

Lake Placid, Florida

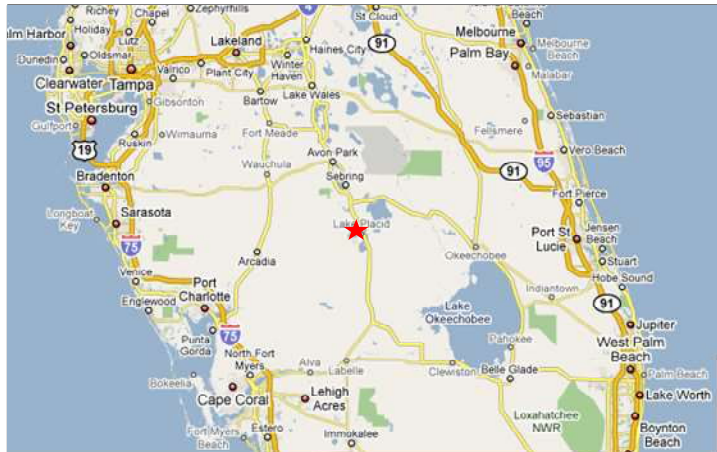


- ★ Commercial Pad
- ★ Zoned C-1
- ★ Approx 278' +/- Deep
- ★ 268' +/- Frontage on US 27



Area Facts:

- Total Population 23,482 in 5 miles
- Total Households 15,713 in 5 miles
- Average Household Income \$54,610



Information contained herein deemed reliable but not warranted

Area Retailers:

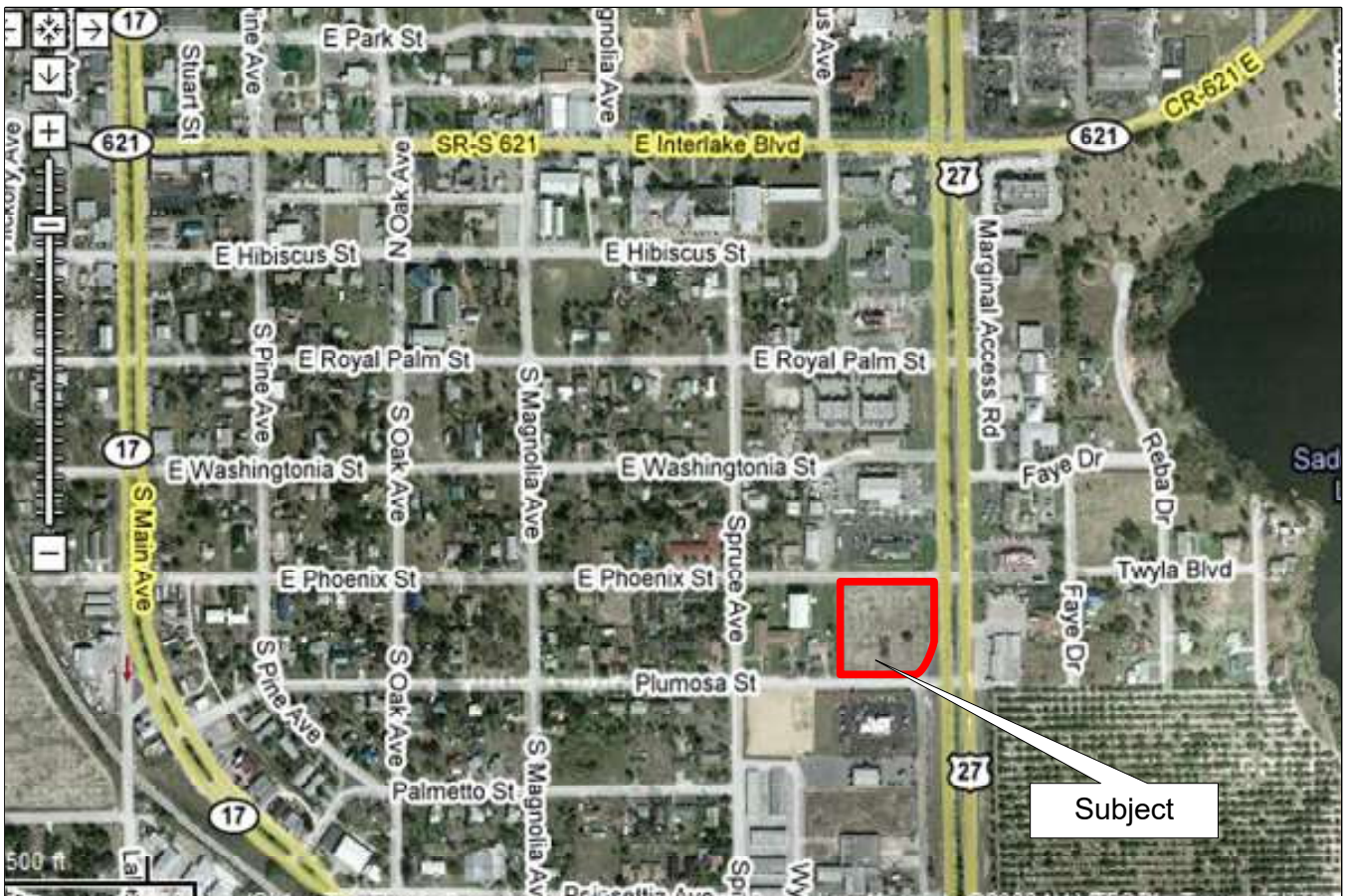




**THE
ROYAL
COMPANIES**

Contact: Steve Royal
561-996-8080 ext 107
steve.royal@theroyalcompanies.com

**Vacant Lot
400 US Hwy 27 S
Lake Placid in Highland County, Florida**

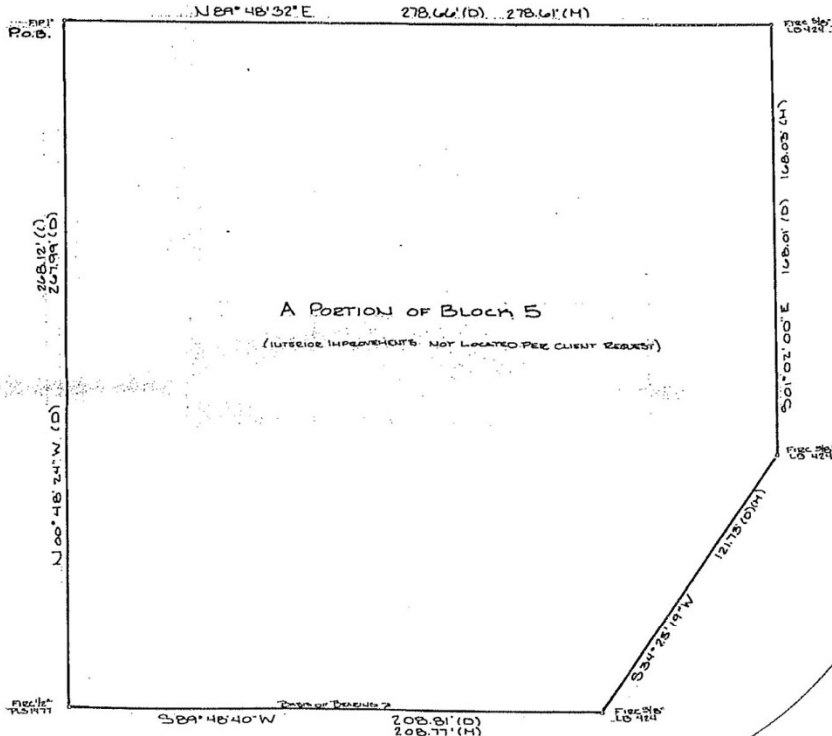


165 S Lee Street, Suite 100, Labelle, Florida 33935 Telephone: 561-996-8080
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DOUGLAS SURVEYING, INC.

1 PARK DRIVE LAKE PLACID, FL 33852 PHONE (811) 465-2400

PHOENIX AVENUE



DESCRIPTION: (By allms)

COMMENCE at the Southwest corner of Block 5 of a REPLAT OF A PORTION OF HUNTER'S DRIVE ADDITION as per Plat Book 3, Page 94, of the Public Records of Highlands County, Florida, said corner being on the North Right-of-Way line of Phoenix Avenue and being the POINT OF BEGINNING; Thence South 89°48'12" East along the North Right-of-Way line of said Phoenix Avenue, 278.66 feet to a point on the West Right-of-Way of U.S. Highway 27 (28' 23"); Thence South 01°02'00" East along the West Right-of-Way line of said U.S. Highway 27, 148.01 feet; Thence South 24°23'18" West, 111.73 feet to a point on the North Right-of-Way of Phoenix Avenue; Thence South 89°48'12" East along the North Right-of-Way of said Phoenix Avenue, 208.81 feet; Thence South 00°48'12" West along the West Boundary of said Block 5, 217.99 feet to the POINT OF BEGINNING.

Professional Engineer Signature:
 I hereby certify that I am a duly Licensed Professional Engineer in the State of Florida and that I am the author of the above described plat and that the same is a true and correct copy of the original as shown to me by the client.
 JAMES W. WHITLOCK
 Florida Registration Certificate Number: 44775
 Date: 8-5-94

CERTIFIED TO: Chesapeake Inc., Limited.	DATE: 8/5/94 BY: J.W. Whitlock TITLE: Professional Engineer	REVISIONS: 1. 8/5/94	DRAWN BY: JLB CHECKED BY: LEO FIELD BOOK: 71 PAGES: 40 DATE COMPLETED: 8/5/94 SCALE: 1"=20'	SHEET 1 of 1 C-196-0154	PROFESSIONAL ENGINEER'S DECLARATION: I, the undersigned, do hereby certify that I am a duly Licensed Professional Engineer in the State of Florida and that I am the author of the above described plat and that the same is a true and correct copy of the original as shown to me by the client.
	TYPE OF SURVEY (PER CHAPTER 61017-6, F.A.C.): Boundary Survey				