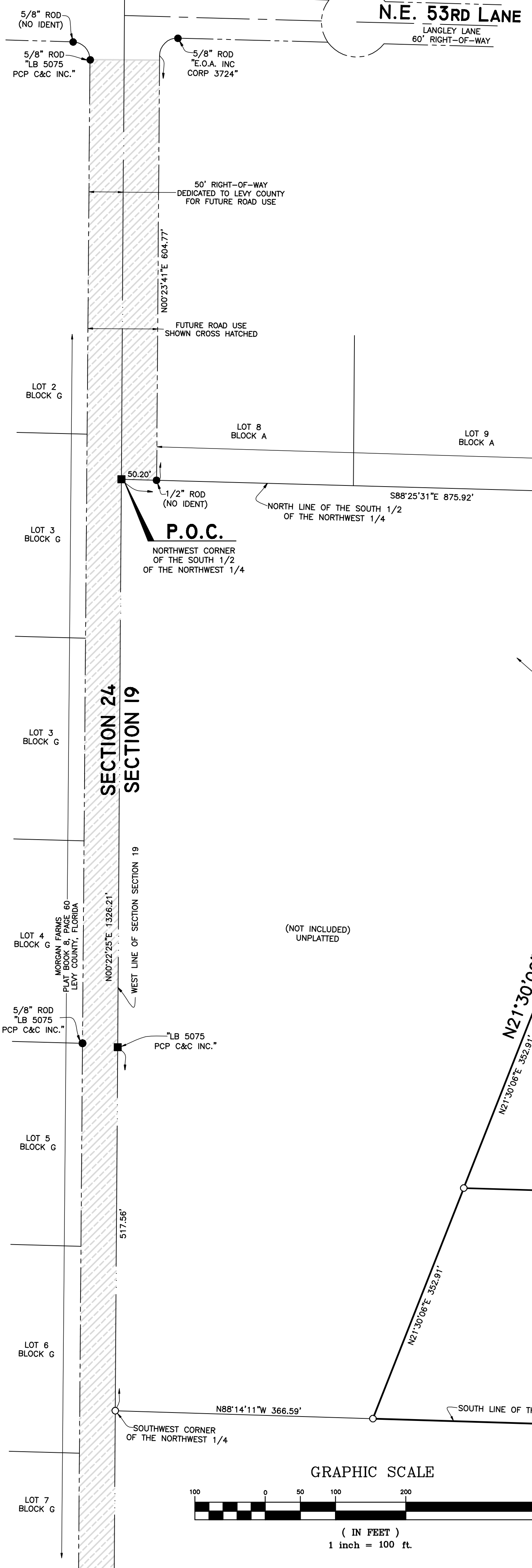


PRELIMINARY PLAT - NOT FOR FINAL RECORDING

M



Description: (by surveyor) - Grafton Division New Parcel "B"
A part of lands described in O.R.B. 1006, page 914, of the Public Records of Levy County, Florida; lying in the Northwest 1/4 of Section 19, Township 14 South, Range 18 East, Levy County, Florida; being more particularly described as follows:
Commence at the Northwest corner of the South 1/2 of said Northwest 1/4 and run thence South 88°25'31"East, along the North line of said South 1/2 and along the South line Lots 8 thru 14, Block A, Langley Estates, according to the plat thereof, as recorded in Plat Book 8, Page 48, said Public Records of Levy County, Florida (and it's Westerly extension thereof) a distance of 875.92 feet to the Point-of-Beginning of the herein described parcel; thence continue South 88°25'31"East, along said North line and along said South line, a distance of 1311.15 feet to the Southeast corner of said Lot 14, Block A and the West right-of-way line of State Road No. 121; thence South 21°30'06"West, along said West right-of-way line, a distance of 1416.23 feet to the South line of said South 1/2 of the Northwest 1/4; thence North 88°14'11"West, along said South line, a distance of 1309.37 feet; thence North 21°30'06"East, a distance of 1411.64 feet to the said Point-of-Beginning.
Containing 40.024 Acres, more or less.

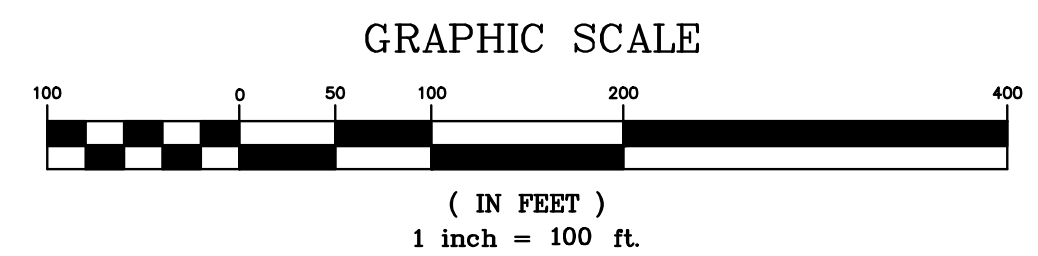
Webster Glen
Lying in the Northwest 1/4 of Section 19, Township 14 South, Range 18 East, Levy County, Florida

NOTES:
1. Bearings herein are based on an assumed value of North 88°25'31" West, for the South Line of Langley Estates, said bearing is identical with the Plat of record.
2. THE MAXIMUM ERROR OF CLOSURE DOES NOT EXCEED 1 : 10,000'.
3. BUILDING SETBACKS TO BE VERIFIED THROUGH BUILDING DEPARTMENT.
4. NO SINKHOLES WERE OBSERVED WHILE SURVEYING THIS PROPERTY.
5. THE DEDICATION OF THIS SUBMISSION DOES NOT HARM THE APPARENT ABILITY OF NATIVE WILDLIFE POPULATIONS TO COEXIST WITH THE PROPOSED DEVELOPMENT.
6. A 10 FOOT WIDE PUBLIC UTILITY EASEMENT EXISTS ON ALL FRONT AND SIDE LOT LINES FOR ELECTRIC, TELEPHONE, CABLE TELEVISION, AND OTHER PUBLIC UTILITIES.

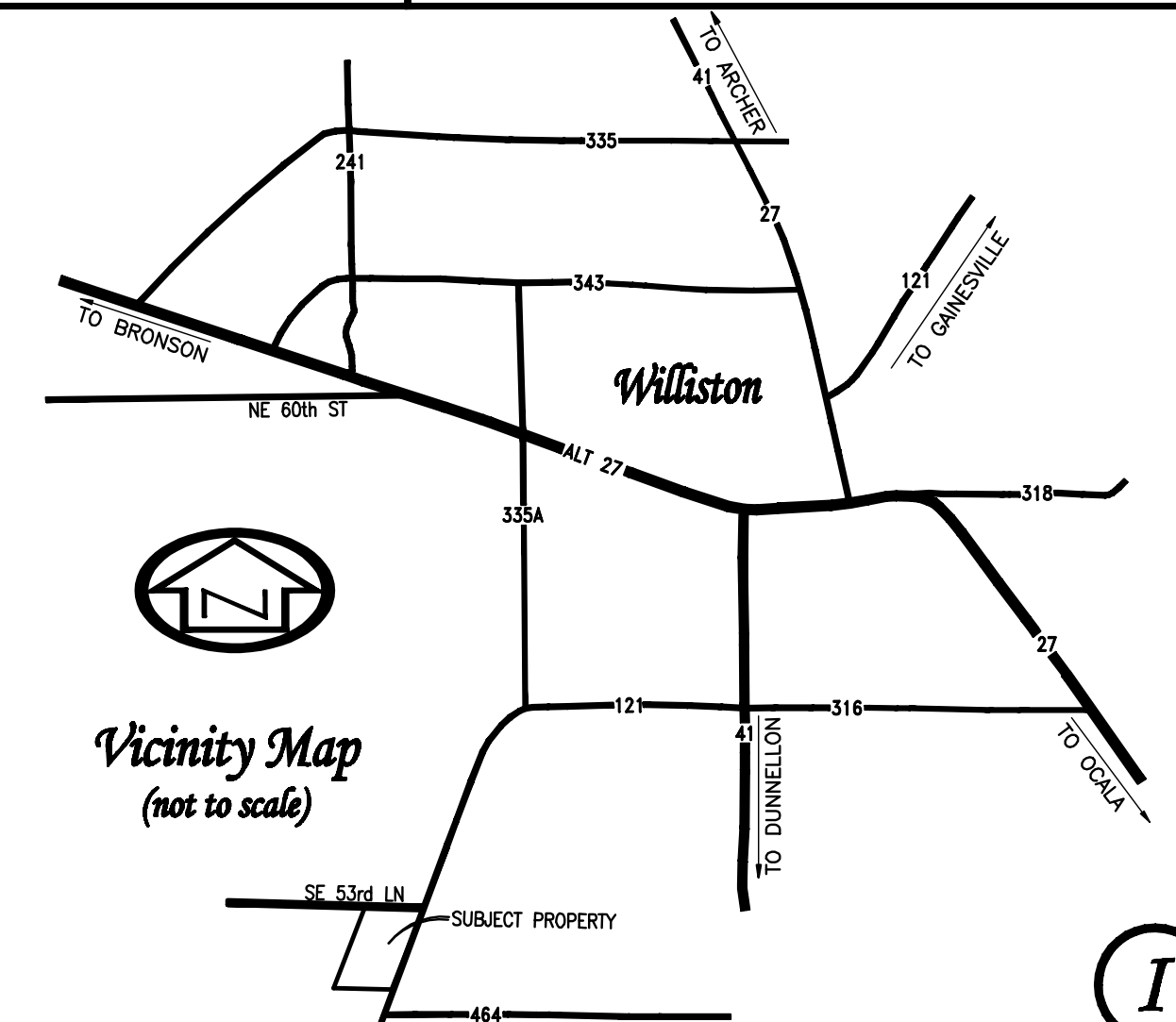


NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT 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.

- 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



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 0305F, EFFECTIVE: 11/02/2012.



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

Owner's Certification and Dedication:
I, Linda A. Grafton, hereby certify that I am the owner of the lands comprised within "Webster Glen" as described herein, and hereby consent to the subdivision thereof as shown. I hereby dedicate to the public, forever: all Public Utility Easements & Tract "A" for future road purposes.

Linda A. Grafton, witness
701 NW 37th Ave, Ocala, FL 34475

Acknowledgment: (State of Florida, County of Levy)
I hereby certify that on this day personally appeared before me, Linda A. Grafton, 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.
NOTARY PUBLIC

Surveyor's Certificate:
I do hereby certify that this plat of "Webster Glen" is a true and correct representation of the herein described property according to a survey made under my responsible direction and supervision dated 7/29/2020, and that this plat complies with all survey requirements of Chapter 177, Part 1, Florida Statutes.

Stephen M. McMillen, P.S.M., 444 NW Main Street, Williston, Florida, 32696
Professional Surveyor & Mapper, Florida Certificate No. 5469
McMillen Surveying, Inc. Phone: (352) 528-6277
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

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
Lot sizes comply with F.S. Ch. 381 and F.A.C. 64E-6-Road Requirements:

Administrative Manager - Levy County Road Department
Property Appraiser:
Levy County Property Appraiser

Form and Legality:
Levy County Attorney
Commission:

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.

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.

S

I