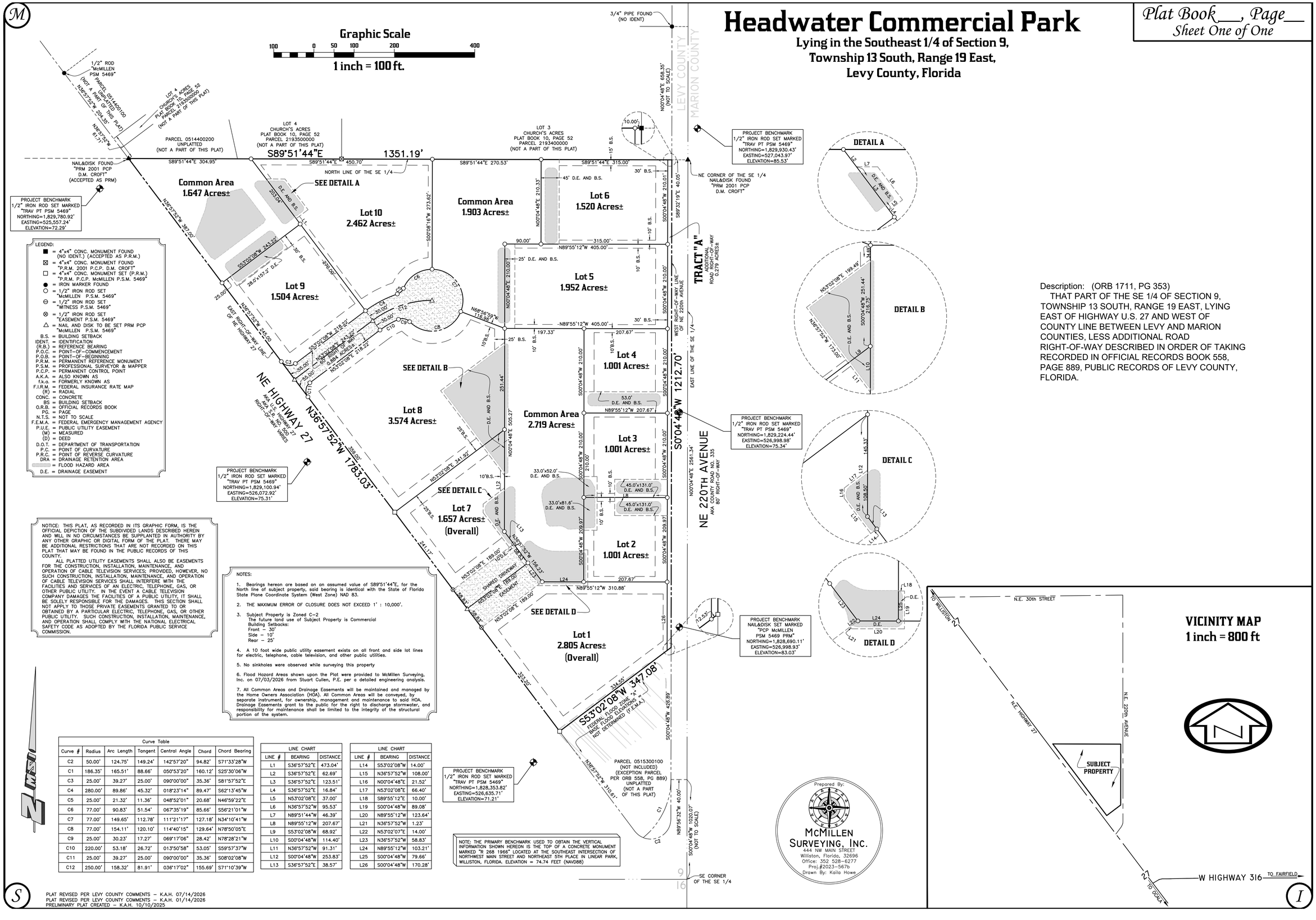
PRELIMINARY PLAT - NOT FOR FINAL RECORDING

Headwater Commercial Park

Lying in the Southeast 1/4 of Section 9, Township 13 South, Range 19 East, Levy County, Florida

Plat Book___, Page___
Sheet One of One

Graphic Scale
100 0 50 100 200 400
1 inch = 100 ft.



LEGEND:
- ■ = 4"x4" CONC. MONUMENT FOUND (NO IDENT.) (ACCEPTED AS P.R.M.)
- ⊠ = 4"x4" CONC. MONUMENT FOUND "P.R.M. 2001 P.C.P. D.M. CROFT"
- □ = 4"x4" CONC. MONUMENT SET (P.R.M.) "P.R.M. P.C.P. McMILLEN P.S.M. 5469"
- ● = IRON MARKER FOUND
- ○ = 1/2" IRON ROD SET "McMILLEN P.S.M. 5469"
- ⊖ = 1/2" IRON ROD SET "WITNESS P.S.M. 5469"
- ⊗ = 1/2" IRON ROD SET "EASEMENT P.S.M. 5469"
- △ = NAIL AND DISK TO BE SET PRM PCP "McMILLEN 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.a. = 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
- P.C. = POINT OF CURVATURE
- P.R.C. = POINT OF REVERSE CURVATURE
- DRA = DRAINAGE RETENTION AREA
- = FLOOD HAZARD AREA
- D.E. = DRAINAGE EASEMENT

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.

NOTES:

1. Bearings hereon are based on an assumed value of S89°51'44"E, for the North line of subject property, said bearing is identical with the State of Florida State Plane Coordinate System (West Zone) NAD 83.
2. THE MAXIMUM ERROR OF CLOSURE DOES NOT EXCEED 1' : 10,000'.
3. Subject Property is Zoned C-2
   The future land use of Subject Property is Commercial
   Building Setbacks:
   Front – 30'
   Side – 10'
   Rear – 25'
4. A 10 foot wide public utility easement exists on all front and side lot lines for electric, telephone, cable television, and other public utilities.
5. No sinkholes were observed while surveying this property
6. Flood Hazard Areas shown upon the Plat were provided to McMillen Surveying, Inc. on 07/03/2026 from Stuart Cullen, P.E. per a detailed engineering analysis.
7. All Common Areas and Drainage Easements will be maintained and managed by the Home Owners Association (HOA). All Common Areas will be conveyed, by separate instrument, for ownership, management and maintenance to said HOA. Drainage Easements grant to the public for the right to discharge stormwater, and responsibility for maintenance shall be limited to the integrity of the structural portion of the system.

NOTE: THE PRIMARY BENCHMARK USED TO OBTAIN THE VERTICAL INFORMATION SHOWN HEREON IS THE TOP OF A CONCRETE MONUMENT MARKED "R 268 1966" LOCATED AT THE SOUTHEAST INTERSECTION OF NORTHWEST MAIN STREET AND NORTHEAST 5TH PLACE IN LINEAR PARK, WILLISTON, FLORIDA. ELEVATION = 74.74 FEET (NAVD88)

Curve Table

Curve #	Radius	Arc Length	Tangent	Central Angle	Chord	Chord Bearing
C2	50.00'	124.75'	149.24'	142°57'20"	94.82'	S71°33'28"W
C1	186.35'	165.51'	88.66'	050°53'20"	160.12'	S25°30'06"W
C3	25.00'	39.27'	25.00'	090°00'00"	35.36'	S81°57'52"E
C4	280.00'	89.86'	45.32'	018°23'14"	89.47'	S62°13'45"W
C5	25.00'	21.32'	11.36'	048°52'01"	20.68'	N46°59'22"E
C6	77.00'	90.83'	51.54'	067°35'19"	85.66'	S56°21'01"W
C7	77.00'	149.65'	112.78'	111°21'17"	127.18'	N34°10'41"W
C8	77.00'	154.11'	120.10'	114°40'15"	129.64'	N78°50'05"E
C9	25.00'	30.23'	17.27'	069°17'06"	28.42'	N78°28'21"W
C10	220.00'	53.18'	26.72'	013°50'58"	53.05'	S59°57'37"W
C11	25.00'	39.27'	25.00'	090°00'00"	35.36'	S08°02'08"W
C12	250.00'	158.32'	81.91'	036°17'02"	155.69'	S71°10'39"W

LINE CHART

LINE #	BEARING	DISTANCE
L1	S36°57'52"E	473.04'
L2	S36°57'52"E	62.69'
L3	S36°57'52"E	123.51'
L4	S36°57'52"E	16.84'
L5	N53°02'08"E	37.00'
L6	N36°57'52"W	95.53'
L7	N89°51'44"W	46.39'
L8	N89°55'12"W	207.67'
L9	S53°02'08"W	68.92'
L10	S00°04'48"W	114.40'
L11	N36°57'52"W	91.31'
L12	S00°04'48"W	253.83'
L13	S36°57'52"E	38.57'

LINE CHART

LINE #	BEARING	DISTANCE
L14	S53°02'08"W	14.00'
L15	N36°57'52"W	108.00'
L16	N00°04'48"E	21.52'
L17	N53°02'08"E	66.40'
L18	S89°55'12"E	10.00'
L19	S00°04'48"W	89.08'
L20	N89°55'12"W	123.64'
L21	N36°57'52"W	1.23'
L22	N53°02'07"E	14.00'
L23	N36°57'52"W	58.83'
L24	N89°55'12"W	103.21'
L25	S00°04'48"W	79.66'
L26	S00°04'48"W	170.28'

Description: (ORB 1711, PG 353)
THAT PART OF THE SE 1/4 OF SECTION 9, TOWNSHIP 13 SOUTH, RANGE 19 EAST, LYING EAST OF HIGHWAY U.S. 27 AND WEST OF COUNTY LINE BETWEEN LEVY AND MARION COUNTIES, LESS ADDITIONAL ROAD RIGHT-OF-WAY DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 558, PAGE 889, PUBLIC RECORDS OF LEVY COUNTY, FLORIDA.

Prepared By:
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Williston, Florida, 32696
Office: 352 528-6277
Proj.#2023-567b
Drawn By: Kaila Howe

PLAT REVISED PER LEVY COUNTY COMMENTS – K.A.H. 07/14/2026
PLAT REVISED PER LEVY COUNTY COMMENTS – K.A.H. 01/14/2026
PRELIMINARY PLAT CREATED – K.A.H. 10/10/2025