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FROM DREAMS TO DEEDS

## Property Details

Owner Name:	RAMIREZ TERESA PEARSON
Assessor's Parcel Number:	C-24-35-28-060-0070-0190
Property Address:	1701 Nolana Ave, Sebring, FL 33872
County, State:	Highlands County, FL
Subdivision:	ORANGE BLOSSOM EST UNIT 6
Lot Number:	19
Legal Description:	ORANGE BLOSSOM EST UNIT 6 PB 6-PG 35 LOT 19 BLK 7
TRS:	T35S R28E SEC14
Parcel Size:	0.23 Acres
Terrain Type:	Wooded
Lot Dimensions:	79.67 feet North 125.32 feet East 80.59 feet South 125.32 feet West



Elevation:	38.7 m or 127.0 feet
Flood Zone / Wetlands:	No
Notes:	N/A

## Property Location & Access

Google Map Link:	<a href="https://maps.app.goo.gl/w6Ndi112FyvbGiPg6">https://maps.app.goo.gl/w6Ndi112FyvbGiPg6</a>
GPS Coordinates (Center):	27.43258, -81.48372
GPS Coordinates (4 corners):	27.4328, -81.4836 NE 27.4324, -81.4836 SE 27.4324, -81.4838 SW 27.4328, -81.4838 NW
City or County Limits:	County
School District:	Highlands county school district
Access To Property:	Yes, Oleaster Ave
Road Type:	Dirt
Who Maintains Roads:	County



Closest Highways:	US Hwy 27 S
Closest Major City:	Lakeland, Florida (1 hr 15 min, 62.5 miles)
Closest Small Town:	Sebring, Florida (14 min, 7.3 miles)
Closest Gas Station:	Mobil, 8000 US Hwy 27 S, Sebring, FL 33876 (12 min, 6.5 miles)
Nearby Attractions:	Veterans Beach Purple Heart Memorial, 4250 Lakeview Dr, Sebring, FL 33870 (11 min (5.1 miles) Highlands Hammock State Park, 5931 Hammock Rd, Sebring, FL 33872 (11 min, 5.9 miles) Lake Wales Ridge Wildlife and Environmental Area - Orange Blossom (11 min (5.8 miles)
Notes:	N/A

## Property Tax Information

Assessed Taxable Value:	\$3,872.00
Assessed Actual Value:	\$6,000.00
Back Taxes Owed? If so amount owed:	No
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$89.81



Notes:	N/A
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## Zoning & Restriction Information

Zoning / Property Use Code:	Per County, Single Family Residential (R-1)
What can be built on the property?	Single Family Residential, 750 sq ft minimum - 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, Not allowed.
Camping restrictions if any:	N/A
Are RV's allowed?	Per County, Not allowed to live in, can be stored and used during construction.
RV restrictions if any:	N/A
Are mobile homes allowed?	Per County, Not allowed
Mobile home restrictions if any:	N/A
Are tiny homes allowed?	Per County, Not allowed, the Minimum size: 750 sq. ft. of living space.
Tiny home restrictions if any:	N/A



Are short term vacation rentals allowed?	Per County, Yes
Vacation rental restrictions if any:	No regulations as per county.
Is property part of an HOA / POA?	County could not confirm association status and no relevant information could be found online. Would recommend confirming 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:	Deed is attached
Deed Information:	Book/ Page 2404/ 161
Notes:	<b>This parcel is outside the city limits. Information above is based county restrictions, unable to locate subdivision CC&amp;R's, if any.</b>

## Utility Information

Water?	Water unavailable, would require well.
Sewer / Septic?	Sewer unavailable, would require septic system.
Electric?	Would have to contact Glades Electric Cooperative (863-946-6200).



Gas?	Would have to contact Suburban Propane (863-402-0011), Coker Fuel Inc (863-385-0194).
Waste?	Would have to contact Waste Connections (863-655-0005)
Notes:	<b>As per City of Sebring, they do not service this address, it will be on well and septic.</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#28352406000700190C">https://www.hcpao.org/gis/default.htm#28352406000700190C</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

**DISCLAIMER**

**Buyers are responsible for confirming all information themselves before buying. This information is not guaranteed.  
M WhiteCube LLC (MyBestLandDeals.com) is not responsible for any incorrect information in this document**

QUIT CLAIM DEED — short form,  
with release of dower.— No. 27.

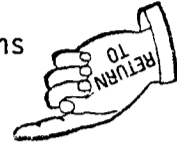
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MB  
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# Know All Men by These Presents

**That** ESTELLE PEARSON, married to JOHN H. PEARSON

in consideration of One \$1.00) Dollar and other good considerations  
to her in hand paid by TERESA PEARSON RAMIREZ, married  
whose address is 515 North Spring Circle, Susanville, California 96130



does hereby **Remise, Release and Forever Quit Claim**  
to the said TERESA PEARSON RAMIREZ, her

heirs and assigns forever, the following described **Real Estate** situate in the

in the County of Highland and State of Florida, to-wit: ~~X~~

Lot Number 19 in ORANGE BLOSSOM ACRES ESTATES, INC., Block #7, Unit #6, Section #14, Township 35S, Range 28E according to the map filed in Map Book 6, page 35 in the public records of Highland County, Florida

PRIOR INSTRUMENT REFERENCE: Deed Book 681 Page 659 of the Deed Records of Highland County, Florida

and all the **Estate, Right, Title and Interest** of the said grantor in and to said premises;  
**To Have and to hold** the same, with all the privileges and appurtenances thereunto belonging,  
to said grantee, her heirs and assigns forever.

**In Witness Whereof**, the said ESTELLE PEARSON

and JOHN H. PEARSON, who  
hereby release their right and expectancy of dower in said premises, have hereunto set  
their hands, this 26th day of July, 2001. ~~XXX~~

Signed and acknowledged in presence of:

Eugene H. Purdy  
Joyce H. Purdy

Estelle Pearson  
ESTELLE PEARSON  
John H. Pearson  
JOHN H. PEARSON



**State of Ohio,** Hamilton **County, ss.**

On this 26th day of July, 2001 ~~18~~, before me, a notary public in and for said county, personally came ESTELLE PEARSON, and JOHN H. PEARSON the grantor x in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

**Witness** my official signature and seal on the day last above mentioned.

*Eugene K. Purdy*

EUGENE K. PURDY, Attorney at Law  
Notary Public, State of Ohio  
My commission has no expiration date  
Section 147.03 R. C.

This instrument was prepared by EUGENE K. PURDY #0014839



**Quit Claim Deed**

*From*

ESTELLE PEARSON, married to  
JOHN H. PEARSON

*To*

TERESA PEARSON RAMIREZ, married

Transferred

19

County Auditor.

**State of Ohio,**

**County, ss.**

Presented for record on the \_\_\_\_\_ day

of \_\_\_\_\_ 19\_\_\_\_, at \_\_\_\_\_

o'clock, \_\_\_\_\_ M.

Recorded \_\_\_\_\_ 19\_\_\_\_

in Deed Book No. \_\_\_\_\_ Page \_\_\_\_\_

County Recorder.

## 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)