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MAR 07 2024

LEVY COUNTY PLANNING & ZONING
BRONSON, FL 32621
LCPZ@LEVYCOUNTY.ORG
352-486-5203

Preliminary Plat Application
Levy County, Florida

Filing Date: 3-7-2024
Amount of Fee: \$500

Petition Number: PP 24-02
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 50-532, petitioning for a Preliminary Plat on the following described:

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

Owner's Name: Whitehurst Cattle Comp. Surveyor's Name: SAM
 Owner's Signature: [Signature] Address: 2844 Pablo Ave
 Address: 20551 NE 75th St Tallahassee Zip 32308
Williston Zip 32696 Telephone Number: 850-385-1179
 Telephone Number: 352-528-2101 email: Zach.davies@sam.biz
 email: dwhitehurst@vwhitehurst.com

II. Parcel Information:

1. Subdivision Name: N/A

| 2. Parcel Number (s) | Section/Township/Range | Acreage |
|----------------------|------------------------|------------|
| A. <u>0468700000</u> | <u>17-12-19</u> | <u>545</u> |
| B. _____ | _____ | _____ |
| C. _____ | _____ | _____ |
| D. _____ | _____ | _____ |
| Total Acreage: | | _____ |

3. Locational Description (Please attach copy of legal description or existing plat if property in questions is a re-subdivision). 0545.00 ACRES N1/2 & SW1/4 & W1/2 OF SE1/4 OR BOOK 200 PAGE 443
-LESS OR BOOK 836 PAGE 785

4. Proposed Use of Property: Electric utility substation

5. Present Zoning/Land Use: Ag 6. Proposed Zoning Changes: -

7. Number of Lots 1 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 ? N/A
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 Levy County Planning and Zoning 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 \$500.00 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 an 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 (1st) day of the month will **tentatively** be scheduled, advertised and presented at a public hearing the following month. Applications received after the first (1st) day of the month will not be scheduled for the following month.
- (e) Applications may be submitted as follows:
- In Person: Levy County Planning and Zoning Department at 320 Mongo Street, Bronson, Florida.
- By Mail: Levy County Planning and Zoning Department, 320 Mongo Street, 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 Planning and Zoning Department at (352)486-5203 or visit the above address in person.

I Adam Whitehurst, 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: 3/7/24

OFFICE USE ONLY:

Planning Commission Public Hearing Date: _____

Planning Commission Action: Approval Denial

BOCC Public Hearing Date: _____

BOCC Action: Approval Denial

Levy County
Preliminary Plat Checklist for:

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 \$500.00 - **MUST BE PAID AT SUBMITTAL OF THE PLATS FOR PLAT REVIEW.**
- Schedule Plat Review Meeting: Thurs, 3-7-24 @ 9:30 am

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: _____

PERSONAL REPRESENTATIVES' DEED,
BILL OF SALE AND ASSIGNMENT

THIS INDENTURE, made this 26th day of February, 1982 between V. E. WHITEHURST, JR. and DAN E. WHITEHURST as Personal Representatives of the estate of V. E. Whitehurst, deceased, hereinafter called "Personal Representatives", and WHITEHURST CATTLE CO., a Florida corporation whose mailing address is Route 1, Box 125, Williston, Florida 32690, hereinafter called "Grantee",

WITNESSETH:

WHEREAS, the said V. E. Whitehurst died on October 7, 1978 leaving a Last Will and Testament which was admitted to probate October 20, 1978 by order of the Eighth Judicial Circuit Court in and for Levy County, Florida, File Number 78-61, and

WHEREAS the Personal Representatives were granted Letters of Administration on October 20, 1978 and are now the duly qualified and acting Personal Representatives of the estate of said decedent,

NOW, THEREFORE, in consideration of the premises and the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the Personal Representatives do hereby grant, bargain, sell and convey unto the Grantee, its successors and assigns, forever, in fee simple, all of the right, title, interest and estate of V. E. Whitehurst, deceased, at the time of his death and all other right, title, interest and estate that the said estate of V. E. Whitehurst, deceased, by operation of law or otherwise may have acquired other than or in addition to that of the said decedent at the time

Am. Doc. Stamp Tax Paid
Levy Co. - Dennis M. McCoy, Clerk
BY: *[Signature]* Deputy Clerk

113024
FILED

1982 NOV 19 AM 9:17

RECORDED
CLERK OF CIRCUIT COURT
LEVY COUNTY, FLORIDA

INDEXED

This instrument prepared by:
Sam T. Dell
Dell, Graham, Willcox, Barber,
Henderson, Monaco, & Cates, P.A.
203 N.E. First Street
Gainesville, Florida 32601

of his death in and to that certain real property situated in the County of Levy, in the State of Florida, and more particularly described as follows, to-wit:

1. Commence at the Northeast corner of Section 1, Township 13 South, Range 18 East and thence run South along the East boundary of said Section 1658.58 feet; thence run North 88 degrees 20 minutes West 13.99 feet to the West right of way line of U.S. Highway 41 and the Point of Beginning; run thence South 0 degrees 24 minutes 20 seconds West along said right of way 330.56 feet; thence run North 88 degrees 20 minutes West 1316.59 feet to the West boundary of the East Half of the Northeast Quarter (E 1/2 of NE 1/4) of said section; thence run North 0 degrees 07 minutes 24 seconds West along said boundary 330.56 feet; thence run South 88 degrees 20 minutes East 1319.64 feet to the Point of Beginning.
2. The South Half (S 1/2) of Section 4, Township 12 South, Range 19 East LESS that part thereof which lies North of State Road 320 and East of State Road 121.
3. The South Half (S 1/2) LESS 57 acres known as Smith's Pasture of Section 5, Township 12 South, Range 19 East.
4. The East Half (E 1/2) of the Southeast Quarter (E 1/2 of SE 1/4) of Section 6, Township 12 South, Range 19 East.
5. The East Half of the Northeast Quarter (E 1/2 of NE 1/4) LESS: Beginning at a point 700 feet West of the Southeast corner of the Northeast Quarter (NE 1/4) of Section 7 and run thence West 700 feet; run thence North 860 feet; run thence Southeasterly 1104 feet to the Point of Beginning. AND Begin at the Northeast corner of the Southeast Quarter (SE 1/4) of Section 7, run thence South along the section line 860 feet; thence run Northwesterly 1104 feet to the Half section line; thence run East along the Half section line 700 feet more or less to the Point of Beginning, all lying and being in Section 7, Township 12 South, Range 19 East.

6. All of Section 8, Township 12 South, Range 19 East.
7. All of Section 9, Township 12 South, Range 19 East.
8. Commencing at the Northwest corner of Nero Pond run thence North 11.77 chains; run thence East 13 chains to the Northeast corner of Section 16; run thence Southerly 17.17 chains to Pond; run thence Northwesterly along the edge of the Pond to the Point of Beginning. Also the West 26 acres of the Northwest Quarter of the Northeast Quarter (NW 1/4 of NE 1/4) and the West 13 acres of the North Half of the Southwest Quarter of the Northeast Quarter (N 1/2 of SW 1/4 of NE 1/4) and the Northeast Quarter of the Northwest Quarter (NE 1/4 of NW 1/4) and the North 6 acres of the Southeast Quarter of the Northwest Quarter (SE 1/4 of NW 1/4) and the West Half of the Northwest Quarter (W 1/2 of NW 1/4) and the Northwest Quarter of the Southwest Quarter (NW 1/4 of SW 1/4), all lying and being in Section 16, Township 12 South, Range 19 East.
9. All of Section 17, Township 12 South, Range 19 East LESS the East Half of the Southeast Quarter (E 1/2 of SE 1/4).
10. All of Section 19, Township 12 South, Range 19 East, LESS the lands described in the Deeds recorded in Official Record Book 56 at Pages 178, 182 and 184.
11. Commence at the Southeast corner of Section 20, Township 12 South, Range 19 East inside the Grant and run thence North along the Section line 2226.32 feet to a point on the centerline of a paved road; thence run Westerly along said centerline 4005.84 feet; thence run South 00 degrees 14 minutes 15 seconds East 33 feet to the South right of way line of said state road and the Point of Beginning; run thence South 00 degrees 14 minutes 15 seconds East 657 feet; thence run North 89 degrees 50 minutes 15 seconds East 712.43 feet; thence run North 00 degrees 14 minutes 15 seconds West 657 feet to road right of way; thence run South 89 degrees 50 minutes 15 seconds West 712.43 feet to the Point of Beginning.
12. Lots 3, 6, 10 and 11 of Section 20, Township 12 South, Range 19 East outside the Grant.

13. Lots 2, 7, 8, 11 and 12 of Section 21, Township 12 South, Range 19 East, outside the Grant.
14. The Northeast Quarter of the Northwest Quarter (NE 1/4 of NW 1/4) and the Northwest Quarter of the Northeast Quarter (NW 1/4 of NE 1/4) LESS 5 acres in the Northeast corner described as: From the Northeast corner of the Northwest Quarter of the Northeast Quarter (NW 1/4 of NE 1/4) run South 8 chains, thence run West 6 chains and 18 links, thence run North 8 chains, thence run East 6 chains and 18 links to the Point of Beginning.
15. All of Blocks 6, 7, 8, 9, 10 and 11; All of Block 12 EXCEPT Lots 11, 12, 13 and 14; All of Blocks 13, 24, 25, 26, 27, 28, 29 and 30; All of Block 32 EXCEPT Lots 1, 2, 31 and 32; All of Blocks 33 and 34; All of Block 35 EXCEPT Lots 1, 2, 9 and 10; All of Blocks 36, 37, 38, 39, 40 and 41; All of Block 42 EXCEPT Lots 9, 10, 11, 12, 13 and 14; All of Blocks 43, 44 and 45 of Williston Park, a subdivision in the Northwest Quarter (NW 1/4) of Section 21, Township 12 South, Range 19 East inside the Arredondo Grant as per plat thereof recorded in Plat Book 2 at page 18 of the public records of Levy County, Florida.
16. All of Lot Twenty-three (23), Less that part thereof described in Deed Book 50 at page 187; all of Lot Twenty-four (24) Less that part thereof as described in Deed Book 50 at page 186; and that part of Lot Twenty-two (22) as described in Deed Book 50 at pages 186 and 187 and that part of Lot Twenty-five (25) as described in Deed Book 50 at page 185, all in Block 4, Williston Heights Subdivision, as per plat thereof recorded in Plat Book 1 at page 41 of the Public Records of Levy County, Florida.
17. Begin at a point 20.50 feet North of the Southeast corner of Lot 4 of Block 2 of Weona Hills Estates, a subdivision to the Town of Williston in the Southeast right of way line of East wye of U. S. Highway 41 (formerly State Road 5) in the Town of Williston, Florida, from said point of beginning run thence South 20 degrees 18 minutes East a distance of 79 feet, run thence East 10 degrees 18 minutes North 93 feet, run thence South and parallel

with East line of Block 2 at a point 30 feet West of East line of Block 2 a distance of 90 feet, run thence East 10 degrees 18 minutes North a distance of 50 feet, run thence South a distance of 50 feet, run thence West 10 degrees 18 minutes South 203 feet, run thence South 55.5 feet, thence run West 0 degrees 95 minutes North 140.85 feet, thence run Northeasterly along the Easterly curve formed by the East boundary of the right of way of the East wye of U. S. Highway 41 (formerly State Road 5) to the Point of Beginning. AND Lot 16 of Block 2 of WEONA HILLS ESTATES, a subdivision of a portion of West Half of the Northwest Quarter (W 1/2 of NW 1/4) of Section 6, in Township 13 South, Range 19 East, according to Plat thereof on file and of record in the Office of the Clerk of the Circuit Court for Levy County, Florida: LESS AND EXCEPTING THAT PORTION TAKEN BY STATE ROAD DEPARTMENT IN 1969.

18. Lot Six (6) and that part of Lot Seven (7) of Block "A", WILLISTON HIGHLANDS, Unit No. 3, as per plat thereof recorded in Plat Book 3 at page 55 of the public records of Levy County, Florida, that part of Lot No. Seven (7) being more particularly described as follows:

Commence at the most Westerly Lot Corner of said Lot Seven (7) (the same being the most Northerly Corner of Lot Six (6)) for a point of beginning: from the said point of beginning, thence run North 51 degrees 59 minutes 24 seconds East along the Northwesterly Lot line of said Lot Seven (7), a distance of 18.50 feet to a concrete monument: thence run South 40 degrees 04 minutes 27 seconds East a distance of 150.00 feet to the most Southerly Lot Corner of said Lot Seven (7): thence run North 47 degrees 04 minutes 11 seconds West along the line dividing Lots Six (6) and Seven (7), a distance of 151.80 feet to the point of beginning.

Parcel Eighteen (18) is conveyed by the Personal Representatives and accepted by the Grantee subject to the right of CONWAY G. WHITEHURST to have exclusive possession of said property until such time as she shall remarry, vacate the property or die. In the event of the

occurrence of any one of said three events, the said property shall then be sold and the net proceeds realized from the sale thereof shall be equally divided between the said CONWAY G. WHITEHURST and the Grantee herein.

All of the property above described is conveyed by the Personal Representatives and accepted by the Grantee subject to taxes for the year 1982 and subsequent years; easements and restrictive covenants of record, if any, or those existing on the ground and subject to the rights of way for roads and public utilities.

TO HAVE AND TO HOLD the above granted and described property, together with all and singular the rights, tenements, hereditaments and appurtenances to the same belonging or in anywise appertaining, unto the said Grantee, its successors and assigns forever, in fee simple absolute.

AND FURTHER for the purpose and consideration aforesaid, the Personal Representatives do hereby grant, bargain, sell, convey, assign, transfer and set over unto the Grantee, its successors and assigns, the real, personal and intangible property of every kind and nature wheresoever situated which was owned or possessed by the said V. E. Whitehurst at the time of his death not hereinbefore specifically described in this instrument and not heretofore conveyed or assigned by any other instrument previously executed by the said V. E. Whitehurst or the said Personal Representatives.

IN WITNESS WHEREOF, the Personal Representatives have hereunto set their hands and seals as of the day and year first above written.

Signed, sealed and delivered in our presence as witnesses:

Emmett Whitehurst
Witness

John R. Lett
Witness

V. E. Whitehurst, Jr. (SEAL)
V. E. Whitehurst, Jr.


Dan E. Whitehurst (SEAL)
Dan E. Whitehurst

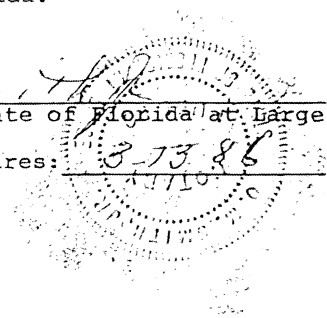
As Personal Representatives of the estate of V. E. Whitehurst, deceased

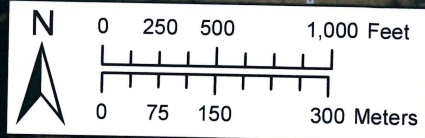
STATE OF FLORIDA
COUNTY OF LEVY

Personally came before me V. E. WHITEHURST, JR. and DAN E. WHITEHURST as Personal Representatives of the estate of V. E. Whitehurst, deceased, being to me well known and known by me to be the identical persons described in and who executed the above and foregoing deed, and acknowledged before me that they signed, sealed and delivered the same at the time and place, in the manner and for the uses and purposes as therein set forth and contained.

WITNESS my hand and official seal on this 26th day of February, 1982, at Williston, Levy County, Florida.

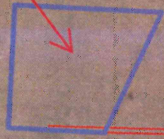

Notary Public, State of Florida at Large
My Commission expires: 3-13-86





Parcel ID- 0467600000
640 acres

**SUBJECT
PARCEL
10.06 ACRES**



Parcel ID- 0468700000
545 acres

NW 75TH STREET / CR 335

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community
Date: February 21, 2024

Legend

- - - Parcel Boundary
- Substation Parcel (10.06 ac)
- Access Easement
- Project Lease Area

PLAT PARCEL MAP

Whistling Duck Substation
Williston, Florida

FIGURE 1

