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KARMA FARMS

Lying in Southeast 1/4 of Section 14, Township 12 South, Range 17 East, Levy County, Florida

Plat Book , Page
Sheet One of One

Owner's Certification and Dedication:

I, Barbara B. Heck, 1/4/a Barbara Brown, hereby certify that I am the owner of the lands comprised within "Karma Farms" as described herein, and I hereby consent to the subdivision thereof as shown. I am not aware of any other persons who have an interest in the above described property.
Barbara B. Heck, 2625 Pine Cherry Ln., Port Richey, FL 34668-6828
Witness: [Signature]

Acknowledgment: (State of Florida, County of Levy)

I hereby certify that on this day personally appeared before me, Barbara B. Heck, 1/4/a Barbara Brown, who is 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 22 day of JUNE, 2020.

[Signature] Notary Public
My Commission Expires: 12-31-2023

Surveyor's Certificate:

I do hereby certify that this plat of "Karma Farms" is a true and correct representation of the hereon described property according to a survey made under my responsible direction and supervision dated 07/30/2019, and that this plat complies with all survey requirements of Chapter 177, Part 1, Florida Statutes.

[Signature] Date: 6/18/20
Stephen McMillen, P.S.M.
Professional Surveyor & Mapper
Florida Certificate No. 5469
McMillen Surveying, Inc.
444 NW MAIN STREET
Williston, Florida, 32696
Phone: (352) 528-6277
Certificate of Authorization No. 8041

County Certificates:

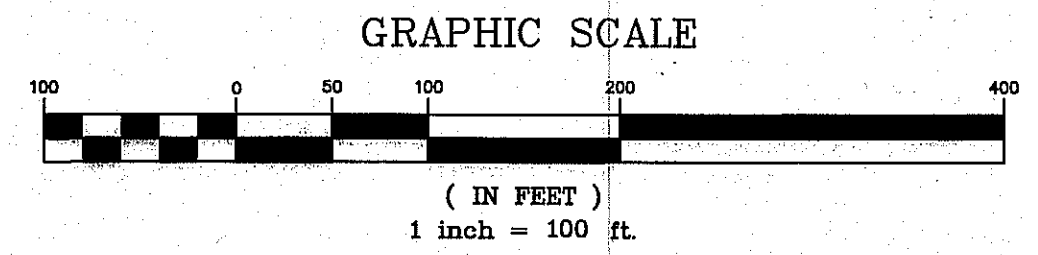
We, the undersigned do hereby certify that this plat conforms to the requirements of Levy County Ordinance and Regulations as follows:

Planning & Zoning
[Signature] Date: 8-3-20
Levy County Planning & Zoning
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.
[Signature] Date: 8/4/20
Levy County Health Department
Lot sizes comply with F.S. Ch. 381 and F.A.C. 64E-6-Road Requirements:
[Signature] Date: 4-24-20
Administrative Manager - Levy County Road Department
Property Appraiser:
[Signature] Date: 6-24-20
Levy County Property Appraiser
Form and Legality:
[Signature] Date: 8-3-20
Levy County Attorney
Commissioner:
[Signature] Date: 7/1/20
Harold Lee Mills, P.S.M.
Florida Certificate No. 2879

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 , 2020.
Clerk of the Circuit Court Deputy Clerk

- NOTES:
- Bearings hereon are based on an assumed value of North 49°57'50" East, for the South right-of-way line of N.E. 106th Terrace, said bearing is identical with the Deed of record.
 - THE MAXIMUM ERROR OF CLOSURE DOES NOT EXCEED 1 : 10,000'.
 - BUILDING SETBACKS TO BE VERIFIED THROUGH BUILDING DEPARTMENT.
 - NO SINKHOLES WERE OBSERVED WHILE SURVEYING THIS PROPERTY.
 - THE DEDICATION OF THIS SUBDIVISION DOES NOT HARM THE APPARENT ABILITY OF NATIVE WILDLIFE POPULATIONS TO COEXIST WITH THE PROPOSED DEVELOPMENT.
 - A 10 FOOT WIDE PUBLIC UTILITY EASEMENT EXISTS ON ALL FRONT AND SIDE LOT LINES FOR ELECTRIC, TELEPHONE, CABLE TELEVISION, AND OTHER PUBLIC UTILITIES.
 - A BLANKET ELECTRIC EASEMENT EXISTS IN FAVOR OF CENTRAL FLORIDA ELECTRIC COOPERATIVE, INC. OVER SUBJECT PROPERTY PER O.R.B. 783, PAGE 134.
 - THE DRIVEWAY BETWEEN LOT 6 AND NE 69TH LANE SHALL BE MAINTAINED BY THE LOT OWNER.



- LEGEND:
- 4"x4" CONC. MONUMENT FOUND (NO IDENT.)
 - 4"x4" CONC. MONUMENT SET (P.R.M.)
 - P.R.M., P.C.P., McMILLEN P.S.M. 5469
 - IRON MARKER FOUND
 - 1/2" IRON ROD SET
 - McMILLEN P.S.M. 5469
 - BUILDING SETBACK
 - IDENTIFICATION
 - REFERENCE BEARING
 - POINT-OF-COMMENCEMENT
 - POINT-OF-BEGINNING
 - PERMANENT REFERENCE MONUMENT
 - PROFESSIONAL SURVEYOR & MAPPER
 - PERMANENT CONTROL POINT
 - ALSO KNOWN AS
 - FORMERLY KNOWN AS
 - FEDERAL INSURANCE RATE MAP
 - RADIAL
 - CONCRETE
 - BUILDING SETBACK
 - OFFICIAL RECORDS BOOK
 - PAGE
 - NOT TO SCALE

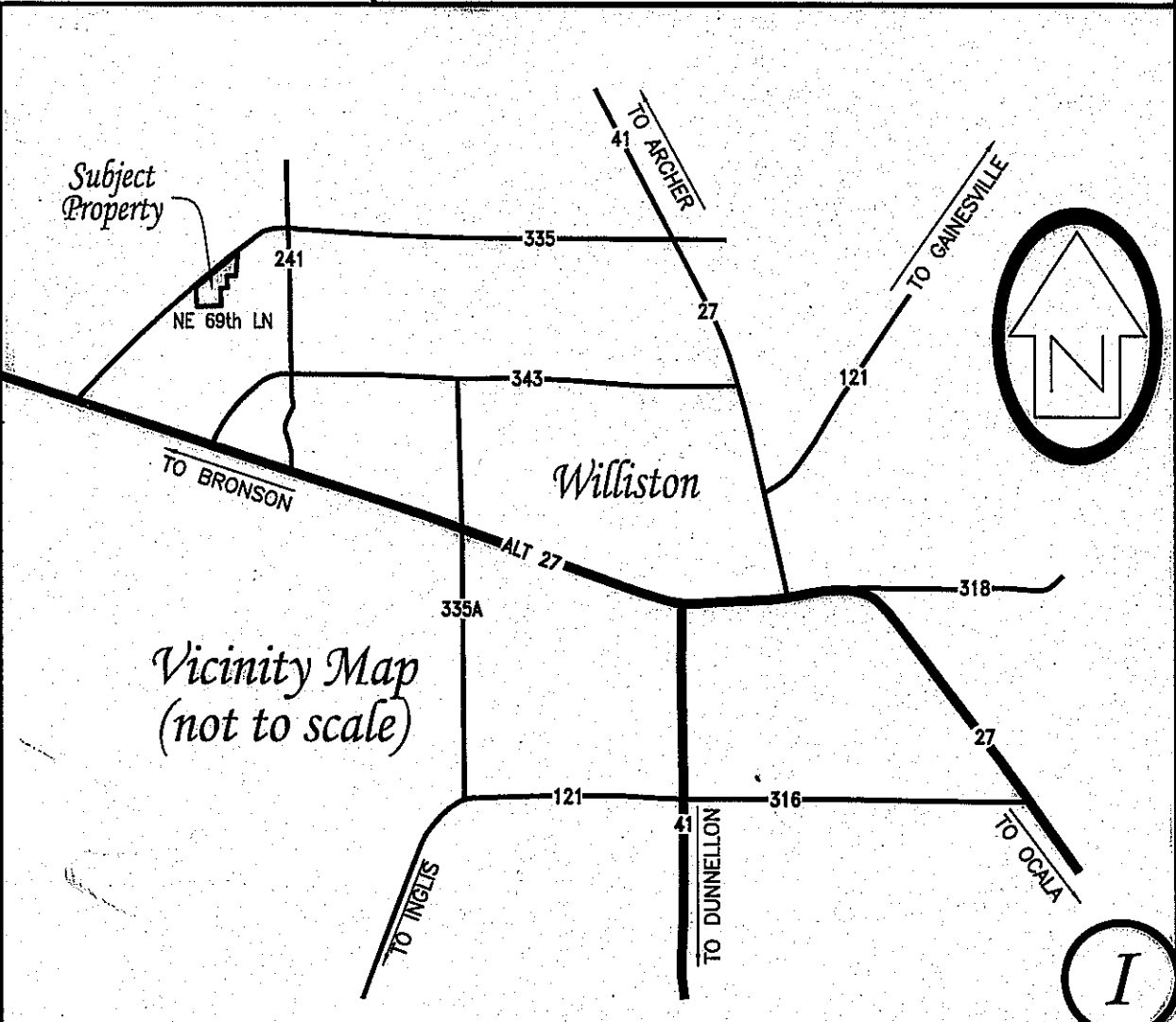
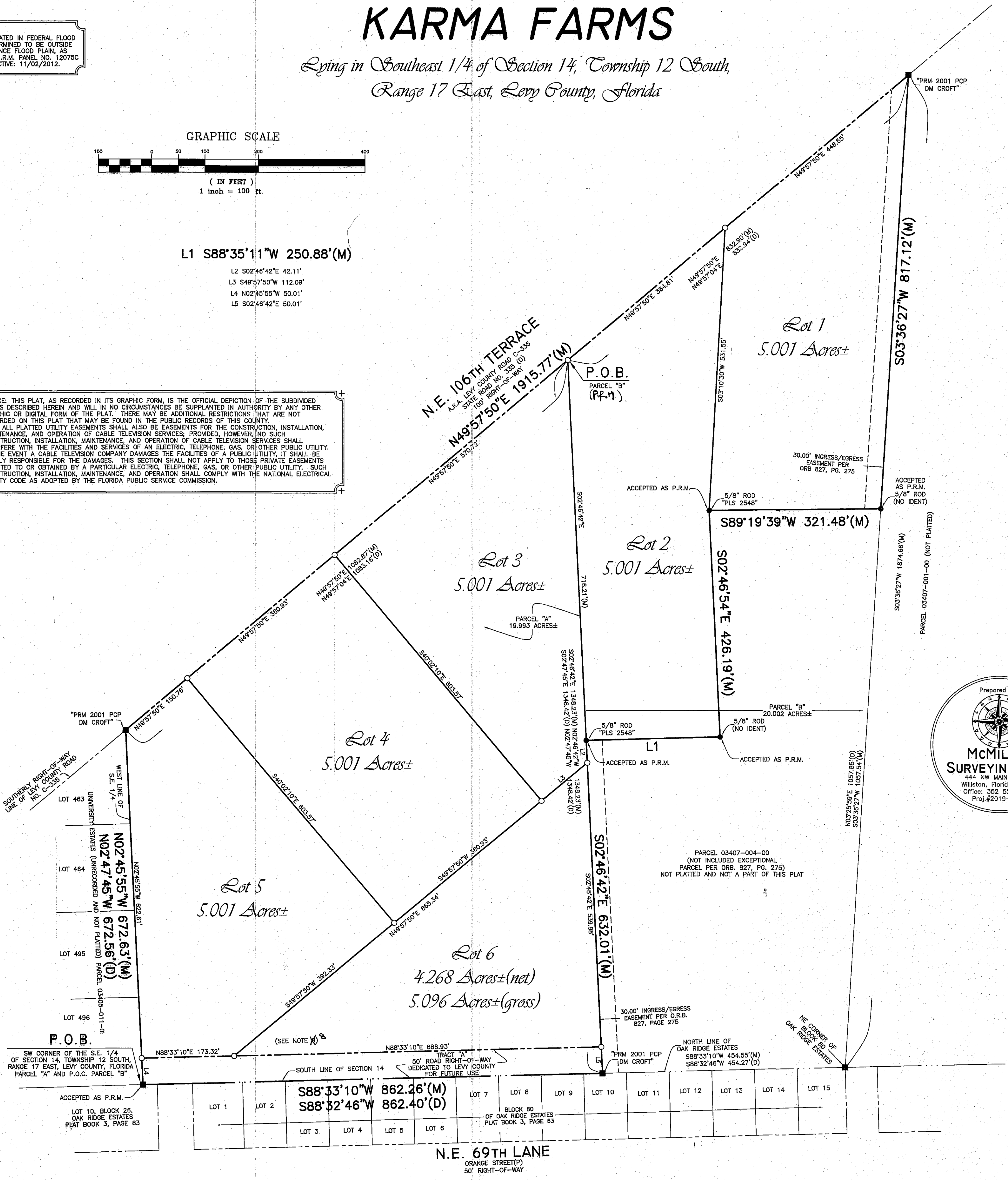
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. ALL PLATTED UTILITY EASEMENTS SHALL 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.

Description: (Per Plat Certification Letter)
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.



REVISED PER CERTIFICATION LETTER 5/13/2020
APPROVED AT PLAT REVIEW 12/18/2019
APPROVAL BY BOARD OF COUNTY COMMISSION 11/19/2019
APPROVAL BY PLANNING BOARD 11/04/2019
APPROVAL BY PLAT REVIEW COMMITTEE 10/19/2019
PRELIMINARY PLAT CREATED 8/29/2019

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