

# ANNO AVENUE

0.23± acres

Orange County, FL



## LOCATION

Located approximately 1/4 mile west of Orange Avenue, just minutes from downtown Orlando and Sand Lake Rd.

## SIZE

0.23± acres

## PRICE

\$35,000.00

## ZONING

C-1. Allows for duplex or triplex.

## ROAD FRONTAGE

99' ± on Anno Ave. and 72' ± on Fairlane Ave.

## UTILITIES

On site.

## DESCRIPTION

Prime location, in close proximity to Orange Avenue and downtown Orlando. Great investment property.

Offering subject to errors, omission, prior sale or withdrawal without notice.

LAND FOR SALE

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

Maury L. Carter & Associates, Inc.

407-422-3144 | [www.maurycarter.com](http://www.maurycarter.com)



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PROPERTY MAP

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

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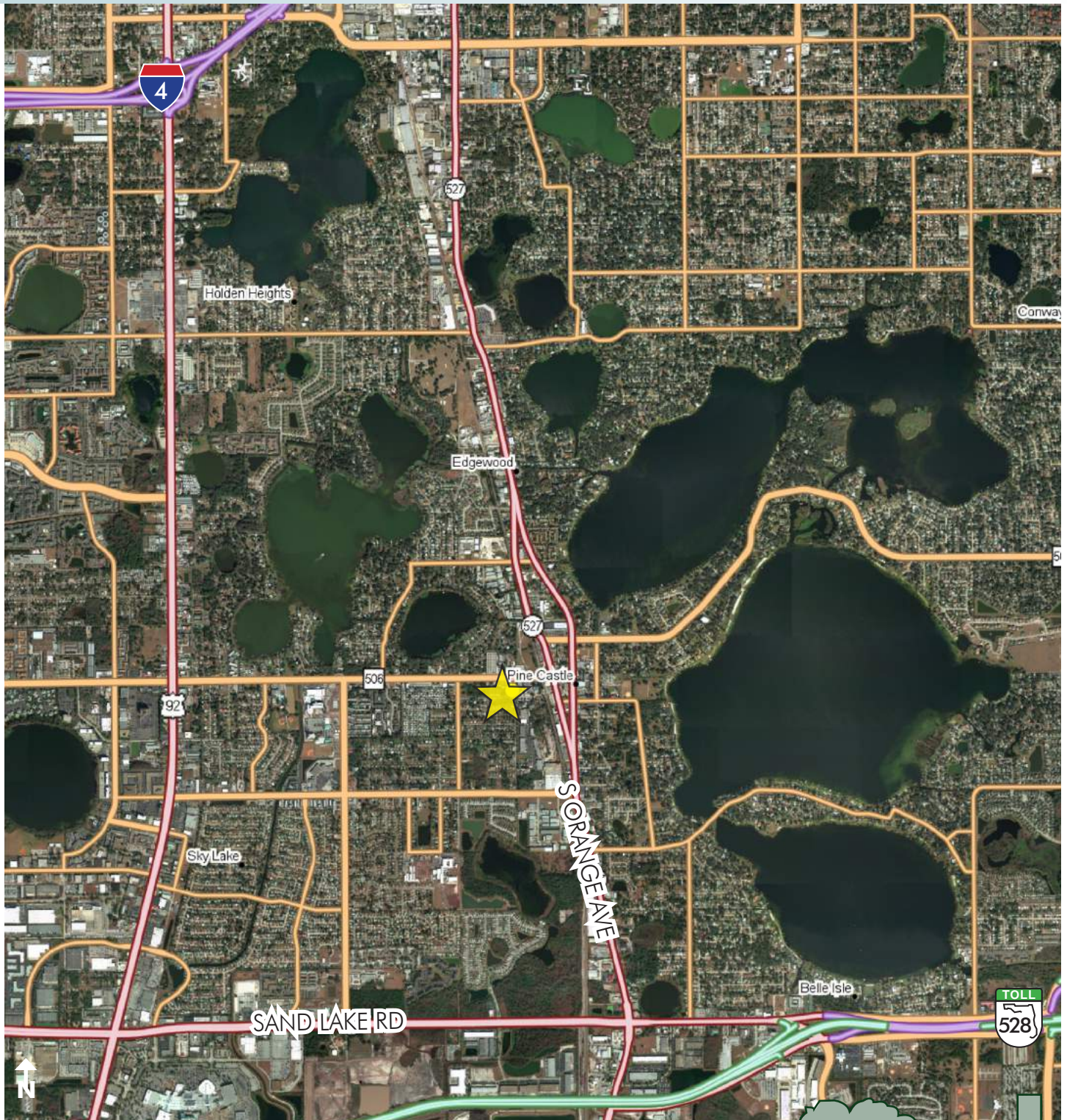




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REGIONAL MAP

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

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# SKETCH OF BOUNDARY SURVEY

## LEGAL DESCRIPTION:

Lot 8, Block 1, LESS the North 38 feet thereof, "W.R. ANNOS ADDITION TO PINE CASTLE", according to the plat thereof as recorded in Plat Book F, Page 23 of the Public Records of Orange County, Florida

LOT 1, BLOCK 1,  
W.R. ANNOS ADD. TO PINE CASTLE

TREE LEGEND  
△ =BANYAN TREE  
○ =OAK TREE  
□ =PALM TREE

LOT 7, BLOCK 1,  
W.R. ANNOS ADD. TO PINE CASTLE

LEGEND  
Δ =DELTA  
A =ARC LENGTH  
R =RADIUS  
BM =BENCHMARK  
BLDG=BUILDING  
COV =COVERED  
CONC=CONCRETE  
ELEV=ELEVATION  
FND =FOUND  
SN&T=SET NAIL & TIN  
FN&T=FND NAIL & TIN  
NSD =NAIL & DISC  
PC =POINT OF CURVATURE  
R&M =RECORD & MEASURED  
O/S =OFFSET  
CL =CENTERLINE  
SF =SQUARE FEET  
OCR=OSCEOLA COUNTY RECORDS  
LCR=LAKE COUNTY RECORDS  
SCR=SUMTER COUNTY RECORDS  
ORB =OFFICIAL RECORDS BOOK  
PG =PAGE  
PB =PLAT BOOK  
CLF =CHAIN LINK FENCE  
WF =WOOD FENCE  
UE =UTILITY EASEMENT

BENCH MARK UTILIZED:  
ORANGE COUNTY BENCE MARK #S1316034  
3" ORANGE COUNTY ALUM. DISK IN CURB  
INLET AT S.W. CORNER OAKRIDGE ROAD AND  
SOUTH BOUND ORANGE AVENUE,  
ELEVATION +101.55' NAVD 1988.

FLOOD ZONE: X  
BASE FLOOD ELEV: N/A  
MAP #: 12095C0430 F  
EFFECTIVE DATE: 09/25/09  
LOT CONTAINS: 0.23 ACRES+/-  
THIS SURVEY REFLECTS ALL EASEMENTS &  
RIGHTS OF WAY AS PER RECORDED PLAT &/OR  
TITLE COMMITMENT IF SUPPLIED, UNLESS  
OTHERWISE STATED. NO OTHER TITLE VERIFICATION  
HAS BEEN PERFORMED BY THE UNDERSIGNED.  
TITLE COMMITMENT #:

JEFFREY J. HITT PROFESSIONAL SURVEYOR & MAPPER NO. 4717 STATE OF FLORIDA

### NOTES:

Certification of Authorization LB 7227  
Dimensions for building and building  
ties are to the foundation of same.  
Certification to date of field  
work & not signature date.  
Bearings shown are based on the  
Centerline of Anno Avenue,  
S 00° 46' 48" W, (Assumed Meridian).  
□ Indicates proposed grades.  
Elevations per N.A.V.D. 1988.

Not valid without the signature  
and the original raised seal of  
a Florida licensed surveyor and  
mapper.

REVISIONS

DATE

FOR: INMAN

DATE: 3/21/13

NO. 1303018

F.B. 116-28

## HITT LAND SURVEYORS, INC.

318 SWEETWATER CREEK DRIVE W., LONGWOOD, FLORIDA, 32779, 407-772-0248 FAX 407-772-0248

LAND SURVEYS ○ SUBDIVISIONS ○ CONSTRUCTION SURVEYS