

**Preliminary Plat Application
Levy County, Florida**

Filing Date: _____
Amount of Fee: \$235.00

Petition Number: PP 21-02
Validation Number: _____

TO THE LEVY COUNTY PLANNING COMMISSION

Application is hereby made to the County Planning Commission of Levy County, pursuant to the provisions of Chapter 163, Florida Statutes, as amended, and the Levy County Land Development Code, Chapter 50-532, petitioning for a Preliminary Plat on the following described:

I. Applicant and Request Information - Please print unless otherwise specified.

Owner's Name: R & R Land Holdings LLC Surveyor's Name: Jeremy Mellick
 Owner's Signature: [Signature] Address: 4450 NE 83rd Rd
 Address: 315 NW Magnolia Circle Lakewood FL Zip: 34785
Cypressel River Zip: 34418 Telephone Number: 352 437 2518
 Telephone Number: 352 789 2523

II. Parcel Information:

1. Subdivision Name:	Section/Township/Range	Acreage
A. <u>R AND R ACRES</u>	<u>07-16-17</u>	<u>62.39</u>
B. _____	_____	_____
C. _____	_____	_____
D. _____	_____	_____
Total Acreage:		_____

3. Locational Description (Please attach copy of legal description or existing plat if property in questions is a re-subdivision). _____

4. Proposed Use of Property: ARR

5. Present Zoning/Land Use: ARR

6. Proposed Zoning Changes: ARR

7. Number of Lots 5

8. Acres in each Parcel: Lot 1 13.393

9. Do you propose deed restrictions? Yes No

Lot 2 13.406
Lot 3 10.258
Lot 4 10.496
Lot 5 14.837

**Preliminary Plat Application
Levy County, Florida**

-
10. What type of sewage disposal do you propose? septic
11. List all proposed improvements and utilities and state your intention to install or post a guarantee prior to actual installation.

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.

III. To Be Supplied At The Time Of Submission:

Attach the supporting documents in the order listed below. The application will not be processed without these items. Any information changes must be submitted in writing to the Development Department and received one week prior to the Planning Commission Public Hearing.

1. Preliminary Plat Application;
2. Property Dced. 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. Preliminary Plats;
4. Concurrency form (if applicable);
5. Location map identifying subject parcel with either a color or pattern

NOTE: See checklist for appropriate number of copies for submittal.

NOTE: Being located within a municipal service district area may delay your plat being placed on the agenda, as review and comment from the appropriate municipality is required before scheduling can be done.

IV. APPLICATION INSTRUCTIONS:

- (a) An application for a Preliminary Plat must be accompanied by a fee of \$235.00, 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 on 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.

**Preliminary Plat Application
Levy County, Florida**

- (d) The Preliminary Plat applications are processed once a month. Applications received by the first (1st) day of the month will tentatively be scheduled, advertised and presented at a public hearing the following month. Applications received after the first (1st) day of the month will not be scheduled for the following month.
- (c) 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 and place it 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.
- (h) The applicant, or his duly authorized representative, shall attend the planning commission meeting at which the preliminary plat is to receive. The planning commission may, in its discretion, either proceed with the public hearing and consideration of an application or table the application in the event the applicant or his duly authorized representative does not appear at the planning commission meeting. [Levy County Land Development Code, Chapter 50, Section 532]

Additional Assistance: If you require further information, please contact the Levy County Zoning Department at (352) 486-5203 or visit the above address in person.

I, William R. Spillie, 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: William R. Spillie Date: 8-20-21

OFFICE USE ONLY:			
Planning Commission Public Hearing Date: _____			
Planning Commission Action:	Approval	<input type="checkbox"/>	Denial <input type="checkbox"/>
BOCC Public Hearing Date: _____			
BOCC Action:	Approval	<input type="checkbox"/>	Denial <input type="checkbox"/>

Levy County
Preliminary Plat Checklist for:

Prior to making application for a preliminary plat, the following must be done:

Step 1: Plat Review (Must submit plat (s) on the first day of the month to be reviewed on the 2nd Wednesday of the same month)

- Submit one original and four copies of the completed concurrency form along with the required fee. (If applicable)
- 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 Planner and Commissioner appointed to this committee.
- One (1) original of the completed application (with all supporting documents as mentioned below) with owner's signature (if representing themselves) or authorized agent's signature with a notarized letter from the property owner giving permission for the surveyor to act as agent.
 - * Deed
 - * Location Map
- Fee in the amount of \$235.00 - **MUST BE PAID AT SUBMITTAL OF THE PLATS FOR PLAT REVIEW.**
- Schedule Plat Review Meeting: _____

Step 2: Submittal of a Preliminary Plat

The following items must be submitted no later than the deadline date on the schedule in order to be processed and placed on the agenda for the Planning Commission after having been reviewed by the Plat Review Committee:

- Twenty-two (22) copies of the Preliminary Plat with corrections that were recommended by the Plat Review Committee. (Three copies must be signed and sealed). Additional copies may be needed depending on the application. (i.e. Plat located in an MSD, etc.)

ALL COPIES MUST BE FOLDED AND BOUND FOR SUBMITTAL AND RETURNED NO LATER THAN TWO WEEKS PRIOR TO THE SCHEDULED MEETING.

- Schedule meeting for Planning Commission: _____
- Schedule meeting for Board of County Commissioners: _____

"EXHIBIT "A" COMPOSITE LEGAL.

LEGAL DESCRIPTION (SOUTHWEST PARCEL):

A PORTION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 17 EAST AND A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 16 EAST, LYING EAST OF U.S. HIGHWAY NO. 19 (STATE ROAD 55), LEVY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 12; THENCE RUN NORTH 88°25'48" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 12, A DISTANCE OF 58.65 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19 (STATE ROAD NO. 55, A 200 FOOT WIDE PUBLIC RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 34050-2510); THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 01°02'43" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1204.56 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTHEAST 157TH PLACE (FORMERLY KNOWN AS SOUTHEAST GOATHE ROAD) AND THE POINT OF BEGINNING, SAID POINT BEING ON A 2584.63 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 73°21'28" EAST AND A CHORD LENGTH OF 784.55 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) THENCE RUN EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°27'34", AN ARC DISTANCE OF 787.60 FEET TO A POINT OF REVERSE CURVATURE OF A 300.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 66°01'40" EAST AND A CHORD LENGTH OF 165.98 FEET; 2) THENCE RUN NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°07'10", AN ARC DISTANCE OF 168.18 FEET TO A POINT OF TANGENCY; 3) THENCE RUN NORTH 49°58'05" EAST, A DISTANCE OF 390.75 FEET TO A POINT OF CURVATURE OF A 80.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 72°17'17" EAST AND A CHORD LENGTH OF 60.76 FEET; 4) THENCE RUN EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°38'24", AN ARC DISTANCE OF 62.33 FEET TO A POINT OF TANGENCY; 5) THENCE RUN SOUTH 85°23'31" EAST, A DISTANCE OF 6.00 FEET TO A POINT ON THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1256, PAGE 856, OF THE PUBLIC RECORDS OF LEVY COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 00°42'47" WEST, ALONG SAID WEST LINE, A DISTANCE OF 493.98 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°27'43" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF A DISTANCE OF 948.38 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 00°41'55" WEST, ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LANDS, A DISTANCE OF 200.76 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE DEPARTING SAID SOUTHERLY EXTENSION RUN NORTH 89°26'31" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2185.00 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°12'28" WEST, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 12, A DISTANCE OF 19.06 FEET TO A POINT ON THE AFORESAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 01°02'43" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 120.60 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 14.837 ACRES, MORE OR LESS.

"EXHIBIT "A" COMPOSITE LEGAL.

LEGAL DESCRIPTION (NORTHEAST PARCEL):

A PORTION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 17 EAST, LEVY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 7; THENCE RUN SOUTH 89°10'39" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 1963.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°10'39" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 693.00 FEET TO THE CENTER OF SAID SECTION 7; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°35'38" WEST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 685.40 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SOUTHEAST 157TH PLACE (FORMERLY KNOWN AS SOUTHEAST GOATHE ROAD); THENCE DEPARTING SAID EAST LINE, RUN ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) THENCE RUN NORTH 84°58'27" WEST, A DISTANCE OF 469.81 FEET; 2) THENCE RUN NORTH 84°50'13" WEST, A DISTANCE OF 225.31 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 00°35'38" EAST, A DISTANCE OF 633.85 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 10.497 ACRES, MORE OR LESS.



"E" BIT "A" COMPOSITE LEGAL

LEGAL DESCRIPTION (WEST PARCEL):

A PORTION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 17 EAST AND A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 16 EAST, LYING EAST OF U.S. HIGHWAY NO. 19 (STATE ROAD 55), LEVY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 7; THENCE RUN SOUTH $89^{\circ}10'59''$ EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 1228.01 FEET TO A POINT ON THE WEST LINE OF THE EAST 100 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE DEPARTING SAID NORTH LINE RUN SOUTH $00^{\circ}39'27''$ WEST, ALONG SAID WEST LINE, A DISTANCE OF 251.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH $00^{\circ}39'27''$ WEST, ALONG SAID WEST LINE, A DISTANCE OF 331.83 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SOUTHEAST 15TH PLACE (FORMERLY KNOWN AS SOUTHEAST GOATHE ROAD), SAID POINT BEING A POINT ON A 120.00 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF SOUTH $70^{\circ}54'10''$ WEST AND A CHORD LENGTH OF 85.75 FEET; THENCE DEPARTING SAID WEST LINE, RUN ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) THENCE RUN WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $41^{\circ}52'10''$, AN ARC DISTANCE OF 87.69 FEET TO A POINT OF TANGENCY; 2) THENCE RUN SOUTH $49^{\circ}58'05''$ WEST, A DISTANCE OF 390.75 FEET TO A POINT OF CURVATURE OF A 260.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH $66^{\circ}01'40''$ WEST AND A CHORD LENGTH OF 143.85 FEET; 3) THENCE RUN SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $32^{\circ}07'10''$, AN ARC DISTANCE OF 145.75 FEET TO A POINT OF REVERSE CURVATURE OF A 2624.63 FOOT RADIUS CURVE CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF SOUTH $73^{\circ}33'18''$ WEST AND A CHORD LENGTH OF 778.84 FEET; 4) THENCE RUN WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $17^{\circ}03'55''$, AN ARC DISTANCE OF 781.73 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19 (STATE ROAD NO. 55, A 200 FOOT WIDE PUBLIC RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 34050-2310); THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH $01^{\circ}02'43''$ WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 500.23 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN NORTH $72^{\circ}56'59''$ EAST, A DISTANCE OF 1330.05 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 11.406 ACRES, MORE OR LESS.

"EXHIBIT "A" COMPOSITE LEGAL

LEGAL DESCRIPTION (NORTHWEST PARCEL):

A PORTION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 17 EAST AND A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 16 EAST, LYING EAST OF U.S. HIGHWAY NO. 19 (STATE ROAD 55), LEVY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE WEST 1/4 CORNER OF SAID SECTION 7; THENCE RUN SOUTH 89°10'59" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 1228.01 FEET TO A POINT ON THE WEST LINE OF THE EAST 100 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°39'27" WEST, ALONG SAID WEST LINE, A DISTANCE OF 251.30 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 72°56'59" WEST, A DISTANCE OF 1330.05 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19 (STATE ROAD NO. 55, A 200 FOOT WIDE PUBLIC RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 34050-2510); THENCE RUN NORTH 01°02'43" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 660.50 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN SOUTH 88°25'48" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 58.65 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 13.393 ACRES, MORE OR LESS.

"EXHIBIT "A" COMPOSITE LEGAL.

LEGAL DESCRIPTION (SOUTHWEST PARCEL):

A PORTION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 17 EAST AND A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 16 EAST, LYING EAST OF U.S. HIGHWAY NO. 19 (STATE ROAD 55), LEVY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 12; THENCE RUN NORTH 88°25'48" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 12, A DISTANCE OF 58.65 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19 (STATE ROAD NO. 55, A 200 FOOT WIDE PUBLIC RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 34050-2510); THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 01°02'43" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1204.56 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTHEAST 157TH PLACE (FORMERLY KNOWN AS SOUTHEAST GOATHE ROAD) AND THE POINT OF BEGINNING, SAID POINT BEING ON A 2584.63 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 73°21'28" EAST AND A CHORD LENGTH OF 784.55 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) THENCE RUN EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°27'34", AN ARC DISTANCE OF 787.60 FEET TO A POINT OF REVERSE CURVATURE OF A 300.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 66°01'40" EAST AND A CHORD LENGTH OF 165.98 FEET; 2) THENCE RUN NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°07'10", AN ARC DISTANCE OF 168.18 FEET TO A POINT OF TANGENCY; 3) THENCE RUN NORTH 49°58'05" EAST, A DISTANCE OF 390.75 FEET TO A POINT OF CURVATURE OF A 80.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH 72°17'17" EAST AND A CHORD LENGTH OF 60.76 FEET; 4) THENCE RUN EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°38'24", AN ARC DISTANCE OF 62.33 FEET TO A POINT OF TANGENCY; 5) THENCE RUN SOUTH 85°23'31" EAST, A DISTANCE OF 6.00 FEET TO A POINT ON THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1256, PAGE 856, OF THE PUBLIC RECORDS OF LEVY COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 00°42'47" WEST, ALONG SAID WEST LINE, A DISTANCE OF 493.98 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°27'43" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF A DISTANCE OF 948.38 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 00°41'55" WEST, ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LANDS, A DISTANCE OF 200.76 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE DEPARTING SAID SOUTHERLY EXTENSION RUN NORTH 89°26'31" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2185.00 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 89°12'28" WEST, ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 12, A DISTANCE OF 19.06 FEET TO A POINT ON THE AFORESAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 01°02'43" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 120.60 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 14.837 ACRES. MORE OR LESS.

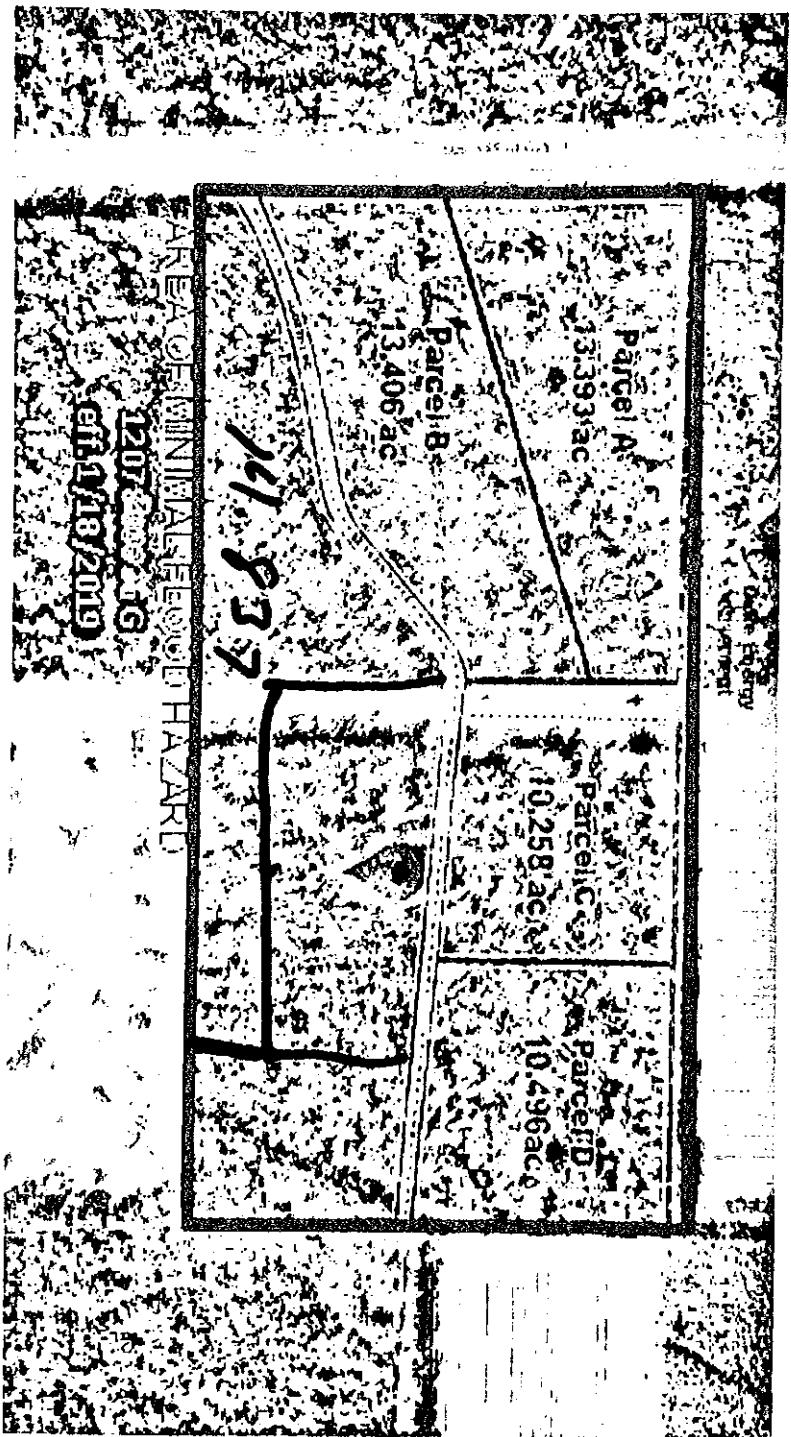
"EXHIBIT "A" COMPOSITE LEGAL.

LEGAL DESCRIPTION (CENTER PARCEL):

A PORTION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 17 EAST, LEVY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 7; THENCE RUN SOUTH $89^{\circ}10'59''$ EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 1228.01 FEET TO A POINT ON THE WEST LINE OF THE EAST 100 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7 AND THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, CONTINUE SOUTH $89^{\circ}10'59''$ EAST, ALONG SAID NORTH LINE, A DISTANCE OF 735.01 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH $00^{\circ}35'38''$ WEST, A DISTANCE OF 633.85 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SOUTHEAST 157th PLACE (FORMERLY KNOWN AS SOUTHEAST GOATHE ROAD); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) THENCE RUN NORTH $84^{\circ}50'13''$ WEST, A DISTANCE OF 214.99 FEET; 2) THENCE RUN NORTH $85^{\circ}23'29''$ WEST, A DISTANCE OF 419.82 FEET; 3) THENCE RUN NORTH $85^{\circ}23'31''$ WEST, A DISTANCE OF 97.00 FEET TO A POINT OF CURVATURE OF A 120.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF NORTH $86^{\circ}46'38''$ WEST AND A CHORD LENGTH OF 5.80 FEET; 4) THENCE RUN WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $02^{\circ}46'14''$, AN ARC DISTANCE OF 5.80 FEET TO A POINT ON THE AFORESAID WEST LINE OF THE EAST 100 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH $00^{\circ}39'27''$ EAST, ALONG SAID WEST LINE, A DISTANCE OF 583.13 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 10.258 ACRES, MORE OR LESS.



Parcel A
13.393 ac

Parcel B
13.406 ac

Parcel C
10.258 ac

Parcel D
10.496 ac

AREA OF UNUSUAL SEVERE HAZARD

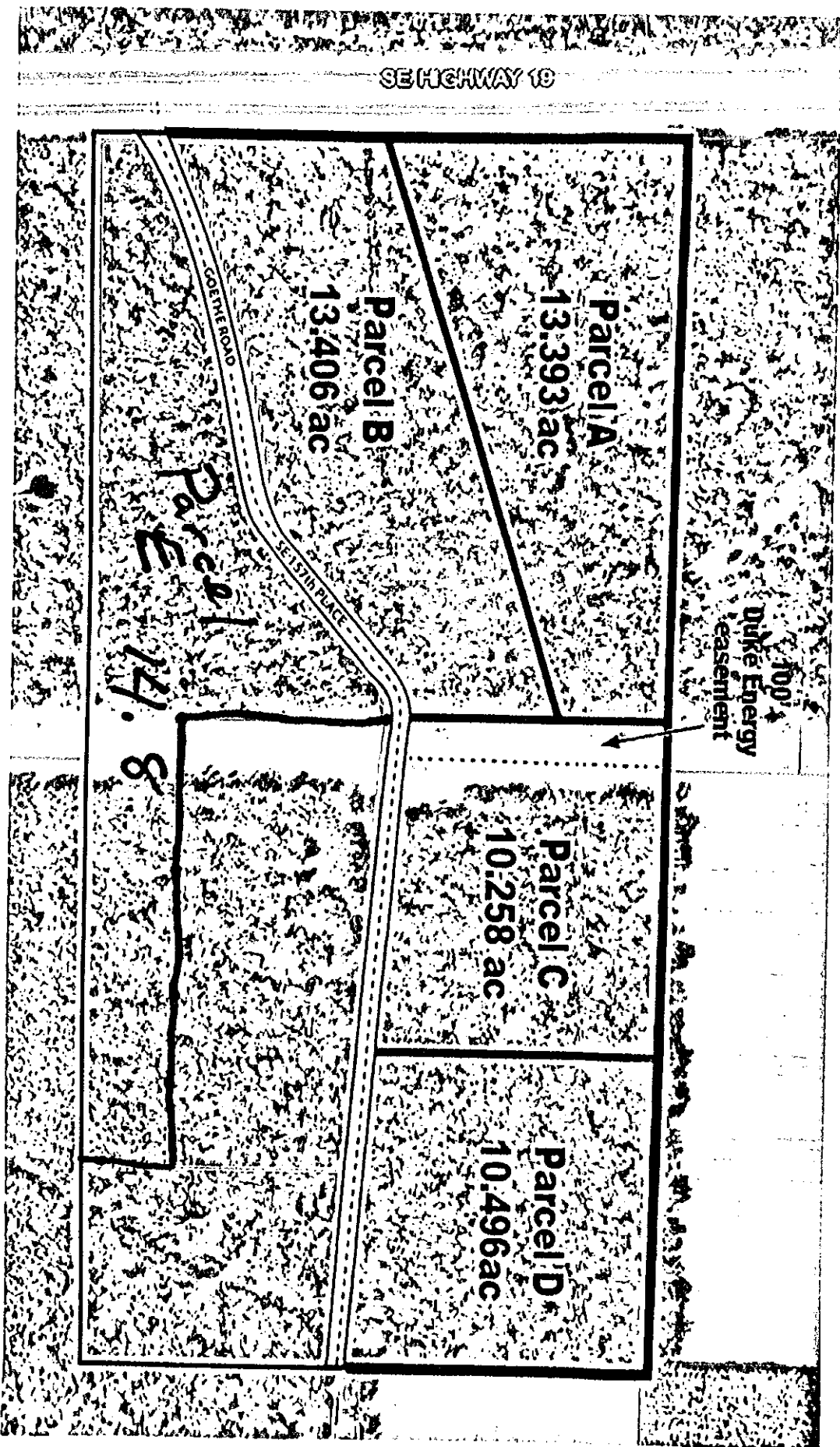
1207 2009 2019

01/18/2019

141.837

Approximate location of R & R parcels

(Legal descriptions to be determined by surveyor prior to final plat)



Article IV

The name and address of person(s) authorized to manage LLC:

Title: MGR
WILLIAM R SPELL III
315 NW MAGNOLIA CIRCLE
CRYSTAL RIVER, FL. 34428 US

Title: MGR
RACHEL L CAYOT
315 NW MAGNOLIA CIRCLE
CRYSTAL RIVER, FL. 34428 US

L18000149883
FILED 8:00 AM
June 18, 2018
Sec. Of State
kpcardwell

Article V

The effective date for this Limited Liability Company shall be:

06/18/2018

Signature of member or an authorized representative

Electronic Signature: GORDON G OLDHAM

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L18000149883
FILED 8:00 AM
June 18, 2018
Sec. Of State
kpcardwell

Article I

The name of the Limited Liability Company is:

R & R LAND HOLDINGS, LLC

Article II

The street address of the principal office of the Limited Liability Company is:

315 NW MAGNOLIA CIRCLE
CRYSTAL RIVER, FL. US 34428

The mailing address of the Limited Liability Company is:

315 NW MAGNOLIA CIRCLE
CRYSTAL RIVER, FL. US 34428

Article III

The name and Florida street address of the registered agent is:

OLDHAM & DELCAMP, LLC
9800 4TH ST N
SUITE #200
ST. PETERSBURG, FL. 33702

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: GORDON G OLDHAM