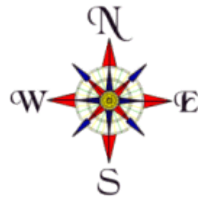
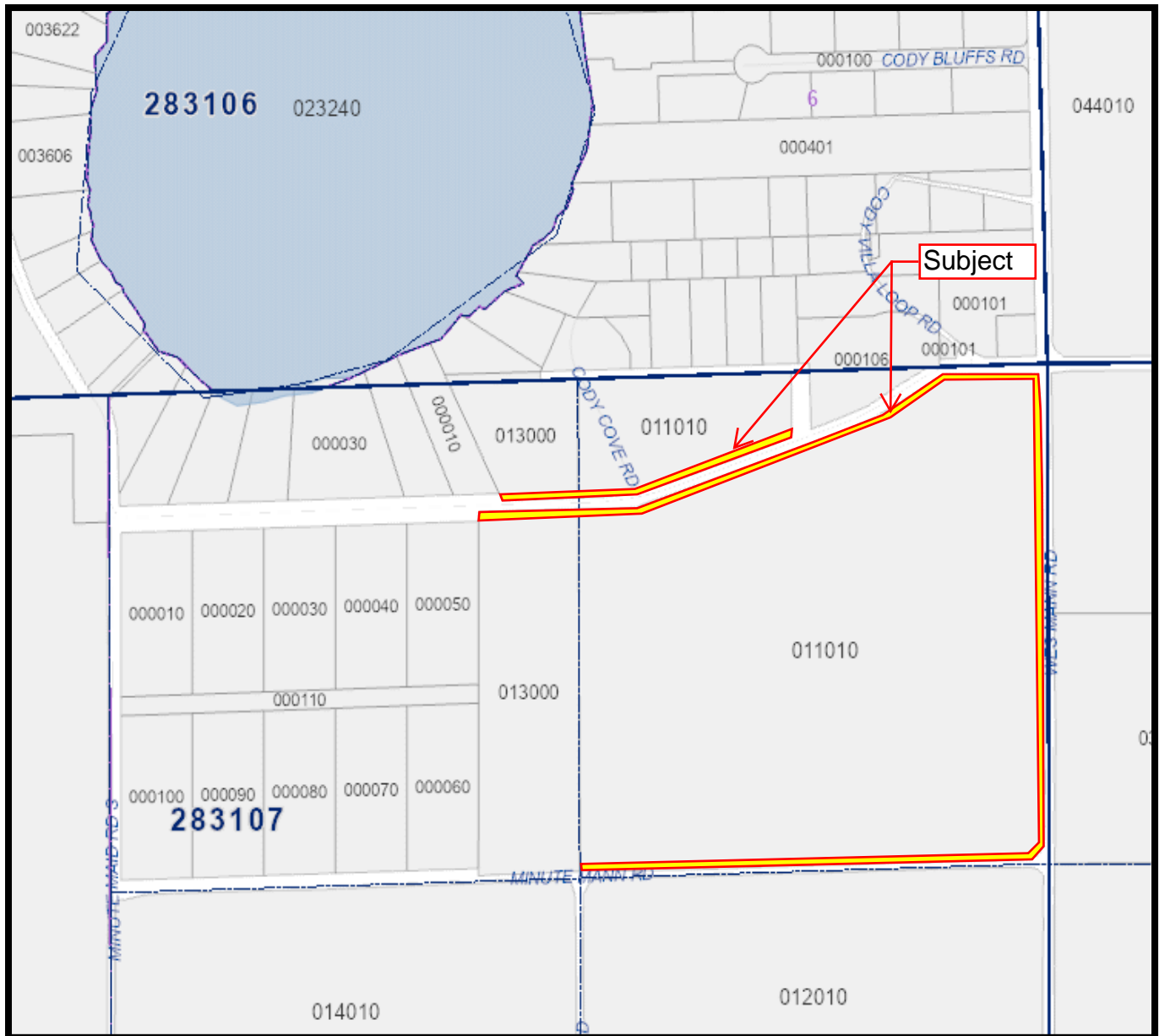


Section 7,
Township 31 South,
Range 28 East

Subject Area



SECTION 7, TOWNSHIP 31 SOUTH, RANGE 28 EAST



This Instrument prepared under the direction of:
R. Wade Allen, Director
Polk County Real Estate Services
P.O. Box 9005, Drawer RE-01
Bartow, Florida 33831-9005
By: Scott C. Lowery
Project Name: DRC – Cody Villa Road R/W

Parent Parcel ID Nos.: 283106-959000-000700/000701 and
283107-000000-011010/013000

QUIT CLAIM DEED

THIS INDENTURE, made this 2 day of January, 2026, between **LANDDALY, LLC**, a Florida limited liability company, whose address is 776 N. 9th Street, Lake Wales, Florida 33853, Grantor, and **POLK COUNTY**, a political subdivision of the State of Florida, whose address is P.O. Box 988, Bartow, Florida 33831, Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" may be singular or plural and/or natural or artificial, whenever the context so requires, and include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of business entities.)

WITNESSETH, that the Grantor, for and in consideration of the sum of One Dollar, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, quit claim, and convey unto the Grantee, its successors and assigns all right, title, interest, claim, and demand which the Grantor has in and to the following described land, situate, lying and being in the County of Polk, State of Florida, to-wit:

SEE EXHIBIT "A"


TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto belonging or in anywise incident or appertaining, and all the estate, right, title, interest, and claim whatsoever of the said Grantor, in law or in equity to the only proper use, benefit, and behoove of the said Grantee, its successors and assigns forever.

[SIGNATURE PAGE FOLLOWS]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly executed in its name the date first above written.

Signed, Sealed and Delivered in the presence of:
(Signature of two witnesses required by Florida Law)



Witness #1
Kristie Reel

Print Name
300 W Central Ave Lake Wales
Address 4133853

Witness #2
MAISSA DWORIC

Print Name
300 W CENTRAL AVE, LAKE WALES FL 33853
Address

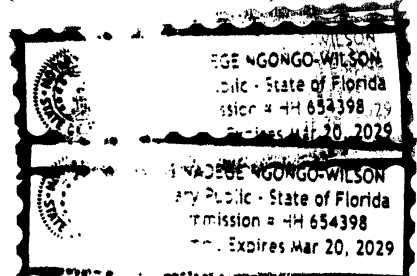
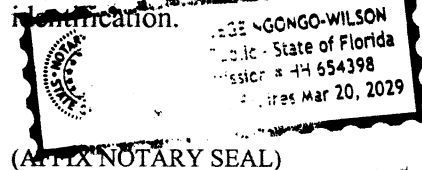
LANDDALY, LLC, a Florida
limited liability company

By: 
Christopher C. Daly, Manager

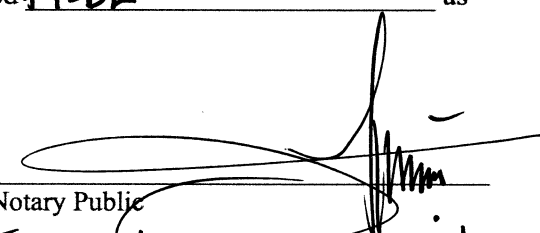
STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2 day of January, 2026, by Christopher C. Daly, as Manager of Landdaly, LLC, a Florida limited liability company, on behalf of the company, who ☐ is personally known to me or ☒ has produced FL-DL as identification.



Notary Public


Ins Wade Ngongo-Wilson
Printed Name of Notary

March 20, 2029
Commission Number and Expiration Date

SKETCH OF DESCRIPTION RIGHT OF WAY DEDICATION

SECTION 7, TOWNSHIP 31 SOUTH, RANGE 28 EAST
CITY OF FROSTPROOF, POLK COUNTY, FLORIDA

LEGAL DESCRIPTION



A PARCEL OF LAND LOCATED IN SECTION 7, TOWNSHIP 31 SOUTH, RANGE 28 EAST, CITY OF FROSTPROOF, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NE 1/4 OF SAID SECTION 7; THENCE ALONG THE EAST LINE OF THE NE 1/4 OF SAID SECTION 7, S00°12'51"E, A DISTANCE OF 27.65 FEET; THENCE DEPARTING SAID EAST LINE, S89°47'09"W, A DISTANCE OF 15.01 FEET TO THE WEST RIGHT-OF-WAY LINE OF WES MANN ROAD (VARIABLE-WIDTH MAINTAINED RIGHT WAY AS ESTABLISHED IN THE FIELD) AND THE POINT OF BEGINNING;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: 1) S00°12'54"E, A DISTANCE OF 1252.35 FEET; 2) S44°04'56"W, A DISTANCE OF 46.88 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MINUTE MANN ROAD (VARIABLE-WIDTH MAINTAINED RIGHT OF WAY PER MAP BOOK 6, PAGES 347-348, PUBLIC RECORDS OF POLK COUNTY, FLORIDA); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING SEVENTEEN (17) COURSES: 1) S88°22'24"W, A DISTANCE OF 100.00 FEET; 2) S88°56'46"W, A DISTANCE OF 100.01 FEET; 3) S88°22'24"W, A DISTANCE OF 100.00 FEET; 4) S89°31'09"W, A DISTANCE OF 100.02 FEET; 5) S87°13'39"W, A DISTANCE OF 100.02 FEET; 6) S88°56'46"W, A DISTANCE OF 100.00 FEET; 7) S88°22'24"W, A DISTANCE OF 100.00 FEET; 8) S88°22'24"W, A DISTANCE OF 100.00 FEET; 9) S87°48'01"W, A DISTANCE OF 100.01 FEET; 10) S88°56'46"W, A DISTANCE OF 100.01 FEET; 11) S88°56'46"W, A DISTANCE OF 100.01 FEET; 12) N89°54'30"W, A DISTANCE OF 100.04 FEET; 13) S88°22'24"W, A DISTANCE OF 100.00 FEET; 14) S87°13'39"W, A DISTANCE OF 100.02 FEET; 15) S88°22'24"W, A DISTANCE OF 100.00 FEET; 16) S87°13'39"W, A DISTANCE OF 61.67 FEET; 17) N00°02'17"E, A DISTANCE OF 18.69 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, N87°50'39"E, A DISTANCE OF 249.06 FEET; THENCE N88°29'48"E, A DISTANCE OF 1317.09 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 88°56'31" AND A CHORD BEARING AND DISTANCE OF N44°01'33"E, 14.01 FEET) FOR AN ARC DISTANCE OF 15.52 FEET TO A POINT OF TANGENCY; THENCE N00°26'43"W, A DISTANCE OF 1233.30 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 89°46'21" AND A CHORD BEARING AND DISTANCE OF N45°19'53"W, 14.11 FEET) FOR AN ARC DISTANCE OF 15.67 FEET TO A POINT OF TANGENCY; THENCE S89°46'56"W, A DISTANCE OF 174.59 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 32°05'21" AND A CHORD BEARING AND DISTANCE OF S73°44'15"W, 127.14 FEET) FOR AN ARC DISTANCE OF 128.81 FEET TO A POINT OF TANGENCY; THENCE S57°41'35"W, A DISTANCE OF 123.95 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 520.00 FEET, A CENTRAL ANGLE OF 13°05'56" AND A CHORD BEARING AND DISTANCE OF S64°14'33"W, 118.62 FEET) FOR AN ARC DISTANCE OF 118.88 FEET TO A POINT OF TANGENCY; THENCE S70°47'31"W, A DISTANCE OF 545.58 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 610.00 FEET, A CENTRAL ANGLE OF 17°28'07" AND A CHORD BEARING AND DISTANCE OF S79°31'34"W, 185.26 FEET) FOR AN ARC DISTANCE OF 185.98 FEET TO A POINT OF TANGENCY; THENCE S88°15'37"W, A DISTANCE OF 349.56 FEET; THENCE N00°02'17"E, A DISTANCE OF 25.29 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF CODY VILLA ROAD (VARIABLE-WIDTH MAINTAINED RIGHT OF WAY PER MAP BOOK 7, PAGES 267-273, PUBLIC RECORDS OF POLK COUNTY, FLORIDA); THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TWENTY (20) COURSES: 1) N88°20'46"E, A DISTANCE OF 57.62 FEET; 2) N88°27'39"E, A DISTANCE OF 100.00 FEET; 3) N88°17'20"E, A DISTANCE OF 100.00 FEET; 4) N89°43'15"E, A DISTANCE OF 100.03 FEET; 5) N87°45'35"E, A DISTANCE OF 85.00 FEET; 6) N66°27'09"E, A DISTANCE OF 20.54 FEET; 7) N71°47'57"E, A DISTANCE OF 100.03 FEET; 8) N71°23'54"E, A DISTANCE OF 100.01 FEET; 9) N71°17'01"E, A

CONTINUED ON SHEET 2

THIS SKETCH OF DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

 LEADING EDGE LAND SERVICES INCORPORATED 8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809 PHONE: (407) 351-6730 FAX: (407) 351-9691 WEB: www.leadingedgels.com FLORIDA LICENSED BUSINESS NUMBER LB 6846	SKETCH OF DESCRIPTION FOR LANDDALY, LLC	DATE OF DRAWING: 24 DEC 2025
	SURVEYOR'S CERTIFICATION I, THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SKETCH IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE 5J-17 STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS.  J.L. YOUNDERIAN PROFESSIONAL SURVEYOR AND MAPPER NUMBER 7549	MANAGER: MAB CADD: EAC PROJECT NUMBER: 1009-25005 FIELD BOOK NUMBER: N/A LAST FIELD WORK: N/A CREW CHIEF(S): N/A COMPUTER FILE: 1009005SD1.DWG SCALE: N/A SHEET 1 OF 11

**SKETCH OF DESCRIPTION
RIGHT OF WAY DEDICATION**

SECTION 7, TOWNSHIP 31 SOUTH, RANGE 28 EAST
CITY OF FROSTPROOF, POLK COUNTY, FLORIDA

LEGAL DESCRIPTION, CONTINUED


DISTANCE OF 100.01 FEET; 10) N71°10'09"E, A DISTANCE OF 100.01 FEET; 11) N70°11'43"E, A DISTANCE OF 100.00 FEET; 12) N71°06'43"E, A DISTANCE OF 100.01 FEET; 13) N67°48'35"E, A DISTANCE OF 90.10 FEET; 14) N60°45'57"E, A DISTANCE OF 114.44 FEET; 15) N58°27'39"E, A DISTANCE OF 100.02 FEET; 16) N84°13'42"E, A DISTANCE OF 23.15 FEET; 17) N84°26'17"E, A DISTANCE OF 60.33 FEET; 18) N89°36'25"E, A DISTANCE OF 97.41 FEET; 19) S89°31'14"E, A DISTANCE OF 100.00 FEET; 20) N84°55'12"E, A DISTANCE OF 10.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.046 ACRES (89,125 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. THE PURPOSE OF THIS SKETCH OF DESCRIPTION IS TO PROVIDE A LEGAL DESCRIPTION FOR DEDICATION OF RIGHT OF WAY FOR WEST CODY VILLA ROAD, WES MANN ROAD AND MINUTE MANN ROAD TO POLK COUNTY, FLORIDA.
2. THE BASIS OF BEARINGS FOR THIS SKETCH IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, NGS ADJUSTMENT OF 2011. THE EAST LINE OF THE NE 1/4 OF SECTION 7, TOWNSHIP 31 SOUTH, RANGE 28 EAST BEARS S00°12'51"E.
3. THE PROPERTY DEPICTED ON THIS SKETCH IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS LEGAL DESCRIPTION IS INCOMPLETE UNLESS ACCOMPANIED BY A SKETCH OF THE PROPERTY DESCRIBED HEREIN.
5. THIS IS NOT A SURVEY.

THIS SKETCH OF DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1)

 LEADING EDGE LAND SERVICES INCORPORATED 8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809 PHONE: (407) 351-6730 FAX: (407) 351-9691 WEB: www.leadingedges.com FLORIDA LICENSED BUSINESS NUMBER LB 6846	SKETCH OF DESCRIPTION FOR LANDDALY, LLC	DATE OF DRAWING: 24 DEC 2025	
	THIS SKETCH IS INCOMPLETE UNLESS ACCOMPANIED BY A LEGAL DESCRIPTION OF THE PROPERTY DEPICTED HEREON THIS IS NOT A SURVEY	MANAGER: MAB CADD: EAC	PROJECT NUMBER: 1009-25005
		FIELD BOOK NUMBER: N/A	
		LAST FIELD WORK: N/A	
		CREW CHIEF(S): N/A	
		COMPUTER FILE: 1009005SD1.DWG	
		SCALE: 1" = 100'	SHEET 2 OF 11

SKETCH OF DESCRIPTION RIGHT OF WAY DEDICATION

SECTION 7, TOWNSHIP 31 SOUTH, RANGE 28 EAST
CITY OF FROSTPROOF, POLK COUNTY, FLORIDA

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	10.00'	88°56'31"	N44°01'33"E	14.01'	15.52'
C2	10.00'	89°46'21"	N45°19'53"W	14.11'	15.67'
C3	230.00'	32°05'21"	S73°44'15"W	127.14'	128.81'
C4	520.00'	13°05'56"	S64°14'33"W	118.62'	118.88'
C5	610.00'	17°28'07"	S79°31'34"W	185.26'	185.98'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°12'51"E	27.65'
L2	S89°47'09"W	15.01'
L3	S44°04'56"W	46.88'
L4	S88°22'24"W	100.00'
L5	S88°56'46"W	100.01'
L6	S88°22'24"W	100.00'
L7	S89°31'09"W	100.02'
L8	S87°13'39"W	100.02'
L9	S88°56'46"W	100.00'
L10	S88°22'24"W	100.00'
L11	S88°22'24"W	100.00'
L12	S87°48'01"W	100.01'
L13	S88°56'46"W	100.01'
L14	S88°56'46"W	100.01'
L15	N89°54'30"W	100.04'
L16	S88°22'24"W	100.00'
L17	S87°13'39"W	100.02'
L18	S88°22'24"W	100.00'
L19	S87°13'39"W	61.67'
L20	N00°02'17"E	18.69'
L21	S89°46'56"W	174.59'
L22	S57°41'35"W	123.95'

LINE	BEARING	DISTANCE
L23	N00°02'17"E	25.29'
L24	N88°20'46"E	57.62'
L25	N88°27'39"E	100.00'
L26	N88°17'20"E	100.00'
L27	N89°43'15"E	100.03'
L28	N87°45'35"E	85.00'
L29	N66°27'09"E	20.54'
L30	N71°47'57"E	100.03'
L31	N71°23'54"E	100.01'
L32	N71°17'01"E	100.01'
L33	N71°10'09"E	100.01'
L34	N70°11'43"E	100.00'
L35	N71°06'43"E	100.01'
L36	N67°48'35"E	90.10'
L37	N60°45'57"E	114.44'
L38	N58°27'39"E	100.02'
L39	N84°13'42"E	23.15'
L40	N84°26'17"E	60.33'
L41	N89°36'25"E	97.41'
L42	S89°31'14"E	100.00'
L43	N84°55'12"E	10.20'

THIS SKETCH OF DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1)



**LEADING EDGE
LAND SERVICES
INCORPORATED**

8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9691
WEB: www.leadingedgels.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

SKETCH OF DESCRIPTION
FOR
LANDDALY, LLC

THIS SKETCH IS INCOMPLETE
UNLESS ACCOMPANIED BY A
LEGAL DESCRIPTION OF THE
PROPERTY DEPICTED HEREON

THIS IS NOT
A SURVEY

DATE OF DRAWING: 24 DEC 2025

MANAGER: MAB CADD: EAC

PROJECT NUMBER: 1009-25005

FIELD BOOK NUMBER: N/A

LAST FIELD WORK: N/A

CREW CHIEF(S): N/A

COMPUTER FILE: 1009005SD1.DWG

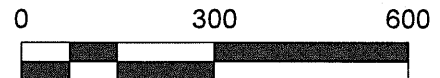
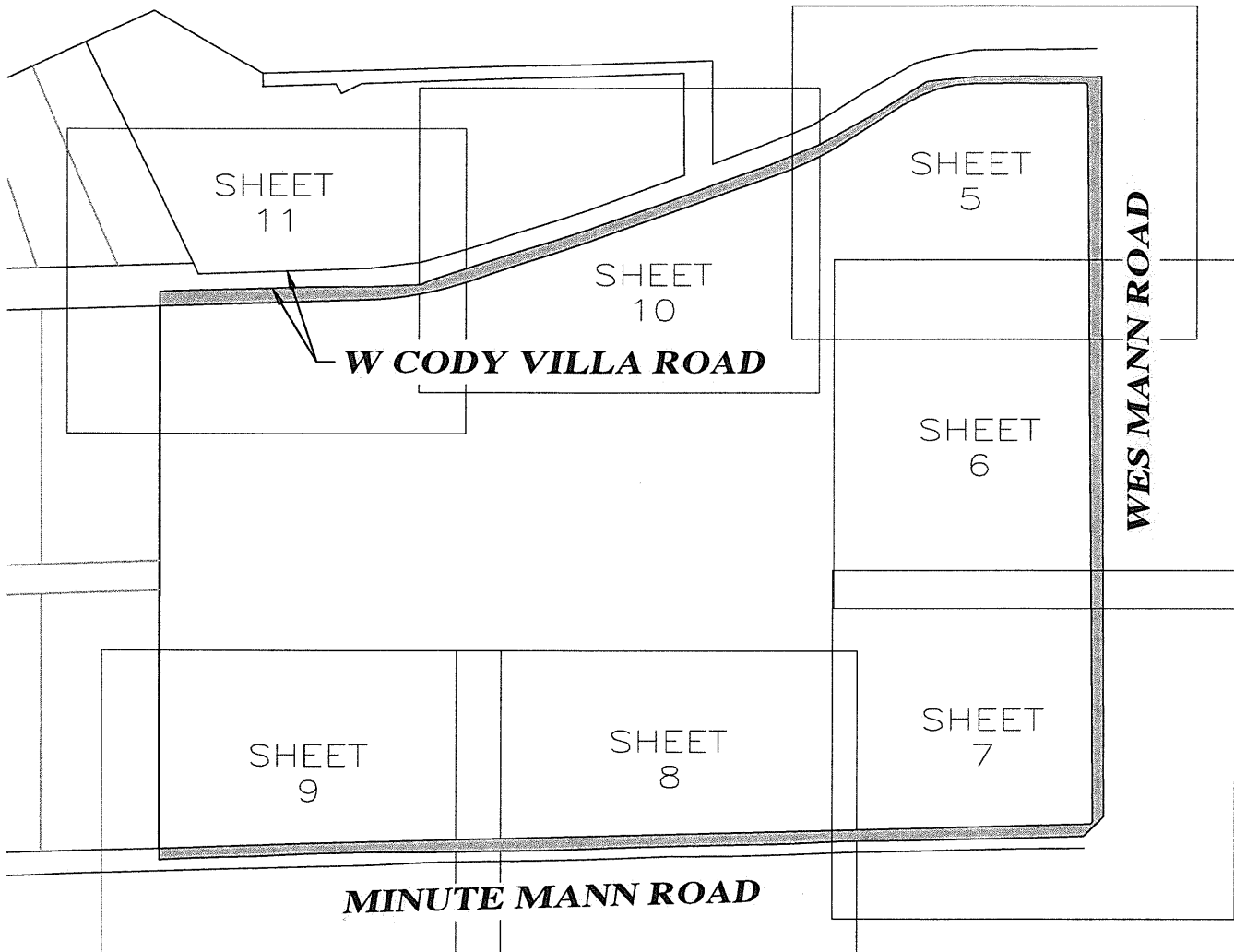
SCALE: 1" = 100'

SHEET 3 OF 11

**SKETCH OF DESCRIPTION
RIGHT OF WAY DEDICATION**

SECTION 7, TOWNSHIP 31 SOUTH, RANGE 28 EAST
CITY OF FROSTPROOF, POLK COUNTY, FLORIDA

SHEET INDEX



GRAPHIC SCALE 1"=300'

THIS SKETCH OF DESCRIPTION OR COPIES THEREOF ARE NOT
VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1)

**LEADING EDGE
LAND SERVICES
INCORPORATED**
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9691
WEB: www.leadingedgels.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

**SKETCH OF DESCRIPTION
FOR
LANDDALY, LLC**

THIS SKETCH IS INCOMPLETE
UNLESS ACCOMPANIED BY A
LEGAL DESCRIPTION OF THE
PROPERTY DEPICTED HEREON

**THIS IS NOT
A SURVEY**

DATE OF DRAWING: 24 DEC 2025

MANAGER: MAB CADD: EAC

PROJECT NUMBER: 1009-25005

FIELD BOOK NUMBER: N/A

LAST FIELD WORK: N/A

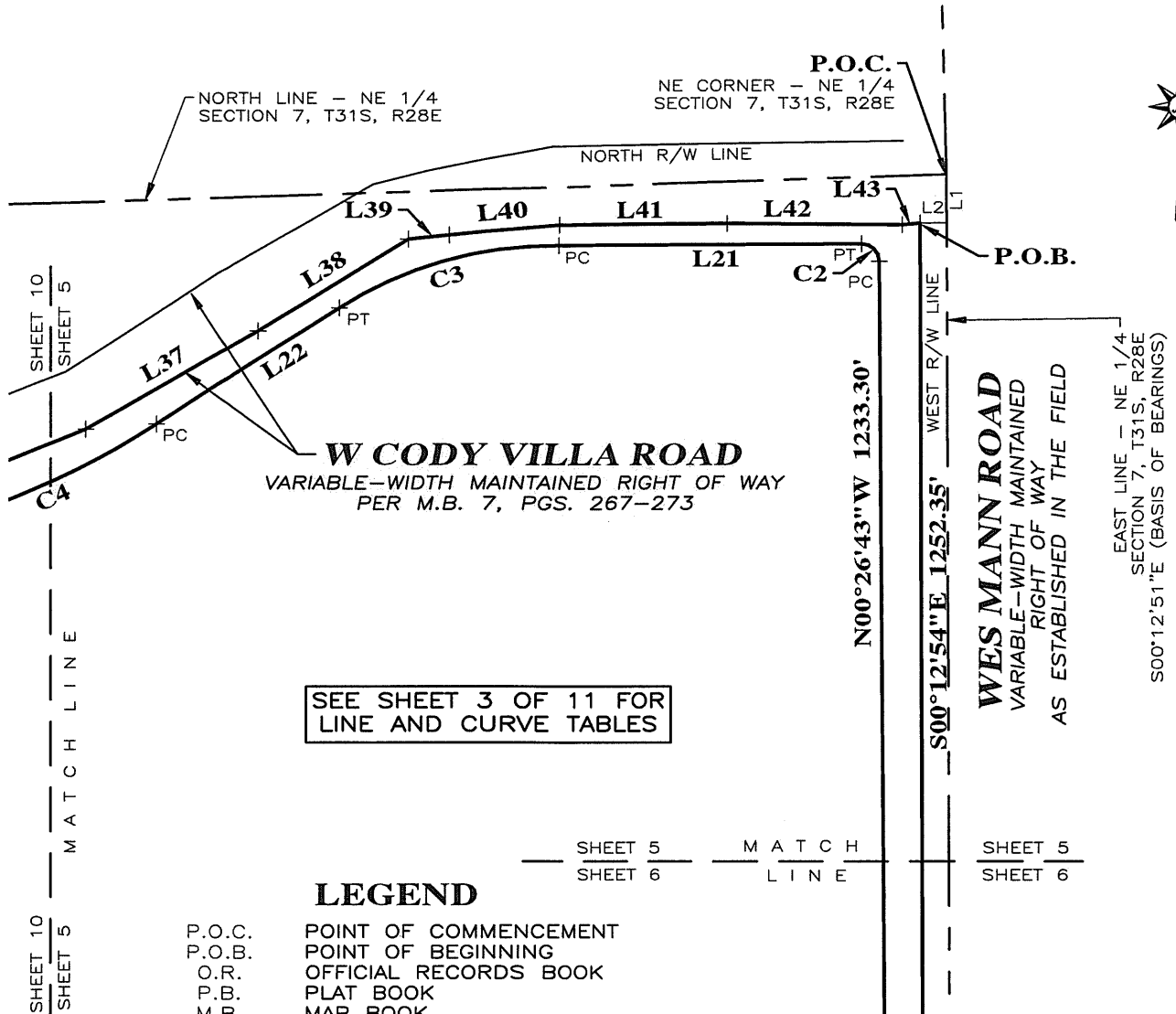
CREW CHIEF(S): N/A

COMPUTER FILE: 1009005SD1.DWG

SCALE: 1" = 300' SHEET 4 OF 11

SKETCH OF DESCRIPTION RIGHT OF WAY DEDICATION

SECTION 7, TOWNSHIP 31 SOUTH, RANGE 28 EAST
CITY OF FROSTPROOF, POLK COUNTY, FLORIDA



SEE SHEET 3 OF 11 FOR
LINE AND CURVE TABLES

LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
O.R.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
M.B.	MAP BOOK
PG./PGS.	PAGE/PAGES
R/W	RIGHT OF WAY
T	TOWNSHIP
R	RANGE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
LB	LICENSED BUSINESS



GRAPHIC SCALE 1"=100'

THIS SKETCH OF DESCRIPTION OR COPIES THEREOF ARE NOT
VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1)

**LEADING EDGE
LAND SERVICES
INCORPORATED**

8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809

PHONE: (407) 351-6730
FAX: (407) 351-9691
WEB: www.leadingedge.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

SKETCH OF DESCRIPTION
FOR
LANDDALY, LLC

THIS SKETCH IS INCOMPLETE
UNLESS ACCOMPANIED BY A
LEGAL DESCRIPTION OF THE
PROPERTY DEPICTED HEREON

THIS IS NOT
A SURVEY

DATE OF DRAWING: 24 DEC 2025	
MANAGER: MAB	CADD: EAC
PROJECT NUMBER: 1009-25005	
FIELD BOOK NUMBER: N/A	
LAST FIELD WORK: N/A	
CREW CHIEF(S): N/A	
COMPUTER FILE: 1009005SD1.DWG	
SCALE: 1" = 100'	SHEET 5 OF 11

SKETCH OF DESCRIPTION RIGHT OF WAY DEDICATION

SECTION 7, TOWNSHIP 31 SOUTH, RANGE 28 EAST
CITY OF FROSTPROOF, POLK COUNTY, FLORIDA



SHEET 5
SHEET 6

M A T C H
L I N E

SHEET 5
SHEET 6

SEE SHEET 3 OF 11 FOR
LINE AND CURVE TABLES

LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
O.R.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
M.B.	MAP BOOK
PG./PGS.	PAGE/PAGES
R/W	RIGHT OF WAY
T	TOWNSHIP
R	RANGE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
LB	LICENSED BUSINESS

N00°26'43"W 1233.30'

S00°12'54"E 1252.35'

WES MANN ROAD
VARIABLE-WIDTH MAINTAINED RIGHT OF WAY
AS ESTABLISHED IN THE FIELD

EAST LINE - NE 1/4
SECTION 7, T31S, R28E
S00°12'51"E (BASIS OF BEARINGS)

SHEET 6
SHEET 7

M A T C H
L I N E

SHEET 6
SHEET 7

0 100 200



GRAPHIC SCALE 1"=100'

THIS SKETCH OF DESCRIPTION OR COPIES THEREOF ARE NOT
VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1)

**LEADING EDGE
LAND SERVICES
INCORPORATED**

8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809

PHONE: (407) 351-6730
FAX: (407) 351-9691
WEB: www.leadingedge.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

SKETCH OF DESCRIPTION
FOR
LANDDALY, LLC

THIS SKETCH IS INCOMPLETE
UNLESS ACCOMPANIED BY A
LEGAL DESCRIPTION OF THE
PROPERTY DEPICTED HEREON

THIS IS NOT
A SURVEY

DATE OF DRAWING: 24 DEC 2025	
MANAGER: MAB	CADD: EAC
PROJECT NUMBER: 1009-25005	
FIELD BOOK NUMBER: N/A	
LAST FIELD WORK: N/A	
CREW CHIEF(S): N/A	
COMPUTER FILE: 1009005SD1.DWG	
SCALE: 1" = 100'	SHEET 6 OF 11

SKETCH OF DESCRIPTION RIGHT OF WAY DEDICATION

SECTION 7, TOWNSHIP 31 SOUTH, RANGE 28 EAST
CITY OF FROSTPROOF, POLK COUNTY, FLORIDA

SEE SHEET 3 OF 11 FOR
LINE AND CURVE TABLES



SHEET 6
SHEET 7

MATCH LINE

SHEET 6
SHEET 7

LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
O.R.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
M.B.	MAP BOOK
PG./PGS.	PAGE/PAGES
R/W	RIGHT OF WAY
T	TOWNSHIP
R	RANGE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
LB	LICENSED BUSINESS

N00°26'43"W 1233.30'

S00°12'54"E 1252.35'

WES MANN ROAD
VARIABLE-WIDTH MAINTAINED RIGHT OF WAY
AS ESTABLISHED IN THE FIELD

EAST LINE - NE 1/4
SECTION 7, T31S, R28E
S00°12'51"E (BASIS OF BEARINGS)

N88°29'48"E 1317.09'

C1 PT
PC

L5

MINUTE MANN ROAD
VARIABLE-WIDTH MAINTAINED RIGHT OF WAY
PER M.B. 6, PGS. 347-348

SOUTH LINE - NE 1/4 - NE 1/4
SECTION 7, T31S, R28E

0 100 200



GRAPHIC SCALE 1"=100'

THIS SKETCH OF DESCRIPTION OR COPIES THEREOF ARE NOT
VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1)

**LEADING EDGE
LAND SERVICES
INCORPORATED**
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9691
WEB: www.leadingedge.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

SKETCH OF DESCRIPTION
FOR
LANDDALY, LLC

THIS SKETCH IS INCOMPLETE
UNLESS ACCOMPANIED BY A
LEGAL DESCRIPTION OF THE
PROPERTY DEPICTED HEREON

THIS IS NOT
A SURVEY

DATE OF DRAWING: 24 DEC 2025

MANAGER: MAB CADD: EAC

PROJECT NUMBER: 1009-25005

FIELD BOOK NUMBER: N/A

LAST FIELD WORK: N/A

CREW CHIEF(S): N/A

COMPUTER FILE: 1009005SD1.DWG

SCALE: 1" = 100'

SHEET 7 OF 11

SKETCH OF DESCRIPTION RIGHT OF WAY DEDICATION

SECTION 7, TOWNSHIP 31 SOUTH, RANGE 28 EAST
CITY OF FROSTPROOF, POLK COUNTY, FLORIDA



SEE SHEET 3 OF 11 FOR
LINE AND CURVE TABLES

SHEET 9
SHEET 8

MATCH LINE

SHEET 8
SHEET 7

MATCH LINE

N88°29'48"E 1317.09'

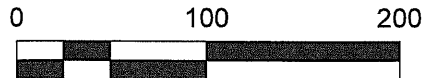
L14 L13 L12 L11 NORTH R/W LINE L9 L8 SOUTH R/W LINE

MINUTE MANN ROAD
VARIABLE-WIDTH MAINTAINED RIGHT OF WAY
PER M.B. 6, PGS. 347-348

SOUTH LINE - NE 1/4 - NE 1/4
SECTION 7, T31S, R28E

SHEET 9
SHEET 8

SHEET 8
SHEET 7



GRAPHIC SCALE 1"=100'

LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
O.R.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
M.B.	MAP BOOK
PG./PGS.	PAGE/PAGES
R/W	RIGHT OF WAY
T	TOWNSHIP
R	RANGE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
LB	LICENSED BUSINESS

THIS SKETCH OF DESCRIPTION OR COPIES THEREOF ARE NOT
VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1)

**LEADING EDGE
LAND SERVICES
INCORPORATED**
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9691
WEB: www.leadingedgels.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

SKETCH OF DESCRIPTION
FOR
LANDDALY, LLC

THIS SKETCH IS INCOMPLETE
UNLESS ACCOMPANIED BY A
LEGAL DESCRIPTION OF THE
PROPERTY DEPICTED HEREON

THIS IS NOT
A SURVEY

DATE OF DRAWING: 24 DEC 2025

MANAGER: MAB CADD: EAC

PROJECT NUMBER: 1009-25005

FIELD BOOK NUMBER: N/A

LAST FIELD WORK: N/A

CREW CHIEF(S): N/A

COMPUTER FILE: 1009005SD1.DWG

SCALE: 1" = 100' SHEET 8 OF 11

SKETCH OF DESCRIPTION RIGHT OF WAY DEDICATION

SECTION 7, TOWNSHIP 31 SOUTH, RANGE 28 EAST
CITY OF FROSTPROOF, POLK COUNTY, FLORIDA



SEE SHEET 3 OF 11 FOR
LINE AND CURVE TABLES

LEGEND

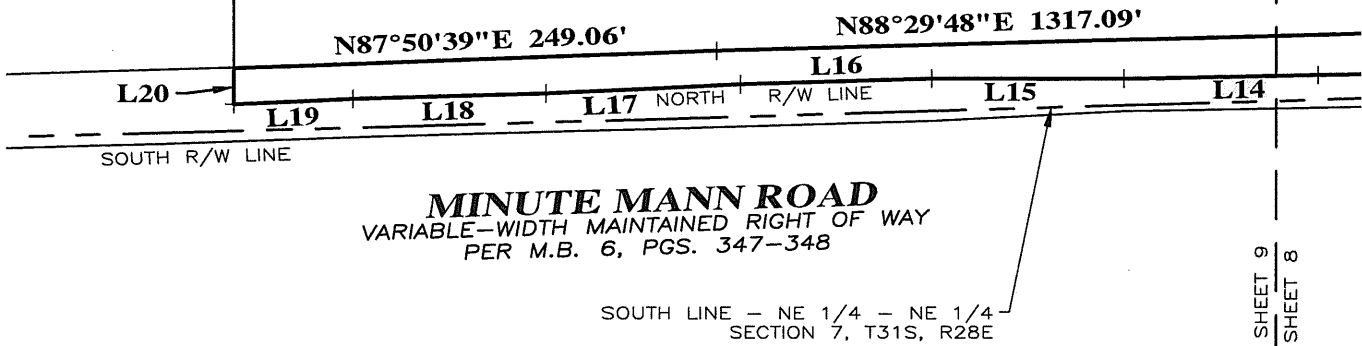
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
O.R.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
M.B.	MAP BOOK
PG./PGS.	PAGE/PAGES
R/W	RIGHT OF WAY
T	TOWNSHIP
R	RANGE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
LB	LICENSED BUSINESS

CODY VILLA ESTATES
REPLAT
P.B. 196, PGS. 19-20

LOT 6

SHEET 9
SHEET 8

MATCH LINE



0 100 200



GRAPHIC SCALE 1"=100'

THIS SKETCH OF DESCRIPTION OR COPIES THEREOF ARE NOT
VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1)



**LEADING EDGE
LAND SERVICES
INCORPORATED**

8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9691
WEB: www.leadingedgeels.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

SKETCH OF DESCRIPTION
FOR
LANDDALY, LLC

THIS SKETCH IS INCOMPLETE
UNLESS ACCOMPANIED BY A
LEGAL DESCRIPTION OF THE
PROPERTY DEPICTED HEREON

THIS IS NOT
A SURVEY

DATE OF DRAWING: 24 DEC 2025

MANAGER: MAB CADD: EAC

PROJECT NUMBER: 1009-25005

FIELD BOOK NUMBER: N/A

LAST FIELD WORK: N/A

CREW CHIEF(S): N/A

COMPUTER FILE: 1009005SD1.DWG

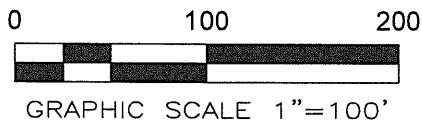
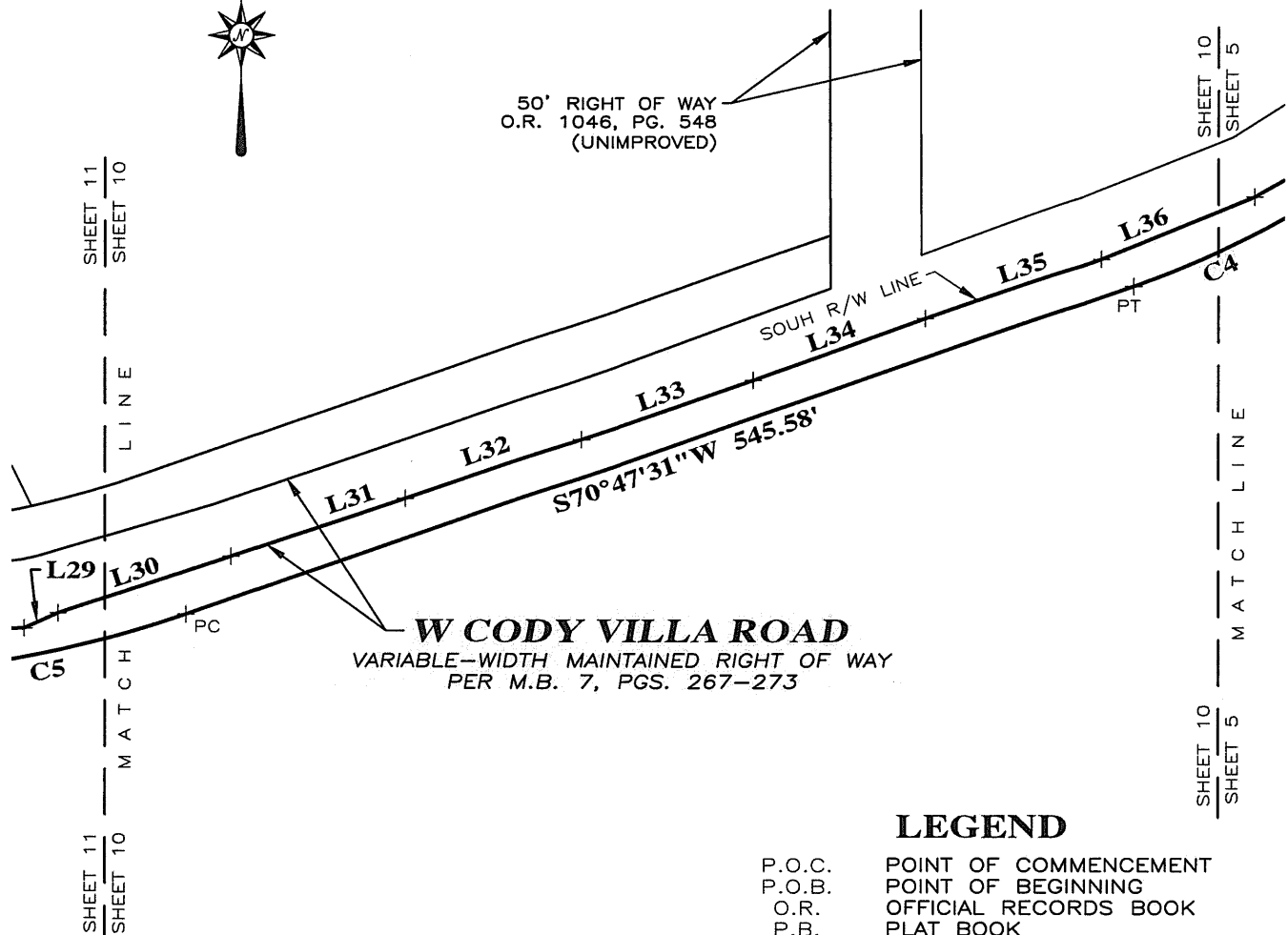
SCALE: 1" = 100'

SHEET 9 OF 11

SKETCH OF DESCRIPTION RIGHT OF WAY DEDICATION

SECTION 7, TOWNSHIP 31 SOUTH, RANGE 28 EAST
CITY OF FROSTPROOF, POLK COUNTY, FLORIDA

SEE SHEET 3 OF 11 FOR
LINE AND CURVE TABLES



LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
O.R.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
M.B.	MAP BOOK
PG./PGS.	PAGE/PAGES
R/W	RIGHT OF WAY
T	TOWNSHIP
R	RANGE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
LB	LICENSED BUSINESS

THIS SKETCH OF DESCRIPTION OR COPIES THEREOF ARE NOT
VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1)

**LEADING EDGE
LAND SERVICES
INCORPORATED**
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9691
WEB: www.leadingedges.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

SKETCH OF DESCRIPTION
FOR
LANDDALY, LLC

THIS SKETCH IS INCOMPLETE
UNLESS ACCOMPANIED BY A
LEGAL DESCRIPTION OF THE
PROPERTY DEPICTED HEREON

THIS IS NOT
A SURVEY

DATE OF DRAWING: 24 DEC 2025

MANAGER: MAB CADD: EAC

PROJECT NUMBER: 1009-25005

FIELD BOOK NUMBER: N/A

LAST FIELD WORK: N/A

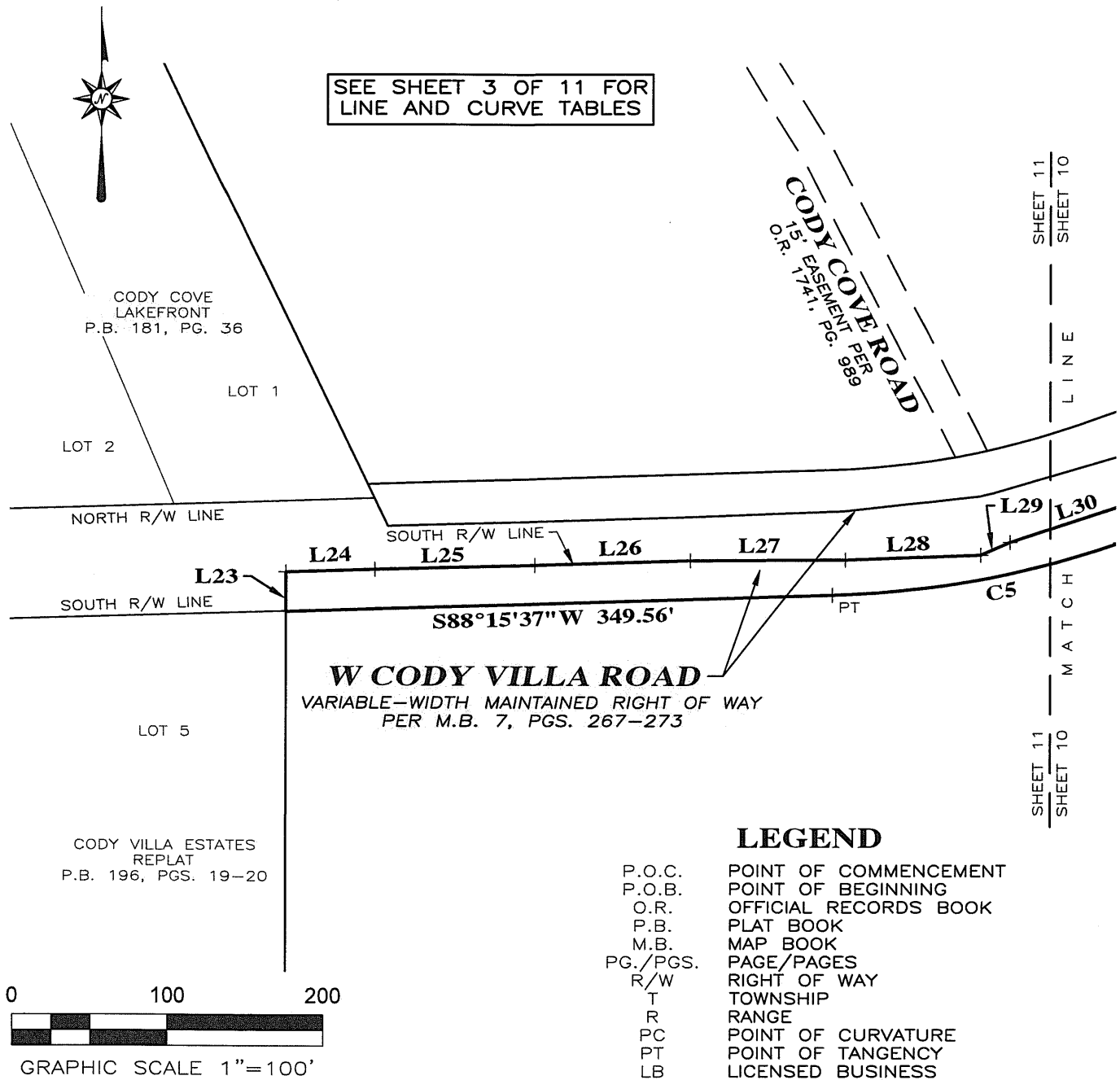
CREW CHIEF(S): N/A

COMPUTER FILE: 1009005SD1.DWG

SCALE: 1" = 100' SHEET 10 OF 11

SKETCH OF DESCRIPTION RIGHT OF WAY DEDICATION

SECTION 7, TOWNSHIP 31 SOUTH, RANGE 28 EAST
CITY OF FROSTPROOF, POLK COUNTY, FLORIDA



THIS SKETCH OF DESCRIPTION OR COPIES THEREOF ARE NOT
VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1)

**LEADING EDGE
LAND SERVICES
INCORPORATED**

8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809

PHONE: (407) 351-6730
FAX: (407) 351-9691
WEB: www.leadingedgeels.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

SKETCH OF DESCRIPTION
FOR
LANDDALY, LLC

THIS SKETCH IS INCOMPLETE
UNLESS ACCOMPANIED BY A
LEGAL DESCRIPTION OF THE
PROPERTY DEPICTED HEREON

THIS IS NOT
A SURVEY

DATE OF DRAWING: 24 DEC 2025

MANAGER: MAB CADD: EAC

PROJECT NUMBER: 1009-25005

FIELD BOOK NUMBER: N/A

LAST FIELD WORK: N/A

CREW CHIEF(S): N/A

COMPUTER FILE: 1009005SD1.DWG

SCALE: 1" = 100'

SHEET 11 OF 11

SKETCH OF DESCRIPTION RIGHT OF WAY DEDICATION

SECTION 7, TOWNSHIP 31 SOUTH, RANGE 28 EAST
CITY OF FROSTPROOF, POLK COUNTY, FLORIDA

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 7, TOWNSHIP 31 SOUTH, RANGE 28 EAST, CITY OF FROSTPROOF, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NE 1/4 OF SAID SECTION 7; THENCE ALONG THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 7, S88°11'10"W, A DISTANCE OF 721.78 FEET TO THE WEST LINE OF A 50-FOOT RIGHT OF WAY PER OFFICIAL RECORDS BOOK 1046, PAGE 546, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, S00°12'51"E, A DISTANCE OF 143.18 FEET TO THE POINT OF BEGINNING;



THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE, S00°12'51"E, A DISTANCE OF 28.90 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CODY VILLA ROAD (VARIABLE-WIDTH MAINTAINED RIGHT OF WAY PER MAP BOOK 7, PAGES 267-273, PUBLIC RECORDS OF POLK COUNTY, FLORIDA); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING TEN (10) COURSES: 1) S69°54'31"W, A DISTANCE OF 56.36 FEET; 2) S70°11'42"W, A DISTANCE OF 100.00 FEET; 3) S71°03'16"W, A DISTANCE OF 100.01 FEET; 4) S71°03'16"W, A DISTANCE OF 100.01 FEET; 5) S73°37'47"W, A DISTANCE OF 100.15 FEET; 6) S77°13'53"W, A DISTANCE OF 9.12 FEET; 7) S83°31'26"W, A DISTANCE OF 85.29 FEET; 8) S87°46'24"W, A DISTANCE OF 100.00 FEET; 9) S88°17'20"W, A DISTANCE OF 100.00 FEET; 10) S88°20'46"W, A DISTANCE OF 90.85 FEET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE EAST LINE OF LOT 1, CODY COVE LAKEFRONT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 181, PAGE 36, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, N25°59'29"W, A DISTANCE OF 29.85 FEET; THENCE DEPARTING SAID EAST LINE, N88°15'37"E, A DISTANCE OF 294.28 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 17°28'07" AND A CHORD BEARING AND DISTANCE OF N79°31'34"E, 160.96 FEET) FOR AN ARC DISTANCE OF 161.59 FEET TO A POINT OF TANGENCY; THENCE N70°47'31"E, A DISTANCE OF 399.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.538 ACRES (23,432 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. THE PURPOSE OF THIS SKETCH OF DESCRIPTION IS TO PROVIDE A LEGAL DESCRIPTION FOR DEDICATION OF RIGHT OF WAY FOR WEST CODY VILLA ROAD TO POLK COUNTY, FLORIDA.
2. THE BASIS OF BEARINGS FOR THIS SKETCH IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, NGS ADJUSTMENT OF 2011. THE NORTH LINE OF THE NE 1/4 OF SECTION 7, TOWNSHIP 31 SOUTH, RANGE 28 EAST BEARS S88°10'11"W.
3. THE PROPERTY DEPICTED ON THIS SKETCH IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS LEGAL DESCRIPTION IS INCOMPLETE UNLESS ACCOMPANIED BY A SKETCH OF THE PROPERTY DESCRIBED HEREIN.
5. THIS IS NOT A SURVEY.

THIS SKETCH OF DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

 LEADING EDGE LAND SERVICES INCORPORATED 8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809 PHONE: (407) 351-6730 FAX: (407) 351-9691 WEB: www.leadingedgefls.com FLORIDA LICENSED BUSINESS NUMBER LB 6846	SKETCH OF DESCRIPTION FOR LANDDALY, LLC	DATE OF DRAWING: 11 DEC 2025
	SURVEYOR'S CERTIFICATION I, THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SKETCH IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE 5J-17 STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS.  DATE: 11/3/2026 J.L. YOUNDERIAN PROFESSIONAL SURVEYOR AND MAPPER NUMBER 7549	MANAGER: MAB CADD: EAC PROJECT NUMBER: 1009-25005 FIELD BOOK NUMBER: N/A LAST FIELD WORK: N/A CREW CHIEF(S): N/A COMPUTER FILE: 1009005SD.DWG SCALE: N/A SHEET 1 OF 3

SKETCH OF DESCRIPTION RIGHT OF WAY DEDICATION

SECTION 7, TOWNSHIP 31 SOUTH, RANGE 28 EAST
CITY OF FROSTPROOF, POLK COUNTY, FLORIDA



LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°12'51"E	143.18'
L2	S00°12'51"E	28.90'
L3	S69°54'31"W	56.36'
L4	S70°11'42"W	100.00'
L5	S71°03'16"W	100.01'
L6	S71°03'16"W	100.01'
L7	S73°37'47"W	100.15'
L15	N70°47'31"E	399.40'

P.O.C.

NE CORNER - NE 1/4
SECTION 7, T31S, R28E

S88°11'10"W 721.78'

NORTH LINE - NE 1/4
SECTION 7, T31S, R28E
(BASIS OF BEARINGS)

50' RIGHT OF WAY
O.R. 1046, PG. 548
(UNIMPROVED)

P.O.B.

L1 WEST R/W LINE
L2

L15

L4

L3 NORTH R/W LINE

L5

W CODY VILLA ROAD
VARIABLE-WIDTH MAINTAINED RIGHT OF WAY
PER M.B. 7, PGS. 267-273

LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
O.R.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
M.B.	MAP BOOK
PG./PGS.	PAGE/PAGES
R/W	RIGHT OF WAY
T	TOWNSHIP
R	RANGE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
LB	LICENSED BUSINESS

0 100 200



GRAPHIC SCALE 1"=100'

THIS SKETCH OF DESCRIPTION OR COPIES THEREOF ARE NOT
VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1)



**LEADING EDGE
LAND SERVICES
INCORPORATED**

8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9691
WEB: www.leadingedgets.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

SKETCH OF DESCRIPTION
FOR
LANDDALY, LLC

THIS SKETCH IS INCOMPLETE
UNLESS ACCOMPANIED BY A
LEGAL DESCRIPTION OF THE
PROPERTY DEPICTED HEREON

THIS IS NOT
A SURVEY

DATE OF DRAWING: 11 DEC 2025

MANAGER: MAB CADD: EAC

PROJECT NUMBER: 1009-25005

FIELD BOOK NUMBER: N/A

LAST FIELD WORK: N/A

CREW CHIEF(S): N/A

COMPUTER FILE: 1009005SD.DWG

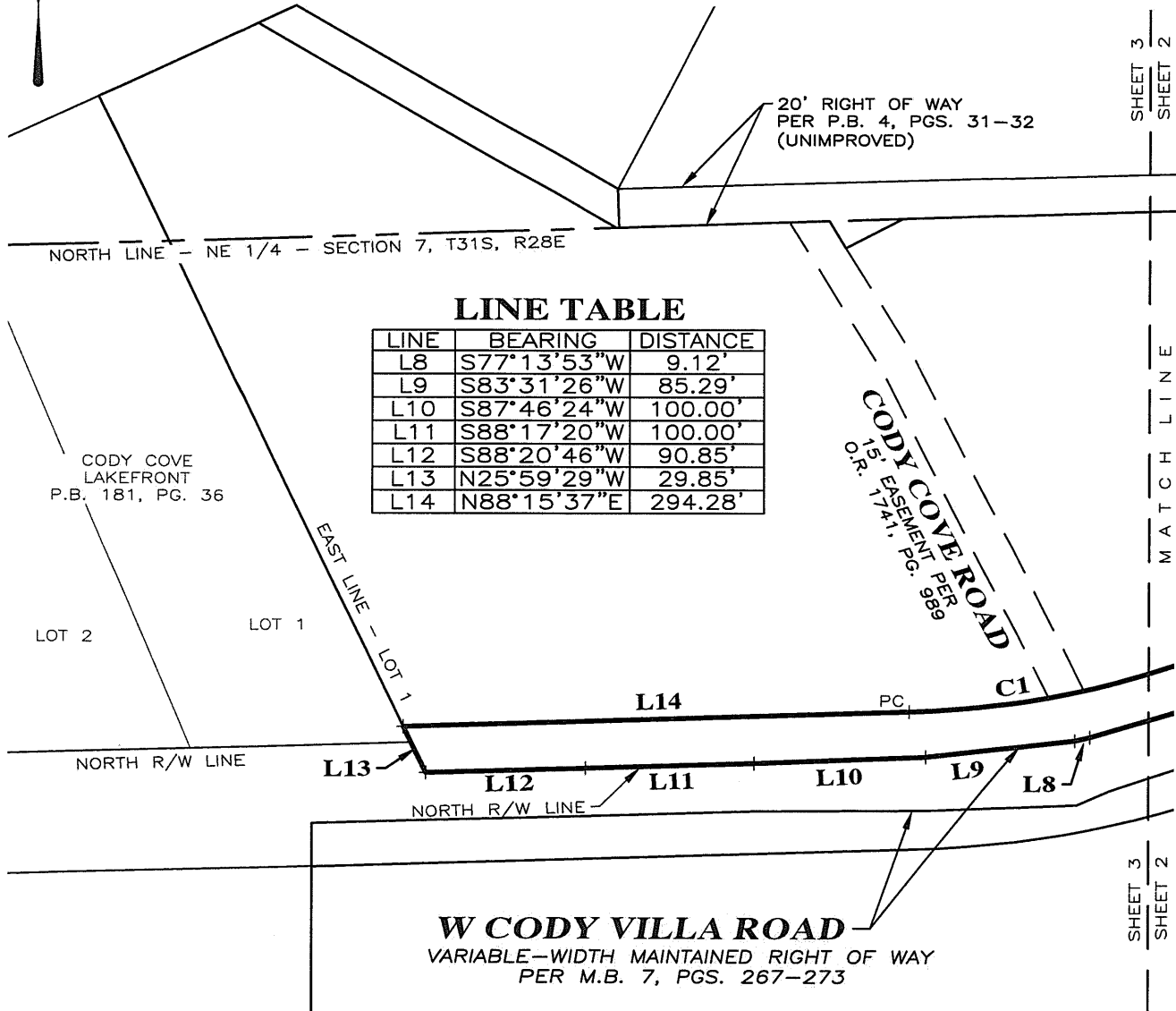
SCALE: 1" = 100' SHEET 2 OF 3

SKETCH OF DESCRIPTION RIGHT OF WAY DEDICATION

SECTION 7, TOWNSHIP 31 SOUTH, RANGE 28 EAST
CITY OF FROSTPROOF, POLK COUNTY, FLORIDA

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	530.00'	17°28'07"	N79°31'34"E	160.96'	161.59'



LINE TABLE

LINE	BEARING	DISTANCE
L8	S77°13'53"W	9.12'
L9	S83°31'26"W	85.29'
L10	S87°46'24"W	100.00'
L11	S88°17'20"W	100.00'
L12	S88°20'46"W	90.85'
L13	N25°59'29"W	29.85'
L14	N88°15'37"E	294.28'

0 100 200



GRAPHIC SCALE 1"=100'

THIS SKETCH OF DESCRIPTION OR COPIES THEREOF ARE NOT
VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1)

**LEADING EDGE
LAND SERVICES
INCORPORATED**

8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9691
WEB: www.leadingedge.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

SKETCH OF DESCRIPTION
FOR
LANDDALY, LLC

THIS SKETCH IS INCOMPLETE
UNLESS ACCOMPANIED BY A
LEGAL DESCRIPTION OF THE
PROPERTY DEPICTED HEREON

THIS IS NOT
A SURVEY

DATE OF DRAWING: 11 DEC 2025

MANAGER: MAB CADD: EAC

PROJECT NUMBER: 1009-25005

FIELD BOOK NUMBER: N/A

LAST FIELD WORK: N/A

CREW CHIEF(S): N/A

COMPUTER FILE: 1009005SD.DWG

SCALE: 1" = 100'

SHEET 3 OF 3