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Starting Point, A Replat of a Portion of Tract 31

A Portion of Tract 31, Starting Point, Plat Book 6, Page 69, Lying in the Southeast 1/4 of Section 9, Township 14 South, Range 19 East, Levy County, Florida

Plat Book , Page
Sheet One of One

Owner's Certification and Dedication:
I, Jessica Farrell, hereby certify that I am the owner of the lands comprised within "Starting Point, A Replat of a Portion of Tract 31" as described herein, and hereby consent to the subdivision thereof as shown. We hereby dedicate to the public, forever: all Public Utility Easements.

Jessica Farrell _____ witness
P.O. Box 101
Morriston, Florida 32668 _____ witness

Acknowledgment: (State of Florida, County of Levy)

I hereby certify that on this day personally appeared before me, Jessica Farrell, 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 _____ day of _____, 2025.

My Commission Expires: _____ NOTARY PUBLIC

Consent of Mortgagee:

United Wholesale Mortgage, LLC, holder of that certain mortgage as recorded in O.R.B. 1773, page 567 of the public records of Levy County, State of Florida, do hereby consent to this plat and join in the dedication as shown herein.

United Wholesale Mortgage, LLC _____ witness
585 South Boulevard E
Pontiac, Michigan 48341 _____ witness

Acknowledgment:

(State of _____ County of _____)

I hereby certify that on this day personally appeared before me, _____, 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 _____ day of _____, 2025.

My Commission Expires: _____ NOTARY PUBLIC

Surveyor's Certificate:

I do hereby certify that this plat of "Starting Point, A Replat of a Portion of Tract 31" is a true and correct representation of the hereon described property according to a survey made under my responsible direction and supervision dated 01/06/2025, and that this plat complies with all survey requirements of Chapter 177, Part 1, Florida Statutes.

Date: _____
Stephen M. McMullen, P.S.M. 444 NW Main Street
Professional Surveyor & Mapper Williston, Florida, 32696
Florida Certificate No. 5469 Phone: (352) 528-6277
McMullen Surveying, Inc.
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 _____ Date: _____

Chairman - Levy County Planning Commission _____ Date: _____

Water & Sewer Requirements: I hereby certify that lot sizes shown in this subdivision comply with requirements of Chapter 381 F.S. and Chapter 52-6, 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.

Levy County Health Department _____ Date: _____

Road Requirements: _____ Date: _____

Administrative Coordinator - Levy County Road Department _____ Date: _____

Property Appraiser: _____ Date: _____

Levy County Property Appraiser _____ Date: _____

Form and Legality: _____ Date: _____

Levy County Attorney _____ Date: _____

Commission: _____ Date: _____

Chairman - Board of County Commissioners _____ Date: _____

Review by Surveyor & Mapper: This is to certify that I have reviewed the plat for conformity to Part 1, Chapter 177, Florida Statutes, but have not verified survey data.

Donald A. Corwell _____ Date: _____
Florida Certification No. 6071

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 _____, 2025.

Clerk of the Circuit Court _____ Deputy Clerk _____

Description: (Per Commitment)

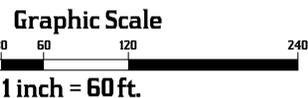
The Land referred to herein below is situated in the County of LEVY, State of FL and is described as follows:

A portion of Tract 31 of STARTING POINT SUBDIVISION, as recorded in Plat Book 6, Pages 69-71, of the public records of Levy County, Florida, said portion more particularly described as follows:

Beginning at the NE corner of said Tract 31; thence S. 00 deg. 54 min. 45 sec. E. along the East boundary line of said Tract 31, 936.24 feet; thence N. 89 deg. 39 min. 45 sec. W. 472.52 feet to the East right-of-way line of STARTING POINT BOULEVARD and the point of curvature of a non-tangent curve, concave Southwesterly, having as its elements a central angle of 01 deg. 27 min. 32 sec., a radius of 2230.00 feet, a chord bearing of N. 00 deg. 04 min. 04 sec. W., and a chord distance of 56.78 feet, thence Northwesterly, along and with the arc of said curve, 56.78 feet; thence N. 00 deg. 47 min. 50 sec. W. along said right-of-way line, 580.00 feet; thence N. 10 deg. 30 min. 46 sec. E., 101.98 feet; thence N. 00 deg. 47 min. 50 sec. W., 173.51 feet to the point of curvature of a tangent curve concave Southeasterly, having as its elements a central angle of 91 deg. 08 min. 05 sec. and a radius of 25.00 feet; thence Northwesterly, along and with the arc of said curve, 39.76 feet to the point of tangency of said curve and the South right-of-way line of County Road No. 326; thence S. 89 deg. 39 min. 45 sec. E., along said right-of-way line 424.40 feet to the Point of Beginning.

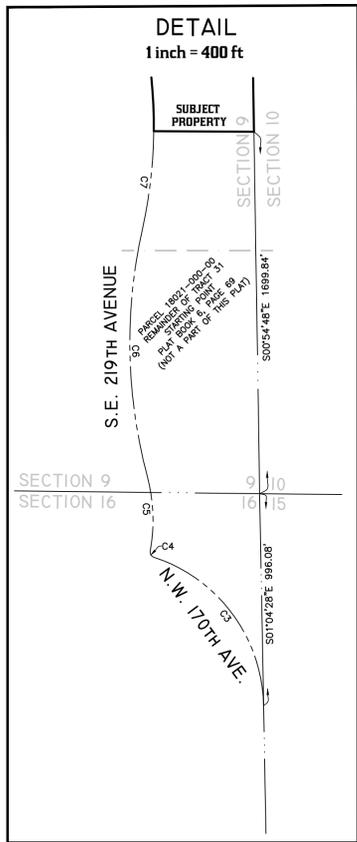
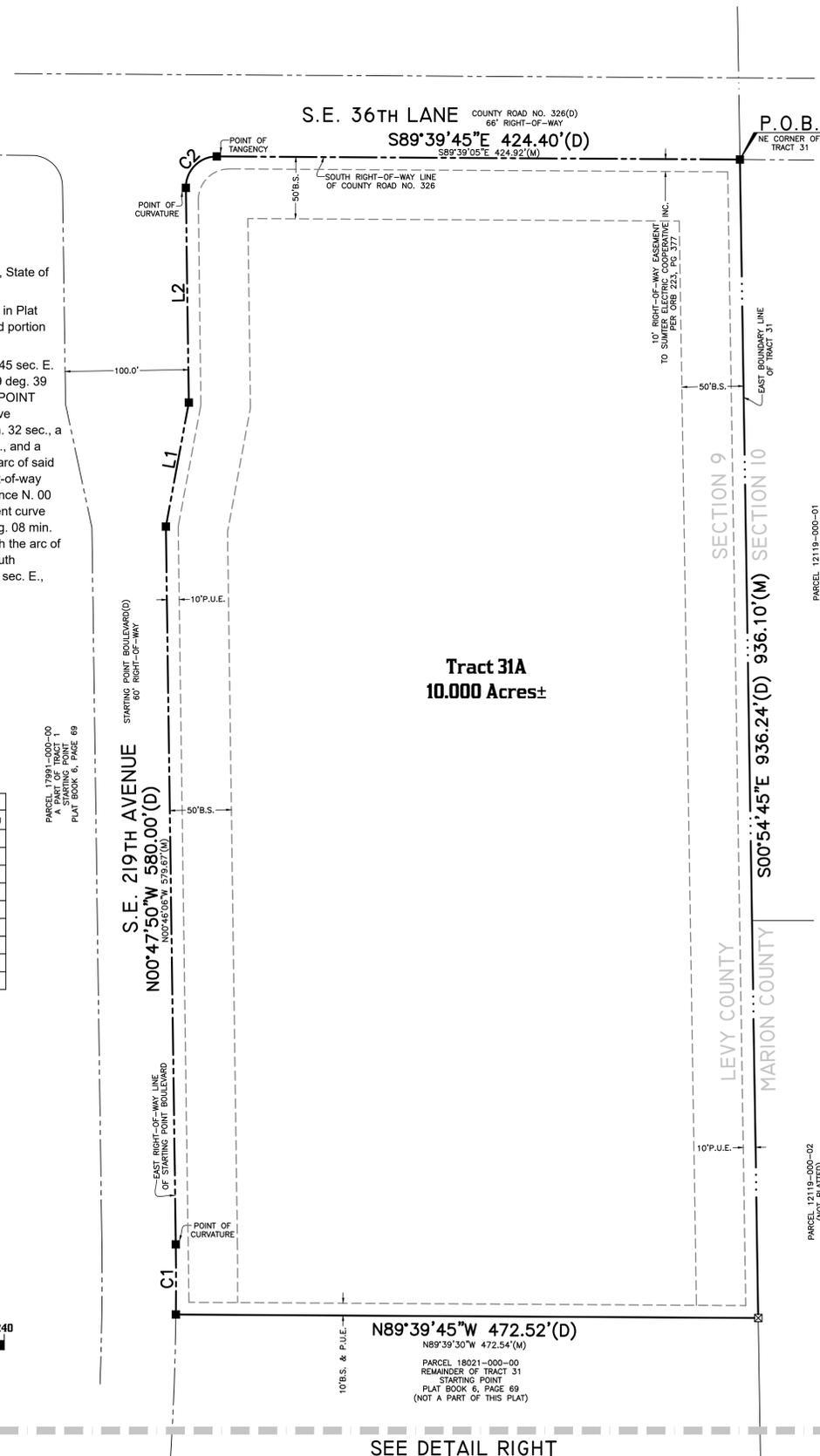
L1= N10°30'46"E 101.98'(D)
N10°27'07"E 102.18'(M)
L2= N00°47'50"W 173.51'(D)
N00°58'05"W 173.93'(M)

Curve #	Radius	Arc Length	Tangent	Central Angle	Chord	Chord Bearing
C1(D)	2230.00'	56.78'	28.39'	001°27'32"	56.78'	N00°04'04"W
C1(M)	2230.00'	56.78'	28.39'	001°27'32"	56.88'	N00°18'10"W
C2(D)	25.00'	39.76'	25.51'	091°08'05"	35.71'	N44°46'27"E
C2(M)	25.00'	39.76'	25.51'	091°08'05"	35.39'	N45°22'32"E
C3(P)	747.43'	926.79'	533.58'	071°02'42"	868.54'	N36°35'49"W
C4(P)	25.00'	35.95'	21.88'	082°23'33"	32.93'	N30°55'24"W
C5(P)	810.00'	356.87'	181.38'	025°14'36"	353.99'	N02°20'55"W
C6(P)	2420.00'	1167.42'	595.30'	027°38'23"	1156.14'	N01°09'02"W
C7(P)	2230.00'	467.35'	263.28'	013°28'00"	466.49'	N05°56'10"E



Preliminary Plat Approved by BOCC 04/08/2025
Preliminary Plat Approved by Planning Commission 04/07/2025
Preliminary Plat Revised Per County Comment 03/19/2025
Preliminary Plat Revised Per County Comment 03/18/2025
Preliminary Plat Revised 02/25/2025

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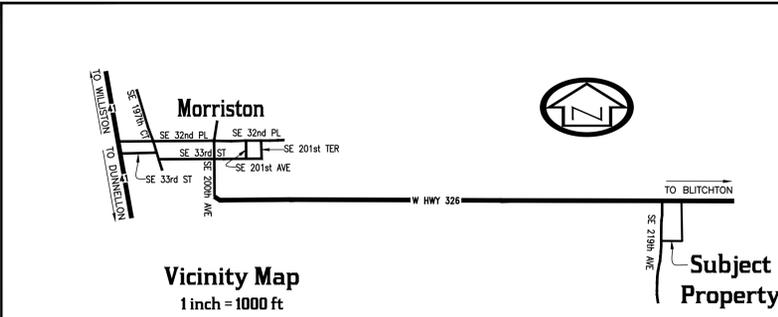
NOTES:

- Bearings herein are based on an assumed value of South 00°54'45" East, for the East line of Tract 31, 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 PLANNING DEPARTMENT.
- A 10 FOOT WIDE PUBLIC UTILITY EASEMENT EXISTS ON ALL FRONT AND SIDE LOT LINES FOR ELECTRIC, TELEPHONE, CABLE TELEVISION, AND OTHER PUBLIC UTILITIES.

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.

- LEGEND:
- = 4"x4" CONC. MONUMENT FOUND (NO IDENT.) (ACCEPTED AS P.R.M.)
 - ⊠ = 4"x4" CONC. MONUMENT FOUND (UNREADABLE) (ACCEPTED AS P.R.M.)
 - = 4"x4" CONC. MONUMENT SET (P.R.M.)
 - = P.R.M., P.C.P., McMullen P.S.M. 5469"
 - = IRON MARKER FOUND
 - = 1/2" IRON ROD SET "McMullen P.S.M. 5469"
 - B.S. = BUILDING SETBACK
 - IDENT. = IDENTIFICATION
 - (R.B.) = REFERENCE BEARING
 - P.O.C. = POINT-OF-COMMENCEMENT
 - P.O.B. = POINT-OF-BEGINNING
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
 - P.C.P. = PERMANENT CONTROL POINT
 - A.K.A. = ALSO KNOWN AS
 - f.k.g. = FORMERLY KNOWN AS
 - F.I.R.M. = FEDERAL INSURANCE RATE MAP
 - (R) = RADIAL
 - CONC. = CONCRETE
 - BS = BUILDING SETBACK
 - O.R.B. = OFFICIAL RECORDS BOOK
 - PG. = PAGE
 - N.T.S. = NOT TO SCALE
 - F.E.M.A. = FEDERAL EMERGENCY MANAGEMENT AGENCY
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - (M) = MEASURED
 - (D) = DEED
 - D.O.T. = DEPARTMENT OF TRANSPORTATION



SEE DETAIL RIGHT

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