

**Preliminary Plat Application
Levy County, Florida**

Filing Date: _____
Amount of Fee: \$235.00

Petition Number: PP-21-01
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:

James Westbrook James Westbrook

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

Owner's Name: JILL WESTBROOK Surveyor's Name: STEVE McMILLAN
 Owner's Signature: *Jill Westbrook* Address: 444 NW 101st St.
 Address: 21431 NE 25th St. Williston Zip 32696 Telephone Number: 352 528 6277
 Telephone Number: 979 561-6432

II. Parcel Information: 'Westbrook Farms

1. Subdivision Name: WESTBROOK FARMS

Parcel Number (s)	Section/Township/Range	Acreage
A. <u>0 5150-001</u>	<u>9/13/19</u>	<u>13.6</u>
B. _____	_____	_____
C. <u>0 5150-002</u>	_____	<u>10.4</u>
D. _____	_____	_____
Total Acreage:		<u>24</u>

3. Locational Description (Please attach copy of legal description or existing plat if property in questions is a re-subdivision). SEE MAP
4. Proposed Use of Property: RESIDENTIAL
5. Present Zoning/Land Use: ULDR/RR-2 6. Proposed Zoning Changes: YES
7. Number of Lots 2 8. Acres in each Parcel: 10
9. Do you propose deed restrictions? Yes No

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10. What type of sewage disposal do you propose? SEPTIC
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 (1st) day of the month will **tentatively** be scheduled, advertised and presented at a public hearing the following month. Applications received after the first (1st) 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 MCNILLER, 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:  Date: 9.27.21

OFFICE USE ONLY:	
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:

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: _____

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: _____

Copies will be distributed as follows and as applicable:

Plat Review:

Mills Engineering - 1
Road Department - 1
Planning Department - 1
County Commissioner (appointed to committee) - 1

Planning Commission:

Planning Board Members - 5
Alternate - 1 (if applicable)
School Board - 1
County Attorney - 1
City - 1 (if applicable)
Other Agencies (if applicable, i.e. Water Management District) - 1

Board of County Commissioners:

Board Members - 5
Clerk's Office - 1
Board Office - 8

APPLICATION FOR CONCURRENCY EVALUATION
Levy County, Florida

This application, together with ALL REQUIRED ATTACHMENTS, shall be completed and filed with the Development Department prior to or concurrent with making application for any development, development order or development permit (herein "development permit"). The fee required with this application is \$50 (for small projects generating 1 to 200 average daily trips); or \$250 (for projects generating greater than 200 average daily trips), plus any additional fees incurred by the County for review by professional consultants.

Date: _____	Project Name: _____	
Type of Development Permit being applied for (e.g. building permit, preliminary or final subdivision plat, rezoning, special exception, etc.): _____		
New Construction or Redevelopment? (Check one)		
New construction _____	Redevelopment _____	Both _____

OWNERSHIP

1. Name: LILL WESTBROOK + James Westbrook
Address: 21431 NE 25th ST.
City/State: WILLISTON FLA
Phone No. 979 561-6432

2. **AGENT (IF APPLICABLE)**

Name: STEVE McMILLEN
Address: 444 NW MAIN ST.
City/State: WILLISTON FLA
Phone No. 352 528-6277

3. **PROPERTY IDENTIFICATION**

Site Address and Adjacent Roads (attach 8 1/2 x 11 map): 1150 WEST of
NE 25 ST + Hwy 27

Tax Parcel Number, including Section, Township and Range: _____

05150-004-00 + 05150-004-0A 9/13/19

4. DEVELOPMENT INFORMATION

Present or previous use of property (include square footage for non-residential uses or number of dwelling units for residential uses):
2

Subdivision name (if applicable): WEST BAY FARMS

Is this project (phase) part of a larger project? yes X no

Please provide the below information for each phase (if this is a single phase project, please fill out the first line)

Residential

Type	Phase	Number of Dwelling Units or Lots	Acres	Expected beginning date	Expected completion date
Single-family, detached		2	10+		
Single-family, attached					
Multi-family					
Condominium					
Other (specify)					

Non-Residential

Types(s) Specify	Phase	Square Footage	Acres	Expected beginning date	Expected completion date

**STATEMENT OF IMPACT ON LEVELS OF SERVICE
TRAFFIC**

1. Identify any existing roads which provide direct access to the parcel to be developed. Indicate whether the road is paved or unpaved:

NE 25TH ST (LINE ROCK)

2. Provide the existing traffic count for all paved road segments within 1/4 mile. **Submit the attached form** to the Levy County Road Department for completion or provide the information within a traffic study, if required.

3. Provide the **average daily** and **peak hour** trips to be generated (by phase for the project), using the trip generation rate(s) for the appropriate land use(s), as contained in the most recent edition of the ITE Trip Generation Manual (*see attached for common land use trip generation rates*). **Submit to the Levy County Road Department along with attached form.**

4. Projects generating equal to or greater than 200 average daily trips, or projects that will impact more than 5% of the maximum service volume for an impacted road segment, shall provide a traffic study examining all roadway segments wholly or partially within 1/2 mile of the project entrance/exits, or to the nearest intersecting roadway, whichever is greater.

POTABLE WATER

(check applicable category and provide required information)

1. Water distribution and treatment provided by a municipality, special district or other entity
Name of provider: _____

Please provide a letter verifying capacity from the service provider for each development phase

2. Privately owned and operated potable water distribution system and treatment plant

Please attach the name of the civil engineer or firm responsible for the design of the potable water distribution system and treatment plant, the capacity of the system in gallons per day, and the amount of potable water use for the project based on the County's level of service of 150 gallons per capita per day.

3. Individual well

Note: *FS 381.0065(4) lots served by a private well may be as small as one half acre. The permitting of the installation and use of individual wells is not regulated by the Levy County Health Department*

SANITARY SEWER

(check applicable category and provide required information)

1. Central sewage collection and treatment provided by a municipality, special district or other entity.

Name of provider: _____

Please provide a letter verifying capacity from the service provider for each development phase.

2. Privately owned and operated package treatment plant

Please attach the name of the civil engineer or firm responsible for the design capacity of the package treatment plant, the capacity of the system in gallons per day, and the amount of use for the project based on the County's level of service of 100 gallons per capita per day.

3. On-site sewage treatment and disposal system

Note: Based on the lot size, this subdivision is eligible for onsite sewage permits.

4. Advanced secondary treatment on-site sewage treatment and disposal system

Please attach the name of the civil engineer or firm responsible for the design capacity of the advanced secondary treatment system and the capacity of the system in gallons per day.

STORMWATER MANAGEMENT

The proposed project lies within the jurisdiction of the:

<input type="checkbox"/> Suwannee River Water Management District	<input type="checkbox"/> Southwest Florida Water Management District
---	--

The project construction plans:

have been approved by the appropriate water management district (*attach ERP*)

have not been approved by the appropriate water management district

are exempt from water management district requirements (*attach letter*)

SOLID WASTE

Estimate the daily generation of solid waste:

a) *Residential*: # 2 units x 2.43 persons per household = 4.9 x 2.8 lbs. = 7.7

b) *Non-residential*: Estimate based on the type and intensity of the specific use. *Attach documentation of the assumption and calculations in determining the estimated generation rate.*

RECREATION

Determine recreation demand by using the following formulas (*residential use only*)

a) Public parks and recreation:

 Residential units x 2.43 persons per households divided by 1,000 x 2 acres =
 acres of demand.

b) Open Space

 Residential units x 2.43 persons per household divided by 1,000 x 100 acres =
 acres if demand.

Itemize proposed recreational facilities and/or acreage to be provided by applicant, if any:

Identify name of nearest Levy County or state owned and operated park or recreational facility: Cedar Lakes + Gardens (w. Weston)

Certification

The undersigned has read the above application and is familiar with the information submitted herein. It is agreed and understood that the undersigned will be held responsible for its accuracy.

Signatures of all owners or their agent are required on this form. Signatures by other than the owner(s) will be accepted with notarized proof of authorization by the owner(s).

[Signature]
Owner/Agent Signature

01-18-22
Date

STATE OF FLORIDA
COUNTY OF Levy

Sworn to and authorized before me this 18 day of January 2022.

[Signature]
Signature- Notary Public

Personally Known OR Produced Identification



**Road Capacity Analysis
STAFF USE**

Date: _____

Project Name: _____

Applicant: _____

County Roads

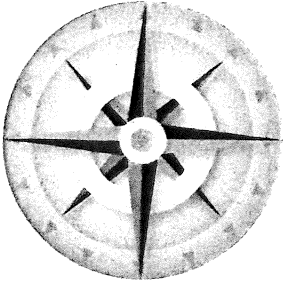
(To be completed by the Levy County Road Department)

Roadway Segment	Daily count	LOS Std.	ADT	Total additional trips created by project	Total traffic with impact created by amendment	Maximum volume for adopted level of service C	LOS with impact from project
		C					
		C					
		C					
		C					

State Roads (see FDOT Annual Report)

Roadway Segment	Avg. annual daily traffic counts	LOS Std.	ADT	Total additional trips created by project	Total traffic with impact created by amendment	Maximum volume for adopted level of service C	Level of service with impact from project

Does this project impact more than 5% of the maximum service volume for an impacted road segment? Yes _____ No _____



McMillen Surveying, Inc.

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

September 27, 2021

State of Florida
County of Levy

We, Jill Westbrook, hereby give Stephen M. McMillen, P.S.M., President of McMillen Surveying, Inc, the authority to act as my Authorized Agent to facilitate the **Platting Process** upon "Westbrook Farms" on the following parcel lying in Section 09, Township 13 South, Range 19 East, Levy County, Florida:

Parcel ID# 05150-004-0A and 05150-004-00, Williston.

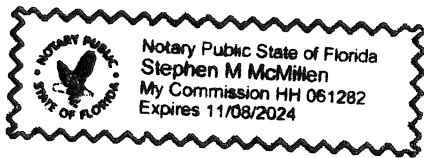
Jill Westbrook

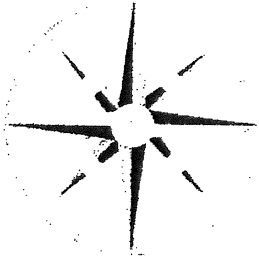
Jill Westbrook Date: 9/27/21

Notary Public, State of Florida
At Large

[Signature]

My Commission Expires: 11.8.24





McMillen Surveying, Inc.

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

State of Florida
County of Levy

I, James Westbrook, hereby give Stephen M. McMillen, P.S.M.,
President of McMillen Surveying, Inc, the authority to act as my Authorized Agent to facilitate
the **Platting Process** upon "Westbrook Farms" on the
following parcel lying in:

Section 09, Township 13 South, Range 19 East,
County: Levy
State: Florida

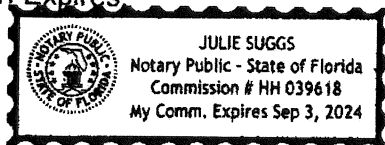
Parcel ID# 05150-004, City: Williston
05150-004-0A

Signature [Handwritten Signature]
Printed JAMES WESTBROOK Date: Jan 13, 2022

Notary Public, State of Florida
At Large

by means of physical presence

[Handwritten Signature]
My Commission Expires:





Summary

Parcel ID 051500040A
Location Address
Neighborhood LAND NEAR MARION COUNTY (5.1)
Legal Description* 09-13-19 0010.41 ACRES TRACT IN SE1/4 OF NW1/4 OR BOOK 900 PAGE 90
*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 PASTURE LAND 1 (6000)
Subdivision N/A
Sec/Twp/Rng 09-13-19
Tax District SW FLORIDA WT MG (District SW)
Millage Rate 15.7218
Acreage 10.410
Homestead N
Ag Classification Yes

[View Map](#)

Owner

Owner Name [Westbrook James W 100%](#)
[Westbrook Jill R 100%](#)
Mailing Address 21431 NE 25TH ST
 WILLISTON, FL 32696

Valuation

	2021 Preliminary Value
	Summary
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$66,624
Ag Land Value	\$2,623
Just (Market) Value	\$66,624
Assessed Value	\$2,623
Exempt Value	\$0
Taxable Value	\$2,623
Cap Differential	\$0
Previous Year Value	\$49,968

Exemptions

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

Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
PASTURE	0	0	10.41	AC	\$2,623
VAC LAND	0	0	10.41	AC	\$66,624



Summary

Parcel ID 0515000400
 Location Address 21431 NE 25 ST
 WILLISTON
 Neighborhood LAND NEAR MARION COUNTY (5.1)
 Legal Description* 09-13-19 0013.63 ACRES TRACT IN SE1/4 OF NW1/4 OR BOOK 900 PAGE 90
 *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 PASTURE LAND 1 (6000)
 Subdivision N/A
 Sec/Twp/Rng 09-13-19
 Tax District SW FLORIDA WT MG (District SW)
 Millage Rate 15.7218
 Acreage 13.630
 Homestead Y
 Ag Classification Yes

[View Map](#)

Owner

Owner Name Westbrook James W 100%
Westbrook Jill R 100%
 Mailing Address 21431 NE 25TH ST
 WILLISTON, FL 32696

Valuation

	2021 Preliminary Value
	Summary
Building Value	\$185,237
Extra Features Value	\$70,564
Market Land Value	\$87,132
Ag Land Value	\$11,984
Just (Market) Value	\$342,933
Assessed Value	\$181,133
Exempt Value	\$50,000
Taxable Value	\$131,133
Cap Differential	\$86,652
Previous Year Value	\$280,306

Exemptions

Homestead	2nd Homestead	Widow/er	Disability	Seniors	Veterans	Other
25000	25000					

Building Information

Building	1	Roof Cover	METAL
Actual Area	2706	Interior Flooring	CERAMIC/CLAY TILE
Conditioned Area	2075	Interior Wall	DRYWALL
Actual Year Built	2006	Heating Type	FORCED AIR DUCTED
Use	SINGLE FAMILY 1	Air Conditioning	CENTRAL
Exterior Wall	CB STUCCO	Baths	2
Roof Structure	GABLE OR HIP		

Description	Conditioned Area	Actual Area
BASE	2075	2075
FINISHED OPEN PORCH	0	99
FINISHED SCREEN PORCH	0	532
Total SqFt	2075	2706

Extra Features

Code Description	BLD	Length	Width	Height	Units
HORSE BARN D	1	0	0	0	7440
BOARD FENCE B	1	0	0	0	550
DU-C STORAGE	1	10	6	0	60

Levy Abstract and Title Company

"Serving Levy County Since 1927"

Title Insurance

H. C. HENDERSON, JR.
(1939 - 2017)
SKIPPER HENDERSON PRES.
CERTIFIED LAND - TITLE SEARCHER

Closings

ADAM C. HENDERSON V.P.
BRANCH MANAGER



December 14, 2021

**CERTIFIED PARTY: LEVY COUNTY, BOARD OF COUNTY COMMISSIONERS
PO BOX 310, BRONSON, FL 32621**

RE: PROPERTY INFORMATION REPORT – Our File: T-28821

PROPOSED SUBDIVISION NAME:

“WESTBROOK FARMS”

LEGAL SHOWN ON PROPOSED PLAT:

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.

PERIOD OF SEARCH: 20 years last past, ending December 9, 2021

Pursuant to F.S. 177.041(2) and F.S. 177.081(2), and Levy County Code of Ordinances Sec. 50-556(h), we have made a search of the Public Records of Levy County, Florida, in connection with the above, and certify as follows:



Main Office

50 Picnic St. • P.O. Box 148, Bronson, FL 32621
352-486-2116 • Fax 352-486-4200 • E-mail: levyab1@aol.com
www.levyabstract.com



RECORD FEE SIMPLE TITLE HOLDER

JAMES W. WESTBROOK and JILL R. WESTBROOK, husband and wife, by virtue of the following document:

Warranty Deed from Chul Soo Kim and Hee Sook Kim, husband and wife, dated 07/30/2004, filed 07/30/2004 and recorded in O.R. Book 900, Page 90, Public Records of Levy County, Florida.

MORTGAGES – (not satisfied or released of record)

Mortgage from James W. Westbrook and Jill R. Westbrook, husband and wife, to Anheuser-Busch Employees’ Credit Union, dated 02/27/2012, filed 03/02/2012 and recorded in O.R. Book 1255, Page 392, Public Records of Levy County, Florida. (NOTE: The Western 10.41 acres was released from this mortgage in O.R. Book 1362, Page 949.)

EASEMENTS OF RECORD

NONE

REAL ESTATE TAX INFORMATION:

2021 Taxes

Assessed to: James W. & Jill R. Westbrook
Tax ID#: 05150-004-00 & 05150-004-0A

DELINQUENT TAXES YES ___ NO X

(If “Yes”, state the year and tax certificate number(s))

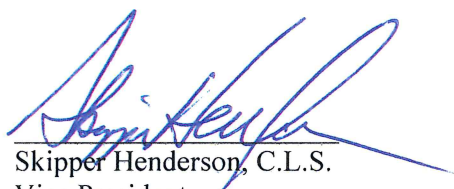
NOTE: This report does not in any way purport to show ownership of any underlying oil, gas and/or mineral rights.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

This report is being provided for the use and benefit of the Certified Party only, and it may not be used or relied upon by any other party. Its effective date shall be the date above specified through which the public records were searched.

Should you have any questions concerning this certification, or any other matter, we will be happy to assist you.

Sincerely,



Skipper Henderson, C.L.S.
Vice President

SH/dkr
enclosures

1295.70
1314.20

FILE# 430563
Levy County, FLORIDA

RCD Jul 30 2004 04:32
Danny J. Shipp., CLERK

DEED DOC STAMPS 1295.70
07/30/04 MMN Deputy Clk

Prepared by and return to:
Norm D. Fugate, P.A.
P. O. Box 98
Williston, FL 32696
352-528-0019
File Number: 1535

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 30th day of July, 2004 between Chul Soo Kim and Hee Sook Kim, husband and wife whose post office address is 13930 SW 34th Terrace Road, Ocala, FL 34473, grantor, and James W. Westbrook and Jill R. Westbrook, husband and wife whose post office address is 4406 Sand Creek Blvd., Jordan, MN 55352, 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 of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Levy County, Florida to-wit:

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.

Parcel Identification Number: 05150-001-0A (portion of)

Subject to covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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 fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003.

BOOK 900 PAGE 90

DoubleTime

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Stephanie L. Rich
Witness Name: Stephanie L. Rich

Chul Soo Kim (Seal)
Chul Soo Kim

Janice A. Fugate
Witness Name: JANICE A. FUGATE

Hee Sook Kim (Seal)
Hee Sook Kim

Stephanie L. Rich
Witness Name: Stephanie L. Rich

Jennifer L. Murden
Witness Name: Jennifer L. Murden

State of Florida
County of Levy

The foregoing instrument was acknowledged before me this 30th day of July, 2004 by Chul Soo Kim and Hee Sook Kim, who are personally known or have produced a driver's license as identification.

[Notary Seal]



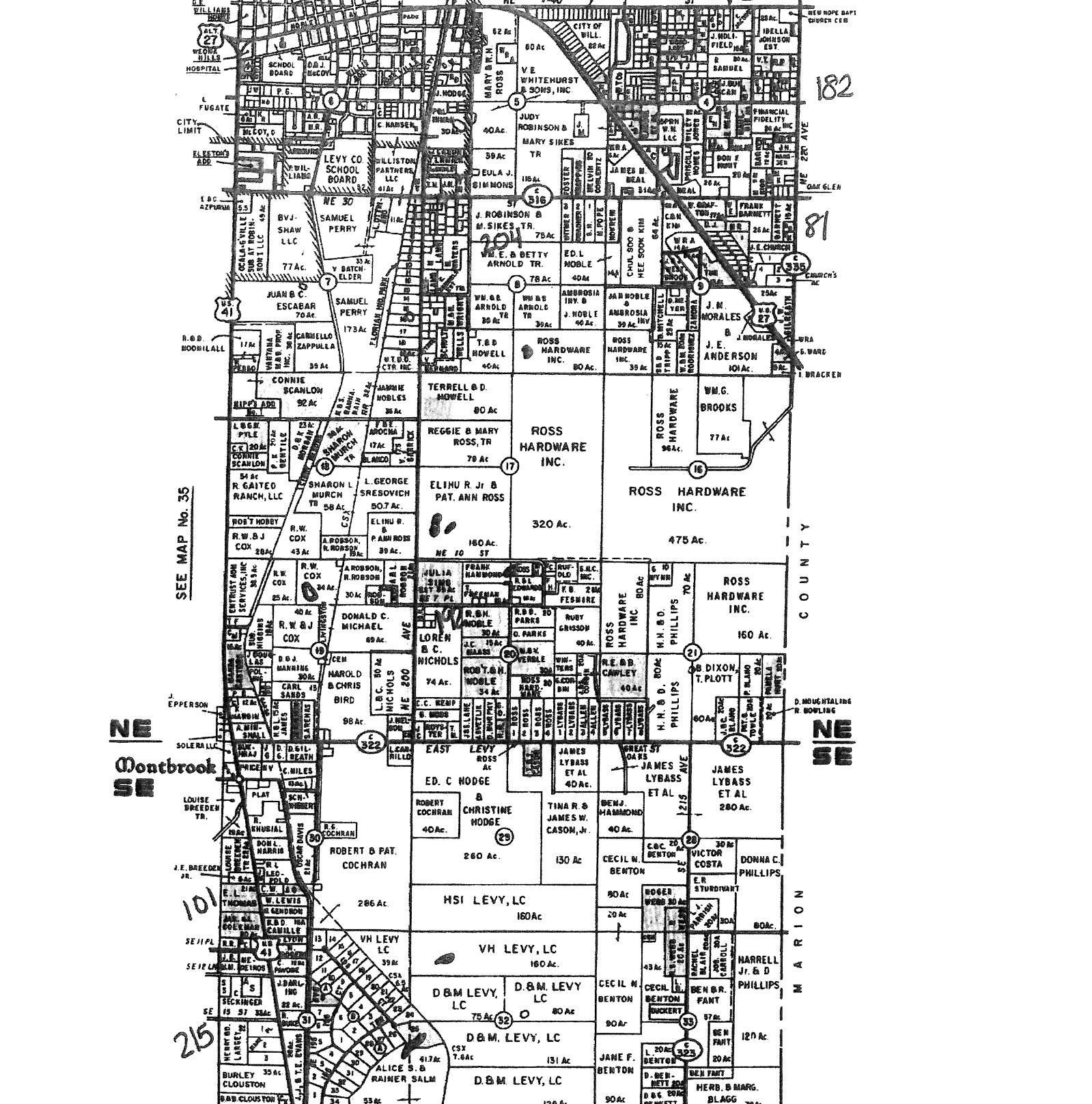
Stephanie L. Rich
MY COMMISSION # DD077231 EXPIRES
December 9, 2005
BONDED THRU TROY FAIN INSURANCE INC

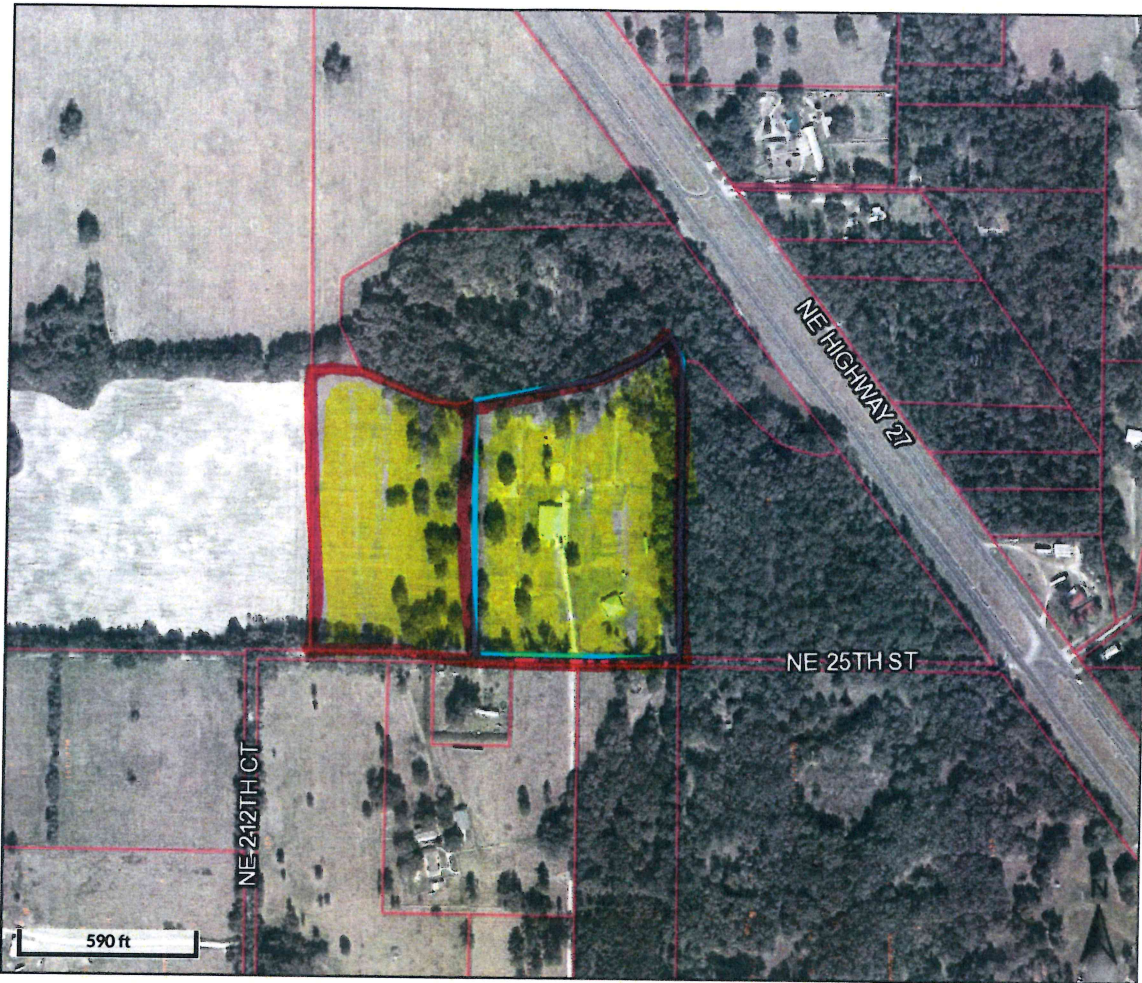
Stephanie L. Rich
Notary Public

Printed Name: Stephanie L. Rich

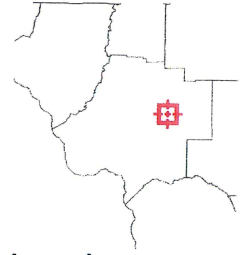
My Commission Expires: December 9, 2005

BOOK 900 PAGE 91





Overview



Legend

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

Parcel ID	0515000400	Physical Address	21431 NE 25 ST	Building Value	\$185,237	Last 2 Sales			
Property Use	6000 - PASTURE	Address	WILLISTON	Extra Feature Value	\$70,564	Date	Price	Reason	Qual
Taxing District	SW FLORIDA WT MG	Mailing Address	WESTBROOK JAMES W	Market Land Value	\$87,132	7/1/2004	\$185100	n/a	Q
Acres	13.63		21431 NE 25TH ST WILLISTON FL 32696	Ag Land Value	\$11,984	n/a	0	n/a	n/a
				Just Value	\$342,933				
				Assessed Value	\$181,133				
				Taxable Value	\$131,133				

Date created: 7/19/2021
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