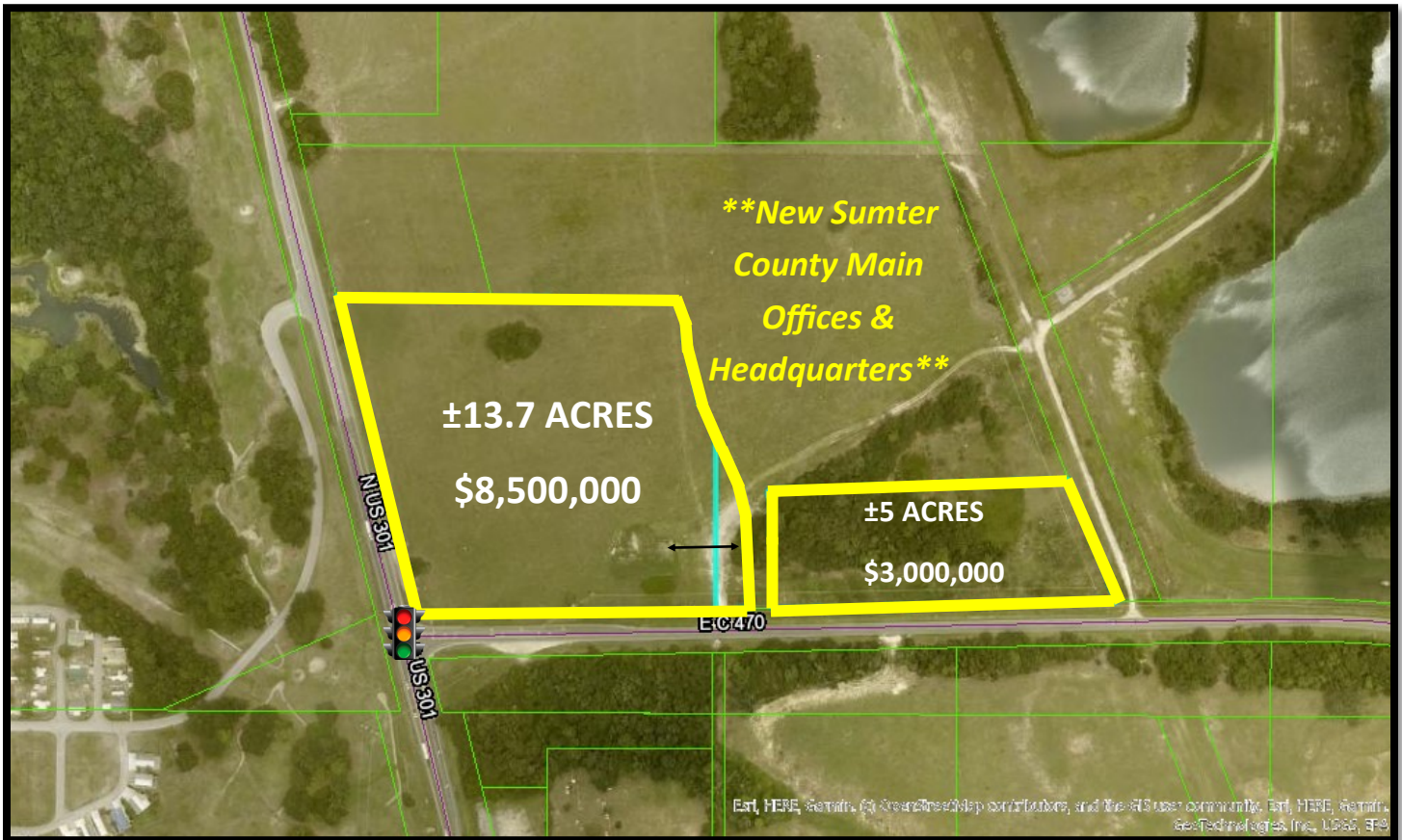


# PRIME Commercial Parcels US 301/CR 470



## **GOLDEN OPPORTUNITY!**

*THIS CORNER AREA IS POISED TO BE THE "KEYSTONE" SITE IN SUMTER COUNTY, WITH THE COUNTY'S STATE OF THE ART FACILITIES AND A PRIME SIGNALIZED JUNCTION PERFECT FOR A VARIETY OF DEVELOPMENT CHOICES.*

- (1) **CENTRAL LOCATION** and site of **SUMTER COUNTY'S** new main offices and headquarters!
- (2) 3 miles from The Villages' "state of the art" athletic facilities.
- (3) 2 miles from the Federal Correctional Facility.
- (4) 2.5 miles to Interstate-75.
- (5) 7 miles to Florida's Turnpike
- (6) Zoned CR (Regional Commercial)
- (7) Bushnell Utilities coming to site.
- (8) Sketch for Description on following page.

*CR (Regional Commercial) Zoning District.*

The purpose and intent of this zoning district is to provide for those retail and wholesale sales and services necessary to meet the needs of several communities, as well as intrastate or interstate visitors and commerce, and to allow a moderate amount of processing of products.

Regional commercial districts shall only be allowed within the commercial future land use category. This zoning district shall cluster in depth at intersections of federal, state or county arterial or collector roads.



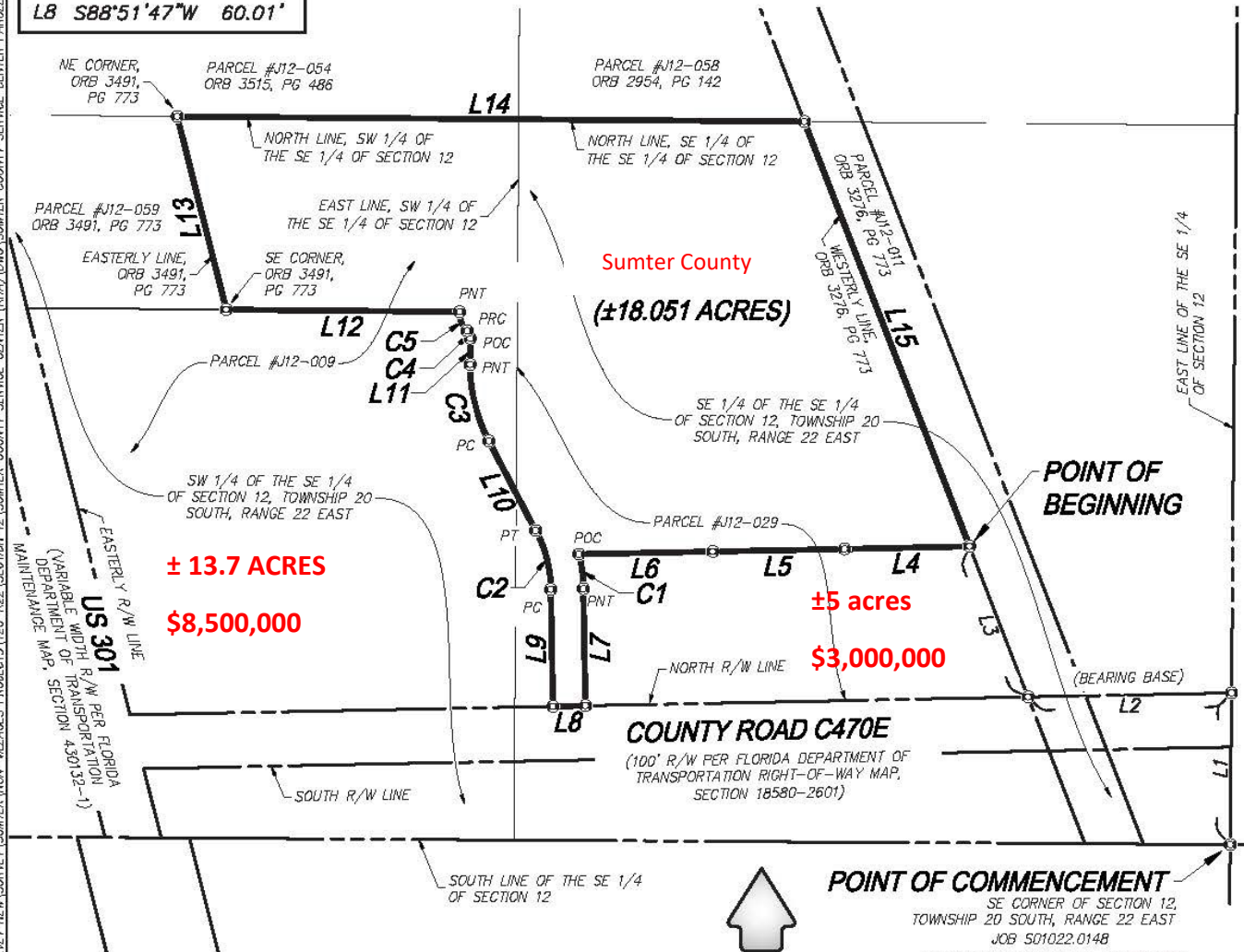
Reggie Caruthers, ALC, CCIM  
Oxford Land Company  
11262 N US Hwy 301, Oxford, FL 34484  
352-233-8875 cell 352-748-1182 office  
reggie@oxfordland.com

# SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

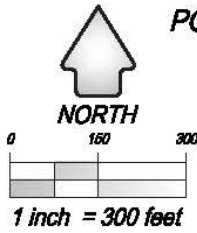
EXHIBIT " "   
 SHEET 02 OF 02

LINE TABLE			LINE TABLE		
LINE TAG	BEARING	DISTANCE	LINE TAG	BEARING	DISTANCE
L1	N00°29'40"E	279.93'	L9	N01°08'04"W	215.89'
L2	S88°51'47"W	375.53'	L10	N27°34'26"W	186.59'
L3	N21°14'42"W	298.19'	L11	N00°03'02"E	48.49'
L4	S88°47'55"W	230.61'	L12	N89°29'24"W	430.56'
L5	S88°51'47"W	243.29'	L13	N14°13'43"W	368.00'
L6	S88°55'35"W	247.17'	L14	S89°31'12"E	1157.49'
L7	S01°08'10"E	215.89'	L15	S21°14'42"E	840.88'
L8	S88°51'47"W	60.01'			

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	305.00'	12°08'25"	64.63'	S07°12'16"E	64.50'
C2	245.00'	26°26'22"	113.06'	N14°21'15"W	112.06'
C3	305.00'	27°29'36"	146.35'	N13°49'38"W	144.95'
C4	20.00'	44°25'02"	15.50'	N21°42'44"W	15.12'
C5	50.00'	44°25'02"	38.76'	N21°42'44"W	37.80'



NOTE: EASEMENTS NOT SHOWN



**POINT OF COMMENCEMENT**  
SE CORNER OF SECTION 12,  
TOWNSHIP 20 SOUTH, RANGE 22 EAST  
JOB 501022.0148  
SEE SHEET 1 FOR LEGAL DESCRIPTION

**CFB SURVEYING**  
CLYMER FARNER BARLEY  
4401 NE 15th ROAD - WILLYWOOD, FL 34786  
(882) 748-0128 LB6498

DRAWING NAME: S:\SURVEY\NEW SURVEY\SUMMER\WORK\ILLAGES PROJECTS\20-022 SECTION 12 SUMMER COUNTY SERVICE CENTER (KHA)\LONG SUMMER COUNTY SERVICE CENTER PARCEL SURVEY\CD.DWG: 02 8.5 X 11 11/30/2022 2:38 PM 01: HBL-AR: ...\_FB.PSM (255 Block).cd