

PRELIMINARY PLAT - NOT FOR FINAL RECORDING

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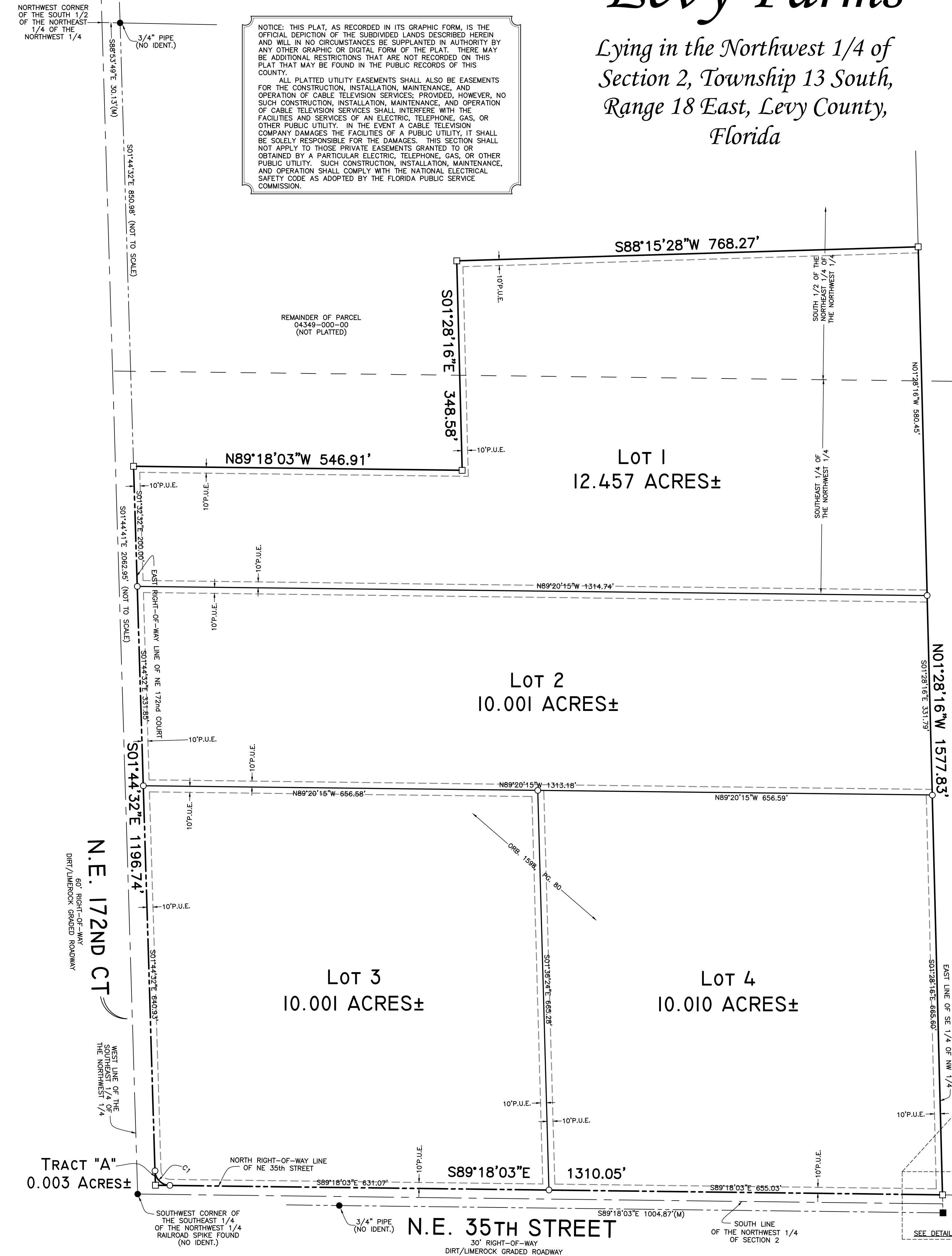
# Levy Farms

Lying in the Northwest 1/4 of Section 2, Township 13 South, Range 18 East, Levy County, Florida

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.

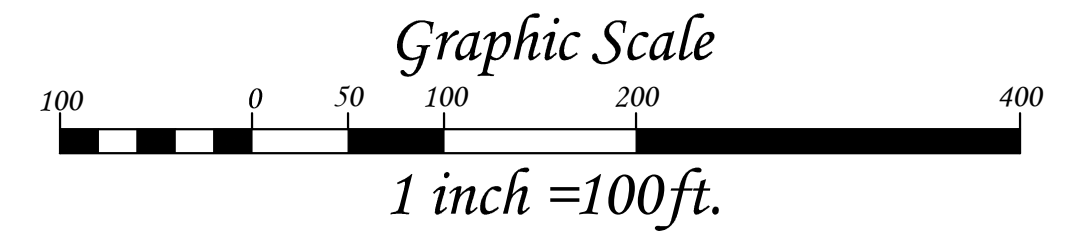
- NOTES:
- Bearings hereon are based on an assumed value of South 89°18'03"East, for the South line of the Northwest 1/4, said bearing is from previous survey from firm.
  - THE MAXIMUM ERROR OF CLOSURE DOES NOT EXCEED 1 : 10,000'.
  - BUILDING SETBACKS TO BE VERIFIED THROUGH BUILDING DEPARTMENT.
  - NO SINKHOLES WERE OBSERVED WHILE SURVEYING THIS PROPERTY.
  - THE DEDICATION OF THIS SUBDIVISION DOES NOT HARM THE APPARENT ABILITY OF NATIVE WILDLIFE POPULATIONS TO COEXIST WITH THE PROPOSED DEVELOPMENT.
  - A 10 FOOT WIDE PUBLIC UTILITY EASEMENT EXISTS ON ALL FRONT AND SIDE LOT LINES FOR ELECTRIC, TELEPHONE, CABLE TELEVISION, AND OTHER PUBLIC UTILITIES.



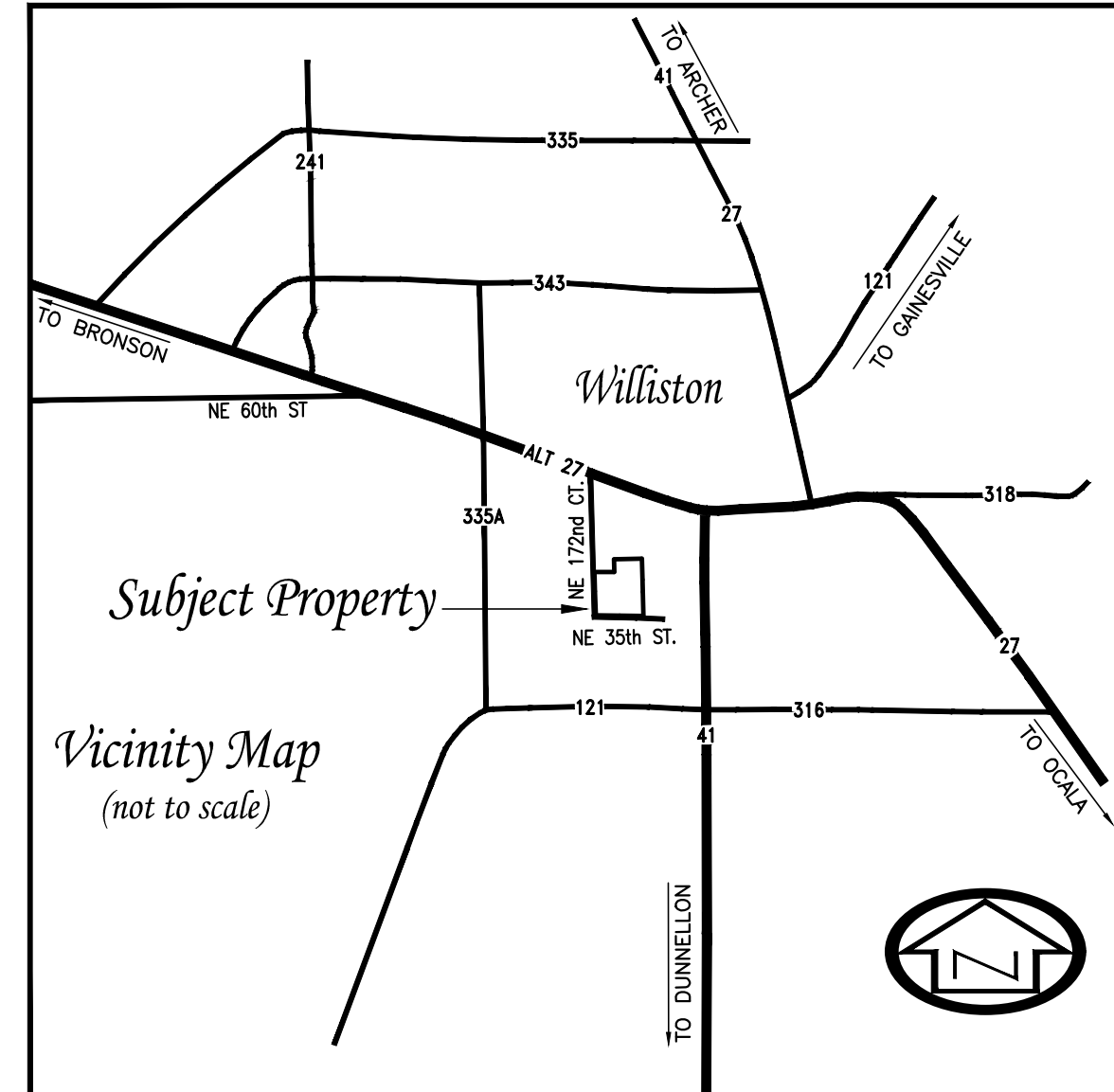
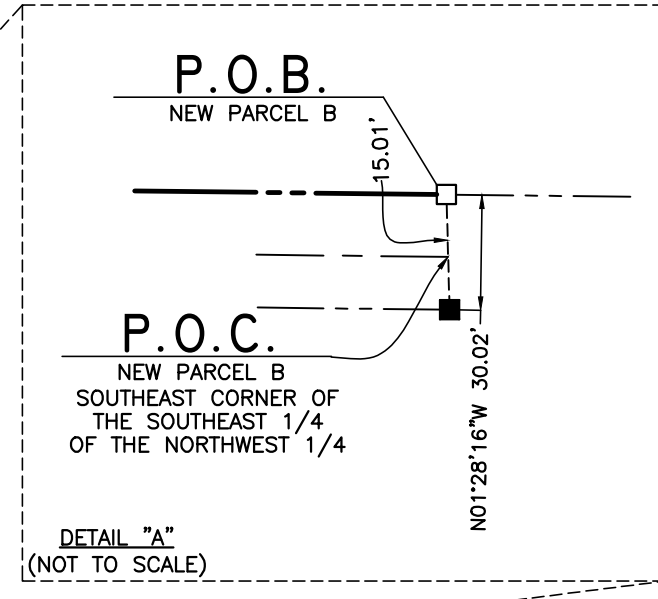
Description: (by surveyor) - New Parcel "B", Bullock Division  
 A part of lands described in O.R.B. 1598, page 80 of the Public Records of Levy County, Florida; lying in the South 1/2 of the Northeast 1/4 of the Northwest 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 2, Township 13 South, Range 18 East, Levy County, Florida; being more particularly described as follows:  
 Commence at the Southeast corner of said Southeast 1/4 of the Northwest 1/4 and run thence North 01°28'16"West, along the East line of said Southeast 1/4 of the Northwest 1/4, a distance of 15.01 feet to the North right-of-way line of N.E. 35th Street to the Point-of-Beginning of the herein described parcel; thence continue North 01°28'16"West, along said East line, a distance of 1577.83 feet; thence South 88°15'28"West, a distance of 768.27 feet; thence South 01°28'16"East, a distance of 348.58 feet; thence North 89°18'03"West, a distance of 546.91 feet to the East right-of-way line of N.E. 172nd Court; thence South 01°44'32"East, along said East right-of-way line, a distance of 1196.74 feet to the said North right-of-way line of N.E. 35th Street; thence South 89°18'03"East, along said North right-of-way line, a distance of 1310.05 feet to the said Point-of-Beginning.  
 Containing 42.473 Acres, more or less.

- LEGEND:
- 4"x4" CONC. MONUMENT FOUND (NO IDENT.)
  - 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'
  - B.S. = BUILDING SETBACK
  - IDENT. = IDENTIFICATION
  - R.B. = REFERENCE BEARING
  - P.O.B. = POINT-OF-BEGINNING
  - P.O.C. = POINT-OF-COMMENCEMENT
  - 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
  - P.U.E. = PUBLIC UTILITY EASEMENT

NOTE: 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 0240F, EFFECTIVE: 11/02/2012.



Curve #	Radius	Arc Length	Tangent	Central Angle	Chord	Chord Bearing
C1	25.00'	38.20'	23.96'	87°33'32"	34.59'	S45°31'18"E



Plat Book \_\_\_\_, Page \_\_\_\_, Sheet One of One

Owner's Certification and Dedication:  
We, Robert W. Bullock and Kennedy Boyer, authorized agents for Shell Pond, LLC, hereby certify that we are the owners of the lands comprised within "Levy Farms" 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 W. Bullock 19801 N.W. Highway 335 Williston, Florida, 32696 witness

Kennedy Boyer 19801 N.W. Highway 335 Williston, Florida, 32696 witness

Acknowledgment: (State of Florida, County of Levy)

I hereby certify that on this day personally appeared before me, Robert W. Bullock and Kennedy Boyer, 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 \_\_\_\_\_, 2022.

Surveyor's Certificate:  
I do hereby certify that this plat of "Levy Farms" is a true and correct representation of the herein described property according to a survey made under my responsible direction and supervision dated 07/13/2021, and that this plat complies with all survey requirements of Chapter 177, Part 1, Florida Statutes.

Stephen M. McMilen, P.S.M. 444 NW Main Street Williston, Florida, 32696 Florida Certificate No. 5469 Phone: (352) 528-6277 McMilen 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: \_\_\_\_\_

Levy County Planning & Zoning \_\_\_\_\_ Date: \_\_\_\_\_

Water & Sewer Requirements: I hereby certify that lot sizes shown in this subdivision comply with requirements of Chapter 381.272 F.S. and Chapter 64E-8, 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. \_\_\_\_\_ Date: \_\_\_\_\_

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. \_\_\_\_\_ Date: \_\_\_\_\_

Donald A. Corwell Florida Certification No. 6071 \_\_\_\_\_ Date: \_\_\_\_\_

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 \_\_\_\_\_, 2022.

Clerk of the Circuit Court Deputy Clerk



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