

35± ACRES
COUNTY HIGHWAY 561 AND COUNTY HIGHWAY 455
LAKE COUNTY, FLORIDA

SIZE: 35± acres

PRICE: ~~\$1,378,125.00~~ (~~\$39,375.00 per acre~~)

\$ 800,000.00 (\$22,857.00 per acre)

LOCATION: The property is located at the SW corner of Highway 561 and Highway 455.

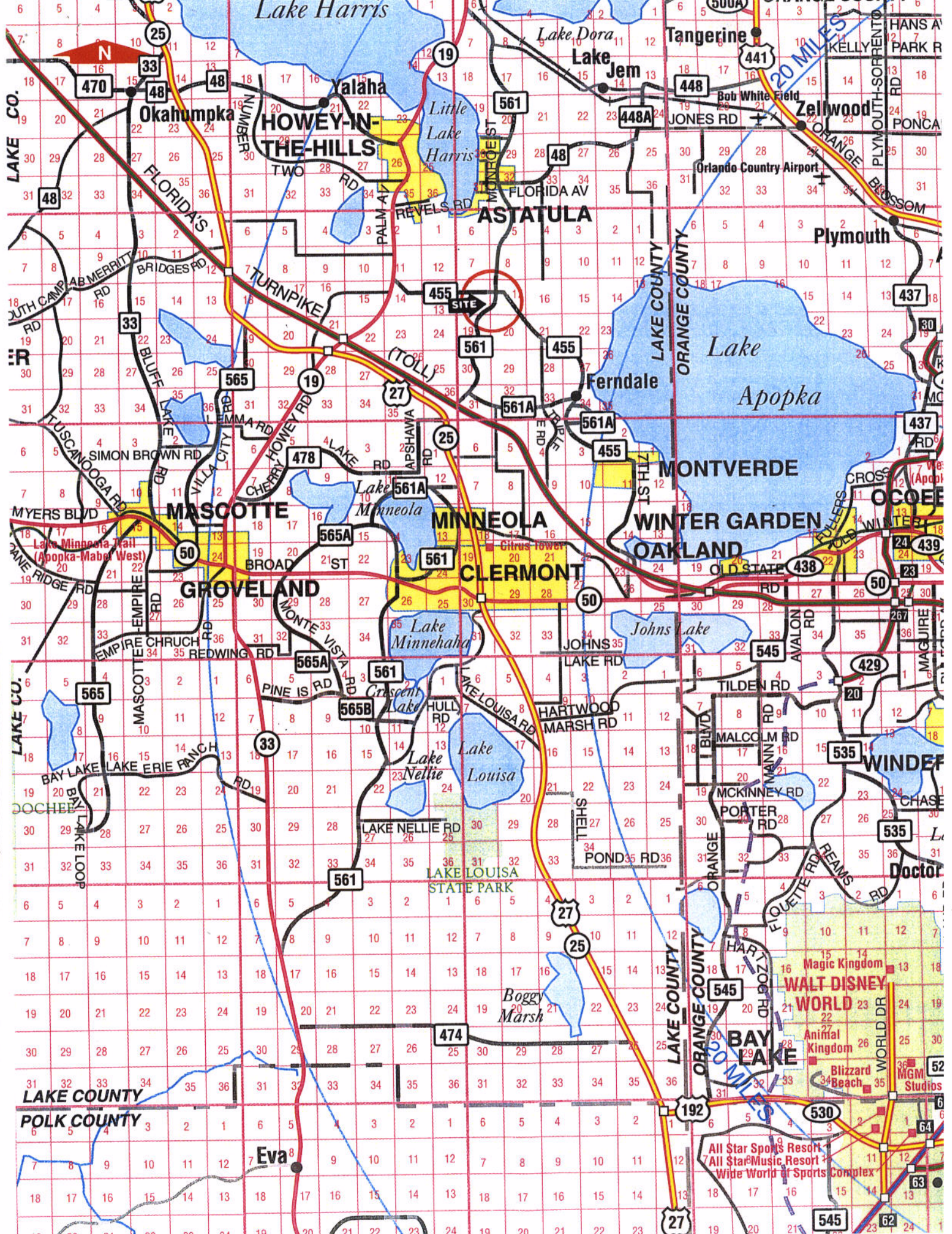
ZONING/FUTURE LAND USE: Agricultural / Future Land Use is Rural

ROAD FRONTAGE: 1,585'± on County Highway 561 and 932'± on County Highway 455.

NOTE: Offering subject to errors, omissions, prior sale or withdrawal without notice.

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HOWEY-IN-THE-HILLS

ASTATULA

MASCOTTE

MINNEOLA

CLERMONT

MONTVERDE

WINTER GARDEN

OAKLAND

WINDELL

WALT DISNEY WORLD

Animal Kingdom

All Star Sports Resort
All Star Music Resort
Wide World of Sports Complex

20 MILES

LANE RD
 KELLY RD
 PLYMOUTH-SORRENTO RD
 JONES RD
 ORANGE BLVD
 BOB WHITE FIELD
 ORLANDO COUNTRY AIRPORT

192
530
545
62
63
64

NUMBER ONE ROAD

MONROE ST
 PALM AV
 REVELS RD
 TURNPIKE
 CHERRY HOWEY RD

LAKE CO.

FLORIDA AV
 BRIDGES RD
 TUSCANOOGA RD
 SIMON BROWN RD
 MYERS BLVD

LAKE CO.

EMPIRE RD
 BAY LAKE
 LAKE ERIE FRANCH RD
 BAY LAKE LOOP
 MASCOFFE

LAKE MINNEOLA

Lake Minneola
 Lake Minnehaha
 Crescent Lake
 Lake Louisa
 Lake Nellie

LAKE LOUISA STATE PARK

LAKE LOUISA RD
 HULL RD
 LAKE NELNIE RD

ORANGE COUNTY

AVON RD
 TILDEN RD
 MALCOLM RD
 MANN RD
 MCKINNEY RD
 PORTER RD
 FLOUETTE RD
 REAMS RD
 HARTZOG RD

Eva

LAKE COUNTY

POLK COUNTY



County Highway 455

County Highway 561



N. LINE OF N.E. 1/4 SECTION 18-21-26

COUNTY HIGHWAY C-455

COUNTY HIGHWAY C-455



Radius=386.76'
Length=639.08'
Delta=94°40'32"
Chord=N43°04'21"W 568.82'

Radius=751.02'
Length=85.71'
Delta=6°32'19"
Chord=N22°43'54"E 85.66'

Radius=809.02'
Length=322.76'
Delta=22°51'31"
Chord=N14°34'18"E 320.63'

PARCEL 1
35.48± ACRES

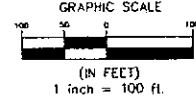
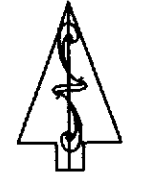
PARCEL 2
10.00± ACRES

SUMTER ELECTRIC COOPERATIVE
RIGHT-OF-WAY EASEMENT
(BLANKET; PARCEL 1)
O.R.B. 399, PG. 739 AND
O.R.B. 500, PG. 926

SUMTER ELECTRIC COOPERATIVE
RIGHT-OF-WAY EASEMENT
O.R.B. 497, PG. 124
(33' WIDE, FROM CENTERLINE)

CERTIFIED TO:
DARLE M. CARTER, TRUSTEE OF
CARTER-HIGHWAY 561/455 LAND TRUST
EDWARD R. WRABLIK
WINDERWEEDLE, HAINES, WARD & WOODMAN, P.A.
DENNIS L. MORTON, P.A.
ATTORNEYS TITLE INSURANCE FUND, INC.

REVISION	NO.	BY	DATE
SCALE			1" = 100'
DATE			02/23/04



BOUNDARY SURVEY
 SECTIONS 17 & 18-21-26
 MAURY CARTER and ASSOCIATES
 VRABLICK PARCEL
 Orlando, Florida 32806-1275

FARNER
AND ASSOCIATES
SURVEYORS, PLANNERS
AND ASSOCIATES
G.P.S. CONTROL SURVEYS
2007 W. BUTLER STREET
LEESBURG, FLORIDA 34748
PHONE: (352) 787-3115 FAX: (352) 787-0787
WWW.FARNER-AND-ASSOCIATES.COM

- GENERAL LEGEND
- | | |
|---|--|
| ● - FOUND CONCRETE MONUMENT (NUMBER NOTED IF AVAILABLE) | ● - BENCH MARK |
| ● - FOUND IRON PIPE (NUMBER NOTED IF AVAILABLE) | □ - CONCRETE BLOCK |
| ● - FOUND IRON PIPE (NUMBER NOTED IF AVAILABLE) | □ - CONCRETE MONUMENT |
| ● - FOUND IRON PIPE (NUMBER NOTED IF AVAILABLE) | ○ - FOUND |
| ● - FOUND IRON PIPE (NUMBER NOTED IF AVAILABLE) | ○ - IRON PIPE |
| ● - FOUND IRON PIPE (NUMBER NOTED IF AVAILABLE) | ○ - IRON ROD/PIVOT |
| ○ - SET IRON PIPE (5/8" LB 70T) | LS - REGISTERED LAND SURVEYOR NUMBER |
| ○ - SET CONCRETE MONUMENT (1/4" LB 70T) | LS - LICENSED BUSINESS NUMBER |
| ○ - SET CONCRETE MONUMENT (1/4" LB 70T) | ME - MEASURED |
| ○ - SET CONCRETE MONUMENT (1/4" LB 70T) | () - DESCRIBED BEARING OR DISTANCE |
| ○ - SET CONCRETE MONUMENT (1/4" LB 70T) | □ - RIGHT-OF-WAY |
| ○ - SET CONCRETE MONUMENT (1/4" LB 70T) | PRM - PERMANENT REFERENCE MONUMENT |
| ○ - SET CONCRETE MONUMENT (1/4" LB 70T) | PCP - PERMANENT CONTROL POINT |
| ○ - SET CONCRETE MONUMENT (1/4" LB 70T) | PT - POINT OF TANGENCY |
| ○ - SET CONCRETE MONUMENT (1/4" LB 70T) | PC - POINT OF CURVATURE |
| ○ - SET CONCRETE MONUMENT (1/4" LB 70T) | PT - POINT ON CURVE |
| ○ - SET CONCRETE MONUMENT (1/4" LB 70T) | PL - PLAT |
| ○ - SET CONCRETE MONUMENT (1/4" LB 70T) | N/D - NAIL AND DISK |
| ○ - SET CONCRETE MONUMENT (1/4" LB 70T) | POB - POINT OF BEGINNING |
| ○ - SET CONCRETE MONUMENT (1/4" LB 70T) | POB - POINT OF BEGINNING |
| ○ - SET CONCRETE MONUMENT (1/4" LB 70T) | PG - PAGE |
| ○ - SET CONCRETE MONUMENT (1/4" LB 70T) | OR - OFFICIAL RECORDS BOOK |
| ○ - SET CONCRETE MONUMENT (1/4" LB 70T) | ○ - WELL |
| ○ - SET CONCRETE MONUMENT (1/4" LB 70T) | ● - SPOT ELEVATION |
| ○ - SET CONCRETE MONUMENT (1/4" LB 70T) | ○ - BENCH MARK LOCATION (WHEN APPROPRIATE) |
| ○ - SET CONCRETE MONUMENT (1/4" LB 70T) | ○ - GAS METER/MARKER POST |
| ○ - SET CONCRETE MONUMENT (1/4" LB 70T) | ○ - GAS VALVE |
| ○ - SET CONCRETE MONUMENT (1/4" LB 70T) | ○ - METERED END SECTION |
| ○ - SET CONCRETE MONUMENT (1/4" LB 70T) | ○ - STORM DRAIN |

PARCEL "1":
THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 21 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHEAST CORNER OF THE SAID SECTION 18, THENCE RUN WEST, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 803.6 FEET; THENCE RUN IN A SOUTHERLY DIRECTION TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18 THAT IS 810.3 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 810.3 FEET TO THE SOUTHEAST CORNER OF THE SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN NORTH, ALONG THE EAST LINE OF THE SAID SECTION 18, TO THE POINT OF BEGINNING; LESS AND EXCEPT THE RIGHT-OF-WAY FOR STATE ROAD NO. 455;
ALSO:
THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING SOUTH OF THE SOUTHERLY LINE OF THE RIGHT-OF-WAY OF STATE ROAD NO. 455 AND WEST OF THE WESTERLY LINE OF THE RIGHT-OF-WAY OF STATE ROAD NO. 561; LESS THAT PART THEREOF LYING NORTH AND EAST OF THE SOUTHWESTERLY LINE OF THE RIGHT-OF-WAY OF THE MOST WESTERLY BRANCH ROAD IN THE SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 WHICH RUNS FROM THE SOUTHERLY LINE OF THE RIGHT-OF-WAY OF STATE ROAD NO. 455 TO THE WESTERLY LINE OF THE RIGHT-OF-WAY OF STATE ROAD NO. 561.

PARCEL "2":
THE SOUTH 10 ACRES OF THE NORTH 20 ACRES OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 LYING EAST OF HIGHWAY 561 IN SECTION 17, TOWNSHIP 21 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.
NOTES:
1. BEARINGS BASED ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17, TOWNSHIP 21 SOUTH, RANGE 26 EAST, AS BEING S.00°02'37"W.
2. LEGAL DESCRIPTION AND EASEMENT, SHOWN ON THIS SURVEY, BASED ON ATTORNEYS' TITLE INSURANCE FUND, INC., COMMITMENT NO. CF-1067238, DATED 1/15/04, AT 11:00 P.M.
3. THE RIGHT-OF-WAY S FOR STATE ROAD NO. 561 & STATE ROAD NO. 455 WERE BASED ON RIGHT-OF-WAY PLANS FURNISHED BY LAKE COUNTY RIGHT-OF-WAY DEPARTMENT.
4. ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP OF LAKE COUNTY, FLORIDA, COMMUNITY PANEL NO. 120421-0500-0, DATED 7/3/02, THIS PROPERTY LIES IN FLOOD ZONE "X".
5. JURISDICTIONAL WETLAND LINES AND HIGH WATER LINES DO NOT EXIST ON THIS SITE.

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