

Final Plat Application
Levy County, Florida

Filing Date: _____
Amount of Fee: \$ 225.00

Petition Number: FP 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 50-534, petitioning for a Final Plat on the following described:

I. Applicant and Request Information -		Please print unless otherwise specified.	
Owner's Name: <u>John & Elizabeth Thibodeau</u>	Surveyor: <u>Stephen McMillen</u>		
Address: <u>4991 SE 212nd CT</u>	Address: <u>444 NW Main St</u>		
City: <u>Marietta FL</u> Zip Code: <u>32668</u>	City: <u>Williston FL</u> Zip Code: <u>32696</u>		
Phone: <u>954-661-2328</u>	Phone: <u>352-528-6277</u>		
		<u>McMillen Surveying Inc</u>	

II. Parcel Information		
1. Subdivision Name:	<u>Starting Point Tract 21 Replat</u>	
2. Date Preliminary Plat Approved:	<u>10-19-21</u>	
3. Parcel Number (s)	Section/Township/Range	Acreage
A. <u>18011-000-00</u>	<u>21/16-14-19</u>	<u>24.275</u>
B. _____	_____	_____
C. _____	_____	_____
Total Acreage:		<u>24.275</u>

3. Locational Description (Please attach copy of legal description or existing plat if property in question is a re-subdivision). See attached
4. Proposed Use of Property: Residential



**Final Plat Application
Levy County, Florida**

5. Present Zoning /Land Use: A/RH
6. Was a Zoning Change Requested ?
Yes No
[if yes, the plat may not be approved until it conforms with the local zoning. Include a certification of zoning compliance if a change was requested]
7. Have all required improvements been installed ? Yes No
[If no, include detailed estimates of cost and a statement relative to the method of improvement guarantee. All estimates must be approved by the County Commission.]
8. Do you proposed deed restrictions ? Yes No
[If yes, please attach copy]

III. To Be Supplied At The Time Of Submission:

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

1. Final Plat Application 2. Property Deed. 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. Location map identifying subject parcel with either a color or pattern 4. Surface water permit or exemption 5. Signed and sealed boundary survey's. (office, road and bridge and engineering) 6. Current title opinion.

NOTE: See checklist for appropriate number of copies for submittal

**Final Plat Application
Levy County, Florida**

IV. APPLICATION INSTRUCTIONS:

- (a) An application for a Final Plat must be accompanied by a fee of \$225.00 **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 and 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.**
- (d) The Final Plat applications are processed once a month. Applications received by the first (1st) day of the month preceding a regular monthly meeting of the planning commission will **tentatively** be scheduled, advertised and presented at a public hearing the following month. Applications received after the first (1st) of the month will not be scheduled for the following month.
- (e) 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(s) and place them 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.

**Final Plat Application
Levy County, Florida**

- (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 _____, 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.

OFFICE USE ONLY:	
Planning Commission Public Hearing Date: _____	Time: _____
Board of County Commissioners Hearing Date: _____	Time: _____
Planning Commission Action:	Approval <input type="checkbox"/> Denial <input type="checkbox"/>
Notes, Instructions and Comments:	

**Final Plat Application
Levy County, Florida**

OWNER VERIFICATION

I hereby certify that the information contained in this application and its supplements are true and correct, and that I am the legal owner of the above described property.

Date

Owner Signature

STATE OF FLORIDA
COUNTY OF _____

Owner Signature

Sworn to and scribed before me this _____ Day of _____ 20 _____, by (name)
_____ .

Signature - Notary Public

Personally known _____ Identification Expiration Date _____

AGENT VERIFICATION (if applicable)

I hereby certify that the information contained in this application and its supplements are true and correct, and that I am the authorized agent of the above described property.

Date

Authorized Agent Signature (if applicable)

STATE OF FLORIDA
COUNTY OF _____

Sworn to and scribed before me this _____ Day of _____ 20 _____, by (name)
_____ .

Signature - Notary Public

Personally known _____ Identification Expiration Date _____

**Levy County
Final Plat Checklist for:**

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

Step 1: Construction and Development Permit

- Submit **three (3)** sets of signed and sealed construction plans for review by the Development Department, County Engineer and Road Department. (If applicable)
 - Three (3)** copies of the Environmental Resource Permit (ERP) or exemption (if no road construction is required) from the appropriate water management district. (Development Director, County Engineer, Road Department)
 - Receive **written** approval from the Levy County Road Department. Construction Development Permit can be issued. Fee - \$125.00 plus \$5.00 for each lot (if applicable).
-

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

- 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 Attorney and County Planner.
 - Submit **three (3)** copies of the signed and sealed boundary survey's.
 - Current** title opinion. Provide one original and two copies.
 - Fee in the amount of \$225.00 - **MUST BE PAID AT SUBMITTAL OF THE PLATS FOR PLAT REVIEW.**
 - Original completed application with all supporting documents.
- This fee does not include any costs that will be incurred by the County Engineer for engineering fees.**
- Schedule Plat Review Meeting: _____

Step 3: Submittal of a Final Plat for the Planning Commission

- Eight (8) copies of the Final Plat with corrections that were recommended by the Plat Review Committee. (**Three of which must be signed and sealed**) **ALL COPIES MUST BE FOLDED AND BOUND FOR SUBMITTAL AND RETURNED NO LATER THAN TWO WEEKS PRIOR TO THE SCHEDULED MEETING.**

NOTE: **The Final Plat must bear the signatures of the Levy County Road Department, Health Department, Engineer and Property Appraiser prior to being scheduled for the Planning Commission.**

Schedule meeting for Planning Commission: See Schedule. _____

Step 4: Submittal of a Final Plat for the Board of County Commissioners

- Fourteen (14) copies of the Final Plat. (Three of which must be signed and sealed) **ALL COPIES MUST BE FOLDED AND BOUND FOR SUBMITTAL AND RETURNED NO LATER THAN TWO WEEKS PRIOR TO THE SCHEDULED MEETING.**
- A letter of approval of the Title Opinion/Plat Certification from the County Attorney must be obtained prior to being placed on the agenda for the BOCC.
- Provide receipt of all paid property taxes. This can be verified on the internet at the Tax Collector's site. **Must be paid prior to being scheduled for the BOCC.**
- Engineering Fees. **Must be paid prior to being scheduled for the BOCC.**
- Schedule meeting for Board of County Commissioners: _____

Copies will be distributed as follows and as applicable:

Plat Review:

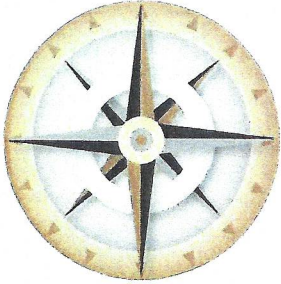
Mills Engineering - 1
Road Department - 1
Planning Department - 1
County Commissioner (appointed to committee) - 1
County Attorney - 1

Planning Commission:

Planning Board Members - 5
County Attorney - 1 (plat with corrections if applicable)
Development Department - 1
Alternate - 1 if applicable

Board of County Commissioners:

Board Members - 5
Clerk's Office - 1
Board Office - 8



McMillen Surveying, Inc.

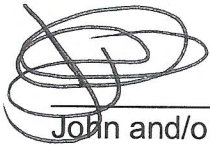
444 Northwest Main Street
Williston, Florida, 32696
Office: 352 528-6277

August 20, 2021


State of Florida
County of Levy

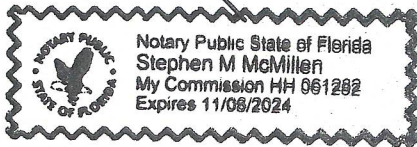
I, John and/or Elizabeth Thibodeau, hereby give Stephen M. McMillen, P.S.M., President of McMillen Surveying, Inc, the authority to act as my Authorized Agent to facilitate the **Platting Process** upon "Starting Point Tract 21 Replat" on the following parcel lying in Section 16, Township 14 South, Range 19 East, Levy County, Florida:

Parcel ID# 18011-000-00, Morriston.


Elizabeth Thibodeau
John and/or Elizabeth Thibodeau Date: 8/23/21

Notary Public, State of Florida
At Large


My Commission Expires: 11-08-24



Summary

Parcel ID 1801100000
Location Address 4991 SE 212 CT
 MORRISTON 32668-
Neighborhood STARTING POINT (669)
Legal Description* 16-14-19 0024.00 ACRES STARTING POINT S/D TRACT 21 OR BOOK 1484 PAGE 436
*The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.
Property Use Code PASTURE LAND 1 (6000)
Subdivision STARTING POINT
Sec/Twp/Rng 16-14-19
Tax District SW FLORIDA WT MG (District SW)
Millage Rate 15.7218
Acreage 24.000
Homestead N
Ag Classification Yes

[View Map](#)

Owner

Owner Name Thibodeau John A 100%
 Thibodeau Elizabeth D Mc Daniel 100%
Mailing Address 2111 SW 98TH TERR
 DAVIE, FL 33324

Valuation

	2021 Preliminary Value
	Summary
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$360,000
Ag Land Value	\$10,800
Just (Market) Value	\$360,000
Assessed Value	\$10,800
Exempt Value	\$0
Taxable Value	\$10,800
Cap Differential	\$0
Previous Year Value	\$360,000

Exemptions

Homestead ⇅ 2nd Homestead ⇅ Widow/er ⇅ Disability ⇅ Seniors ⇅ Veterans ⇅ Other ⇅

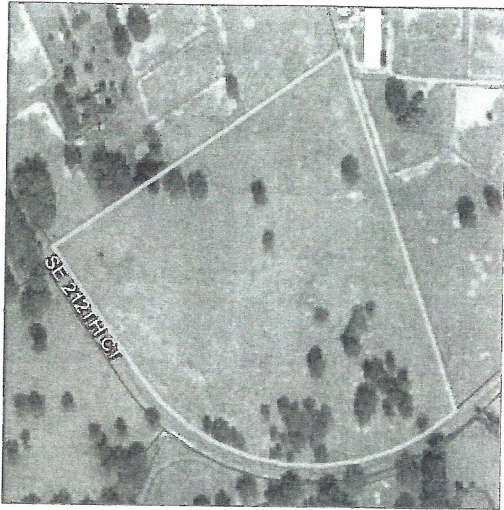
Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
6010	0	0	24	AC	\$10,800
Vac Lot	0	0	24	AC	\$360,000

Sales

Sale Date	Sale Price	Instrument		Qualification	Vacant/Improved	Grantor	Grantee
		Type	Book Page				
2/20/2019	\$298,000.00	WD	<u>1484</u> <u>436</u>	Q	V	GURINO LOUIS A	THIBODEAU JOHN A
8/1/2017	\$100.00	WD	<u>1430</u> <u>458</u>	U	V	FIDUCCIA CAROLE M	GURINO LOUIS A
4/26/2016	\$0.00	WD	<u>1386</u> <u>176</u>	U	V	FIDUCCIA ROBERT	FIDUCCIA CAROLE M
10/1/1997	\$97,200.00	WD	<u>626</u> <u>915</u>	Q	V	KATZ JEROME	FIDUCCIA ROBERT

Map



No data available for the following modules: Building Information, Extra Features, Building Sketch, Photos.

Levy County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 7/1/2021, 7:17:33 PM

Developed by
 Schneider
GEOSPATIAL

Version 2.2.1.2

Record
Levy CLK



Prepared by
Debora Phillips, an employee of
First American Title Insurance Company
1808 East Silver Springs Blvd
Ocala, Florida 34470
(352)690-1787

Return to: Grantee

File No.: 142032578006
Consideration: \$298,000.00

WARRANTY DEED

This indenture made on **February 21, 2019** A.D., by

Louis A. Gurino

whose address is: **PO Box 249 Morriston, FL 32668**
hereinafter called the "grantor", to

John A. Thibodeau and Elizabeth D. McDaniel Thibodeau, husband and wife

whose address is: **2111 SW 98TH Terrace Davie, FL 33324**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, Florida**, to-wit:

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.

Parcel Identification Number: **18011-000-00**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

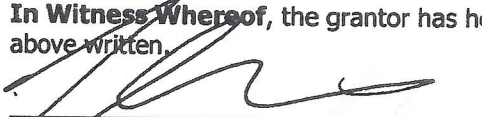
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

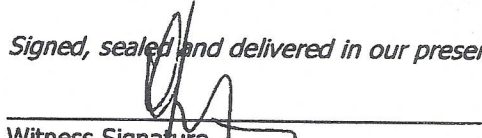
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2018.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

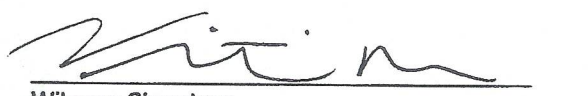


Louis A. Gurino

Signed, sealed and delivered in our presence:



Witness Signature
Print Name: Phillips

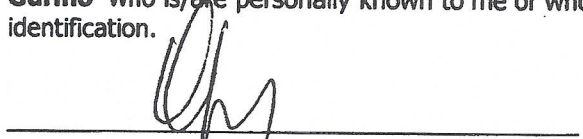


Witness Signature
Print Name: Victoria Medrano

State of **FL**

County of **Marion**

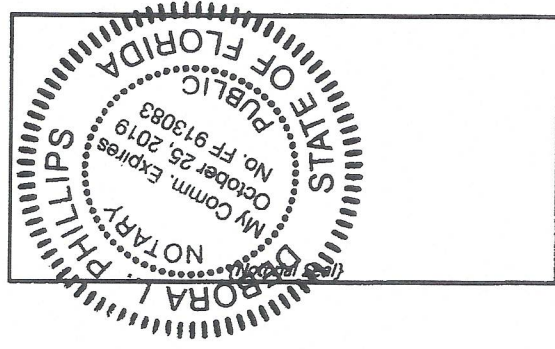
The Foregoing Instrument Was Acknowledged before me on **February 22nd, 2019**, by **Louis A. Gurino** who is/are personally known to me or who has/have produced a valid driver's license as identification.

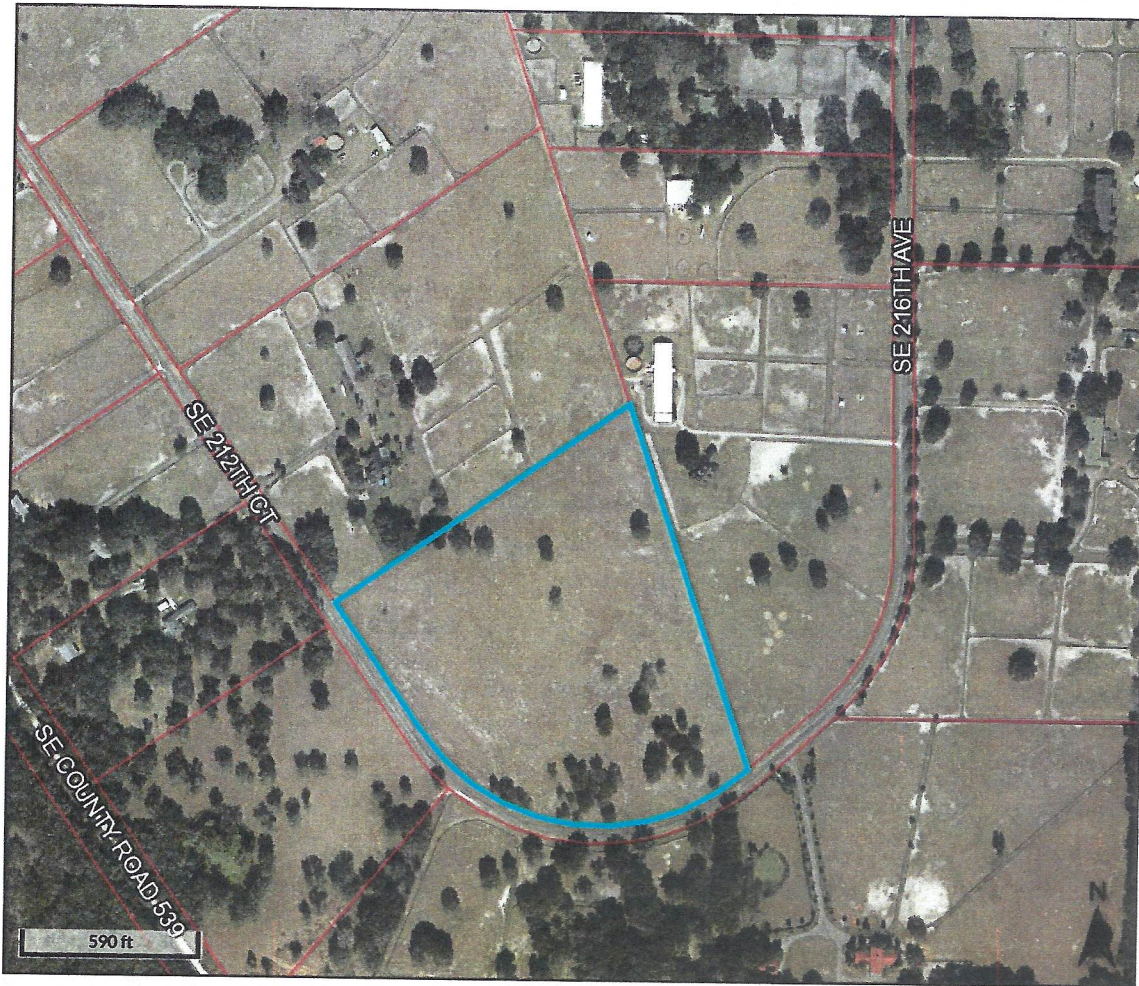


Notary Public

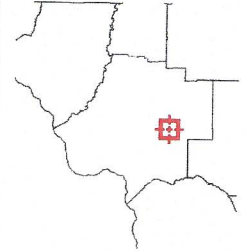
(Printed Name)

My Commission expires: _____





Overview



Legend

- Parcels
- Parcel Lines**
- <all other values>
- Construction
- Easement
- Lot
- Miscellaneous
- Parcel
- Private Road
- Road Right of Way
- Subdivision
- Water
- Roads**
- City Labels**

Parcel ID	1801100000	Physical Address	4991 SE 212 CT	Building Value	\$0	Last 2 Sales			
Property Use	6000 - PASTURE	Address	MORRISTON	Extra Feature Value	\$0	Date	Price	Reason	Qual
Taxing District	SW FLORIDA WT	Mailing Address	THIBODEAU JOHN	Market Land Value	\$360,000	2/20/2019	\$298000	01	Q
	MG		A	Ag Land Value	\$10,800	10/1/1997	\$97200	n/a	Q
Acres	24		2111 SW 98TH TERR	Just Value	\$360,000				
			DAVIE FL 33324	Assessed Value	\$10,800				
				Taxable Value	\$10,800				

Date created: 8/11/2021
 Last Data Uploaded: 8/10/2021 7:34:05 PM

Developed by  **Schneider**
 GEOSPATIAL

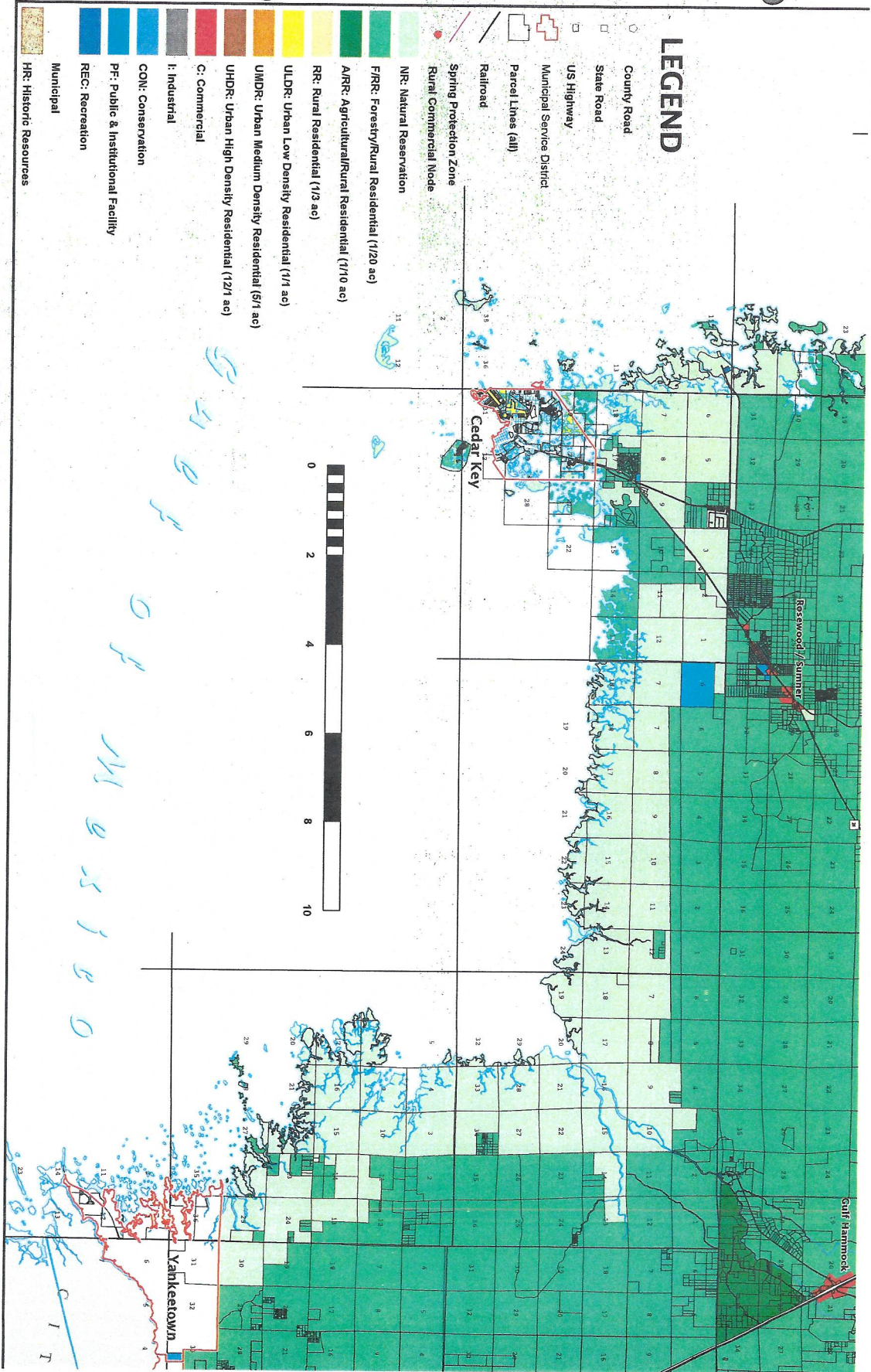


Morriston

41

Subject Property

Levy County



Levy Abstract and Title Company

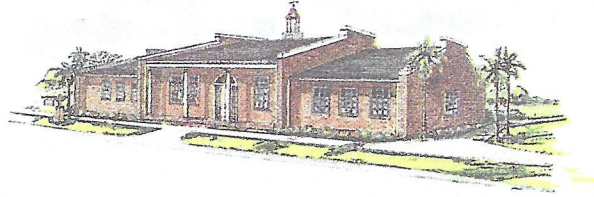
"Serving Levy County Since 1927"

Title Insurance

H. C. HENDERSON, JR.
(1939 - 2017)
SKIPPER HENDERSON PRES.
CERTIFIED LAND - TITLE SEARCHER

Closings

ADAM C. HENDERSON V.P.
BRANCH MANAGER



October 29, 2021

**CERTIFIED PARTY: LEVY COUNTY, BOARD OF COUNTY COMMISSIONERS
PO BOX 310, BRONSON, FL 32621**

RE: PROPERTY INFORMATION REPORT – Our File: T-28757

PROPOSED SUBDIVISION NAME:

“STARTING POINT TRACT 21 REPLAT”

LEGAL SHOWN ON PROPOSED PLAT:

**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.**

PERIOD OF SEARCH: 20 years last past, ending October 29, 2021

Pursuant to F.S. 177.041(2) and F.S. 177.081(2), and Levy County Code of Ordinances Sec. 50-556(h), we have made a search of the Public Records of Levy County, Florida, in connection with the above, and certify as follows:

RECORD FEE SIMPLE TITLE HOLDER

JOHN A. THIBODEAU and ELIZABETH D. McDANIEL THIBODEAU, husband and wife,
by virtue of the following document:

Warranty Deed from Louis A. Gurino, dated 02/21/2019, filed 02/22/2019 and recorded in O.R. Book 1484, Page 436 (#648809), Public Records of Levy County, Florida.

MORTGAGES – (not satisfied or released of record)

- 1. Mortgage** from John A. Thibodeau and Elizabeth D. McDaniel Thibodeau, husband and wife, to Farm Credit of Florida, ACA, dated 02/21/2019, filed 02/22/2019 and recorded in O.R. Book 1484, Page 438 (#648810), Public Records of Levy County, Florida.

EASEMENTS OF RECORD - (for period of this search)

NONE



Main Office
50 Picnic St. • P.O. Box 148, Bronson, FL 32621
352-486-2116 • Fax 352-486-4200 • E-mail: levyab1@aol.com
www.levyabstract.com



REAL ESTATE TAX INFORMATION:

2020 Taxes

Assessed to: John A. Thibodeau and Elizabeth D. McDaniel Thibodeau
Tax ID#: 1801100000

DELINQUENT TAXES YES NO

(If "Yes", state the year and tax certificate number(s))

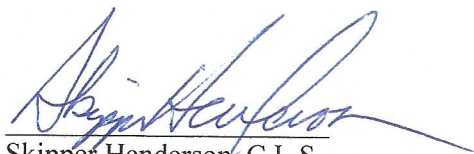
NOTE: This report does not in any way purport to show ownership of any underlying oil, gas and/or mineral rights.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

This report is being provided for the use and benefit of the Certified Party only, and it may not be used or relied upon by any other party. Its effective date shall be the date above specified through which the public records were searched.

Should you have any questions concerning this certification, or any other matter, we will be happy to assist you.

Sincerely,



Skipper Henderson, C.L.S.
Vice President

SH/dkr
enclosures