



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

STAFF/OFFICE USE ONLY	
Case No.:	
AR No.:	
PA:	

**PARCEL ACCOUNT NUMBERS:** 47667-000-00

**APPLICATION FOR PUD REZONING or PUD AMENDMENT**

With: Concept Plan X Master Plan \_\_\_\_\_

The undersigned hereby requests a zoning change per Marion County Land Development Code (LDC), Article 4, Zoning, on the below described property and area, to **PUD (PLANNED UNIT DEVELOPMENT)** from:  
A-1 General Agriculture for the purpose of a residential subdivision

**Property Address:** 15700 SE 73rd Avenue

**Legal Description:** Attach a copy of the deed(s) with property legal description and demonstrating ownership.

**Required Documents:** Attach a copy of the required PUD Documents listed in the checklist on the reverse side of this application as required by LDC Section 4.2.31.F(2) and LDC Division 2.13.

**Total PUD Acreage:** 55 +/- acres      **Maximum Proposed Residential Units:** 175  
(#SFR 175 #MF 0)

**Maximum Non-Residential (Commercial or Industrial) Acreage:** None

The property owner must sign this application unless written authorization naming the listed applicant/agent to act on his/her behalf is attached.

Estate of Michael P. Couture- C/O Rep. Eva Couture      Tillman & Associates Engineering, LLC

**Property Owner name (please print)**  
P.O. Box 114 15490 SE 73rd Ave.

**Applicant/Agent Name (please print)**  
1720 SE 16th Avenue, Bldg. 100

**Mailing Address**  
Summerfield, FL 34492 34491

**Mailing Address**  
Ocala, FL 34471

**City, State, Zip Code**  
Not Available 352-245-2668

**City, State, Zip Code**  
352-387-4540

**Phone Number (include area code)**  
Not Available

**Phone Number (include area code)**  
Permits@Tillmaneng.com

**E-Mail Address (include complete address)**

**E-Mail Address (include complete address)**

Eva Couture  
**Signature\***

[Signature]  
**Signature**

\*By signing this application, applicant 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 ordinance and any applicable permits.

NOTE: A zoning change will not become effective until 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 the public hearing 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 owner and/or applicant/agent must be correct and legible in order to be processed.

STAFF/OFFICE USE ONLY			
Project No.:	<u>2019 10 0517</u>	Code Case No.:	
Rcvd by:	<u>EM</u>	Rcvd Date:	<u>4/15/23</u>
		FLUM:	<u>RL</u>
		AR No.:	<u>32746</u>
		Rev:	12/21/23

Empowering Marion for Success

X A) Application Fee:

<b>NEW PUD or PUD Amendment Requiring Board of County Commissioners Approval</b>	<b>PUD Amendment that does NOT require Board of County Commissioners Approval</b>
<b>BASE FEE: \$1,000.00 AND</b> <b>PLUS \$5.00 X maximum number of potential residential dwelling units (DU) (IF ANY) AND</b> <b>PLUS \$5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) (IF ANY).</b>	<b>BASE FEE: \$150.00 AND</b> <b>PLUS \$5.00 X maximum number of potential residential dwelling units (DU) (IF ANY) AND</b> <b>PLUS \$5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) (IF ANY).</b>
<b>Fee Calculation Method Example:</b> <b>(Base Fee - \$1,000 or \$150.00) + (\$875.00 X Max DUs) + (0 X Max Non-Res AC) = \$1,875.00 Total Fee</b>	

     ~~Bx~~ B) Conceptual Plan with Architectural information: At a minimum, the PUD Rezoning Application shall be accompanied by a Conceptual Plan, in compliance with Land Development Code Division 2.13 and Land Development Code Section 4.2.31, along with accompanying documentation for review by the County Growth Services Department and shall provide documentation addressing the following:

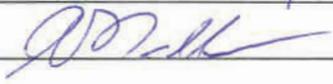
1. The name of the proposed PUD shall be centered at the top of the sheet along the long dimension of the sheet.
2. Vicinity map that depicts relationship of the site to the surrounding area within a 1 mile radius.
3. Drawing of the boundaries of the property showing dimensions of all sides.
4. Provide the acreage of the subject property along with a legal description of the property.
5. Identify the Comprehensive Plan future land use and existing zoning of the subject property (including acreage of each) and for all properties immediately adjacent to the subject property.
6. Identify existing site improvements on the site.
7. A list of the uses proposed for the development.
8. A typical drawing of an interior lot, corner lot, and cul-de-sac lot noting setback requirements. For residential development, the typical drawings will show a standard house size with anticipated accessory structure.
9. Proposed zoning and development standards (setbacks, FAR, building height, etc.).
10. Identify proposed phasing on the plan.
11. Identify proposed buffers.
12. Identify access to the site.
13. Preliminary building lot typical(s) with required yard setbacks and parking lot locations. *(This information must address all possible principle and accessory structures for all uses.)*
14. Preliminary sidewalk locations.
15. Proposed parallel access locations.
16. Required traffic impact analysis in compliance with Land Development Code 2.12.29.
17. Show 100 year floodplain on the site.
18. Show any proposed land or right of way dedication.
19. Identify any proposed parks or open spaces.
20. A note describing how the construction and maintenance of private roads, parking areas, detention areas, common areas, etc. will be coordinated during development and perpetually after the site is complete
21. Architectural renderings or color photos detailing the design features, color pallets, buffering details.
22. Any additional information that may be deemed appropriate for the specific project *(e.g., documentation and/or presentation material by the owner or applicant/agent, or information identified as required or recommended by County staff in the pre-application meeting conducted prior to submitting the application).*

Date: 2/25/25

Attention: Marion County Growth Services

To whom it may concern:

I, Eva Couture, Rep of Michael P. Couture Estate, being the owner of parcels 47667-004-00 & 47667-000-00 hereby authorize the following agent to sign on my behalf concerning any application for Land Use Amendment and Rezoning.

Agent: (Print) TILLMAN & ASSOC. Engineering LLC  
Address: 1720 SE 16<sup>th</sup> AV, BLDG 100 OCALA, FL  
Signature: 

Owner: (Print) EVA COUTURE  
Address: 15490 S.E. 73<sup>RD</sup> AVENUE, SUMMERFIELD, FL.  
Signature: Eva Couture

Filing # 134908808 E-Filed 09/20/2021 01:54:20 PM

IN THE CIRCUIT COURT OF THE  
FIFTH JUDICIAL CIRCUIT, IN AND  
FOR MARION COUNTY, FLORIDA.

PROBATE DIVISION

FILE NO. 2021-CP-1292

IN RE: ESTATE OF  
MICHAEL P. COUTURE, SR.,  
Deceased.

\_\_\_\_\_ /

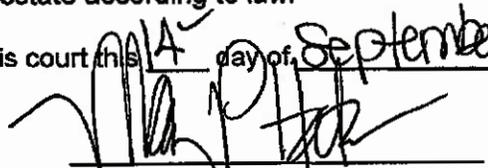
**LETTERS OF ADMINISTRATION**

WHEREAS, MICHAEL P. COUTURE, SR., a resident of Marion County, Florida, who died on March 27, 2021 owning assets in the State of Florida, and

WHEREAS, EVA COUTURE has been appointed personal representative of the estate of the decedent and has performed all acts prerequisite to issuance of letters of administration in the estate,

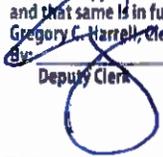
NOW, THEREFORE, I the undersigned circuit judge, declare EVA COUTURE to be duly qualified under the laws of the State of Florida to act as personal representative of this estate, with full power to administer the estate according to law; to ask, demand, sue for, recover, and receive the property of the decedent and to act for and in the name of the decedent; to pay the debts of the decedent as far as the assets of the estate will permit and the law directs; and to make distributions of the estate according to law.

WITNESS my hand and the seal of this court this 14<sup>th</sup> day of September, 2021.

  
\_\_\_\_\_  
MARY P. HATCHER  
Circuit Judge

RICHARD & MOSES, LLC  
Joshua L. Moses, LLC  
808 E Fort King St.  
Ocala, FL 34471  
(352) 369-1300  
Fla. Bar #119304  
Attorney for Personal Representative  
Primary Email: [josh@rmprobate.com](mailto:josh@rmprobate.com)



I HEREBY CERTIFY that the above is a true and accurate copy of the original as it appears on record, and that same is in full force and effect.  
Gregory C. Harrell, Clerk of Court and Comptroller  
By  Deputy Clerk  
Dated 9/21/2021

Electronically Filed Marion Case # 21CP001292AX 09/20/2021 01:54:20 PM



DAVID R ELLSPERMANN CLERK &amp; COMPTROLLER MARION CO

DATE: 07/22/2014 11:35:10 AM

FILE #: 2014069401 OR BK 6071 Pgs 1358-1363

REC FEES: \$52.50 INDEX FEES: \$2.00

DDS: 0.70 MDS: 0 INT: 0

Prepared by/Return to:

Brett L. Swigert, Esquire  
 Post Office Box 680  
 Eustis, FL 32727-0680

Property Appraisers Parcel I.D. #:

**CORRECTIVE QUIT-CLAIM DEED**

THIS QUIT-CLAIM DEED, executed this 16th day of June, 2014, by **Eugene A. Couture, Leo J. Couture, Ann Couture-Parker, Charles A. Couture and Janet Heaxt**, first party, to **Michael P. Couture**, whose address is P.O. Box 114, Summerfield, FL 34491, second party.

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described lot, piece, or parcel of land, situate, lying and being in the County of Marion, State of Florida, to wit:

**SEE ATTACHED EXHIBIT "A" (PARCELS 1 AND 3)**

**THIS CORRECTIVE DEED has been made to correct an error in the legal description contained in that certain Quit-Claim Deed dated December 4, 2013, and recorded March 31, 2014, at O.R. Book 6016, Page 1615, Public Records of Marion County, Florida.**

THIS DEED is made pursuant to the terms of that certain Mediated Settlement Agreement made by and between the parties hereto in Case No. 2010 4732 CA, filed in the Circuit Court of the Fifth Judicial Circuit in and for Marion County, Florida.

NEITHER the grantors nor anyone dependent upon them resides on the above-described property, and the said property does not constitute the homestead of said grantor within the meaning of Article X of the Florida Constitution.

THIS DEED was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit, and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered  
in the presence of:

Kathy Lynn Dibut  
Witness Signature  
KATHY LYNN DIBUT  
Witness Printed Name

Eugene A. Couture  
Eugene A. Couture  
15700 SE 73<sup>rd</sup> Ave.  
Summerfield, FL 34491

Bryan R Gagnor  
Witness Signature  
Bryan R Gagnor  
Witness Printed Name

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 16 day of JUNE, 2014, by Eugene A. Couture, who is either [] personally known to me or [ ] who has produced \_\_\_\_\_ as identification.



Kathy Lynn Dibut  
Notary Public

Signed, sealed, and delivered  
in the presence of:

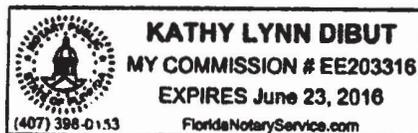
Kathy Lynn Dibut  
Witness Signature  
Kathy Lynn Dibut  
Witness Printed Name

Leo J. Couture  
Leo J. Couture  
16200 SE 73<sup>rd</sup> Ave.  
Summerfield, FL 34491

Bryan R Gagnor  
Witness Signature  
Bryan R Gagnor  
Witness Printed Name

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 16 day of JUNE, 2014, by Leo J. Couture, who is either [] personally known to me or [ ] who has produced \_\_\_\_\_ as identification.



Kathy Lynn Dibut  
Notary Public

Signed, sealed, and delivered  
in the presence of:

Kathy Lynn Dibut  
Witness Signature  
Kathy Lynn Dibut  
Witness Printed Name

Charles A. Couture  
Charles A. Couture  
14020 SE 106<sup>th</sup> St.  
Ocklawaha, FL 32179

Bryan R. Egnor  
Witness Signature  
Bryan R Egnor  
Witness Printed Name

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 16 day of June, 2014, by Charles A. Couture, who is either  personally known to me or  who has produced \_\_\_\_\_ as identification.



Kathy Lynn Dibut  
Notary Public

Signed, sealed, and delivered  
in the presence of:

Kathy Lynn Dibut  
Witness Signature  
Kathy Lynn Dibut  
Witness Printed Name

Janet Heatt  
Janet Heatt  
16152 SE 73<sup>rd</sup> Ave.  
Summerfield, FL 34491

Bryan R. Egnor  
Witness Signature  
Bryan R Egnor  
Witness Printed Name

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 16 day of June, 2014, by Janet Heatt, who is either  personally known to me or  who has produced \_\_\_\_\_ as identification.



Kathy Lynn Dibut  
Notary Public

Signed, sealed, and delivered  
in the presence of:

Kathy Lynn Dibut  
Witness Signature  
Kathy Lynn Dibut  
Witness Printed Name

Ann Couture-Parker  
Ann Couture-Parker  
140 Deer Ridge  
Hoschton, GA 30548

Bryan R. Magner  
Witness Signature  
Bryan R. Magner  
Witness Printed Name

STATE OF GEORGIA  
COUNTY OF JACKSON

The foregoing instrument was acknowledged before me this 16 day of June, 2014, by Ann Couture-Parker, who is either  personally known to me or  who has produced \_\_\_\_\_ as identification.



Kathy Lynn Dibut  
Notary Public

EXHIBIT "A"LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE NORTH 675.00 FEET (BY PERPENDICULAR MEASUREMENT) OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, LYING EAST OF RAILROAD.

AND

THAT PART OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, LYING EAST OF RAILROAD. LESS THE NORTH 1532.97 FEET THEREOF.

AND

THE NORTH 675.00 FEET (BY PERPENDICULAR MEASUREMENT) OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA. LESS RIGHT-OF-WAY FOR S.E. 73RD AVENUE ACROSS THE EAST SIDE THEREOF.

AND

THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA. LESS THE NORTH 1532.97 FEET THEREOF; LESS RIGHT-OF-WAY FOR S.E. 73RD AVENUE ACROSS THE EAST SIDE THEREOF AND ALSO LESS THE FOLLOWING-DESCRIBED THREE (3) PARCELS:

PROPERTY DESCRIBED IN O.R. BOOK 4016, PAGE 26, PUBLIC RECORDS OF MARION COUNTY, FLORIDA;

PROPERTY DESCRIBED IN O.R. BOOK 1157, PAGE 1676, PUBLIC RECORDS OF MARION COUNTY, FLORIDA;

AND PROPERTY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; THENCE RUN S00°11'10"E ALONG THE EAST BOUNDARY OF SAID WEST 1/2 OF NORTHWEST 1/4 1532.97 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE S00°11'10"E 574.11 FEET TO A POINT WHICH IS N00°11'10"W 574.76 FEET FROM THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4; THENCE WEST 808.46 FEET; THENCE N00°54'12"W 574.17 FEET; THENCE EAST TO THE POINT OF BEGINNING.

CONTAINING 55 ACRES, MORE OR LESS.

**PARCEL 3:**

THAT LAND LYING IN SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST,  
MARION COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

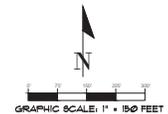
BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE S89°35'44"E, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 448.00 FEET TO THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 3025, PAGE 1255, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE WEST LINE THEREOF N00°02'19"W, 1,266.19 FEET TO THE NORTHWEST CORNER THEREOF; THENCE DEPARTING SAID PROPERTY RUN S88°47'32"W, ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID PROPERTY A DISTANCE OF 448.08 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST 1/4; THENCE ALONG THE WEST LINE THEREOF S00°02'19"E, 1,253.58 FEET TO THE POINT OF BEGINNING. LESS RIGHT-OF-WAY FOR COUNTY ROAD NO. 42 ALONG THE SOUTH SIDE THEREOF.

CONTAINING 12 ACRES, MORE OR LESS.

# Boundary Survey

## Located in Sections 19 & 20, Township 17 South, Range 23 East, Marion County, Florida

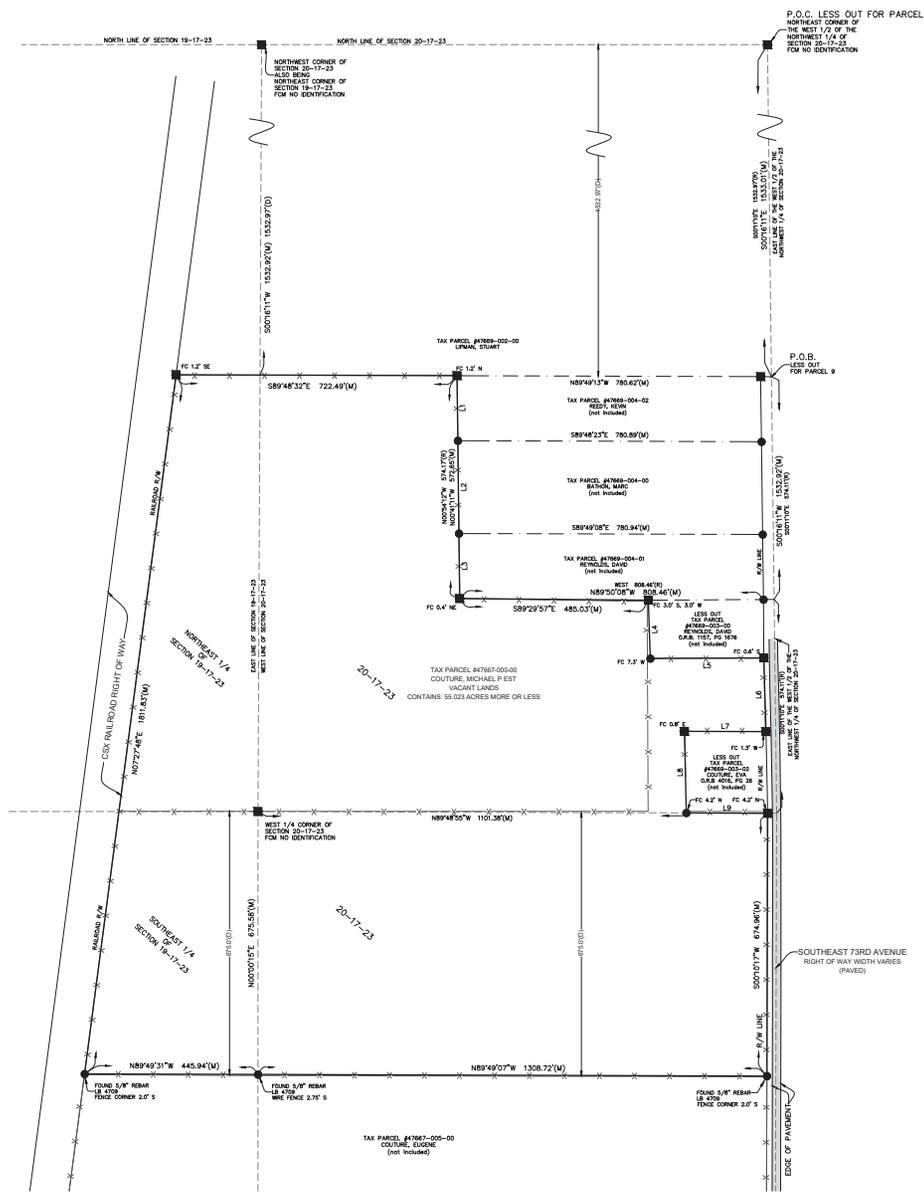
**TAX ID# 47667-000-00**  
 THE PART OF THE NORTHEAST 1/4 FEET (BY PERPENDICULAR MEASUREMENT) OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, LYING EAST OF RAILROAD;  
 AND  
 THAT PART OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, LYING EAST OF RAILROAD LESS THE NORTH 1532.37 FEET THEREOF;  
 AND  
 THE NORTH 475.03 FEET (BY PERPENDICULAR MEASUREMENT) OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA,  
 LESS RIGHT-OF-WAY FOR S.E. 73RD AVENUE ACROSS THE EAST SIDE THEREOF;  
 AND  
 THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, LESS THE NORTH 1532.37 FEET THEREOF;  
 LESS RIGHT-OF-WAY FOR S.E. 73RD AVENUE ACROSS THE EAST SIDE THEREOF;  
 AND  
 ALSO LESS THE FOLLOWING DESCRIBED THREE (3) PARCELS:  
 PROPERTY DESCRIBED IN O.R. BOOK 404, PAGE 20, PUBLIC RECORDS OF MARION COUNTY, FLORIDA,  
 PROPERTY DESCRIBED IN O.R. BOOK 1157, PAGE 1616, PUBLIC RECORDS OF MARION COUNTY, FLORIDA,  
 AND  
 PROPERTY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; THENCE S89°48'32" E 722.447' TO A POINT WHICH IS 11378.54' TO THE NORTHWEST 1/4 1532.37 FEET FROM THE POINT OF BEGINNING; THENCE CONTINUE S01°17'09" S 741.11 FEET TO A POINT WHICH IS 11378.54' TO THE SOUTH FROM THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4; THENCE WEST 88.48 FEET; THENCE N89°49'07" W 514.17 FEET; THENCE EAST TO THE POINT OF BEGINNING.  
 CONTAINS: 55.023 ACRES MORE OR LESS



LINE #	DIRECTION	LENGTH
L100	N 3° 00' 00" E	87.00'
L101	S 89° 48' 32" E	722.447'
L102	S 89° 48' 32" E	722.447'
L103	S 89° 48' 32" E	722.447'
L104	S 89° 48' 32" E	722.447'
L105	S 89° 48' 32" E	722.447'
L106	S 89° 48' 32" E	722.447'
L107	S 89° 48' 32" E	722.447'
L108	S 89° 48' 32" E	722.447'
L109	S 89° 48' 32" E	722.447'
L110	S 89° 48' 32" E	722.447'

**FLOOD ZONE NOTE:**  
 BASED UPON EXAMINATION OF FLOOD INSURANCE RATE MAP (FIRM) NUMBER 22080C0010E, EFFECTIVE DATE AUGUST 26, 2008, MARION COUNTY, FLORIDA, THIS PROPERTY LIES IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

- SURVEYOR'S NOTES:**
1. BEARINGS SHOWN HEREON ARE BASED ON SOUTH 89°48'32" EAST FOR THE NORTH LINE OF SAID PARCEL.
  2. BELOW GROUND FOUNDATIONS NOT LOCATED.
  3. BELOW GROUND UTILITIES NOT LOCATED.
  4. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
  5. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAYS AND OR OWNERSHIP WERE NOT FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN DONE BY THIS OFFICE.
  6. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
  7. THIS SURVEY IS CERTIFIED ONLY TO THE SURVEY FIELD WORK DATE AND NOT THE DATE SIGNED.
  8. THERE ARE NO ENCROACHMENTS KNOWN TO THE UNDERSIGNED EXCEPT AS SHOWN HEREON.
  9. SURVEY NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A PROFESSIONAL FLORIDA SURVEYOR AND MAPPER.



- LEGEND:**
- FOUND 4"x4" CONCRETE MONUMENT (MARKED AS NOTED)
  - FOUND 5/8" REBAR & CAP (MARKED AS NOTED)
  - FOUND 3/4" IRON PIPE
  - ⊙ FOUND NAIL & DISK (MARKED AS NOTED)
  - ⊕ FOUND RAILROAD SPIKE
  - ⊖ SET 1/2" REBAR & CAP, L.B. 8306
  - ⊗ POWER POLE
  - ⊘ 4" WELL
  - ⊙ BENCHMARK (AS NOTED)
  - ⊕ BASE FLOOD ELEVATION
  - ⊖ BUILDING SETBACK LINE
  - ⊗ CHAIN LINK FENCE
  - ⊘ CONCRETE MONUMENT
  - D = DEED
  - FC = FENCE CORNER
  - FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
  - FEL = FINISHED FLOOR ELEVATION
  - F.I.R.M. = FLOOD INSURANCE RATE MAP
  - FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
  - FP = FOUND IRON PIPE
  - FR = FOUND IRON ROD
  - FND = FOUND
  - HAY = HIGHWAY
  - ID = IDENTIFICATION
  - ISACA = ITS SUCCESSORS AND/OR ASSIGNS
  - ATMA = AS THEIR INTEREST MAY APPEAR
  - LB = LOCKED BUSINESS
  - M = MEASURED
  - MIN. = MINIMUM
  - NAVD = NORTH AMERICAN VERTICAL DATUM
  - CHW = OVERHEAD WIRE
  - D.R.B. = OFFICIAL RECORDS BOOK
  - P = PLAT
  - PC = POINT OF CURVATURE
  - PT = POINT OF TANGENCY
  - PI = POINT OF INTERSECTION
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - P.O.R. = POINT OF REFERENCE
  - PL = PLAT
  - P.L.S. = PROFESSIONAL LAND SURVEYOR
  - PRM = PERMANENT REFERENCE MARKER
  - P.S. = PROFESSIONAL SURVEYOR AND MAPPER
  - P.U.E. = PUBLIC UTILITIES EASEMENT
  - R = RECORD
  - RW = RIGHT OF WAY
  - S.F. = SQUARE FEET
  - TA = TAX PARCEL
  - TY = TYPICAL
  - W = WITH
  - WO = WITHOUT
  - WF = WIRE FENCE
  - WRF = WOOD BOARD FENCE
  - WIF = WIRE FENCE
- ASPHALT SURFACE  
 CONCRETE SURFACE  
 LIMEROCK / DIRT SURFACE

CERTIFIED TO:  
 JOEL ROSENBERG

I hereby certify that this is a true and correct representation of a survey made under my responsible direction and supervision, that meets the standards of practice set forth by the Board of Professional Surveyors and Mappers in Chapter 25-117, Florida Administrative Code, pursuant to Section 472.257, Florida Statutes.

FRED FRANKLIN  
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 7129  
 LANDGARD, LLC LICENSE BUSINESS NO. 8326

**LandGard, LLC**  
 LAND SURVEYING & MAPPING  
 Licensed Business No. 8326

10065 N.W. 136TH DRIVE  
 ALACHUA, FLORIDA 32615  
 PHONE: 352.493.0640



Jimmy H. Cowan, Jr., CFA

# Marion County Property Appraiser

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

## 2025 Property Record Card Real Estate

47667-000-00

[GOOGLE Street View](#)

Prime Key: 1155231

[MAP IT+](#)

Current as of 2/17/2025

Property InformationM.S.T.U.PC: 62

Acres: 55.00

COUTURE MICHAEL P EST  
C/O EVA COUTURE PER REP  
PO BOX 114  
SUMMERFIELD FL 34492-0114

Taxes / Assessments:

Map ID: 238

Millage: 9001 - UNINCORPORATED

Situs: Situs: 15700 SE 73RD AVE  
SUMMERFIELD

2024 Certified Value

Land Just Value	\$1,004,850		
Buildings	\$0		
Miscellaneous	\$0	Impact	
Total Just Value	\$1,004,850	Land Class Value	(\$994,620)
Total Assessed Value	\$10,230	Total Class Value	\$10,230
Exemptions	\$0	<u>Ex Codes:</u> 08	
Total Taxable	\$10,230		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$1,004,850	\$0	\$0	\$1,004,850	\$10,230	\$0	\$10,230
2023	\$1,004,850	\$0	\$0	\$1,004,850	\$10,010	\$0	\$10,010
2022	\$816,750	\$0	\$0	\$816,750	\$8,800	\$0	\$8,800

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">7573/0586</a>	09/2021	21 ADMNSTR	0	U	I	\$100
<a href="#">7514/1939</a>	03/2021	71 DTH CER	0	U	I	\$100
<a href="#">6071/1358</a>	03/2014	08 CORRECTIVE	7 PORTIONUND INT	U	I	\$100
<a href="#">6071/1353</a>	03/2014	08 CORRECTIVE	0	U	I	\$100
<a href="#">6016/1624</a>	03/2014	26 TRUSTEE	0	U	I	\$100
<a href="#">6016/1615</a>	03/2014	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
<a href="#">6016/1610</a>	03/2014	25 PER REP	0	U	I	\$100
<a href="#">4679/1145</a>	12/2006	74 PROBATE	0	U	I	\$100
<a href="#">2250/1709</a>	04/1996	74 PROBATE	0	U	I	\$100
<a href="#">2546/0830</a>	10/1990	77 AFFIDAVIT	0	U	I	\$100

Property Description

SEC 19 TWP 17 RGE 23  
 THAT PT OF THE N 675 FT OF SE 1/4 LYING E OF RR &  
 THAT PT OF THE NE 1/4 LYING E OF RR  
 EXC N 1532.97 FT THEREOF &  
 SEC 20 TWP 17 RGE 23  
 N 675 FT OF W 1/2 OF SW 1/4  
 EXC RD ROW &  
 W 1/2 OF NW 1/4  
 EXC N 1532.97 FT  
 EXC RD ROW  
 EXC COM AT PT WHICH IS N 89-58-33 E 1100.52 FT FROM THE SW COR OF W 1/2 OF NW 1/4  
 OF SEC 20 TH TH E 210 FT TH N 210 FT TH W 210 FT TH S 210 FT TO THE POB (OR BK 4016/26)  
 EXC COM AT THE NE COR OF W 1/2 OF NW 1/4 OF SEC 20 TH S 2107.08 FT TO THE POB TH  
 CONT S 150 FT TH W 320 FT TH N 150 FT TH E 323.94 FT TO THE POB (OR BK 1157/1676)  
 EXC COM AT THE NE COR OF W 1/2 OF NW 1/4 OF SEC 20 TH S 00-11-10 E 1532.97 FT TO THE  
 POB TH CONT S 00-11-10 E 547.11 FT TH W 808.46 FT TH N 00-54-12 W 574.17 FT TH E TO  
 THE POB

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
6204		.0	.0	A1	55.00 AC							
Neighborhood 9479 - N HWY 42 E HWY 301 S 147 W HWY												
Mkt: 10 70												

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
<u>Appraiser Notes</u>							
<u>Planning and Building</u>							
<u>** Permit Search **</u>							
Permit Number	Date Issued	Date Completed	Description				
1219021	12/1/1997	3/1/1999	UCP				