

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

Parent Parcel ID No.: 263021-000000-041030

QUIT CLAIM DEED

THIS INDENTURE, made this 14th day of March, 2024, between **GE INVESTMENTS OF POLK, LLC**, a Florida limited liability company, whose address is 1925 E. Edgewood Drive, Suite 100, Lakeland, Florida 33803, 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]

*SIGNATURE PAGE TO QUIT CLAIM DEED
GE Investments of Polk, LLC to Polk County, Florida*

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)

Thomas Poulton

Witness #1

Thomas Poulton

Print Name

1925 E. Edgewood Dr #100

Address Lakeland, FL 33803

Matthew Queirolo

Witness #2

Matthew Queirolo

Print Name

1925 E. Edgewood Dr. #100

Address Lakeland, FL 33803

GE INVESTMENTS OF POLK, LLC
a Florida limited liability company

By: *Edward H. Laderer, Jr.*
Edward H. Laderer, Jr., Manager

STATE OF FLORIDA

COUNTY OF POLK

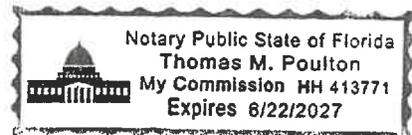
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14th day of March, 2024, by Edward H. Laderer, Jr., as Manager of GE Investments of Polk, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

(AFFIX NOTARY SEAL)

Thomas M. Poulton
Notary Public

Printed Name of Notary

Commission Number and Expiration Date



LEGAL DESCRIPTION:

ADDITIONAL ROAD RIGHT-OF-WAY FOR WALKER LAKE ROAD IN THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 30 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 21; THENCE NORTH 89°46'51" EAST ALONG THE NORTH BOUNDARY OF SAID NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1207.31 FEET TO A NON-TANGENT, NON-RADIAL INTERSECTION WITH A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 594.48 FEET, BEING 40.00 FEET, AS MEASURED PERPENDICULAR FROM THE CENTERLINE OF PAVEMENT OF WALKER LAKE ROAD AND THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUE NORTH 89°46'51", STILL ALONG THE AFORESAID NORTH BOUNDARY, A DISTANCE OF 12.66 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF WALKER LAKE ROAD AS DESCRIBED IN THAT INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1201, PAGE 815, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT BEING THE NON-TANGENT, NON-RADIAL INTERSECTION WITH A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 584.48 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AND SAID WEST RIGHT-OF-WAY, THROUGH A CENTRAL ANGLE/Delta OF 03°44'19" (CHORD = 319.65 FEET, CHORD BEARING = SOUTH 22°06'47") FOR A DISTANCE OF 323.77 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 06°14'38" WEST, STILL ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 153.17 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 666.62 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AND SAID WEST RIGHT-OF-WAY, THROUGH A CENTRAL ANGLE/Delta OF 33°45'00" (CHORD = 387.02 FEET, CHORD BEARING = SOUTH 10°37'52" EAST) FOR A DISTANCE OF 392.67 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 27°30'22" EAST; THENCE DEPARTING SAID WEST RIGHT-OF-WAY, SOUTH 33°03'53" WEST, A DISTANCE OF 11.48 FEET TO A POINT WHICH LIES 40.00 FEET WEST, AS MEASURED PERPENDICULAR, FROM THE CENTERLINE OF ASPHALT OF WALKER LAKE ROAD; THENCE NORTH 27°30'22" WEST, 40.00 FEET WEST OF AND PARALLEL WITH THE AFORESAID CENTERLINE OF ASPHALT OF WALKER LAKE ROAD, A DISTANCE OF 49.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 676.62 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/Delta OF 33°45'00" (CHORD = 392.82 FEET, CHORD BEARING = NORTH 10°37'52" WEST) TO THE POINT OF TANGENCY; THENCE NORTH 06°14'38" EAST, STILL 40.00 FEET WEST OF AND PARALLEL TO THE AFOREMENTIONED CENTERLINE OF ASPHALT OF WALKER LAKE ROAD, A DISTANCE OF 153.17 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 594.48 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/Delta OF 30°59'03" (CHORD = 317.58 FEET, CHORD BEARING = NORTH 21°44'09" EAST) FOR A DISTANCE OF 321.48 FEET AND RETURNING TO THE POINT OF BEGINNING.

**LEGAL DESCRIPTION AND SKETCH
NOT A BOUNDARY SURVEY
SHEET 1 OF 2
EXHIBIT "A"**

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KENNETH W. THOMPSON, P.S.M. AS EVIDENCED BY EITHER AN ORIGINAL SIGNATURE OR A DIGITAL SIGNATURE AFFIXED HERETO.



6700 South Florida Avenue, Suite 1, Lakeland, Florida 33813
(863) 904-4699 - kthompson@platinumsurveying.com
STATE OF FLORIDA AUTHORIZATION FOR:
SURVEYING AND MAPPING BUSINESS - LB 8135

"NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER UNLESS AFFIXED WITH AN ELECTRONIC SIGNATURE"



KENNETH W. THOMPSON P.L.S. #4080

S:\ACTIVE\HERITAGE INVESTMENTS\SIZE\MORE MINOR SUBDIVISION\HERITAGE-SIZE\MORE WALKER LAKE RW.dwg, 3/11/2024 1:43 PM, Ken Thompson

S:\ACTIVE\HERITAGE INVESTMENTS\SIZE\MORE MINOR SUBDIVISION\HERITAGE-SIZEMORE WALKER LAKE RW.dwg.3/11/2024 1:42 PM, Ken Thompson

UNPLATTED LANDS

POINT OF COMMENCEMENT FOR RIGHT-OF-WAY DESCRIBED - THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 30 SOUTH, RANGE 26 EAST

N89°46'51"E 1207.31'(NR)
THE NORTH BOUNDARY OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4

North 1" = 150'

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 30 SOUTH, RANGE 26 EAST

POINT OF BEGINNING

N89°46'51"E 12.66'

D=030°59'03" R=594.48'
L=321.48' CH=317.58'
CB=N21°44'09"E

D=031°44'19" R=584.48'
L=322.77' CH=318.60'
CB=S22°06'47"W

D=035°45'00" R=666.62'
L=398.55' CH=392.82'
CB=N10°31'52"W

EXISTING WATERS EDGE ON JANUARY 16, 2024
ELEVATION = 144.03
NAD88

THE EAST BOUNDARY OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4

WALKER LAKE

THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 30 SOUTH, RANGE 26 EAST

N27°30'22"W 49.87'

S33°03'53"W 11.48'

541.12' (F)
572' (L)

RIGHT-OF-WAY L.R. DESCRIBED IN 934 PAGE 7624.

S27°30'22"E 4.74'

S27°30'22"E 44.23'

LEGAL DESCRIPTION AND SKETCH
NOT A BOUNDARY SURVEY
SHEET 2 OF 2
EXHIBIT "A"

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KENNETH W. THOMPSON, P.S.M. AS EVIDENCED BY EITHER AN ORIGINAL SIGNATURE OR A DIGITAL SIGNATURE AFFIXED HERETO.



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