

**412± ACRES  
HONEYCUT ROAD  
LAKE COUNTY, FLORIDA**

**SIZE:** 412± acres

**PRICE:** ~~\$6,214,196.00 (\$15,083.00 per acre)~~  
**\$4,944,000.00 (\$12,000.00 per acre)**

**LOCATION:** Property is located south of Youth Camp Road on the west side of Honeycut Road in northwest Lake County. Property can be accessed via Honeycut Road or Sunridge Road.

**ZONING / FUTURE LAND USE:** In the process of Annexation, Comprehensive Plan Amendment and Rezoning with the City of Mascotte

**UTILITIES:** City of Mascotte

**ROAD FRONTAGE:** 620± frontage feet on west side of Honeycut Road

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

3333 S. Orange Avenue, Suite 200 • Orlando, Florida 32806-8500  
Post Office Box 568821 • Orlando, Florida 32856-8821  
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**Subject**

Lake Harris

HOWEY-IN-THE-HILLS

MASOTTE

GROVELAND

MINNEOLA

CLERMONT

WINTER GARDEN

OAKLAND

WINDY HILLS

WINDY HILLS

WINDY HILLS

WINDY HILLS

WINDY HILLS

WINDY HILLS

WINDY HILLS

WINDY HILLS

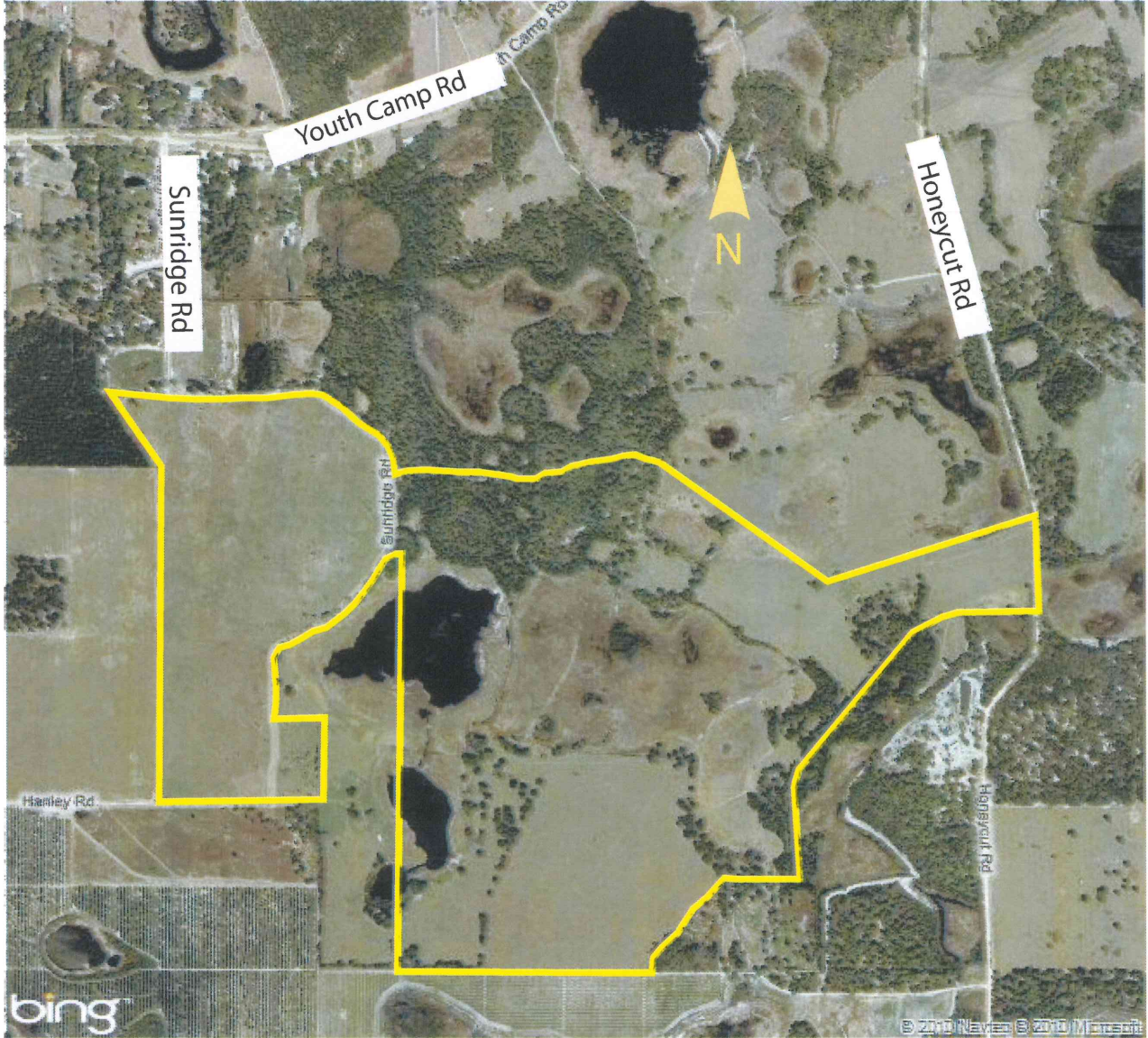
WINDY HILLS

WINDY HILLS

WALT DISNEY WORLD  
Magic Kingdom  
Animal Kingdom  
Blizzard Beach  
MGM Studios

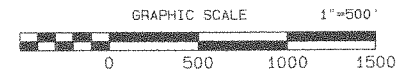


# 412+/- acres Honeycut Road - Lake County



# BOUNDARY SURVEY

## A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 21 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA



### LEGAL DESCRIPTION

#### PARCEL 1:

That part of Section 19 and Section 20, Township 21 South, Range 24 East, Lake County, Florida, described as follows:

Commence at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 20, Township 21 South, Range 24 East, Lake County, Florida, run North 89°50'16" West, 25.00 feet along the South line of said Section 20 to the point of beginning; thence North 00°14'57" East, 143.18 feet to a 5/8 inch iron rod and cap, L.S. NO. 2510; thence North 47°04'35" East, 812.98 feet to a one inch pipe, being the Northeast corner of property as recorded in O.R. Book 1863, Page 1905; thence South 89°47'55" East along the North line of property as recorded in O.R. Book 922, Page 2216, 524.47 feet to a 5/8 inch iron rod, being the Southwest corner of property as recorded in O.R. Book 2017, Page 2353; thence Northerly and Easterly along the following four courses of properties as recorded in O.R. Book 2017, Page 2353 and O.R. Book 1146, Page 1055; North 00°45'05" West, 797.52 feet along the Westerly line of said property to a 5/8 inch iron rod; thence continuing along said Westerly line North 31°19'55" East, 461.18 feet to a 5/8 inch iron rod; thence North 45°11'10" East along said Westerly line, 1358.35 feet to a 5/8 inch iron rod, being the Northwest corner of property as recorded in O.R. Book 1146, Page 1055; thence South 89°45'42" East along the North line of said property, 749.19 feet to a 5/8 inch iron rod being 25 feet West of the centerline of Honeycutt Road; thence North 00°11'09" East, parallel to said centerline 520.83 feet to a 5/8 inch iron rod and cap L.B. NO. 5404 being the beginning of a curve concave Westerly and having a radius of 1054.04 feet; thence along the arc of said curve and parallel to aforesaid centerline, through a central angle of 05°15'34", a distance of 143.57 feet; thence departing from parallel line run South 75°50'04" West, 1549.70 feet to a 5/8 inch iron rod and cap L.B. NO. 5404; thence North 88°50'25" West, 1720.00 feet to a 5/8 inch iron rod and cap L.B. NO. 5404; thence North 64°18'13" West, 193.85 feet to a 5/8 inch iron rod and cap L.B. NO. 5404; thence South 73°59'48" West, 263.95 feet to a 5/8 inch iron rod and cap L.B. NO. 5404; thence South 77°35'21" West, 366.82 feet to a 5/8 inch iron rod and cap L.B. NO. 5404; thence South 70°20'31" West, 152.96 feet to a 5/8 inch iron rod and cap L.B. NO. 5404; thence North 89°42'04" West, 430.38 feet to a 5/8 inch iron rod and cap L.B. NO. 5404; thence North 83°10'04" West, 345.55 feet to a 5/8 inch iron rod and cap L.B. NO. 5404; thence North 84°55'15" West, 330.50 feet to a 5/8 inch iron rod and cap L.B. NO. 5404 being on the Westerly line of property as recorded in O.R. Book 721, Page 1602; thence South 01°31'28" East along said Westerly line, 657.17 feet to a 5/8 inch iron rod, being on the North line of the South 1/4 of the Northeast 1/4 of aforesaid Section 19, Township 21 South, Range 24 East; thence South 89°44'20" East along said North line of South 1/4 of Northeast 1/4, 102.76 feet to a 5/8 inch iron rod being the West line of the East 1/4 of the Northeast 1/4; thence South 00°13'47" West along said West line of East 1/4 of Northeast 1/4 and West line of the East 1/4 of the Southeast 1/4, 3309.35 feet to the Southwest corner of the East 1/4 of the Southeast 1/4, being a 5/8 inch iron rod; thence South 89°48'41" East along the South line of said Southeast 1/4, 661.66 feet to a four inch by four inch concrete monument and the Southeast corner of Section 19, Township 21 South, Range 24 East; thence South 89°44'34" East along the South line of the Southwest 1/4 of Section 20, Township 21 South, Range 24 East, 1299.85 feet to the point of beginning.

#### SUBJECT TO:

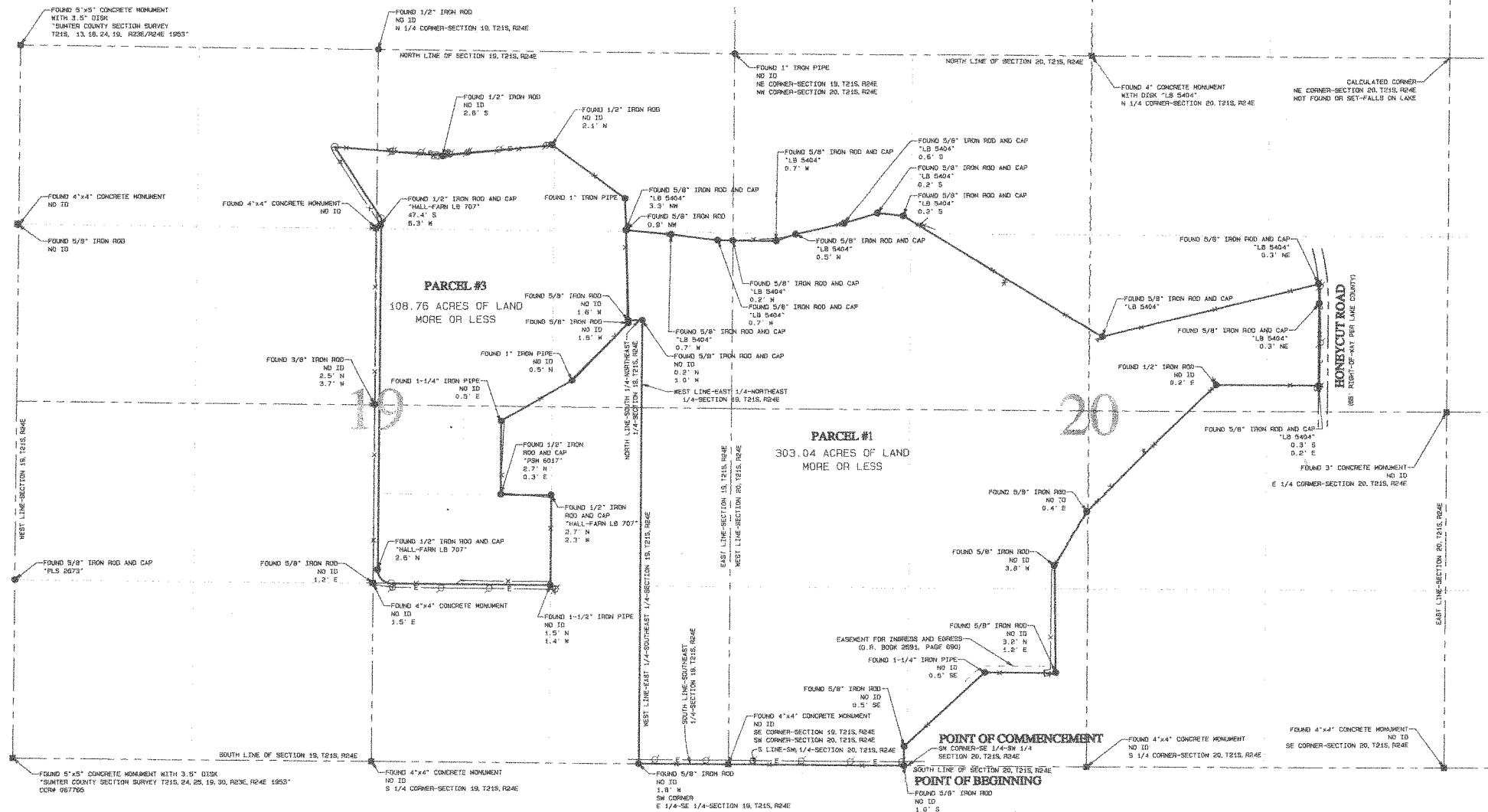
An Easement for Ingress and Egress over the following described property:

Commence at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 20, Township 21 South, Range 24 East, Lake County, Florida, run North 89°50'16" West, 25.00 feet along the South line of said Section 20; thence North 00°14'57" East, 143.18 feet; thence North 47°04'35" East, 812.98 feet to the point of beginning. Thence continue North 47°04'35" East, 150.00 feet; thence South 89°47'55" East, 524.47 feet; thence North 00°45'05" West, 50.00 feet; thence North 89°47'55" West, 543.37 feet; thence South 47°04'35" West, 169.75 feet; thence South 42°59'26" East, 50.00 feet to the point of beginning.

#### PARCEL 3:

Section 19, Township 21 South, Range 24 East

Southeast 1/4 of Northwest 1/4 of Southeast 1/4 AND begin 321.3 feet South and 33 feet East of Northwest corner of Southwest 1/4 of Northeast 1/4, run North 341.3 feet, North 33°29'30" West, 680.28 feet, South 85°54'50" East, 841.87 feet, North 84°09'10" East, 822.52 feet, South 54°36'40" East, 953.87 feet, South 2°03'40" East, 892.7 feet, South 49°13'25" West, 599.82 feet, South 59°15'10" West, 615.73 feet, South 547.86 feet, West 285 feet, South 662.68 feet, West 561.87 feet, right along curve with a radius of 66.97 feet, a distance of 105.21 feet, North to point of beginning, all lying and being situate in Lake County, Florida.



### NOTES

- THIS SURVEY WAS MADE FOR THE PARTIES LISTED IN THE CERTIFICATION AND SHALL NOT BE USED BY ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF THE EAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, WHICH IS ASSUMED TO BEAR S00°38'12\"
- PARCEL 1 OF THIS PROPERTY CONTAINS 303.04 ACRES OF LAND, MORE OR LESS. PARCEL 3 OF THIS PROPERTY CONTAINS 108.76 ACRES OF LAND, MORE OR LESS. THIS PROPERTY CONTAINS A TOTAL OF 411.80 ACRES OF LAND, MORE OR LESS.
- UNDERGROUND UTILITIES OR STRUCTURES IF ANY WERE NOT LOCATED AS A PART OF THIS SURVEY.
- A REVIEW OF FLOOD INSURANCE RATE MAPS FOR LAKE COUNTY, FLORIDA, INDICATES THAT A PORTION OF THIS PROPERTY LIES WITHIN ZONE A (AREAS OF 100-YEAR FLOOD) AND THE REMAINDER OF THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. THIS INFORMATION WAS TAKEN FROM MAP NUMBER 12069C0445 D, EFFECTIVE DATE JULY 3, 2002.

### LEGEND

- - FOUND CONCRETE MONUMENT
- - FOUND IRON ROD OR FOUND IRON PIPE
- - SET IRON ROD AND CAP
- - "L.S.C.F.I. LB 7529"
- ∩ - POWER POLE
- ⊥ - GUY ANCHOR
- ⊓ - TELEPHONE PEDESTAL
- ⊞ - ELECTRIC BOX
- ID - IDENTIFICATION
- x — - FENCE LINE
- · — · — - SECTION LINE

### CERTIFIED TO:

JOHN J. ANTONY  
DARYL W. CARTER, TRUSTEE OF CARTER-LAKE 408 HONEYCUTT LAND TRUST  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
EASLE TITLE, LLC

**LEADING EDGE**  
LAND SERVICES OF  
CENTRAL FLORIDA  
INCORPORATED  
541 WILDLIFE DRIVE  
THE WILDLIFE, FL 34162  
PHONE: (352) 269-3688  
FAX: (352) 269-1656  
WWW.LEADINGEDGE018.COM  
FLORIDA LICENSED BUSINESS NUMBER LB 6846

**BOUNDARY SURVEY**  
OF  
A PORTION OF SECTIONS 19 AND 20,  
TOWNSHIP 21 SOUTH, RANGE 24 EAST  
LAKE COUNTY, FLORIDA  
FOR  
**MAURY L. CARTER & ASSOCIATES, INC.**

### SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED, FLORIDA LICENSED SURVEYOR AND MAPPER DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SURVEY IN ACCORDANCE WITH THE FLORIDA STATUTES AND AS DEFINED IN FLORIDA ADMINISTRATIVE CODE 61B17-6.

DATE: 8/21/07

DATE OF DRAWING: 08 AUG 2007  
LAST FIELD WORK: 07 AUG 2007  
MANAGER: LJT  
CADD: DJC  
CREW CHIEF (S): JOK, RY  
PROJECT NUMBER: V128-07001  
COMPUTER FILE: V1280018N.PRO  
FIELD BOOK NUMBER: VLE90, LE264  
SCALE: 1" = 500'  
SHEET 1 OF 3

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER



