

Memorandum
Levy County
Office of the County Attorney
612 East Hathaway Avenue
Bronson, Florida 32621

Telephone: (352) 486-3389
E-Mail Address: levylegalsph@bellsouth.net

Fax: (352) 486-3393

TO: Robert Boulette, Development Department Director

FROM: Anne Bast Brown, County Attorney *Anne Bast Brown*

DATE: February 10, 2020

RE: Lot 4, Block A, Bronson Oaks Replat

Please be advised that I have reviewed the above-referenced plat and the Plat Certification Letter of Norm D. Fugate, P.A., dated February 6, 2020, regarding the same, and applicable matters of record that have been provided. I find that the plat and the Plat Certification Letter comply with applicable provisions of Sections 177.041 and 177.081, Florida Statutes, and the Levy County Code. Based upon an examination of the plat and the Plat Certification, I am of the opinion that both are legally sufficient and will sign the mylar of the plat when presented.

Prior to recording the plat, please verify that all applicable taxes have been paid, in accordance with Section 197.192, Florida Statutes.

If I can be of any further assistance, please contact me.

ABB/sph

cc: Stephen M. McMillen, P.S.M. (via email)

z:\memo\plat.lot4.bronson oaks
LR2019-56

Norm D. Fugate, P.A.

Land Title Services

Post Office Box 98
Williston, Florida 32696
352-528-0019

February 6, 2020

PLAT CERTIFICATION LETTER

PROPOSED SUBDIVISION: Lot 4, Block A, Bronson Oaks, Replat

LEGAL DESCRIPTION: Parcels 1 and 2, described as follows:

Parcel 1

That part of the North 1/2 of the Northwest 1/4 of Section 3, Township 12 South, Range 17 East, lying South and East of State Road 24 and North and West of the Seaboard Airline Railroad right of way.

Less and Except

A parcel of land in the North 1/2 of NW 1/4 of Section 3, Township 12 South, Range 17 East, Levy County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the most Easterly corner of Lot 12, Block A, BRONSON OAKS subdivision, according to the plat thereof recorded in Plat Book 6, Page 33, of the public records of Levy County, Florida; thence N 88°15'53" E, along the South line of the North 1/2 of NW 1/4 of Section 3, Township 12 South, Range 17 East, a distance of 878.62 feet to the Point of Beginning; thence N 08°00'20" W, 694.91 feet to the most Easterly corner of Lot 4, Block A, of said BRONSON OAKS; thence N 46°04'30" E, along the Southeasterly line of said Block A, 449.62 feet, to the Southerly right of way line of NE 99th Place, also being a point on a curve concave to the Northeast, having a radius of 340.00 feet, and through which point passes a radial bearing of N 25°24'40" E; thence Southeasterly, along said right of way and the arc of said curve through a central angle of 10°07'30", a distance of 60.08 feet, to the Northwest corner of Lot 1, Block C, of said BRONSON OAKS; thence S 01°16'24" E, along the West line of said Lot 1, a distance of 345.02 feet, to the SW corner of said Lot 1; thence continue S 01°16'24" E, along the Southerly projection of said West line of said Lot 1; a distance of 625.16 feet, to said South line of North 1/2 of NW 1/4; thence S 88°15'53" W, along said South line, 305.02 feet to close on the Point of Beginning.

And Less and Except

A parcel of land in the North 1/2 of the Northwest 1/4 of Section 3, Township 12 South, Range 17 East, Levy County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the most Easterly corner of Lot 12, Block A, Bronson Oaks Subdivision, according to the Plat thereof, recorded in Plat Book 6, Page 33, of the Public Records of Levy County, Florida; thence North 88 Degrees 15 Minutes 53 Seconds East, along the South line of the North 1/2 of Northwest 1/4 of Section 3, Township 12 South, Range 17 East, a distance of 1183.64 feet, to the intersection with the Southerly projection of the West line of Lot 1, Block C of said Bronson Oaks, and the Point of Beginning; thence North 01 Degrees 16 Minutes 24 Seconds West, along said projection, 625.16 feet, to the Southwest corner of said Lot 1; thence North 88 Degrees 11 Minutes 58 Seconds East, along the South line of Lots 1 through 4 of said Block C, 533.44 feet, to the Northwest corner of Lot 8 of said Block C; thence South 01 Degrees 16 Minutes 24 Seconds East, along the West line of Lots 8 through 11 of said Block C, 625.77 feet, to the Southwest corner of Lot 11 of said Block C and a point on said South line of North 1/2 of Northwest 1/4; thence South 88 Degrees 15 Minutes 53 Seconds West, along last said South line, 533.43 feet, to close on the Point of Beginning.

And Less and Except

All of Bronson Oaks, according to the map or plat thereof as recorded in Plat Book 6, Page 33, Public Records of Levy County, Florida.

Parcel 2

Lot 4, Block A, Bronson Oaks, according to the map or plat thereof as recorded in Plat Book 6, Page 33, Public Records of Levy County, Florida.

We have made a search of the Public Records of Levy County, Florida, in connection with the above described property, ending **January 27, 2020** at 11:00 PM, and find the following:

APPARENT RECORD FEE SIMPLE TITLE HOLDER: Everett Allen Pearce and Mary Virginia Pearce, husband and wife, by virtue of the following:

Warranty Deed to Everett Allen Pearce and Mary Virginia Pearce, husband and wife, dated February 6, 2019 and recorded February 8, 2019, at O.R. Book 1483, Page196, Public Records of Levy County, Florida.

OUTSTANDING MORTGAGES: None

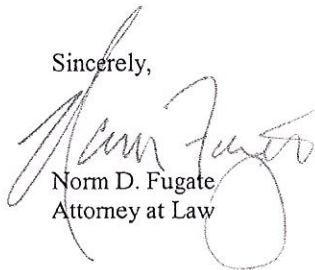
RECORDED EASEMENTS/RESTRICTIONS: None

TAXES: 2019 ad valorem and non ad valorem taxes show **PAID** under Tax parcel ID#s **03279-002-00** and **17054-000-00**.

There are no other recorded plats which bear the name of **Lot 4, Block A, Bronson Oaks, Replat** of record in Levy County, Florida.

I hereby certify that the above information meets the requirements of Fla. Stat. 177.081 and Levy County Code of Ordinances Sec. 50-556(b)(1) and (h), and is submitted pursuant to Fla. Stat. 627.7843.

Sincerely,



Norm D. Fugate
Attorney at Law

2428

Final Plat Application
Levy County, Florida

Filing Date: _____ Petition Number: FP 24-19
Amount of Fee: \$ 225.00 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 50-534, petitioning for a Final Plat on the following described:

I. Applicant and Request Information - Please print unless otherwise specified.	
Owner's Name: <u>EVERETT PEARCE</u>	Surveyor: <u>STEPHEN M. McMILLEN</u>
Address: <u>3473 NW 49TH AVE</u>	Address: <u>155E 5TH ST.</u>
City: <u>LINDSEVILLE</u> Zip Code: <u>32605</u>	City: <u>WILLISTON</u> Zip Code: <u>32696</u>
Phone: <u>352 339-5644</u>	Phone: <u>352 528-6277</u>

II. Parcel Information		
1. Subdivision Name:	<u>LOT 4 BLOCK A, BROWSON OAKS REPLAT</u>	
2. Date Preliminary Plat Approved:	_____	
3. Parcel Number (s)	Section/Township/Range	Acreage
A. <u>17054-0000</u>	<u>3/12/17</u>	<u>1.00</u>
B. <u>03279-002-00</u>	<u>3/12/17</u>	<u>7.00</u>
C. _____	_____	_____
Total Acreage:		_____

- 3. Locational Description (Please attach copy of legal description or existing plat if property in question is a re-subdivision). NORTH of BROWSON ON S.R. 24
- 4. Proposed Use of Property: RESIDENTIAL



Final Plat Application
Levy County, Florida

5. Present Zoning /Land Use: RR/RR
6. Was a Zoning Change Requested ?
Yes No
[if yes, the plat may not be approved until it conforms with the local zoning. Include a certification of zoning compliance if a change was requested]
7. Have all required improvements been installed ? Yes N/A No
[If no, include detailed estimates of cost and a statement relative to the method of improvement guarantee. All estimates must be approved by the County Commission.]
8. Do you proposed deed restrictions ? Yes No
[If yes, please attach copy]

III. To Be Supplied At The Time Of Submission:

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

1. Final 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. Location map identifying subject parcel with either a color or pattern
4. Surface water permit or exemption
5. Signed and sealed boundary survey's. (office, road and bridge and engineering)
6. Current title opinion.

NOTE: See checklist for appropriate number of copies for submittal

**Final Plat Application
Levy County, Florida**


IV. APPLICATION INSTRUCTIONS:

- (a) An application for a Final Plat must be accompanied by a fee of \$225.00 **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.**
- (d) The Final Plat applications are processed once a month. Applications received by the first (1st) day of the month preceding a regular monthly meeting of the planning commission will **tentatively** be scheduled, advertised and presented at a public hearing the following month. Applications received after the first (1st) 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(s) and place them 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.

Final Plat Application
Levy County, Florida

- (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  _____, 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.

OFFICE USE ONLY:

Planning Commission Public Hearing Date: _____ Time: _____

Board of County Commissioners Hearing Date: _____ Time: _____

Planning Commission Action: Approval Denial

Notes, Instructions and Comments:

Final Plat Application
Levy County, Florida

OWNER VERIFICATION

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

Date Owner Signature

STATE OF FLORIDA
COUNTY OF _____

Owner Signature

Sworn to and scribed before me this _____ Day of _____ 20 _____, by (name)
_____.

Signature - Notary Public

Personally known _____ Identification Expiration Date _____

AGENT VERIFICATION (if applicable)

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

Sept. 23, 2019
Date Authorized Agent Signature (if applicable)

STATE OF FLORIDA
COUNTY OF Levy

Sworn to and scribed before me this 23rd Day of September 20 19, by (name)
Stephen McMillen.

Holly Holloway
Signature - Notary Public

Personally known Identification Expiration Date _____





McMillen Surveying, Inc.

15 S.E. 5th Street
Williston, Florida, 32696
Office: 352 528-6277

April 1, 2019

State of Florida
County of Levy

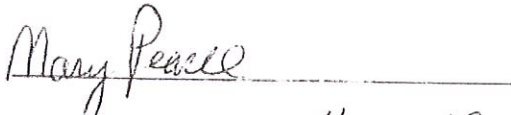
I, Everett Pearce and Mary Pearce, hereby give Stephen M. McMillen, P.S.M., President of McMillen Surveying, Inc, the authority to act as my Authorized Agent to facilitate the **Platting Process** on the following parcels lying in Section 3, Township 12 South, Range 17 East, Levy County, Florida:

Parcel ID# 17054-000-00 and 03279-002-00.

This is vacant land and abuts State Road No. 24, Bronson, Florida, 32696.




Everett Pearce Date: 4/02/19



Mary Pearce Date: 4-2-19



Notary Public, State of Florida
At Large



My Commission Expires: 12/27/2021

18.50
294.00
312.50

Prepared by and return to:
Norm D. Fugate, P.A. *pu*
P. O. Box 98
Williston, FL 32696
352-528-0019
File Number: 2878-001

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 1st day of February, 2019 between H. B. Hayne Corp., a Florida corporation whose post office address is PO Box 831297, Miami, FL 33283, grantor, and Everett Allen Pearce and Mary Virginia Pearce, husband and wife whose post office address is 3473 NW 49th Avenue, Gainesville, FL 32605, 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:

See Attached Exhibit "A"
Parcel Identification Number: 03279-002-00 & 17054-000-00

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, 2018.

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:

Blake Barnes
Witness Name: Blake Barnes
Lisa Barnes
Witness Name: Lisa Barnes

H.B. Hayne Corp, A Florida profit corporation
By: *Robert A. Stechmann*
Robert A. Stechmann, President

State of Florida Brevard
County of Brevard

The foregoing instrument was acknowledged before me this 1st day of February, 2019 by Robert A. Stechmann, President of H.B. Hayne Corp, A Florida profit corporation, on behalf of the corporation. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]

Sarah Kluempke
Notary Public
Printed Name: Sarah Kluempke
My Commission Expires: 11/27/21



Exhibit A

Attached to and made a part of a warranty deed from H. B. Hayne Corp., a Florida corporation to Everett Allen Pearce and Mary Virginia Pearce, husband and wife dated February 09, 2019

Parcel 1

That part of the North 1/2 of the Northwest 1/4 of Section 3, Township 12 South, Range 17 East, lying South and East of State Road 24 and North and West of the Seaboard Airline Railroad right of way.

Less and Except

A parcel of land in the North 1/2 of NW 1/4 of Section 3, Township 12 South, Range 17 East, Levy County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the most Easterly corner of Lot 12, Block A, BRONSON OAKS subdivision, according to the plat thereof recorded in Plat Book 6, Page 33, of the public records of Levy County, Florida; thence N 88°15'53" E, along the South line of the North 1/2 of NW 1/4 of Section 3, Township 12 South, Range 17 East, a distance of 878.62 feet to the Point of Beginning; thence N 08°00'20" W, 694.91 feet to the most Easterly corner of Lot 4, Block A, of said BRONSON OAKS; thence N 46°04'30" E, along the Southeasterly line of said Block A, 449.62 feet, to the Southerly right of way line of NE 99th Place, also being a point on a curve concave to the Northeast, having a radius of 340.00 feet, and through which point passes a radial bearing of N 25°24'40" E; thence Southeasterly, along said right of way and the arc of said curve through a central angle of 10°07'30", a distance of 60.08 feet, to the Northwest corner of Lot 1, Block C, of said BRONSON OAKS; thence S 01°16'24" E, along the West line of said Lot 1, a distance of 345.02 feet, to the SW corner of said Lot 1; thence continue S 01°16'24" E, along the Southerly projection of said West line of said Lot 1; a distance of 625.16 feet, to said South line of North 1/2 of NW 1/4; thence S 88°15'53" W, along said South line, 305.02 feet to close on the Point of Beginning.

And Less and Except

A parcel of land in the North 1/2 of the Northwest 1/4 of Section 3, Township 12 South, Range 17 East, Levy County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the most Easterly corner of Lot 12, Block A, Bronson Oaks Subdivision, according to the Plat thereof, recorded in Plat Book 6, Page 33, of the Public Records of Levy County, Florida; thence North 88 Degrees 15 Minutes 53 Seconds East, along the South line of the North 1/2 of Northwest 1/4 of Section 3, Township 12 South, Range 17 East, a distance of 1183.64 feet, to the intersection with the Southerly projection of the West line of Lot 1, Block C of said Bronson Oaks, and the Point of Beginning; thence North 01 Degrees 16 Minutes 24 Seconds West, along said projection, 625.16 feet, to the Southwest corner of said Lot 1; thence North 88 Degrees 11 Minutes 58 Seconds East, along the South line of Lots 1 through 4 of said Block C, 533.44 feet, to the Northwest corner of Lot 8 of said Block C; thence South 01 Degrees 16 Minutes 24 Seconds East, along the West line of Lots 8 through 11 of said Block C, 625.77 feet, to the Southwest corner of Lot 11 of said Block C and a point on said South line of North 1/2 of Northwest 1/4; thence South 88 Degrees 15 Minutes 53 Seconds West, along last said South line, 533.43 feet, to close on the Point of Beginning.

And Less and Except

All of Bronson Oaks, according to the map or plat thereof as recorded in Plat Book 6, Page 33, Public Records of Levy County, Florida.

Parcel 2

Lot 4, Block A, Bronson Oaks, according to the map or plat thereof as recorded in Plat Book 6, Page 33, Public Records of Levy County, Florida.

Parcel Identification Number: 03279-002-00 & 17054-000-00



Summary

Parcel ID 1705400000
Location Address
Neighborhood BRONSON OAKS (633)
Tax Description* 03-12-17 BRONSON OAKS BLK A LOT 4 OR BOOK 1483 PAGE 196
 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 VACANT (0000)
Subdivision BRONSON OAKS
Sec/Twp/Rng 03-12-17
District SW FLORIDA WT MG (District SW)
Millage Rate 15.7218
Acreage 1.000
Homestead N
Ag Classification No

View Map

Owner

Owner Name Pearce Everett Allen 100%
 Pearce Mary Virginia 100%
Mailing Address 3473 NW 49TH AVE
 GAINESVILLE, FL 32605

Valuation

	2019 Preliminary Value Summary
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$6,000
Ag Land Value	\$6,000
Just (Market) Value	\$6,000
Assessed Value	\$6,000
Exempt Value	\$0
Taxable Value	\$6,000
Maximum Save Our Homes Portability	\$0
Previous Year Value	\$6,000

Exemptions

Homestead 2nd Homestead Widow/er Disability Seniors Veterans Other

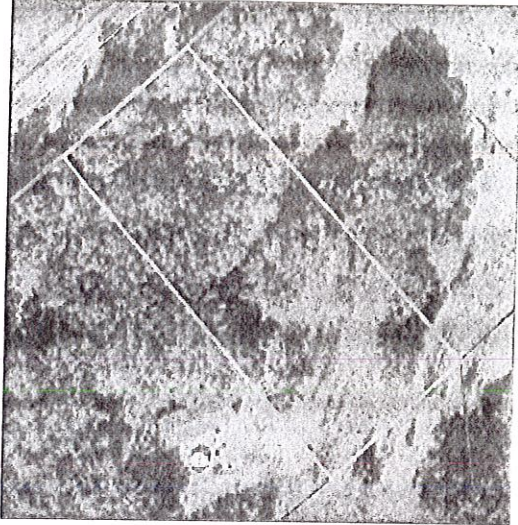
Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vac Lot	0	0	1	LT	\$6,000

Sales

Sale Date	Sale Price	Instrument		Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
		Type							
2/6/2019	\$42,000.00	WM		1483	196	U	V	HB HAYNE CORP	PEARCE EVERETT ALLEN

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. It does not make any warranty, expressed or implied, for the data herein, its use or interpretation.

Last Data Upload: 3/29/2019, 5:17:19 PM

Version 2.2.9



Developed by



Summary

Parcel ID	0327900200
Location Address	
Neighborhood	BR 2 (2.1)
Tax Description*	03-12-17 0007.00 ACRES TRACT IN N1/2 OF NW1/4 OR BOOK 154 PAGE 25 -LESS BRONSON OAKS S/D OR BOOK 1483 PAGE 196 & LESS OR BOOK 1031 PAGE 548
Property Use Code	VACANT (0000)
Subdivision	N/A
Sec/Twp/Rng	03-12-17
District	SW FLORIDA WT MG (District SW)
Millage Rate	15.7218
Acreage	7.000
Homestead	N
Ag Classification	No

The legal description shown here may be condensed, a full legal description should be obtained from a recorded deed for legal purposes.

View Map

Owner

Owner Name	Pearce Everett Allen 100%
	Pearce Mary Virginia 100%
Mailing Address	3473 NW 49TH AVE GAINESVILLE, FL 32605

Valuation

	2019 Preliminary Value Summary
Building Value	\$0
Extra Features Value	\$0
Market Land Value	\$29,400
Ag Land Value	\$29,400
Just (Market) Value	\$29,400
Assessed Value	\$29,400
Exempt Value	\$0
Taxable Value	\$29,400
Maximum Save Our Homes Portability	\$0
Previous Year Value	\$29,400

Exemptions

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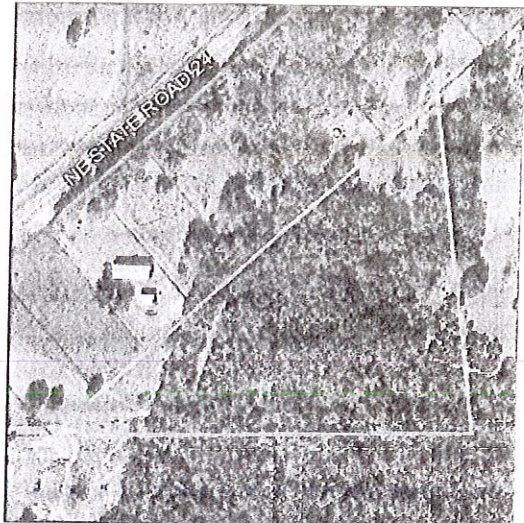
Land Line

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
VAC LAND	0	0	7	AC	\$29,400

Sales

Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
2/6/2019	\$42,000.00	WM	1483	196	U	V	HB HAYNE CORP	PEARCE EVERETT ALLEN

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. However, we do not warrant the accuracy, reliability, or completeness of the data herein, its use or interpretation.

Last Data Upload: 3/29/2019, 5:17:19 PM

Version 2.2.9





An Equal
Opportunity
Employer

Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899

(352) 796-7211 or 1-800-423-1476 (FL only)

TDD only: 1-800-231-6103 (FL only)

On the Internet at WaterMatters.org

Bartow Service Office

170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Service Office

6750 Fruitville Road
Sarasota, Florida 34240-9711
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Service Office

7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

August 02, 2019

Stephen McMillen
15 SE 5th Street
Williston, FL 32696

Subject: **Project Evaluation - Permit Not Required**

Project Name: Lot 4 Blk A Bronson Oaks Replat
File Number: 787835
County: Levy
Sec/Twp/Rge: S3/T12S/R17E

Reference: Rule 62-330, Florida Administrative Code (F.A.C.)
Subsection 373.406(6), Florida Statutes (F.S.)

Dear Mr. McMillen:

The District has reviewed the information you submitted for the project referenced above and has determined that an Environmental Resource Permit (ERP) **will not be required** for the proposed subdivision of the lot, as shown on the proposed plat. Please be advised that if the lots are to be developed by the same entity or any future improvements are proposed within the ingress/egress easement(s), such as placement of fill, gravel or asphalt, an Environmental Resource Permit may be required. Wetland and/or surface water limits, in accordance with Chapter 62-340, F.A.C., may need to be verified by the appropriate governmental agencies if future construction is proposed. If the applicant applies for an Environmental Resource Permit an approved survey and letter verifying the wetland and/or surface water limits, in accordance with Chapter 62-340, F.A.C., must be provided from the District. [Rule 62-330.051(2), F.A.C.].

The information received by the District will be kept on file to support the District's determination regarding your application. This information is available for viewing or downloading through the District's Application and Permit Search Tools located at www.WaterMatters.org/permits

The District's determination that your project does not require an ERP is only applicable pursuant to the statutes and rules in effect at the time the information was submitted and may not be valid in the event subsequent changes occur in the applicable rules and statutes. Additionally, this notification does not mean that the District has determined that your project is permanently exempt from permitting requirements. Any subsequent change you make in the project's operation may necessitate further evaluation or permitting by the District. Therefore, you are advised to contact the District before beginning the project and before beginning any activity which is not specifically described in your submittal. Your timely pursuit of this activity is encouraged to avoid any potential rule changes that could affect your request.

This letter constitutes notice of Intended Agency Action of the project referenced above. The District's action in this matter only becomes closed to future legal challenges from members of the public if such persons have been properly notified of the District's action and no person objects to the District's action within the prescribed period of time following the notification. The District does not publish notices of agency action. If you wish to limit the time within which a person who does not receive actual written

notice from the District may request an administrative hearing regarding this action, you are strongly encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Publishing notice of agency action will close the window for filing a petition for hearing. Legal requirements and instructions for publishing notice of agency action, as well as a noticing form that can be used is available from the District's website at www.WaterMatters.org/permits/noticing. If you publish notice of agency action, a copy of the affidavit of publishing provided by the newspaper should be sent to the Regulation Division at the District Service Office that services this permit or other agency action, for retention in the File of Record for this agency action.

If you have questions regarding this matter, please contact David Francona in the Tampa Service Office, extension 2227. Please reference the Project Name and Inquiry/Permit Number in future communications concerning this project.

Sincerely,

Michelle K. Hopkins, P.E.
Bureau Chief
Environmental Resource Permit Bureau
Regulation Division

Notice of Rights

Administrative Hearing

1. You or any person whose substantial interests are or may be affected by the District's intended or proposed action may request an administrative hearing on that action by filing a written petition in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), Uniform Rules of Procedure Chapter 28-106, Florida Administrative Code (F.A.C.) and District Rule 40D-1.1010, F.A.C. Unless otherwise provided by law, a petition for administrative hearing must be filed with (received by) the District within 21 days of receipt of written notice of agency action. "Written notice" means either actual written notice, or newspaper publication of notice, that the District has taken or intends to take agency action. "Receipt of written notice" is deemed to be the fifth day after the date on which actual notice is deposited in the United States mail, if notice is mailed to you, or the date that actual notice is issued, if sent to you by electronic mail or delivered to you, or the date that notice is published in a newspaper, for those persons to whom the District does not provide actual notice.
2. Pursuant to Subsection 373.427(2)(c), F.S., for notices of intended or proposed agency action on a consolidated application for an environmental resource permit and use of sovereignty submerged lands concurrently reviewed by the District, a petition for administrative hearing must be filed with (received by) the District within 14 days of receipt of written notice.
3. Pursuant to Rule 62-532.430, F.A.C., for notices of intent to deny a well construction permit, a petition for administrative hearing must be filed with (received by) the District within 30 days of receipt of written notice of intent to deny.
4. Any person who receives written notice of an agency decision and who fails to file a written request for a hearing within 21 days of receipt or other period as required by law waives the right to request a hearing on such matters.
5. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding District intended action is not available prior to the filing of a petition for hearing.
6. A request or petition for administrative hearing must comply with the requirements set forth in Chapter 28-106, F.A.C. A petition for a hearing must: (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's intended action or proposed action, (2) state all material facts disputed by the person requesting the hearing or state that there are no material facts in dispute, and (3) otherwise comply with Rules 28-106.201 and 28-106.301, F.A.C. Chapter 28-106, F.A.C., can be viewed at www.flrules.org or at the District's website at www.WaterMatters.org/permits/rules.
7. A petition for administrative hearing is deemed filed upon receipt of the complete petition by the District Agency Clerk at the District's Tampa Service Office during normal business hours, which are 8:00 a.m. to 5:00 p.m., Monday through Friday, excluding District holidays. Filings with the District Agency Clerk may be made by mail, hand-delivery or facsimile transfer (fax). The District does not accept petitions for administrative hearing by electronic mail. Mailed filings must be addressed to, and hand-delivered filings must be delivered to, the Agency Clerk, Southwest Florida Water Management District, 7601 US Hwy 301, Tampa, FL 33637-6759. Faxed filings must be transmitted to the District Agency Clerk at (813) 367-9776. Any petition not received during normal business hours shall be filed as of 8:00 a.m. on the next business day. The District's acceptance of faxed petitions for filing is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation, available for viewing at www.WaterMatters.org/about.

Judicial Review

1. Pursuant to Sections 120.60(3) and 120.68, F.S., a party who is adversely affected by District action may seek judicial review of the District's action. Judicial review shall be sought in the Fifth District Court of Appeal or in the appellate district where a party resides or as otherwise provided by law.
2. All proceedings shall be instituted by filing an original notice of appeal with the District Agency Clerk within 30 days after the rendition of the order being appealed, and a copy of the notice of appeal, accompanied by any filing fees prescribed by law, with the clerk of the court, in accordance with Rules 9.110 and 9.190 of the Florida Rules of Appellate Procedure (Fla. R. App. P.). Pursuant to Fla. R. App. P. 9.020(h), an order is rendered when a signed written order is filed with the clerk of the lower tribunal.



An Equal
Opportunity
Employer

Southwest Florida Water Management District

2379 Broad Street, Jacksonville, Florida 34604-6899

(352) 796-7211 or 1-800-423-1476 (FL only)

TDD only: 1-800-231-6103 (FL only)

On the Internet at WaterMatters.org

Bartow Service Office

170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Service Office

6750 Fruitville Road
Sarasota, Florida 34240-9711
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Service Office

7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

August 02, 2019

Stephen McMillen
15 SE 5th Street
Williston, FL 32696

Subject: **Project Evaluation - Permit Not Required**
Project Name: Lot 4 Blk A Bronson Oaks Replat
File Number: 787835
County: Levy
Sec/Twp/Rge: S3/T12S/R17E

Reference: Rule 62-330, Florida Administrative Code (F.A.C.)
Subsection 373.406(6), Florida Statutes (F.S.)

Dear Mr. McMillen:

The District has reviewed the information you submitted for the project referenced above and has determined that an Environmental Resource Permit (ERP) **will not be required** for the proposed subdivision of the lot, as shown on the proposed plat. Please be advised that if the lots are to be developed by the same entity or any future improvements are proposed within the ingress/egress easement(s), such as placement of fill, gravel or asphalt, an Environmental Resource Permit may be required. Wetland and/or surface water limits, in accordance with Chapter 62-340, F.A.C., may need to be verified by the appropriate governmental agencies if future construction is proposed. If the applicant applies for an Environmental Resource Permit an approved survey and letter verifying the wetland and/or surface water limits, in accordance with Chapter 62-340, F.A.C., must be provided from the District. [Rule 62-330.051(2), F.A.C.].

The information received by the District will be kept on file to support the District's determination regarding your application. This information is available for viewing or downloading through the District's Application and Permit Search Tools located at www.WaterMatters.org/permits

The District's determination that your project does not require an ERP is only applicable pursuant to the statutes and rules in effect at the time the information was submitted and may not be valid in the event subsequent changes occur in the applicable rules and statutes. Additionally, this notification does not mean that the District has determined that your project is permanently exempt from permitting requirements. Any subsequent change you make in the project's operation may necessitate further evaluation or permitting by the District. Therefore, you are advised to contact the District before beginning the project and before beginning any activity which is not specifically described in your submittal. Your timely pursuit of this activity is encouraged to avoid any potential rule changes that could affect your request.

This letter constitutes notice of Intended Agency Action of the project referenced above. The District's action in this matter only becomes closed to future legal challenges from members of the public if such persons have been properly notified of the District's action and no person objects to the District's action within the prescribed period of time following the notification. The District does not publish notices of agency action. If you wish to limit the time within which a person who does not receive actual written

notice from the District may request an administrative hearing regarding this action, you are strongly encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Publishing notice of agency action will close the window for filing a petition for hearing. Legal requirements and instructions for publishing notice of agency action, as well as a noticing form that can be used is available from the District's website at www.WaterMatters.org/permits/noticing. If you publish notice of agency action, a copy of the affidavit of publishing provided by the newspaper should be sent to the Regulation Division at the District Service Office that services this permit or other agency action, for retention in the File of Record for this agency action.

If you have questions regarding this matter, please contact David Francona in the Tampa Service Office, extension 2227. Please reference the Project Name and Inquiry/Permit Number in future communications concerning this project.

Sincerely,

Michelle K. Hopkins, P.E.
Bureau Chief
Environmental Resource Permit Bureau
Regulation Division

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Norm D. Fugate, P.A.



Land Title Services

Post Office Box 98
Williston, Florida 32696
352-528-0019

October 2, 2019

PLAT CERTIFICATION LETTER

PROPOSED SUBDIVISION: Lot 4, Block A, Bronson Oaks, REplat

LEGAL DESCRIPTION: Parcels 1 and 2, described as follows:

Parcel 1

That part of the North 1/2 of the Northwest 1/4 of Section 3, Township 12 South, Range 17 East, lying South and East of State Road 24 and North and West of the Seaboard Airline Railroad right of way.

Less and Except

A parcel of land in the North 1/2 of NW 1/4 of Section 3, Township 12 South, Range 17 East, Levy County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the most Easterly corner of Lot 12, Block A, BRONSON OAKS subdivision, according to the plat thereof recorded in Plat Book 6, Page 33, of the public records of Levy County, Florida; thence N 88°15'53" E, along the South line of the North 1/2 of NW 1/4 of Section 3, Township 12 South, Range 17 East, a distance of 878.62 feet to the Point of Beginning; thence N 08°00'20" W, 694.91 feet to the most Easterly corner of Lot 4, Block A, of said BRONSON OAKS; thence N 46°04'30" E, along the Southeasterly line of said Block A, 449.62 feet, to the Southerly right of way line of NE 99th Place, also being a point on a curve concave to the Northeast, having a radius of 340.00 feet, and through which point passes a radial bearing of N 25°24'40" E; thence Southeasterly, along said right of way and the arc of said curve through a central angle of 10°07'30", a distance of 60.08 feet, to the Northwest corner of Lot 1, Block C, of said BRONSON OAKS; thence S 01°16'24" E, along the West line of said Lot 1, a distance of 345.02 feet, to the SW corner of said Lot 1; thence continue S 01°16'24" E, along the Southerly projection of said West line of said Lot 1; a distance of 625.16 feet, to said South line of North 1/2 of NW 1/4; thence S 88°15'53" W, along said South line, 305.02 feet to close on the Point of Beginning.

And Less and Except

A parcel of land in the North 1/2 of the Northwest 1/4 of Section 3, Township 12 South, Range 17 East, Levy County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the most Easterly corner of Lot 12, Block A, Bronson Oaks Subdivision, according to the Plat thereof, recorded in Plat Book 6, Page 33, of the Public Records of Levy County, Florida; thence North 88 Degrees 15 Minutes 53 Seconds East, along the South line of the North 1/2 of Northwest 1/4 of Section 3, Township 12 South, Range 17 East, a distance of 1183.64 feet, to the intersection with the Southerly projection of the West line of Lot 1, Block C of said Bronson Oaks, and the Point of Beginning; thence North 01 Degrees 16 Minutes 24 Seconds West, along said projection, 625.16 feet, to the Southwest corner of said Lot 1; thence North 88 Degrees 11 Minutes 58 Seconds East, along the South line of Lots 1 through 4 of said Block C, 533.44 feet, to the Northwest corner of Lot 8 of said Block C; thence South 01 Degrees 16 Minutes 24 Seconds East, along the West line of Lots 8 through 11 of said Block C, 625.77 feet, to the Southwest corner of Lot 11 of said Block C and a point on said South line of North 1/2 of Northwest 1/4; thence South 88 Degrees 15 Minutes 53 Seconds West, along last said South line, 533.43 feet, to close on the Point of Beginning.

And Less and Except

All of Bronson Oaks, according to the map or plat thereof as recorded in Plat Book 6, Page 33, Public Records of Levy County, Florida.

Parcel 2

Lot 4, Block A, Bronson Oaks, according to the map or plat thereof as recorded in Plat Book 6, Page 33, Public Records of Levy County, Florida.

We have made a search of the Public Records of Levy County, Florida, in connection with the above described property, ending **September 25, 2019** at 11:00 PM, and find the following:

APPARENT RECORD FEE SIMPLE TITLE HOLDER: Everett Allen Pearce and Mary Virginia Pearce, husband and wife, by virtue of the following:

Warranty Deed to Everett Allen Pearce and Mary Virginia Pearce, husband and wife, dated February 6, 2019 and recorded February 8, 2019, at O.R. Book 1483, page 196, public records of Levy County, Florida.

OUTSTANDING MORTGAGES: None

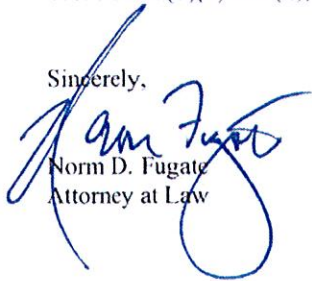
RECORDED EASEMENTS/RESTRICTIONS: None

TAXES: 2018 ad valorem taxes show **PAID** under Tax parcel ID#s **03279-002-00** and **17054-000-00**.

There are no other recorded plats which bear the name of **Lot 4, Block A, Bronson Oaks, Replat** of record in Levy County, Florida.

I hereby certify that the above information meets the requirements of Fla. Stat. 177.081 and Levy County Code of Ordinances Sec. 50-556(b)(1) and (h), and is submitted pursuant to Fla. Stat. 627.7843.

Sincerely,



Norm D. Fugate
Attorney at Law