

# Deepwater Canal & Lake Parcel

00 Shore Acres Drive, Leesburg, FL 34748

*Offered at: \$590,000*



Lake Griffin



*Exclusively Listed By:*

**FRAN DANN-AKIN, SIOR**

8550 NE 138th Lane, Bldg. 600

The Villages, FL 32159

fran@franakin.com

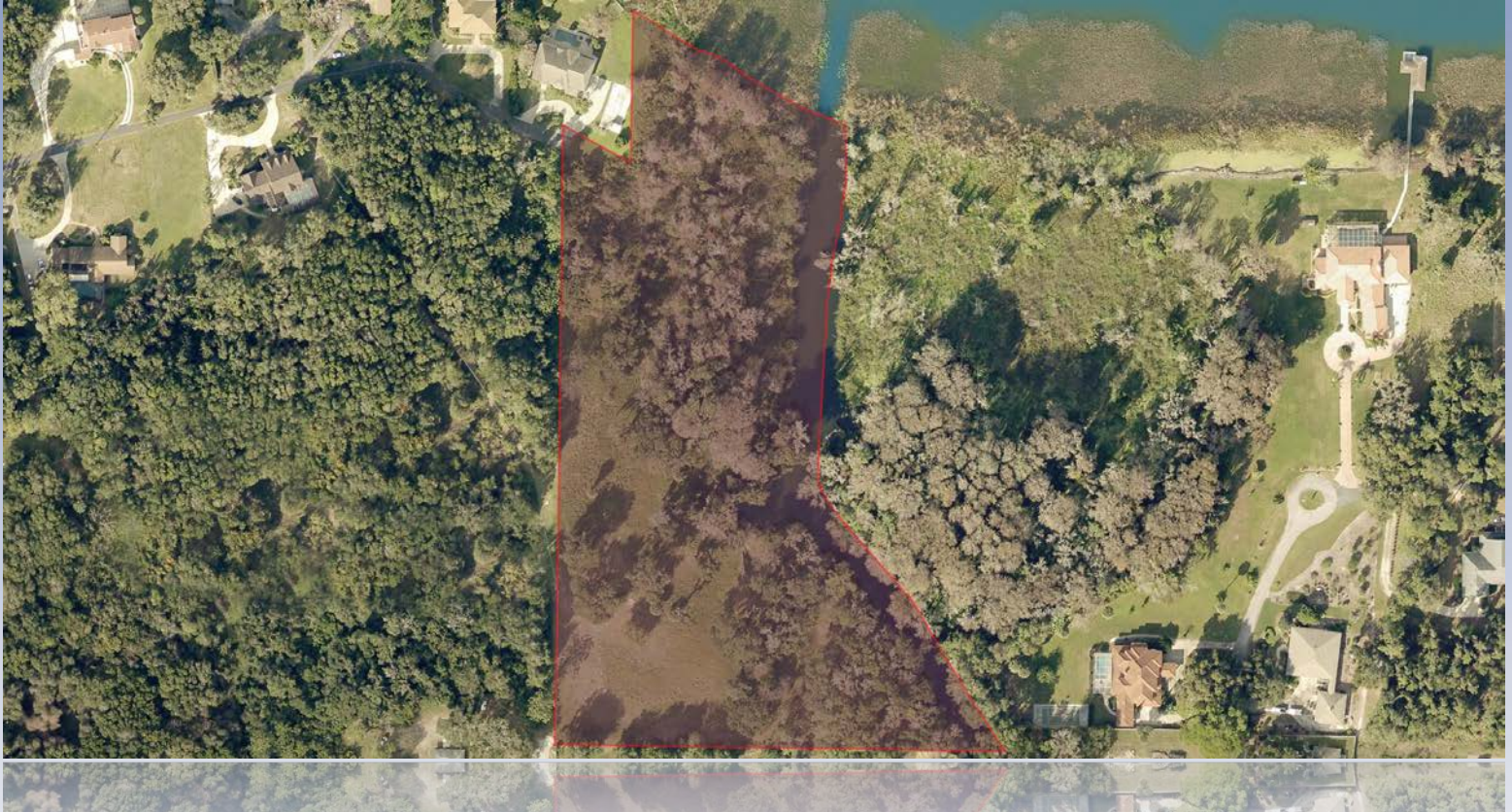
Direct: (352) 266-7795



# Executive Summary

- 7.03 Acres
- Residential
- Deepwater Canal and Lake Frontage
- ADDT 31,000 cars per day on US Hwy 441
- Lake County Parcel ID 24-19-24-0200-001-00000, (AltKey 1459044)

7+ Acres! Lake & Deep-water Canal Parcel fronting Lake Griffin. Venture out from your new home's back yard of this convenient location in Chain-of-Lakes to head north on Ocklawaha River to Silver River/Silver Springs or through Dora Canal south to Mount Dora & more – endless adventures for your family and friends. Estimated 4.25 acres buildable which includes (11) eleven 50 ft by 120-150 ft lots. Beautiful Granddaddy Oaks & Nature at its best, yet only a few minutes to downtown Leesburg. City water, sewer, gas available.



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# Photos



*Aerial*



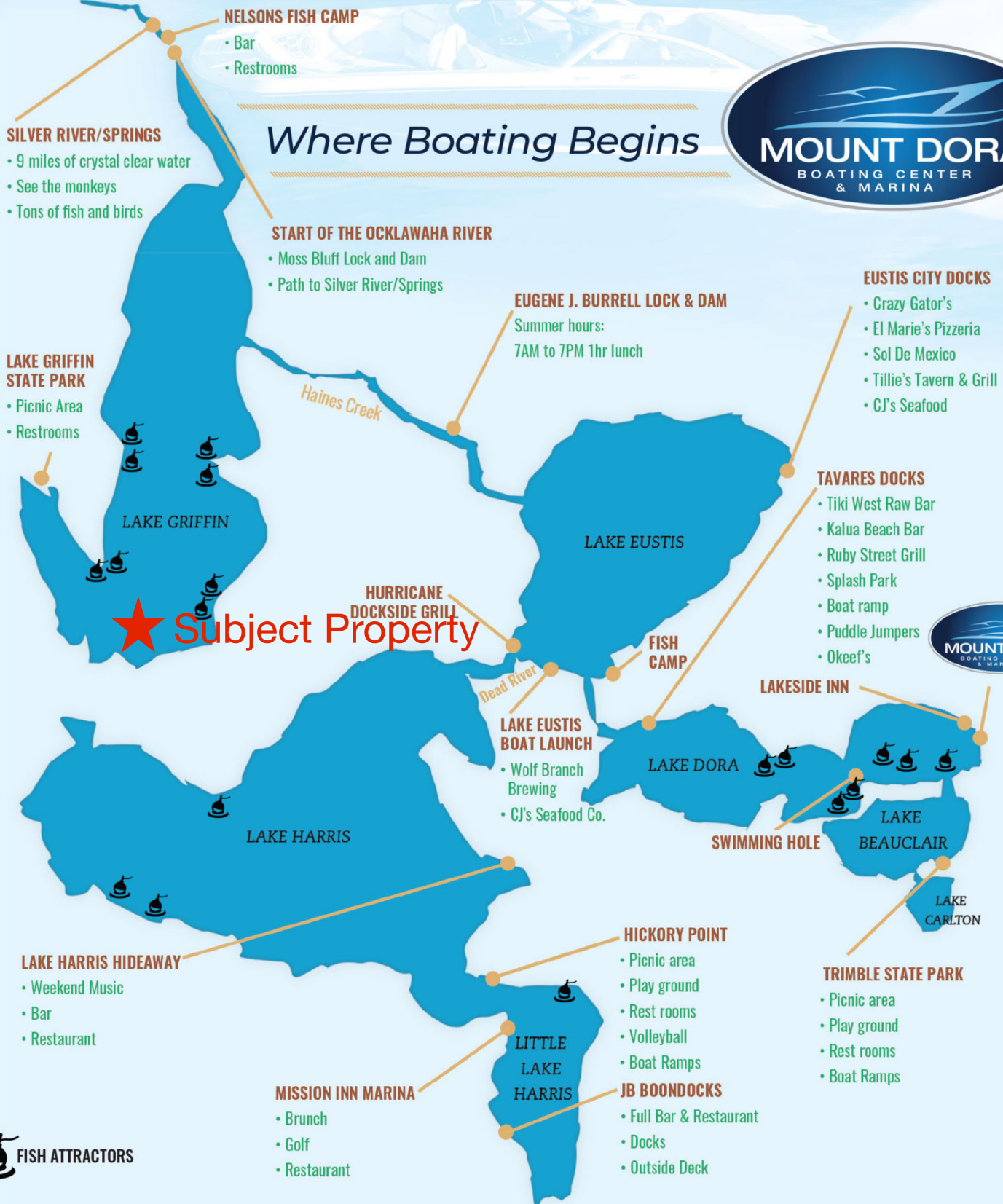
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# Boating Map



## Where Boating Begins

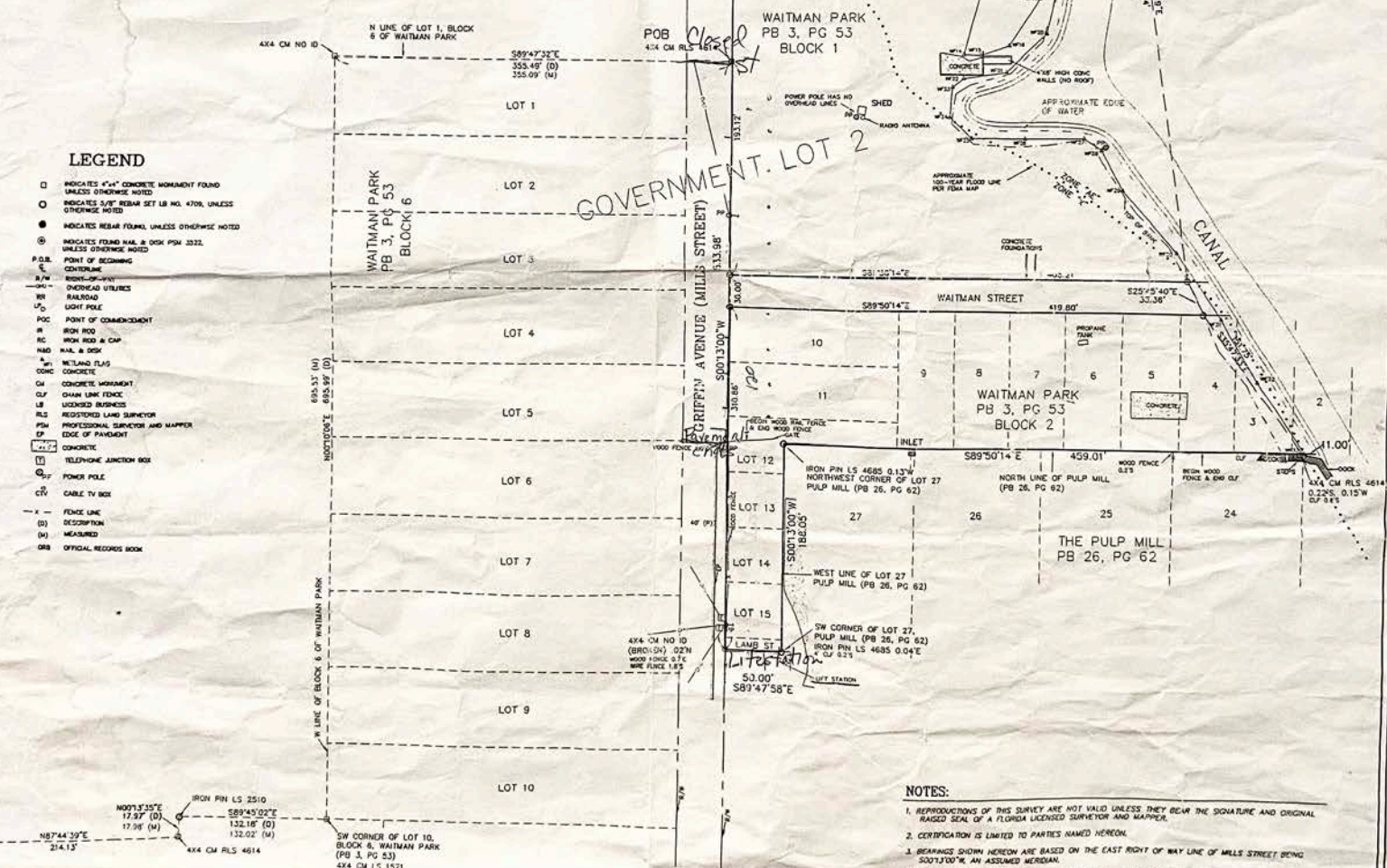




# Survey

## LEGAL DESCRIPTION:

THAT PART OF GOVERNMENT LOT 2 IN SECTION 24, TOWNSHIP 19 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA AND THAT PART OF WAITMAN PARK, A SUBDIVISION ACCORDING TO THE RECORD PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 53 IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BOUND AND DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 2 AND RUN N007°24'35"E ALONG THE WEST LINE OF SAID GOVERNMENT LOT 2 A DISTANCE OF 333.86 FEET; THENCE RUN N87°44'39"E, 214.13 FEET TO A CONCRETE MONUMENT LABELED R.L.S. 4614; THENCE N007°33'55"E, 17.97 FEET TO AN IRON PIN LABELED L.S. 2510; THENCE S89°45'02"E, 132.18 FEET TO A POINT AT THE SOUTHWEST CORNER OF LOT 10, BLOCK 6 OF THE AFORESAID WAITMAN PARK, SAID POINT BEING A CONCRETE MONUMENT LABELED L.S. 1574; THENCE N007°08'05"E ALONG THE WEST LINE OF SAID BLOCK 6 OF WAITMAN PARK A DISTANCE OF 695.29 FEET TO A CONCRETE MONUMENT (NO NUMBER); THENCE S89°47'32"E ALONG THE NORTH LINE OF LOT 1 OF SAID BLOCK 6 OF WAITMAN PARK A DISTANCE OF 353.49 FEET TO A CONCRETE MONUMENT LABELED R.L.S. 4614 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN N007°30'00"E, 457.70 FEET; THENCE S62°26'01"E, 104.81 FEET TO AN IRON PIN (NO NUMBER); THENCE N007°18'09"W, 175.67 FEET TO A CONCRETE MONUMENT LABELED R.L.S. 4614; THENCE CONTINUE N007°18'09"W, 31 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY WATERS EDGE OF LAKE GRIFFIN, AND A POINT HEREBY DESIGNATED AS POINT "A"; RETURN TO THE POINT OF BEGINNING, THE POINT OF BEGINNING BEING ON THE EAST RIGHT-OF-WAY LINE OF GRIFFIN AVENUE (MILLS STREET); THENCE RUN S001°30'00"W ALONG SAID EAST RIGHT-OF-WAY LINE OF GRIFFIN AVENUE (MILLS STREET) A DISTANCE OF 533.98 FEET TO A CONCRETE MONUMENT (NO NUMBER) SAID POINT BEING ON THE NORTHERLY LINE OF THE PULP MILL, A SUBDIVISION ACCORDING TO THE RECORD PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 62, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S89°47'58"E ALONG SAID NORTH LINE OF THE PULP MILL A DISTANCE OF 188.05 FEET TO AN IRON PIN LABELED L.S. 4685, SAID POINT BEING THE NORTHWEST CORNER OF LOT 27 OF THE PULP MILL; THENCE N007°30'00"E ALONG THE WEST LINE OF SAID LOT 27 A DISTANCE OF 188.05 FEET TO AN IRON PIN LABELED L.S. 4685, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 27 OF THE PULP MILL; THENCE S89°50'14"E ALONG THE NORTH LINE OF THE PULP MILL A DISTANCE OF 459.01 FEET TO A CONCRETE MONUMENT LABELED R.L.S. 4614; THENCE CONTINUE S89°50'14"E ALONG SAID NORTH LINE OF THE PULP MILL A DISTANCE OF 11 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY WATERS EDGE OF A CANAL; THENCE NORTHWESTERLY AND NORTHERLY ALONG AND WITH SAID WESTERLY WATERS EDGE OF A CANAL, TO A POINT ON THE SOUTHERLY WATERS EDGE OF LAKE GRIFFIN, THENCE NORTHWESTERLY ALONG AND WITH SAID SOUTHERLY WATERS OF LAKE GRIFFIN TO INTERSECT THE AFORESAID POINT "A" SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAYS AND RESTRICTIONS OF RECORD, IF ANY.



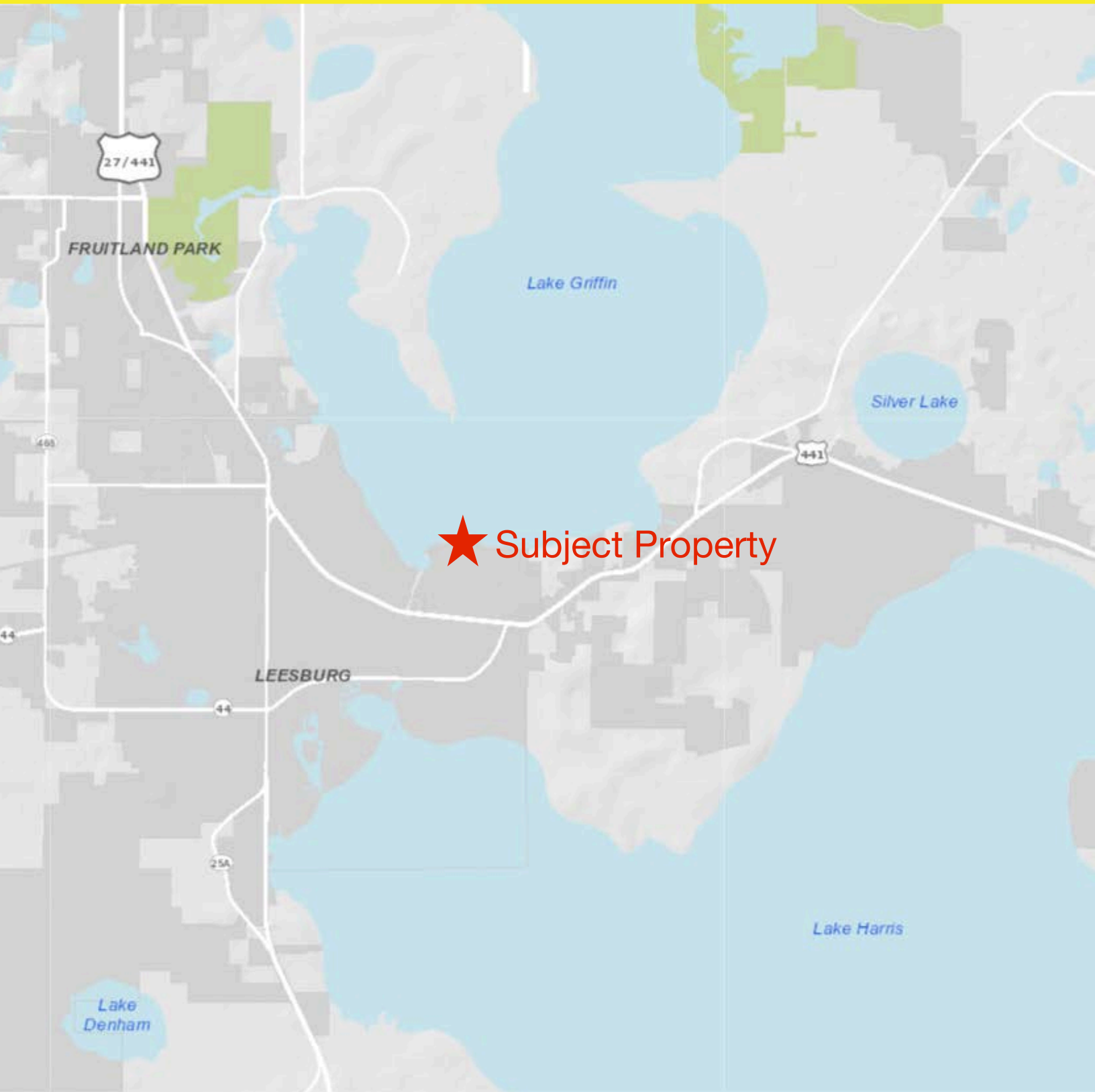
## LEGEND

- INDICATES "X" CONCRETE MONUMENT FOUND UNLESS OTHERWISE NOTED
- INDICATES "V" REBAR SET LB NO. 4708, UNLESS OTHERWISE NOTED
- INDICATES REBAR FOUND, UNLESS OTHERWISE NOTED
- INDICATES FOUND NAIL & DISK PSM 3222, UNLESS OTHERWISE NOTED
- P.O.B. POINT OF BEGINNING
- C.C. CENTERLINE
- R/W RIGHT-OF-WAY
- OH OVERHEAD UTILITIES
- RR RAILROAD
- LP LIGHT POLE
- POC POINT OF COMMENCEMENT
- IR IRON ROD
- RC IRON ROD & CAP
- N&D NAIL & DISK
- M METAL FLAG
- CONC CONCRETE
- CM CONCRETE MONUMENT
- CLF CHAIN LINK FENCE
- LB LICENSED BUSINESS
- RLS REGISTERED LAND SURVEYOR
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- EP EDGE OF PAVEMENT
- CONC CONCRETE
- TEL TELEPHONE JUNCTION BOX
- PO POWER POLE
- CTV CABLE TV BOX
- X FENCE LINE
- (D) DESCRIPTION
- (M) MEASURED
- ORB OFFICIAL RECORD BOOK

## NOTES:

1. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS THEY BEAR THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. CERTIFICATION IS LIMITED TO PARTIES NAMED HEREON.
3. BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF MILLS STREET BEING S001°30'00"W AN ASSUMED MERIDIAN.
4. THE LEGAL DESCRIPTION IS IN ACCORDANCE WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
5. UNDEVELOPED IMPROVEMENTS SUCH AS UTILITIES, FOUNDATIONS, ETC. WERE NOT LOCATED.

# Map



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