

250073055

# Quit-Claim Deed

Made this 28th day of December, A. D. 19 73 BETWEEN

ASBURY REALTY COMPANY, a Florida corporation,

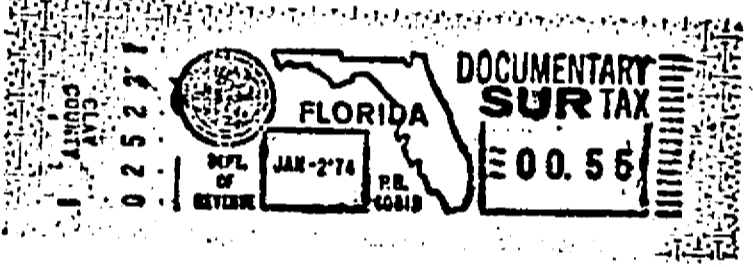
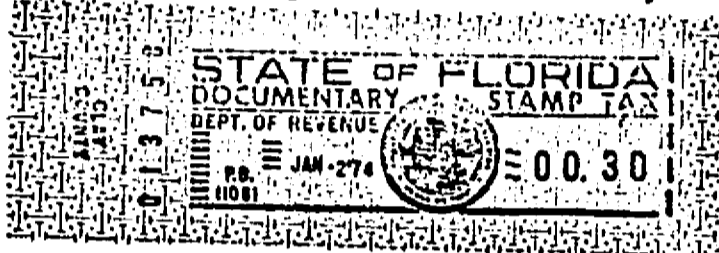
of the County of Duval, State of Florida, part Y of the first part, and LAKE ASBURY COMMUNITY ASSOCIATION, INC., a Florida corporation not for profit, whose post office address is P. O. Box 207, Orange Park, Florida 32073,

of the County of Duval, State of Florida, party of the second part,

WITNESSETH: that the said party of the first part, for and in consideration of the sum of Ten and No/100----- Dollars, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said party of the second part, and its ~~heirs~~ successors and assigns forever, the following described land, situate, lying and being in the County of Clay, State of Florida, to-wit:

The description of the land conveyed hereby is attached.

This instrument was prepared by  
Walter F. Rogers, Jr.  
Attorney at Law  
1400 Independent Life Building  
Jacksonville, Florida 32202



TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, ITS heirs, successors and assigns forever.

In Witness Whereof, the said party of the first part has hereunto set its hand and seal the day and year first above written.

Signed and Sealed in Our Presence:  
*Kathleen O'Farrell*  
*Barbara D. Green*

ASBURY REALTY COMPANY SEAL  
By *Henry D. Rogers* SEAL  
Henry D. Rogers, President  
SEAL  
SEAL

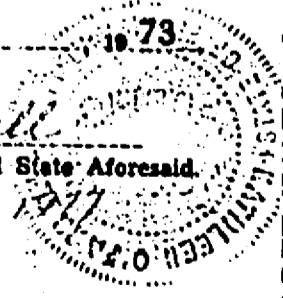
STATE OF FLORIDA  
COUNTY OF DUVAL

Before me personally appeared HENRY D. ROGERS, President of Asbury Realty

~~XX~~ Company, a Florida corporation, ~~XXXXXX~~ to me well known and known to me to be the individual described in and who executed the foregoing instrument, and acknowledged to and before me that he executed the same for the purposes therein expressed, on behalf of said corporation.

WITNESS my hand and official seal this 28th day of December 19 73 at Jacksonville, County and State aforesaid.

*Kathleen O'Farrell*  
Notary Public in and for the County and State Aforesaid.  
My Commission expires *Sept 17, 1977*



PLEASE RETURN TO: Lake Asbury Community Association, Inc.  
P. O. Box 207  
Orange Park, Florida 32073

O.R. 290 PAGE 183

Lot 12 Lake Asbury Unit 5 according to Plat Book 7  
Page 54 of public records of Clay County,  
Florida.

A parcel of land designated as "Swim Area" on the plat of Lake Asbury Unit 13 as recorded in Plat Book 8, pages 11 and 12 of the public records of Clay County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Lake Asbury Unit 13; thence on the Easterly line thereof South 08 degrees 25 minutes 40 seconds West 60.0 feet to the point of beginning; thence South 10 degrees 15 minutes 20 seconds West 258.22 feet; thence North 30 degrees 14 minutes 20 seconds West 330.56 feet; thence South 81 degrees 34 minutes 20 seconds East 214.76 feet to said point of beginning.

F. G. S.  
C. E. S.

A parcel of land situated in Section 20, Township 5 South, Range 25 East, Clay County, Florida, being more particularly described as follows:

Begin at the intersection of the Westerly line of Waller Way and the Northeasterly line of Arthur Moore Drive according to plat of Lake Asbury Unit 14 recorded in Plat Book 8, pages 14 and 17 of the public records of said county; thence on said Northeasterly line of Arthur Moore Drive run the following 3 courses: (1) North 32 degrees 19 minutes 30 seconds West 775.42 feet; (2) thence on the arc of a curve concave to the Northeasterly and having a radius of 520 feet run a chord distance of 186.20 feet, the bearing of said chord being North 22 degrees 00 minutes 40 seconds West; (3) thence North 11 degrees 41 minutes 50 seconds West 309.79 feet; thence on the arc of a curve concave to the Southeast and having a radius of 30 feet run a chord distance of 46.17 feet to the South line of Branscomb Road, the bearing of said chord being North 38 degrees 36 minutes 35 seconds East; thence on said South line of Branscomb Road run North 88 degrees 55 minutes 00 seconds East 667.01 feet to said Westerly line of Waller Way; thence on last said line and on the arc of a curve concave to the West and having a radius of 859.99 feet run a chord distance of 1189.23 feet to said point of beginning, the bearing of last said chord being South 07 degrees 10 minutes 17 seconds East.

A parcel of land situated in Section 38, Township 5 South, Range 25 East, Clay County, Florida, being more particularly described as follows:

Commence at the most Westerly corner of Lot 18, Lake Asbury Unit 3 according to Plat Book 7, pages 28 and 29 of the public records of said county; thence on the Southeasterly line of Lake Asbury Drive run South 44 degrees 17 minutes 40 seconds West 500.00 feet; thence South 45 degrees 42 minutes 20 seconds East 193.10 feet to the point of beginning; thence North 45 degrees 42 minutes 20 seconds West 193.10 feet to said Southeasterly line of Lake Asbury Drive; thence on last said line run the following 2 courses: (1) South 44 degrees 17 minutes 40 seconds West 35.00 feet; (2) thence on the arc of a curve concave to the Northwesterly and having a radius of 164.63 feet, run a chord distance of 67.68 feet to the Northeast corner of Lot 1, Lake Asbury Unit 18 according to Plat Book 9, pages 2 and 3 of said public records; the bearing of said chord being South 56 degrees 09 minutes 20 seconds West; thence on the Northeasterly line of said Lot 1 and on a prolongation thereof run South 33 degrees 35 minutes 40 seconds East 295.77 feet to the most Northerly corner of Lot 31 of said Lake Asbury Unit 18; thence on the Northeasterly line of said Lot 31 run the following 5 courses: (1) South 33 degrees 35 minutes 40 seconds East 95.53 feet; (2) thence on the arc of a curve concave to the Northerly and having a radius of 69.91 feet run a chord distance of 81.38 feet, the bearing of said chord being South 69 degrees 11 minutes 20 seconds East; (3) thence North 75 degrees 13 minutes 00 seconds East 27.40 feet; (4) thence on the arc of a curve concave to the Southerly and having a radius of 29.96 feet run a chord distance of 34.08 feet, the bearing of said chord being South 70 degrees 06 minutes 55 seconds East; (5) thence South 35 degrees 26 minutes 50 seconds East 236.73 feet to the Northwesterly line of said Lake Asbury Drive; thence on last said line North 42 degrees 38 minutes 40 seconds East 61.32 feet; thence North 35 degrees 26 minutes 50 seconds West 487.00 feet; thence North 36 degrees 45 minutes 10 seconds West 47.88 feet to said point of beginning.

N

LOT 16  
BLOCK 2  
LAKE ASBURY UNIT THREE

LAKE ASBURY DRIVE  
S 44° 17' 40" W  
500.00'

S 50° 09' 20" W  
21.87.00'

LOT 1  
LAKE ASBURY  
UNIT 15

N 45° 42' 30" W  
195.10'

LAKE ASBURY  
(ARTIFICIAL LAKE)

27.00' S.

LAKE  
RYAN  
(ARTIFICIAL  
LAKE)

S 65° 27' 35" S 75° 20' E  
505.77'

N 45° 42' 30" W  
195.10'

WEST

S 65° 10' 00" E  
21.87.00'

LOT 31, LAKE ASBURY UNIT 15

S 20° 05' 00" E  
21.87.00'

S 20° 05' 00" E  
21.87.00'

S 20° 05' 00" E  
21.87.00'

LAKE ASBURY DRIVE  
S 61° 32' 42" W  
442.50' 20'

FILE NO

- DENOTES IRON PIPE
- DENOTES CONCRETE MONUMENT
- X-X- DENOTES FENCE

LOUIS H. MCKEE  
REG. SURVEYOR NO. 1221  
1268 HWY. NO. 17  
ORANGE PARK, FLORIDA

FIELD BOOK

JOB

A parcel of land situated in Section 20, Township 5 South, Range 25 East, Clay County, Florida, being more particularly described as follows:

Begin at the Southeast corner of Lot 1, Lake Asbury Unit 8 according to Plat Book 7, page 70 of the public records of said county; thence on the Southerly line of said Lot 1, South 85 degrees 51 minutes 00 seconds West 397.90 feet to the Northerly line of Branscomb Road according to Lake Asbury Unit 13 as recorded in Plat Book 8, pages 11 and 12 of said public records; thence on said Northerly line of Branscomb Road South 81 degrees 34 minutes 20 seconds East 152.49 feet; thence South 08 degrees 25 minutes 40 seconds West 60.00 feet to the Northeast corner of a parcel of land designated as "Swim Area" according to said Lake Asbury Unit 13; thence South 79 degrees 54 minutes 17 seconds East 819.36 feet to the Northwest corner of Lot 1, Lake Asbury Unit 9 as recorded in Plat Book 8, pages 4, 5, and 6 of said public records; thence on the Northwesterly line of said Lot 1, Lake Asbury Unit 9, run North 68 degrees 55 minutes 00 seconds East 48.43 feet; thence North 31 degrees 29 minutes 40 seconds West 40.12 feet; thence North 08 degrees 14 minutes 16 seconds East 29.15 feet; thence North 67 degrees 44 minutes 55 seconds West 295.61 feet to the Southwest corner of Lot 119, Lake Asbury Unit 2B as recorded in Plat Book 7, page 43 of said public records; thence North 78 degrees 37 minutes 20 seconds West 312.60 feet to said point of beginning.

- DENOTES IRON PIPE
- DENOTES CONCRETE MONUMENT
- X-X- DENOTES FENCE

D.R. 290 PAGE 189

LOT 1, UNIT 2  
P.B.T, PAGE 70

S85° 51' W 397.90'

BRANSCOMB RD.

S81° 34' 20" E  
152.45'  
508° 26' 40" W

SWIMMING AREA  
UNIT 11112

LAKE ASBURY  
(ARTIFICIAL LAKE)

N78° 57' 20" W 576.60'

S79° 54' 17" E 819.56'

SOUTH LAKE ASBURY  
(ARTIFICIAL LAKE)

LOT 119

N 67° 44' 55" W 295.6'

WESLEY RD.

N02° 14' 16" E

N31° 29' 40" W

N08° 55' E

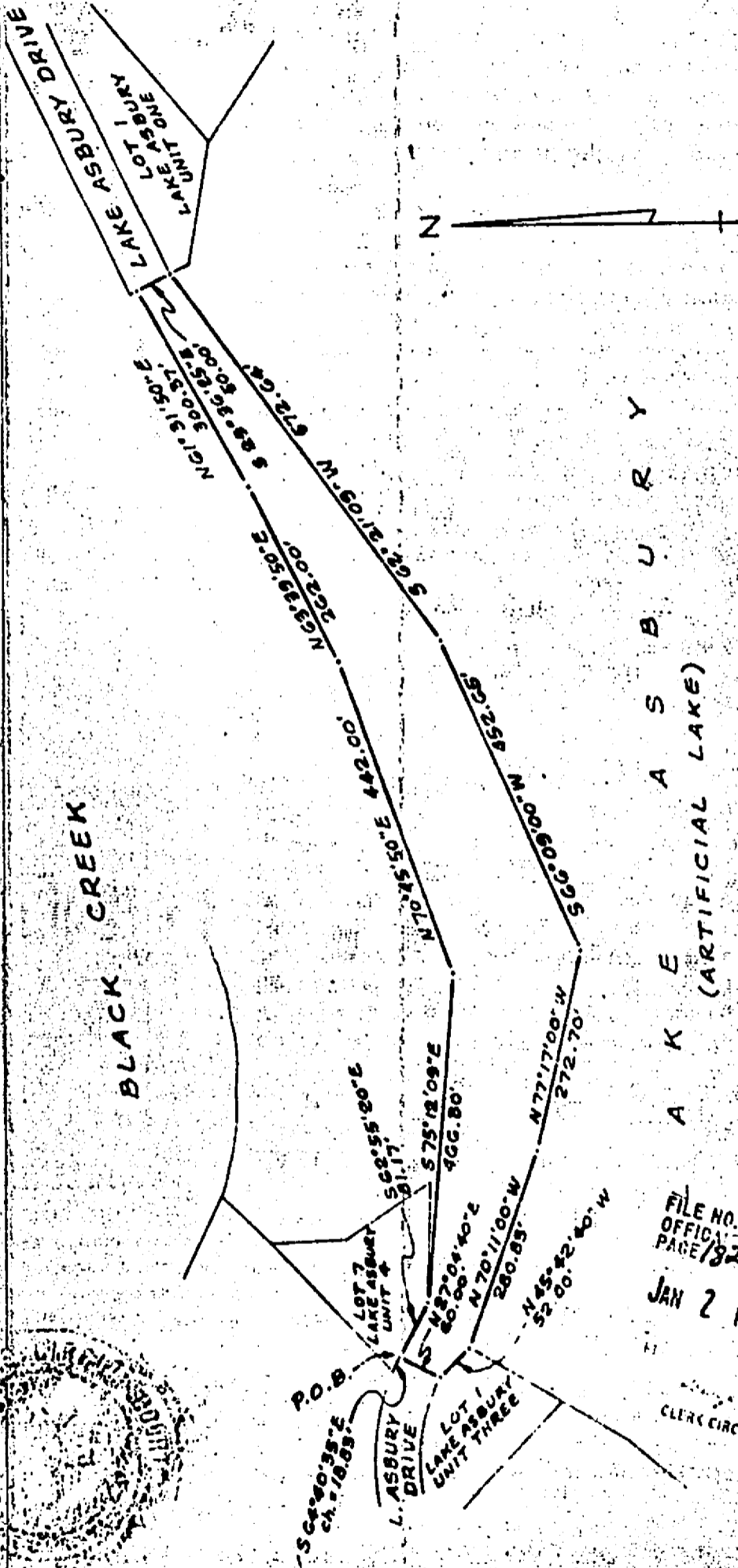
P.B.T. 1, 973

LOUIS H. MCKEE  
REG. SURVEYOR NO. 1231  
1346 HWY. NO. 17  
ORANGE PARK, FLORIDA



A parcel of land situated in Section 38, Township 5 South, Range 25 East, Clay County, Florida being more particularly described as follows:

Commence at the most Westerly corner of Lot 7, Lake Asbury Unit 4 according to Plat Book 7, page 53 of the public records of said county; thence on the arc of a curve concave to the Southerly and having a radius of 307.60 feet, run a chord distance of 18.83 feet to the point of beginning, the bearing of said chord being South 64 degrees 40 minutes 35 seconds East; thence on the Southwesterly line of said Lot 7, South 62 degrees 55 minutes 20 seconds East 81.17 feet; thence South 75 degrees 12 minutes 09 seconds East 466.80 feet; thence North 70 degrees 45 minutes 50 seconds East 442.00 feet; thence North 63 degrees 39 minutes 50 seconds East 262.00 feet; thence North 61 degrees 31 minutes 50 seconds East 300.37 feet; thence South 25 degrees 36 minutes 25 seconds East 50.00 feet to the most Westerly corner of Lot 1, Lake Asbury Unit One according to Plat Book 7, pages 15 and 16 of said public records; thence South 62 degrees 21 minutes 09 seconds West 572.64 feet; thence South 66 degrees 09 minutes 00 seconds West 452.65 feet; thence North 77 degrees 17 minutes 00 seconds West 277.70 feet; thence North 70 degrees 11 minutes 00 seconds West 240.85 feet to the most Easterly corner of Lot 1, Block 2, Lake Asbury Unit Three according to Plat Book 7, pages 28 and 29 of said public records; thence on the Northeasterly line of said Lot 1, Block 2, Lake Asbury Unit Three, North 45 degrees 42 minutes 40 seconds West 52.00 feet; thence North 27 degrees 04 minutes 40 seconds East 60.00 feet to said point of beginning.



L A K E A S B U R Y (ARTIFICIAL LAKE)

74- 75  
 FILE NO. 290  
 OFFICIAL'S NO. 290  
 PAGE 191  
 VERIFIED  
 JAN 2 12 19 PM '74  
 PUBLIC COUNTY, FLA.  
 CLERK CIRCUIT COURT

FILE NO

- DENOTES IRON PIPE
- ⊙ DENOTES CONCRETE MONUMENT
- X-X- DENOTES FENCE

LOUIS H. MCKEE  
 REG. SURVEYOR NO. 1221  
 1246 HWY. NO. 17  
 ORANGE PARK, FLORIDA