

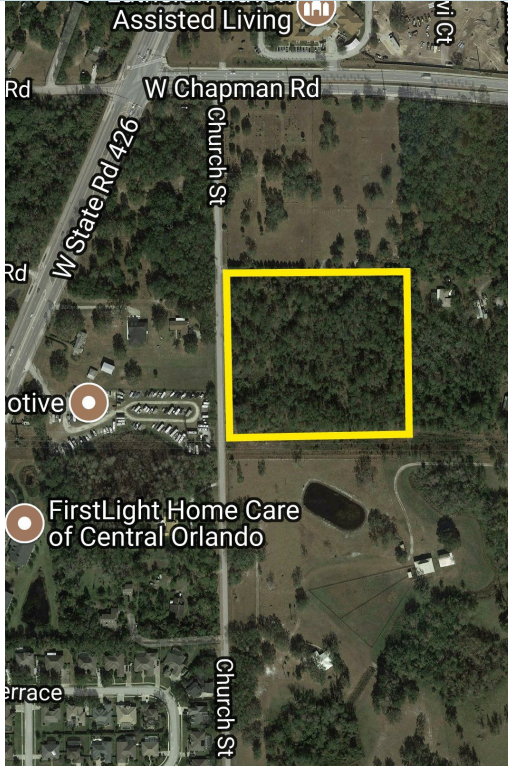
# SINGLE FAMILY DEVELOPMENT SITE

9.7± acres

Oviedo, FL

**SOLD!**

LAND FOR SALE



## LOCATION

Properly located along the east side of Church Street just south of Chapman Road in un-incorporated Seminole County about 1 mile south of the SR 417/ Mitchell Hammock Road interchange as well as the Oviedo Mall.

## SIZE

9.7± acres (all high, dry and usable)

## PRICE

\$1,600,000

## ZONING/FLU

Agriculture/Medium Density Residential (Up to 10 Dwelling Units per Acre). The site does include an owner imposed deed restriction not allowing multi-family development (including townhomes).

## ROAD FRONTAGE

652+/- along the east side of Church Street

## UTILITIES

All available and to Site. 4" Forced Sewer main and 24" water main/hydrant. 110' Florida Power & Light utility easement (power lines) along the southern elevation.

## DESCRIPTION

The site is rectangular shaped/level and strategically located near SR 417, University of Central Florida and near neighborhood retail shopping districts. Schools include Evans Elementary (Grade A), Jackson Heights Middle School (Grade A) and Oviedo High School (Grade A).

Offering subject to errors, omission, prior sale or withdrawal without notice.

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

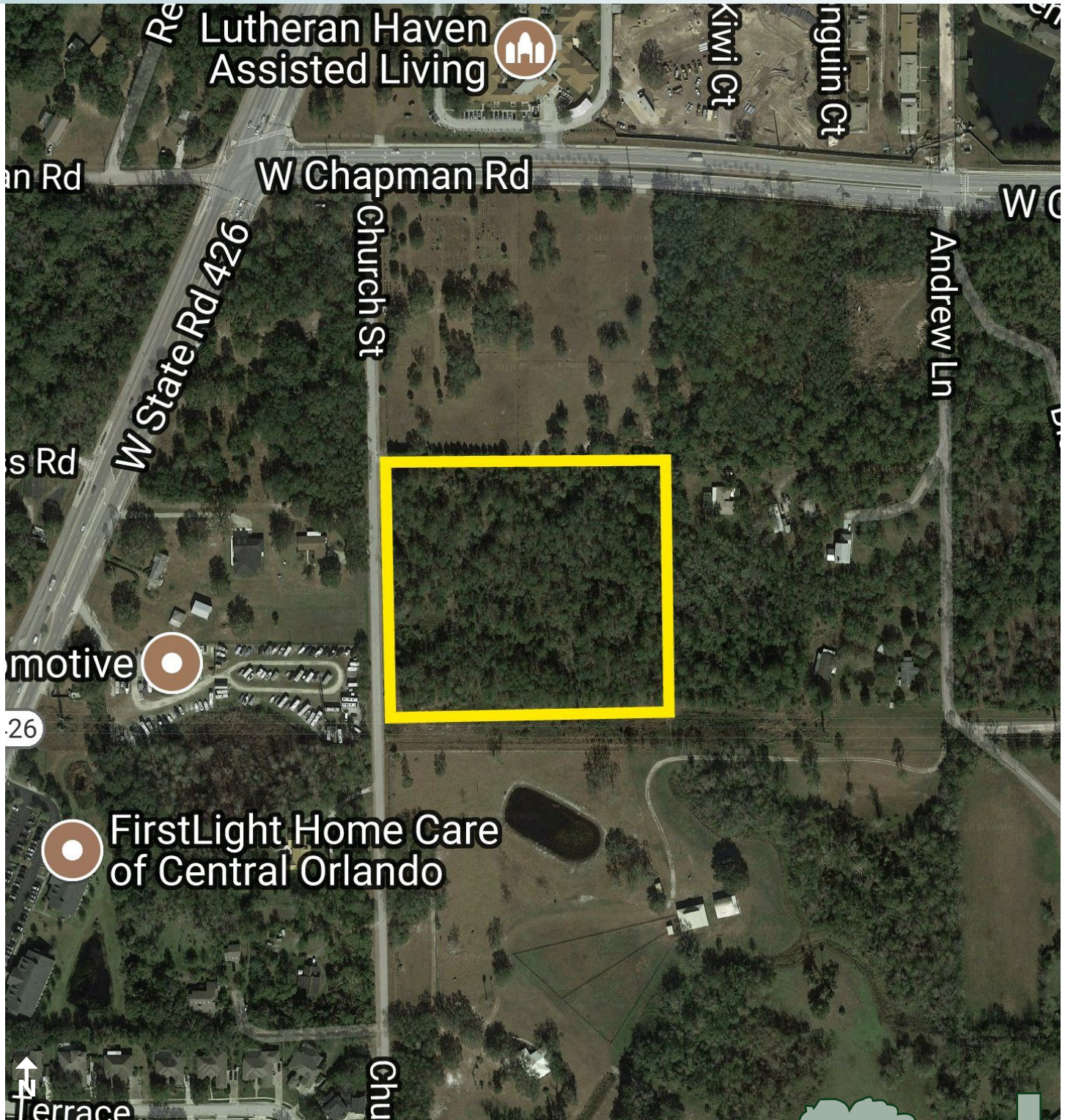
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PROPERTY MAP

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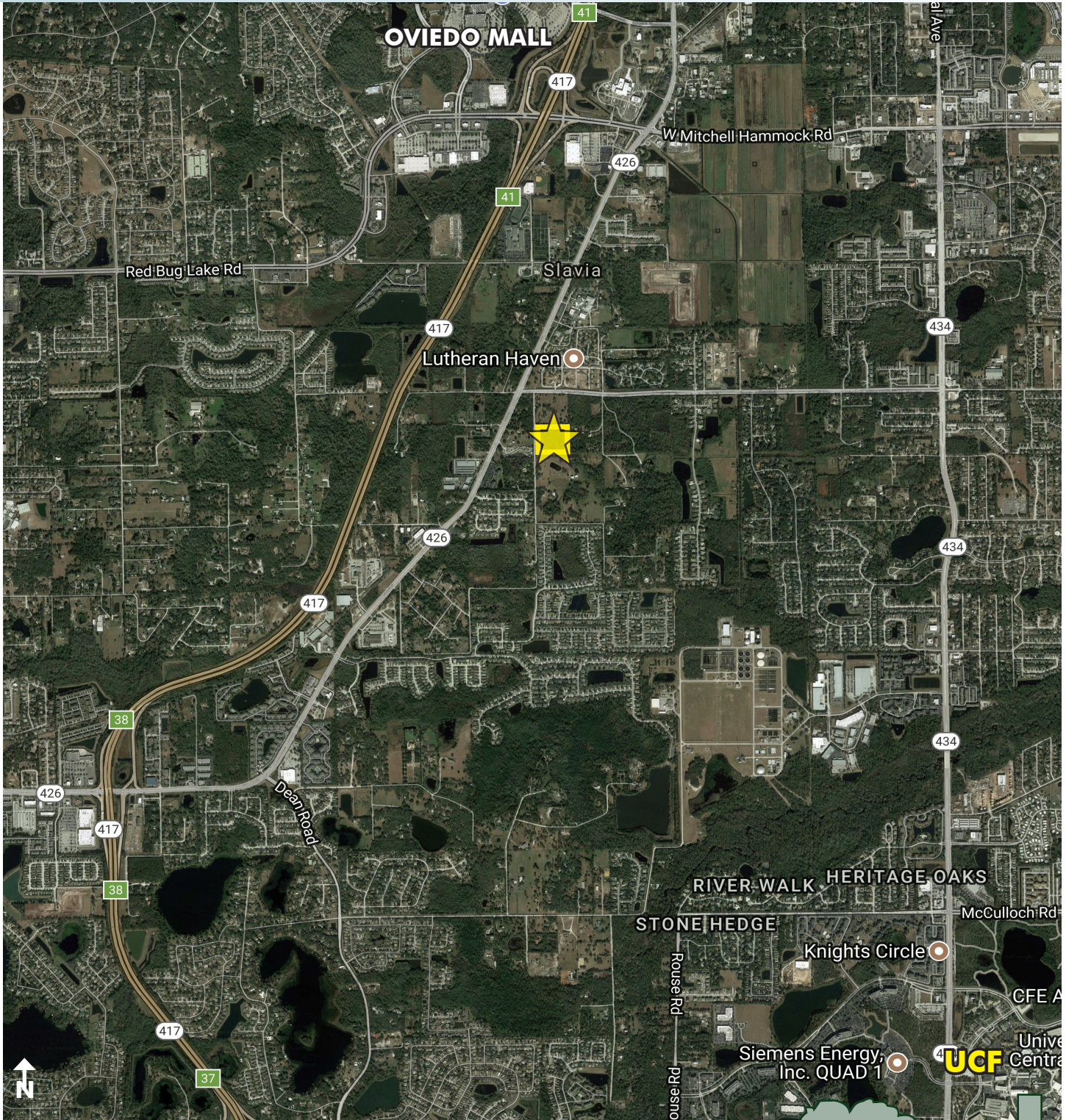
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REGIONAL MAP

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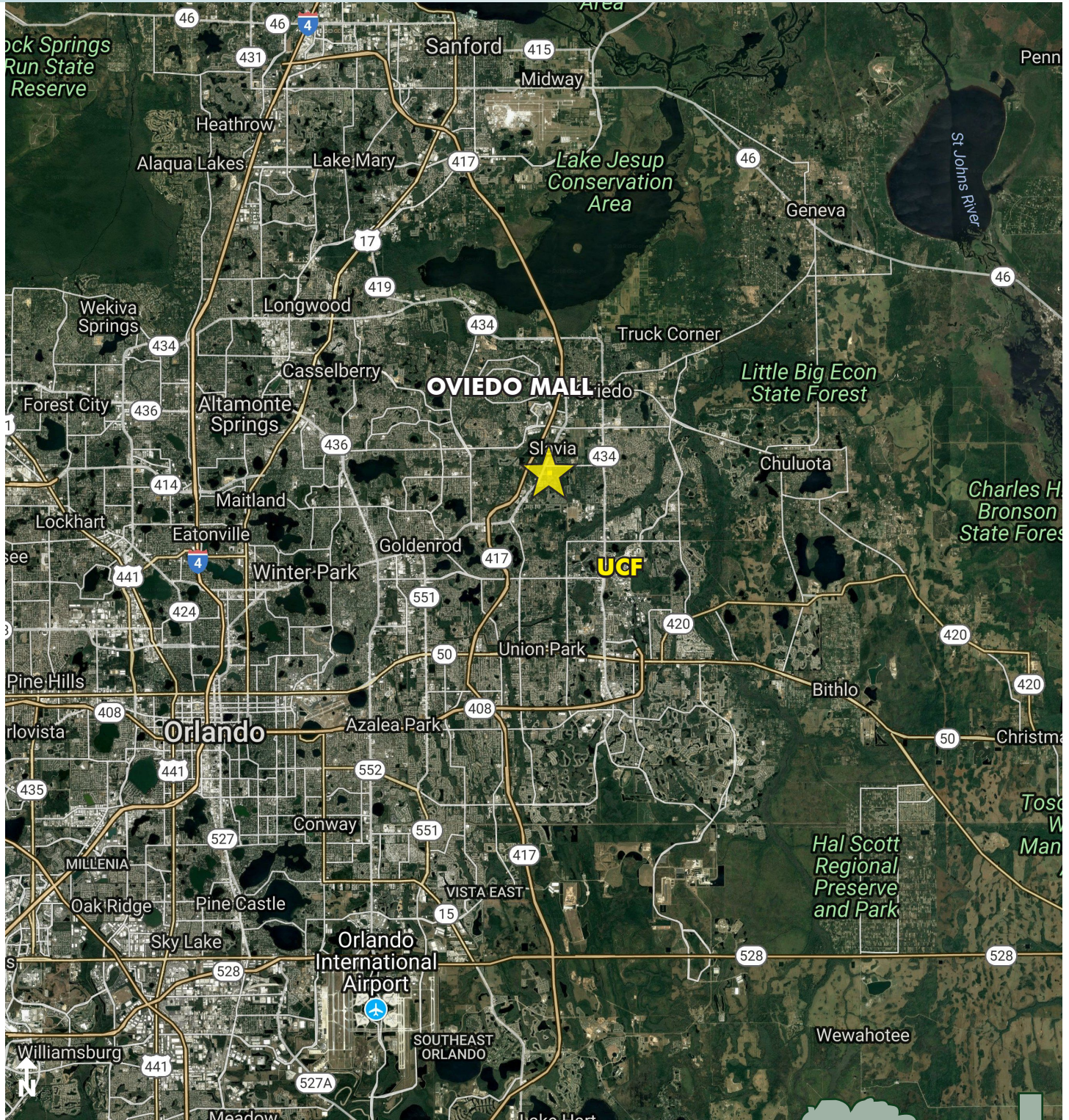
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LOCATION MAP

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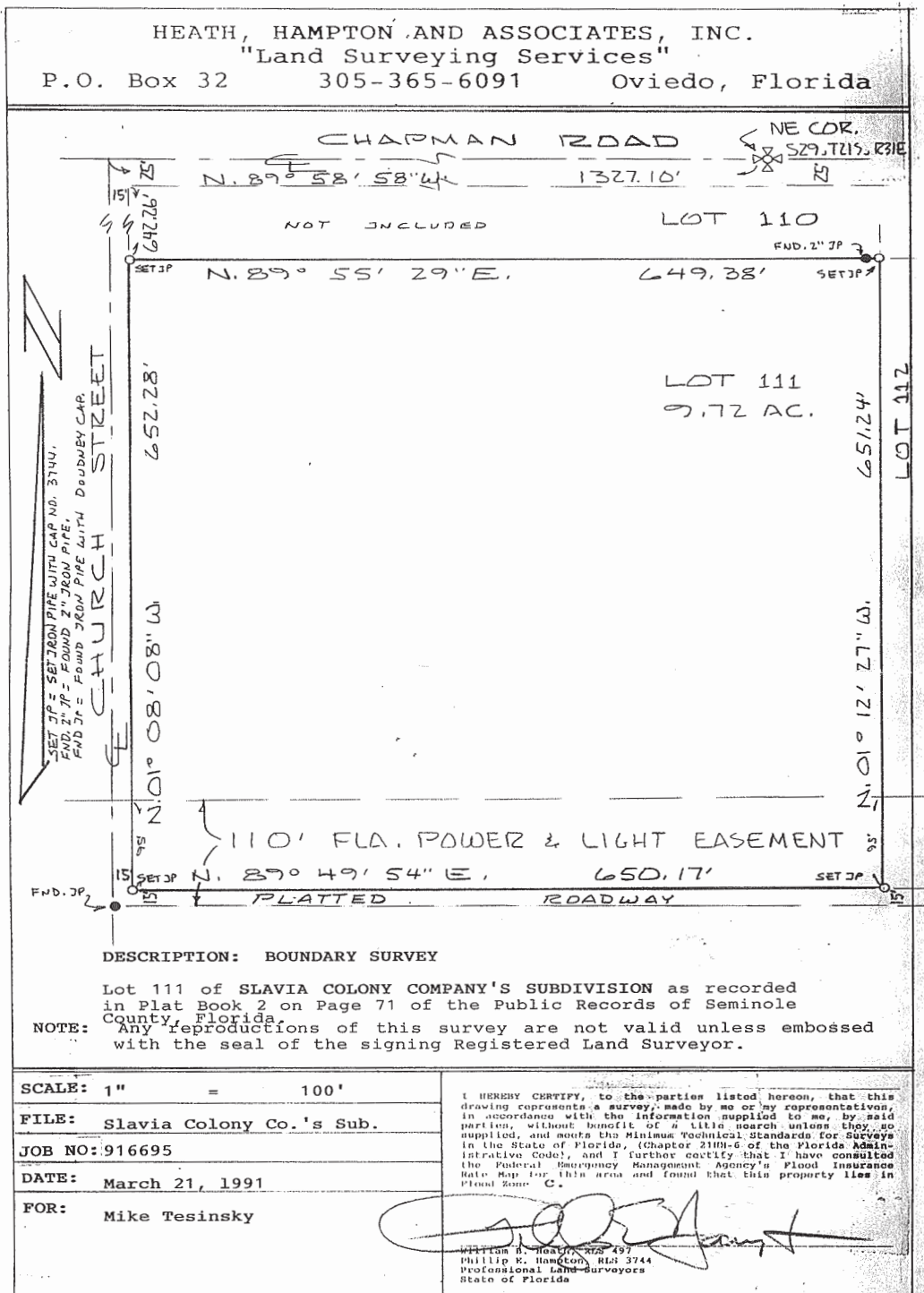
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## SURVEY

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Oviedo, FL

**SOLD!**

This instrument prepared by:  
James A. Barks, Attorney  
Barks Law Firm  
1120 West First Street, Suite B  
Sanford, Florida 32771

**E-RECORDED**

simplifile®

ID: 2018025305 BK 9087 Pg 0551-554  
County: Seminole  
Date: 03/07/2018 Time: 10:06:05 AM

## DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

THIS DECLARATION, made on the date hereinafter set forth by MICHAEL A. TESINSKY and SUZANNE P. TESINSKY, husband and wife, and JOHN P. TESINSKY and MARLENE E. TESINSKY, husband and wife, and MARY ANN McNAMARA, as Trustee of the Weisenbarger Family Trust dated May 28, 1986, hereinafter referred to as "the Declarants".

### RECITALS:

A. Declarants are the owners of certain real property located in Seminole County, Florida, being more particularly described as follows:

Lot 111 (Less road) of SLAVIA COLONY COMPANY'S SUBDIVISION, according to the Plat thereof as recorded in Plat Book 2, Page 71, Public Records of Seminole County, Florida (the Property),

NOW, THEREFORE, the Declarants hereby establish this Declaration of Covenants, Conditions and Restrictions for the Property.

### ARTICLE I PURPOSE

Declarants state that the Property as described shall be held, sold and conveyed subject to the following covenants, conditions, and restrictions, which will constitute covenants running with the land and will be binding upon, and inure to the benefit of, all parties having any right, title or interest in the Property or any part of the property, their heirs, successors, and assigns.

### ARTICLE II BUILDING RESTRICTIONS

Section 1. Agricultural/Single Family Residential Structures. The Property may be used for agricultural purposes and single-family residential structures only, together with detached garage(s) and barn(s) and accessory structures and for no other purpose.

Section 2. Uses not allowed. There shall be no commercial or industrial structures nor any apartments, townhouses, or condominiums allowed on the Property.

## DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS

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