

Preliminary Plat Application  
Levy County, Florida

Filing Date: \_\_\_\_\_  
Amount of Fee: \$235.00

Petition Number: PP 01-28  
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:

11044806

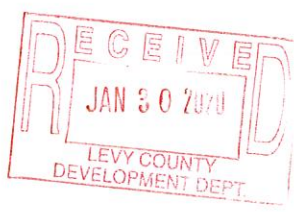
I. Applicant and Request Information - Please print unless otherwise specified.

Owner's Name: PETER STIEBIS Surveyor's Name: STEPHEN M. McMILLEN  
 Owner's Signature: [Signature] Address: 15 SE 6TH ST.  
RECHASTER VT Address: 61 CORPORATION RD WILUSTON Zip: 32696  
 Telephone Number: 802 770 4029 Telephone Number: 352 528-6277

II. Parcel Information:

1. Subdivision Name:	FENCE DOUGLASS SUBDIVISION	
2. Parcel Number (s)	Section/Township/Range	Acreage
A. <u>04240-000-00</u>	<u>32   12   18</u>	<u>20</u>
B. _____	_____	_____
C. _____	_____	_____
D. _____	_____	_____
Total Acreage:		<u>20</u>

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: RESIDENTIAL
5. Present Zoning/Land Use: APP      6. Proposed Zoning Changes: —
7. Number of Lots: 2      8. Acres in each Parcel: 10
9. Do you propose deed restrictions? Yes  No



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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 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. 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 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.

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( d ) The Preliminary Plat applications are processed once a month. Applications received by the first (1<sup>st</sup>) day of the month will tentatively be scheduled, advertised and presented at a public hearing the following month. Applications received after the first (1<sup>st</sup>) day 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 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, STEPHEN M. McMILLAN, 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:  Date: 1/27/20

<b>OFFICE USE ONLY:</b>			
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:

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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: \_\_\_\_\_

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**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: \_\_\_\_\_

**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

**Planning Commission:**

Planning Board Members - 5  
Alternate - 1 (if applicable)  
School Board - 1  
County Attorney - 1  
City - 1 (if applicable)  
Other Agencies (if applicable, i.e. Water Management District) - 1

**Board of County Commissioners:**

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

This instrument prepared by and return to:  
Deniese Clements  
LEVY ABSTRACT AND TITLE COMPANY  
P.O. Box 148  
Bronson, FL 32621  
LATC file #: T-28056  
Parcel I.D. #: 04240-000-00

R

### PERSONAL REPRESENTATIVE'S DEED

**This Indenture**, is made this September 18, 2019, by and between

KEILA LEGALL, as Personal Representative of the Estate of RHONDA BATTLES LEGALL, deceased,  
grantor,

whose address is: PO Box 341, Williston, Florida 32696, and

PETER STIEBRIS and SYLVIA STIEBRIS, husband and wife,

whose address is: 81 Corporation Rd, Rochester, Vermont 05767, grantees.

**Witnesseth:** Grantor(s), pursuant to the terms of decedents Will and in consideration of the sum of One Dollar (\$1.00) paid to Grantor(s) by Grantee(s) receipt of which is acknowledged, grants, bargains and sells to Grantee(s) and Grantee's heirs and assigns forever, the real property in Levy, County, Florida, described as:

**A part of lands described in O.R.B. 661, Page 443, Public Records of Levy County, Florida; lying in the West 1/2 of SE 1/4 of Section 32, Township 12 South, Range 18 East, Levy County, Florida; being more particularly described as follows:**

**Begin at the Northwest corner of said West 1/2 of SE 1/4 and run thence S 00°29'06" E, along the West line of said West 1/2 of SE 1/4, a distance of 697.53 feet; thence S 87°29'24" E, a distance of 1307.43 feet to the West maintained right of way line of N.E. 147th Court; thence N 00°41'12" W, along said West maintained right of way line, a distance of 697.66 feet to the North line of said West 1/2; thence N 87°29'24" W, along said North line, a distance of 1304.97 feet to the said Point of Beginning.**

**Together** with all and singular the tenements, hereditaments, and appurtenances belonging or in anywise appertaining to the real property.

**To Have And To Hold** the same to Grantee(s), and Grantee(s), heirs and assigns, in fee simple forever.

And Grantor(s) do covenant to and with the Grantee(s) and Grantee's heirs and assigns, that in all things preliminary to and in and about this conveyance, the terms of decedents Will and the laws of the State of Florida have been followed and complied with in all respects.

In Witness Whereof, the undersigned, as personal representative of the estate of said decedent, has executed this instrument under seal on the date aforesaid.

Signed, sealed and delivered in our presence:

*[Handwritten Signature]*

1st Witness Signature

*Chen Jenkins*

1 Witness Name Printed

*Deniese Y. Clements*

2nd Witness Signature

*Deniese Y. Clements*

2 Witness Name Printed

*[Handwritten Signature]*

KEILA LEGALL, as Personal Representative of the Estate of Rhonda Battles Legall, deceased

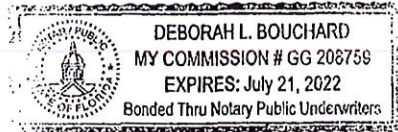
STATE OF: Florida  
COUNTY OF: Levy

I hereby certify that the foregoing instrument was acknowledged before me on September 18, 2019, by KEILA LEGALL, who (Check One)  is personally known to me OR  has produced FL DL as identification.

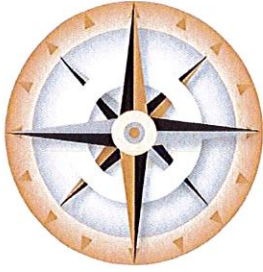
Affix  
Seal

*Deborah L. Bouchard*

Notary  
Printed Name: \_\_\_\_\_  
My commission expires: \_\_\_\_\_







# McMillen Surveying, Inc.


15 S.E. 5<sup>th</sup> Street  
Williston, Florida, 32696  
Office: 352 528-6277

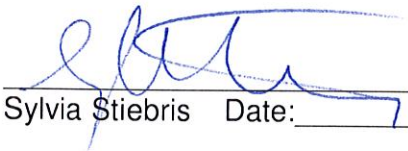
January 17, 2020

State of -----  
County of -----

I, Peter Stiebris and Sylvia Stiebris, 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 "Father Daughter Subdivision" on the following parcel lying in Section 32, Township 12 South, Range 18 East, Levy County, Florida:

Levy County Parcel ID# 04240-000-00, vacant land fronting N.E. 147<sup>th</sup> Court, Williston.

  
Peter Stiebris Date: 1-22-2020

  
Sylvia Stiebris Date: 1-22-2020

Notary Public, State of VERMONT  
At Large  
  
My Commission Expires: \_\_\_\_\_

Susan Ann Bové-McGowan  
A Notary Public of Vermont  
My Commission Expires January 31, 2021  
Commission No. 157.0009660



# Schedule A

Owner's Policy



Issued by Old Republic National Title Insurance Company  
400 Second Avenue South  
Minneapolis, MN 55401-2499  
(612) 371-1111

File No.: T-28056

Policy No.: OXFL-08806783

Address Reference: VACANT

Amount of Insurance: \$113,500.00

Premium: \$642.50

Date of Policy: September 19, 2019 at 10:53 AM

1. Name of Insured: **PETER STIEBRIS and SYLVIA STIEBRIS**
2. The estate or interest in the Land that is insured by this policy is: **Fee Simple**
3. Title is vested in: **PETER STIEBRIS and SYLVIA STIEBRIS**
4. The Land referred to in this policy is described as follows:


**A part of lands described in O.R.B. 661, Page 443, Public Records of Levy County, Florida; lying in the West 1/2 of SE 1/4 of Section 32, Township 12 South, Range 18 East, Levy County, Florida; being more particularly described as follows:**

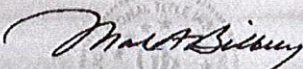
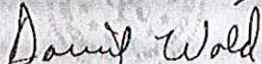
**Begin at the Northwest corner of said West 1/2 of SE 1/4 and run thence S 00°29'06" E, along the West line of said West 1/2 of SE 1/4, a distance of 697.53 feet; thence S 87°29'24" E, a distance of 1307.43 feet to the West maintained right of way line of N.E. 147th Court; thence N 00°41'12" W, along said West maintained right of way line, a distance of 697.66 feet to the North line of said West 1/2; thence N 87°29'24" W, along said North line, a distance of 1304.97 feet to the said Point of Beginning.**

LEVY ABSTRACT & TITLE COMPANY

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

A Stock Company  
400 Second Avenue South, Minneapolis, Minnesota 55401  
(612) 371-1111

  
Kenneth B. Karasek - Authorized Officer or Agent

By  President  
Attest  Secretary





Levy County, FL

## Summary

**Parcel ID** 0424000000  
**Location Address**  
**Neighborhood** 05.00 (5)  
**Tax Description\*** 32-12-18 0020.88 ACRES TRACT IN W1/2 OF SE1/4 OR BOOK 1508 PAGE 254 AKA PARCELA OF BATTLES DIVISION  
 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** CROPSOIL CLASS1 (5100)  
**Subdivision** N/A  
**Sec/Twp/Rng** 32-12-18  
**District** SW FLORIDA WT MG (District SW)  
**Millage Rate** 15.7218  
**Acreage** 20.880  
**Homestead** N  
**Ag Classification** Yes

## View Map

## Owner

**Owner Name** Stiebris Peter 100%  
 Stiebris Sylvia 100%  
**Mailing Address** 81 CORPORATION RD  
 ROCHESTER, VT 05767

## Valuation

	2020 Preliminary Value
	Summary
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$87,696
Ag Land Value	\$6,682
Just (Market) Value	\$87,696
Assessed Value	\$6,682
Exempt Value	\$0
Taxable Value	\$6,682
Maximum Save Our Homes Portability	\$0
Previous Year Value	\$87,696

## Exemptions

Homestead     2nd Homestead     Widow/er     Disability     Seniors     Veterans     Other

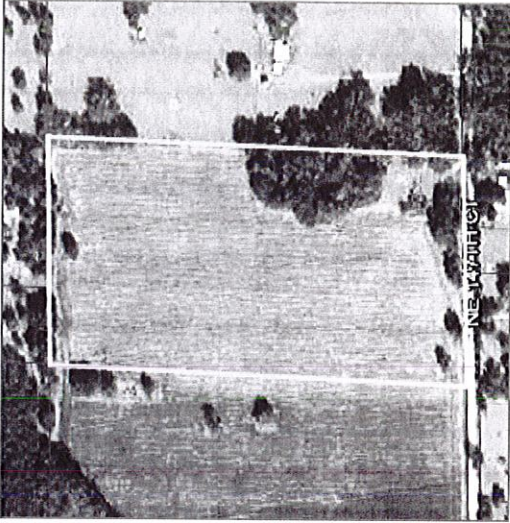
## Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
CROPLAND I	0	0	20.88	AC	\$6,682
VAC LAND	0	0	20.88	AC	\$87,696

## Sales

Sale Date	Sale Price	Instrument		Qualification	Vacant/Improved	Grantor	Grantee
		Type	Book Page				
9/18/2019	\$113,500.00	PR	1508 254	U	V	LEGALL KEILA - PR OF RHONDA BATTLES LEGALL EST	STIEBRIS PETER
1/8/2019	\$100.00	WD	1480 167	U	V	LEGALL RHONDA, BATTLES BRENNON, SHARON & WILLIE	LEGALL KEILA - PR OF RHONDA BATTLES LEGALL EST
12/1/1998	\$100.00	WD	661 443	Q	V	BATTLES LUCILE H	LEGALL RHONDA, BATTLES BRENNON, SHARON & WILLIE
8/1/1997	\$100.00	QD	621 674	U	V	BATTLES WILLIAM JR & LUCILLE H	BATTLES LUCILE H

Map



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

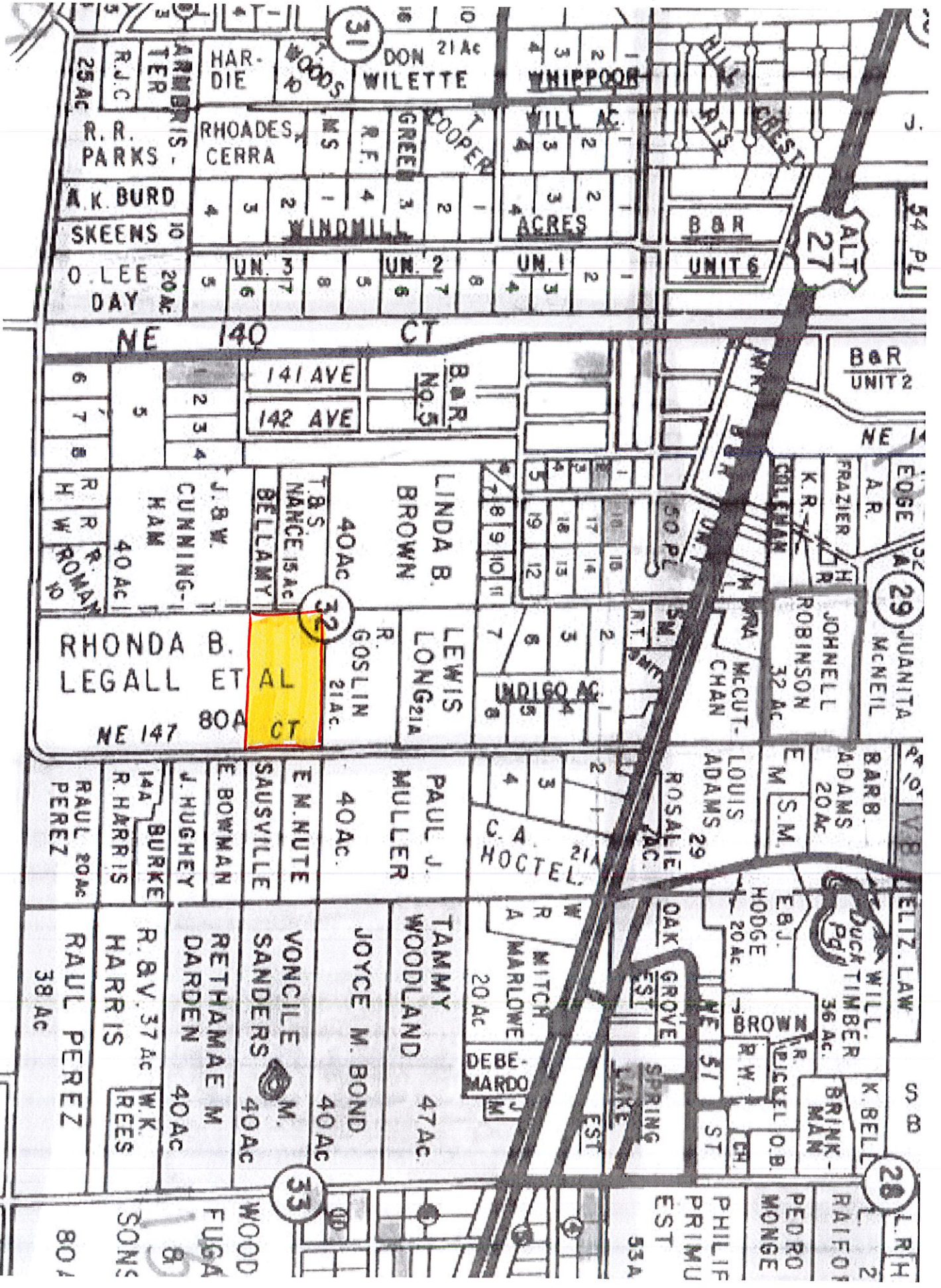
[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

Last Data Upload: 1/24/2020, 7:25:49 PM



Version 2.3.37





31

54 PL  
ALT 27

29

28

33

25 AC R.C. TER  
R.R. PARKS  
A.K. BURD  
SKEENS  
O. LEE DAY 20 AC

NE 140 CT  
141 AVE  
142 AVE  
B.B.R. No. 5  
J.B.W. CUNNINGHAM  
HAM 40 AC  
R.H. ROMAN

RHONDA B. LEGALL ET AL  
NE 147 80A CT

PAUL J. MULLER  
E.M. NUTE  
SAUSVILLE  
E. BOWMAN  
J. HUGHEY  
14A BURKE  
R. HARRIS

TAMMY WOODLAND  
JOYCE M. BOND  
VONCILE SANDERS  
RETHAMAE M. DARDEN  
R. B.V. HARRIS  
RAUL PEREZ

WOOD FUGA  
SONS

WHIPPOOR  
WILL AC.  
ACRES  
UNIT 6  
UNIT 1  
UNIT 2  
UNIT 3  
UNIT 4  
UNIT 5  
UNIT 6  
UNIT 7  
UNIT 8  
UNIT 9  
UNIT 10  
UNIT 11  
UNIT 12  
UNIT 13  
UNIT 14  
UNIT 15  
UNIT 16  
UNIT 17  
UNIT 18  
UNIT 19  
UNIT 20

INDIGO AC.  
50 PL  
MCCUTCHAN  
ROBINSON  
JOHNELL  
K.R. COLEMAN

LOUIS ADAMS  
ROSALIE  
C.A. HOCTEL  
OAK GROVE EST  
W.A. MARLOWE  
R. MITCH  
DEB. MARDON

WILL. TIMBER  
HODGE  
EBJ. HODGE  
NE 51 ST  
SPRING LAKE EST  
K. BELLE  
BRINKMAN

PHILIP PRIMU EST  
PEDRO MONGE  
RAIFOR

