

PRELIMINARY PLAT - NOT FOR FINAL RECORDING

M

MAGNOLIA RIDGE

Lying in the Northwest 1/4 of Section 1, Township 13
South, Range 18 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
0240F, EFFECTIVE: 11/02/2012.

NOTES:

- Bearings hereon are based on an assumed value of N01°33'59"W, for the West line of the SW 1/4 of the NW 1/4, 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.

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 SURPLANTED 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.

Plat Book ____, Page ____,
Sheet One of One

Owner's Certification and Dedication:

We, Edward and Kelly Rick, hereby certify that we are the owners of the lands comprised within "Magnolia Ridge" as described herein, and hereby consent to the subdivision thereof as shown. We hereby dedicate to the public, forever: all Public Utility Easements and Road Right-of-Ways.(Tract "A")

Edward J. Riggs _____ witness
18805 N Highway 329
Micanopy, FL 32667

Kelly A. Higgs-Rick _____ witness
18805 N Highway 329
Micanopy, FL 32667

Acknowledgment: (State of Florida, County of Levy)

I hereby certify that on this day personally appeared before me, Edward and Kelly Riggs, 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 _____, 2020.

Consent of Mortgagee:

I, _____, holder of that certain mortgage as recorded in O.R.B. _____ page _____ of the public records of Levy County, State of Florida, do hereby consent to this plat and join in the dedication as shown herein.

Witness _____
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 he executed said instrument for the use and purpose herein expressed, and did take an oath.

Witness my hand and official seal this ____ day of _____, 2020.

Surveyor's Certificate:

I do hereby certify that this plat of "Magnolia Ridge" is a true and correct representation of the hereon described property according to a survey made under my responsible direction and supervision dated 11/19/2019, and that this plat complies with all survey requirements of Chapter 177, Part 1, Florida Statutes.

Stephen M. McMillen, P.S.M. _____ 15 S.E. 5th 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:

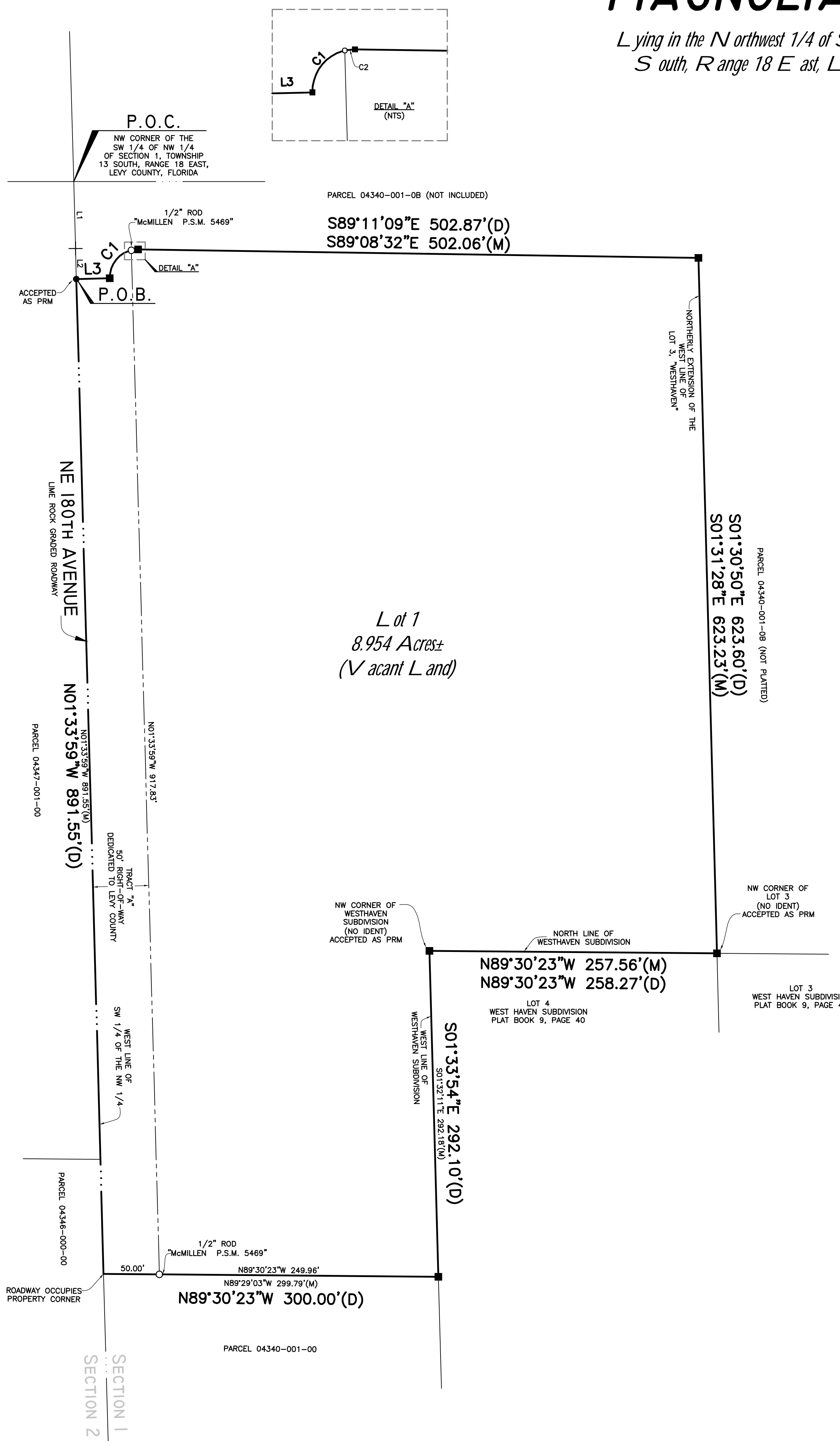
We, the undersigned do hereby certify that this plat conforms to the requirements of Levy County Ordinance and Regulations as follows:

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: _____
Lot sizes comply with F.S. Ch. 381 and F.A.C. 64E-6-Road Requirements:
Administrative Manager - Levy County Road Department _____ Date: _____
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.
Harold Lee Mills, P.S.M. _____ Date: _____
Florida Certification No. 2979

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 _____, 2020.

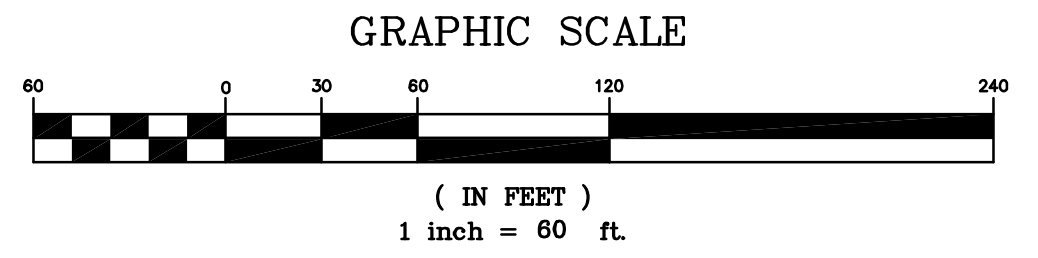
Clerk of the Circuit Court _____ Deputy Clerk



- LEGEND:
- 4"x4" CONC. MONUMENT FOUND
 - "POP 2001 PRM DM CROFT" (UNLESS SHOWN)
 - 5/8" IRON ROD FOUND (NO IDENT UNLESS SHOWN)
 - 1/2" IRON ROD SET MARKED "MCMILLEN P.S.M. 5469"
 - 1/2" IRON ROD SET MARKED "WITNESS P.S.M. 5469"
 - MAIL & DISK SET "PRM POP "MCMILLEN P.S.M. 5469"
 - UTILITY POLE
 - PLAT
 - MEASURED
 - DESCRIPTION
 - CALCULATED
 - NOT TO SCALE
 - IDENTIFICATION
 - REFERENCE BEARING
 - POINT-OF-COMMENCEMENT
 - POINT-OF-BEGINNING
 - PUBLIC UTILITY EASEMENT
 - PUBLIC UTILITY & ORNANCE EASEMENT
 - CHORD
 - BUILDING SETBACK
 - FENCE LINE
 - GUY WIRE ANCHOR

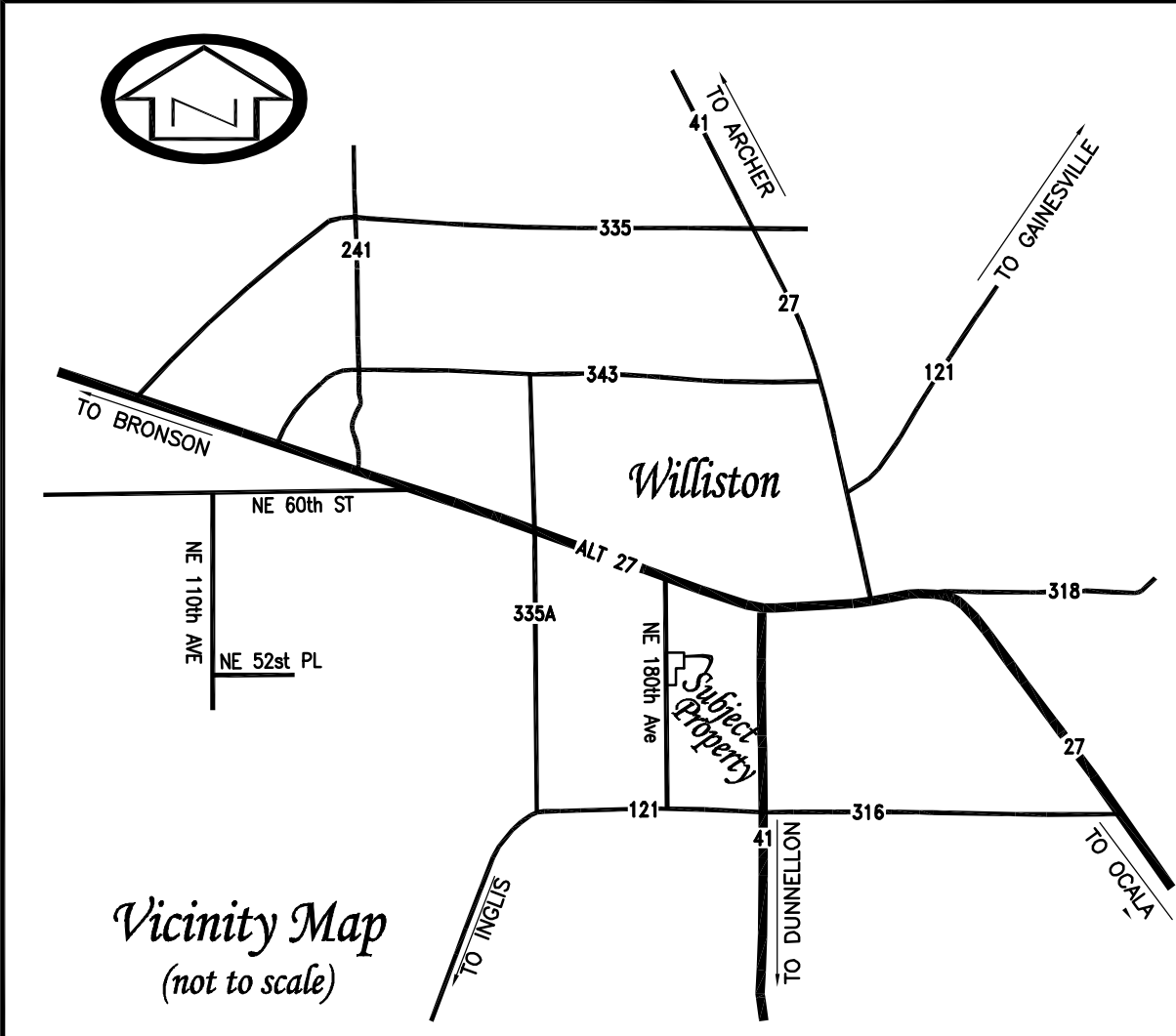


Description: (ORB 1347, PG 723)
A parcel of land in the Southwest 1/4 of Northwest 1/4 of Section 1, Township 13 South, Range 18 East, Levy County, Florida, being more particularly described as follows: For a Point of Reference, commence at the Northwest corner of the Southwest 1/4 of Northwest 1/4 of Section 1, Township 13 South, Range 18 East, Levy County, Florida; thence South 01 degrees 33 minutes 59 seconds East along the West line of said Southwest 1/4 of Northwest 1/4, 60.05 feet to the intersection with a line being parallel with and 60 feet South of the North line of said Southwest 1/4 of Northwest 1/4; thence continue South 01 degrees 33 minutes 59 seconds East along said line, 27.31 feet to the Point of Beginning; thence North 88 degrees 26 minutes 01 seconds East on a non-tangent bearing, 30.00 feet to the Point of Curvature of a curve concave to the Southeast, having a radius of 25.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 92 degrees 22 minutes 50 seconds, a distance of 40.31 feet to the Point of Tangency of said curve, being the intersection with that line lying 60 feet South of the North line of said Southwest 1/4 of Northwest 1/4; thence South 01 degree 30 minutes 09 seconds East along said line, 502.87 feet, to the intersection with the Northerly extension of the West line of lot 3 of "Westhaven" subdivision as recorded in Plat Book 9, Page 40 of the Public Records of Levy County, Florida; thence South 01 degree 30 minutes 50 seconds East, along said extension, 623.60 feet to the Northwest corner of said lot 3, thence North 89 degrees 30 minutes 23 seconds West along the North line of said subdivision, 258.27 feet to the Northwest corner of said subdivision; thence South 01 degree 33 minutes 54 seconds East along the west line of said subdivision, 292.10 feet; thence North 89 degrees 30 minutes 23 seconds West, parallel with the North line of that property described in Official Records Book 479, Page 652, 300.00 feet, to said West line of said Southwest 1/4 of Northwest 1/4; thence North 01 degrees 33 minutes 59 seconds West, along West line, 891.55 feet to close on the Point of Beginning. SUBJECT to the maintained right of way of NE 180th Avenue.



L1 S01°33'59"E 60.05'(D)
L2 S01°33'59"E 27.31'(D)
L3 N88°26'01"E 30.00'(D)
N88°25'53"E 30.03'(M)

CURVE	RADIUS	ARC	TANGENT	CENTRAL ANGLE	CHORD	CHORD BEARING
C1(P)	25.00'	40.31'	26.07'	92°22'50"	40.31'	N44°38'55"E
C1(M)	25.00'	25.00'	6.09'	3.06'	13°56'53"	N44°37'02"E
C2	25.00'	6.09'	3.06'	13°56'53"	6.07'	S83°52'14"W



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