

**Preliminary Plat Application
Levy County, Florida**

Filing Date: 12-2-19
Amount of Fee: \$235.00

Petition Number: PP 04-19
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 50-532, petitioning for a Preliminary Plat on the following described:

I. Applicant and Request Information - Please print unless otherwise specified.

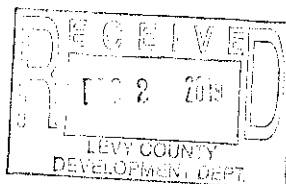
Owner's Name: EDWARD J. RICK Surveyor's Name: STEPHEN M. McMILLEN
 Owner's Signature: Edward J. Rick Address: 15 SE 5TH ST.
 Address: 18805 N Hwy 329 WILLISTON Zip 32696
Micanopy FL Zip 32667 Telephone Number: 352 528-6277
 Telephone Number: 352-229-1249

II. Parcel Information:

1. Subdivision Name: MAJOLIA RIDGE

2. Parcel Number (s)	Section/Township/Range	Acreage
A. <u>04340-02-00</u>	<u>01/13/18</u>	<u>9.6</u>
B. _____	_____	_____
C. _____	_____	_____
D. _____	_____	_____
Total Acreage:		<u>9.6</u>

3. Locational Description (Please attach copy of legal description or existing plat if property in questions is a re-subdivision). SEE ATTACHED
4. Proposed Use of Property: RESIDENTIAL
5. Present Zoning/Land Use: FRR 6. Proposed Zoning Changes: RR
7. Number of Lots 1 8. Acres in each Parcel: 9.6
9. Do you propose deed restrictions? Yes No



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10. What type of sewage disposal do you propose? septic
11. List all proposed improvements and utilities and state your intention to install or post a guarantee prior to actual installation.

NOTE: Board of County Commissioners approval of a preliminary plat shall expire after a period of eighteen (18) months, unless an extension is requested and granted by the BOCC, or unless a construction permit, if required is granted within the eighteen (18) month period and construction is performed continuously until completion with any break in construction lasting for no more than six (6) months.

III. To Be Supplied At The Time Of Submission:

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

1. Preliminary 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. Preliminary Plats;
4. Concurrency form (if applicable);
5. Location map identifying subject parcel with either a color or pattern

NOTE: See checklist for appropriate number of copies for submittal.

NOTE: Being located within a municipal service district area may delay your plat being placed on the agenda, as review and comment from the appropriate municipality is required before scheduling can be done.

IV. APPLICATION INSTRUCTIONS:

- (a) An application for a Preliminary Plat must be accompanied by a fee of \$235.00, 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.

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- (d) The Preliminary Plat applications are processed once a month. Applications received by the first (1st) day of the month will tentatively be scheduled, advertised and presented at a public hearing the following month. Applications received after the first (1st) day 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 and place it 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.
- (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]**

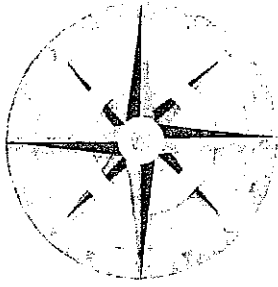
Additional Assistance: If you require further information, please contact the Levy County Zoning Department at (352) 486-5203 or visit the above address in person.

I, STEPHEN M. McILLEN, 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.

Owner/Agent Signature:  Date: 11-26-19

OFFICE USE ONLY:			
Planning Commission Public Hearing Date: _____			
Planning Commission Action:	Approval	<input type="checkbox"/>	Denial <input type="checkbox"/>
BOCC Public Hearing Date: _____			
BOCC Action:	Approval	<input type="checkbox"/>	Denial <input type="checkbox"/>



McMillen Surveying, Inc.

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

November 14, 2019

State of Florida
County of Levy

ED RICK

I, ~~Kelly Higgs-Rick~~, 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** upon "Magnolia Ridge" on the following parcel lying in Section 1, Township 13 South, Range 18 East, Levy County, Florida:

Parcel ID# 04340-001-0C, vacant land at 3591 N.E. 180th Avenue, Williston.

Ed Rick

~~Kelly Higgs-Rick~~ Date: 11/18/2019
ED RICK.

Notary Public, State of Florida
At Large

Cinda Finger Sparrow

My Commission Expires: April 1, 2021



Prepared by and return to:

Terri Moody

Integrity Title & Escrow Corp. of Gainesville

2210 NW 40th Terrace, Suite A

Gainesville, FL 32605

R ✓

File Number: ITG150102

Consideration \$50,000.00

(Space Above This Line For Recording Data)

Special Warranty Deed

This Special Warranty Deed made this 26th day of February, 2015, between Capital City Bank, a Florida Corporation whose post office address is 1301 Metropolitan Boulevard, Tallahassee, FL 32308, grantor, and Edward J. Rick and Kelly A. Higgs-Rick, husband and wife whose post office address is 18805 N. Highway 329, Micanopy, FL 32667-8126, 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 the Levy County, Florida, to-wit:

See Attached Exhibit "A"

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 claiming by, through or under grantors.

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:

Capital City Bank, a Florida Corporation

Alyse Lucille
Witness Name: Alyse Lucille

[Signature]
by: Sterling Bryant, its Assistant Vice President
Manager Special Assets

Brandy Hoppen
Witness Name: Brandy Hoppen

State of Florida
County of Leon

The foregoing instrument was acknowledged before me this 20 day of February, 2015, by Sterling Bryant as Vice President Manager of Speical Assets of CAPITAL CITY BANK, on behalf of the Corporation, she () is personally known to me or () has produced drivers licnese as identification.



Brandy Hoppen
Notary Public
Printed Name: Brandy Hoppen
My Commission Expires: 4.6.18

Escrow File No.: ITG150102

EXHIBIT "A"

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 degree 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 degree 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 89 degrees 11 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 said West line, 891.55 feet to close on the POINT OF BEGINNING.

SUBJECT TO the maintained right of way of NE 180th Avenue.

Parcel ID#043400010C

Sub

SEE MAP No. 34

229

Williston

186

235

236

SEE MAP No. 38

2017-086a



TWP. 13 S.
RGE. 15 E.

Levy County, Florida

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