

**Preliminary Plat Application  
Levy County, Florida**

Filing Date: \_\_\_\_\_  
Amount of Fee: \$235.00

Petition Number: PP 21-057  
Validation Number: \_\_\_\_\_

**TO THE LEVY COUNTY PLANNING COMMISSION**

Application is hereby made to the County Planning Commission of Levy County, pursuant to the provisions of Chapter 163, Florida Statutes, as amended, and the Levy County Land Development Code, Chapter 50-532, petitioning for a Preliminary Plat on the following described:

**I. Applicant and Request Information - Please print unless otherwise specified.**

Owner's Name: Abdellatif Rizq      Surveyor's Name: Stephen M. McMillen  
 Owner's Signature: \_\_\_\_\_      Address: 444 NW Main St  
 Address: 1349 Willow Branch Dr      Williston FL Zip 32696  
Orlando FL      Zip 32828      Telephone Number: 352-528-6277  
 Telephone Number: 407-462-4620

McMillen Surveying Inc.

**II. Parcel Information:**

1. Subdivision Name: Rizq Farms

2. Parcel Number (s)	Section/Township/Range	Acreage
A. <u>01624-003-00</u>	<u>29-11-15</u>	<u>9.575</u>
B. _____	_____	_____
C. _____	_____	_____
D. _____	_____	_____
<b>Total Acreage:</b>		_____

3. Locational Description (Please attach copy of legal description or existing plat if property in questions is a re-subdivision). See attached # 1260 NE 10th Ave  
Trenton, FL 32693
4. Proposed Use of Property: Residential
5. Present Zoning/Land Use: A/RK      6. Proposed Zoning Changes: N/A
7. Number of Lots: 1      8. Acres in each Parcel: 9.575
9. Do you propose deed restrictions? Yes  No

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Levy County, Florida**

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10. What type of sewage disposal do you propose? *private*
11. List all proposed improvements and utilities and state your intention to install or post a guarantee prior to actual installation.

**NOTE: Board of County Commissioners approval of a preliminary plat shall expire after a period of eighteen (18) months, unless an extension is requested and granted by the BOCC, or unless a construction permit, if required is granted within the eighteen (18) month period and construction is performed continuously until completion with any break in construction lasting for no more than six (6) months.**

**III. To Be Supplied At The Time Of Submission:**

Attach the supporting documents in the order listed below. The application will not be processed without these items. Any information changes must be submitted in writing to the Development Department and received one week prior to the Planning Commission Public Hearing.

1. Preliminary Plat Application;
2. Property Deed. The most recent one pertaining to the property being requested to be subdivided, obtained from the Clerk of Circuit Court's Office or property statement from the Tax Collector's Office;
3. Preliminary Plats;
4. Concurrency form (if applicable);
5. Location map identifying subject parcel with either a color or pattern

**NOTE:** See checklist for appropriate number of copies for submittal.

**NOTE:** Being located within a municipal service district area may delay your plat being placed on the agenda, as review and comment from the appropriate municipality is required before scheduling can be done.

**IV. APPLICATION INSTRUCTIONS:**

- ( a ) An application for a Preliminary Plat must be accompanied by a fee of \$235.00. plus all fees and costs for services of County Engineer, outside legal counsel or other professional consultants in connection with the application. Please note, application fee may be subject to change.
- ( b ) If the applicant is not the owner of record of the property, the owner must agree to this application either by signing the application form, or by submitting a notarized letter authorizing the applicant to act as an agent. Owner's authorization is required at the time this application is submitted.
- ( c ) All required documentation and submission material is required to accompany the application at the time the request is submitted. Applications are screened for completeness. Depending on the proposed use, additional information may be required. Failure to provide all information and submission material required shall delay the public review of the application until such time as all materials are received.

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( d ) The Preliminary Plat applications are processed once a month. Applications received by the first (1<sup>st</sup>) day of the month will **tentatively** be scheduled, advertised and presented at a public hearing the following month. Applications received after the first (1<sup>st</sup>) day of the month will not be scheduled for the following month.

( e ) Applications may be submitted as follows:

In Person: Levy County Zoning Department generally located on alternate 27, within the Levy County Building and Zoning Office.

By Mail: Levy County Zoning Department, Levy County Courthouse, Post Office Box 672 Bronson, Florida, 32621.

( f ) This office will prepare the poster and place it on the property involved in this request.

( g ) Abutting property owners will be notified by mail of the request. "Abutting property" is any property immediately adjacent or contiguous to the property which is the subject of this request or located within 300' (three hundred feet) of the subject property lines including, immediately across any road or public right-of-way for said property.

( h ) **The applicant, or his duly authorized representative, shall attend the planning commission meeting at which the preliminary plat is to receive. The planning commission may, in its discretion, either proceed with the public hearing and consideration of an application or table the application in the event the applicant or his duly authorized representative does not appear at the planning commission meeting. [Levy County Land Development Code, Chapter 50, Section 532]**

**Additional Assistance:** If you require further information, please contact the Levy County Zoning Department at (352) 486-5203 or visit the above address in person.

I STEVE McMILLAN, have read and understand the instructions and submission requirements stated in this application. Approval granted by said Commission in no way constitutes a waiver from any applicable Local, State, or Federal regulation.

I hereby certify that the information contained in this application and its supplements are true and correct, and that I am the legal owner or authorized agent of the above described property.

Owner/Agent Signature: [Signature] Date: \_\_\_\_\_

<b>OFFICE USE ONLY:</b>			
Planning Commission Public Hearing Date: _____			
Planning Commission Action:	Approval	<input type="checkbox"/>	Denial <input type="checkbox"/>
BOCC Public Hearing Date: _____			
BOCC Action:	Approval	<input type="checkbox"/>	Denial <input type="checkbox"/>

Levy County  
Preliminary Plat Checklist for:

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Prior to making application for a preliminary plat, the following must be done:

**Step 1: Plat Review (Must submit plat (s) on the first day of the month to be reviewed on the 2nd Wednesday of the same month)**

- Submit one original and four copies of the completed concurrency form along with the required fee. **(If applicable)**
- Submit five (5) paper copies (**three must be signed and sealed**) of the proposed plat for review by the Development Director, County Engineer, Road Department, County Planner and Commissioner appointed to this committee.
- One (1) original of the completed application (with all supporting documents as mentioned below) with owner's signature (if representing themselves) or authorized agent's signature with a notarized letter from the property owner giving permission for the surveyor to act as agent.
  - \* Deed
  - \* Location Map
- Fee in the amount of \$235.00 - **MUST BE PAID AT SUBMITTAL OF THE PLATS FOR PLAT REVIEW.**
- Schedule Plat Review Meeting: \_\_\_\_\_

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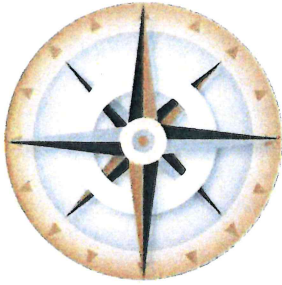
**Step 2: Submittal of a Preliminary Plat**

The following items must be submitted no later than the deadline date on the schedule in order to be processed and placed on the agenda for the Planning Commission after having been reviewed by the Plat Review Committee:

- Twenty-two (22) copies of the Preliminary Plat with corrections that were recommended by the Plat Review Committee. (**Three copies must be signed and sealed**). Additional copies may be needed depending on the application. (i.e. Plat located in an MSD, etc.)

**ALL COPIES MUST BE FOLDED AND BOUND FOR SUBMITTAL AND RETURNED NO LATER THAN TWO WEEKS PRIOR TO THE SCHEDULED MEETING.**

- Schedule meeting for Planning Commission: \_\_\_\_\_
- Schedule meeting for Board of County Commissioners: \_\_\_\_\_



# McMillen Surveying, Inc.

444 Northwest Main Street  
Williston, Florida, 32696  
Office: 352 528-6277

November 2, 2021

State of Florida  
County of Levy

I, Abdellatif Rizq hereby give Stephen M. McMillen, P.S.M., President of McMillen Surveying, Inc, the authority to act as our Authorized Agent to facilitate the **Platting Process** upon "Rizq Farms" on the following parcel lying in Section 24, Township 11 South, Range 15 East, Levy County, Florida:

Parcel ID# 01624-003-00, Chiefland

A blue ink handwritten signature of Abdellatif Rizq.

Abdellatif Rizq Date: \_\_\_\_\_

Notary Public, State of Florida  
At Large

A blue ink handwritten signature of Stephen M. McMillen.

My Commission Expires: 11.8.24



**Parcel ID** 0162400300  
**Location Address** 12190 NE 10 AVE  
 TRENTON  
**Neighborhood** 03.00 (3)  
**Legal Description\*** 24-11-15 0010.00 ACRES EAST 465.00 FT OF SE1/4 OF SE1/4 OR BOOK 1553 PAG 366 -LESS OR BOOK 580 PAGE 115 & LESS RD R/W-  
 \*The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.  
**Property Use Code** CROPSOIL CLASS2 (5200)  
**Subdivision** N/A  
**Sec/Twp/Rng** 24-11-15  
**Tax District** SUWANNEE RIVER WT (District SR)  
**Millage Rate** 15.6225  
**Acreage** 10.0000  
**Homestead** N  
**Ag Classification** Yes

[View Map](#)
**Owner**

**Owner Name** Rizq Abdellatif F 100%  
**Mailing Address** 1349 WILLOW BRANCH DR  
 ORLANDO, FL 32828

**Valuation**

	2021 Preliminary Value
	Summary
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$40,380
Ag Land Value	\$7,980
Just (Market) Value	\$40,380
Assessed Value	\$7,980
Exempt Value	\$0
Taxable Value	\$7,980
Cap Differential	\$0
Previous Year Value	\$119,701

**Exemptions**

Homestead ⇅    2nd Homestead ⇅    Widow/er ⇅    Disability ⇅    Seniors ⇅    Veterans ⇅    Other ⇅

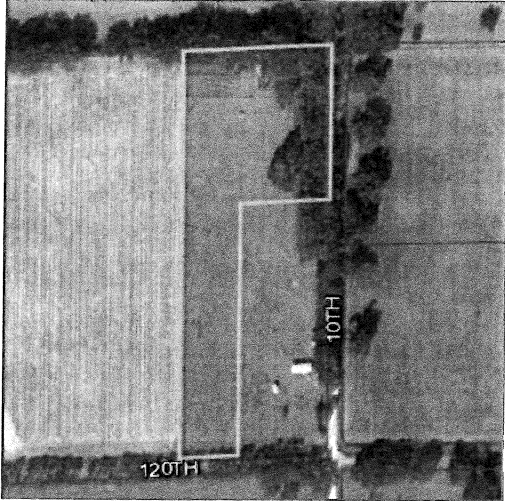
**Land Line**

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Home Site 3 Non Ag	0	0	1	AC	\$5,100
CROPLAND II	0	0	9	AC	\$2,880
MOBILE HOME	0	0	9	AC	\$35,280

**Sales**

Sale Date	Sale Price	Instrument		Qualification	Vacant/Improved	Grantor	Grantee
		Type	Book Page				
9/17/2020	\$65,200.00	WD	<u>1553</u> <u>366</u>	U	I	WELLS FARGO BANK NA	RIZQ ABDELLATIF F
11/18/2019	\$0.00	DC	<u>1514</u> <u>660</u>	U	I	PREVATT FRANKLIN L II	WELLS FARGO BANK NA
11/18/2019	\$100.00	CT	<u>1514</u> <u>465</u>	U	I	PREVATT FRANKLIN L II	WELLS FARGO BANK NA
1/16/2014	\$100.00	QD	<u>1321</u> <u>689</u>	U	I	PREVATT CINDY ANN	PREVATT FRANKLIN L II
12/10/2013	\$100.00	QD	<u>1310</u> <u>818</u>	U	I	PREVATT CINDY ANN	PREVATT FRANKLIN L II
10/1/2003	\$100.00	QC	<u>859</u> <u>287</u>	U	V	PREVATT FRANK L & MARJORIE I	

## Map



**No data available for the following modules: Building Information, Extra Features, Building Sketch, Photos.**

Levy County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or interpretation.

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Developed by  
 **Schneider**  
GEOSPATIAL

Version 2.0.146

PREPARED BY:

Orange Coast Lender Services  
1000 Commerce Drive, Suite 520,  
Pittsburgh, PA 15275

RETURN TO: 643672

Orange Coast Lender Services  
1000 Commerce Drive, Suite 520,  
Pittsburgh, PA 15275

File Number: 643672  
APN/PIN: 0162400300

**SPECIAL WARRANTY DEED**

This Special Warranty Deed made between Wells Fargo Bank, N.A., whose address is 1 Home Campus, Des Moines, IA 50328, Grantor, and Abdellatif F. Rizq, a married individual whose address is 1349 Willow Branch Dr, Orlando, FL 32828, Grantee:

(Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum \$65,150.00 and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt and sufficiency whereof is hereby acknowledged, has Granted, bargained, and sold to the said Grantee, and Grantee's successors, heirs and assigns forever, the following described land, situate, lying and being in Levy County, Florida, to-wit:

Part of the South ½, of the Southeast ¼, of Section 24, Township 11 South, Range 15 East, Levy County, Florida, being more particularly described as follows:

Then East 465.00 feet of the South ½, of the Southeast ¼, of Section 24, Township 11 South, range 15 East, Levy County, Florida, less and except the lands described in deed book 70, page 299, of the public records of Levy County, Florida.

Subject to the right-of-way for county road #320 over the south 40.00 feet thereof and the N.E. 10 avenue over the east side thereof.

Also included herewith is that certain 2004 Fleetwood manufactured home bearing serial number GAFL375A75334CD21 and GAFL375B75334CD21, which is permanently affixed to the real property described above (see manufactured home affidavit recorded November 04, 2004, in book 914 at page 304, in the Office of the register of deeds for Levy County, Florida).

Being the same property conveyed to Wells Fargo Bank N.A., deed dated 10/21/2019, recorded 11/19/2019, in Instrument No. 659767, in OR Book 1514 and Page 660, in the County of Levy, State of Florida.

More commonly known as: 12190 Northeast 10th Avenue, Trenton, FL 32693

Parcel/tax id: 0162400300



**SUBJECT TO:**

1. Taxes and assessments for the current calendar year and all subsequent years;
2. Zoning ordinances, restrictions, prohibitions and other requirements imposed by governmental authority;
3. Conditions, restrictions, reservations, limitations and easements of record, if any, but this reference shall not operate to reimpose same;

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining TO HAVE AND TO HOLD, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, GRANTOR has signed these presents on 17 of Sept., 2020.

Wells Fargo Bank, N.A.

By: [Signature] 9-17-20  
Name: LINDSAY DORAN  
Its: Vice President, Loan Documentation

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness: [Signature]  
Witness: [Signature]

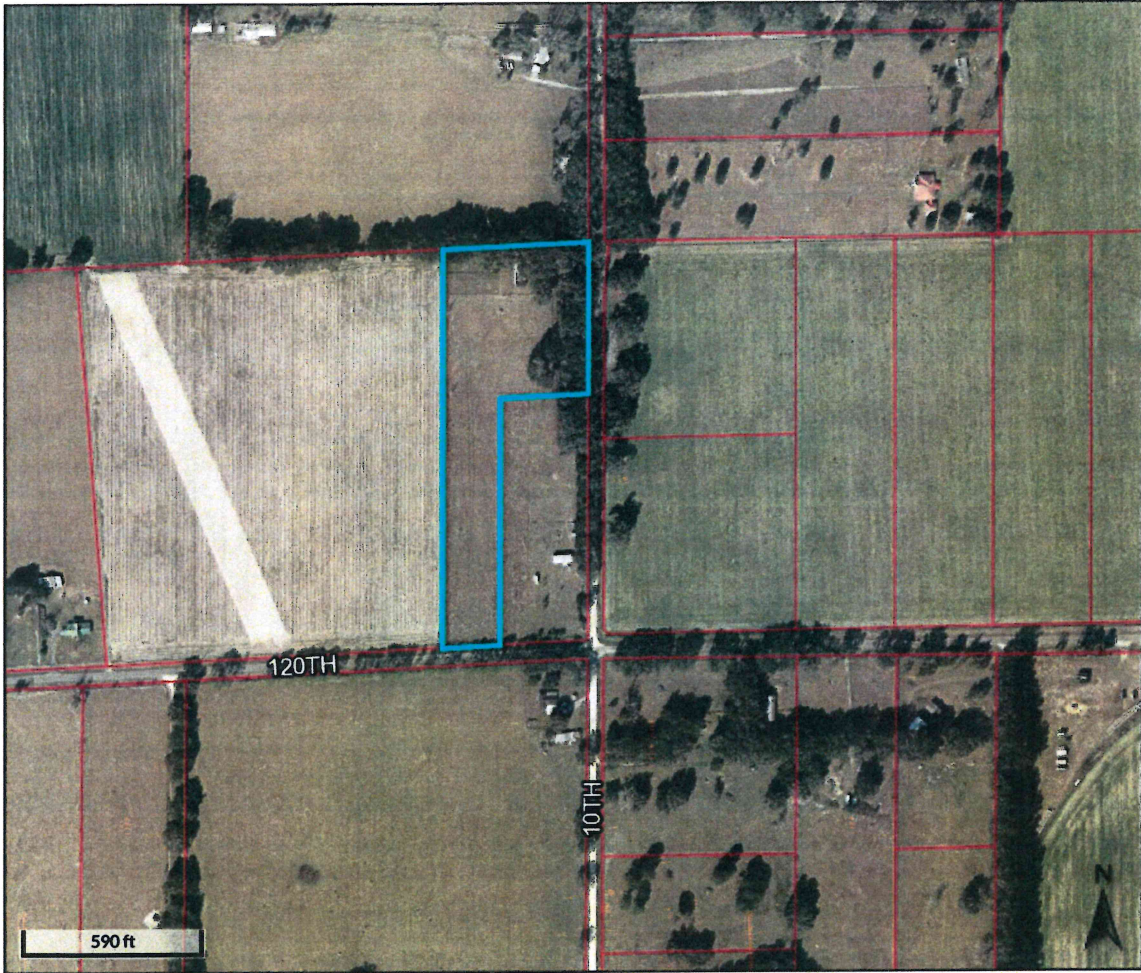
Name: Tonya Amerine  
Name: Greta H. Wassink  
Authorized Signer

State of Iowa  
County Dallas

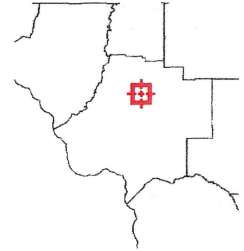
On this 17th day of September, A.D., 2020, before me, a Notary Public in and for said county, personally appeared Lindsay Doran, to me personally known, who being by me duly sworn (or affirmed) did say that that person is Vice President Loan Documentation (title) of said Wells Fargo Bank, N.A., by authority of its board of (directors or trustees) and the said (officer's name) Lindsay Doran acknowledged the execution of said instrument to be the voluntary act and deed of said (corporation or association) by it voluntarily executed.

[Signature] (Signature)  
Notary Public





**Overview**



**Legend**

- Parcels
- Parcel Lines**
- <all other values>
- Construction
- Easement
- Lot
- Miscellaneous
- Parcel
- Private Road
- Road Right of Way
- Subdivision
- Water
- Roads**
- City Labels**

<b>Parcel ID</b>	0162400300	<b>Physical Address</b>	12190 NE 10 AVE	<b>Building Value</b>	\$0	<b>Last 2 Sales</b>					
<b>Property Use</b>	5200 - CROPLAND II	<b>Mailing Address</b>	TRENTON	<b>Extra Feature Value</b>	\$0	<b>Date</b>		<b>Price</b>		<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	SUWANNEE RIVER WT	<b>Address</b>	RIZQ ABDELLATIF F	<b>Market Land Value</b>	\$40,380	9/17/2020	\$65200	12	U		
<b>Acres</b>	10		1349 WILLOW BRANCH DR	<b>Ag Land Value</b>	\$7,980	n/a	0	n/a	n/a		
			ORLANDO FL 32828	<b>Just Value</b>	\$40,380						
				<b>Assessed Value</b>	\$7,980						
				<b>Taxable Value</b>	\$7,980						

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