

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



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PROPERTY MAP

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

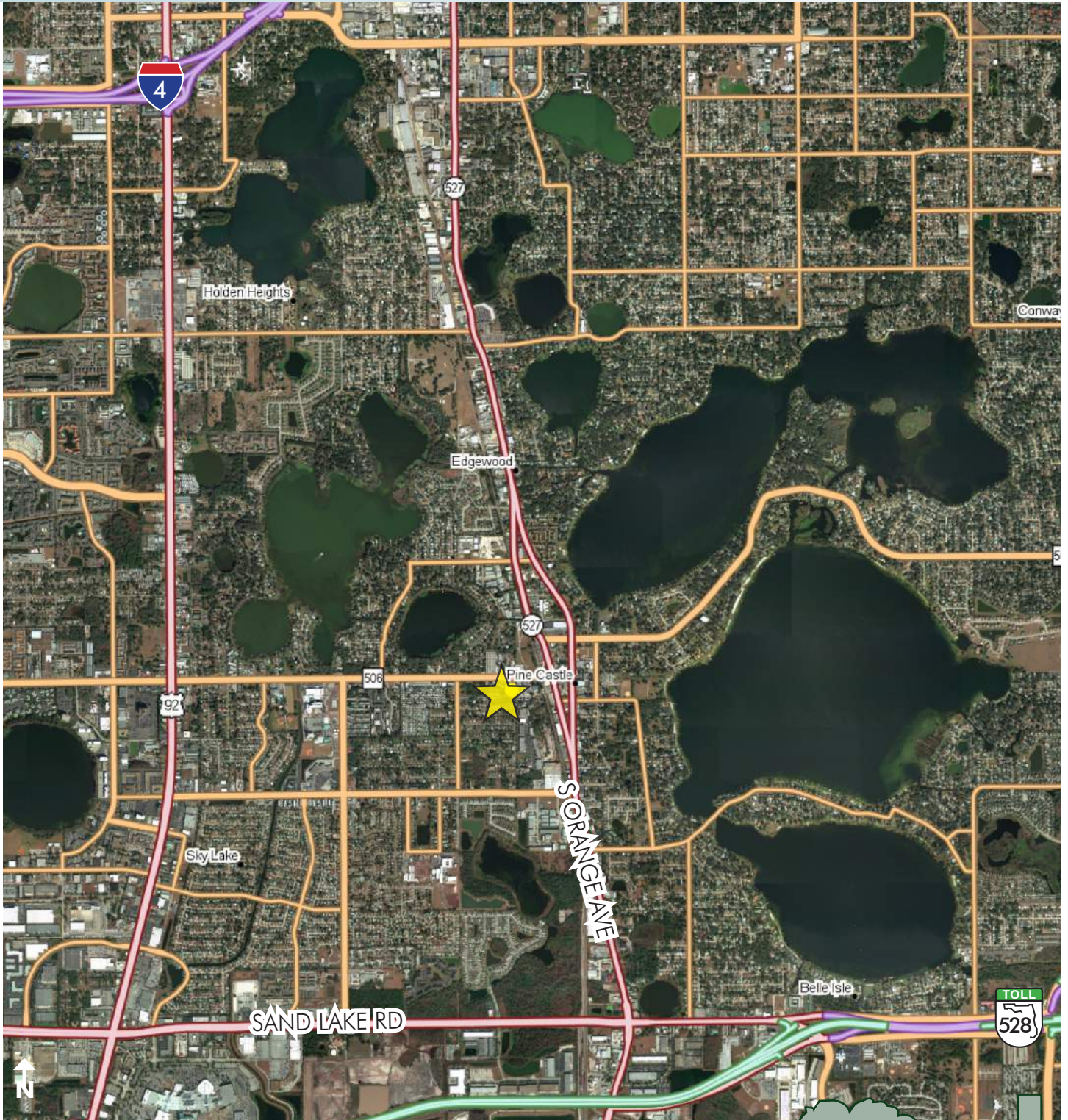
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REGIONAL MAP

— 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
 Δ = BANYAN TREE
 ○ = OAK TREE
 □ = PALM TREE

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
 OCA = OSCEOLA COUNTY RECORDS
 LCA = LAKE COUNTY RECORDS
 SCA = 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.

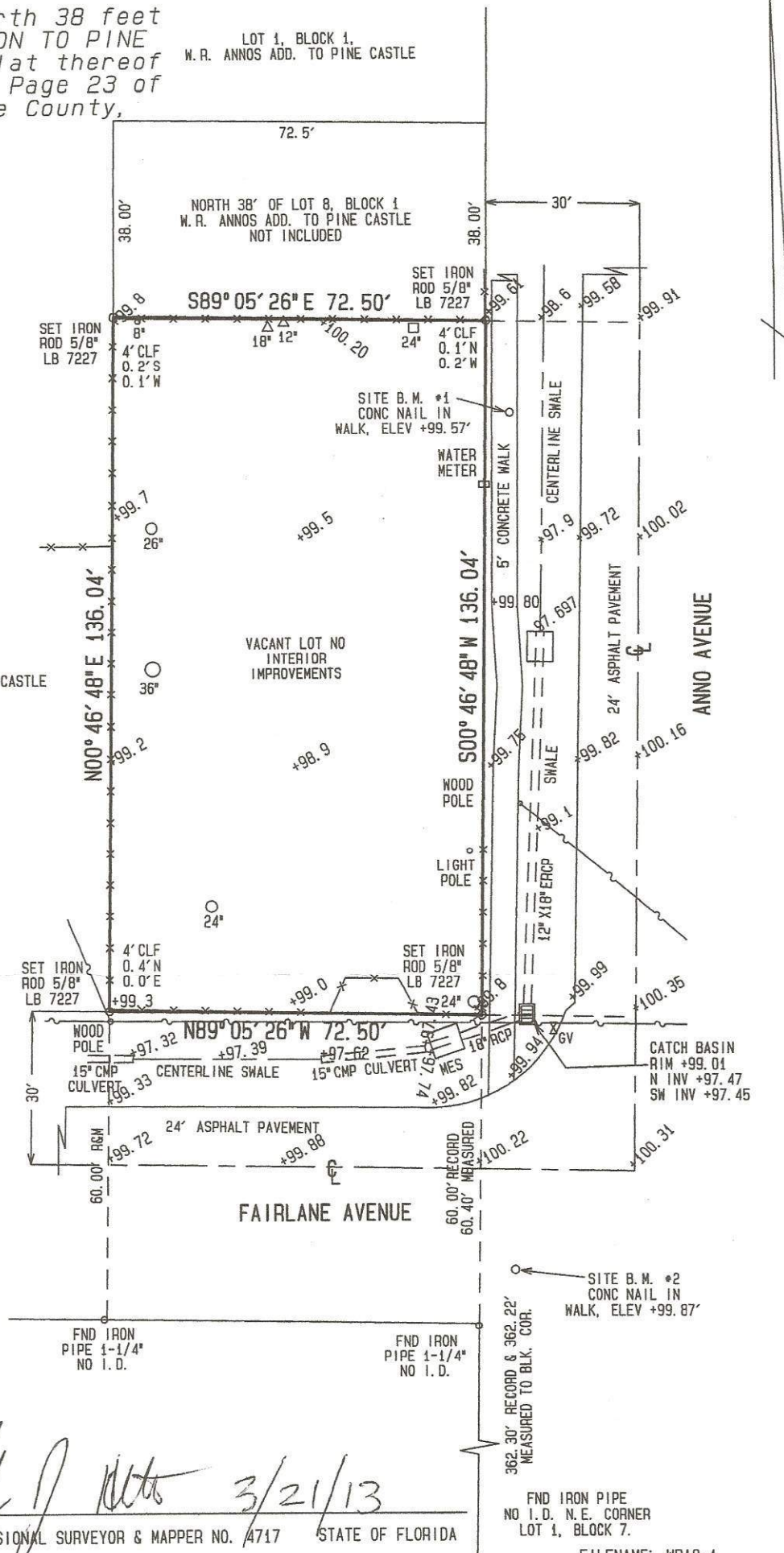
REVISIONS DATE FOR: INMAN DATE: 3/21/13 NO. 1303018 F.B. 116-28



HITT LAND SURVEYORS, INC.

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

LAND SURVEYS ○ SUBDIVISIONS ○ CONSTRUCTION SURVEYS



SITE B.M. #2
 CONC NAIL IN
 WALK, ELEV +99.87'

FND IRON PIPE
 NO I.D. N.E. CORNER
 LOT 1, BLOCK 7.

FILENAME: WRA8-1
 SCALE: 1" = 30'