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Valhalla

Lying in the in the West 1/2 of the Southeast 1/4 of Section 19,
Township 12 South, Range 14 East, Levy County, Florida

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 0140H, EFFECTIVE: 1/18/2019.

Plat Book __, Page __
Sheet One of One

Owner's Certification and Dedication:
We, Roger G. Skipper and Dorothy A. Groover-Skipper, hereby certify that we are the owners of the lands comprised within "Valhalla" as described herein, and hereby consent to the subdivision thereof as shown. We hereby dedicate to the public, forever: all Public Utility Easements.

Roger G. Skipper witness
11306 Carolwood Dr.
Tampa, FL 33619

Dorothy A. Groover-Skipper witness
11306 Carolwood Dr.
Tampa, FL 33619

Acknowledgment:
I hereby certify that on this day personally appeared before me, Roger G. Skipper and Dorothy A. Groover-Skipper, 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 _____, 2023.

County of: _____
State of: _____
Printed: _____
Signature: _____
Commission Number: _____
My Commission Expires: _____

Surveyor's Certificate:
I do hereby certify that this plat of "Valhalla" is a true and correct representation of the hereon described property according to a survey made under my responsible direction and supervision dated 08/18/2022, and that this plat complies with all survey requirements of Chapter 177, Part 1, Florida Statutes.

Date: _____
Stephen M. McMillen, P.S.M.
Professional Surveyor & Mapper
Florida Certificate No. 5469
McMillen Surveying, Inc.
Certificate of Authorization No. 8041
444 NW Main Street
Williston, Florida, 32696
Phone: (352) 528-6277

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
Chairman - Levy County Planning Commission
Date: _____

Water & Sewer Requirements: I hereby certify that lot sizes shown in this subdivision comply with requirements of Chapter 381 F.S. and Chapter 62-6, 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
Form and Legality:
Date: _____

Levy County Attorney
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 _____, 2023.

Clerk of the Circuit Court Deputy Clerk

- 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
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
F.E.M.A. = FEDERAL EMERGENCY MANAGEMENT AGENCY
P.U.E. = PUBLIC UTILITY EASEMENT
(M) = MEASURED
(D) = DEED
D.O.T. = DEPARTMENT OF TRANSPORTATION

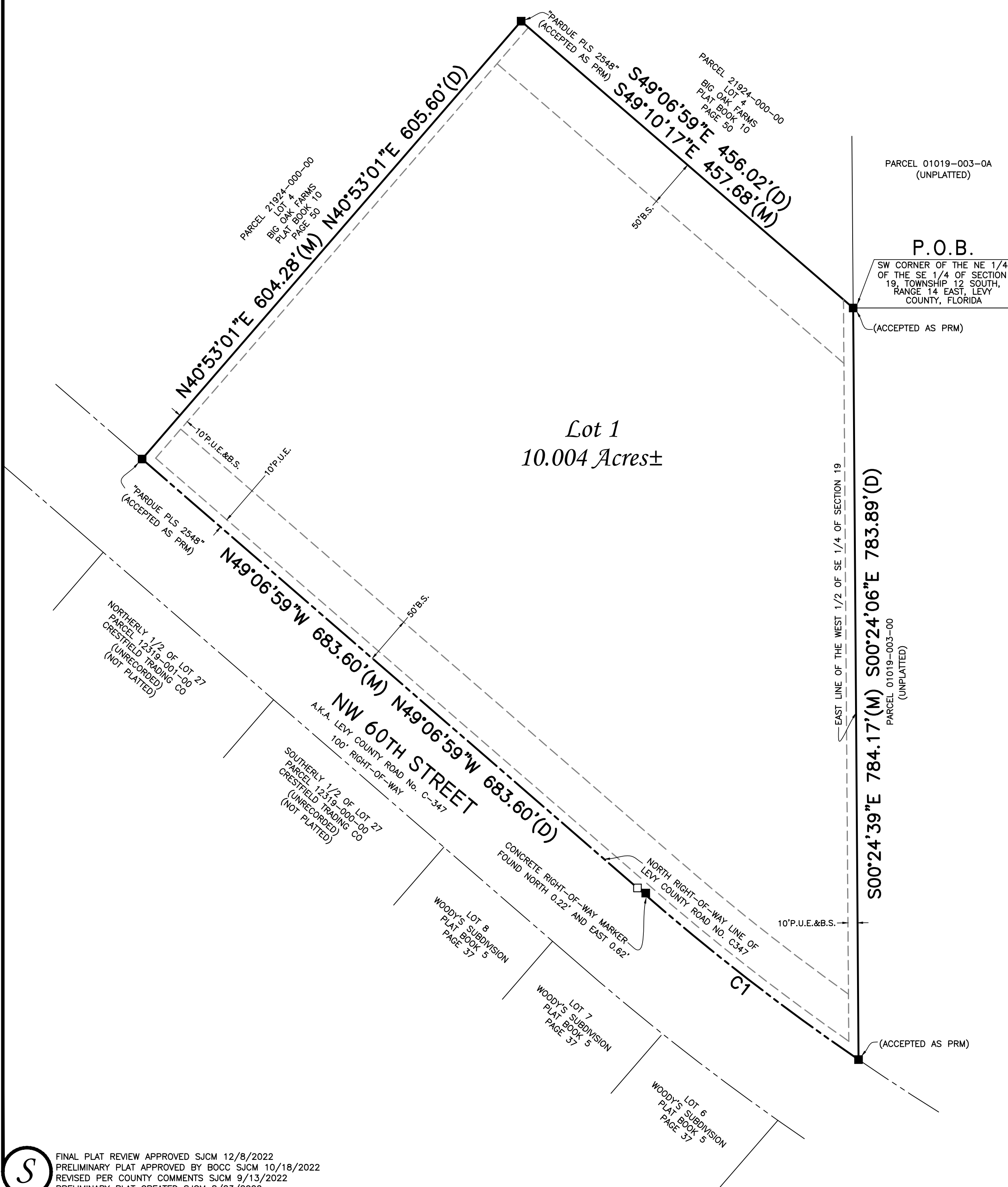
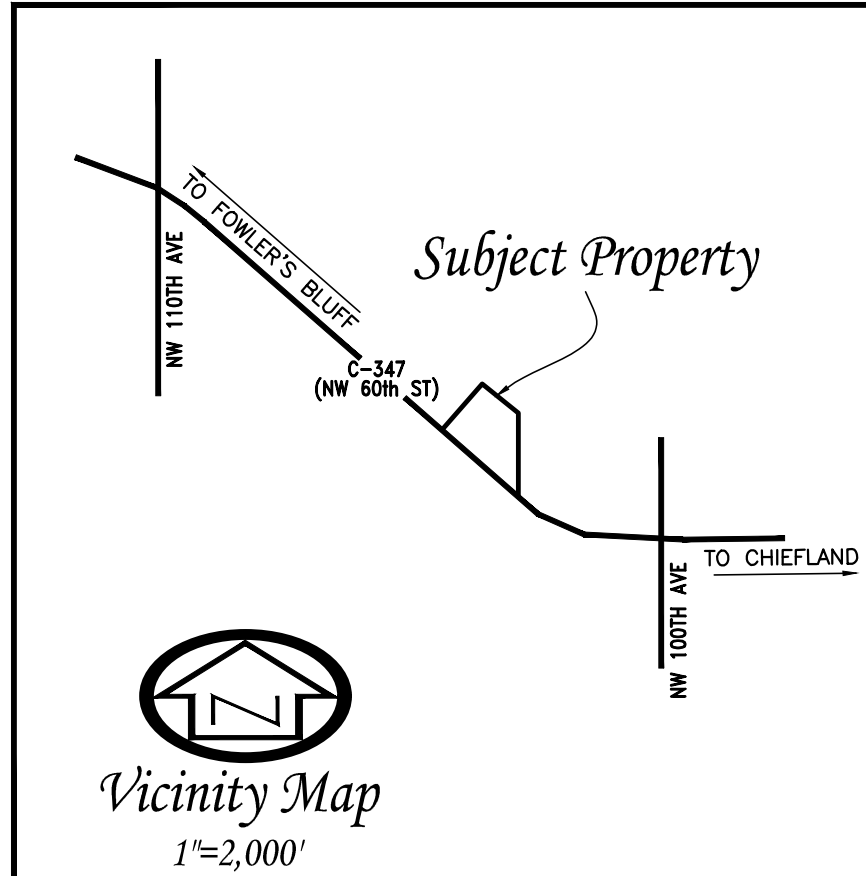
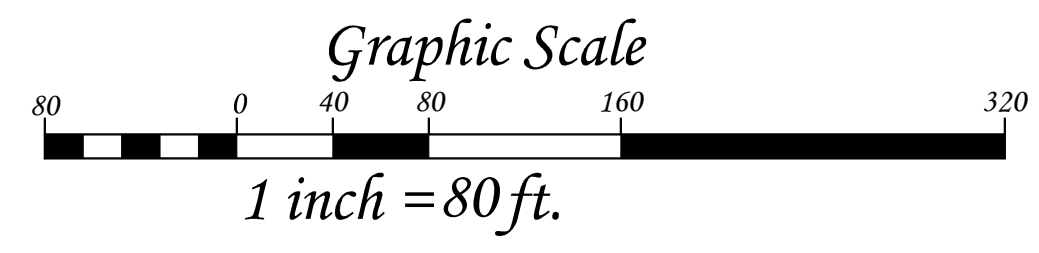
Curve #	Radius	Arc Length	Tangent	Central Angle	Chord	Chord Bearing
C1(M)	2412.56'	292.17'	146.26'	06°56'20"	291.99'	N52°10'06"W
C1(D)	2412.56'	290.29'		06°53'38"		

- NOTES:
- Bearings hereon are based on an assumed value of North 40°53'01"East, for the West line of Subject 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 PLANNING DEPARTMENT.
 - A 10 FOOT WIDE PUBLIC UTILITY EASEMENT EXISTS ON ALL FRONT AND SIDE LOT LINES FOR ELECTRIC, TELEPHONE, CABLE TELEVISION, AND OTHER PUBLIC UTILITIES.

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.

Description: (ORB. 1503, Pg. 297)
A portion of the West 1/2 of the Southeast 1/4 of Section 19, Township 12 South, Range 14 East, Levy County, Florida, being more particularly described as follows:

Beginning at a concrete monument marking the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 19, Township 12 South, Range 14 East; thence South 00 degrees 24 minutes 06 seconds East, along the East line of the West 1/2 of the Southeast 1/4 of said Section 19, a distance of 783.89 feet to a concrete monument on the North right of way line of Levy County Road No. C-347 and an intersection with a non-tangent curve concave to the Northeast with a radius of 2412.56 feet and a central angle of 06 degrees 53 minutes 38 seconds; thence Northwesterly along said right of way and the arc of said curve, 290.29 feet to the point of tangency; thence North 49 degrees 06 minutes 59 seconds West along the said North right of way line of Levy County Road No. C-347, a distance of 683.60 feet; thence leaving said North right of way, North 40 degrees 53 minutes 01 seconds East, a distance of 605.60 feet; thence South 49 degrees 06 minutes 59 seconds East a distance of 456.02 feet to a concrete monument and the Point of Beginning.



FINAL PLAT REVIEW APPROVED SJCM 12/8/2022
PRELIMINARY PLAT APPROVED BY BOCC SJCM 10/18/2022
REVISED PER COUNTY COMMENTS SJCM 9/13/2022
PRELIMINARY PLAT CREATED SJCM 8/23/2022

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