



**Marion County
Board of County Commissioners**

Growth Services ▪ Planning & Zoning

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

**LARGE- AND SMALL-SCALE
COMPREHENSIVE PLAN AMENDMENTS**

The undersigned hereby requests a Comprehensive Plan Amendments in accordance with the Marion County Land Development Code, Articles 2, to request: Large-scale Map Amendment, Large-scale Text Amendment, Small-scale Map Amendment, Small-scale Text Amendment.

Parcel Number(s)	Acreage of Parcel(s)	Zoning Class	Current Land Use Designation(s)	Proposed Land Use Designation(s)	Existing Use(s)	Proposed Use(s)
3120-001-008	.28	R3	High	Urban		

Each property owner(s) MUST sign this application or provide written authorization naming an Applicant or Agent below to act on his/her behalf. Please **print** all information, except for the Owner and Applicant/Agent signature. If multiple Owners and/or Applicants/Agents, please use additional pages.

Property Owner Name (print) Garcon Investments	Applicant or Agent Name (print)
Mailing Address 402 NW 11th Ter	Mailing Address
City, State, Zip Miami Shores FL 33168	City, State, Zip
Phone Number (include area code) 9	Phone Number (include area code)
E-Mail Address mgarcia@garcon11.com	E-Mail Address
Signature* <i>[Signature]</i>	Signature*
Printed Name and Title of Authorized Signer (for corporate, trust & other entities) Michael Garcia	Printed Name and Title of Authorized Signer (for corporate, trust & other entities)

*By signing this application, the Owner, Applicant, and/or Agent hereby authorizes Growth Services to enter onto, inspect, and traverse the property indicated above, to the extent Growth Services deems necessary, for the purposes of assessing this application and inspecting for compliance with County ordinances and any applicable permits.

STAFF/OFFICE USE ONLY			
Project No.:	Application Request No.:	Code Case No.:	
Rcvd by:	Rcvd Date: / /	Time:	PZ Case No.:

Please note: The Comprehensive Plan Amendment will not become effective until 14 days after a final decision is made by the Marion County Board of County Commissioners and any applicable appeal period concludes. The Owner, Applicant or Agent must be present at all pertinent public hearings to represent this application. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the Applicant or Agent must be correct and legible to be processed. The filing fee is non-refundable. For more information, please contact the Growth Services Zoning Division at 352-438-2675.

Comprehensive Plan Amendment Application Document Completeness Checklist

The County will not review a Comprehensive Plan Amendment application unless the Applicant provides a signed and complete application, application fee payment, and all other required materials. All required materials and payment must be included with the application at the time of submission. Documents can be submitted on various page sizes, but must be legible on 8.5"x11" Letter paper with no resulting font size less than 12pt.

By signing this application on the first page, you acknowledge that **all** required materials and payments must be submitted in full and in accordance with the specified guidelines. Incomplete or inaccurate submissions may result in rejection and return without further review.

To help ensure your application is complete, you may contact a planner with the Growth Services Department at 352-438-2674.

A Comprehensive Plan Amendment application is complete and sufficient for Growth Services review when an Applicant provides the following materials and information:

1. A signed and complete application form accompanied by payment of the application fee.
 - a. Note: To confirm the appropriate payment amount, see the fee schedule available on the Marion County Growth Services webpage. **Cash, check, or credit card¹. Make checks payable to: Marion County Board of County Commissioners.**
 - b. Note: Ensure the application is signed by the Owner(s) and Applicant/Agent or provide written authorization naming the Applicant/Agent to act on behalf of the Owner(s).
2. A copy of the most recent **warranty deed** conveying the property to the current owner.
 - a. If the property is owned by a Corporation or Trust, also provide a copy of the Corporation or Trust document showing the person signing as "Owner" is a manager/registered agent of the company.
3. Notarized owner affidavit(s) – see page 4 of this application packet.
 - a. If multiple owners, provide a notarized affidavit for each owner.
4. A certified legal description, including the acreage, accompanied with a boundary sketch signed by a Florida Licensed Professional Surveyor for the specific property proposed to be amended. The document shall show the future land use designations of the subject property and surrounding properties within three hundred (300) feet of subject property.

¹ Payments using a credit card are subject to a surcharge service fee.

5. A Traffic Impact Analysis based on the maximum estimated traffic generation of the proposed Future Land Use Designation(s), in compliance with the County Traffic Impact Analysis Guidelines available at the Office of County Engineer.
6. A tabular list and aerial map showing the existing Zoning Classification(s) and Future Land Use Designation(s) for the subject property and all directly adjacent property.
7. A digital copy (MS Word document) and a hard copy of proposed text amendment language.
 - a. Note: For both copies, the applicant must provide a strikethrough/underline version and a clean version of the proposed changes. Any subsequent edits to the proposed text amendment after the initial application submittal must denote the revision date. The revision date must be listed on the digital and hard copy.
 - b. Note: These materials are only required for comprehensive plan text amendments.
8. A Justification Statement that addresses:
 - a. Market demand and the necessity for the change;
 - b. Availability and potential need for improvements to public or private facilities and services;
 - c. Environmentally sensitive areas, natural and historic resources, and other resources in the County, if applicable;
 - d. Agricultural activities and rural character of the area, if applicable;
 - e. Consistency with the Urban Growth Boundary, if applicable;
 - f. Consistency with planning principles and regulations in the Comprehensive Plan, Zoning, and LDC;
 - g. Consistency with FLUE Policy 2.16 - Protection of Rural Areas & FLUE Policy 2.17 Conversion of Rural Lands, if applicable;
 - h. Compatibility with current uses and land uses in the surrounding area;
 - i. Water Supply and Alternative Water Supply needs; and
 - j. Concurrency.
9. (Optional) Any additional supporting information to support the proposed changes, including a written, itemized list detailing all supplemental attachments.

PROPERTY OWNER AFFIDAVIT

STATE OF Florida COUNTY OF Marion

BEFORE ME THIS DAY PERSONALLY APPEARED Michael Garcia
(Property owner's name, printed)

WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

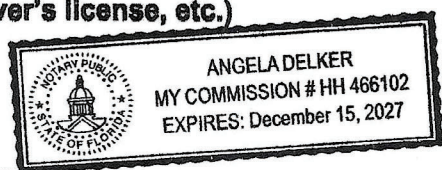
- 1. He/she is the owner of the real property legally identified by Marion County Parcel numbers: 3/20-001-008, _____, _____.
- 2. He/she duly authorizes and designates _____ to act in his/her behalf for the purposes of seeking a change to the future land use map designation of the real property legally described by the certified legal description that is attached with this amendment request;
- 3. He/she understands that submittal of a Comprehensive Plan map and/or text amendment application in no way guarantees approval of the proposed amendment;
- 4. The statements within the Comprehensive Plan map and/or text amendment application are true, complete and accurate;
- 5. He/she understands that all information within the Comprehensive Plan map and/or text amendment application is subject to verification by county staff;
- 6. He/she understands that false statements may result in denial of the application; and
- 7. He/she understands that he/she may be required to provide additional information within a prescribed time period and that failure to provide the information within the prescribed time period may result in the denial of the application.
- 8. He/she understands that if he/she is one of multiple owners included in this amendment request, and if one parcel is withdrawn from this request, it will constitute withdrawal of the entire amendment application from the current amendment cycle.

[Signature] Date 3/12/2026

Property owner's signature Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 12th day of March, 2026 (year), by Michael Garcia (name of person making statement)

He/she is personally known to me or has produced _____ as identification. (Driver's license, etc.)

[Signature]
Notary public signature



State of Florida County of Marion

My commission expires: 12-15-27

March 27, 2026

To Whom It May Concern:

Parcel #3120-001-008

The building previously on the property was a quadplex which had burned down. All the properties adjacent are quadplexes. Property is on city utilities already. We propose we change from High to Urban use. It is within urban growth boundary and already had previously granted same change 2 yrs ago on neighboring property.

A handwritten signature in black ink, appearing to read "Michael Garcia", written in a cursive style.

Michael Garcia

Manager for Garcon Investments



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
GARCON INVESTMENT CORP

Filing Information

Document Number	P25000019799
FEI/EIN Number	47-3039451
Date Filed	03/10/2025
Effective Date	02/06/2015
State	FL
Status	ACTIVE
Last Event	CONVERSION
Event Date Filed	04/04/2025
Event Effective Date	NONE

Principal Address

402 NW 111 TERRACE
MIAMI SHORES, FL 33168

Mailing Address

402 NW 111 TERRACE
MIAMI SHORES, FL 33168

Registered Agent Name & Address

GARCIA, MICHAEL
402 NW 111 TERRACE
MIAMI SHORES, FL 33168

Officer/Director Detail

Name & Address

Title AMBR

GARCIA, MICHAEL
402 NW 111 TERRACE
MIAMI SHORES, FL 33168

Annual Reports

Report Year	Filed Date
2026	03/06/2026



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2026 Property Record Card

3120-001-008

[GOOGLE Street View](#)

Prime Key: 1687152

[MAP IT+](#)

Current as of 3/27/2026

[Property Information](#)

GARCON INVESTMENT LLC
402 NW 111TH TER
MIAMI SHORES FL 33168-3326

[Taxes / Assessments:](#)

Map ID: 197

[Millage:](#) 9001 - UNINCORPORATED

[M.S.T.U.](#)

PC: 00

Acres: .28

Situs: 1770 SE 40TH STREET RD
OCALA

[2025 Certified Value](#)

Land Just Value	\$43,200
Buildings	\$0
Miscellaneous	\$1,474
Total Just Value	\$44,674
Total Assessed Value	\$44,674
Exemptions	\$0
Total Taxable	\$44,674

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$43,200	\$0	\$1,474	\$44,674	\$44,674	\$0	\$44,674
2024	\$36,000	\$0	\$1,474	\$37,474	\$12,681	\$0	\$12,681
2023	\$36,000	\$0	\$1,474	\$37,474	\$11,528	\$0	\$11,528

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8502/1958	12/2024	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$50,000
6303/0744	08/2015	71 DTH CER	0	U	I	\$100
6689/1655	08/2012	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$15,000
5724/0323	08/2012	02 DEED NC	8 ALLOCATED	U	I	\$369,600
5712/1197	07/2012	31 CERT TL	0	U	I	\$47,700
3909/0963	12/2004	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$189,900
2813/0135	06/2000	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$81,900
2091/1603	12/1994	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$76,900
1939/1271	06/1993	05 QUIT CLAIM	0	U	I	\$100
1396/0571	12/1986	07 WARRANTY	9 UNVERIFIED	U	I	
1109/0682	05/1982	07 WARRANTY	0	Q	V	

[Property Description](#)

Privacy - Terms

SEC 33 TWP 15 RGE 22
 PLAT BOOK S PAGE 014
 CITRUS PARK
 BLK A LOT 8

Parent Parcel: 3120-000-000

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0002		100.0	120.0	R3	1.00	LT						
Neighborhood 5380												
Mkt: 8 70												

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	2,220.00	SF	5	1982	1	37.0	60.0

Appraiser Notes

Planning and Building

**** Permit Search ****

Permit Number	Date Issued	Date Completed	Description
2017050134	5/1/2017	-	DEMO
MC01296	6/1/1982	-	BUILD QUADRAPLEX



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
 DATE: 12/30/2024 10:30:16 AM
 FILE #: 2024170016 OR BK 8502 PGS 1958-1959
 REC FEES: \$18.50 INDEX FEES: \$0.00
 DDS: \$350.00 MDS: \$0 INT: \$0

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Amanda Kohler
 Epic Title, LLC
 109 SE 1st Avenue, Suite B
 Ocala, FL 34471
 EP240123

Property Appraisers Parcel Identification (Folio) Number:
 3120-001-008

WARRANTY DEED

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made this 3rd day of December, 2024 by **Jakthan Properties, LLC**, a Florida limited liability company, herein called the grantor(s), to **Garcon Investment, LLC**, a Florida limited liability company whose post office address is 1770 SE 40th Street Road, Ocala, FL 34480-8814 hereinafter called the Grantee(s):

(Wherever 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)

W I T N E S S E T H: That the grantor(s), for and in consideration of the sum of **FIFTY THOUSAND AND 00/100 DOLLARS (U.S. \$50,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **Marion County, State of Florida, viz.:**

All of Lot 8, Block A, Citrus Park, according to plat thereof as recorded in Plat Book S, Pages 14 and 15, of the Public Records of Marion County, Florida.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD NOR IS IT CONTIGUOUS TO THE HOMESTEAD OF GRANTOR.

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(s) hereby covenant(s) with said grantee(s) that the grantor(s) is/are lawfully seized of said land in fee simple; that the grantor(s) has/have good right and lawful authority to sell and convey said land, and hereby warrant(s) 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, 2024.

IN WITNESS WHEREOF, the said grantor(s) has/have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature

Ken Boggs
Witness #1 Printed Name

109 SE 1st Avenue
Witness #1 Address Suite B

Ocala, FL 34471
Witness #1 City, State, Zip

Jakthan Properties, LLC,
a Florida limited liability company

[Signature]

By Daniel Robertson, Authorized Agent

[Signature]
Witness #2 Signature

Amanda Kohler
Witness #2 Printed Name

109 SE 1st Avenue
Witness #2 Address Suite B

Ocala, FL 34471
Witness #2 City, State, Zip

Whose mailing address is:

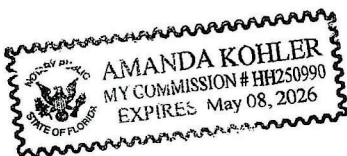
1701 NE 42nd Ave, Ste 403

Ocala, FL 34470

State of Florida
County of Marion

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 30th day of December, 2024, by Daniel Robertson, Authorized Agent, of Jakthan Properties, LLC, a Florida limited liability company, on behalf of the Corporation, () who is personally known to me or () has produced _____ as identification.

SEAL



[Signature]
Notary Public

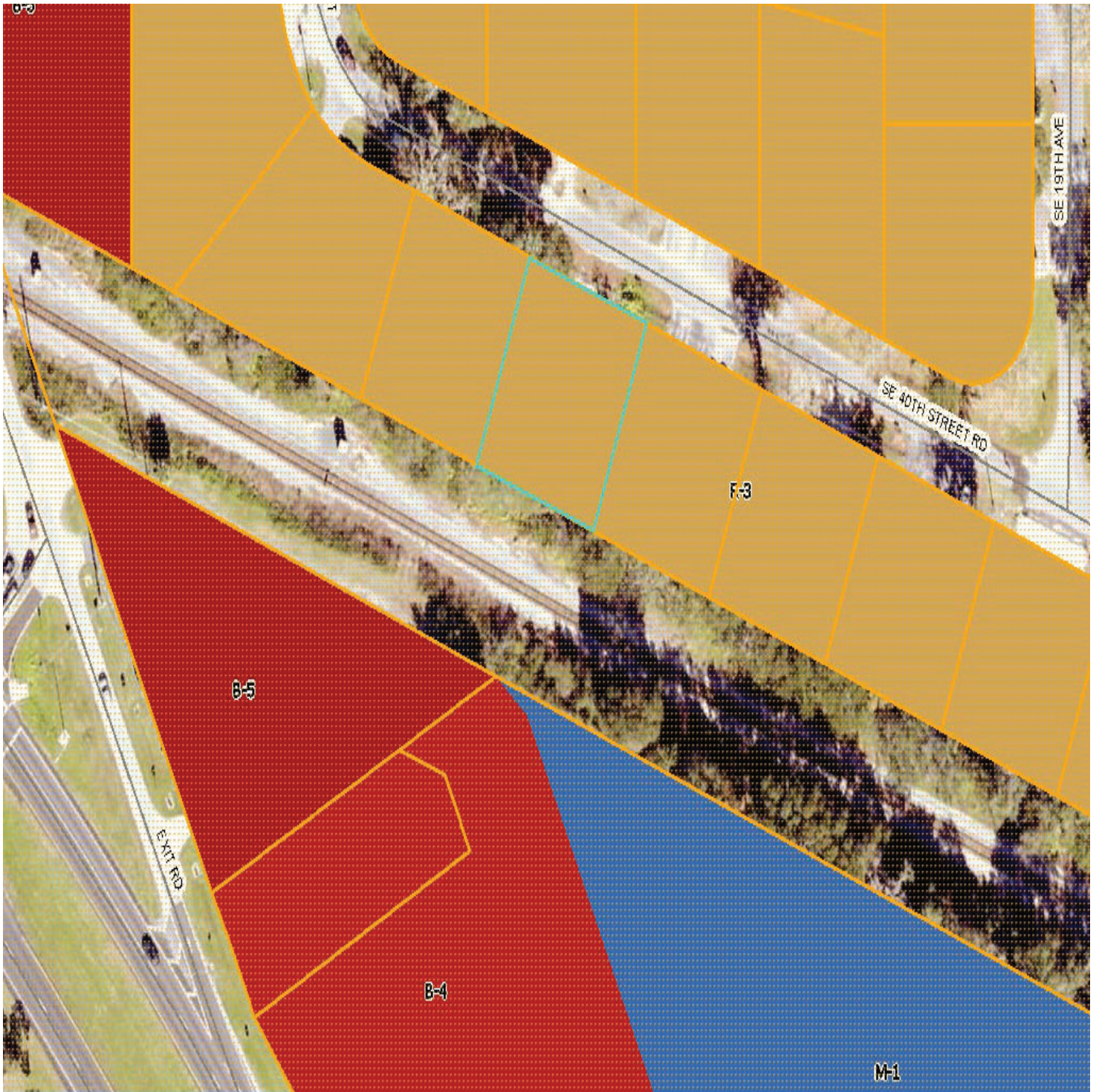
Amanda Kohler
Printed Notary Name

My Commission Expires: 05-08-2026





Land Use Designations

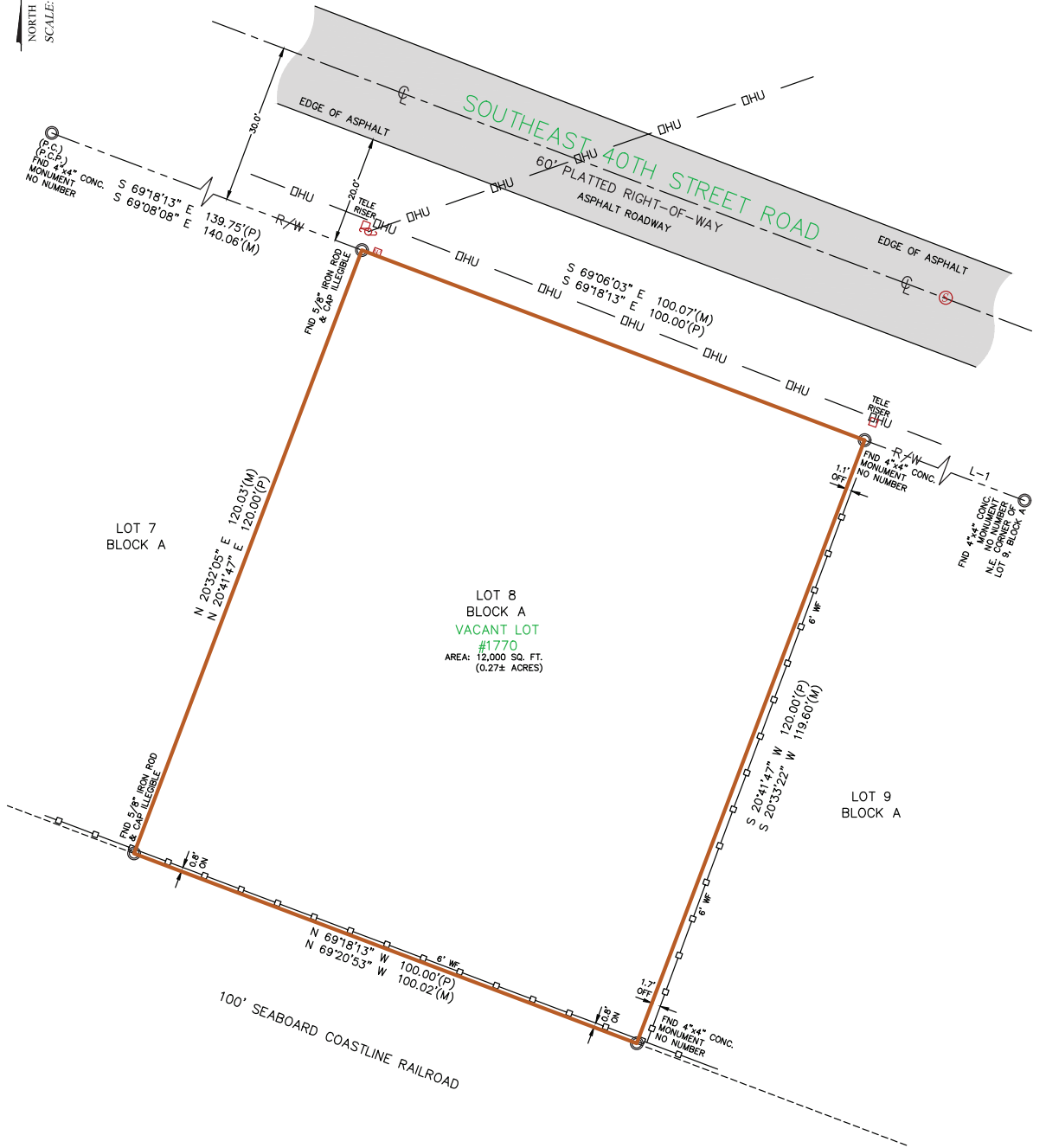


Zoning Classifications

BOUNDARY SURVEY

SHEET 1 OF 2 (MAP OF SURVEY) - SEE SHEET TWO FOR SURVEY RELATED INFORMATION. SURVEY IS NOT COMPLETE WITHOUT BOTH SHEETS.

LINE TABLE		
L-1	S 69°18'13" E	100.00' (P)
	S 69°08'23" E	99.97' (M)



LEGEND
SQ. FT. = SQUARE FEET

PROPERTY ADDRESS: 1770 SOUTHEAST 40TH STREET ROAD, OCALA, FLORIDA 34480



POINTS OF INTEREST:
NONE VISIBLE

REVISIONS:
(REV.0 11/21/2024)

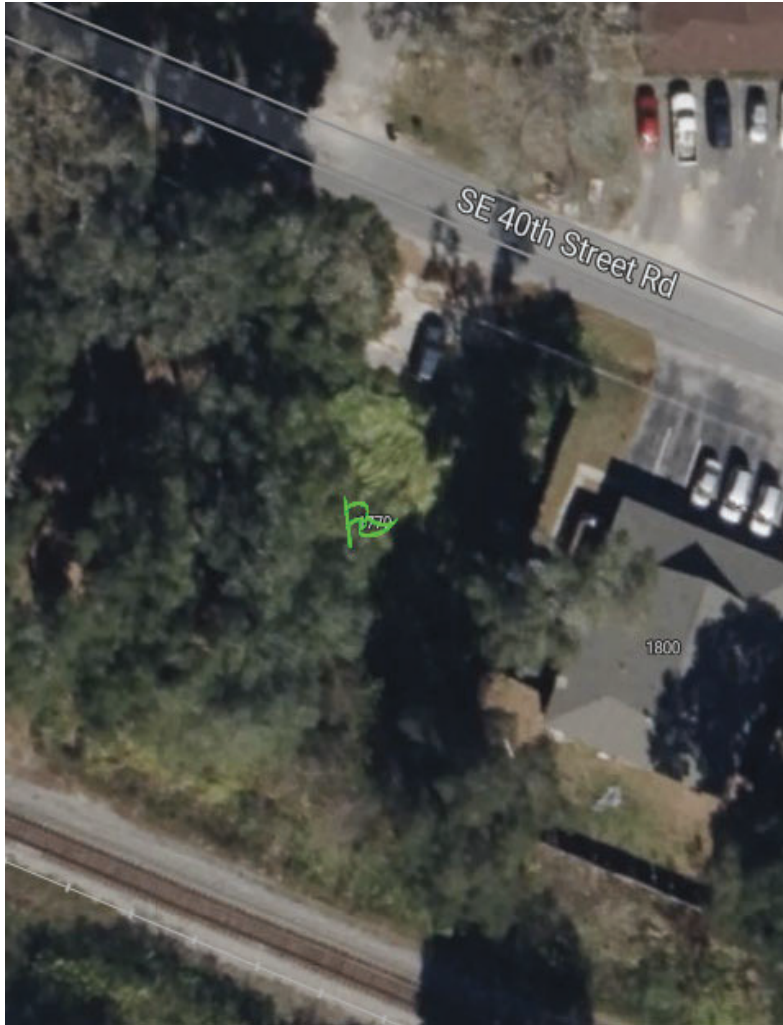
First Choice Surveying...
Your First Choice for Land Surveys

FIRST CHOICE SURVEYING, INC.
P.O. BOX 470978
LAKE MONROE, FL 32747
407.951.3425 (Office)
407.520.5453 (Fax); LB #7564
WWW.FIRSTCHOICESURVEYING.COM

CLIENT NO: EP240123
JOB NO: 94939
FIELD DATE: 11/20/2024
DRAWN BY: JL
DRAWN DATE: 11/21/24
CHECKED BY: H.O.
APPROVED BY: LS

AERIAL VIEW

SHEET 2 OF 2 (SURVEY RELATED INFORMATION) - SEE SHEET ONE FOR MAP OF SURVEY. SURVEY IS NOT COMPLETE WITHOUT BOTH SHEETS.
AERIAL PROVIDED IS FOR VIEWING PURPOSES ONLY AND MAY NOT SHOW CURRENT IMPROVEMENTS. AERIAL IS NOT TO SCALE.



PROPERTY ADDRESS: 1770 SOUTHEAST 40TH STREET ROAD, OCALA, FLORIDA 34480

LEGAL DESCRIPTION:
ALL OF LOT 8, BLOCK A, CITRUS PARK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 5, PAGES 14 AND 15, IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

<p>LEGEND</p> <p>AE = ACCESS EASEMENT BPP = BACKFLOW PREVENTER BSL = BUILDING SETBACK LINE BWF = BARBED WIRE FENCE CAL = CALCULATED CA = CENTRAL ANGLE CH = CHORD BEARING CL = CHORD LENGTH CL = CENTER LINE CLF = CHAIN LINK FENCE CME = CANAL MAINTENANCE EASEMENT CNA = CORNER NOT ACCESSIBLE CON = CONCRETE COV = COVERED CS = CONCRETE SLAB D = DEED DE = DRAINAGE EASEMENT DH = DRILL HOLE</p>	<p>DUE = DRAINAGE/UTILITY EASEMENT ELEV = ELEVATION EM = ELECTRIC METER EOW = EDGE OF WATER EOP = EDGE OF PAVEMENT FCC = FOUND CROSS CUT FF = FINISHED FLOOR FND = FOUND GV = GATE VALVE HWF = HOG WIRE FENCE INST = INSTRUMENT NUMBER L = ARC LENGTH LH = LICENSED BUSINESS LME = LAKE MAINTENANCE EASEMENT LSE = LICENSED SURVEYOR LS = LAKE SURVEYOR MB = MEASURED MR = MAP BOOK ME = MAINTENANCE EASEMENT</p>	<p>MHW = MEAN HIGH WATER LINE MN = MEAG NAIL MW = MONITOR WELL N&D = NAIL AND DISK ORB = ORIGINAL RECORDS BOOK PL = PLAT PBB = PLAT BOOK PC = POINT OF CURVATURE PCC = POINT OF COMPOUND CURVATURE PCP = PERMANENT CONTROL POINT PDE = PRIVATE DRAINAGE EASEMENT PE = POOL EQUIPMENT PI = POINT OF INTERSECTION PID = PARCEL IDENTIFICATION NUMBER PIL = PARKER ALIGN NAIL PL = PROPERTY LINE PRB = POINT OF BEGINNING</p>	<p>POC = POINT OF COMMENCEMENT PRC = POINT OF REVERSE CURVATURE PRM = PERMANENT REFERENCE MONUMENT PSM = PROFESSIONAL SURVEYOR & MAPPER PT = POINT OF TANGENCY PUE = PUBLIC UTILITY EASEMENT PVE = PLASTIC VINYL FENCE PVL = PRIVATE UTILITY EASEMENT R = RADIAL POINT R = RADIUS RE = REAL ESTATE NUMBER RSR = RISE RW = RIGHT OF WAY SV = SEWER VALVE LE = UTILITY EASEMENT WF = WOOD FENCE</p>	<p>○ = CATCHBASIN ○ = MANHOLE ○ = SANITARY MANHOLE ○ = AIR CONDITIONER ○ = CLEANOUT ○ = FIRE HYDRANT ○ = LIGHT POLE ○ = HANDICAP PARKING</p>	<p>ASPHALT CONCRETE WATER METER TELEPHONE BOX CABLE TV BOX ELECTRIC BOX WATER VALVE</p>	<p>WOOD BRICK/PAVER/TILE</p>	<p>--- = BOUNDARY LINE --- = BUILDING LINE --- = EASEMENT LINE --- = CENTERLINE --- = RIGHT-OF-WAY LINE --- = OVERHEAD UTILITY LINE --- = ADJACENT PARCELS --- = BUILDING SETBACK LINE --- = CHAIN LINK FENCE --- = WOOD FENCE --- = PLASTIC FENCE</p>
---	---	--	---	--	---	----------------------------------	--

SURVEYOR'S NOTES:

1. THIS SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THE SURVEYOR DID NOT PULL AND/OR RESEARCH ANY DOCUMENTS OTHER THAN THOSE PROVIDED BY THE TITLE COMPANY. UNLESS OTHERWISE AGREED, IT IS THE RESPONSIBILITY OF THE TITLE COMPANY (OR CLIENT) TO REQUEST THE SURVEYOR TO OBTAIN SUCH DATA AS NEED PER AGREEMENT. ANY PULLED DOCUMENTS PROVIDED WITH THE TITLE COMMITMENT WILL BE REVIEWED. IF ADDITIONAL DOCUMENTS AND/OR REVIEWS OF THE CLIENT ARE REQUESTED, THERE MAY BE ADDITIONAL FEES INCURRED.
2. UNLESS SHOWN, UNDERGROUND UTILITIES, IMPROVEMENTS, FOUNDATIONS, FOOTERS, AND/OR SUBSURFACE STRUCTURES ARE NOT LOCATED ON THIS SURVEY.
3. BEARINGS ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF SOUTHEAST 40TH STREET ROAD, AS BEING, S 69°18'13" E, PER PLAT, ASSUMED.
4. THE PURPOSE OF THIS SURVEY IS FOR THE USE OF FINANCING AND/OR SALE TRANSACTIONS, AND IS NOT PERMITTED FOR USE WITH ANY CONSTRUCTION/PERMITTING PURPOSES WITHOUT WRITTEN CONSENT FROM THE LAND SURVEYOR WHOM SIGNED AND SEALED THIS SURVEY.
5. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT LAND RECORDS FOR RIGHT OF WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE, ADJOINING DEEDS OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS NOT SHOWN ON PLAT TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN. IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY CLIENT AND MAY NOT BE COMPLETE.
6. FENCE OWNERSHIP NOT DETERMINED. THE SURVEYOR WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL AND/OR CHANGES TO ANY FENCES UNLESS THE SURVEY WAS PROVIDED SPECIFICALLY FOR FENCE LOCATION PURPOSES.
7. THE SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE.
8. THE SURVEY IS EXCLUSIVE FOR THE USE OF THE PARTIES TO WHOM IT IS CERTIFIED. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
9. THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED AND THIS SURVEY HEREON ARE TO THE PLATTED BOUNDARY LINES UNLESS OTHERWISE STATED.
10. WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
11. PURSUANT TO FS 558.005, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD LIABLE FOR NEGLIGENCE.
12. THIS SURVEY IS NOT INTENDED TO BE PROOF OF OWNERSHIP AND IS NOT A GUARANTEE OR WARRANTY OF OWNERSHIP OF ANY KIND, AND SURVEYOR ACCEPTS NO LIABILITY FOR ANY COSTS OR DAMAGES ARISING IN THE DEFENSE, PROOF OF OR LOSS OF OWNERSHIP OF ANY OR ALL OF THE LANDS SHOWN AND DESCRIBED ON THIS SURVEY.
13. THIS SURVEY SHALL NOT BE ALTERED. ANY MODIFICATIONS TO THE ORIGINAL SURVEY ARE MADE AT THE RISK OF THE PARTY MAKING SUCH CHANGES, AND NEITHER THE SURVEYOR NOR THE COMPANY ASSUMES ANY LIABILITY FOR ALTERATIONS MADE TO THE ORIGINAL DOCUMENT.

CERTIFIED TO:
GARCON INVESTMENT, LLC, MICHAEL GARCIA,
AUTHORIZED MEMBER; EPIC TITLE, LLC; OLD REPUBLIC
NATIONAL TITLE INSURANCE COMPANY

FLOOD ZONE
(FOR INFORMATIONAL PURPOSES ONLY)
SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE
LOCATED IN ZONE X(BFE N/A), PER F.L.R.M MAP NUMBER
I2083C0538D, DATED 8/28/2008.

THIS SURVEYOR MAKES NO GUARANTEES AS THE ACCURACY
OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A AGENT
SHOULD BE CONTACTED FOR VERIFICATION.

I HEREBY CERTIFY THAT THE SURVEY OF THE HEREON DESCRIBED
PROPERTY WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE
STANDARD OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF
PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17.050 THROUGH
SJ-17.053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027,
FLORIDA STATUTES.



CERTIFIED BY: JON SHOEMAKER PSM NO. 5144
FIRST CHOICE SURVEYING, INC.
P.O. 470978 LAKE MONROE, FL 32747
407.951.3425 (OFFICE) - 407.951.9553 (FAX); LB 7564
NOT VALID WITHOUT SIGNATURE AND RAISED SEAL OR ELECTRONIC SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DATE SIGNED: 11/21/24