

planning

From: Stacey Hectus
Sent: Tuesday, January 10, 2023 4:08 PM
To: planning
Subject: FW: 10 acre Valhalla Deed acreage

Please include in file and make sure it goes to municode.

Stacey Hectus

Planning and Zoning Director
Levy County Planning and Zoning Department
352-486-5203

Please call before coming into the office, with a shortage in staffing, our office hours may be altered.

LAND DIVISION OR COMPLEX USE INQUIRIES REQUIRE AN APPOINTMENT.



From: Steve McMillen <steve@mcsurveying.com>
Sent: Tuesday, January 10, 2023 9:21 AM
To: renee@pelzmanlaw.com
Cc: Stacey Hectus <hectus-stacey@levycounty.org>; Levy County Attorney <LevyCountyAttorney@levycounty.org>
Subject: 10 acre Valhalla Deed acreage

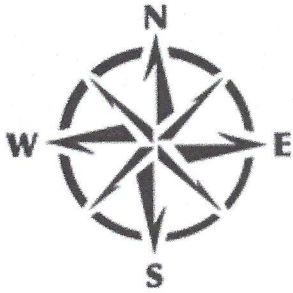
To Ms. Renee and the Board of County Commissioners of Levy County,

At last night's Planning meeting, I was given a deed by an adjoining land owner...Dr. Kirkland. The deed is recorded in O.R.B. 1503, page 297, which is the deed my client, Roger Skipper purchased the Subject Property. Dr. Kirkland stated to the Planning Board that he thought the Subject Property was less than 10 acres and therefore, un-buildable.

To appease Dr. Kirkland's question, which I could obviously not answer in the public meeting, I offered that I would plug in the wording of the deed he handed me into the computer and determine the acreage. Therefore, the following is true:

1. The wording contained in the deed, above, does create a 10.000 acre parcel.
2. The deed contains secondary calls "to a monument". By standard surveying practices, the position of the concrete monument as found in the ground "holds" over any deed calls due to those secondary calls.
3. Therefore, the boundary survey which the plat was based, shows holding the position of those monuments called for in the deed and the actual acreage was found to be 10.004.

4. In summary, the Subject Property complies with and agrees with the County Staff determination that the minimum acreage requirement of 10 acres for the current ARR zoning has been met.
5. Note: the agenda item of recommending approval of the Final Plat to the Board, in no way is changing/revising the current zoning of the Subject Property.



Stephen M. McMillen, P.S.M.

President,
Professional Surveyor & Mapper

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We carry Professional Liability Insurance

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