



Levy County Board of County Commission
Planning and Zoning Department
320 Mongo Street, Bronson, Florida, 32621
Office: 352.486.5203

Final Plat Application

Filing Date: 4/25/25

Petition Number: _____

PP Fee: \$500.00

TO THE LEVY COUNTY PLANNING COMMISSION

Application is hereby made to the 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:

Owner(s) Name: Jessica Farrell

Owner(s) Address: P.O. Box 101 Morriston, Florida 32668

Owner(s) Telephone: (386) 288-8090 Email: Jessicajean0202@gmail.com

Applicant Name: Jessica Farrell

Applicant Address: P.O. Box 101 Morriston, Florida 32668

Applicant Telephone: (386) 288-8090 Email: Jessicajean0202@gmail.com

Agent Name (if applicable): McMillen Surveying, Inc.

Agent Address: 444 N.W. Main Street Williston, Florida 32696

Agent Telephone: (352) 528-6277 Email: jobs@mcsurveying.com

Parcel ID Number(s): 18021-001-00 Acreage 10.000

_____ Acreage _____

_____ Acreage _____

_____ Acreage _____

_____ Acreage _____

Total Acreage: 10.000

Section/Township/Range: 09-14-19

Locational Description (Please attach copy of legal description or existing plat if property in question is a re-subdivision:

A Part of Tract 31, Staring Point, See Attached



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Proposed Use of Property:

Residential

Current Zoning Designation: A/RR

Proposed Zoning: A/RR

Number of Lots: 1

Do you propose deed restrictions?

Yes ☐

No ☒

What type of sewage disposal do you propose? Septic

List all proposed improvements, utilities and state your intention to install or post a guarantee prior to actual installation:

none

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.

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. 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. Any information changes must be submitted in writing to the Levy county Planning & Zoning Department and received one week prior to the Planning Commission Public Hearing.

- | | |
|---|---|
| <input checked="" type="checkbox"/> (1) Final Plat Application | <input type="checkbox"/> (4) Surface water permit or exemption |
| <input checked="" type="checkbox"/> (2) Property Deed (the most recent of the property requested to be subdivided, obtained at the Clerk of Court's Office or property statement from Tax Collector's Office) | <input type="checkbox"/> (5) Signed and sealed boundary surveys (office, road and bridge and engineering) |
| <input checked="" type="checkbox"/> (3) Location map identifying subject parcel with either a color or pattern | <input type="checkbox"/> (6) current title opinion |

NOTE: Being located within a municipal service district may delay your plat being placed on the agenda, as review and comment from the appropriate municipality is required before scheduling can be done.



Final Plat Application Instructions

Step 1: Plat Review (Must submit plat (s) on the third Friday of the month to be reviewed on the 1st Thursday of the next month)

- ☐ Submit three (3) paper copies (**must be signed and sealed**) of the proposed plat for review by the County Engineer, Road Department and Planning and Zoning Director 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.
- ☐ Submit one original and three copies of the completed concurrency form along with the required fee.
- ☐ Fee in the amount of \$400.00 - **MUST BE PAID AT SUBMITTAL OF THE PLATS FOR PLAT REVIEW.**
- ☐ Schedule Plat Review Meeting: _____

Step 2: Plat Submittal (after the go ahead from Plat Review meeting)

- (a) 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.**
- (b) Twelve (12) copies of the Preliminary Plat with corrections that were recommended by the Plat Review Committee and one electronic version. (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, 3-HOLE PUNCHED AS NECESSARY OR IN A JACKET SLEEVE AND BOUND FOR SUBMITTAL AND RETURNED NO LATER THAN TWO WEEKS PRIOR TO THE SCHEDULED MEETING.

- (c) Applications may be submitted as follows:



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In person or by mail: Levy County Planning and Zoning Department at 320 Mongo Street, Bronson, FL 32621

(d) **Public notice and public hearings.** Notice of public hearings shall be given in accordance with secs. 50-2 and 50-3.

(e) The zoning official and the applicant (in person, by agent or by attorney) shall appear at the hearings. At the completion of its public hearing, the planning commission will make a recommendation regarding the preliminary plat petition to the board. The board will then hold a public hearing on the preliminary plat petition. At the completion of its public hearing, the board may approve or deny (with brief statement of reasons therefor) the petition.

I KH, 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: 4/22/25

OFFICE USE ONLY:

Planning Commission Public Hearing Date: _____

Planning Commission Action: Approval ☐ Denial ☐

BOCC Public Hearing Date: _____

BOCC Action: Approval ☐ Denial ☐

STARTING POINT

SHEET 2 OF 3 SHEETS

STARTING POINT

COUNTY ROAD NO. 326
S. 89° 39' 45" E. 1329.91'



Alvin T. Gloer

Alvin T. Gloer UAHO SURVIVORS, INC. TELEPHONE 800-235-2660
 POST OFFICE BOX 1242 SAJINE, UTAH 84055
 LOCAL 4, FLORISSA 3008

—NOT SUBDIVIDED—

LEVY COUNTY
MARION COUNTY

MATCH

CENTER OF SECTION 17,
TWP 14 S., RGE 19 E

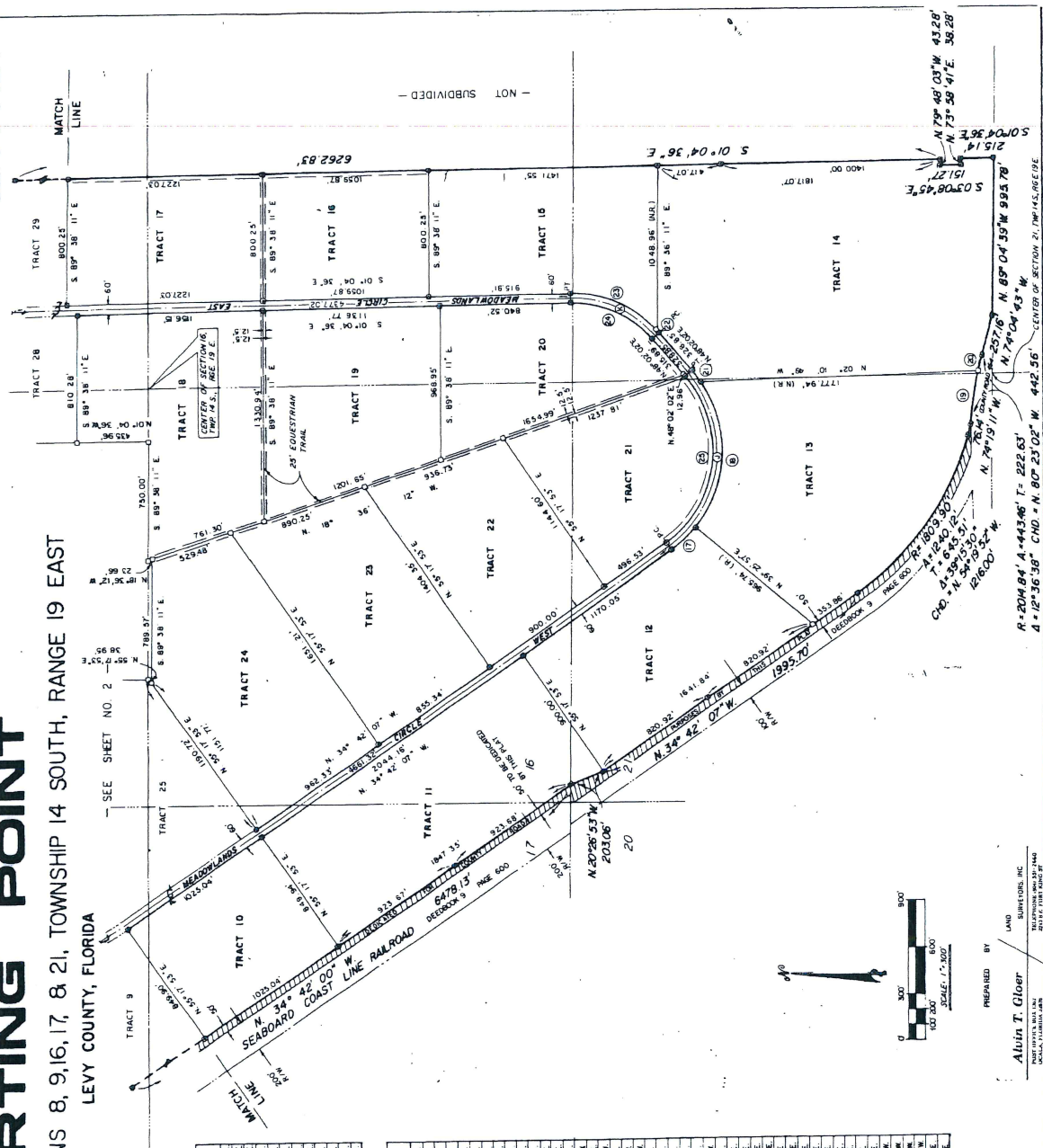
- SEE SHEET NO 3 -

6-20

A SUBDIVISION IN SECTIONS 8, 9, 16, 17 & 21, TOWNSHIP 14 SOUTH, RANGE 19 EAST
LEVY COUNTY, FLORIDA

STARTING POINT

A SUBDIVISION IN SECTIONS 8, 9, 16, 17 & 21, TOWNSHIP 14 SOUTH, RANGE 19 EAST
LEVY COUNTY, FLORIDA

C CURVE DATA

SPECK	RADIUS	OSL L- ANGLE	ARC LENGTH	TANGENT	CHORD	CHORD BEARING
A	2240.00	139.18 0.56	517.08	259.74	515.89	N 0.53 56.10 E
B	2400.00	279.36 0.56	118.19	6.02 16.67	170.47	S 0.59 02.02 E
C	780.00	279.36 0.56	383.35	200.95	380.19	S 0.59 02.12 E
D	780.00	79.95 0.56	985.15	514.24	983.55	N 50.52 07.58 E
E	1500.00	279.36 0.56	935.35	470.56	934.66	N 50.52 07.58 E
F	400.00	179.96 0.56	1362.37	688.46	1361.21	N 89.99 01.56 E
G	400.00	10.00 0.56	1362.37	688.46	1376.10	S 89.99 01.56 E
H	400.00	180.00 0.56	678.93	275.00	678.93	N 0.00 00.00 E
I	740.00	125.00 0.56	616.58	146.19	614.66	N 27.49 45.15 E
J	750.00	97.97 0.56	1239.37	624.96	1235.70	S 0.59 02.02 E
K	750.00	97.97 0.56	603.00	310.50	603.00	S 0.59 02.02 E

CURVE		DATA				
CURVE NO.	RADIUS	DELTA ANGLE	ARC LENGTH	TANGENT	CHORD	CHORD BEARING
1	23400	88°45' 55"	348.76	24.51'	500.96	S 46°13' 48"E
2	21760	87°36' 30"	310.03	22.62'	508.96	N 07°56' 10"E
3	24800	90°00' 00"	198.37	0.0000'	188.90	S 07°56' 10"E
4	23400	88°45' 55"	348.76	24.51'	500.96	N 07°56' 10"E
5	12000	93°13' 14"	142.48	73.71'	147.86	N 87°36' 12"E
6	13400	93°26' 36"	92.85	44.44'	98.65	S 87°36' 12"E
7	27700	88°25' 07"	880.46	44.41'	1024.35	S 87°36' 12"E
8	27700	88°25' 07"	102.94	56.47'	1024.35	S 87°36' 12"E
9	40000	90°00' 00"	102.94	70.00'	1024.35	S 87°36' 12"E
10	40000	90°00' 00"	102.94	70.00'	1024.35	S 87°36' 12"E
11	397000	88°10' 03"	575.16	248.08'	574.66	N 86°12' 46"E
12	79000	33°35' 32"	443.91	233.96'	457.27	N 73°32' 41"E
13	79000	33°35' 32"	443.91	187.56'	366.96	N 43°21' 45"E
14	79000	33°35' 32"	443.91	187.56'	366.96	N 43°21' 45"E
15	79000	33°35' 32"	443.91	201.07'	366.96	S 1°16' 06" 34"E
16	78000	33°15' 59"	431.11'	220.97'	436.02	S 1°16' 06" 34"E
17	76000	34°05' 59"	310.45	103.90'	320.18	S 42°38' 00"E
18	76000	34°05' 59"	363.92	91.94'	371.64	S 42°38' 00"E
19	76000	34°05' 59"	363.92	91.94'	371.64	S 42°38' 00"E
20	20184	90°00' 00"	103.42	37.75'	105.41	N 73°35' 34"E
21	76000	07°13' 39"	83.78	47.86'	95.35	N 73°35' 34"E
22	73000	07°26' 54"	4.68	2.34'	4.68	N 47°31' 07" 02"E
23	73000	07°26' 54"	62.03	33.07'	62.02	N 47°31' 07" 02"E
24	73000	07°26' 54"	62.03	33.07'	62.02	N 47°31' 07" 02"E
25	73000	07°26' 54"	62.03	79.41'	79.46	N 47°31' 07" 02"E
26	73000	62°31' 30"	788.71	443.26'	797.77	N 03°26' 06" 00"E
27	73000	62°31' 30"	788.71	443.26'	797.77	N 03°26' 06" 00"E
28	430000	60°18' 05"	558.65	232.44'	543.84	N 58°10' 46"E
29	397000	04°36' 30"	58.74	32.80'	58.74	N 58°10' 46"E
30	397000	04°36' 30"	58.74	32.80'	58.74	N 58°10' 46"E
31	397000	04°36' 30"	58.74	32.80'	58.74	N 58°10' 46"E
32	260000	09°56' 47"	410.07	22.45'	412.73	S 82°42' 20" 23"E
33	260000	09°56' 47"	410.07	22.45'	412.73	S 82°42' 20" 23"E
34	260000	09°56' 47"	410.07	22.45'	412.73	S 82°42' 20" 23"E
35	260000	09°56' 47"	410.07	22.45'	412.73	S 82°42' 20" 23"E
36	260000	09°56' 47"	410.07	22.45'	412.73	S 82°42' 20" 23"E
37	80000	07°03' 12"	102.44	0.38'	102.44	S 82°42' 20" 23"E
38	80000	07°03' 12"	102.44	0.38'	102.44	S 82°42' 20" 23"E
39	25000	90°00' 00"	39.51	22.29'	39.51	N 07°56' 10"E
40	25000	90°00' 00"	39.51	22.29'	39.51	N 07°56' 10"E
41	25000	90°00' 00"	39.51	22.29'	39.51	N 07°56' 10"E
42	25000	90°00' 00"	39.51	22.29'	39.51	N 07°56' 10"E
43	25000	90°00' 00"	39.51	22.29'	39.51	N 07°56' 10"E
44	242000	27°38' 33"	167.42	265.30'	154.14	N 07°56' 10"E
45	220000	27°38' 33"	167.42	265.30'	154.14	N 07°56' 10"E
46	220000	27°38' 33"	167.42	265.30'	154.14	N 07°56' 10"E
47	220000	27°38' 33"	167.42	265.30'	154.14	N 07°5



First American Title Insurance Company
PO Box 776123
Chicago, IL 60677-6123
Phone: (727)549-3200
Fax: (866)265-4386

**PROPERTY INFORMATION REPORT FOR THE FILING
OF A SUBDIVISION PLAT IN
LEVY County, Florida**

FATIC File No.: 110710222

A search of the Public Records of LEVY County, Florida, through April 17, 2025 at 8:00 a.m. reveals the following with respect to the legal description of the property set out on the subdivision plat of STARTING POINT, A REPLAT OF A PORTION OF TRACT 31 (not yet recorded), said legal description attached hereto as Exhibit "A", and made a part hereof:

A. The last deed of record was dated February 12, 2025 and recorded February 14, 2025 in Official Records Book 1773, Page 564, Public Records of LEVY County, Florida.

B. The record title holder is Jessica Farrell .

C. The name(s) of the record title holder coincides with the name(s) shown as owner(s) on the unrecorded plat of STARTING POINT, A REPLAT OF A PORTION OF TRACT 31 .

D. Unsatisfied mortgages or liens encumbering said property are as follows:

Mortgage recorded in Book 1773, Page 567.

E. Underlying rights of way, easements or plats affecting said property are as follows:

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of STARTING POINT SUBDIVISION, as recorded in Plat Book 6, Page(s) 69-71, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Easement granted to Sumter Electric Cooperative, Inc. by instrument recorded in Book 223, Page 377.

Declaration of Covenants, Conditions and Restrictions recorded in Book 222, Page 468; Book 224, Page 300; Book 469, Page 56; Book 743, Page 126, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

F. Other information regarding said property includes:

Resolution No. 2013-33 as recorded in Book 1297, Page 449.

Resolution No. 2016-055 as recorded in Book 1399, Page 315.

Resolution No. 2017-037 as recorded in Book 1427, Page 654.

Resolution No. 2017-051 as recorded in Book 1434, Page 417.

Resolution No. 2019-056 as recorded in Book 1500, Page 783.

Resolution No. 2020-078 as recorded in Book 1541, Page 850.

G. 2024 Ad valorem taxes on said property are PAID for Tax Parcel I. D. Number 18021-001-00.

**PROPERTY INFORMATION REPORT FOR THE FILING
OF A SUBDIVISION PLAT IN
LEVY County, Florida**

This property information report is made for the purpose of furnishing the information required for the filing of the above referenced subdivision plat in accordance with the provisions of Chapter 177.041 of the Florida Statutes and the requirements of the County Land Development Code. This search of a minimum of 30 years has been prepared expressly for the appropriate governing body as defined by Chapter 177.071 FS and it is not to be relied upon by any other group or person for any other purpose. This report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified in the property information report as the recipients of the property information report.

First American Title Insurance Company



By: _____

Authorized Signatory

Exhibit "A"

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.



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Concurrency Evaluation Application

Applicant Information

Applicant(s) Name Jessica Farrell
Applicant Address P.O. Box 101 Morriston, FL 32668
Applicant Phone (386) 288-8090 Applicant Email Jessicajean0202@gmail.com

Owner Information

Owner(s) Name Jessica Farrell
Owner Address P.O. Box 101 Morriston, FL 32668
Owner Phone (386) 288-8090 Owner Email Jessicajean0202@gmail.com

Project Information

Parcel ID 18021-001-00 Parcel ID _____
Parcel ID _____ Parcel ID _____
Site Address Vacant
Project Name Starting Point, A Part of Tract 31 Replat
Current Use of Parcels _____

Is Project Phased? ☐ Yes ☐ No (If yes, complete the charts below for each phase)

Residential

Type	Phase	Number of Units or Lots	Acres-Size	Beginning Date	Completion Date
Single-family detached		<u>1</u>	<u>10</u>		
Single-Family attached					
Multi-Family					
Condominium					
Other (Specify)					



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Non Residential

Type(s) Specify	Phase	Sq. Footage	Acres-Size	Beginning Date	Completion Date

Statement of Impact on Levels of Service

Traffic

1. Identify any existing roads which provide direct access to the parcel(s) in proposed development. Indicate if roads are paved or unpaved.
SE 36th Lane, paved
SE 219th Avenue, Paved

2. Provide the average daily and peak hour trips to be generated (by phase of development) using the trip generation rate(s) for the appropriate land use(s), as contained in the most recent edition of the ITE Trip Generation Manual.

3. Provide the existing traffic count for all paved road segments within 1/4 mile. **Submit the attached form** for completion or provide the information within a traffic study, if required.
4. **Projects generating equal to or greater than 200 average daily trips, or projects that will impact more than 5% of the maximum service volume for an impacted road segment, shall provide a traffic study examining all roadway segments wholly or partially within ½ mile of the project entrance/exits, or to the nearest intersecting roadway, whichever is greater.**



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Potable Water

(Check applicable category and provide required information)

1. ☐ Water distribution and treatment provided by a municipality, special district or other entity

Name of provider: _____ (Please provide a letter verifying capacity from the service provider for each development phase.)

2. ☐ Privately owned and operated potable water distribution system and treatment plant

Name of Engineer/Firm responsible for design _____
(Show capacity of system in gallons per day and amount of potable water use for project based on county's LOS of 150 gallons per capita per day.)

3. ☒ Individual wells (Please attach letter of verification that the proposed project is eligible for well permitting.)

Sanitary Sewer

(Check applicable category and provide required information)

1. ☐ Central sewage collection and treatment provided by municipality, special district or other entity

Name of provider: _____ (Please provide a letter verifying capacity from the service provider for each development phase.)

2. ☐ Privately owned and operated package treatment plant

Name of Engineer/Firm responsible for design _____
(Show capacity of system in gallons per day and amount of use for project based on county's LOS of 100 gallons per capita per day.)

3. ☒ On-site sewage treatment and disposal system (Please attach a letter of verification that the project is eligible for a septic permit.)

4. Advanced secondary treatment on-site sewage treatment and disposal system

Name of Engineer/Firm responsible for design _____
(Show capacity of system in gallons per day.)



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Stormwater Management

Name of Water Management District with jurisdiction over project Southwest Florida Water Management Dist.

Project Plans are exempt from water management district requirements ☐ Yes ☒ No (If yes, attach verification)

Date project plans have been submitted to Water Management District Not applicable at this time.

Project plans been approved by water management district ☐ Yes ☒ No (If yes, attach ERP)

Solid Waste

1. Estimate the daily generation of solid waste

a. Residential: # 1 units x 2.43 persons per household = 2.43 x 2.8 lbs. = 6.804

b. Non-residential: Estimate based on the type and intensity of the specific use. (Attach documentation of the assumption and calculations in determining the estimated generation rate.)

Recreation

(Residential Only)

Determine recreation demand by using the following formulas (*residential use only*)

a) Public parks and recreation:

1 Residential units x 2.43 persons per households divided by 1,000 x 2 acres = 0.005 acres of demand.

b) Open Space

1 Residential units x 2.43 persons per household divided by 1,000 x 100 acres = 0.243 acres of demand.

Itemize proposed recreational facilities and/or acreage to be provided by applicant, if any: _____

List nearest Levy County or state owned park or recreational facility: _____



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Certification

The undersigned has read the above application and is familiar with the information submitted herein. It is agreed and understood that the undersigned will be held responsible for its accuracy.
Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted with notarized proof of authorization by the owner(s).

Owner/Agent Signature

2/27/25

Date

Owner/Agent Signature

Date

STATE OF FLORIDA COUNTY OF Levy County – The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 27 day of FEB, 2025.

By: KAITLA HOGLE (Printed Name of Individual

Acknowledging) Individual identified by: ☒ Personal Knowledge ☐ Satisfactory Evidence:

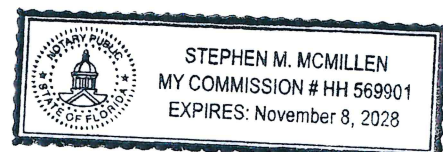
Type: KNOW

Signature of Notary Public - State of Florida

STEPHEN M. MCMILLEN

Printed Name of Notary Public or Stamp

Stamp:





Levy County Board of County Commission
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Road Capacity Analysis

Date _____ Project Name _____

Applicant Name _____

County Roads

(To be completed by Levy County Road Department)

Roadway Segment	Daily Count	LOS Std.	ADT	Trips created by proposed project	Total Traffic	Maximum volume for LOS C	LOS with total impact from project
		C					
		C					
		C					
		C					

State Roads (see FDOT Annual report)

Roadway Segment	Average annual daily county	LOS Std.	ADT	Trips created by proposed project	Total Traffic	Maximum volume for LOS C	LOS with total impact from project

Does this project impact more than 5% of the maximum service volume for an impacted road segment?

☐ Yes ☐ No





Agricultural / Rural Residential

SE 35TH ST

SE 36TH LN

SE 219TH AVE

Agricultural / Rural Residential

Agricultural / Rural Residential

SE 42ND ST

Agricultural / Rural Residential

SE 220TH AVE

547 ft

THIS INSTRUMENT PREPARED BY AND RETURN TO:

H. Randolph Klein, Esq.

Klein & Klein, PLLC

40 SE 11th Avenue

Ocala, Florida 34471

Our File No.: **R2024295**

Property Appraisers Parcel Identification (Folio) Number: **18021-001-00**

Florida Documentary Stamps in the amount of **\$2,373.00** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 12 day of February, 2025 by KEVIN M. D'ABATE, a single man, whose post office address is 13101 NW 82nd Street Road, Ocala, FL 34482 herein called the Grantor, to JESSICA FARRELL whose post office address is P.O. Box 101, Morriston, FL 32668, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in LEVY County, State of Florida, viz.:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restrictions and reservations of record which are not intended to be reimposed hereby and taxes for the year 2025 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature
LAURA VAZQUEZ-PAGAN

KEVIN M. D'ABATE

Witness #1 Printed Name
40 SE 11th Ave Ocala, FL 34471

Witness #1 Post Office Address

Witness #2 Signature
RENEE L WOLCOTT

Witness #2 Printed Name
40 SE 11th Ave Ocala, FL 34471

Witness #2 Post Office Address

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12 day of February, 2025, by KEVIN M. D'ABATE who is personally known to me OR has produced FL DL as identification.

SEAL
My Commission Expires:

Notary Public
Printed Notary Name

LAURA VAZQUEZ PAGAN
Commission # HH 444080
Expires October 17, 2027

Exhibit "A"

LEGAL DESCRIPTION

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.



McMillen Surveying, Inc.

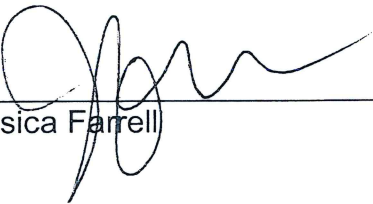
444 Northwest Main Street
Williston, Florida, 32696
Office: 352 528-6277

February 25, 2025

State of Florida
County of Levy

I, Jessica Farrell, hereby give McMillen Surveying, Inc, the authority to act as my Authorized Agent to facilitate the **Platting Process** upon "Starting Point, A Part of Tract 31 Replat" on the following parcel lying in Section 9, Township 14 South, Range 19 East, Levy County, Florida:

Parcel ID# 18021-001-00, Morriston.



Jessica Farrell

Date: 2.25.25

Notary Public, State of Florida
At Large



My Commission Expires: 11-3-28

