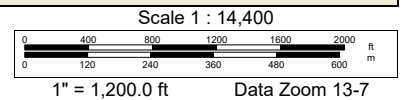


Subject Area

Data use subject to license.

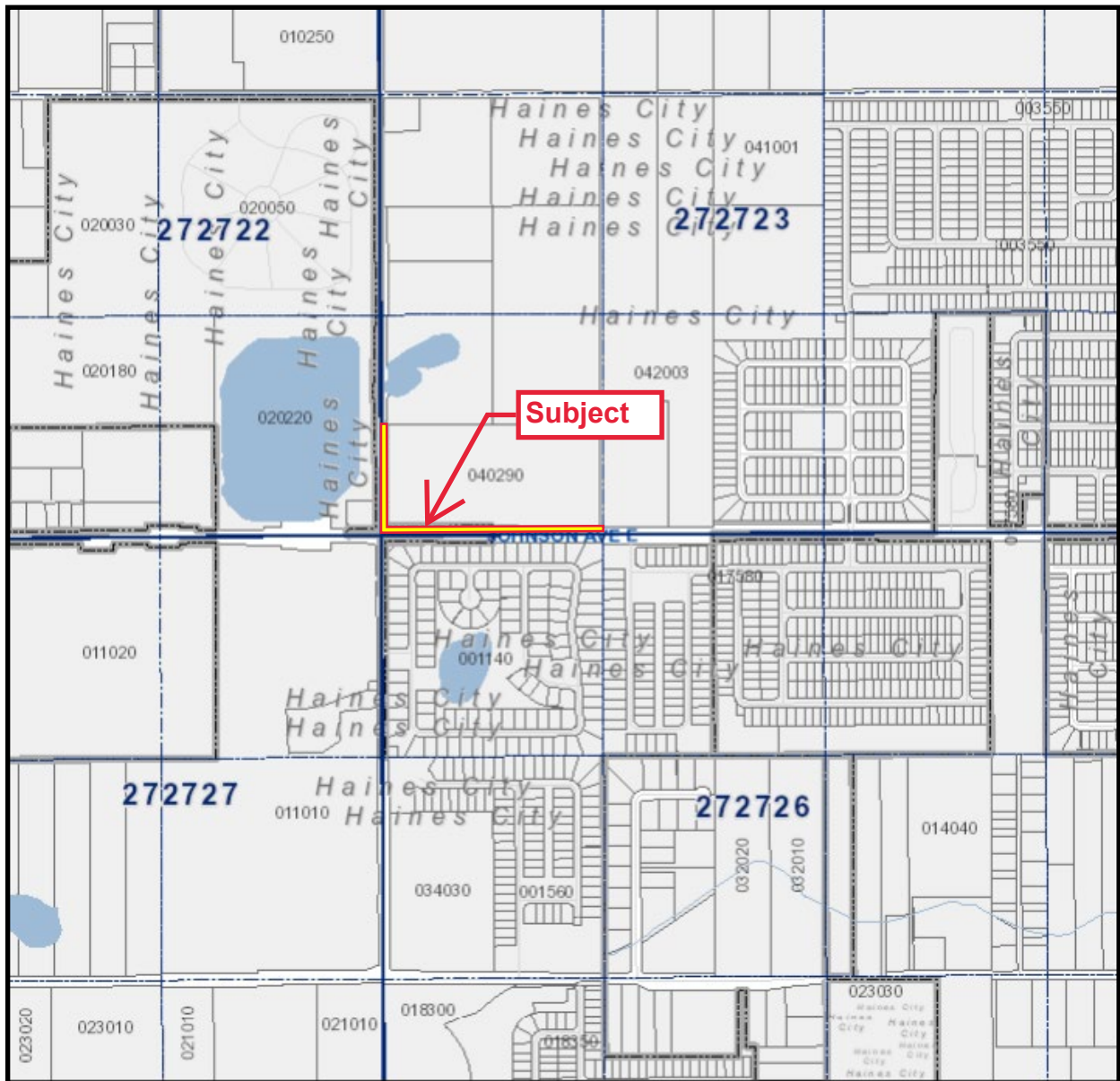
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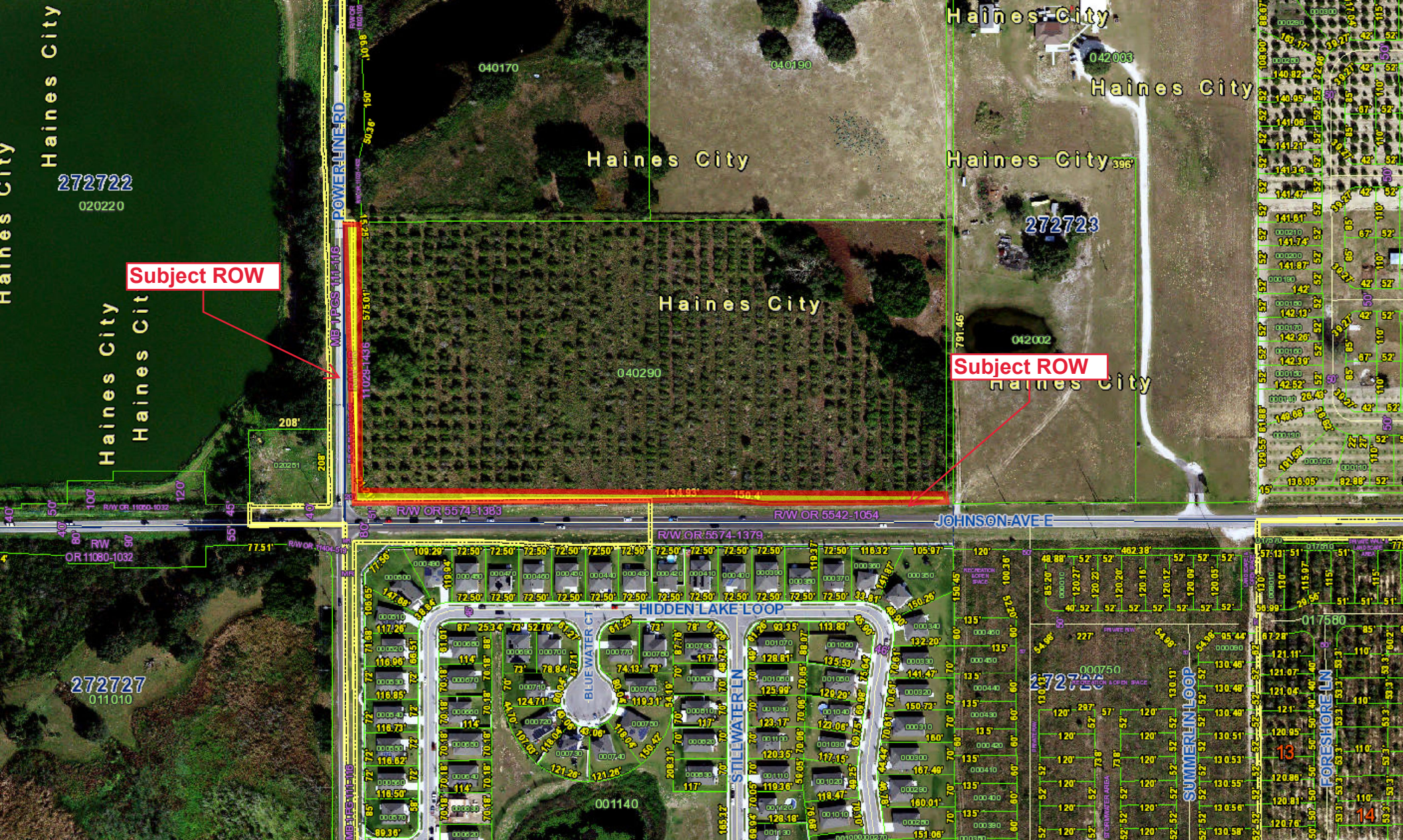
www.delorme.com





SECTIONS 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST





Haines City

272722
020220

Haines City
Haines City

Subject ROW

Haines City

Haines City

Haines City

Haines City

272723

Subject ROW

JOHNSON AVE E

272727
011010

HIDDEN LAKE LOOP

BLUEWATER CT

STILLWATER LN

SUMMER LN LOOP

FORESHORE LN

14

13

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 – Powerline Rd and E. Johnson Ave. R/W
LDNON-2022- 132 & 232

Parent Parcel ID No.: 272723-757500-040290

QUIT CLAIM DEED

THIS INDENTURE, made this 17th day of January, 2024, between **GROVE HAINES CITY, LLC**, a Florida limited liability company, whose address is 3803 Coconut Palm Drive, Tampa, Florida 33619, 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 EXHIBITS “A” and “B”

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

STEPHANIE CORRADO
Print Name

1000 CENTURY PARK DR. TAMPA, FL 33607
Address

Address



Witness #2

Jeremy Houser
Print Name

1000 Century Park Dr. Tampa FL 33607
Address

Address

GROVE HAINES CITY, LLC, a
Florida limited liability company

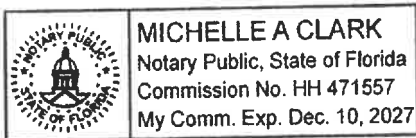
By: 
Anthony Saravanos, Manager

STATE OF FLORIDA

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17th day of Jan, 2023, by Anthony Saravanos, as Manager of Grove Haines City, 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)




Notary Public

Michelle A Clark
Printed Name of Notary

HH471557 Dec 10, 2027
Commission Number and Expiration Date

DESCRIPTION:

THAT PART OF THE WEST 60 FEET OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY FLORIDA LYING WITHIN TRACT 32, FLORIDA DEVELOPMENT COMPANY TRACT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60, EAST OF AND CONTIGUOUS TO THE RIGHT OF WAY OF POWER LINE ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 11029, PAGE 1436, AND NORTH OF AND CONTIGUOUS TO THE RIGHT OF WAY OF JOHNSON AVENUE AS DESCRIBED IN OFFICIAL RECORD BOOK 5574, PAGE 1383, ALL OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE AT THE SOUTHWEST CORNER OF SAID SECTION 23, AND RUN THENCE ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 23, N00°15'17"W A DISTANCE OF 659.43 FEET; THENCE N89°49'24"E A DISTANCE OF 38.90 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SAID POWER LINE ROAD AND THE NORTH LINE OF SAID TRACT 32 FOR A POINT OF BEGINNING; THENCE ALONG SAID NORTH LINE OF TRACT 32, N89°49'24"E A DISTANCE OF 21.10 FEET; THENCE S00°15'17"E A DISTANCE OF 608.37 FEET TO SAID NORTH RIGHT OF WAY LINE OF JOHNSON AVENUE; THENCE ALONG SAID NORTH RIGHT OF WAY LINE S89°45'39"W A DISTANCE OF 9.91 FEET TO SAID EAST RIGHT OF WAY LINE OF POWER LINE ROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: (1) N31°28'13"W A DISTANCE OF 21.07 FEET; (2) N00°14'06"W A DISTANCE OF 575.01 FEET; (3) N02°01'00"W A DISTANCE OF 15.37 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

1. NORTH AND THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE WEST ZONE OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (NAD 83, 2011 ADJUSTMENT). THE BEARING OF S89°45'51" W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 23 IS HELD AS REFERENCE.
2. THIS DESCRIPTION IS NOT VALID UNLESS ACCOMPANIED BY THE SKETCH ON SHEETS 2 OF 2.

NOT VALID WITHOUT A DIGITAL SIGNATURE OR A SIGNATURE AND ORIGINAL RAISED SEAL

ROBERT E. LAZENBY IV, PSM #6369



MAILING: P.O. BOX 253, BARTOW, FL 33831
 OFFICE: 150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830
 PHONE: (863) 537-7413 WWW.BASEPOINTSURVEYING.COM
 FLORIDA CERTIFICATE OF AUTHORIZATION # LB 8112

SHOPS AT THE GROVE
 Section 23, Township 27 S, Range 27 E

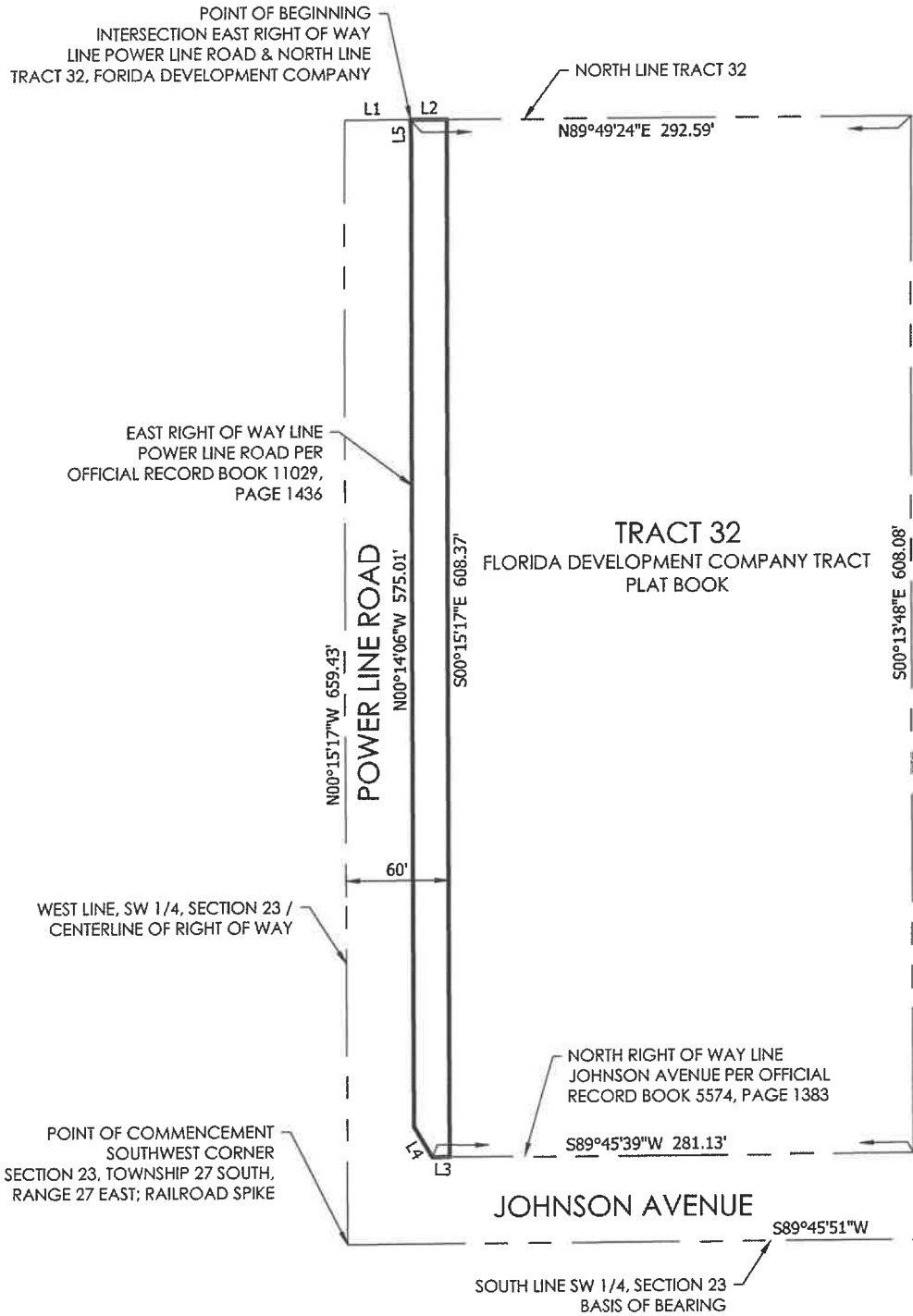
NOT A SURVEY
 SKETCH OF DESCRIPTION
 SHEET 1 OF 3

DRAWING: #####

JOB #10684-1



NORTH
SCALE: 1" = 100'



LINE TABLE		
LINE #	LENGTH	BEARING
L1	38.90'	N89° 49' 24"E
L2	21.10'	N89° 49' 24"E
L3	9.91'	S89° 45' 39"W
L4	21.07'	N31° 28' 13"W
L5	15.37'	N02° 01' 00"W

NOT VALID WITHOUT A DIGITAL
SIGNATURE OR A SIGNATURE AND
ORIGINAL RAISED SEAL



BASEPOINT
SURVEYING, INC.

MAILING: P.O. BOX 253, BARTOW, FL 33831
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FLORIDA CERTIFICATE OF AUTHORIZATION # LB 8112

ROBERT E. LAZENBY IV, PSM #6369

SHOPS AT THE GROVE
Section 23, Township 27 S, Range 27 E

NOT A SURVEY
SKETCH OF DESCRIPTION
SHEET 2 OF 2

DRAWING: #####

JOB #10684-1

DESCRIPTION:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY FLORIDA LYING WITHIN TRACTS 29 - 32, FLORIDA DEVELOPMENT COMPANY TRACT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60, NORTH OF AND CONTIGUOUS TO THE NORTH RIGHT OF WAY LINE OF JOHNSON AVENUE AS DESCRIBED IN OFFICIAL RECORD BOOK 5574, PAGE 1383, AND OFFICIAL RECORD BOOK 5542, PAGE 1054, AND STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 16840-2601, AND EAST OF THE EAST RIGHT OF WAY LINE OF POWERLINE ROAD DESCRIBED IN OFFICIAL RECORD BOOK 11029, PAGE 1436, ALL OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE AT THE SOUTHWEST CORNER OF SAID SECTION 23, AND RUN THENCE ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 23, N00°15'17"W A DISTANCE OF 659.43 FEET; THENCE N89°49'24"E A DISTANCE OF 38.90 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SAID POWER LINE ROAD AND THE NORTH LINE OF SAID TRACT 32; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: (1) S02°01'00"E A DISTANCE OF 15.37 FEET; (2) S00°14'06"E A DISTANCE OF 575.01 FEET; (3) S31°28'13"E A DISTANCE OF 21.07 FEET TO SAID NORTH RIGHT OF WAY LINE OF JOHNSON AVENUE; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N89°45'39"E A DISTANCE OF 9.91 FEET TO THE POINT OF BEGINNING. CONTINUE THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: (1) N89°45'39"E A DISTANCE OF 736.38 FEET; (2) THENCE S85°59'47"E A DISTANCE OF 150.59 FEET; (3) N89°44'45"E A DISTANCE OF 378.33 FEET TO THE EAST LINE OF SAID TRACT 29; THENCE ALONG SAID EAST LINE OF TRACT 29, N00°09'22"W A DISTANCE OF 10.00 FEET; THENCE S89°44'45"W A DISTANCE OF 377.98 FEET; THENCE N85°59'47"W A DISTANCE OF 150.59 FEET; THENCE S89°45'39"W A DISTANCE OF 736.75 FEET; THENCE S00°15'17"E A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

1. NORTH AND THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE WEST ZONE OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (NAD 83, 2011 ADJUSTMENT). THE BEARING OF S89°45'51" W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 23 IS HELD AS REFERENCE.

2. THIS DESCRIPTION IS NOT VALID UNLESS ACCOMPANIED BY THE SKETCH ON SHEET 2 & 3 OF 3.

NOT VALID WITHOUT A DIGITAL SIGNATURE OR A SIGNATURE AND ORIGINAL RAISED SEAL

Robert E Lazenby IV
 Digitally signed by Robert E Lazenby IV
 Date: 2023.05.19 08:18:21 -04'00'

ROBERT E. LAZENBY IV, PSM #6369



BASEPOINT
 SURVEYING, INC.

MAILING: P.O. BOX 253, BARTOW, FL 33831
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 FLORIDA CERTIFICATE OF AUTHORIZATION # LB 8112

SHOPS AT THE GROVE
 Section 23, Township 27 S, Range 27 E

NOT A SURVEY
SKETCH OF DESCRIPTION
SHEET 1 OF 3

DRAWING: #####

JOB #10684-1

INTERSECTION EAST RIGHT OF WAY
LINE POWER LINE ROAD & NORTH LINE
TRACT 32, FLORIDA DEVELOPMENT COMPANY

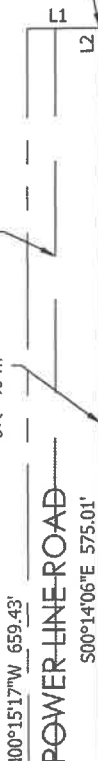


NORTH
SCALE: 1" = 100'

NORTH LINE TRACT 32

WEST LINE, TRACT 32

EAST RIGHT OF WAY LINE
POWER LINE ROAD PER
OFFICIAL RECORD BOOK 11029,
PAGE 1436



TRACT 32

FLORIDA DEVELOPMENT COMPANY TRACT
PLAT BOOK 3, PAGES 60-63

TRACT 31

FLORIDA DEVELOPMENT COMPANY TRACT
PLAT BOOK 3, PAGES 60-63

LINE TABLE

LINE #	LENGTH	BEARING
L1	38.90'	N89° 49' 24"E
L2	15.37'	S02° 01' 00"E
L3	21.07'	S31° 28' 13"E
L4	9.91'	N89° 45' 39"E
L5	21.10'	N89° 49' 24"E

WEST LINE, SW 1/4, SECTION 23 /
CENTERLINE OF RIGHT OF WAY

POINT OF COMMENCEMENT
SOUTHWEST CORNER
SECTION 23, TOWNSHIP 27 SOUTH,
RANGE 27 EAST; RAILROAD SPIKE

S00°15'17"E
10.00'

NORTH RIGHT OF WAY LINE
JOHNSON AVENUE PER OFFICIAL
RECORD BOOK 5574, PAGE 1383

S89°45'39"W 736.75'

N89°45'39"E 736.38'

POINT OF BEGINNING
JOHNSON AVENUE

S89°45'51"W

SOUTH LINE SW 1/4, SECTION 23
BASIS OF BEARING

SOUTH LINE TRACT 31 & 32

MATCH LINE

NOT VALID WITHOUT A DIGITAL
SIGNATURE OR A SIGNATURE AND
ORIGINAL RAISED SEAL

Robert E Lazenby IV Digitally signed by
Robert E Lazenby IV
Date: 2023.05.19
08:18:44 -04'00'

ROBERT E. LAZENBY IV, PSM #6369



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SURVEYING, INC.

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SHOPS AT THE GROVE
Section 23, Township 27 S, Range 27 E

NOT A SURVEY
SKETCH OF DESCRIPTION
SHEET 2 OF 3

DRAWING: #####

JOB #10684-1



NORTH
SCALE: 1" = 100'

TRACT 30
FLORIDA DEVELOPMENT COMPANY TRACT
PLAT BOOK 3, PAGES 60-63

TRACT 29
FLORIDA DEVELOPMENT COMPANY TRACT
PLAT BOOK 3, PAGES 60-63

MATCH LINE

EAST LINE TRACT 29

NORTH RIGHT OF WAY LINE
JOHNSON AVENUE PER OFFICIAL
RECORD BOOK 5542, PAGE 1054

NORTH RIGHT OF WAY LINE
JOHNSON AVENUE PER STATE OF FLORIDA
STATE ROAD DEPARTMENT RIGHT OF WAY
MAP SECTION 16840-2601
S89°44'45"W 377.98'

S89°45'39"W 736.75'

N85°59'47"W 150.59'

N89°44'45"E 378.33'

N89°45'39"E 736.38'

S85°59'47"E 150.59'

N00°09'22"W
10.00'

S89°45'51"W

SOUTH LINE SW 1/4, SECTION 23
BASIS OF BEARING

SOUTH LINE TRACT 29 & 30

NOT VALID WITHOUT A DIGITAL
SIGNATURE OR A SIGNATURE AND
ORIGINAL RAISED SEAL

Robert E
Lazenby IV

Digitally signed by
Robert E Lazenby IV
Date: 2023.05.19
08:19:07 -04'00'

ROBERT E. LAZENBY IV, PSM #6369



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SHOPS AT THE GROVE
Section 23, Township 27 S, Range 27 E

NOT A SURVEY
SKETCH OF DESCRIPTION
SHEET 3 OF 3

DRAWING: #####

JOB #10684-1