

Quinta Katarina

Lying in the Northeast 1/4 of Section 30, Township 12 South, Range 19 East, Levy County, Florida

PRELIMINARY PLAT - NOT FOR FINAL RECORDING

M

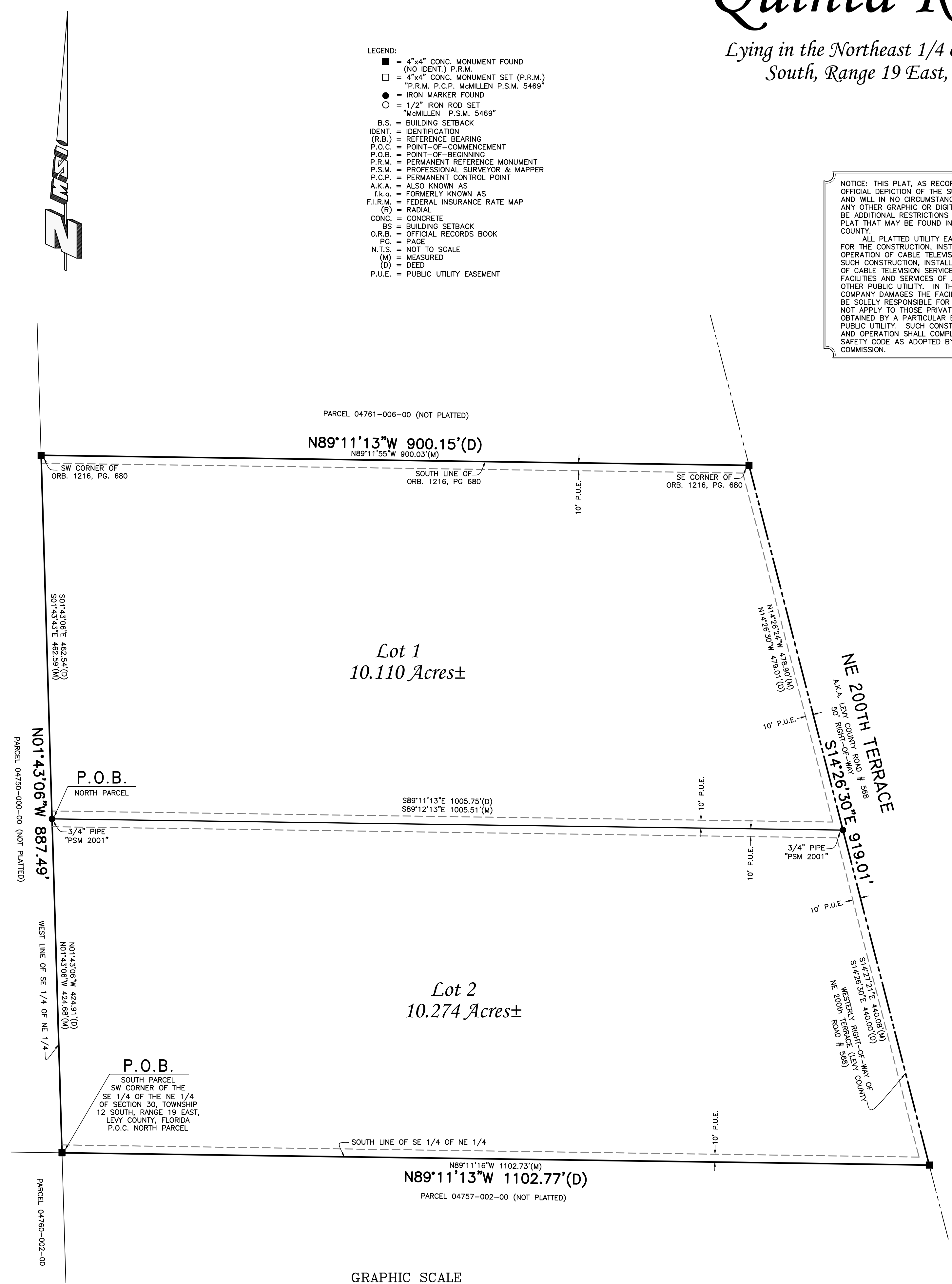
- LEGEND:**
- = 4"x4" CONC. MONUMENT FOUND (NO IDENT.) P.R.M.
 - = 4"x4" CONC. MONUMENT SET (P.R.M.)
 - = IRON MARKER FOUND
 - = 1/2" IRON ROD SET "MCMILLEN P.S.M. 5469"
 - B.S. = BUILDING SETBACK
 - IDENT. = IDENTIFICATION
 - (R.B.) = REFERENCE BEARING
 - P.O.C. = POINT-OF-COMMENCEMENT
 - P.O.B. = POINT-OF-BEGINNING
 - 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
 - (M) = MEASURED
 - (D) = DEED
 - P.U.E. = PUBLIC UTILITY 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:**
- Bearings hereon are based on an assumed value of North 01°43'06" West, for the West line of Subjects Property, 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: 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.

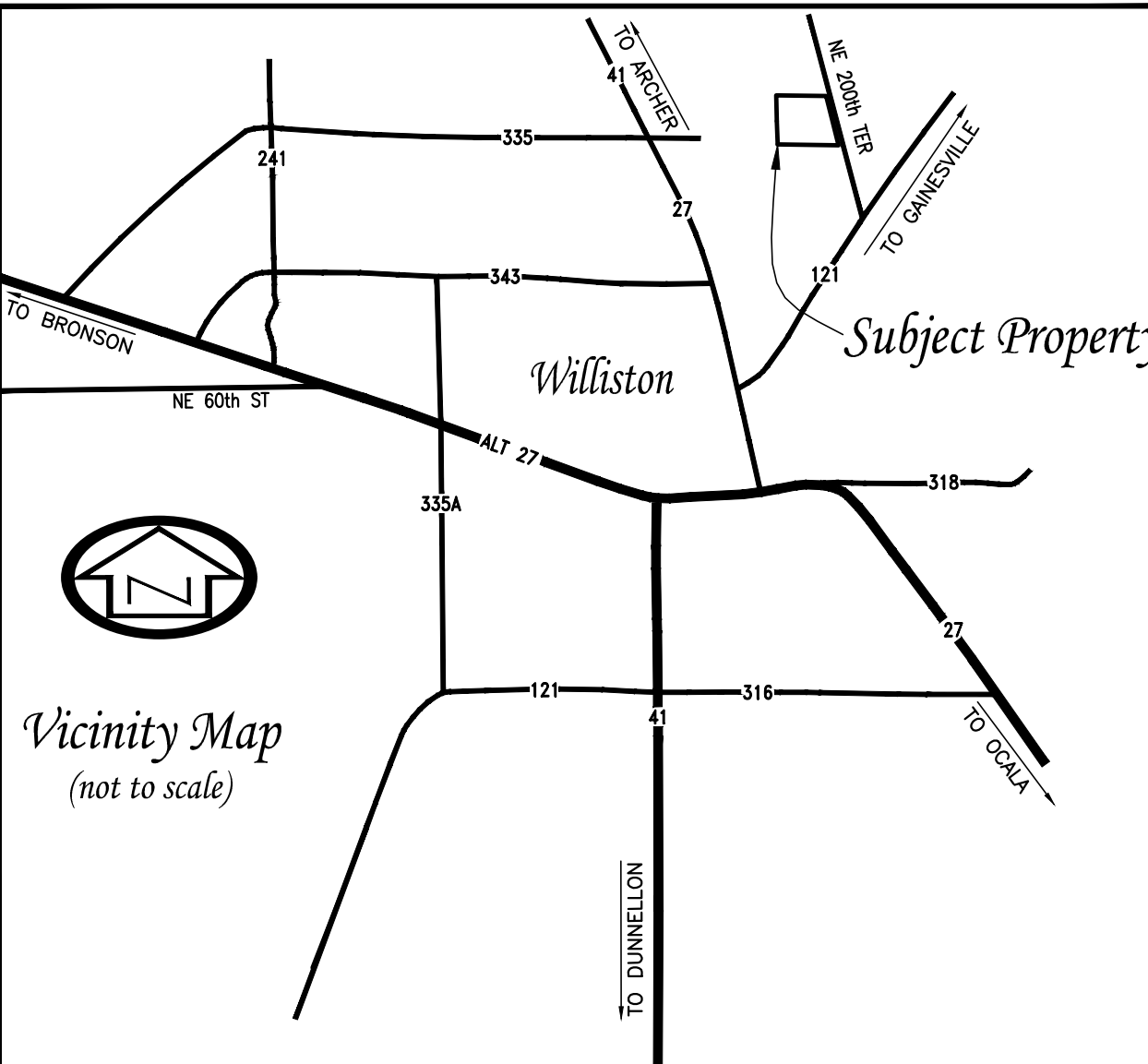


Description: (ORB. 1563, Pg. 22)
 North Parcel
 A parcel of land in the SE 1/4 of the NE 1/4 of Section 30, Township 12 South, Range 19 East, Levy County, Florida, being more particularly described as follows:

For a point of reference, commence at the SW corner of the SE 1/4 of the NE 1/4 of Section 30, Township 12 South, Range 19 East, Levy County, Florida; thence run N 01°43'06" W, along the West line of said SE 1/4 of NE 1/4, a distance of 424.91 feet to the Point of Beginning; thence S 89°11'13" E, 1005.75 feet to a point on the Westerly right of way line NE 200th Terrace (Levy County Road #568); thence run N 14°26'30" W, along said right of way line, 479.01 feet to the SE corner of that property described in Official Records Book 1216, page 680 of the public records of Levy County, Florida; thence N 89°11'13" W, along the South line of last said property, 900.15 feet to the SW corner of last said property, being a point on the West line of said SE 1/4 of NE 1/4; thence S 01°43'06" E, along said West line, a distance of 462.54 feet to close on the Point of Beginning.

Description: (ORB. 1589, PG. 263)
 South Parcel
 A parcel of land in the SE 1/4 of the NE 1/4 of Section 30, Township 12 South, Range 19 East, Levy County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the SW corner of SE 1/4 of the NE 1/4 of Section 30, Township 12 South, Range 19 East, Levy County, Florida; thence run N 01°43'06" W, along the West line of said SE 1/4 of NE 1/4, a distance of 424.91 feet; thence S 89°11'13" E, 1005.75 feet to a point on the Westerly right of way line of NE 200th Terrace (Levy County Road # 568); thence run S 14°26'30" E, along said right of way line, 440.00 feet to a point on the South line of said SE 1/4 of NE 1/4; thence N 89°11'13" W, along said South line, 1102.77 feet to close on the Point of Beginning.



Plat Book ____, Page ____, Sheet One of One

Owner's Certification and Dedication:
 We, Ignacio Gurruchaga as the authorized representative of Don Zollo, LLC and Kathy Jolie Fried-Krupp, hereby certify that we are the owners of the lands comprised within "Quinta Katarina" as described herein, and hereby consent to the subdivision thereof as shown. We hereby dedicate to the public, forever, all Public Utility Easements.

Ignacio Gurruchaga _____ witness
 Don Zollo, LLC
 4441 N.W. 37th Avenue
 Miami, Florida, 33142 _____ witness

Kathy Jolie Fried-Krupp _____ witness
 P.O. Box 212
 Lowell, Florida, 32663 _____ witness

Acknowledgment: (State of Florida, County of Levy)
 I hereby certify that on this day personally appeared before me, Ignacio Gurruchaga and Kathy Jolie Fried-Krupp, 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, _____, a Florida limited liability company, holder of that certain mortgage as recorded in O.R.B. 1589, page 267 of the public records of Levy County, State of Florida, do hereby consent to this plat and join in the dedication as shown hereon.

Witness _____ GMA Real Estate Holdings, LLC, a Florida limited liability company
 Witness _____

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

Surveyor's Certificate:
 I do hereby certify that this plat of "Quinta Katarina" is a true and correct representation of the herein described property according to a survey made under my responsible direction and supervision dated 08/30/2021, 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 381.272 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.

Levy County Health Department _____ Date: _____
 Road Requirements: _____
 Administrative Coordinator - Levy County Road Department _____ Date: _____
 Property Appraiser: _____ Date: _____
 Levy County Property Appraiser _____
 Form and Legality: _____ Date: _____
 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 _____

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Revised per County comments 01/24/2022 SJCM
 Preliminary Plot Created 09/27/2021 SMM

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