

PRELIMINARY PLAT - NOT FOR FINAL RECORDING

M

Westbrook Farms

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

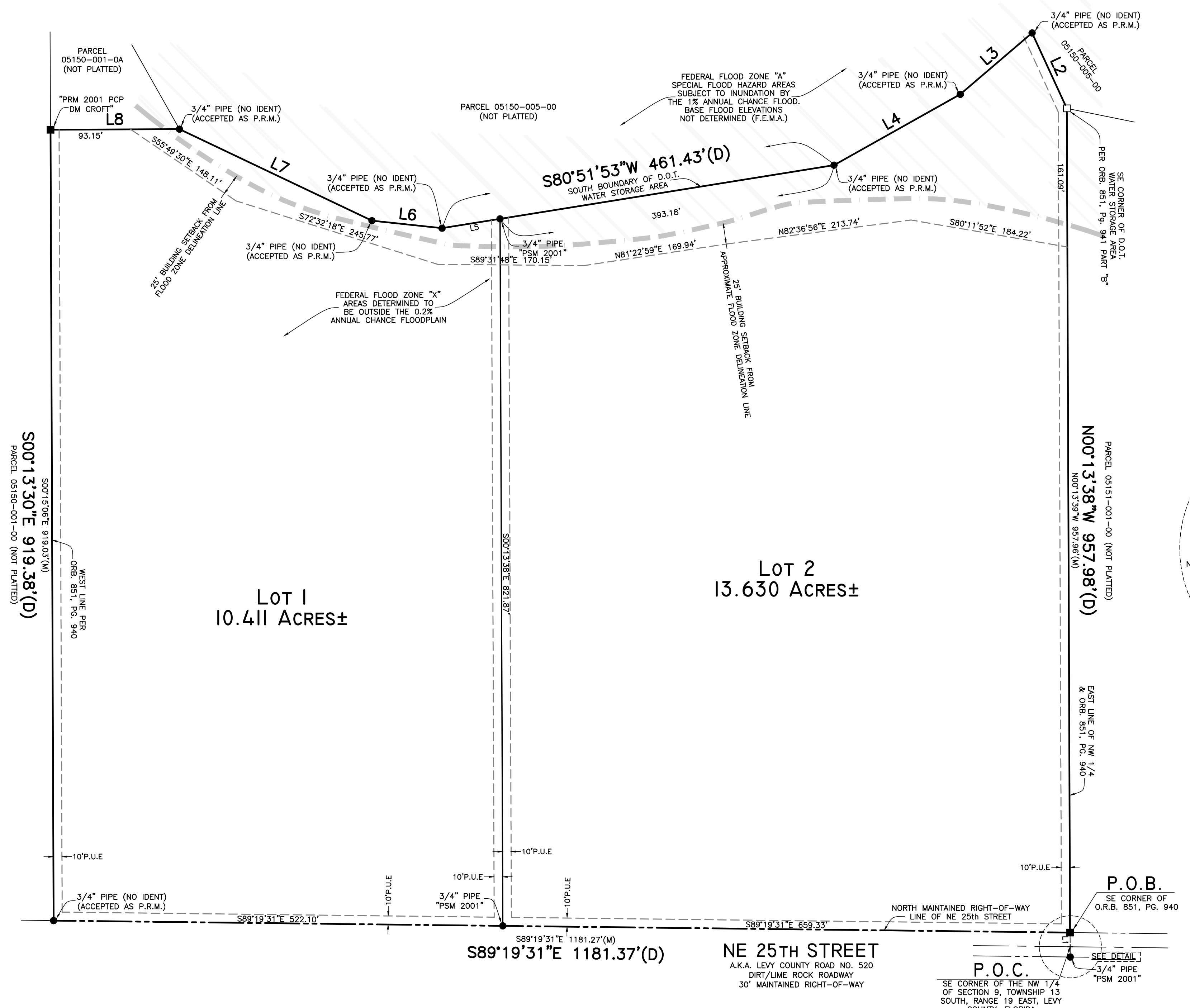
- LEGEND:**
- = 4"x4" CONC. MONUMENT FOUND (NO IDENT.)
 - = 4"x4" CONC. MONUMENT SET (P.R.M.)
 - = IRON MARKER FOUND
 - = 1/2" IRON ROD SET
 - = "MCMILLEN" P.S.M. 5469
 - B.S. = BUILDING SETBACK
 - ID. = IDENTIFICATION
 - R.B. = REFERENCE BEARING
 - P.O.C. = POINT-OF-COMMENCEMENT
 - P.O.B. = POINT-OF-BEGINNING
 - 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

- L1 N00°13'38"W 16.50'(D)
- L2 N24°41'29"W 96.59'(D)
- L3 S49°30'15"W 109.82'(D)
- L4 S60°41'05"W 168.23'(D)
- L5 68.25'
- L6 N83°56'48"W 81.89'(D)
- L7 N64°33'05"W 247.73'(D)
- L8 S89°46'30"W 149.90'(D)

NOTES:

- Bearings hereon are based on an assumed value of South 89°19'31" East, for the North right-of-way line of NE 25th Street, 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 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.

NOTE:
THE FEDERAL FLOOD ZONES SHOWN HEREON WERE DIGITIZED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 12075C 0410F EFFECTIVE DATE: 11/02/2012.



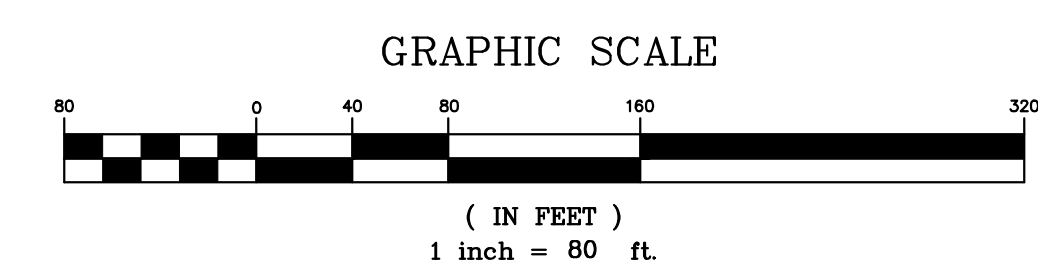
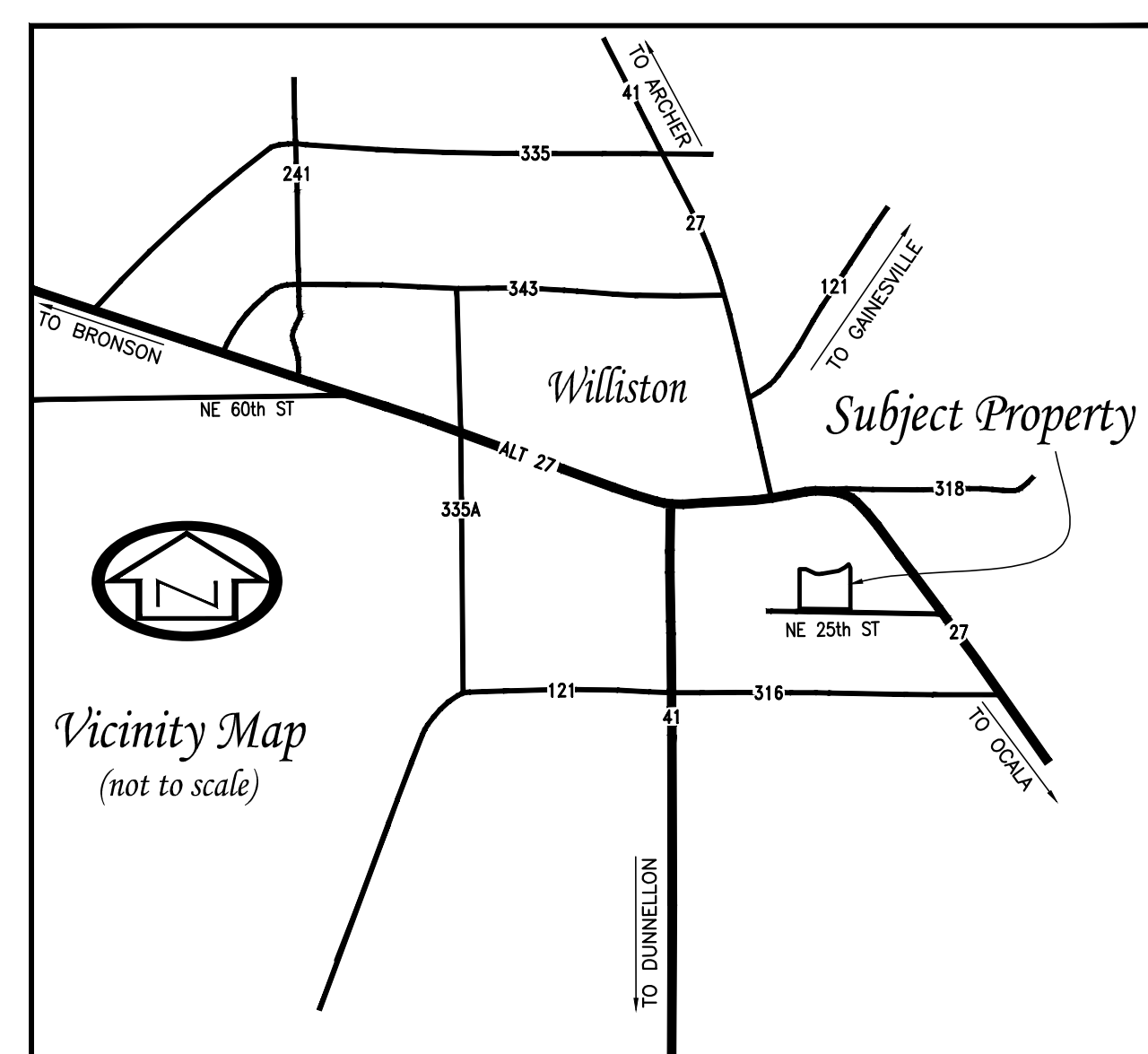
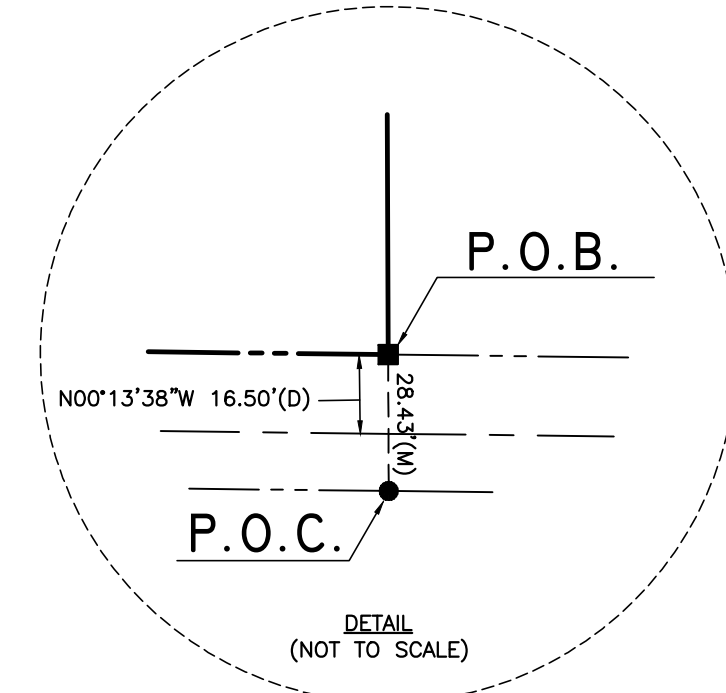
Description: (ORB. 900, Pg. 90)

A parcel of land in the NW 1/4 of Section 9, Township 13 South, Range 19 East, Levy County, Florida, being a portion of that property described in Official Records Book 851, page 940, and being more particularly described as follows:

For a Point of Reference, commence at the SE corner of the NW 1/4 of Section 9, Township 13 South, Range 19 East, Levy County, Florida; thence N 00°13'38" W, along the East line of said NW 1/4, a distance of 16.50 feet, to the North maintained right of way line of NE 25th Street (Levy County Road No. 520), also being the SE corner of that property described in Official Records Book 851, page 940 and the Point of Beginning; thence continue N 00°13'38" W, along said East line of NW 1/4 and East line of last said property, a distance of 957.98 feet, to the SE corner of that certain D.O.T. Water Storage Area described in Official Records Book 851, page 941 as Part 'B'; thence, departing said East line, run N 24°41'29" W, along the South boundary of said Water Storage Area until otherwise stated, a distance of 96.59 feet; thence S 49°30'15" W, 109.82 feet; thence S 60°41'05" W, 168.23 feet; thence S 80°51'53" W, 461.43 feet; thence N 83°56'48" W, 81.89 feet; thence N 64°33'05" W, 247.73 feet; thence, departing said South boundary, run S 89°46'30" W, 149.90 feet, to the West line of said property described in O.R. Book 851, page 940; thence S 00°13'30" E, along said West line, 919.38 feet, to said North maintained right of way line; thence S 89°19'31" E, along said maintained right of way line, 1181.37 feet, to close on the Point of Beginning.

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.



Plat Book ____, Page ____, Sheet One of One

Owner's Certification and Dedication:
We, Jill R. Westbrook and James W. Westbrook, hereby certify that we are the owners of the lands comprised within "Westbrook Farms" as described herein, and hereby consent to the subdivision thereof as shown. We hereby dedicate to the public, forever: all Public Utility Easements.

Jill R. Westbrook, Williston, Florida, 32696, Witness
James W. Westbrook, Williston, Florida, 32696, Witness

Acknowledgment: (State of Florida, County of Levy)
I hereby certify that on this day personally appeared before me, Jill and James Westbrook, 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.

NOTARY PUBLIC
My Commission Expires: _____

Consent of Mortgagee:
I, Anheuser-Busch Employees' Credit Union, holder of that certain mortgage as recorded in O.R.B. 1255, page 392 of the public records of Levy County, State of Florida, do hereby consent to this plat and join in the dedication as shown herein.

Witness my hand and official seal this ____ day of _____, 2022.

Anheuser-Busch Employees' Credit Union
Witness

Acknowledgment: (State of Florida, County of Levy)
I hereby certify that on this day personally appeared before me, Ignacio Guruchaga, 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 he 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.

NOTARY PUBLIC
My Commission Expires: _____

Surveyor's Certificate:
I do hereby certify that this plat of "Westbrook Farms" is a true and correct representation of the hereon described property according to a survey made under my responsible direction and supervision dated 08/17/2021, and that this plat complies with all survey requirements of Chapter 177, Part 1, Florida Statutes.

Date: _____
Stephen M. McMillen, P.S.M., 444 NW Main Street
Professional Surveyor & Mapper, Williston, Florida, 32696
Florida Certificate No. 5469, Phone: (352) 528-6277
McMillen 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
Water & Sewer Requirements: I hereby certify that lot sizes shown in this subdivision comply with requirements of Chapter 391.272, F.S. and Chapter 64E-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.

Date: _____
Levy County Health Department
Road Requirements: _____ Date: _____

Administrative Coordinator - Levy County Road Department
Property Appraiser: _____ Date: _____
Levy County Property Appraiser

Levy County Attorney Date: _____
Commission: _____ Date: _____
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. Carswell, 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 _____, 2022.
Clerk of the Circuit Court Deputy Clerk

S

Revised Per Comments 1/13/2022 SJCM
Preliminary Plat Created 09/27/2021 SMM

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