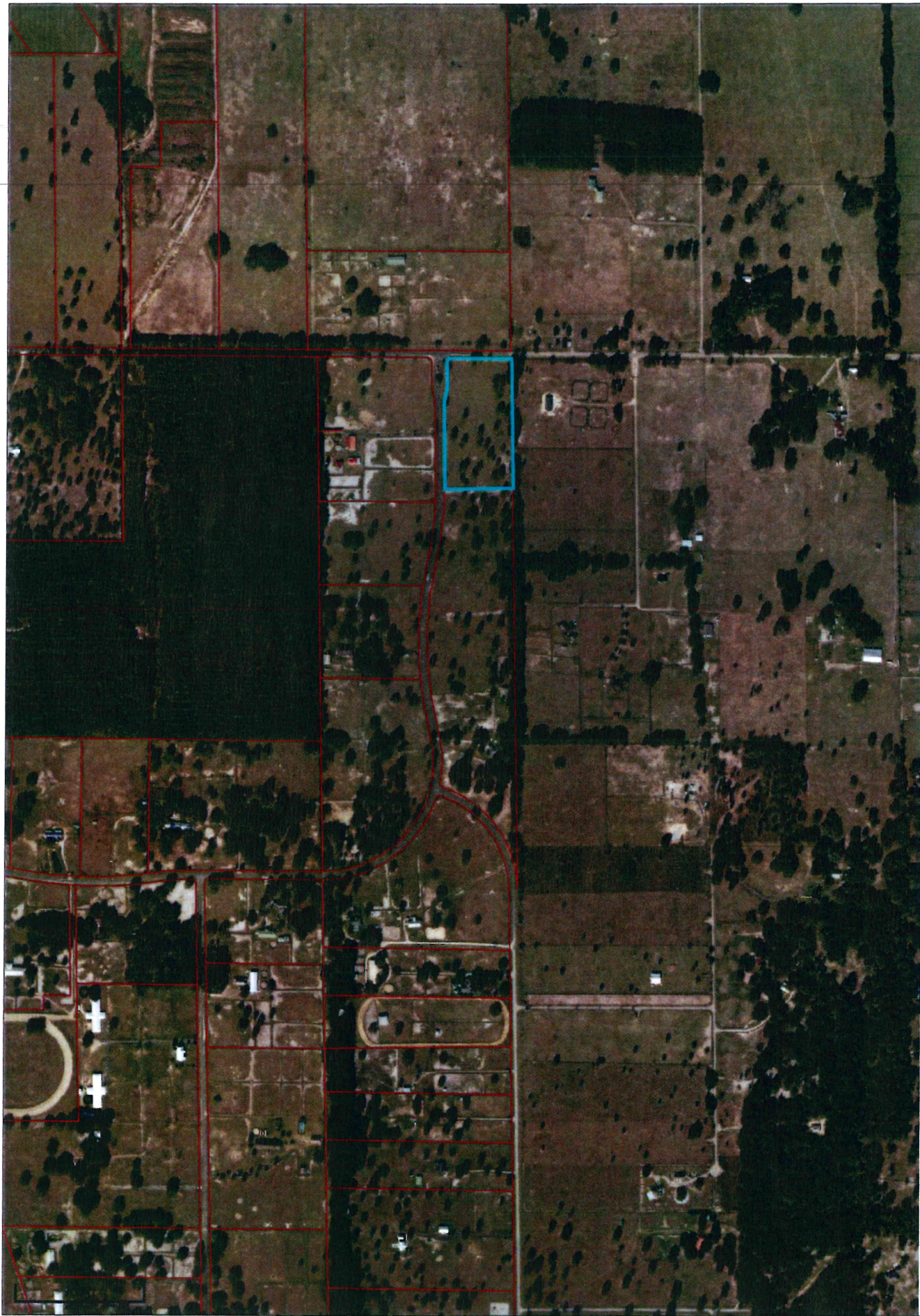
H. Randolph Klein

HRK/rk

Exhibit “A”

A portion of Tract 31 of STARTING POINT SUBDIVISION, as recorded in Plat Book 6, Pages 69-71, of the public records of Levy County, Florida, said portion more particularly described as follows:

Beginning at the NE corner of said Tract 31; thence S. 00 deg. 54 min. 45 sec. E. along the East boundary line of said Tract 31, 936.24 feet; thence N. 89 deg. 39 min. 45 sec. W. 472.52 feet to the East right-of-way line of STARTING POINT BOULEVARD and the point of curvature of a non-tangent curve, concave Southwesterly, having as its elements a central angle of 01 deg. 27 min. 32 sec., a radius of 2230.00 feet, a chord bearing of N. 00 deg. 04 min. 04 sec. W., and a chord distance of 56.78 feet, thence Northwesterly, along and with the arc of said curve, 56.78 feet; thence N. 00 deg. 47 min. 50 sec. W. along said right-of-way line, 580.00 feet; thence N. 10 deg. 30 min. 46 sec. E., 101.98 feet; thence N. 00 deg. 47 min. 50 sec. W., 173.51 feet to the point of curvature of a tangent curve concave Southeasterly, having as its elements a central angle of 91 deg. 08 min. 05 sec. And a radius of 25.00 feet; thence Northwesterly, along and with the arc of said curve, 39.76 feet to the point of tangency of said curve and the South right-of-way line of County Road No. 326; thence S. 89 deg. 39 min. 45 sec. E., along said right-of-way line 424.40 feet to the Point of Beginning.





Agricultural / Rural Residential

SE 35TH ST

SE 36TH LN

SE 219TH AVE

Agricultural / Rural Residential

Agricultural / Rural Residential

SE 42ND ST

Agricultural / Rural Residential

SE 220TH AVE

547 ft

THIS INSTRUMENT PREPARED BY AND RETURN TO:

H. Randolph Klein, Esq.

Klein & Klein, PLLC

40 SE 11th Avenue

Ocala, Florida 34471

Our File No.: **R2024295**

Property Appraisers Parcel Identification (Folio) Number: **18021-001-00**

Florida Documentary Stamps in the amount of **\$2,373.00** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 12 day of February, 2025 by KEVIN M. D'ABATE, a single man, whose post office address is 13101 NW 82nd Street Road, Ocala, FL 34482 herein called the Grantor, to JESSICA FARRELL whose post office address is P.O. Box 101, Morriston, FL 32668, hereinafter called the Grantee:

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in LEVY County, State of Florida, viz.:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restrictions and reservations of record which are not intended to be reimposed hereby and taxes for the year 2025 and thereafter.

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

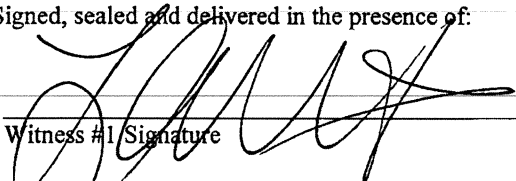
TO HAVE AND TO HOLD, the same in fee simple forever.

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, and hereby warrants 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 signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

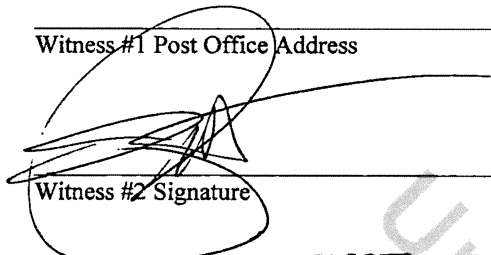

LAURA VAZQUEZ-PAGAN

Witness #1 Printed Name

40 SE 11th Ave Ocala, FL 34471

Witness #1 Post Office Address

Witness #2 Signature


RENEE L WOLCOTT

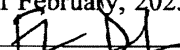
Witness #2 Printed Name

40 SE 11th Ave Ocala, FL 34471

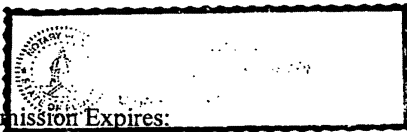
Witness #2 Post Office Address

STATE OF FLORIDA

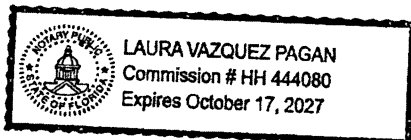
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12 day of February, 2025, by KEVIN M. D'ABATE who is personally known to me OR has produced  as identification.

SEAL



My Commission Expires:



Notary Public

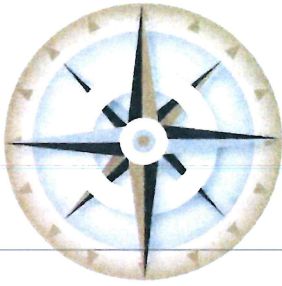
Printed Notary Name

Exhibit "A"

LEGAL DESCRIPTION

A portion of Tract 31 of STARTING POINT SUBDIVISION, as recorded in Plat Book 6, Pages 69-71, of the public records of Levy County, Florida, said portion more particularly described as follows:

Beginning at the NE corner of said Tract 31; thence S. 00 deg. 54 min. 45 sec. E. along the East boundary line of said Tract 31, 936.24 feet; thence N. 89 deg. 39 min. 45 sec. W. 472.52 feet to the East right-of-way line of STARTING POINT BOULEVARD and the point of curvature of a non-tangent curve, concave Southwesterly, having as its elements a central angle of 01 deg. 27 min. 32 sec., a radius of 2230.00 feet, a chord bearing of N. 00 deg. 04 min. 04 sec. W., and a chord distance of 56.78 feet, thence Northwesterly, along and with the arc of said curve, 56.78 feet; thence N. 00 deg. 47 min. 50 sec. W. along said right-of-way line, 580.00 feet; thence N. 10 deg. 30 min. 46 sec. E., 101.98 feet; thence N. 00 deg. 47 min. 50 sec. W., 173.51 feet to the point of curvature of a tangent curve concave Southeasterly, having as its elements a central angle of 91 deg. 08 min. 05 sec. And a radius of 25.00 feet; thence Northwesterly, along and with the arc of said curve, 39.76 feet to the point of tangency of said curve and the South right-of-way line of County Road No. 326; thence S. 89 deg. 39 min. 45 sec. E., along said right-of-way line 424.40 feet to the Point of Beginning.



McMillen Surveying, Inc.

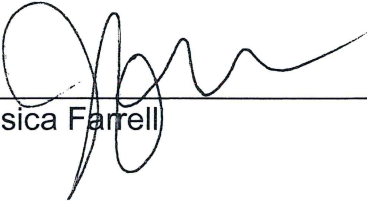
444 Northwest Main Street
Williston, Florida, 32696
Office: 352 528-6277

February 25, 2025

State of Florida
County of Levy

I, Jessica Farrell, hereby give McMillen Surveying, Inc, the authority to act as my Authorized Agent to facilitate the **Platting Process** upon "Starting Point, A Part of Tract 31 Replat" on the following parcel lying in Section 9, Township 14 South, Range 19 East, Levy County, Florida:

Parcel ID# 18021-001-00, Morriston.



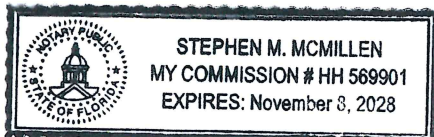
Jessica Farrell

Date: 2.25.25

Notary Public, State of Florida
At Large



My Commission Expires: 11-3-28



M

Starting Point, A Replat of a Portion of Tract 31

A Portion of Tract 31, Starting Point, Plat Book 6, Page 69, Lying in the
Southeast 1/4 of Section 9, Township 14 South, Range 19 East,
Levy County, Florida

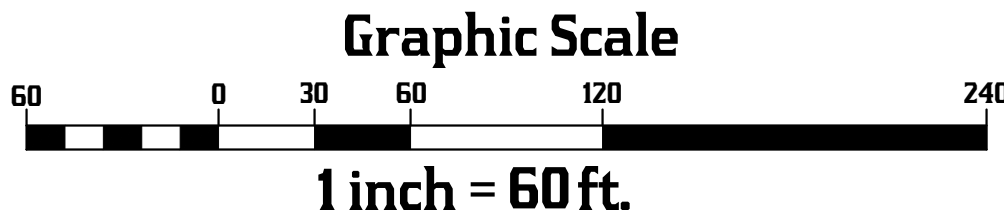
Description: (Per Commitment)
The Land referred to herein below is situated in the County of LEVY, State of FL and is described as follows:

A portion of Tract 31 of STARTING POINT SUBDIVISION, as recorded in Plat Book 6, Pages 69-71, of the public records of Levy County, Florida, said portion more particularly described as follows:

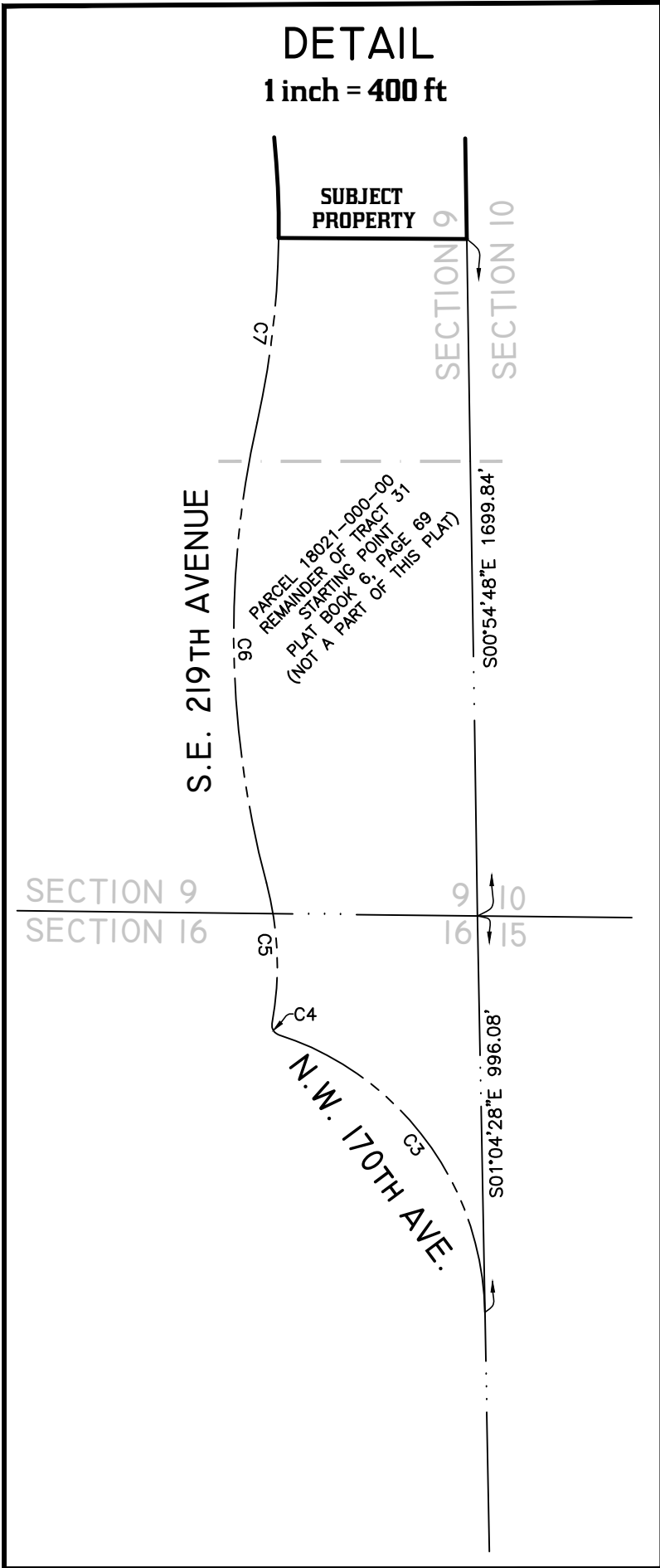
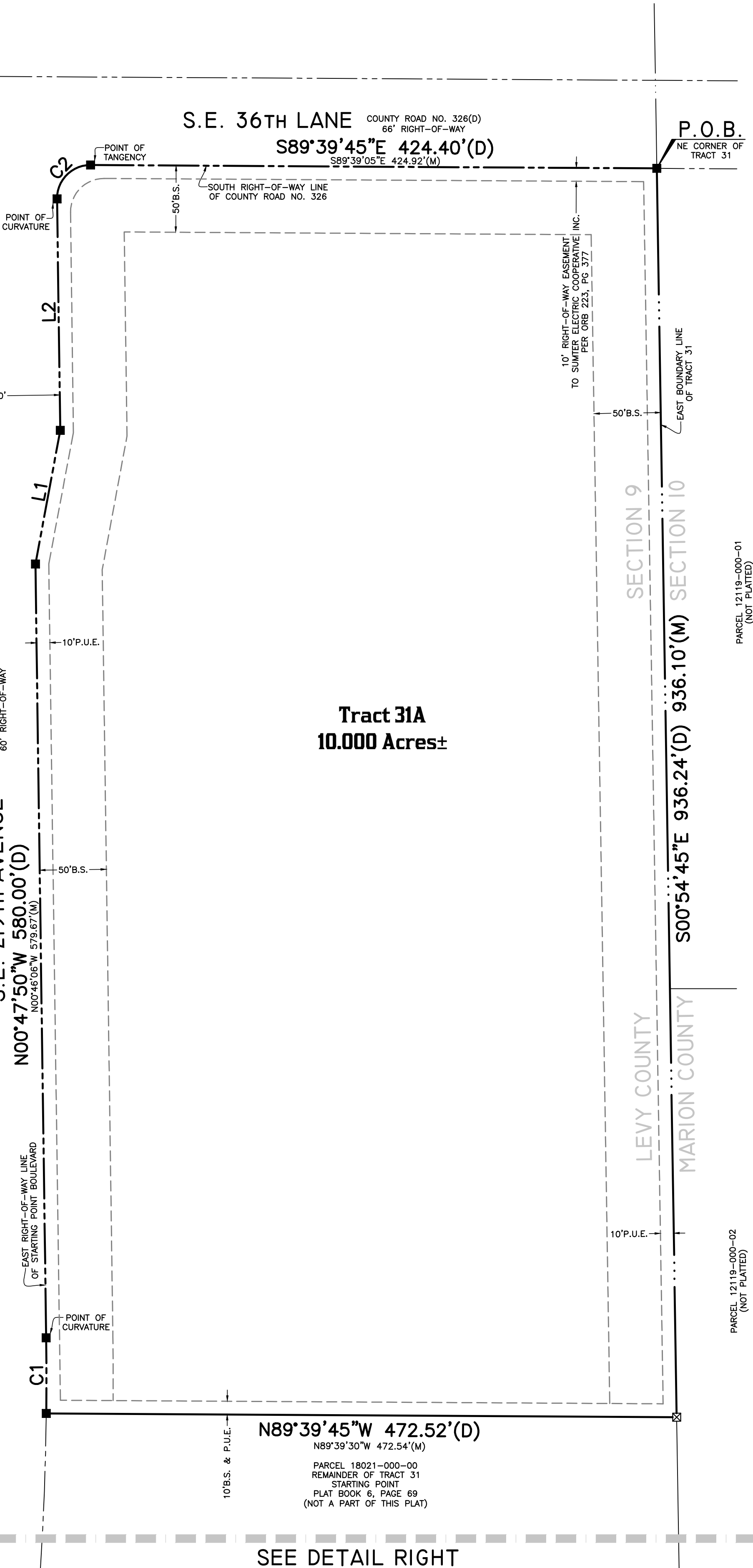
Beginning at the NE corner of said Tract 31; thence S. 00 deg. 54 min. 45 sec. E. along the East boundary line of said Tract 31, 936.24 feet; thence N. 89 deg. 39 min. 45 sec. W. 472.52 feet to the East right-of-way line of STARTING POINT BOULEVARD and the point of curvature of a non-tangent curve, concave Southwesterly, having as its elements a central angle of 01 deg. 27 min. 32 sec., a radius of 2230.00 feet, a chord bearing of N. 00 deg. 04 min. 04 sec. W., and a chord distance of 56.78 feet, thence Northwesterly, along and with the arc of said curve, 56.78 feet; thence N. 00 deg. 47 min. 50 sec. W. along said right-of-way line, 580.00 feet; thence N. 10 deg. 30 min. 46 sec. E., 101.98 feet; thence N. 00 deg. 47 min. 50 sec. W., 173.51 feet to the point of curvature of a tangent curve concave Southeasterly, having as its elements a central angle of 91 deg. 08 min. 05 sec. And a radius of 25.00 feet; thence Northwesterly, along and with the arc of said curve, 39.76 feet to the point of tangency of said curve and the South right-of-way line of County Road No. 326; thence S. 89 deg. 39 min. 45 sec. E., along said right-of-way line 424.40 feet to the Point of Beginning.

L1= N10°30'46"E 101.98'(D)
N10°27'07"E 102.18'(M)
L2= N00°47'50"W 173.51'(D)
N00°58'05"W 173.93'(M)

Curve Table						
Curve #	Radius	Arc Length	Tangent	Central Angle	Chord	Chord Bearing
C1(D)	2230.00'	56.78'	28.39'	001°27'32"	56.78'	N00°04'04"W
C1(M)	2230.00'				56.88'	N00°18'10"W
C2(D)	25.00'	39.76'	25.51'	091°08'05"	35.71'	N44°46'27"E
C2(M)	25.00'				35.39'	N45°22'32"E
C3(P)	747.43'	926.79'	533.58'	071°02'42"	868.54'	N36°35'49"W
C4(P)	25.00'	35.95'	21.88'	082°23'33"	32.93'	N30°55'24"W
C5(P)	810.00'	356.87'	181.38'	025°14'36"	353.99'	N02°20'55"W
C6(P)	2420.00'	1167.42'	595.30'	027°38'23"	1156.14'	N01°09'02"W
C7(P)	2230.00'	467.35'	263.28'	013°28'00"	466.49'	N05°56'10"E



Preliminary Plat Revised Per County Comment 03/19/2025
Preliminary Plat Revised Per County Comment 03/18/2025
Preliminary Plat Created 02/25/2025



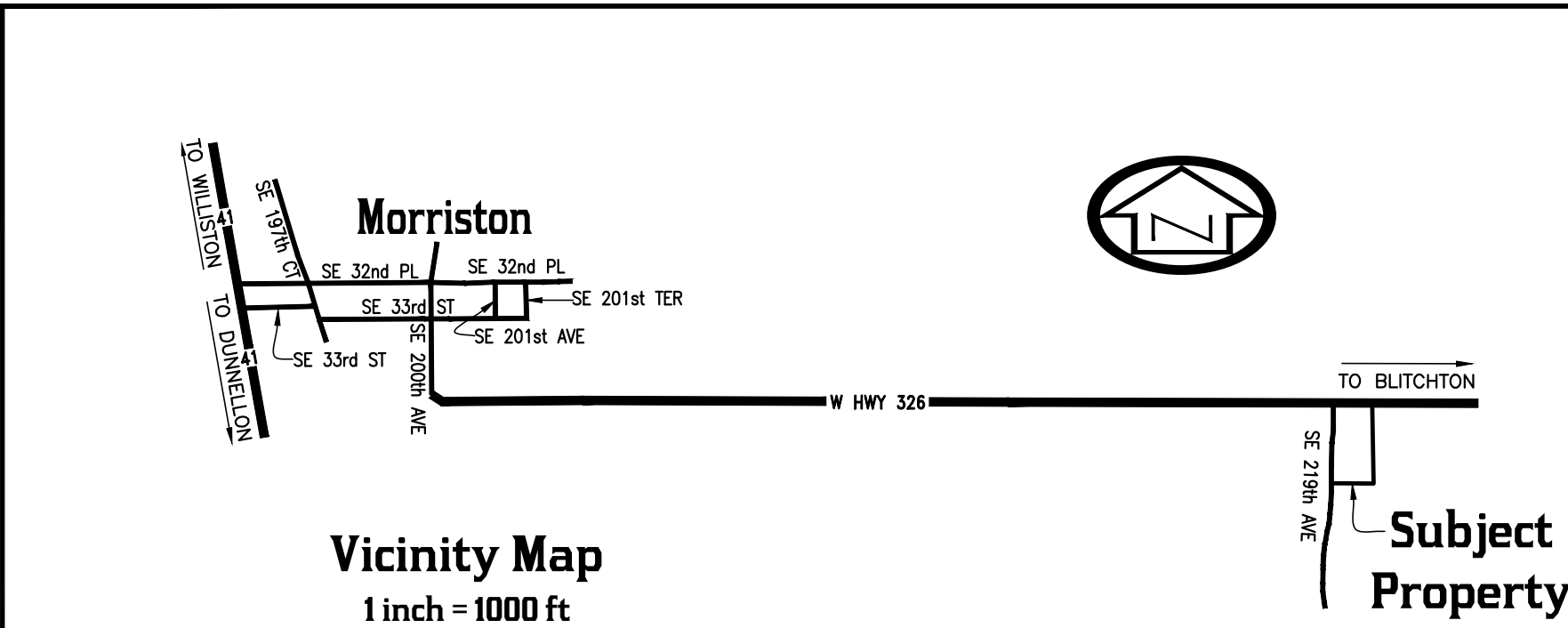
NOTE:
THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS INTERPOLATED FROM FIRM PANEL NO. 12075C 0420F EFFECTIVE DATE: 11/02/2012.

- NOTES:
- Bearings hereon are based on an assumed value of South 00°54'45"East, for the East line of Tract 31, said bearing is identical with the Deed of record.
 - 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.

- LEGEND:
- 4"x4" CONC. MONUMENT FOUND (NO IDENT.) (ACCEPTED AS P.R.M.)
 - 4"x4" CONC. MONUMENT FOUND (UNREADABLE) (ACCEPTED AS P.R.M.)
 - 4"x4" CONC. MONUMENT SET (P.R.M.)
 - P.R.M. P.C.P. McMILLEN P.S.M. 5469"
 - IRON MARKER FOUND
 - 1/2" IRON ROD SET
 - McMILLEN P.S.M. 5469"
 - B.S. = BUILDING SETBACK
 - 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.k.a. = FORMERLY KNOWN AS
 - F.I.R.M. = FEDERAL INSURANCE RATE MAP
 - (R) = RADIAL
 - CONC. = CONCRETE
 - B.S. = BUILDING SETBACK
 - O.R.B. = OFFICIAL RECORDS BOOK
 - PG. = PAGE
 - N.T.S. = NOT TO SCALE
 - F.E.M.A. = FEDERAL EMERGENCY MANAGEMENT AGENCY
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - (M) = MEASURED
 - (D) = DEED
 - D.O.T. = DEPARTMENT OF TRANSPORTATION



Plat Book __, Page __
Sheet One of One

Owner's Certification and Dedication:
I, Jessica Farrell, hereby certify that I am the owner of the lands comprised within "Starting Point, A Replat of a Portion of Tract 31" as described herein, and hereby consent to the subdivision thereof as shown. We hereby dedicate to the public, forever: all Public Utility Easements.

Jessica Farrell witness
P.O. Box 101
Morriston, Florida 32668
witness

Acknowledgment: (State of Florida, County of Levy)
I hereby certify that on this day personally appeared before me, Jessica Farrell, 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 _____, 2025.

NOTARY PUBLIC
My Commission Expires: _____

Consent of Mortgagee:
United Wholesale Mortgage, LLC, holder of that certain mortgage as recorded in O.R.B. 1773, page 567 of the public records of Levy County, State of Florida, do hereby consent to this plat and join in the dedication as shown hereon.

United Wholesale Mortgage, LLC witness
585 South Boulevard E
Pontiac, Michigan 48341
witness

Acknowledgment: (State of Florida, County of Levy)
I hereby certify that on this day personally appeared before me, _____, 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 _____, 2025.

NOTARY PUBLIC
My Commission Expires: _____

Surveyor's Certificate:
I do hereby certify that this plat of "Starting Point, A Replat of a Portion of Tract 31" is a true and correct representation of the hereon described property according to a survey made under my responsible direction and supervision dated 01/06/2025, and that this plat complies with all survey requirements of Chapter 177, Part 1, Florida Statutes.

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
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

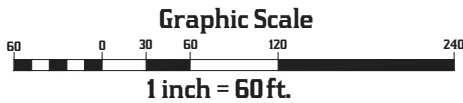
Clerk of the Circuit Court Certificate:
This is to certify that this plat has been filed for record in Plat Book __, Page __, of the public records of Levy County, Florida, this ____ day of _____, 2025.

Clerk of the Circuit Court Deputy Clerk

S

I

Map of Boundary Survey
A portion of Tract 31, Starting Point, lying in
Section 9, Township 14 South, Range 19 East,
Levy County, Florida



Description: (Per Commitment)

The Land referred to herein below is situated in the County of LEVY, State of FL and is described as follows:

A portion of Tract 31 of STARTING POINT SUBDIVISION, as recorded in Plat Book 6, Pages 69-71, of the public records of Levy County, Florida, said portion more particularly described as follows:

Beginning at the NE corner of said Tract 31; thence S. 00 deg. 54 min. 45 sec. E. along the East boundary line of said Tract 31, 936.24 feet; thence N. 89 deg. 39 min. 45 sec. W. 472.52 feet to the East right-of-way line of STARTING POINT BOULEVARD and the point of curvature of a non-tangent curve, concave Southwesterly, having as its elements a central angle of 01 deg. 27 min. 32 sec., a radius of 2230.00 feet, a chord bearing of N. 00 deg. 04 min. 04 sec. W., and a chord distance of 56.78 feet, thence Northwesterly, along and with the arc of said curve, 56.78 feet; thence N. 00 deg. 47 min. 50 sec. W. along said right-of-way line, 580.00 feet; thence N. 10 deg. 30 min. 46 sec. E., 101.98 feet; thence N. 00 deg. 47 min. 50 sec. W., 173.51 feet to the point of curvature of a tangent curve concave Southeasterly, having as its elements a central angle of 91 deg. 08 min. 05 sec. And a radius of 25.00 feet; thence Northwesterly, along and with the arc of said curve, 39.76 feet to the point of tangency of said curve and the South right-of-way line of County Road No. 326; thence S. 89 deg. 39 min. 45 sec. E., along said right-of-way line 424.40 feet to the Point of Beginning.

Notes:

1. Bearings herein are based on an assumed value of S00°54'45"E, for the East line of Tract 31, said bearing is identical with the deed of record.
- 2a. Features and Improvements, (i.e. foundations, utilities, septic tanks, etc.) not visible beneath the surface of the ground, have not been located unless specifically depicted or noted herein. If a septic tank is shown upon the map, it was located by probing the ground only and not by excavation. Additional wells and septic tanks may exist which are unknown to the surveyor.
- b. Fences, overhead wires, and symbols shown herein may be exaggerated for platting purposes only and are not to scale.
- c. Property lines should not be reconstructed based on distances to improvements.
- d. Additions or deletions to Survey Maps by other than the signing surveyor is prohibited without written consent of the signing surveyor.
- e. This survey does not reflect or determine ownership.
- f. This survey is certified to the date of the data acquisition in the field (shown herein as survey date), ONLY.
3. Instruments of record reflecting easements, rights-of-way, and/or ownership were furnished to the surveyor via a Title Commitment. No search of the public records has been done by the surveyor for any encumbrances for subject property or adjoining properties.
4. The building setbacks shown herein were taken from the record plat or information furnished to the surveyor only. Therefore, if no building setbacks are shown herein, this does not imply that there are none on subject property. It is suggested, by the surveyor, that all building setbacks (whether shown or not) are verified at the proper building department with the current zoning of the subject property.
5. Subject Property shown herein may be a division of a parent tract based on information provided by the client. If so, this survey does not guarantee a building permit and it is suggested that all divisions are verified at the proper building department with the current zoning of the subject property.
6. Information from the Federal Emergency Management Agency (F.E.M.A.) Flood Insurance Rate Map shown herein was current as of the effective or revised date of said map. Map revisions and amendments are periodically made by letter and may not be reflected on said map.
7. Fence locations shown herein (if any) are located at the corners or ends only, unless specified otherwise. Fencing may meander between said fence corners.
8. Subject Property lies in F.E.M.A. Flood Zone "X" per the County Property Appraiser's website.

Parcel 18021-001-00
10.000 Acres±
(Vacant Land)

CHECK WITH LOCAL
BUILDING DEPARTMENT
FOR BUILDING
SETBACKS

- LEGEND:**
- 4"x4" CONC. MONUMENT FOUND (NO IDENT. UNLESS SHOWN)
 - IRON MARKER FOUND
 - 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
 - MEASURED
 - DESCRIPTION
 - CALCULATED
 - IDENTIFICATION
 - R.B. REFERENCE BEARING
 - P.O.C. POINT-OF-COMMENCEMENT
 - P.O.B. POINT-OF-BEGINNING
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.U.&D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
 - CH. CHORD
 - B.S. BUILDING SETBACK
 - FENCE LINE
 - QUY WIRE ANCHOR
 - CLEANOUT
 - WELL
 - ORB. OFFICIAL RECORD BOOK
 - PG. PAGE
 - ASPHALT
 - CONCRETE
 - COVERED CONCRETE
 - BUILDING
 - DIRT/UMEROCK DRIVEWAY
 - BRICK PAVERS
 - COVERED AREA

L1= N10°30'46"E 101.98'(D)
N10°27'07"E 102.18'(M)
L2= N00°47'50"W 173.51'(D)
N00°58'05"W 173.93'(M)

Curve Table						
Curve #	Radius	Arc Length	Tangent	Central Angle	Chord	Chord Bearing
C1(D)	2230.00'	56.78'	28.39'	001°27'32"	56.78'	N00°04'04"W
C1(M)	2230.00'	56.88'	28.39'	001°27'32"	56.88'	N00°18'10"W
C2(D)	25.00'	39.76'	25.51'	091°08'05"	35.71'	N44°46'27"E
C2(M)	25.00'	39.76'	25.51'	091°08'05"	35.39'	N45°22'32"E



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Williston, Florida, 32666
Office: 352 528-6277

For more information please
visit our website
www.mcsurveying.com
or email us at
info@mcsurveying.com

This survey meets the
Standards of Practice set
forth by the Florida Board of
Surveyors & Mappers,
pursuant to Chapter 5J-17,
Florida Administrative Code.

Florida Professional Surveyor and
Mapper, License No. LS 5469
Florida Professional Surveyor and
Mapper Business License No. LB 8041
NOT VALID WITHOUT THE SIGNATURE &
ORIGINAL SEAL OF A FLORIDA
LICENSED SURVEYOR & MAPPER

Stephen M. McMillen
2025.01.08
13:49:55 -05'00'

PREPARED FOR:
JESSICA FARRELL
UNITED WHOLESALE MORTGAGE, LLC
SHAW/ATMA
KLEIN AND KLEIN, LLC
FIRST AMERICAN TITLE INSURANCE
COMPANY

Proj. No. 2025-009a
Drawn: K.A.H.
Chk'd: S.M.M.
Dwg. Name: 2025-009a
Survey Date: 01/06/25
Field Book: 223
Pages: 72

Scale: 1"= 60'
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