

Memorandum
Levy County
Office of the County Attorney
612 East Hathaway Avenue
Bronson, Florida 32621

Telephone: (352) 486-3389
E-Mail Address: levylegalsph@bellsouth.net

Fax: (352) 486-3393

TO: Ben Maxson, Development Department Director

FROM: Anne Bast Brown, County Attorney *Anne Bast Brown*

DATE: June 12, 2020

RE: Plat of Karma Farms

Please be advised that I reviewed the above-referenced amended plat and the updated Plat Certification Letter of Norm. D. Fugate, P.A., regarding the same, and applicable documents and matters of record that have been provided. I find that the plat and the Plat Certification Letter comply with applicable provisions of Sections 177.041 and 177.081, Florida Statutes, and the Levy County Code. Based upon an examination of the plat and the Plat Certification Letter and other documents provided, I am of the opinion that they are legally sufficient and will sign the mylar of the plat when presented.

If I can be of any further assistance, please contact me.

ABB/sph

cc: Stephen M. McMillen, P.S.M.

z:\memo\plat.karma.final
LR2019-089

*electronically
steve@mcsurveying.com*

HONORABLE LINDA FUGATE
REAL ESTATE

LEVY COUNTY

ACCOUNT NUMBER: 03407-003-00 2019

ASSESSED VALUE: 58,215

EXEMPTIONS: * NONE *

TAX DISTRICT: SW

TAXABLE VALUE: 58,215

TAKING AUTHORITY

	MILLAGE RATE	EXEMPTIONS	TAXABLE VALUE	TAXES		
COUNTY BOARD OF CO COMMISSIONERS	9.0000		58,215	0	58,215	523.94
SCHOOL SCHOOL - STATE	3.8640		74,310	0	74,310	287.13
SCHOOL SCHOOL - LOCAL	1.5000		74,310	0	74,310	111.47
SCHOOL-SCHOOL-BASIC DISC	.7480		74,310	0	74,310	55.58
WATER SWEFMD	.2801		58,215	0	58,215	16.31
		COUNTY ASSESSED:		58,215	SCHOOL ASSESSED:	74,310

EXEMPTION:NONE

15.39210

994.43

LEVYING AUTHORITY	PURPOSE	RATES/BASIS	AMOUNT
AMBULANCE (BD OF CO COMM)	AMBULANCE		357.00
FIRE TAX (BD OF CO COMM)	FIRE ASSESSMENT		387.00
ENVIR-SOLID WASTE (BOCC)	ENVIR-SOLID WST		348.00

NON AD VALOREM ASSESSMENTS: 1,092.00

COMBINED TAXES & ASSESSMENTS TOTAL: 2,086.43

11551 NE 69 LN WIL

PROPERTY:

ADDR:11551 NE 69 LN WIL

14-12-17 0030.00 ACRES TRACTS IN
SE1/4 LYING SE OF L C R C-335 OR
BOOK 728 PAGE 991 -LESS OR BOOK
827 PAGE 275-

IF PAID BY:	DEC 16, 2019	DEC 31, 2019	JAN 31,2020	FEB 29,2020	MAR 31,2020
PLEASE PAY:	2,002.97	2,023.84	2,044.70	2,065.57	2,086.43

HONORABLE LINDA FUGATE
REAL ESTATE

LEVY COUNTY

IF PAID BY:	DEC 16, 2019	DEC 31, 2019	JAN 31,2020	FEB 29,2020	MAR 31,2020
PLEASE PAY:	2,002.97	2,023.84	2,044.70	2,065.57	2,086.43

EX-TYPE	ESCROW	MILLAGE	TAXES LEVIED	REMIT PAYMENT IN U.S. FUNDS TO:
		SW		

VALUES AND EXEMPTIONS	TAXES	2,086.43	HONORABLE LINDA FUGATE
COUNTY ASMT	58,215	TOTAL	310 SCHOOL ST
COUNTY TXBL	58,215	2,086.43	BRONSON, FL 32621
SCHOOL ASMT	74,310		
SCHOOL TXBL	74,310		

11551 NE 69 LN WIL
14-12-17 0030.00 ACRES TRACTS IN
SE1/4 LYING SE OF L C R C-335 OR
BOOK 728 PAGE 991 -LESS OR BOOK
827 PAGE 275-

*** PAID *** PAID *** PAID ***

12/12/19 PERIOD 01
998-2019-0070223.0001
\$2,002.97 CK

03407-003-00 2019
HECK BARBARA BROWN
7025 PIN CHERRY LN
PORT RICHEY,FL 34668

Norm D. Fugate, P.A.

Land Title Services

Post Office Box 98
Williston, Florida 32696
352-528-0019

April 30, 2020



PLAT CERTIFICATION LETTER

PROPOSED SUBDIVISION: Karma Farms

LEGAL DESCRIPTION:

PARCEL "A"

A parcel of land in the Southeast 1/4 of Section 14, Township 12 South, Range 17 East, Levy County, Florida, being more particularly described as follows:

For a POINT OF BEGINNING commence at the Southwest corner of the SE 1/4 of Section 14-12-17, Levy County, Florida; thence N 02°47'45" W, along the West line of said SE 1/4 672.56 feet to the Southerly right of way line of Levy County Road No. C-335 (formerly State Road No. 335); thence N 49°57'04"E, along said right of way line, 1083.16 feet; thence S 02°47'45"E, 1348.42 feet to the North line of Block 80 of "OAK RIDGE ESTATES" as recorded in Plat Book 3, Page 63-5 of the Public Records of Levy County, Florida; thence S 88°32'46" W, along said North line, 862.40 feet to close on the POINT OF BEGINNING.

PARCEL "B"

A parcel of land in the Southeast 1/4 of Section 14, Township 12 South, Range 17 East, Levy County, Florida, being more particularly described as follows:

For a Point of Reference commence at the Southwest corner of the SE 1/4 of Section 14-12-17, Levy County, Florida; thence N 02°47'45" W, along the West line of said SE 1/4, 672.56 feet to the Southerly right of way line of Levy County Road No. C-335 (formerly State Road No. 335); thence N 49°57'04" E, along said right of way line, 1083.16 feet to the POINT OF BEGINNING; thence continue N 49°57'04" E, along said right of way line, 832.94 feet; thence S 03°35'59" W, 1874.97 to the South line of said Section 14, said point being the NE corner of Block 80 of "OAK RIDGE ESTATES" as recorded in Plat Book 3, Page 63-5 of the Public Records of Levy County, Florida; thence S 88°32'46" W, along said Section line and the North line of said "OAK RIDGE ESTATES," 454.27 feet; thence N 02°47'45" W 1348.42 feet to close on the POINT OF BEGINNING.

LESS lands described in ORB. 827, PG. 275, Levy County, Florida.

We have made a search of the Public Records of Levy County, Florida, in connection with the above described property, ending April 29, 2020 at 11:00pm, and find the following:

APPARENT RECORD FEE SIMPLE TITLE HOLDER: Barbara B. Heck, f/k/a Barbara Brown, by virtue of the following:

Quit Claim deed to Barbara Brown dated November 30, 2000 and recorded December 5, 2000, at O.R. Book 728, Page 991, Public Records of Levy County, Florida; and

Corrective Deed to Barbara Brown dated March 4, 2020, and recorded March 18, 2020, at O.R. Book 1528, Page 913, Public Records of Levy County, Florida.

OUTSTANDING MORTGAGES: None

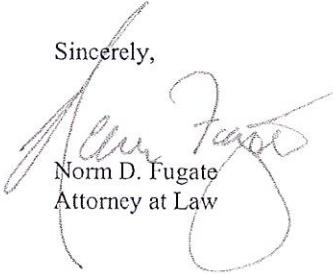
RECORDED EASEMENTS/RESTRICTIONS: Easement recorded in **O.R. Book 783, Page 134**, Public Records of Levy County, Florida.

TAXES: 2019 ad valorem and non ad valorem taxes show PAID under Tax parcel ID# 03407-003-00.

There are no other recorded plats which bear the name of **Karma Farms** of record in Levy County, Florida.

I hereby certify that the above information meets the requirements of Fla. Stat. 177.081 and Levy County Code of Ordinances Sec. 50-556(b)(1) and (h), and is submitted pursuant to Fla. Stat. 627.7843.

Sincerely,

A handwritten signature in cursive script, appearing to read "Norm D. Fugate". The signature is written in dark ink and is positioned above the printed name and title.

Norm D. Fugate
Attorney at Law

Final Plat Application
Levy County, Florida

Filing Date: _____ Petition Number: FP 05-19
Amount of Fee: \$ 225.00 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>BORRORO HECK</u>	Surveyor: <u>STEPHEN M. McMILLEN</u>
Address: <u>7025 PIN CHEROKEE LAKE</u>	Address: <u>15 SE 5TH ST.</u>
City: <u>POPE RICHLIE FLA</u> Zip Code: <u>34668</u>	City: <u>KILLISWON</u> Zip Code: <u>32694</u>
Phone: <u>727 816-8161</u>	Phone: <u>352 528-6277</u>

II. Parcel Information		
1. Subdivision Name:	<u>KARMA PLATS</u>	
2. Date Preliminary Plat Approved:	<u>BOCC 11-19-19</u>	
3. Parcel Number (s)	Section/Township/Range	Acreage
A. <u>03407-03-0</u>	<u>14/12/17</u>	<u>30</u>
B. _____	_____	_____
C. _____	_____	_____
Total Acreage:		<u>30</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: PP / P.O.
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 N/A 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 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.

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.

11-20-19
Date

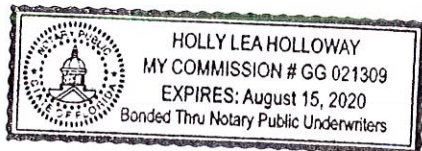
Authorized Agent Signature (if applicable)

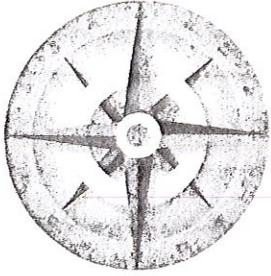
STATE OF FLORIDA
COUNTY OF Levy

Sworn to and scribed before me this 20th Day of November 20 19, by (name)
Stephen McMillen

Holly Holloway
Signature - Notary Public

Personally known Identification Expiration Date _____





McMillen Surveying, Inc.

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

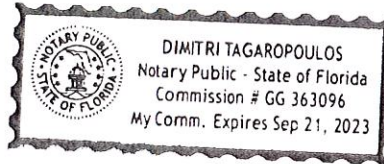
August 17, 2019

State of Florida
County of Alachua

I, Barbara Heck, hereby give Stephen M. McMillen, P.S.M., President of McMillen Surveying, Inc, the authority to act as our Authorized Agent to facilitate the **Platting Process** on a portion of the following parcel lying in Section 14, Township 12 South, Range 17 East, Levy County, Florida:

Parcel #03407-003-00

Barbara Heck Date: 8/19/19



Notary Public, State of Florida
At Large

My Commission Expires: 09/21/2023

Name: BARBARA BROWN
Address: PO Box 1493
BROWSON FL 32621
This Instrument Prepared by:
Name: ELSIE V. WHITE
Address: PO Box 1493
BROWSON, FL 32621
Property Appraiser's Parcel Identification

FILE# 364202
LEVY COUNTY, FLORIDA

RCD Dec 05 2000 08:10
Douglas M. McKoy, CLERK

Folio Number(s):
Grantee(s) S.S. # (s)

SPACE ABOVE THIS LINE FOR PROCESSING DATA SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit Claim Deed, Executed the 30th day of November, 1999 by
ELSIE V. WHITE
first party, to BARBARA BROWN
whose post office address is PO Box 1493 BROWSON FL 32621
second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the first party, for and in consideration of the sum of \$ Love and Affection, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Levy, State of Florida, to-wit:

14-12-17-03407003-00 1.9 0040.00 ACRES
TRACTS IN SE 1/4 LYING SE OF LCR 0335 OR Book 675 pages
149 & 152

ADL INFO SEE ATTACHED.

To Have and to Hold The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature (as to first Grantor)
Jimmy Huskey
Printed Name
Richard A. Ewald
Witness Signature (as to first Grantor)
Richard A. Ewald
Printed Name
Bruce A. H...
Witness Signature (as to Co-Grantor, if any)
Bruce A. H...
Printed Name
Witness Signature (as to Co-Grantor, if any)

Grantor Signature
Elsie V. White
Printed Name
PO Box 1493 BROWSON FL 32621
Post Office Address
Co-Grantor Signature, (if any)
Printed Name
Post Office Address

Printed Name
STATE OF Florida)
COUNTY OF Levy)
ELSIE V. WHITE)

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that executed the same, and an oath was not taken. (Check one: Said person(s) is/are personally known to me. Said person(s) provided the following type of identification:



Witness my hand and official seal in the County and State last aforesaid
this 30th day of November, A.D. 1999
Douglas M. McKoy
Notary Signature
BARBARA JOAN HECK
Printed Name

11
02
95
© Form Design, Seminole Paper & Printing Co., Inc., 1994

... of the sum of \$10,000 and other valuable considerations, re-
GRANTHE all that certain land, situate in Levy County, State of Florida, viz:

PARCEL "A"

A parcel of land in the Southeast 1/4 of Section 14, Township 12 South, Range 17 East, Levy County, Florida, being more particularly described as follows:

For a POINT OF BEGINNING commence at the Southwest corner of the SE 1/4 of Section 14-12-17, Levy County, Florida; thence N 02° 47' 45" W, along the West line of said SE 1/4, 672.56 feet to the Southerly right of way line of Levy County Road No. C-335 (formerly State Road No. 335); thence N 49° 57' 04" E, along said right of way line, 1083.16 feet; thence S

02° 47' 45" E, 1348.42 feet to the North line of Block 80 of "OAK RIDGE ESTATES" as recorded in Plat Book 3, Page 63-5 of the Public Records of Levy County, Florida; thence S 88° 32' 46" W, along said North line, 862.40 feet to close on the POINT OF BEGINNING.

PARCEL "B"

A parcel of land in the Southeast 1/4 of Section 14, Township 12 South, Range 17 East, Levy County, Florida, being more particularly described as follows:

For a Point of Reference commence at the Southwest corner of the SE 1/4 of Section 14-12-17, Levy County, Florida; thence N 02° 47' 45" W, along the West line of said SE 1/4, 672.56 feet to the Southerly right of way line of Levy County Road No. C-335 (formerly State Road No. 335); thence N 49° 57' 04" E, along said right of way line, 1083.16 feet to the POINT OF BEGINNING; thence continue N 49° 57' 04" E, along said right of way line, 832.94 feet; thence S 03° 35' 59" W, 1874.97 to the South line of said Section 14, said point being the NE corner of Block 80 of "OAK RIDGE ESTATES" as recorded in Plat Book 3, Page 63-5 of the Public Records of Levy County, Florida; thence S 88° 32' 46" W, along said Section line and the North line of said "OAK RIDGE ESTATES," 454.27 feet to close on the POINT OF BEGINNING.

INTANGIBLE TAX 120.00
03/24/03 Deputy Clk

MTG DOC STAMPS 210.00
03/24/03 Deputy Clk

FILE# 03667
Levy County, FLORIDA
RCD Mar 24 2003 04:14
Dann J Shinn CLERK
DEED DOC STAMPS 420.00
03/24/03 Deputy Clk

CONTRACT FOR DEED

THIS AGREEMENT, made and entered into this 17th day of August, 2001, by and between BARBARA J. HECK, whose address is P. O. Box 1493, Bronson, FL 32621, hereinafter called "Seller", and BARBARA C. COLON, whose address is P. O. Box 144, Bronson, FL 32621, hereinafter called "Buyer";

EXCEPT

WITNESSETH:

In consideration of the mutual covenants contained herein and for other good and valuable considerations the Seller agrees to sell and convey and the Buyer agrees to purchase and pay for the following described real estate in LEVY County, Florida:

Part of Parcel B, described in O. R. Book 728, Page 992, Levy County Records (LCR), more particularly described as follows:
Beginning at the southeast corner of the above referenced tract and the northeast corner of Block 80, Oak Ridge Estates, according to the plat thereof recorded in Plat Book 3, Page 63, LCR; thence N 03° 35' 59" E, along the east line of said Parcel 2, a distance of 1057.85 feet; thence S 89° 19' 11" W, a distance of 321.47 feet; thence S 02° 47' 19" E, a distance of 426.31 feet; thence S 88° 33' 10" W, a distance of 250.89 feet; thence S 02° 47' 19" E, along the west line of said Parcel 2, distance of 632.03 feet to the north line of said Oak Ridge Estates; thence N 88° 33' 10" E, along the said north line, 454.50 feet to the point-of-Beginning.

CONTAINING 10.00 acres more or less and subject to an ingress and egress easement over the South and the West 30 feet of the South 633 feet of Parcel B described in O. R. Book 728, Page 992 public records of Levy County Florida. Together with 1985 Sunstate Mobile Home, ID# SSMFLAD32692 A & B Title No. 42445679;

AND

TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENT:

Part of Parcel B, described in O. R. Book 728, Page 992, Levy County Records (LCR), more particularly described as follows:
Commence at the Southeast Corner of the above-referenced tract and the Northeast Corner of Block 80, OAK RIDGE ESTATES, according to the plat thereof recorded in Plat Book 3, page 63, LCR; thence N 03°35'59" E., along the East line of said Parcel B, a distance of 1057.85 feet to the Point of Beginning; thence continue N 03°35'59" E., along the said East line, 817.17 feet to the South right of way (R/W) line of County Road 335; thence S 49°57'10" W., along the said R/W line, 41.46 feet; thence S 03°35'59" W., a distance of 790.80 feet; thence N 89°19'11" E., a distance of 30.08 feet to the Point of Beginning.

1. **PURCHASE PRICE AND TERMS:** The cash purchase price for the property is Sixty thousand and 00/100 Dollars (\$60,000.00). The purchase price in the amount of Sixty-thousand and 00/100 (\$60,000.00) Dollars shall be paid by Buyer making three hundred sixty (360) monthly payments of Six hundred seventeen and 17/100 (\$617.17) Dollars each, including interest at the rate of Twelve Percent (12%) per annum. The first monthly payment is due and payable on the 1st day of September, 2001, and the same day of each month thereafter until the principal and interest are paid in full. All monthly installments paid herein shall be first applied in payment of interest and the remainder to the unpaid principal balance. The parties agree that the interest rate shall remain at 12% so long as Buyer collects the rent from Seller's other tenants. In the event Buyer stops collecting said rent the interest rate shall increase to 18% and the monthly payment required hereunder shall be adjusted accordingly.

2. **POSSESSION:** The Buyer shall be entitled to the immediate possession of the above-described property upon complete execution of this Contract. The Buyer

This Instrument Prepared By:
GREGORY V. BEAUCHAMP, P.A.
Post Office Box 1129
Chiefland, Florida 32644

BOOK 827 PAGE 275

agrees to commit no waste or impairment of the property and to do nothing to depreciate the value of it.

3. **PAYMENT AND COMPETION OF CONTRACT:** All payments hereunder shall be made to P. O. Box 1493, Bronson, Florida 32621, or such other place as the Seller may designate in writing. Within thirty (30) days after the full purchase price has been paid the Seller shall execute and deliver to the Buyer a full Warranty Deed conveying said property. Title insurance if desired shall be at the discretion and sole expense of the Buyer. The Seller shall pay for the documentary stamps on the Deed at the time of recording this contract and Buyer shall pay for the documentary stamps, intangible tax, attorney fee, and the recording fee.

4. **LATE PAYMENT/RETURNED CHECK FEE:** In the event any payment is more than ten (10) days late, a late charge of Fifty and 00/100 (\$50.00) Dollars will be assessed. In the event any check is returned for nonsufficient funds, account closed, or for any other reason, a \$20.00 fee will be added to that month's payment.

5. **SELLER'S WARRANTY:** The Seller hereby warrants and covenants that Seller has lawful right to sell the above-described property.

6. **TAXES:** Taxes for the year 2001 shall be pro-rated as of the date of closing. After this year the Buyer will be responsible for all taxes and assessments upon said property and shall make proper payment no later than March 1 for the preceding year's taxes or assessments and shall furnish the Seller a receipt showing payment or a statement that the same is exempt from taxes. Failure of the Buyer to make such payments shall thereby give the Seller the right to make the payment and all such payments made by the Seller on the taxes shall bear interest at the rate of 18% per annum, but the making of any payment by the Seller shall not in any way be considered as a waiver by the Seller as a breach of the terms of this contract.

7. **'AS IS' CONDITION:** Buyer agrees to accept said property in the "as is" condition and Seller acknowledges and agrees that all appliances are in working condition at the time of closing.

8. **DUE ON SALE CLAUSE:** While this contract is outstanding, the Buyer will not transfer title (or any interest in the title) to the premises by sale or otherwise, (except by operation of laws upon the death of Buyer), nor create or allow a lease of the premises without Seller's prior written permission, which may be granted or denied at the sole option of the Seller. Violation of any provision of this item shall constitute a default under this mortgage, entitling Seller to accelerate the maturity date of the note secured hereby.

9. **RECORDING:** Buyer and Seller acknowledge and agree that this Contract For Deed shall not be recorded until after December 31, 2001.

10. **BREACH OF CONTRACT:** The Buyer shall be allowed thirty (30) days grace period in making payment, but subject to the same, in the event of a breach of this Contract by the Buyer, prior to the execution of the Deed provided for herein, the

Buyer shall forthwith surrender possession of the above property and all sums previously paid by the Buyer shall be considered as rent and as liquidated damages for the breach of this Contract. Thereafter, the Buyer shall have no further claim upon said property and in the event of such breach, or upon the failure of the Buyer to vacate said property, then the Buyer agrees to pay all reasonable expenses incurred by the Seller in the enforcement or foreclosure of this Contract including a reasonable attorney's fee.

11. **INSURANCE:** During the term of this contract Buyer shall insure the premises for fire and casualty in the full insurable amount and shall show proof of continuous insurance reflecting Seller as an insured party. Buyer shall also provide and maintain liability insurance for keeping livestock on the premises and show Seller as an insured party.

12. **WATER:** The Buyer agrees to share the well on the property adjacent to the west of the subject property as a water supply. If the adjacent property is sold to any party other than Buyer herein this agreement shall be null and void.

13. **IMPROVEMENTS:** Buyer agrees that none of the improvements, including pole barn, out buildings and horse stalls shall be removed during the terms of this contract and Buyer shall maintain said improvements.

14. **VACATE:** Seller shall have two (2) weeks to vacate the premises from the date of execution of this contract.

15. **MOBILE HOME:** The parties acknowledge title to the mobile home is in the name of Sellers parents, Richard White and Elsie White, who by signing this agreement specifically agree to transfer title to the mobile home at the time this contract is paid in full.

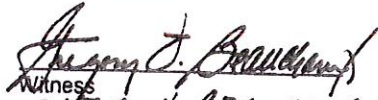
16. **BUYER ACKNOWLEDGMENTS:** The Buyer acknowledges having personally viewed the property and agrees to accept it in its current condition.

17. **TIME OF THE ESSENCE:** Time shall be of the essence in the doing and performing of all acts and things required to be done under this contract and all covenants and agreements herein contained shall extend to and be obligatory upon the successors and assigns of the respective parties.

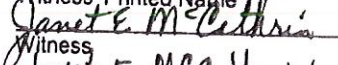
IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered
in the presence of:


SELLER:


Witness

GREGORY J. BEAUCHAMP
Witness' Printed Name


Witness

JANET E. MCCATHRIN
Witness' Printed Name


BARBARA J. HECK

Gregory V. Bernardine
Witness
Gregory V. Bernardine
Witness' Printed Name
Janet E. McCallister
Witness
Janet E. McCallister
Witness' Printed Name

BUYER:
Barbara C. Colon
BARBARA C. COLON

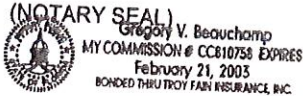
Ruth A. Melvin
Witness
RUTH MELVIN
Witness' Printed Name
Ruth A. Melvin
Witness
RUTH MELVIN
Witness' Printed Name

AS TO THE MOBILE HOME:
Richard D. White
RICHARD WHITE
1005 West 5th Street
Huntington, West Virginia 25701
Elsie White
ELSIE WHITE
1005 West 5th Street
Huntington, West Virginia 25701

STATE OF FLORIDA
COUNTY OF LEVY

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared BARBARA J. HECK, known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, that I relied upon the following form(s) of identification: personally known or produced identification _____ No oath(s) taken.

WITNESS my hand and official seal in the County and State last aforesaid this 17th day of August, 2001.

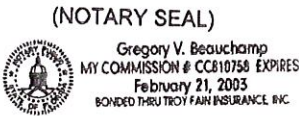


Gregory V. Beauchamp
Notary Signature
GREGORY V. BEAUCHAMP
Notary Printed Name

STATE OF FLORIDA
COUNTY OF LEVY

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared BARBARA C. COLON, known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that she executed the same, that I relied upon the following form(s) of identification: personally known or produced identification _____ No oath(s) taken.

WITNESS my hand and official seal in the County and State last aforesaid this 17th day of August, 2001.



Gregory V. Beauchamp
Notary Signature
GREGORY V. BEAUCHAMP
Notary Printed Name

STATE OF WEST VIRGINIA
COUNTY OF Calwell

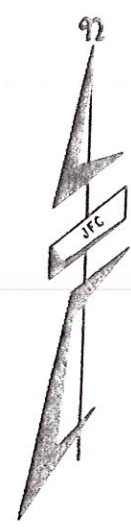
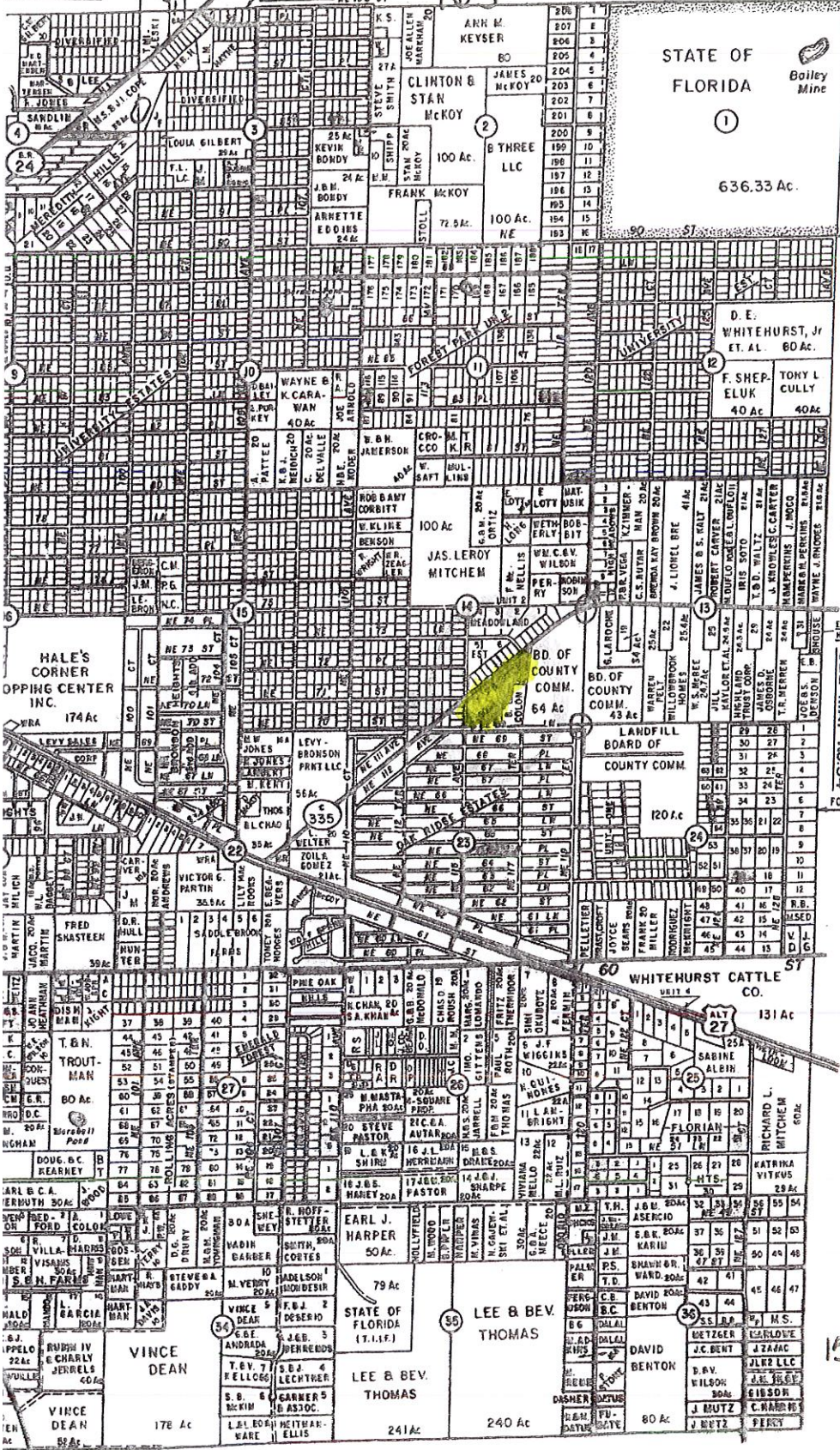
I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared RICHARD WHITE and ELSIE WHITE, known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, that I relied upon the following form(s) of identification: personally known or produced identification _____ No oath(s) taken.

WITNESS my hand and official seal in the County and State last aforesaid this 6th day of August, 2001.

(NOTARY SEAL)



Kathy S. Blake
Notary Signature
KATHY S. BLAKE
Notary Printed Name



0 2000 4000 6000 FEET
GRAPHIC SCALE

SEE MAP No. 34
FOREST PARK UN. I

Sec. 7. TM

TWP. 12 S.
RGE. 17 E.
Levy County, Florida

151



An Equal
Opportunity
Employer

Southwest Florida Water Management District

2379 Broad Street, Okeechobee, Florida 34604-6899

(352) 796-7211 or 1-800-423-1476 (FL only)

TDD only: 1-800-231-6103 (FL only)

On the Internet at WaterMatters.org

Bartow Service Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Service Office
6750 Fruitville Road
Sarasota, Florida 34240-9711
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Service Office
7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

November 01, 2019

Stephen McMillen
15 SE 5th Street
Williston, FL 32696

Subject: Project Evaluation - Permit Not Required
Project Name: Karma Farms
File Number: 792422
County: Levy
Sec/Twp/Rge: S14/T12S/R17E

Reference: Rule 62-330, Florida Administrative Code (F.A.C.)
Subsection 373.406(6), Florida Statutes (F.S.)

Dear Mr. McMillen:

The District has reviewed the information you submitted for the project referenced above and has determined that an Environmental Resource Permit (ERP) **will not be required** for the proposed subdivision of the lot, as shown on the proposed plat. Please be advised that if the lots are to be developed by the same entity or any future improvements are proposed within the ingress/egress easement(s), such as placement of fill, gravel or asphalt, an Environmental Resource Permit may be required. [Rule 62-330.051(2), F.A.C. and Subsection 373.406(6), F.S.]

The information received by the District will be kept on file to support the District's determination regarding your application. This information is available for viewing or downloading through the District's Application and Permit Search Tools located at www.WaterMatters.org/permits

The District's determination that your project does not require an ERP is only applicable pursuant to the statutes and rules in effect at the time the information was submitted and may not be valid in the event subsequent changes occur in the applicable rules and statutes. Additionally, this notification does not mean that the District has determined that your project is permanently exempt from permitting requirements. Any subsequent change you make in the project's operation may necessitate further evaluation or permitting by the District. Therefore, you are advised to contact the District before beginning the project and before beginning any activity which is not specifically described in your submittal. Your timely pursuit of this activity is encouraged to avoid any potential rule changes that could affect your request.

This letter constitutes notice of Intended Agency Action of the project referenced above. The District's action in this matter only becomes closed to future legal challenges from members of the public if such persons have been properly notified of the District's action and no person objects to the District's action within the prescribed period of time following the notification. The District does not publish notices of agency action. If you wish to limit the time within which a person who does not receive actual written notice from the District may request an administrative hearing regarding this action, you are strongly encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Publishing notice of agency action will close the window for filing a petition for hearing. Legal requirements and

Notice of Rights

Administrative Hearing

1. You or any person whose substantial interests are or may be affected by the District's intended or proposed action may request an administrative hearing on that action by filing a written petition in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), Uniform Rules of Procedure Chapter 28-106, Florida Administrative Code (F.A.C.) and District Rule 40D-1.1010, F.A.C. Unless otherwise provided by law, a petition for administrative hearing must be filed with (received by) the District within 21 days of receipt of written notice of agency action. "Written notice" means either actual written notice, or newspaper publication of notice, that the District has taken or intends to take agency action. "Receipt of written notice" is deemed to be the fifth day after the date on which actual notice is deposited in the United States mail, if notice is mailed to you, or the date that actual notice is issued, if sent to you by electronic mail or delivered to you, or the date that notice is published in a newspaper, for those persons to whom the District does not provide actual notice.
2. Pursuant to Subsection 373.427(2)(c), F.S., for notices of intended or proposed agency action on a consolidated application for an environmental resource permit and use of sovereignty submerged lands concurrently reviewed by the District, a petition for administrative hearing must be filed with (received by) the District within 14 days of receipt of written notice.
3. Pursuant to Rule 62-532.430, F.A.C., for notices of intent to deny a well construction permit, a petition for administrative hearing must be filed with (received by) the District within 30 days of receipt of written notice of intent to deny.
4. Any person who receives written notice of an agency decision and who fails to file a written request for a hearing within 21 days of receipt or other period as required by law waives the right to request a hearing on such matters.
5. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding District intended action is not available prior to the filing of a petition for hearing.
6. A request or petition for administrative hearing must comply with the requirements set forth in Chapter 28-106, F.A.C. A petition for a hearing must: (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's intended action or proposed action, (2) state all material facts disputed by the person requesting the hearing or state that there are no material facts in dispute, and (3) otherwise comply with Rules 28-106.201 and 28-106.301, F.A.C. Chapter 28-106, F.A.C., can be viewed at www.flrules.org or at the District's website at www.WaterMatters.org/permits/rules.
7. A petition for administrative hearing is deemed filed upon receipt of the complete petition by the District Agency Clerk at the District's Tampa Service Office during normal business hours, which are 8:00 a.m. to 5:00 p.m., Monday through Friday, excluding District holidays. Filings with the District Agency Clerk may be made by mail, hand-delivery or facsimile transfer (fax). The District does not accept petitions for administrative hearing by electronic mail. Mailed filings must be addressed to, and hand-delivered filings must be delivered to, the Agency Clerk, Southwest Florida Water Management District, 7601 US Hwy 301, Tampa, FL 33637-6759. Faxed filings must be transmitted to the District Agency Clerk at (813) 367-9776. Any petition not received during normal business hours shall be filed as of 8:00 a.m. on the next business day. The District's acceptance of faxed petitions for filing is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation, available for viewing at www.WaterMatters.org/about.

Judicial Review

1. Pursuant to Sections 120.60(3) and 120.68, F.S., a party who is adversely affected by District action may seek judicial review of the District's action. Judicial review shall be sought in the Fifth District Court of Appeal or in the appellate district where a party resides or as otherwise provided by law.
2. All proceedings shall be instituted by filing an original notice of appeal with the District Agency Clerk within 30 days after the rendition of the order being appealed, and a copy of the notice of appeal, accompanied by any filing fees prescribed by law, with the clerk of the court, in accordance with Rules 9.110 and 9.190 of the Florida Rules of Appellate Procedure (Fla. R. App. P.). Pursuant to Fla. R. App. P. 9.020(h), an order is rendered when a signed written order is filed with the clerk of the lower tribunal.

instructions for publishing notice of agency action, as well as a noticing form that can be used is available from the District's website at www.WaterMatters.org/permits/noticing. If you publish notice of agency action, a copy of the affidavit of publishing provided by the newspaper should be sent to the Regulation Division at the District Service Office that services this permit or other agency action, for retention in the File of Record for this agency action.

If you have questions regarding this matter, please contact David Francona in the Tampa Service Office, extension 2227. Please reference the Project Name and Inquiry/Permit Number in future communications concerning this project.

Sincerely,

David Kramer, P.E.
Bureau Chief
Environmental Resource Permit Bureau
Regulation Division

Memorandum
Levy County
Office of the County Attorney
612 East Hathaway Avenue
Bronson, Florida 32621

Telephone: (352) 486-3389
E-Mail Address: levylegalsph@bellsouth.net

Fax: (352) 486-3393

TO: Robert Boulette, Development Department Director

FROM: Anne Bast Brown, County Attorney



DATE: January 6, 2020

RE: Plat of Karma Farms

Please be advised that I reviewed the above-referenced plat and the Plat Certification Letter of Norm. D. Fugate, P.A., regarding the same, and applicable documents and matters of record that have been provided. I find that the plat and the Plat Certification Letter are not legally sufficient in the following respects:

- The date of the Plat Certification Letter is stale. The applicant should acquire an updated Plat Certification Letter regarding the property.
- The Owner's Certification and Dedication on the plat reflects the owner's name as Barbara B. Heck, while the fee simple title holder listed on the Plat Certification Letter is Barbara Brown. The person executing the Owner's Certification and Dedication and the fee simple title holder of the property must be the same person with the same name.
- The legal descriptions on both the plat and the Plat Certification Letter contain directional calls that have incorrect symbols, or are missing symbols. For example, more than one directional call has the symbol for degrees (°) after both the first and second numbers, rather than the symbol for degrees after the first number and the symbol for minutes (') after the second number. In one instance, there is a minutes number that has no symbol at all, so it appears to be part of the number representing seconds ("). These typos should be corrected in both documents so that they reflect accurate directional calls.

As always, please note that the plat cannot be recorded unless all taxes due have been paid. The applicant will need to confirm to you that all of the taxes currently due for this parcel have been paid prior to proceeding with approvals from the Planning Commission and Board of County Commissioners.

If I can be of any further assistance, please contact me.

ABB/sph
cc: Stephen M. McMillen, P.S.M.

z:\memo\plat.karma
LR2019-089

Norm D. Fugate, P.A.

Land Title Services

Post Office Box 98
Williston, Florida 32696
352-528-0019

November 5, 2019

PLAT CERTIFICATION LETTER

PROPOSED SUBDIVISION: Karma Farms

LEGAL DESCRIPTION:

PARCEL "A"

A parcel of land in the Southeast 1/4 of Section 14, Township 12 South, Range 17 East, Levy County, Florida, being more particularly described as follows:

For a POINT OF BEGINNING commence at the Southwest corner of the SE 1/4 of Section 14-12-17, Levy County, Florida; thence N 02° 47' 45" W, along the West line of said SE 1/4 672.56 feet to the Southerly right of way line of Levy County Road No. C-335 (formerly State Road No. 335); thence N 49° 57' 94" E, along said right of way line, 1083.16 feet; thence S 02° 47' 45" E, 1348.42 feet to the North line of Block 80 of "OAK RIDGE ESTATES" as recorded in Plat Book 3, Page 63-5 of the Public Records of Levy County, Florida; thence S 88° 32' 46" W, along said North line, 862.40 feet to close on the POINT OF BEGINNING.

PARCEL "B"

A parcel of land in the Southeast 1/4 of Section 14, Township 12 South, Range 17 East, Levy County, Florida, being more particularly described as follows:

For a Point of Reference commence at the Southwest corner of the SE 1/4 of Section 14-12-17, Levy County, Florida; thence N 02° 47' 45" W, along the West line of said SE 1/4, 672.56 feet to the Southerly right of way line of Levy County Road No. C-335 (formerly State Road No. 335); thence N 49° 57' 04" E, along said right of way line, 1083.16 feet to the POINT OF BEGINNING; thence continue N 49° 57' 04" E, along said right of way line, 832.94 feet; thence S 03° 35' 59" W, 1874.97 to the South line of said Section 14, said point being the NE corner of Block 80 of "OAK RIDGE ESTATES" as recorded in Plat Book 3, Page 63-5 of the Public Records of Levy County, Florida; thence S 88° 32' 46" W, along said Section line and the North line of said "OAK RIDGE ESTATES," 454.27 feet, thence N 02° 47' 45" W, 1348.42 feet to close on the POINT OF BEGINNING.

LESS lands described in ORB. 827, PG. 275, Levy County, Florida.

We have made a search of the Public Records of Levy County, Florida, in connection with the above described property, ending September 25, 2019 at 11:00pm, and find the following:

APPARENT RECORD FEE SIMPLE TITLE HOLDER: Barbara Brown , by virtue of the following:

Quit Claim deed to Barbara Brown dated November 30, 2000 and recorded December 5, 2000, at O.R. Book 728, page 991, public records of Levy County, Florida.

OUTSTANDING MORTGAGES: None

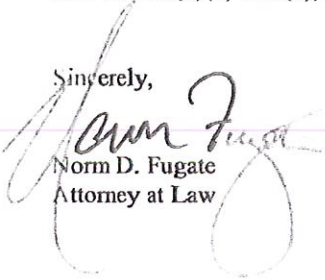
RECORDED EASEMENTS/RESTRICTIONS: Easement recorded in O.R. Book 783, Page 134, Public Records of Levy County, Florida.

TAXES: 2018 ad valorem taxes show PAID under Tax parcel ID#s 03407-003-00.

There are no other recorded plats which bear the name of **Karma Farms** of record in Levy County, Florida.

I hereby certify that the above information meets the requirements of Fla. Stat. 177.081 and Levy County Code of Ordinances Sec. 50-556(b)(1) and (h), and is submitted pursuant to Fla. Stat. 627.7843.

Sincerely,

A handwritten signature in cursive script, appearing to read "Norm D. Fugate", is written over a horizontal line. The signature is written in dark ink and is positioned to the left of the typed name.

Norm D. Fugate
Attorney at Law