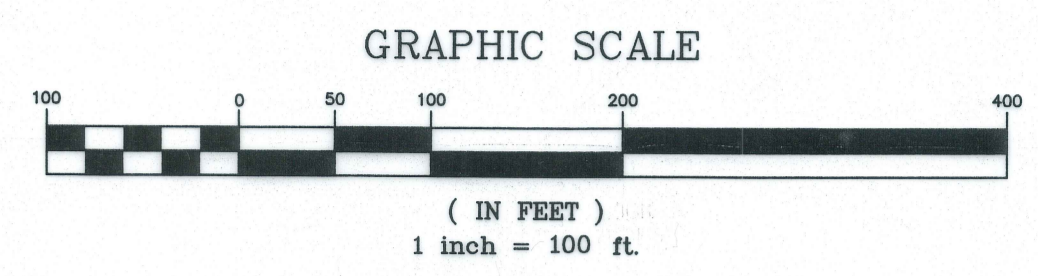


LOT 4, BLOCK A, BRONSON OAKS, REPLAT

Lot 4, Block A, Bronson Oaks, and a Parcel Lying in Section 3, Township 12 South, Range 17 East, Levy County, Florida

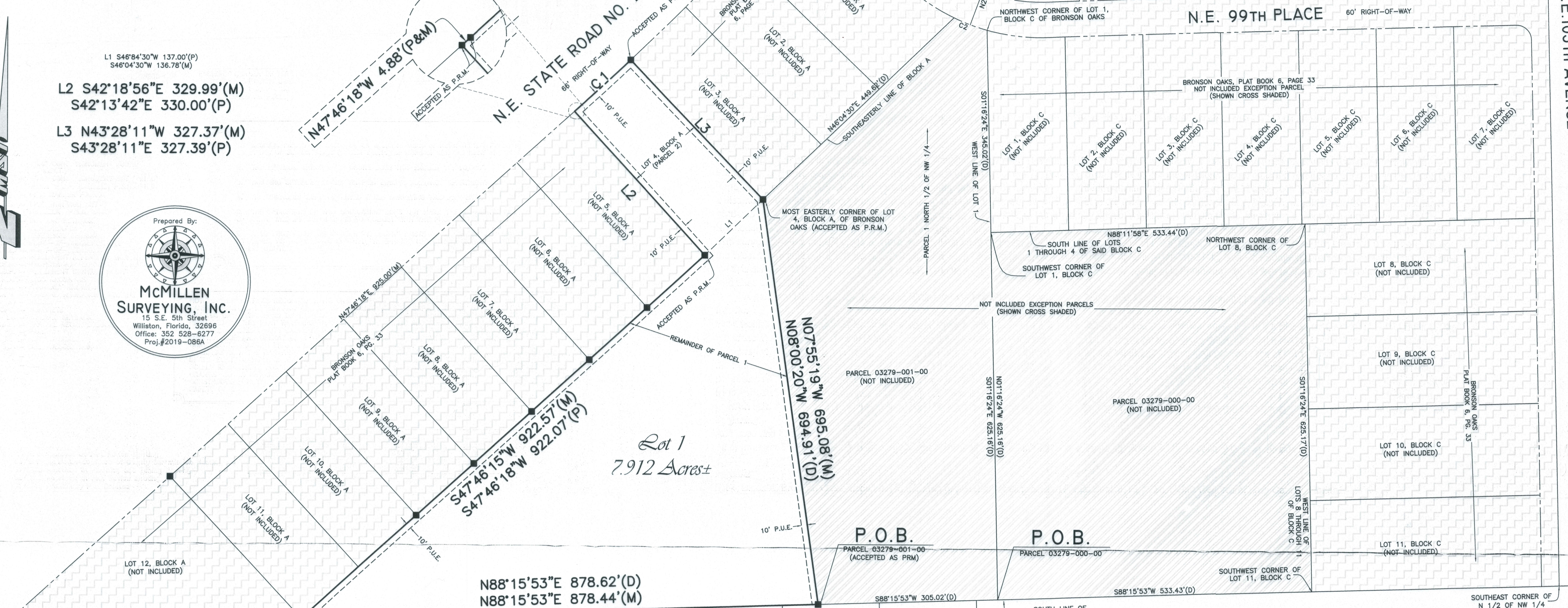
NOTE: THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12075C 0205F, EFFECTIVE: 11/02/2012.



L1 S46°04'30"W 137.00'(P)
S46°04'30"W 136.78'(M)

L2 S42°18'56"E 329.99'(M)
S42°13'42"E 330.00'(P)

L3 N43°28'11"W 327.37'(M)
S43°28'11"E 327.39'(P)



| | | | | | | |
|--------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| PARCEL 03286-006 (NOT PLATTED) | PARCEL 03282-001 | PARCEL 03282-005 | PARCEL 03282-006 | PARCEL 03282-032 | PARCEL 03282-015 | PARCEL 03282-040 |
|--------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|

- LEGEND:
- = 4"x4" CONC. MONUMENT FOUND (NO IDENT.)
 - = 4"x4" CONC. MONUMENT SET (P.R.M.)
 - = P.R.M. P.C.P. McMILLEN P.S.M. 5469
 - = 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
 - (D) = DEED/DESCRIPTION
 - (P) = PLAT
 - (M) = MEASURED

NOTES:

- Bearings hereon are based on an assumed value of North 88°15'53" East, for South 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 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, AS SHOWN, 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.

| CURVE | RADIUS | ARC | TANGENT | CENTRAL ANGLE | CHORD | CHORD BEARING |
|-------|----------|---------|---------|---------------|---------|---------------|
| C1(M) | 6788.353 | 126.261 | 62.433 | 114°39' | 126.261 | N47°06'59"E |
| C1(P) | 6788.353 | 124.987 | 62.491 | 01°14'29" | 124.971 | N47°09'04"E |
| C2 | 340.00' | 60.08' | | 10°07'30" | | |

Description: (Per Plat Certification Letter)

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 North 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 Southeastery 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 Southeastery, 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 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.

Owner's Certification and Dedication:
We, Everett Allen Pearce and Mary Virginia Pearce, hereby certify that we are the owners of the lands comprised within "Lot 4, Block A, Bronson Oaks, Replat" as described herein, and hereby consent to the subdivision thereof as shown. We hereby dedicate to the public, forever, all public easements.
Everett Allen Pearce witness
3473 N.W. 49th Avenue
Gainesville, Florida, 32605
Mary Virginia Pearce witness
3473 N.W. 49th Avenue
Gainesville, Florida, 32605

Acknowledgment: (State of Florida, County of Levy)
I hereby certify that on this day personally appeared before me, Everett Allen Pearce and Mary Virginia Pearce, 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 14 day of February, 2020.

Notary Public
Notary Public Expires: 12/31/2021

Surveyor's Certificate:
I do hereby certify that this plat of "Lot 4, Block A, Bronson Oaks, Replat" is a true and correct representation of the hereon described property according to a survey made under my responsible direction and supervision dated 02/18/2019, and that this plat complies with all survey requirements of Chapter 177, Part 1, Florida Statutes.
Stephen M. McMillen Date: 2/18/20
Professional Surveyor & Mapper
Florida Certificate No. 5469
McMillen Surveying, Inc.
Certificate of Authorization No. 8041
15 S.E. 5th Street
Williston, Florida, 32698
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 _____ Date: _____
Levy County Planning & Zoning _____ Date: _____

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-5, 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.
Tommy McMillen Date: 2/18/20
Levy County Health Department

Lot sizes comply with F.S. Ch. 381 and F.A.C. 64E-6-Road Requirements:
Oliver Rabode Date: 3/2/20
Administrative Manager - Levy County Road Department

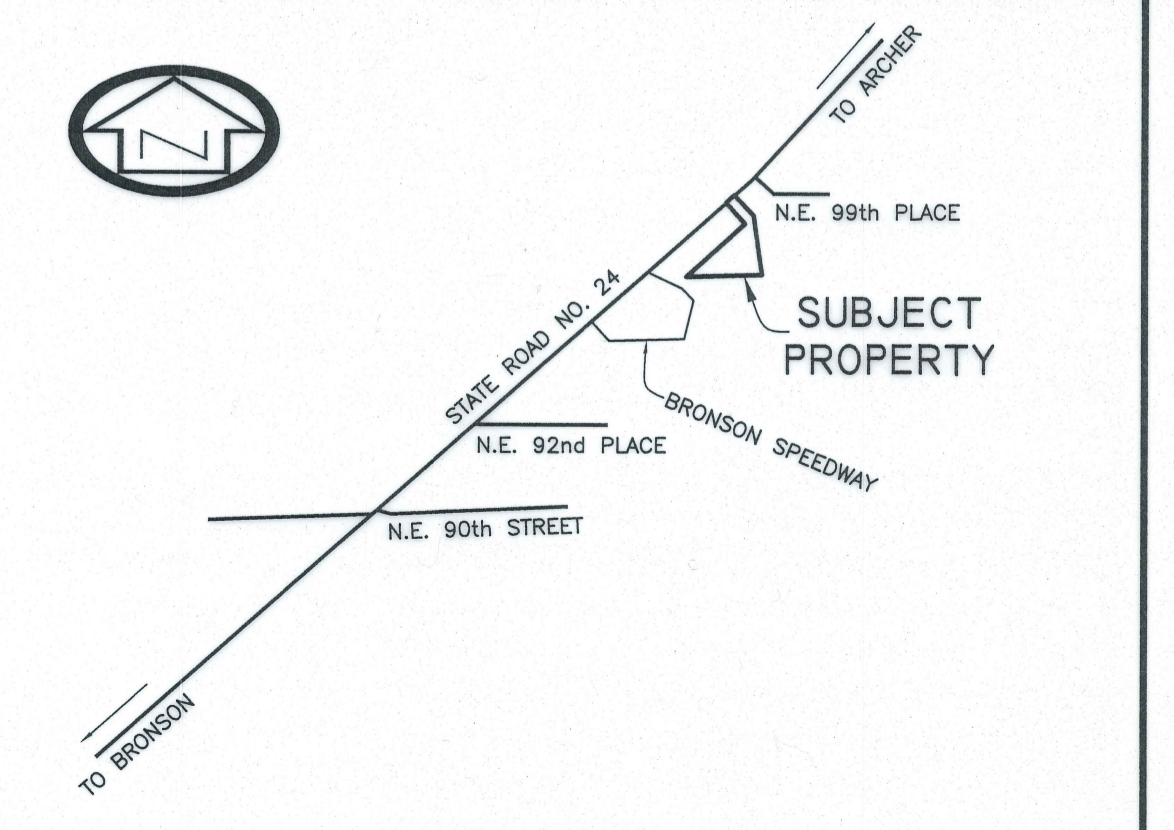
Property Appraiser:
William H. Baker Date: 2-14-20
Levy County Property Appraiser

Form and Legality:
Levy County Attorney _____ Date: _____

Commission:
Chairman - Board of County Commissioners _____ Date: _____
Review by Surveyor & Mapper. This is to certify that I have reviewed the plat for conformity with Part 1, Chapter 177, Florida Statutes, but have not verified survey data.
Harold Lee Mills Date: 2-24-20
Harold Lee Mills, P.S.M.
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 _____



Vicinity Map
(not to scale)

12/11/2019 Approved at Plat Review Meeting
08/06/2019 Approved at Board of County Commission Meeting
07/01/2019 Approved at Planning and Zoning Meeting
06/12/2019 Approved at Plat Review Meeting
04/01/2019 Preliminary Plat Created