

**HANCOCK CENTER OUTPARCELS
N HANCOCK ROAD
CITY OF CLERMONT
LAKE COUNTY, FLORIDA**

SIZE: 1.24± acre and 1.14± acre outparcels at Hancock Center, a Super Target anchored shopping center.

PRICE: Ground Leases Available
Lot 1: 1.24± acres - \$75,000 annually
Lot 2: 1.14± acres - \$85,000 annually

LOCATION: The outparcels are located on the north side of State Road 50 in Clermont at N. Hancock Road. The outparcels can be accessed directly via N. Hancock Road or via the Super Target entrances on State Road 50. The property is approximately three (3) miles west of the Florida Turnpike interchange at Highway 50 and approximately two (2) miles east of Highway 27.

ROAD FRONTAGE: Lot 1 – 328± feet on N. Hancock Road
Lot 2 – 191± feet on N. Hancock Road

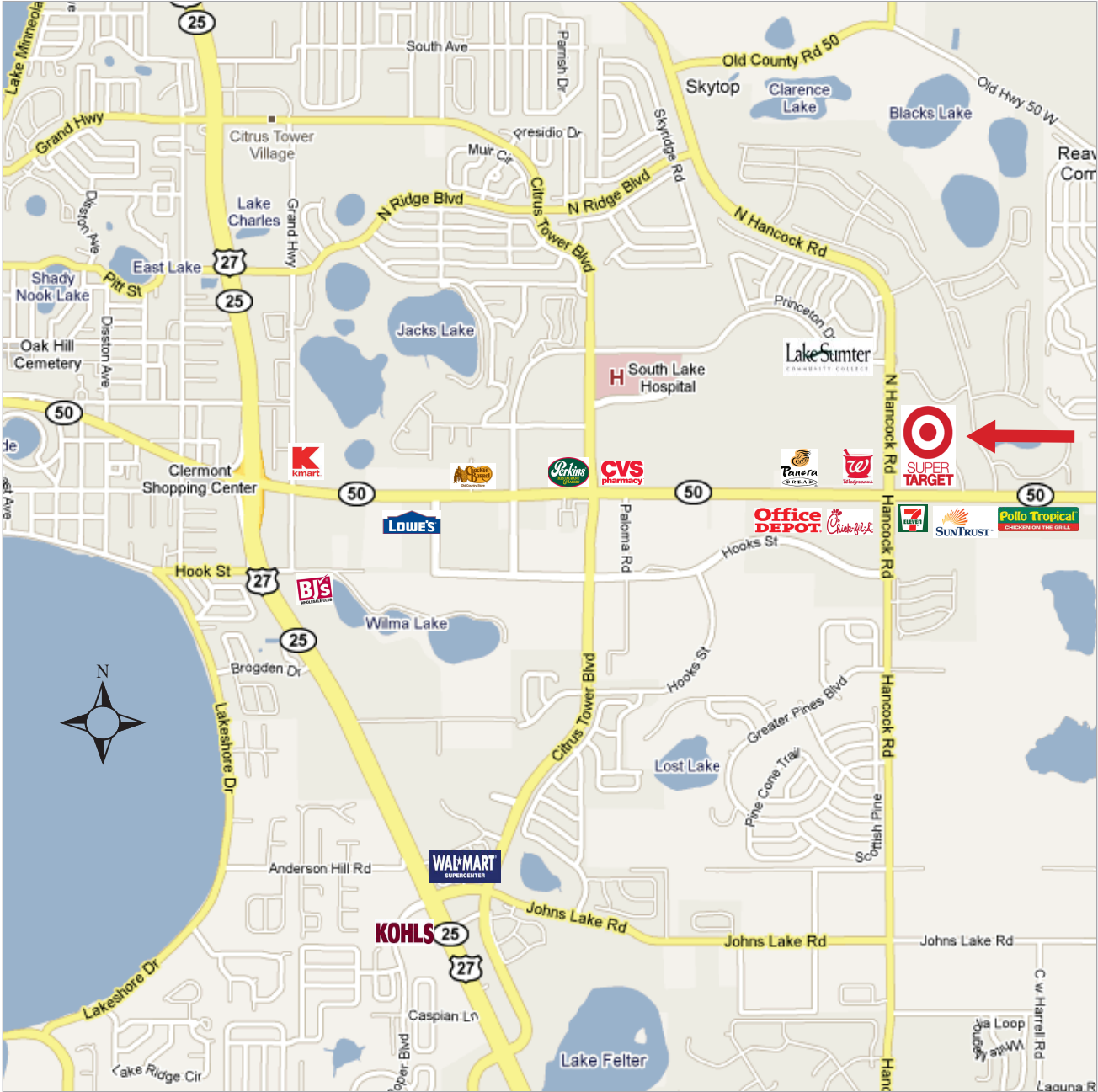
UTILITIES: Sewer and water services are available from the City of Clermont.

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

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OUTPARCELS AT HANCOCK CENTER - SUPER TARGET



SUMMIT GREENS

N



SUPER TARGET

Lot 1

Lot 2



REGIONS

BB&T

Pollo Tropical
CHICKEN ON THE GRILL

SUNTRUST

7
ELEVEN

SR 50

N. Hancock Road

Legends Way



Watson Realty Corp. REALTY



Walgreens

Lake Sumter
COMMUNITY COLLEGE

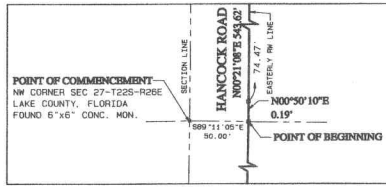
Chick-fil-A

HANCOCK CENTER

LYING IN SECTIONS 22 & 27, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT
LAKE COUNTY, FLORIDA

SHEET 2 OF 4

PLAT BOOK 53 PAGE 82



LEGEND

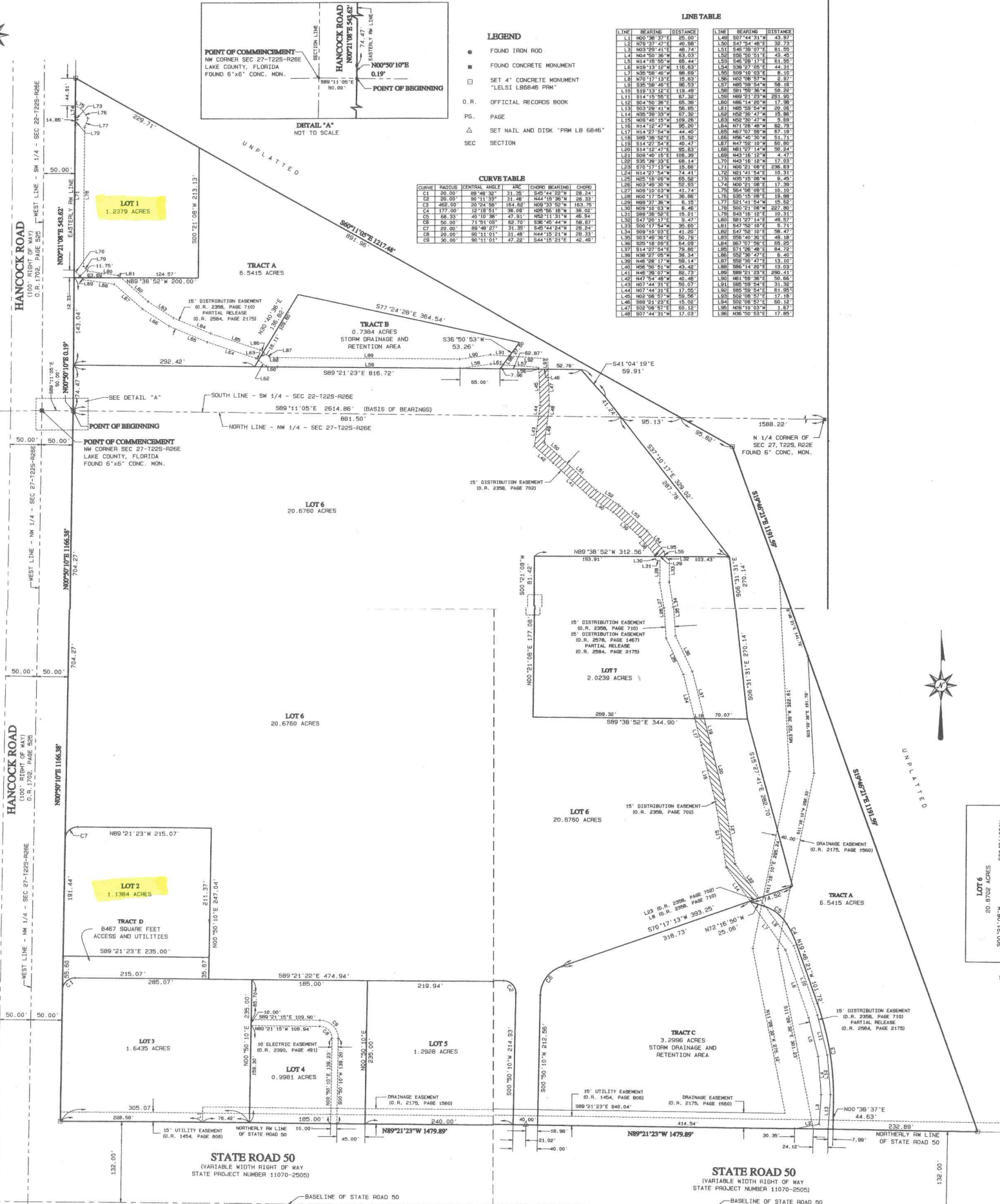
- FOUND IRON ROD
- FOUND CONCRETE MONUMENT
- SET 4" CONCRETE MONUMENT "LELST LB6646 PRM"
- O.R. OFFICIAL RECORDS BOOK
- P.S. PAGE
- △ SET NAIL AND DISK "PRM LB 6646"
- SEC SECTION

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING	CHORD
C1	200.00'	88°48'36"	31.35'	S45°44'22"W	28.24'
C2	200.00'	80°11'33"	31.48'	N44°15'06"W	28.33'
C3	482.00'	20°24'58"	164.62'	N08°33'52"W	163.75'
C4	177.00'	12°18'21"	38.08'	N88°16'18"W	38.00'
C5	66.33'	45°10'38"	47.81'	N52°11'31"W	46.84'
C6	50.00'	71°59'08"	62.70'	S48°44'24"W	58.87'
C7	20.00'	89°48'27"	31.38'	S48°44'24"W	28.24'
C8	20.00'	89°41'51"	31.46'	N44°15'21"W	28.33'
C9	36.00'	90°11'01"	42.25'	S44°15'21"E	42.48'

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N00°58'37"E	205.00'	L81	S07°42'33"W	43.97'
L2	N75°27'47"E	40.98'	L82	S47°54'48"E	35.27'
L3	N03°29'41"E	48.74'	L83	S48°38'07"E	81.95'
L4	N04°50'38"W	83.03'	L84	S58°20'51"E	45.45'
L5	N14°19'55"W	85.44'	L85	S48°28'17"E	61.55'
L6	N13°13'15"W	115.83'	L86	S07°00'00"E	44.31'
L7	N35°58'46"W	88.69'	L87	S09°10'03"E	6.10'
L8	N70°17'13"E	15.63'	L88	N00°30'36"W	2.77'
L9	S35°18'46"E	80.53'	L89	N00°30'36"W	58.16'
L10	S18°13'12"E	119.49'	L90	N00°30'36"W	50.20'
L11	S14°15'00"E	87.35'	L91	N00°12'13"W	23.91'
L12	S04°50'38"E	85.38'	L92	N00°14'20"W	17.98'
L13	S03°10'41"W	56.86'	L93	N00°15'00"W	38.00'
L14	N38°30'33"W	87.35'	L94	N00°30'47"W	15.86'
L15	N09°48'10"W	109.26'	L95	N00°10'03"E	6.10'
L16	N14°19'55"W	95.20'	L96	N00°30'36"W	58.16'
L17	N14°27'54"W	44.40'	L97	N00°30'36"W	87.19'
L18	S89°28'05"E	15.56'	L98	N00°40'30"W	51.71'
L19	S14°27'54"E	40.47'	L99	N47°58'10"W	60.80'
L20	S14°12'47"E	89.83'	L100	N00°17'47"W	59.24'
L21	S08°40'15"E	106.39'	L101	N43°16'18"W	4.47'
L22	N05°18'05"W	85.58'	L102	N00°10'03"E	6.10'
L23	S75°17'13"W	15.60'	L103	N00°21'08"E	236.63'
L24	N14°27'54"W	74.41'	L104	N00°10'03"E	10.31'
L25	N05°18'05"W	85.58'	L105	N00°10'03"E	6.10'
L26	N03°48'30"W	52.93'	L106	N00°10'03"E	17.39'
L27	N03°10'03"W	42.74'	L107	N00°10'03"E	6.45'
L28	N02°17'54"E	36.86'	L108	N00°10'03"E	19.89'
L29	N09°27'36"W	5.15'	L109	N00°10'03"E	19.15'
L30	N05°10'03"W	6.48'	L110	N00°10'03"E	19.89'
L31	S09°30'36"W	15.21'	L111	S00°10'03"W	227.80'
L32	S47°20'17"E	9.47'	L112	S00°10'03"W	10.31'
L33	S05°17'54"W	35.60'	L113	S00°10'03"W	15.60'
L34	S08°10'03"W	41.00'	L114	S00°10'03"W	6.71'
L35	S03°48'30"E	50.75'	L115	S00°10'03"W	28.47'
L36	S05°18'05"W	64.69'	L116	S00°40'30"E	48.18'
L37	S14°27'54"E	75.79'	L117	S00°10'03"E	65.29'
L38	N08°27'05"W	39.34'	L118	S71°28'48"E	84.72'
L39	N48°08'17"W	58.14'	L119	S02°30'47"E	6.40'
L40	N06°50'51"W	43.48'	L120	S00°14'20"E	13.03'
L41	N48°08'17"W	86.73'	L121	S00°10'03"E	236.41'
L42	N47°54'48"W	40.48'	L122	N00°30'36"E	50.65'
L43	N07°44'31"E	50.07'	L123	S00°10'03"E	31.35'
L44	N07°44'31"E	17.55'	L124	S00°10'03"E	61.92'
L45	N08°08'37"W	59.56'	L125	S00°10'03"E	17.18'
L46	S89°21'23"E	15.00'	L126	S00°10'03"E	50.15'
L47	S05°08'37"E	80.12'	L127	N00°10'03"W	1.87'
L48	S07°44'31"W	17.03'	L128	N00°10'03"W	17.08'



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.

