



NFPS



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www.nfps.net

February 9, 2026

Alice Lalonde

Lalonde-Alice@levycounty.org

Re: Bird Creek Park and County Boat Ramp, Levy County-Boundary Determination

Dear Ms. Lalonde,

In the deed for Leonard J. Pochurek (O.R.B. 1113, PG. 701) the portion that affects where the location of the pavilions is reads "ALL OF THAT PART OF GOVERNMENT LOTS 1 AND 2, THAT LIES SOUTHERLY OF STATE ROAD 40", specifically Government Lot 2. I have attached the deed and the State Right-of-Way map to give an idea of where said Government Lot lies. The way I understand it is that the Pochureks own from the South right-of-way of State Road 40 to the Mean High-Water Line. Anything beyond that is sovereign lands. I have also attached the revised survey that shows where said lines lie in reference to the pavilions.

Please let me know if you have any questions.

Sincerely

James B. Smith, PSM
Survey Director

Prepared by and return to:
HERBERT ELLIOTT
Attorney at Law
623 E. Tarpon Avenue
Tarpon Springs, FL 34689

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Parcel ID Nos. 02299-001-00; 02307-000-00; 02308-000-00

WARRANTY DEED

THIS INDENTURE, made this 21st day of February, 2008, Between,

LEONARD J. POCHUREK AND PATRICIA A. POCHUREK, HUSBAND AND WIFE, AND PATRICIA POCHUREK AS TRUSTEE, TUA JULY 7, 1986, 313 Oceanview Avenue, Palm Harbor, Florida, 34683, Grantors, and

LEONARD J. POCHUREK AND PATRICIA A. POCHUREK, AS TRUSTEES OF THE POCHUREK FAMILY REVOCABLE TRUST, U/T/D FEBRUARY 15, 2008, 313 Oceanview Avenue, Palm Harbor, Florida, 34683, Grantees,

WITNESSETH that said Grantor, for and in consideration of **** TEN DOLLARS (\$10.00) ****, have granted, bargained and sold to the said Grantees, their heirs and assigns forever, the following described land, situate, lying and being in Levy County, Florida:

All that part of Government Lot 10, that lies Southerly of State Road 40 a/k/a State Road 40-A in Section 11;

All of Government Lot 4, in Section 13;

All that part of Government Lots 1 and 2, that lies Southerly of State Road 40 a/k/a State Road 40-A in Section 14;

All in Township 17 South, Range 15 East, Levy County Florida, per map or plat thereof, as recorded in O.R. Book 166, Page 556, public records of Levy County, Florida.

The Trustees are hereby granted all powers set forth under Section 689.071, Florida Statutes, as amended from time to time, including, without limitation, the power and authority to protect, conserve, convey, sell, lease, encumber, and otherwise manage and dispose of the real property described herein. The Co-Successor Trustees of the subject Trust are James M. Pochurek and Lynne M. Pochurek.

and the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal the day and year first above written.

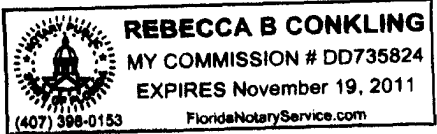
Signed, sealed, and delivered in our presence:
Witness 1: *Laura B Mornick*
Printed: Laura B Mornick
Witness 2: *Rebecca B Conkling*
Printed: Rebecca B. Conkling

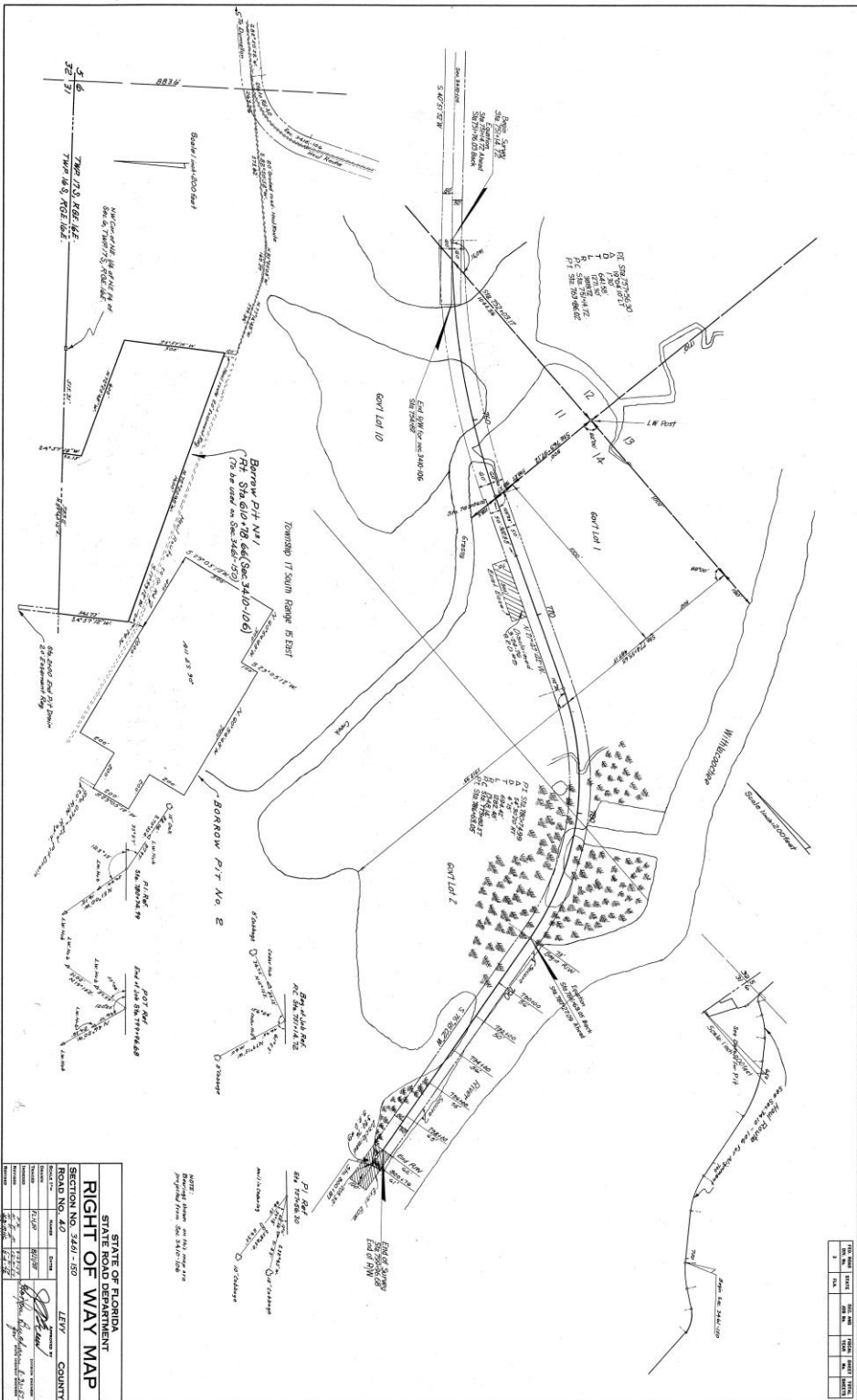
Leonard J. Pochurek
Leonard J. Pochurek
Patricia A. Pochurek
Patricia A. Pochurek
Patricia A. Pochurek
Patricia A. Pochurek, Trustee

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 21st day of February, 2008, by **Leonard J. Pochurek and Patricia A. Pochurek**, who are personally known to me.

Rebecca B Conkling
Notary Public
My Commission Expires:





STATE OF FLORIDA
 STATE ROAD DEPARTMENT
RIGHT OF WAY MAP
 SECTION NO. 40
 ROAD NO. 40
 LEVY COUNTY

1/4 SECTION 30	1/4 SECTION 31	1/4 SECTION 32	1/4 SECTION 33	1/4 SECTION 34	1/4 SECTION 35	1/4 SECTION 36	1/4 SECTION 37	1/4 SECTION 38	1/4 SECTION 39	1/4 SECTION 40

NOTE: This map was prepared from the original survey records on file in the State Road Department, Tallahassee, Florida.

