

Hideaway Hills

Lying in Section 30, Township 12 South, Range 18 East, Levy County, Florida.

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.L.R.M. PANEL NO. 12075C 0220F, EFFECTIVE: 11/02/2012.

- LEGEND:
- = 4"x4" CONC. MONUMENT FOUND (NO IDENT. UNLESS SHOWN)
 - = 4"x4" CONC. MONUMENT SET MARKED "McMILLEN P.S.M. 5469"
 - = 3/4" IRON PIPE FOUND (NO IDENT)
 - = 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"
 - (P) = PLAT
 - (M) = MEASURED
 - (D) = DESCRIPTION
 - (C) = CALCULATED
 - Δ = DELTA (CENTRAL ANGLE)
 - R = RADIUS
 - A = ARC LENGTH
 - P.C. = POINT-OF-CURVATURE
 - P.T. = POINT-OF-TANGENCY
 - IDENT. = IDENTIFICATION
 - (R.B.) = REFERENCE BEARING
 - P.O.C. = POINT-OF-COMMENCEMENT
 - P.O.B. = POINT-OF-BEGINNING
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - CH = CHORD
 - CONC = CONCRETE
 - ORB = OFFICIAL RECORDS BOOK
 - PG = PAGE
 - PRM = PLAT BOOK
 - PRM = PERMANENT REFERENCE MONUMENT

Line Table		
Line #	Length	Direction
L1	33.09'	S00°14'08"W

NOTES:

- Bearings herein are based on an assumed value of North 00°11'25" East, for the West line of Country Estates, said bearing is identical with the Plat of record.
- THE MAXIMUM ERROR OF CLOSURE DOES NOT EXCEED 1 : 10,000.
- BUILDING SETBACKS TO BE VERIFIED THROUGH BUILDING DEPARTMENT.

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.

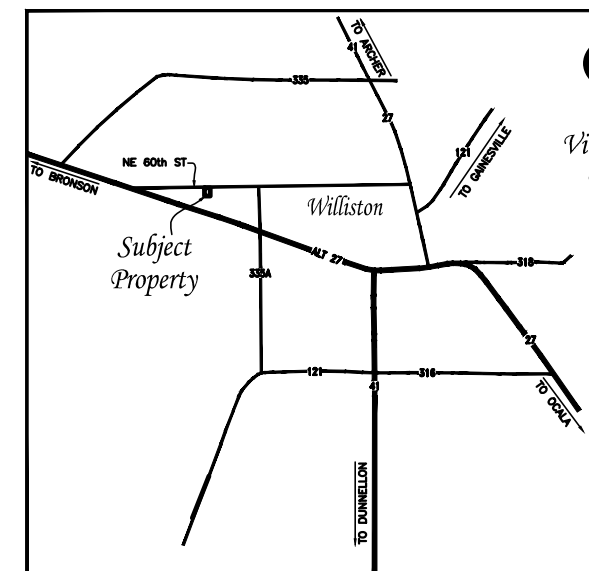
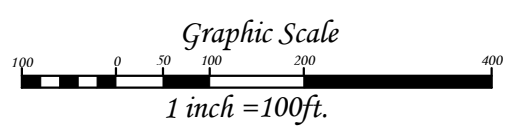
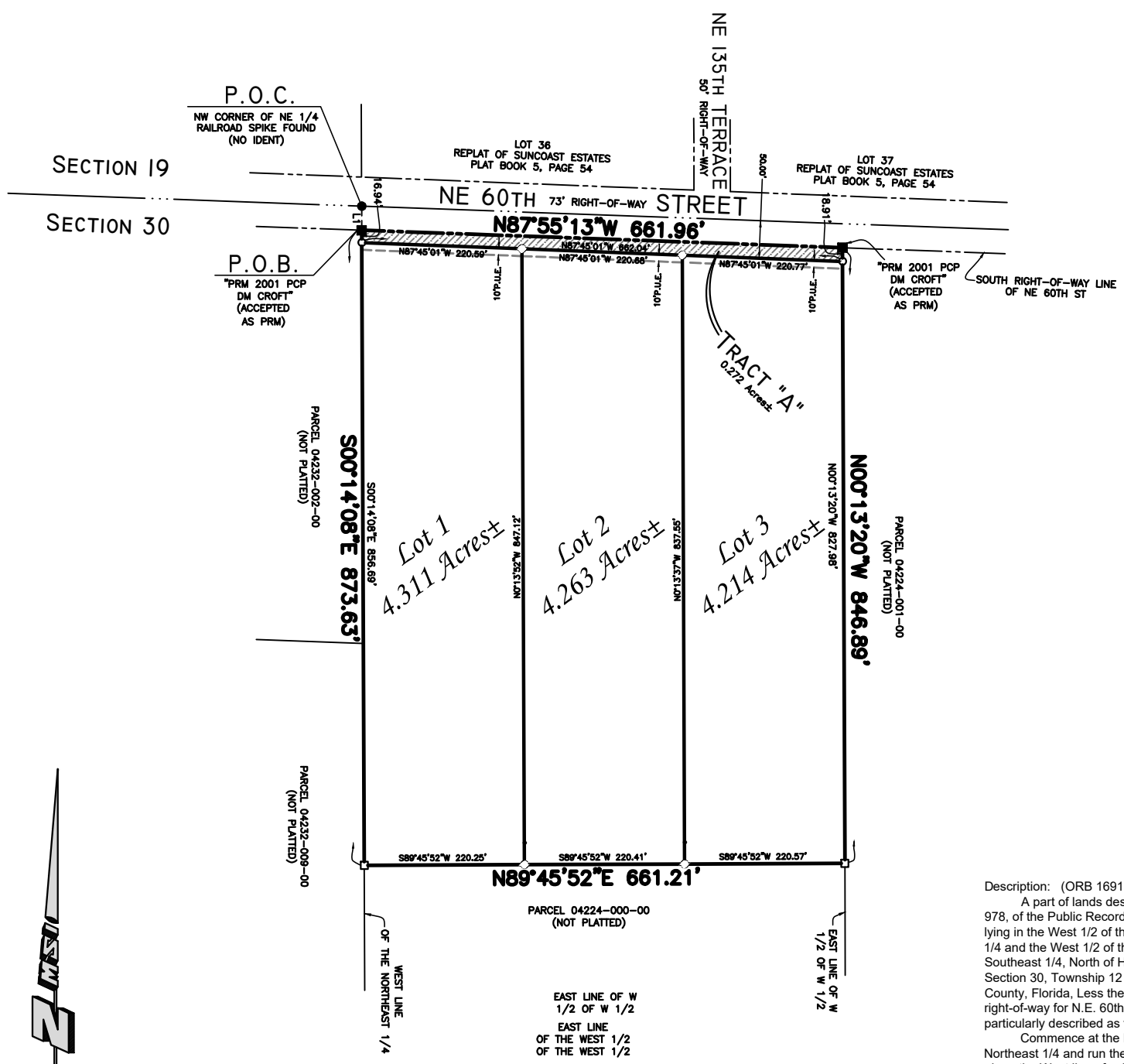
ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES 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 1691, PG 887)

A part of lands described in O.R.B. 682, page 978, of the Public Records of Levy County, Florida; lying in the West 1/2 of the West 1/2 of the Northeast 1/4 and the West 1/2 of the Northwest 1/4 of the Southeast 1/4, North of Highway Alternate 27 in Section 30, Township 12 South, Range 18 East, Levy County, Florida, Less the North 33 feet for road right-of-way for N.E. 60th Street; being more particularly described as follows:

Commence at the Northwest corner of said Northeast 1/4 and run thence South 00°14'08"W West, along the West line of said Northeast 1/4, a distance of 33.09 feet to the South right-of-way line of N.E. 60th Street and the Point-of-Beginning of the herein described parcel; thence continue South 00°14'08"E East, along said West line, a distance of 873.63 feet; thence North 89°45'52"E East, a distance of 661.21 feet to the East line of said West 1/2 of the West 1/2; thence North 00°13'20"W West, along said East line, a distance of 846.89 feet to the said South right-of-way line; thence North 87°55'13"W West, along said South right-of-way line, a distance of 661.96 feet to the said Point-of-Beginning.

Containing 13.060 Acres, more or less.



Owner's Certification and Dedication:
We, Jose M. Gonzalez and Jackie G. Wellington, the lawful owners of the lands described herein, have caused the same to be surveyed and subdivided, and that this plat made in accordance with said survey, to be known as "Hideaway Hills" is hereby adopted as the true and correct plat of said land and that all utility easements are hereby dedicated to the public forever. Tract "A" is hereby dedicated to the public for road right-of-way purposes, forever.

Jose M. Gonzalez
3024 CUSTER AVE
LAKE WORTH, FL 33414
witness

Jackie G. Wellington
3024 CUSTER AVE
LAKE WORTH, FL 33414
witness

Acknowledgment: (State of Florida, County of Levy)
I hereby certify that on this day personally appeared before me, Jose M. Gonzalez and Jackie G. Wellington, who are 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.

Commission Number: _____
Printed: _____
Signature: _____
County of: _____ State of: _____ My Commission Expires: _____

Surveyor's Certificate:
I do hereby certify that this plat of "Hideaway Hills" is a true and correct representation of the herein described property according to a survey made under my responsible direction and supervision dated 8/5/2023, and that this plat complies with all survey requirements of Chapter 177, Part 1, Florida Statutes.

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

444 Northwest 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 Date: _____

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 Date: _____

Road Requirements:
Administrative Coordinator - Levy County Road Department Date: _____

Property Appraiser:
Levy County Property Appraiser Date: _____

Form and Legality:
Levy County Attorney Date: _____

Commission:
Chairman - Board of County Commissioners Date: _____

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. Currenall
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



FINAL PLAT P&Z APPROVED 11/8/2023 SJCM
FINAL PLAT REVISED PER COMMENTS 10/10/2023 SJCM
PRELIMINARY PLAT BOOK APPROVED 8/21/2023 SJCM
PRELIMINARY PLAT P&Z APPROVED 8/7/2023 SJCM
REVISED PER COMMENTS BY COUNTY 7/11/2023 SJCM
PRELIMINARY 1ST STEP APPROVED 7/10/2023 SJCM
PRELIMINARY PLAT CREATED 6/9/2023 SJCM

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