

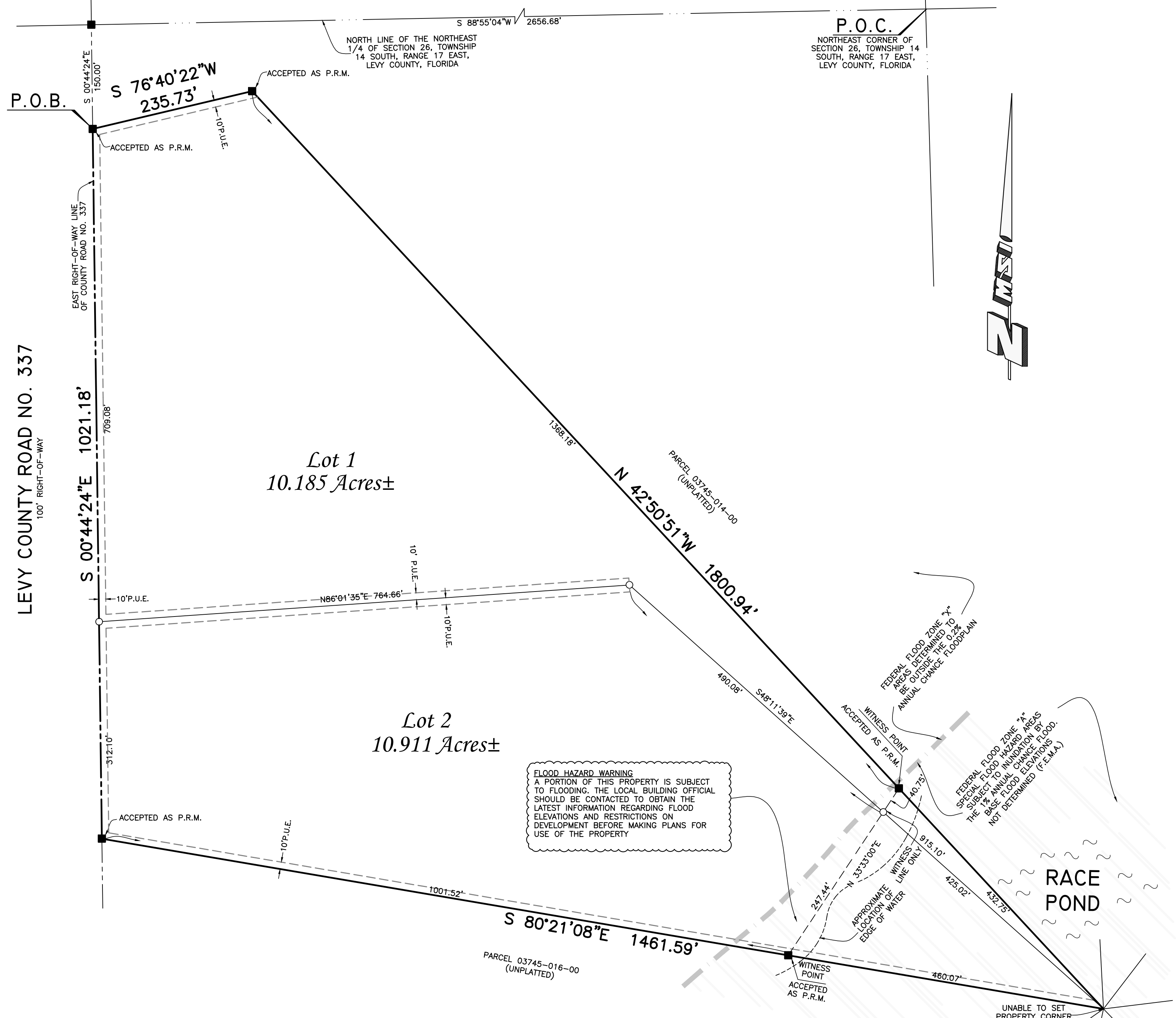
PRELIMINARY PLAT - NOT FOR FINAL RECORDING

M

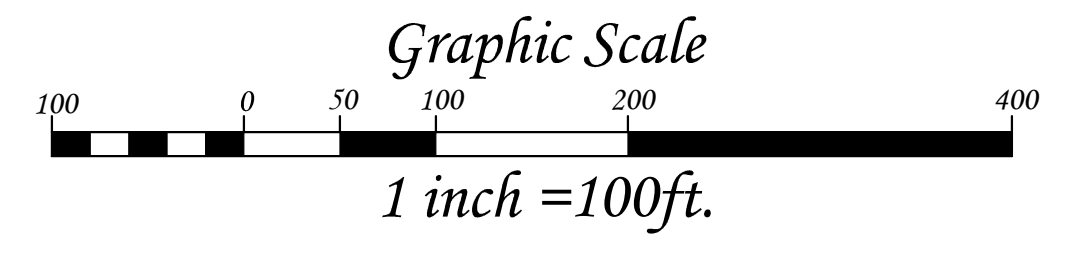
# Paradise Oaks

Parcel 15, Levy Lakes (unrecorded), Lying in Section 26, Township 14 South, Range 17 East, Levy County, Florida

- LEGEND:
- = 4"x4" CONC. MONUMENT FOUND (PRM 2001 P.C.P. D.M. CROFT)
  - = IRON MARKER FOUND
  - = 1/2" IRON ROD SET MARKED
  - ⊙ = 1/2" IRON ROD SET MARKED
  - ⊗ = 1/2" IRON ROD SET MARKED
  - ⊕ = WITNESS P.S.M. 5469
  - ⊖ = NAIL & DISK SET PRM PCP
  - ⊗ = McMILLEN P.S.M. 5469
  - ⊕ = UTILITY POLE
  - ⊖ = PLAT
  - (M) = MEASURED
  - (D) = DESCRIPTION
  - (C) = CALCULATED
  - IDENT. = IDENTIFICATION
  - (R.B.) = REFERENCE BEARING
  - P.O.C. = POINT-OF-COMMENCEMENT
  - P.O.B. = POINT-OF-BEGINNING
  - P.U.E. = PUBLIC UTILITY EASEMENT
  - P.U.&D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
  - CH = CHORD
  - B.S. = BUILDING SETBACK
  - FENCE LINE = FENCE LINE
  - GUY WIRE ANCHOR = GUY WIRE ANCHOR
  - P.R.M. = PERMANENT REFERENCE MONUMENT
  - ORB = OFFICIAL RECORD BOOK
  - PG = PAGE



NOTE: THE FEDERAL FLOOD ZONES SHOWN HEREON WERE DIGITIZED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 12075C 0530F EFFECTIVE DATE: 11/02/2012.



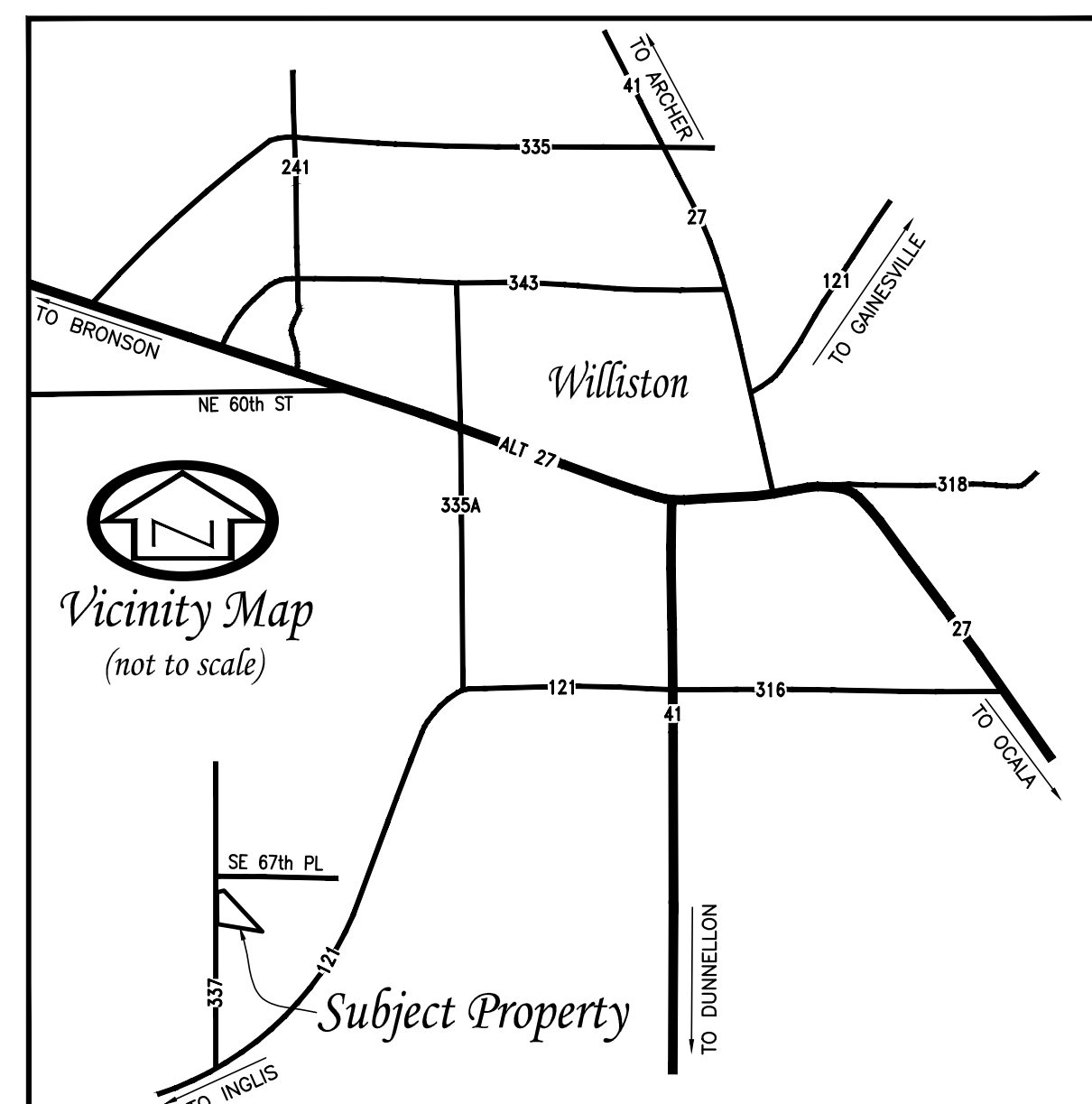
- NOTES:
- Bearings hereon are based on an assumed value of South 00°44'24" East, for the East right-of-way line of County Road No. 337, said bearing is identical with the furnished description.
  - THE MAXIMUM ERROR OF CLOSURE DOES NOT EXCEED 1 : 10,000'.
  - BUILDING SETBACKS TO BE VERIFIED THROUGH PLANNING 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.

Description: (orb 1588, pg 6) - Parcel 15  
A parcel of land in the Northeast 1/4 of Section 26, Township 14 South, Range 17 East, Levy County, Florida, being further described as follows:

For a POINT OF REFERENCE, commence at the Northeast corner of Section 26, Township 14 South, Range 17 East; thence run S88°55'04"W, along the North line of the Northeast 1/4 of said Section 26, 2656.68 feet, to the East right of way line of Levy County Road No. C-337; thence S00°44'24"E, along said right of way line, 150.00 feet to the POINT OF BEGINNING; thence continue S00°44'24"E, along said right of way line, 1021.18 feet; thence S80°21'08"E, 1461.59 feet; thence N42°50'51"W, 1800.94 feet; thence S76°40'22"W, 235.73 feet to close on the POINT OF BEGINNING.

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.



Plat Book \_\_\_\_, Page \_\_\_\_,  
Sheet One of One

Owner's Certification and Dedication:  
We, Darla J. Brooks, James S. Brooks, and Marlon J. Foley, hereby certify that we are the owners of the lands comprised within "Paradise Oaks" as described herein, and hereby consent to the subdivision thereof as shown. We hereby dedicate to the public, forever: all Public Utility Easements.

Darla J. Brooks 6321 SE County Rd 337 Morrilton, FL 32668	witness
James S. Brooks 6321 SE County Rd 337 Morrilton, FL 32668	witness
Marlon J. Foley 6321 SE County Rd 337 Morrilton, FL 32668	witness

Acknowledgment: (State of Florida, County of Levy)  
I hereby certify that on this day personally appeared before me, Darla J. Brooks, James S. Brooks, and Marlon J. Foley, 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 \_\_\_\_\_, 2022.

NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

Surveyor's Certificate:  
I do hereby certify that this plat of "Paradise Oaks" is a true and correct representation of the hereon described property according to a survey made under my responsible direction and supervision dated 11/1/2021, and that this plat complies with all survey requirements of Chapter 177, Part 1, Florida Statutes.

Date: \_\_\_\_\_

Stephen M. McMillen, P.S.M.  
Professional Surveyor & Mapper  
Florida Certificate No. 5469  
McMillen Surveying, Inc.  
Certificate of Authorization No. 8041

444 NW Main Street  
Williston, Florida, 32696  
Phone: (352) 526-6277

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  
Chairman - Levy County Planning Commission  
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 646-6, 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.  
Date: \_\_\_\_\_

Levy County Health Department  
Date: \_\_\_\_\_

Road Requirements:  
Date: \_\_\_\_\_

Administrative Coordinator - Levy County Road Department  
Date: \_\_\_\_\_

Property Appraiser:  
Date: \_\_\_\_\_

Levy County Property Appraiser  
Date: \_\_\_\_\_

Form and Legality:  
Date: \_\_\_\_\_

Levy County Attorney  
Date: \_\_\_\_\_

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.  
Date: \_\_\_\_\_

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 \_\_\_\_\_, 2022.

Clerk of the Circuit Court  
Deputy Clerk



S

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