

M Preliminary Plat Created 12/8/2021 SJCM
Revised Per Comments 1/28/2022 SJCM
Final Plat Created 4/26/2022 SJCM
Final Plat Revised per Comments 12/7/2023 SJCM

M & T FAMILY HOMESTEAD

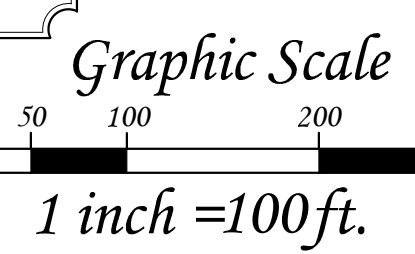
LYING IN THE NORTHEAST 1/4 OF SECTION
13, TOWNSHIP 11 SOUTH, RANGE 17 EAST,
LEVY COUNTY, FLORIDA

NOTES:
1. Bearings herein are based on an assumed value of North 90°00'00" East, for the North line of Section 13, said bearing is for Computational Purposes Only.
2. THE MAXIMUM ERROR OF CLOSURE DOES NOT EXCEED 1 : 10,000".
3. BUILDING SETBACKS TO BE VERIFIED THROUGH PLANNING DEPARTMENT.
4. NO SINKHOLES WERE OBSERVED WHILE SURVEYING THIS PROPERTY.
5. THE DEDICATION OF THIS SUBDIVISION DOES NOT HARM THE APPARENT ABILITY OF NATIVE WILDLIFE POPULATIONS TO COEXIST WITH THE PROPOSED DEVELOPMENT.
6. A 10 FOOT WIDE PUBLIC UTILITY EASEMENT SHOWN HEREON ARE 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 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.

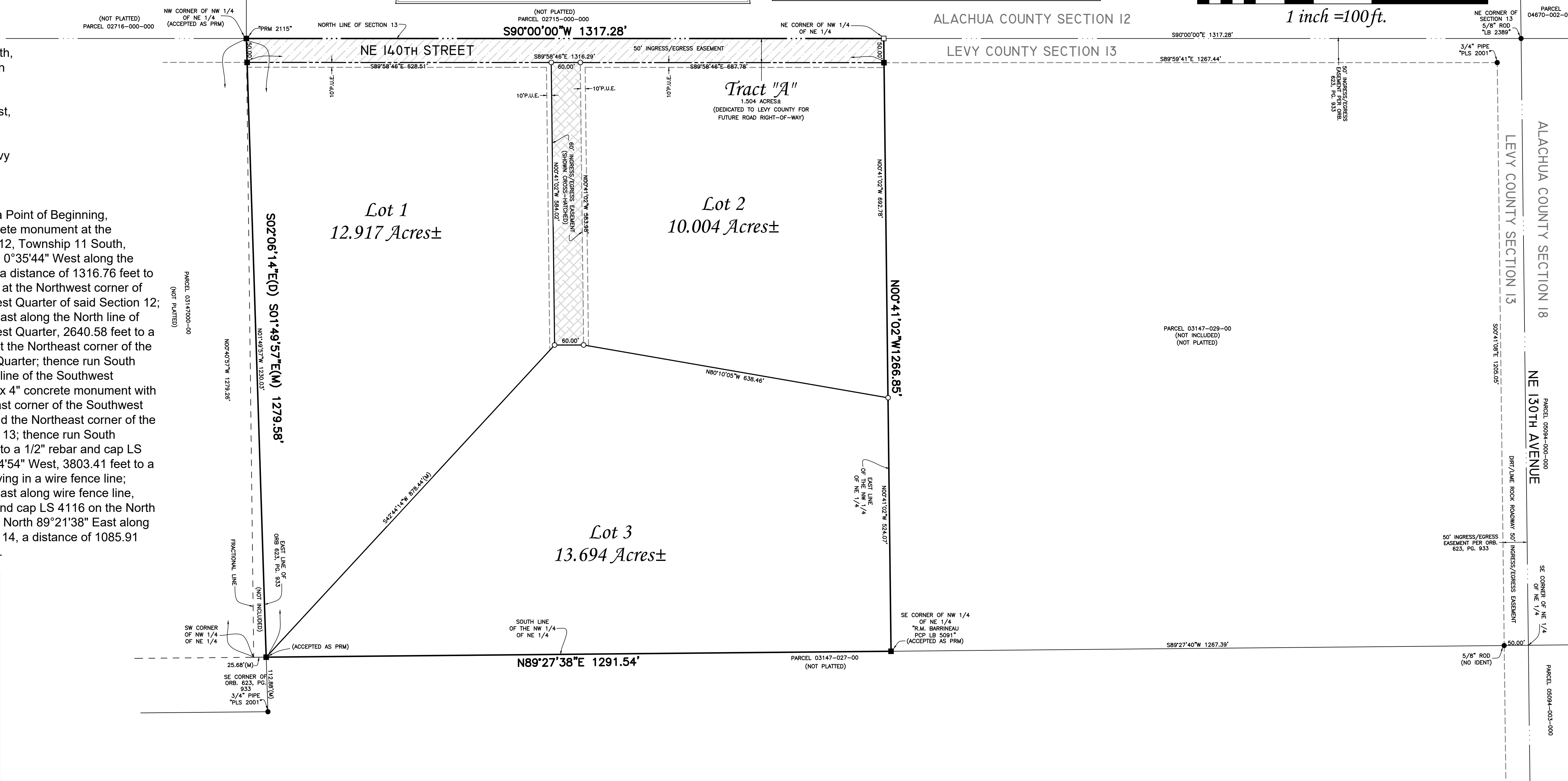
NOTICE: THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12075C 0309F, EFFECTIVE: 11/02/2012.

Plat Book , Page
Sheet One of One



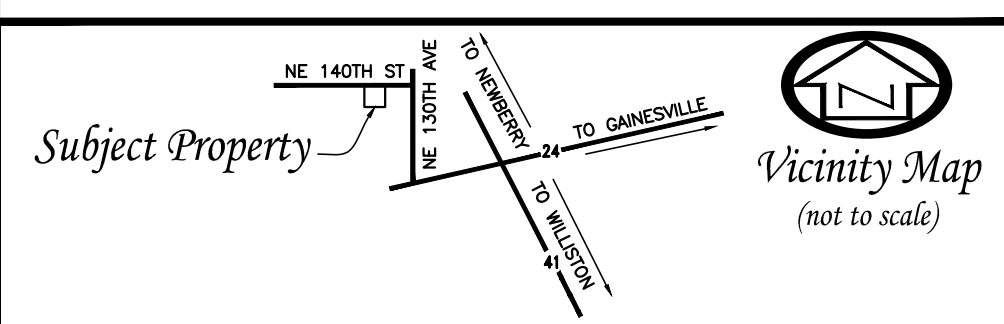
Description (Per Commitment)
The NW 1/4 of NE 1/4 of Section 13, Township 11 South, Range 17 East, Levy County, Florida, LESS any portion thereof lying within the following described property:
That portion of the below described land which lies in Sections 13 and 14, Township 11 South, Range 17 East, Levy County, Florida:
A parcel of land situated in Sections 12, 13 and 14 of Township 11 South, Range 17 East in Alachua and Levy Counties, Florida; being more particularly described as follows:

For a point of reference and a Point of Beginning, commence at a 4" x 4" Concrete monument at the Southwest corner of Section 12, Township 11 South, Range 17 East and run North 0°35'44" West along the West line of said Section 12, a distance of 1316.76 feet to a 4" x 4" concrete monument at the Northwest corner of the South half of the Southwest Quarter of said Section 12; thence run North 89°37'42" East along the North line of the South half of the Southwest Quarter, 2640.58 feet to a 1/2" rebar and cap LB 5075 at the Northeast corner of the South half of the Southwest Quarter; thence run South 0°20'39" East along the East line of the Southwest Quarter, 1322.27 feet to a 4" x 4" concrete monument with cap PLS 2115 at the Southeast corner of the Southwest Quarter of said Section 12 and the Northeast corner of the Northwest Quarter of Section 13; thence run South 02°06'14" East, 1392.43 feet to a 1/2" rebar and cap LS 4116; thence run South 89°44'54" West, 3803.41 feet to a 1/2" rebar and cap LS 4116 lying in a wire fence line; thence run North 01°18'30" East along wire fence line, 1384.87 feet to a 1/2" rebar and cap LS 4116 on the North line of Section 14; thence run North 89°21'38" East along the North line of said Section 14, a distance of 1085.91 feet to the Point of Beginning.



Owner's Certification and Dedication:
We, Robert C. Morrison, Georgia S. Morrison, Joshua Ryan Morrison, Lindsay Morrison, Robert Norwood Terrell, Jr., and Michelle Marie Terrell, hereby certify that we are the owners of the lands comprised within "M & T Family Homestead" as described herein, and hereby consent to the subdivision thereof as shown. We hereby dedicate to the public, forever: all Public Utility Easements and Tract "A".

ROBERT C. MORRISON 9326 NW 17TH PL GAINESVILLE, FL 32606	witness
GEORGIA S. MORRISON 9326 NW 17TH PL GAINESVILLE, FL 32606	witness
JOSHUA RYAN MORRISON 9326 NW 17TH PL GAINESVILLE, FL 32606	witness
LINDSAY MORRISON 9326 NW 17TH PL GAINESVILLE, FL 32606	witness
ROBERT NORWOOD TERRELL, JR. 9326 NW 17TH PL GAINESVILLE, FL 32606	witness
MICHELLE MARIE TERRELL 9326 NW 17TH PL GAINESVILLE, FL 32606	witness



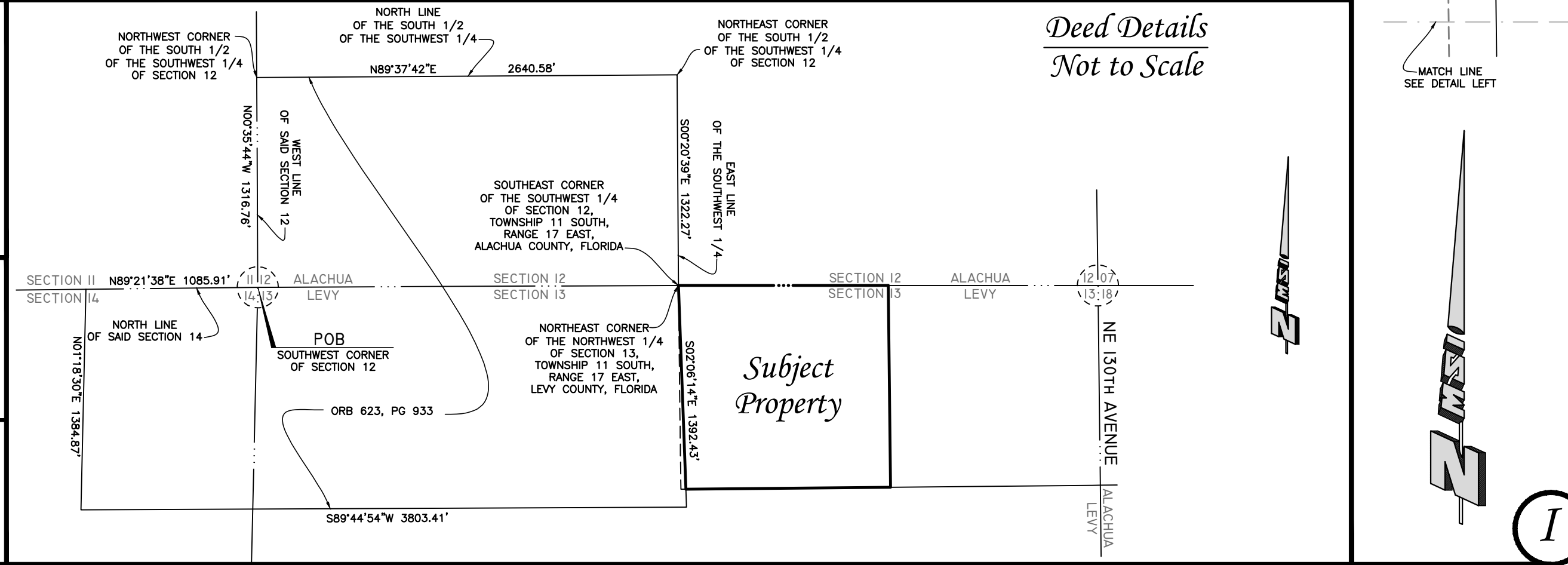
LEGEND:
■ = 4"x4" CONC. MONUMENT FOUND "PRM 2001 P.C.P. D.M. CROFT" (UNLESS NOTED)
● = IRON MARKER FOUND
○ = 1/2" IRON ROD SET MARKED "MCMILLEN P.S.M. 5469"
□ = 4"x4" CONC. MONUMENT SET "MCMILLEN P.S.M. 5469" (UNLESS NOTED)
PC = PAGE
(M) = MEASURED
(D) = DESCRIPTION
(P) = PLAT
△ = NAIL & DISK SET "PRM PCP "MCMILLEN P.S.M. 5469"
(C) = CALCULATED
IDENT. = IDENTIFICATION
(R.B.) = REFERENCE BEARING
P.O.C. = POINT-OF-COMMENCEMENT
P.O.B. = POINT-OF-BEGINNING
P.U.E. = PUBLIC UTILITY EASEMENT
P.U.&D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
B.S. = BUILDING SETBACK
P.R.M. = PERMANENT REFERENCE MONUMENT
ORB = OFFICIAL RECORDS BOOK

Acknowledgment: (State of Florida, County of Levy)
I hereby certify that on this day personally appeared before me, Robert C. Morrison, Georgia S. Morrison, Joshua Ryan Morrison, Lindsay Morrison, Robert Norwood Terrell, Jr., and Michelle Marie Terrell, who are 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 _____, 2024.
Commission Number: _____
Printed: _____
Signature: _____
County of: _____ State of: _____ My Commission Expires: _____

Consent of Mortgagee:
Farm Credit of Florida, ACA, the holder of that certain mortgage as recorded in O.R.B. 1612, page 250, of the public records of Levy County, State of Florida, do hereby consent to this plat and join in the dedication as shown herein.
Farm Credit of Florida, ACA
11903 Southern Blvd Suite 200
West Palm Beach, FL 33421
witness
witness
Acknowledgment: (State of Florida, County of Levy)
I, hereby certify that on this day personally appeared before me, _____, who are 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 _____, 2024.
Commission Number: _____
Printed: _____
Signature: _____
County of: _____ State of: _____ My Commission Expires: _____

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
Chairman - Levy County Planning Commission
Water & Sewer Requirements: I hereby certify that lot sizes shown in this subdivision comply with requirements of Chapter 381.272 F.S. and Chapter 54E-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
Road Requirements:
Administrative Coordinator - Levy County Road Department
Property Appraiser:
Levy County Property Appraiser
Form and Legality:
Levy County Attorney
Commission:
Chairman - Board of County Commissioners

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.
Date: _____
Donald A. Carwell, PSM
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 _____, 2024.
Clerk of the Circuit Court Deputy Clerk



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