

Lake Panasoffkee Mobile Home Park 26 Acres

372 +/- ft. Lake Frontage

Land • Commercial • Conservation • Land Management
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Lake Panasoffkee Mobile Home Park

This 26 +/- acres is a fully developed, operational Mobile Home Park with 52 spaces sized to accommodate full-sized double-wide units. All utilities are underground and equipped with a private sewage treatment facility.

Acreage: 26 +/- acres

Property Type: Mobile Home Park (pad only)

Price: \$675,000

Lake Frontage: 372 +/- ft. directly on Lake Panasoffkee

Road Frontage: 965 +/- ft. on CR 400; Sumter Co.

Zoning: Mixed Use RPUD

Utilities:
Water - Lake Panasoffkee Water
Electricity - Sumter Electric Company
Cable - Time Warner
Phone - United Telephone
Sewage - Private sewage treatment plant
Wells: 3-4" wells on site for irrigation

Year Built: 2004

Parcel #: F19C053; Sumter County

Directions: Take I-75 towards Ocala and exit on CR 470
(See Map on Back) and go towards Lake Panasoffkee/Sumterville
Turn left (north) on CR 475 N
Turn left (west) on CR 470 (continue 5.3 miles)
Turn right (east) on CR 400
Continue to site at 4110 NW 42nd Place



Accommodating 52 spaces and ready for full-sized units



All utilities are underground



Private sewage treatment facility



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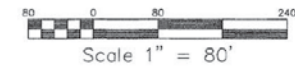
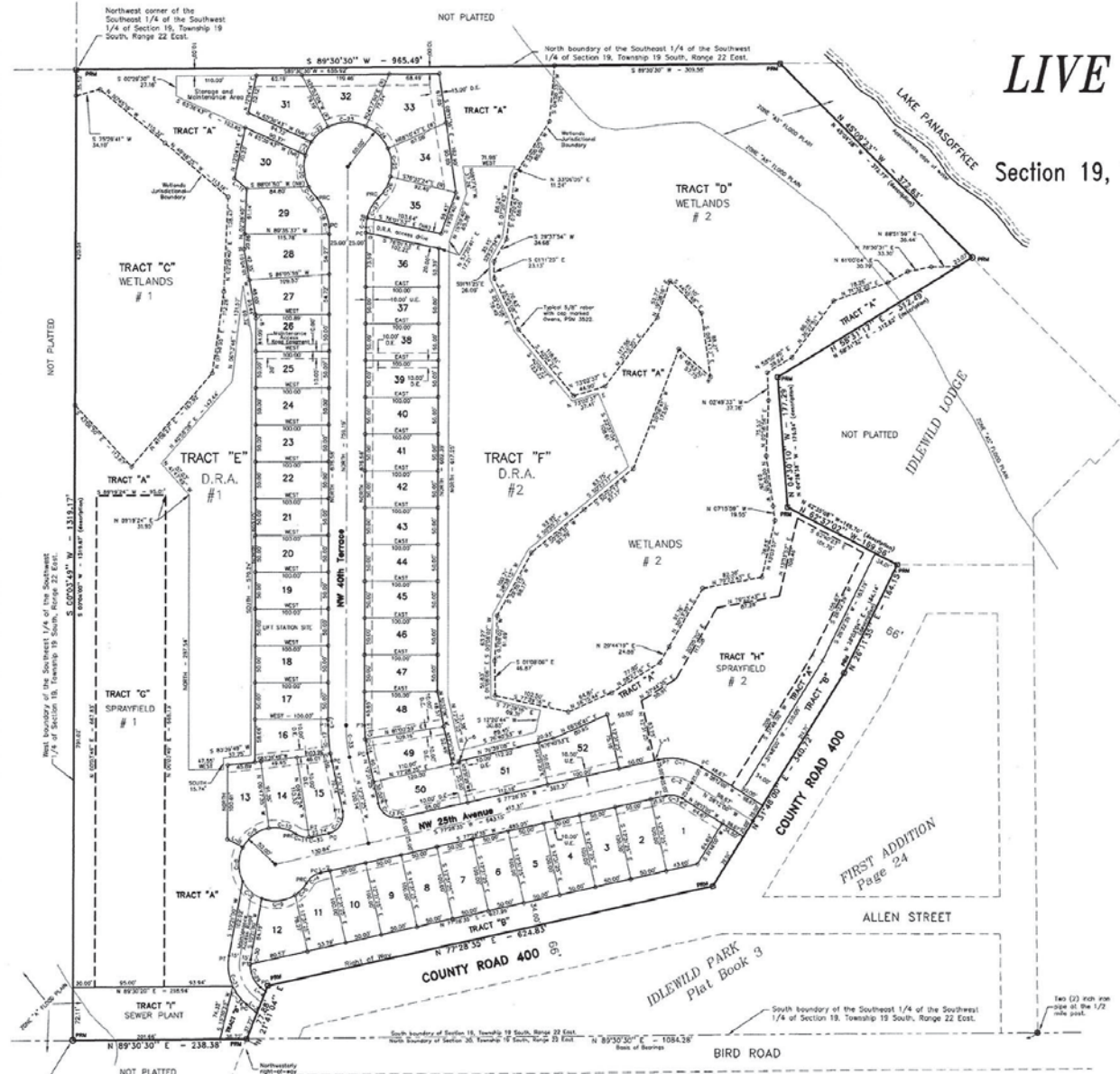
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LIVE OAK TERRACE

A Subdivision

In
Section 19, Township 19 South, Range 22 East
Sumter County, Florida



LEGEND
 4" PBM = Four (4) inch square concrete monument marked PBM.
 2" PBM = Two (2) inch iron pipe with disk marked PBM, PSM 3522.
 PCP = Nail and disk marked PCP, PSM 3522.
 P.C. = Point of Curvature
 P.T. = Point of Tangency
 P.R.C. = Point of Reverse Curve

All Points of Curvature, Points of Tangency, are marked with a 5/8" rebar with cap marked PCP Owens, PSM 3522. Lot corners are marked with a 5/8" rebar with cap marked Owens, PSM 3522.

D.E. = Drainage Easement
 D.R.A. = Drainage Retention Area
 U.E. = Utility Easement
 M.M. = Permanent Reference Monument
 PCP = Permanent Control Point

Note:
 Flood Plain delineation was scaled from the Flood Insurance Rate Map, for Sumter County, Florida, Community Panel Number 120295 0202 B, effective date, March 15, 1985.

LINE TABLE			
NUMBER	DIRECTION	CHORD BEARING	DISTANCE
L-1	N 77°25'25" E	5.13'	
L-2	N 77°25'25" W	11.45'	
L-3	N 69°54'08" W	19.16'	
L-4	N 69°54'08" E	5.18'	
L-5	N 62°24'17" W (B)	15.84'	
L-6	N 12°32'25" W	2.41'	
L-7	NORTH	5.06'	
L-8	N 100°04'01" W	8.58'	
L-9	NORTH	9.58'	
L-10	SOUTH	12.34'	
L-11	S 49°48'30" E	22.07'	

CURVE DATA

NUMBER	Central Angle	Radius	Arc	Chord Bearing	Chord Distance
C-1	44°19'25"	60.00	60.89	N 80°21'43" W	60.36
C-2	44°19'25"	55.00	42.55	N 80°21'43" W	41.49
C-3	44°19'25"	50.00	33.31	N 80°21'43" W	32.63
C-4	48°24'03"	50.00	34.58	S 54°11'34" W	23.22
C-5	28°43'57"	50.00	22.46	N 43°46'31" E	22.27
C-6	24°58'44"	50.00	17.68	N 84°07'21" E	16.10
C-7	41°23'20"	50.00	38.15	S 47°38'58" E	25.37
C-8	34°32'54"	50.00	17.60	S 00°19'16" W	15.82
C-9	50°00'00"	50.00	45.38	S 32°10'43" W	43.84
C-10	44°28'46"	50.00	38.79	N 78°10'50" W	37.62
C-11	37°10'19"	20.00	18.46	S 74°32'31" E	18.12
C-12	80°00'00"	20.00	36.27	N 32°18'38" E	35.36
C-13	80°00'00"	25.00	39.91	N 50°13'25" E	38.36
C-14	36°12'43"	175.00	19.13	N 09°23'34" W	19.12
C-15	28°15'48"	175.00	18.13	N 03°07'51" W	18.12
C-16	102°39'00"	225.00	150.41	N 17°11'52" W	10.41
C-17	109°52'20"	225.00	158.77	N 64°16'10" W	28.72
C-18	34°59'54"	71.34	42.58	N 22°27'37" W	42.61
C-19	18°46'37"	60.00	18.66	S 36°31'53" E	18.58
C-20	41°56'16"	60.00	43.62	S 06°10'30" E	42.64
C-21	19°11'11"	60.00	10.69	S 24°23'17" W	20.00
C-22	29°08'01"	60.00	30.51	S 48°30'58" W	30.18
C-23	31°12'53"	60.00	32.60	S 88°42'23" W	31.83
C-24	41°52'57"	60.00	43.66	N 44°05'42" E	42.86
C-25	37°16'49"	60.00	38.04	N 05°10'49" W	38.20
C-26	32°27'39"	60.00	33.99	N 79°41'25" E	33.74
C-27	132°28'36"	105.00	11.18	S 29°02'57" W	30.76
C-28	13°28'59"	55.00	17.91	S 06°43'19" W	17.90
C-29	31°06'35"	40.00	35.68	S 24°20'50" W	34.51
C-30	29°19'32"	40.00	6.38	S 02°48'44" E	6.38
C-31	86°18'58"	70.00	73.81	N 19°46'34" W	70.27
C-32	09°24'44"	30.00	4.92	N 82°10'21" E	4.91
C-33	17°27'19"	255.00	43.72	S 08°15'43" W	43.83
C-34	25°26'45"	70.00	37.00	N 39°10'45" W	35.83

FOR INFORMATION:
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