



Colliers

For Sale

Sale Price:

\$500,000

Contact:

Chuck Diebel

+1 904 861 1112
chuck.diebel@colliers.com

76 S. Laura Street, Suite 1500
Jacksonville, FL 32202
colliers.com/jacksonville

1.45± AC Parcel Available in Fleming Island

407 Old Hard Road | Fleming Island, FL 32003

Property Features

- Corner lot located on Old Hard Rd and Town Center Boulevard
- Parcel is fully usable with off site retention
- Parcel is part of the Fleming Island Plantation (DRI)
- Zoned PUD with some restrictions. For the BA District, this indicates limited neighborhood convenience, commercial nodes not to exceed 10% of the net development area of that parcel. Additionally, these nodes will prohibit the following uses in the BA District:
 - Drive-in banks, financial institutions or drive-in restaurants
 - The sale of gasoline, car repair shops or car wash facilities
- Real estate #08-05-26-014266-027-14
- Close to Baptist Medical Center, schools, retail, medical and business offices

MAP SHOWING BOUNDARY SURVEY OF PARCEL N AS SHOWN ON MAP OF VILLAGE SQUARE

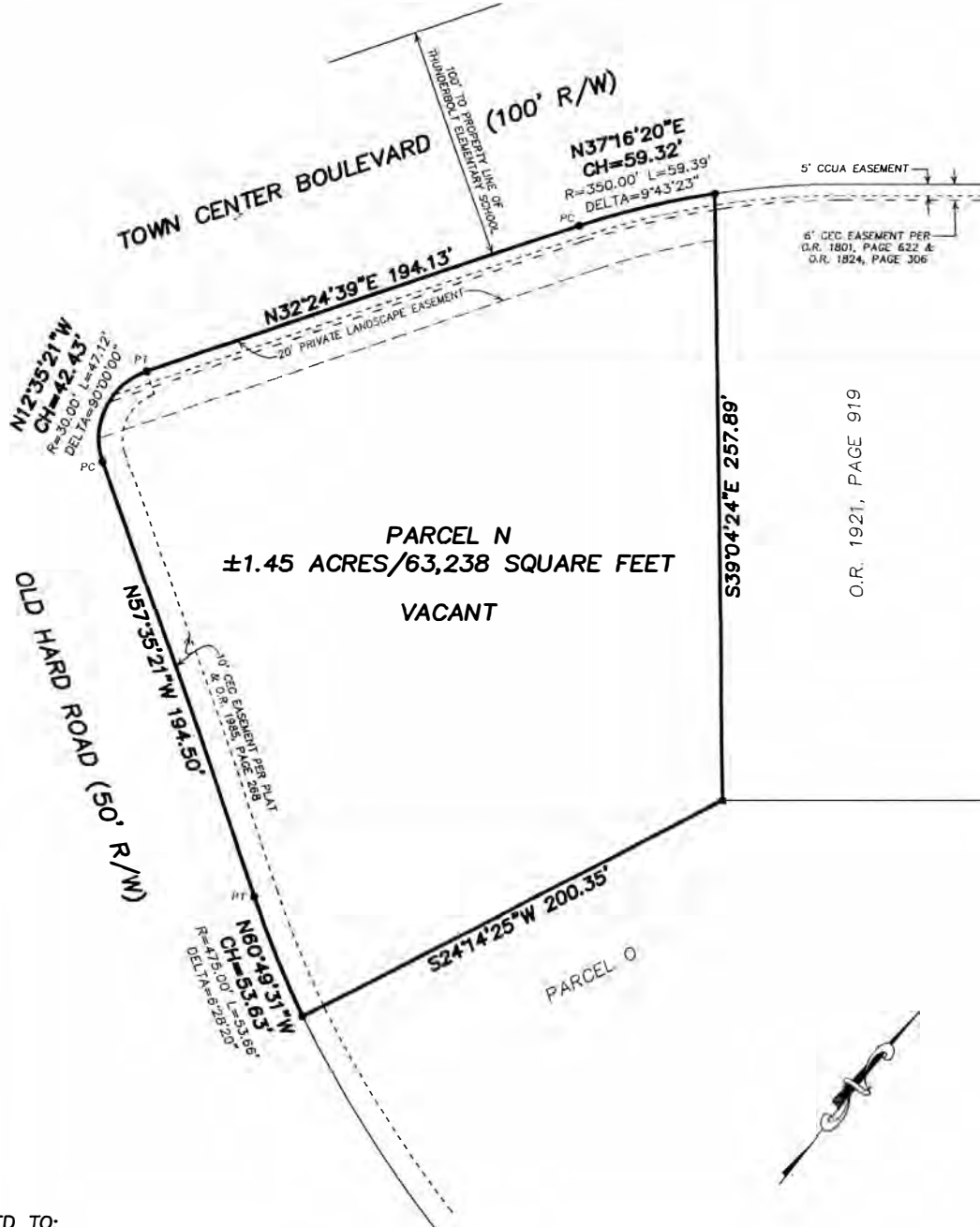
AS RECORDED IN PLAT BOOK 36, PAGES 71 THROUGH 77 OF THE CURRENT PUBLIC RECORDS

BEARING REFERENCE: BEARING SHOWN ON RIGHT-OF-WAY LINE HEREON IS THE SAME AS SHOWN ON THE ABOVE MENTIONED MAP.
NOTE: THE PROPERTY SURVEYED HEREON APPEARS TO LIE WITHIN FLOOD ZONE "X" AS SCALED FROM THE FLOOD INSURANCE RATE MAP DATED 11-4-92.

NOTES:

1. THE SUBJECT PROPERTY IS CONTAINED IN EXHIBIT "A" OF COMMONWEALTH LAND TITLE INSURANCE CORPORATION TITLE POLICY NO. 050919 DATED DECEMBER 28, 2005.
2. NON-EXCLUSIVE EASEMENT PER O.R. 1761, PAGE 1116 (ITEM 9 PER COMMITMENT) DOES NOT AFFECT SUBJECT PROPERTY.
3. ITEM 8 AND 12 PER COMMITMENT ARE NOT SURVEY MATTERS, BUT MAY AFFECT SUBJECT PROPERTY.
4. EASEMENTS SHOWN HEREON ARE PER TITLE COMMITMENT.

Survey



CERTIFIED TO:
BEEMER & ASSOCIATES XLVII, LLC
CENTEX HOMES
COMMERCE TITLE COMPANY
COMMONWEALTH LAND TITLE INSURANCE CORPORATION
ANSBACHER & SCHNEIDER, P.A. (FILE NO. 050919)



I HEREBY CERTIFY THAT THIS SURVEY, PERFORMED UNDER MY RESPONSIBLE DIRECTION MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES), AND FURTHER CERTIFY THAT THERE ARE NO VISIBLE ENCROACHMENTS UPON THE SUBJECT PROPERTY EXCEPT AS SHOWN.

SURVEYED: DECEMBER 27, 2005.

SCALE: 1"=50'

FIELD BOOK: 691 PAGE: 46

FIELD BOOK: PAGE:

CLARSON AND ASSOCIATES, INC.

PROFESSIONAL SURVEYORS & MAPPERS

1643 NALDO AVE., JACKSONVILLE, FL. 32207

(904) 396-2623 LB NO. 1704

REGISTERED SURVEYOR NO. 4487, FLORIDA

JOSE A. HILL JR.

SURVEY NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL

LEGEND:

●	FOUND 1/2" IRON (LB 1704)
○	SET 1/2" IRON (LB 1704)
R/W	RIGHT OF WAY
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVE
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
CCUA	CLAY COUNTY UTILITY AUTHORITY
CEC	CLAY ELECTRIC COOPERATIVE
O.R.	OFFICIAL RECORDS BOOK OR VOLUME



Area Demographics | 3 mile radius

Source: ESRI Business Analyst



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