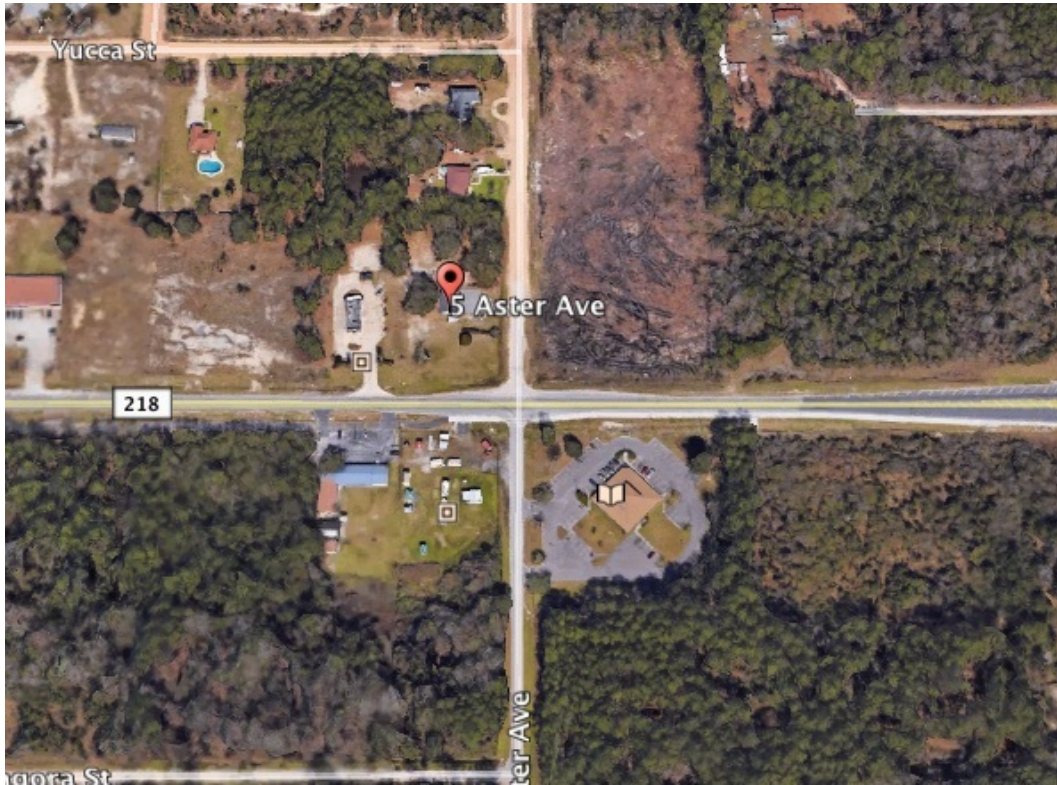


# 5 ASTER AVE

5 Aster Ave, Middleburg, FL 32068



## PROPERTY FEATURES

- 1315 SF - 2 large open work areas, 2 offices, kitchen & storage area in garage
- Outside storage/Parking
- Public water/sewer at the property
- Within 1/4 mile of Blanding & CR 218
- 1.03 Acre - Zoned BB
- \$250,000



**KW COMMERCIAL**  
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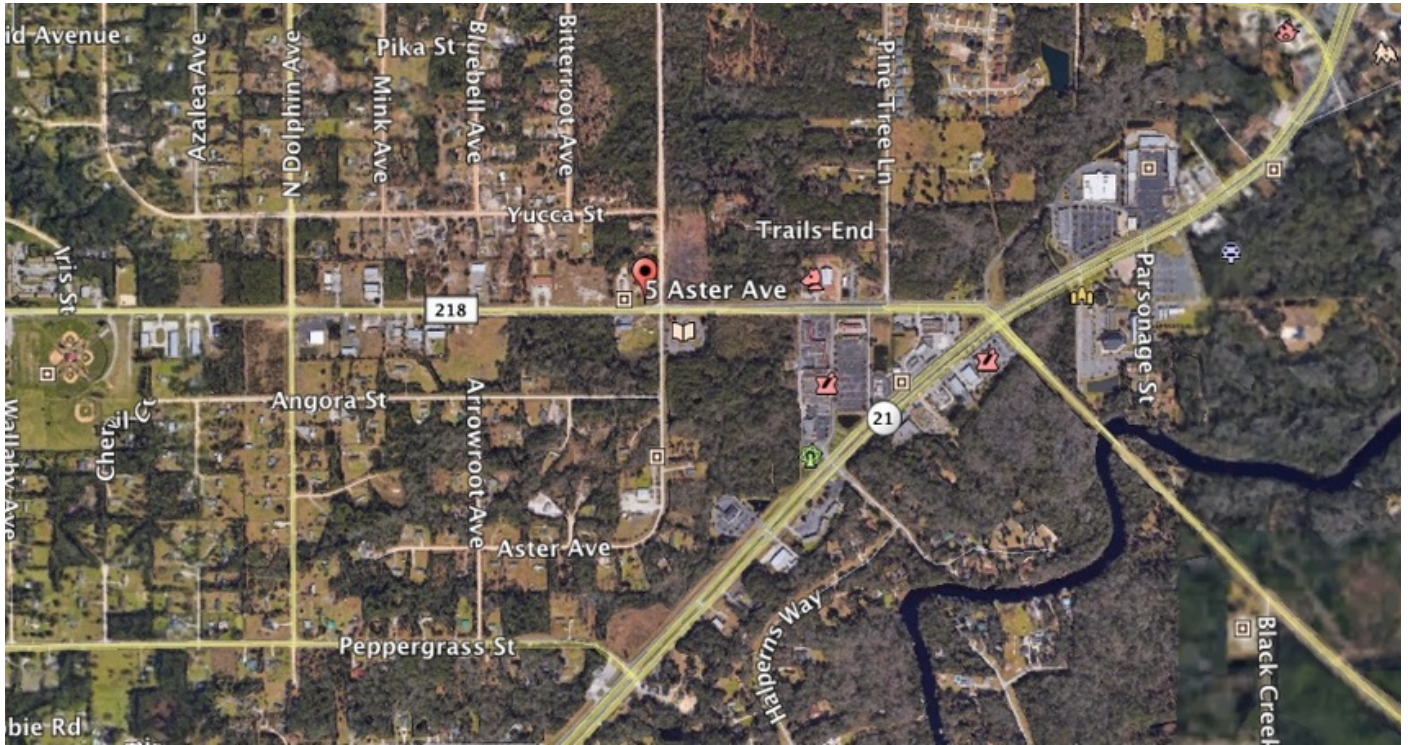
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**OFFICE FOR SALE**

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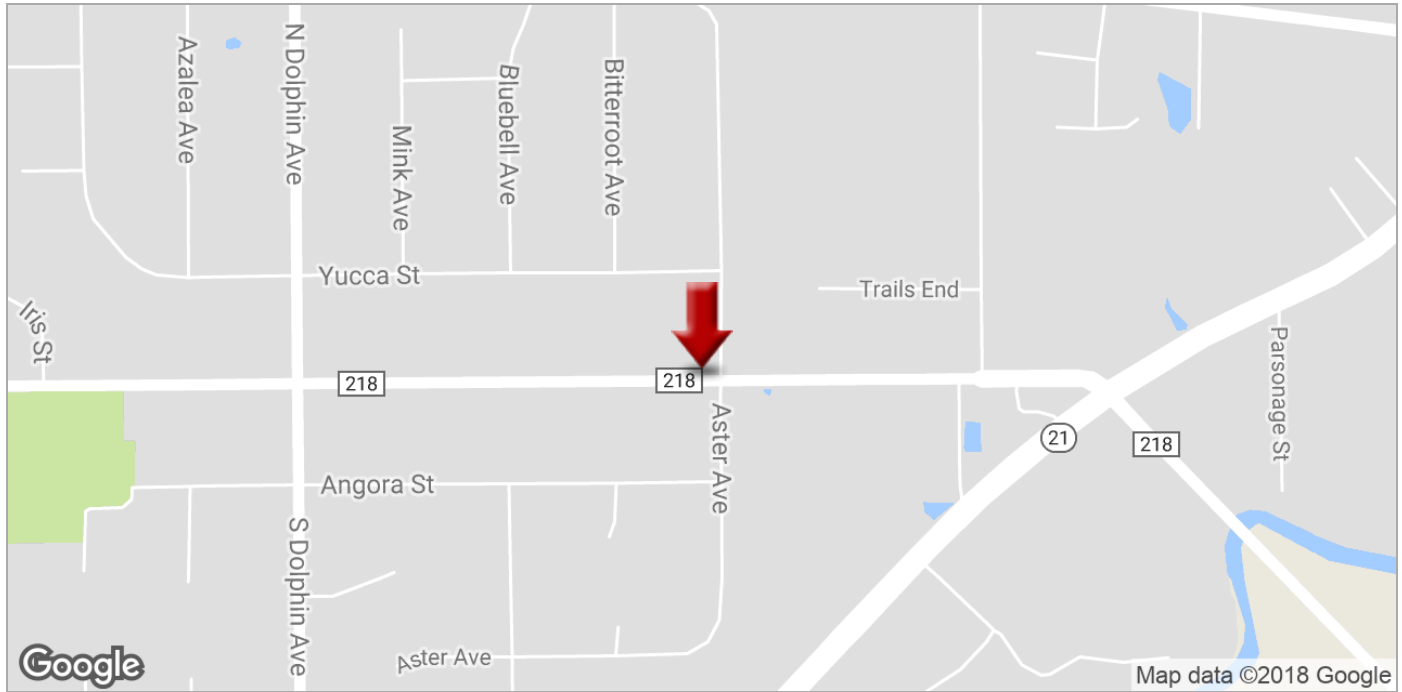
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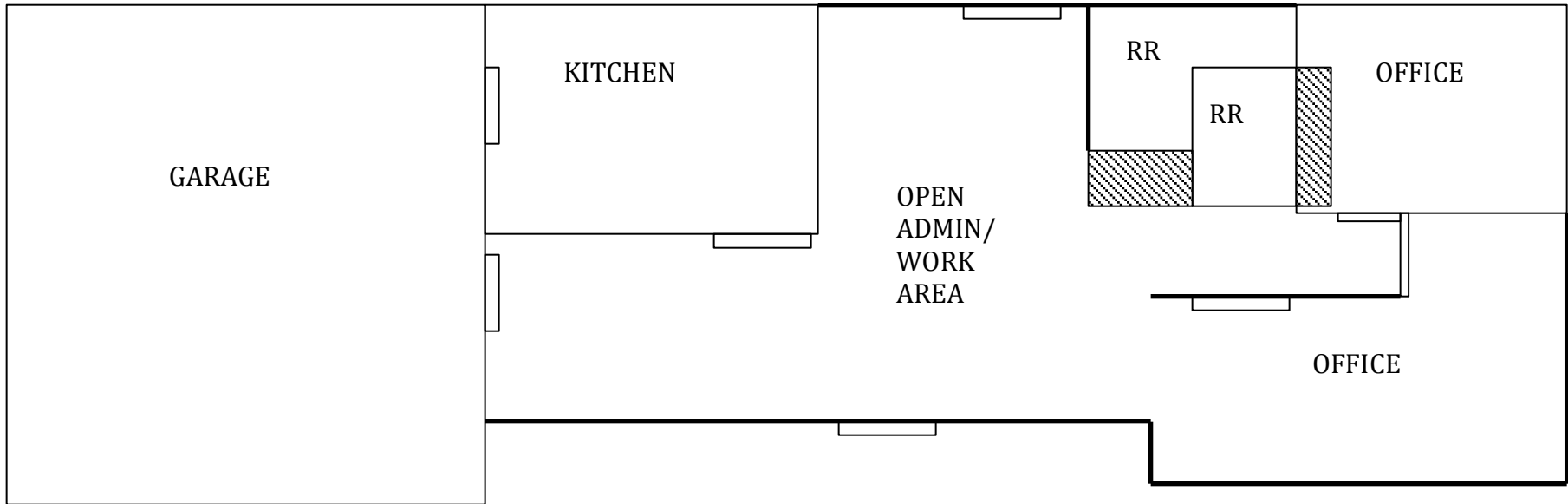
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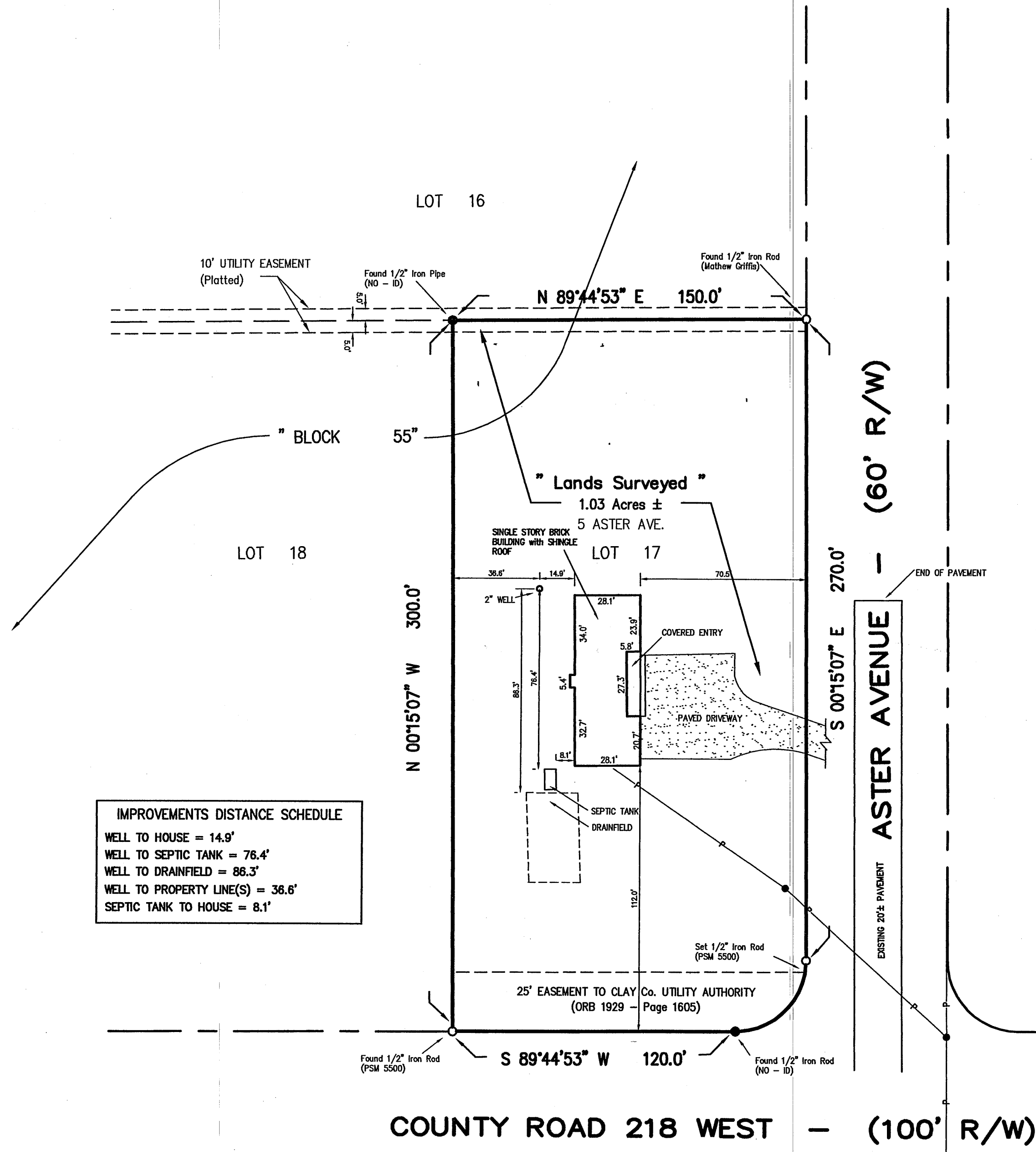
5 ASTER AVENUE FLOOR PLAN



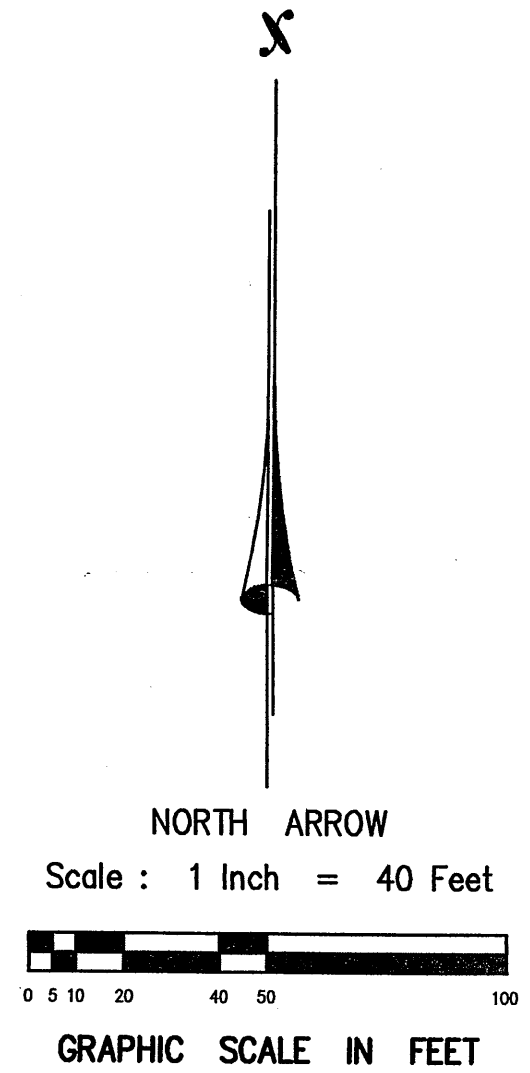
# BOUNDARY SURVEY

**DESCRIPTION OF LANDS SURVEYED:**

Lot 17 of Block 55 in Jacksonville South Unit One, according to the plat thereof as recorded in Plat Book 10, Pages 36 through 45, inclusive, of the Public Records of Clay County, Florida.



IMPROVEMENTS DISTANCE SCHEDULE	
WELL TO HOUSE	= 14.9'
WELL TO SEPTIC TANK	= 76.4'
WELL TO DRAINFIELD	= 86.3'
WELL TO PROPERTY LINE(S)	= 36.6'
SEPTIC TANK TO HOUSE	= 8.1'



- LEGEND:**
- Denotes Iron Rod Found
  - Denotes Overhead Power Line w/ Pole
  - x—x— Denotes Fence Line
  - Denotes Iron Pipe Found

- ABBREVIATIONS:**
- P.S.M. Professional Surveyor and Mapper
  - R/W Right-of-Way
  - CB Concrete Block
  - ORB Official Records Book
  - DB Deed Book
  - NTS Not To Scale
  - Deg. Degrees
  - Min. Minutes
  - Sec. Seconds
  - ID Identification Number
  - L Curve Arc Length
  - R Curve Radius
  - △ Curve Central Angle (Delta)
  - Ch Curve Chord Data
  - PRM Permanent Reference Monument
  - PCP Permanent Control Point

This Survey is Certified To:  
 Sigma Press, Inc.  
 Realty Title, Inc.  
 Westcor Land Title Insurance Company



**SURVEYOR'S NOTES:**

This survey NOT valid unless the Signature and Original Raised Seal of a Florida Licensed Surveyor and Mapper is affixed hereon. Unless shown otherwise no Underground Utilities, Improvements, Foundations or Installations were located on this survey. Unless shown otherwise no Instruments of Record reflecting Easements, Right-of-Way and/or Ownerships were furnished to this Surveyor. This Survey as shown hereon, is NOT covered by Professional Liability Insurance. Any Wetlands and/ or Environmentally Sensitive Lands have NOT been located unless noted and stated otherwise. Bearings refer to the West right of way line of Aster Ave. as N 00°15'07" W, as shown on Plat. The 5' Developer's Reservation as described in Note 7 on Sheet One of the Recorded Plat has been released in ORB 895 on page 728.

**SURVEYOR'S CERTIFICATION:**

By: Mark E. Hardenbrook  
**MARK E. HARDENBROOK**  
 Professional Surveyor and Mapper  
 Florida Certification No. 5500

Date of Field Survey: August 26, 2013

**MARK E. HARDENBROOK**  
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 PHONE: (352)-473-8523 & (904)-964-5777