



**MyBestLandDeals.com**  
FROM DREAMS TO DEEDS

## Property Details

|                           |   |
|---------------------------|---|
| Assessor's Parcel Number: | C-21-36-29-030-1860-0060  |
| Property Address:         | 938 Narcissus St, Lake Placid, FL 33852                                       |
| County, State:            | Highlands County, FL  |
| Subdivision:              | LEISURE LAKES   |
| Lot Number:               | 6   |
| Legal Description:        | LEISURE LAKES SEC 3<br>PB 6-PG 25<br>LOT 6 BLK 186                            |
| TRS:                      | N/A   |
| Parcel Size:              | 0.29 Acres  |
| Terrain Type:             | Wooded  |
| Lot Dimensions:           | 137.83 feet North<br>53.54 feet East<br>137.69 feet South<br>149.46 feet West |
| Elevation:                | 31.0 m or 101.7 feet  |



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|                        |    |
|------------------------|----|
| Flood Zone / Wetlands: | No |
|------------------------|----|

|        |  |
|--------|--|
| Notes: | <b>See deed attached for complete legal description.</b> |
|--------|--|

## Property Location & Access

|                  |   |
|------------------|---|
| Google Map Link: | <a href="https://maps.app.goo.gl/owSrKXpMY8N1MUtA9">https://maps.app.goo.gl/owSrKXpMY8N1MUtA9</a> |
|------------------|---|

|                           |                       |
|---------------------------|-----------------------|
| GPS Coordinates (Center): | 27.328688, -81.433599 |
|---------------------------|-----------------------|

|                              |  |
|------------------------------|--|
| GPS Coordinates (4 corners): | 27.328689, -81.433388 NE<br>27.328561, -81.433443 SE<br>27.328559, -81.433865 SW<br>27.328943, -81.433704 NW |
|------------------------------|--|

|                        |        |
|------------------------|--------|
| City or County Limits: | County |
|------------------------|--------|

|                  |                                  |
|------------------|----------------------------------|
| School District: | Highlands county school district |
|------------------|----------------------------------|

|                     |                   |
|---------------------|-------------------|
| Access To Property: | Yes, Narcissus St |
|---------------------|-------------------|

|            |        |
|------------|--------|
| Road Type: | Gravel |
|------------|--------|

|                      |        |
|----------------------|--------|
| Who Maintains Roads: | County |
|----------------------|--------|

|                   |                   |
|-------------------|-------------------|
| Closest Highways: | US Hwy 27 / FL-25 |
|-------------------|-------------------|



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| Closest Major City:  | Lakeland, Florida (1 hr 21 min (71.9 miles))   |
| Closest Small Town:  | Lake Placid, Florida 33852 (11 min (7.1 miles))  |
| Closest Gas Station: | Spur, 3100 Miller Ave, Lake Placid, FL 33852 (2 min (0.8 mile))  |
| Nearby Attractions:  | Lake June Park, N Tangerine Dr, Lake Placid, FL 33852 (11 min (6.8 miles))<br>Lake Wales Ridge Wildlife and Environmental Area - Messana, Lake Placid, FL 33852 (10 min (6.5 miles))<br>Lake Placid Historical Society, 12 E Park St, Lake Placid, FL 33852 (12 min (6.6 miles)) |
| Notes:               | N/A  |

## Property Tax Information

|                                     |            |
|-------------------------------------|------------|
| Assessed Taxable Value:             | \$2,662.00 |
| Assessed Actual Value:              | \$7,000.00 |
| Back Taxes Owed? If so amount owed: | No         |
| Tax Liens? If so amount owed:       | No         |
| Annual Property Taxes:              | \$86.39    |
| Notes:                              | N/A        |



## Zoning & Restriction Information

|  |   |
|--|---|
| Zoning / Property Use Code:              | Single Family Residential (R-1)   |
| What can be built on the property?       | Single Family Residential - Please see the attachment for more details                    |
| Time limit to build?                     | Permit is good for 6 months but it can be extended  |
| Is camping allowed?                      | Per County, No  |
| Camping restrictions if any:             | N/A   |
| Are RV's allowed?                        | Per County, No  |
| RV restrictions if any:                  | N/A   |
| Are mobile homes allowed?                | Per County, No  |
| Mobile home restrictions if any:         | N/A   |
| Are tiny homes allowed?                  | Per County, Yes   |
| Tiny home restrictions if any:           | Minimum size: 750 sq. ft. of living space. Would have to meet the Florida building codes. |
| Are short term vacation rentals allowed? | Per County, Yes   |



|                                      |  |
|--------------------------------------|--|
| Vacation rental restrictions if any: | Per County, No regulations.  |
| Is property part of an HOA / POA?    | County could not confirm association status and no relevant information could be found online. It would be advisable to verify with the property owner.  |
| HOA / POA dues, if any:              | N/A  |
| Subdivision CC&R Availability:       | Unable to locate, if any   |
| CC&R Information:                    | N/A  |
| Deed Availability:                   | See attached.  |
| Deed Information:                    | Book / Page: 1779 / 1562   |
| Notes:                               | <b>This parcel is outside the city limits. Information above is based on county restrictions.</b><br><b>Unable to locate subdivision CC&amp;R's, if any, and no mention of restrictions listed on deed</b> |

## Utility Information

|                 |  |
|-----------------|--|
| Water?          | Would have to dig a well.  |
| Sewer / Septic? | Would have to install a septic.  |
| Electric?       | Would have to contact Glades Electric Coop (863-531-5000)                                  |
| Gas?            | Would have to contact Suburban Propane (863-402-0011), Coker Fuel Inc (863-385-0194), etc. |



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| Waste? | Would have to contact Highlands County Solid Waste / Waste Connections (863-655-0005)   |
| Notes: | <b>As per Placid Lakes Utilities Inc (863-465-0345), well and septic is required. Nearby comps also state well and septic required.</b> |

## County Contact Information

|                                 |   |
|---------------------------------|---|
| County Website:                 | <a href="https://www.highlandsfl.gov">https://www.highlandsfl.gov</a>   |
| Assessor Website:               | <a href="https://www.hcpao.org">https://www.hcpao.org</a>   |
| Treasurer Website:              | <a href="https://www.hctaxcollector.com">https://www.hctaxcollector.com</a>   |
| Recorder Website:               | <a href="http://www.hcclerk.org/Home.aspx">http://www.hcclerk.org/Home.aspx</a>   |
| GIS Website:                    | <a href="https://www.hcpao.org/gis/default.htm#29362103018600060C">https://www.hcpao.org/gis/default.htm#29362103018600060C</a>   |
| Zoning Link:                    | <a href="https://www.highlandsfl.gov/departments/development_services/zoning/index.php">https://www.highlandsfl.gov/departments/development_services/zoning/index.php</a> |
| Phone number for Planning Dept: | (863) 402-6650  |
| Phone number for Recorder:      | (863) 402-6565  |
| Phone number for Treasurer:     | (863) 402-6685  |
| Phone number for Assessor:      | (863) 402-6659  |



|                        |     |
|------------------------|-----|
| City Website:          | N/A |
| Phone number for City: | N/A |
| Notes:                 | N/A |

|                       |  |
|-----------------------|--|
| <b>**DISCLAIMER**</b> | <b>The information in MyBestLandDeals.com's Due Diligence reports is for general purposes only. Buyers must conduct their own due diligence. MyBestLandDeals.com is not liable for any inaccuracies.</b> |
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# Corporate Warranty Deed

10.00  
62.30 MC

OFFICIAL RECORDS  
BK 1779 PG 1562



This Indenture, made , July 23, 2004 A.D.

### Between

National Lots, Inc., a Florida Corporation whose post office address is: 7181 S, US HWY 1, Port St. Lucie, Fl. 34952 a corporation existing under the laws of the State of Florida, Grantor and Omelda Harriott whose post office address is: 3868 NW 39TH ST, LAUDERDALE LAKES, FL 33309, Grantee,

**Witnesseth**, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00 ), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Highlands, State of Florida, to wit:

Lot 6, Block 186 of Leisure Lakes Section 3, a Subdivision according to the Plat thereof, as recorded in Plat Book 6, Page 25 of the Public Records of Highlands County, Florida.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: C-21-36-29-030-1860-0060

**And** the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

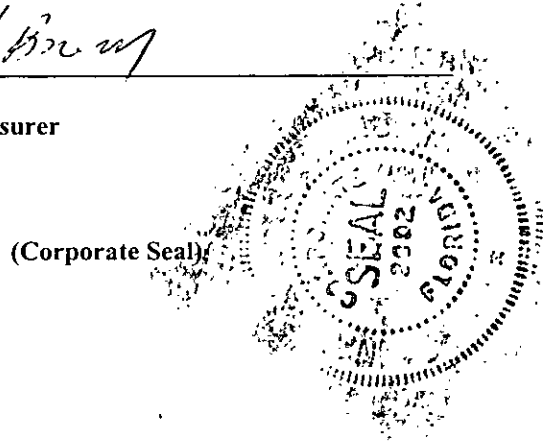
**In Witness Whereof**, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

National Lots, Inc., a Florida Corporation

By: Carmen V. Brown  
Carmen V. Brown  
Its: Secretary/Treasurer

Signed and Sealed in Our Presence:

Brenda Josephat Greenberg  
Witness Print Name: Brenda Josephat Greenberg  
Sharon Cummings  
Witness Print Name: Sharon Cummings



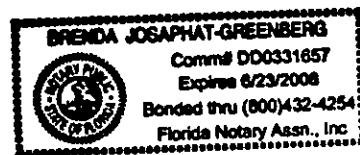
State of Florida  
County of St. Lucie

The foregoing instrument was acknowledged before me this 20 day of July, 2004, by Carmen V. Brown, the Secretary/Treasurer of National Lots, Inc., a Florida Corporation A corporation existing under the laws of the State of Florida, on behalf of the corporation. He/She is personally known to me or has produced driver's license as identification.

Brenda Josephat Greenberg (Seal)  
Notary Public  
Notary Printed Name: Brenda Josephat Greenberg  
My Commission Expires::

Prepared by:  
Arlene Iniesta, an employee of  
Landtech Title Services, Inc.,  
439 S.E. Port St. Lucie Blvd. Suite 109  
Port St. Lucie, Florida 34984

File Number: LT0406-091



DEED DOC STAMPS 62.30 D.C. ARC

FILE# 1262976 RCD: Jul 30 2004 @ 7:05 AM  
L.E. "Luke" Brooker Clerk of Courts Highlands Co



## HIGHLANDS COUNTY LAND DEVELOPMENT REGULATIONS

2. All potable water facilities that have an annual average withdrawal from any source or combined sources greater than or equal to 100,000 gpd, shall be located within the public water supply zoning district and the public water supply comprehensive plan future land use map designation and shall obtain a special use permit satisfying the standards contained in section 12.05.281, PW public water supply district, and sections 12.03.107 and 12.03.411 Special use permit approved by the BCC. (Ord No. 05-06-05 § 15; Ord No. 05-06-30 § 15)

(Ord. No. 99-18 § 23) (Res. of 8-18-70, § 5 (sched. EU); Ord. No. 90-02; Ord. No. 93-15, §§ 19-21; Ord. No. 94-4, §§ 9, 10; Ord. No. 96-10, § 1; Ord. No. 96-30, § 5; Ord. 98-04 §4; Ord. 98-22 § 2, Ord. 99-3, § 4; Ord. No. 99-18 §§ 4, 23 Ord No. 00-01-11 §11; Ord No. 00-01-25 § 6)(Ord No. 03-04-1)(Old Sec. 12-83) (Ord. No. 05-06-05, §§ 13--15; Ord. No. 05-06-30, §§ 13--15; Ord. No. 06-07-37, § 6; Ord. No. 07-08-32, §§ 7, 8; Ord. No. 09-10-03 § 2)

### Sections 12.05.202--12.05.209. Reserved.

### Section 12.05.210. R-1A residential district.

- A. **Intent.** The R-1A residential district is intended to be single-family residential area, medium population density with minimum lot area.
- B. **Permitted principal uses and structures are as follows:**
  1. Any use permitted in EU district.
  2. Wastewater treatment and water treatment facilities serving a single development when the water treatment facility is not included in the definition of a potable water facility.
  3. Schools, public and private (see definitions in # 263). (Ord. No. 06-07-37 § 7)
- C. **Permitted accessory uses and structures.** Permitted accessory uses and structures in this district shall be accessory uses and structures when located on the same lot and not involving the conduct of any business, trade, occupation or profession, except as permitted in the EU district.
- D. **Special exceptions.** Permissible in this district by the BOA after public hearing and subject to appropriate conditions and safeguards are any special exception in EU district except the following:
  1. The keeping or pasturing of livestock or animals.
  2. Unattached guesthouse.
  3. Wastewater and water treatment facilities serving more than one development when the water treatment facility is not included in the definition of a potable water facility.
- E. **Minimum lot requirements** in regard to area and width, in this district are 10,000 square feet lot area; minimum 80-foot frontage.
- F. **Maximum lot coverage by all buildings and maximum impervious surface.** The maximum lot coverage by all buildings in this district shall be 35 percent and the maximum impervious surface is up to 60 percent site coverage. (Ord No. 05-06-05 § 16; Ord No. 05-06-30 § 16)

## HIGHLANDS COUNTY LAND DEVELOPMENT REGULATIONS

G. **Minimum yard requirements.** The minimum depth of front and rear yards and width of side yards, for a residence in this district shall be:

1. **Front:** 25 feet.
2. **Side:** Seven and one-half feet.
3. **Rear:** 25 feet.
4. **Corner:** 15 feet side street setback.

H. **Maximum height of structures.** Maximum height of structures shall be as follows:

1. **Residence:** No dwelling shall exceed 35 feet in height, except as provided in Section 12.05.302. See definition of Height of buildings in Section 12.02.104.
2. **Permitted nonresidential:** Same as EU Estate District. (Ord. No. 09-10-03 § 3)

I. **Permitted nonresidential structure or use yards.** Yards of permitted nonresidential structures or uses in this district shall be subject to the same requirements as for the EU district.

J. **Minimum floor area** in this district shall be 1,000 square feet, 750 square feet ground floor level, excluding carports, porches, patios, storage, and utility rooms.

K. **Limitation on signs shall apply in this district.** No signs intended to be read from off the premises, except:

1. Same as EU district.

L. **Limitations on uses.** The following limitations on uses apply in this district:

1. Wastewater treatment facilities or structures or water treatment facilities or structures shall conform to the standards contained in section 12.08.131.
2. All potable water facilities that have an annual average withdrawal from any source or combined sources greater than or equal to 100,000 gpd, shall be located within the public water supply zoning district and the public water supply comprehensive plan future land use map designation and shall obtain a special use permit satisfying the standards contained in section 12.05.281, PW public water supply district, and sections 12.03.107 and 12.03.411 special use permit approved by the BCC. (Ord No. 05-06-05 § 17; Ord No. 05-06-30 § 17)

(Res. of 8-18-70, § 5 (sched. R-1A); Ord. No. 90-02; Ord. No. 91-11, § 2; Ord. No. 93-15, §§ 22, 24; Ord. No. 94-4, § 11; Ord. No. 99-18 §§ § 5, 24, 43 Ord No. 00-01-11 §12; Ord No. 00-01-25 § 7)(Ord No. 03-04-1)(Old Sec. 12-84) (Ord. No. 05-06-05 §§ 16, 17; Ord. No. 05-06-30, §§ 16, 17; Ord. No. 06-07-37, § 7; Ord. No. 09-10-03 § 3)

## HIGHLANDS COUNTY LAND DEVELOPMENT REGULATIONS

### **Section 12.05.211. R-1 residential district.**

Regulations for the R-1 residential district shall be the same as the R-1A district, except the minimum floor area shall be 750 square feet with same exclusions.

(Res. of 8-18-70, § 5 (sched. R-1)(Ord No. 03-04-1) (Old Sec. 12-85) (Ord. No. 05-06-05)

### **Section 12.05.212. R-2 two-family dwelling district.**

A. **Permitted principal uses and structures** in the R-2 two-family dwelling district shall be:

1. Any use permitted in R-1 district, subject to the limitations, requirements and procedures specified for such use, unless such use is specifically permitted in this district.
2. Two-family dwelling, which may be under multiple ownership with proper fire separation as required under section 704.4 Standard Building Code.
3. Two one-family dwellings.
4. Church.
5. Wastewater treatment and water treatment facilities serving a single development when the water treatment facility is not included in the definition of a potable water facility.

B. **Permitted accessory uses and structures** in this district shall be accessory uses and structures when located on the same lot and not involving the conduct of any business, trade, occupation or profession, except as permitted in R-1 district.

C. **Special exceptions.** Permissible in this district by the BOA after public hearing and subject to appropriate conditions and safeguards are:

1. Public utility buildings.
2. Same as for R-1 district, except that churches are permitted in R-2 districts.
3. Wastewater and water treatment facilities serving more than one development when the water treatment facility is not included in the definition of a potable water facility.

D. **Minimum lot requirements** in this district, in regard to area and width, are: Residential: 10,000 square feet; frontage, 80 feet.

E. **Maximum impervious surface and maximum lot coverage.** Maximum lot coverage by all buildings in this district shall be 40 percent and the maximum impervious surface is up to 60 percent site coverage.

(Ord No. 05-06-05 § 18; Ord No. 05-06-30 § 18)