

M

NOTE: THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12075C 0240F, EFFECTIVE: 11/02/2012.

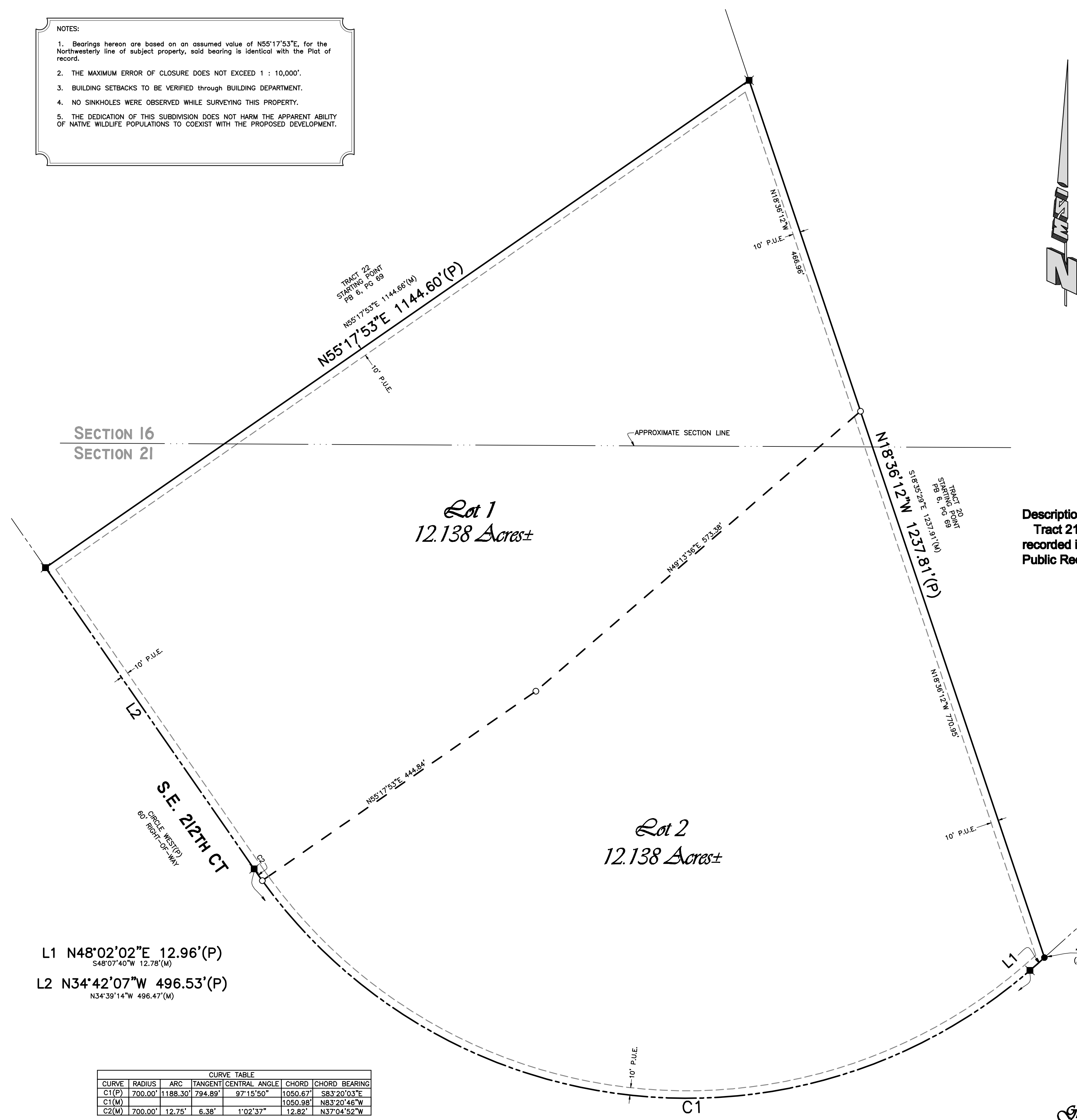
NOTES: 1. Bearings hereon are based on an assumed value of N55°17'53"E, for the Northwesterly line of subject property, said bearing is identical with the Plat of record. 2. THE MAXIMUM ERROR OF CLOSURE DOES NOT EXCEED 1 : 10,000'. 3. BUILDING SETBACKS TO BE VERIFIED THROUGH BUILDING DEPARTMENT. 4. NO SINKHOLES WERE OBSERVED WHILE SURVEYING THIS PROPERTY. 5. THE DEDICATION OF THIS SUBDIVISION DOES NOT HARM THE APPARENT ABILITY OF NATIVE WILDLIFE POPULATIONS TO COEXIST WITH THE PROPOSED DEVELOPMENT.

Starting Point Tract 21 Replat

Lying in Sections 16 & 21, Township 14 South, Range 19 East, Levy County, Florida



- LEGEND: 4"x4" CONC. MONUMENT FOUND (NO IDENT.) ACCEPTED AS P.R.M. 4"x4" CONC. MONUMENT FOUND (NO IDENT) 4"x4" CONC. MONUMENT SET (P.R.M.) 1/2" IRON ROD SET MARKED "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.U.E. = PUBLIC UTILITY & DRAINAGE EASEMENT 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 (N.R.) = NON-RADIAL CONC. = CONCRETE P.U.E. = PUBLIC UTILITY EASEMENT BS = BUILDING SETBACK O.R.S. = OFFICIAL RECORDS BOOK PG. = PAGE N.T.S. = NOT TO SCALE P.C.C. = POINT OF COMPOUND CURVATURE (M) = MEASURED (D) = DEED (P) = PLAT P.U.E. = PUBLIC UTILITY EASEMENT

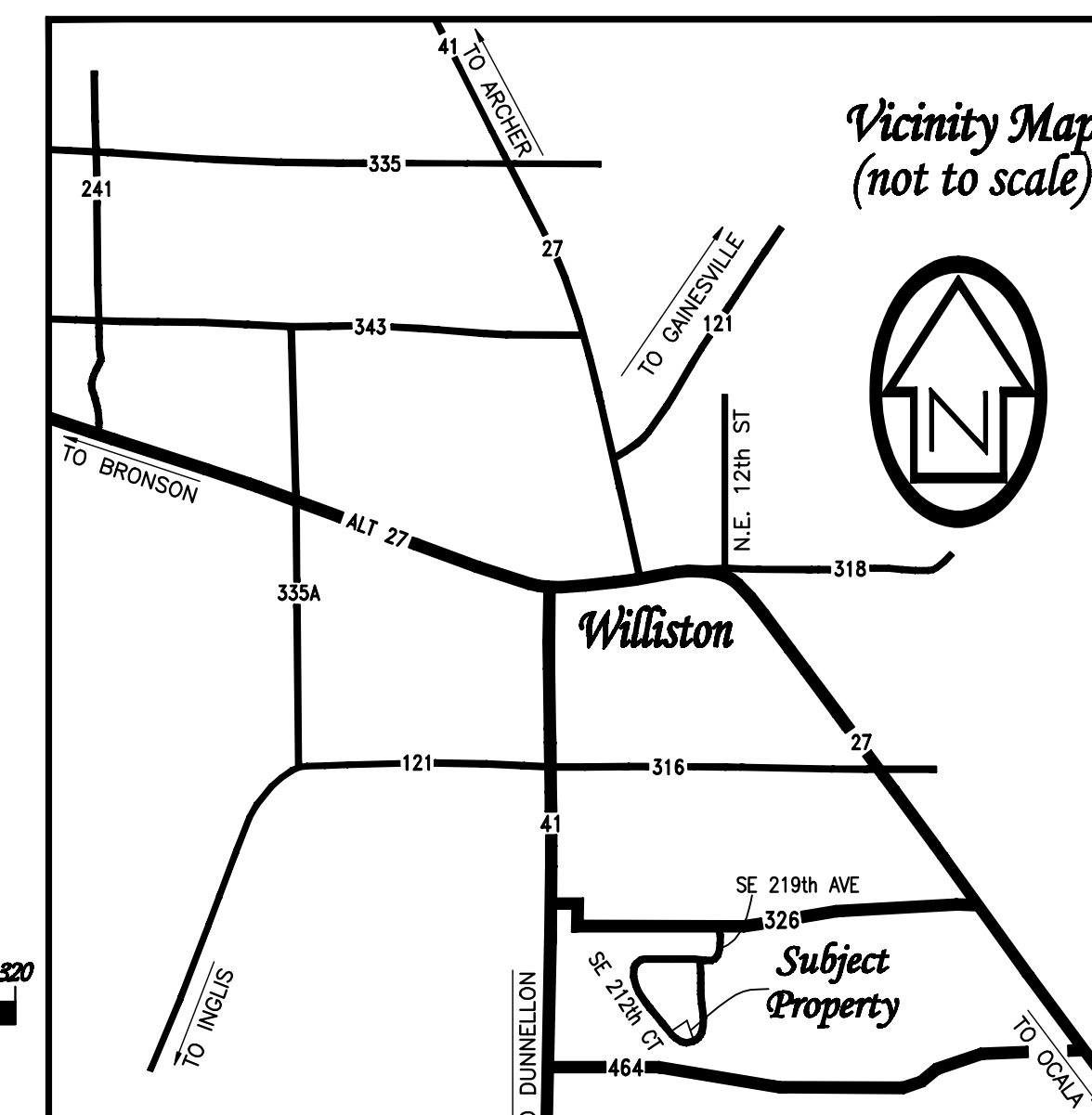
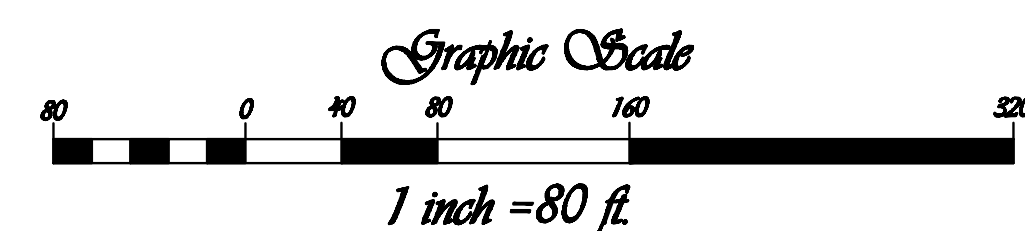


Description: (Per Commitment) Tract 21, STARTING POINT, as per plat thereof recorded in Plat Book 6, Pages 69, 70 and 71, of the Public Records of Levy County, Florida.

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 PROVIDE THAT SUCH 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.

L1 N48°02'02"E 12.96'(P) S48°07'40"W 12.78'(M)
L2 N34°42'07"W 496.53'(P) N34°39'14"W 496.47'(M)

CURVE	RADIUS	ARC	TANGENT	CENTRAL ANGLE	CHORD	CHORD BEARING
C1(P)	700.00'	1188.30'	794.89'	97°15'50"	1050.67'	S83°20'03"E
C1(M)					1050.98'	N83°20'48"W
C2(M)	700.00'	12.75'	6.38'	1°02'37"	12.82'	N37°04'52"W



Plat Book ____, Page ____, Sheet One of One

Owner's Certification and Dedication: I, John & Elizabeth Thibodeau, hereby certify that I am the owner of the lands comprised within "Starting Point Tract 21 Replat" as described herein, and hereby consent to the subdivision thereof as shown. I hereby dedicate to the public, forever, all Public Utility Easements for future road purposes.

John Thibodeau 4991 SE 212th CT Morriston, FL 32668 witness
Elizabeth Thibodeau 4991 SE 212th CT Morriston, FL 32668 witness

Acknowledgment: (State of Florida, County of Levy) I hereby certify that on this day personally appeared before me, _____, 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 _____, 2021.

Consent of Mortgage: We, the undersigned, holders of that certain mortgage as recorded in Official Records Book 1484, page 438, of the public records of Levy County, Florida, do hereby consent to this plat and join in the dedication as shown hereon.

Acknowledgment: (State of Florida, County of Levy) I hereby certify that on this day personally appeared before me, _____, 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 _____, 2021.

Surveyor's Certificate: I do hereby certify that this plat of "Starting Point Tract 21 Replat" is a true and correct representation of the hereon described property according to a survey made under my responsible direction and supervision dated 9/15/2021, and that this plat complies with all survey requirements of Chapter 177, Part 1, Florida Statutes.

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: _____

Water & Sewer Requirements: I hereby certify that lot sizes shown in this subdivision comply with requirements of Chapter 381.272 F.S. and Chapter 64E-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 _____ 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.

Harold Lee Mills Florida Certification No. 2979
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 _____, 2021.

Clerk of the Circuit Court Deputy Clerk _____

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FINAL PLAT CREATED 10/19/2021 SJCM
REVISED PER ENGINEER COMMENTS 9/15/2021 SJCM
PRELIMINARY PLAT REVIEW 9/9/2021 SJCM

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