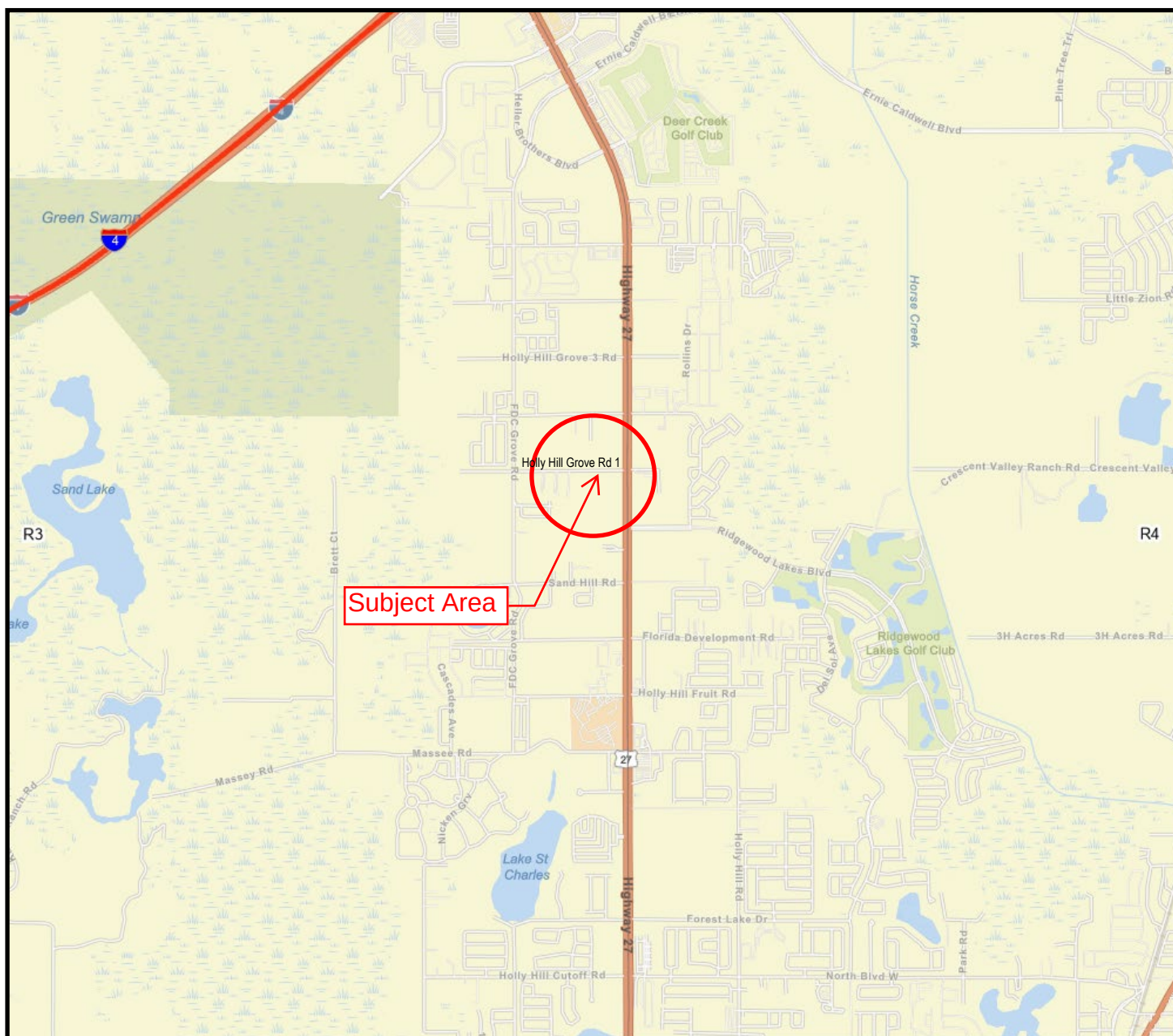




SECTION 30, TOWNSHIP 26 SOUTH, RANGE 27 EAST





North

HOLLY HILL GROVE RD 2

GRASSY LAKE DR
020291

HOLLY VILLAGE DR

Cul-de-sac R/W

Esmt being released

HOLLY HILL GROVE RD 1

FDC GROVE RD

HWY 27

BIG SUR RD

GENTLE RAIN DR

GOLDEN TROUT WAY

CLAIR MAR CIR

VAN DALEUR DR

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: Holly Hill Grove Rd 1 R/W
(Cul-de-sac)

Parent Parcel ID No.: 272630-707510-010100

QUIT CLAIM DEED

THIS INDENTURE, made this 12 day of June, 2026, between **WAL-MART STORES EAST, LP**, a Delaware limited partnership, whose address is 1 Customer Drive, Bentonville, Arkansas 72716, 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 [Signature]
Print Name Mark Asplund
Address 814 Respect Dr. Bentonville AR 72716

Witness #2 [Signature]
Print Name Taylor Reamer
Address 814 Respect Dr., Bentonville AR 72716

WAL-MART STORES EAST, LP,
a Delaware limited partnership

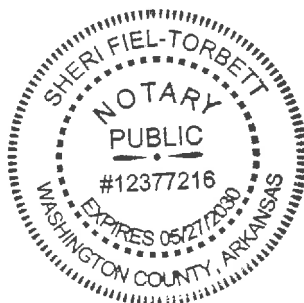
By: WSE MANAGEMENT, LLC, a Delaware
limited liability company, its General Partner

By: [Signature]
Mike Thomas, Senior Director

STATE OF Arkansas
COUNTY OF Benton

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of June, 2026, by Mike Thomas, as Senior Director of WSE Management, LLC, a Delaware limited liability company, as General Partner of Wal-Mart Stores East, LP, a Delaware limited partnership, on behalf of the partnership, who ☒ is personally known to me or ☐ has produced _____ as identification.

(AFFIX NOTARY SEAL)



[Signature]
Notary Public

Sheri Fiel-Torbett
Printed Name of Notary

12377216 5.27.2030
Commission Number and Expiration Date

Sketch and Description:

THIS IS NOT A SURVEY

Exhibit "A" - Sheet 1 of 2

Legal Description:

A PORTION OF LAND LYING IN TRACT 12, A SUBDIVISION BY HOLLY HILL GROVE & FRUIT CO., AS RECORDED IN PLAT BOOK 17, PAGE 40 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, ALSO LYING IN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13501, PAGE 686, OF SAID PUBLIC RECORDS, LYING IN SECTION 30 TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TRACT 12, A SUBDIVISION BY HOLLY HILL GROVE & FRUIT CO., AS RECORDED IN PLAT BOOK 7, PAGE 40 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN S 00°07'54" E ALONG THE WEST LINE OF SAID TRACT 12, A DISTANCE OF 643.41 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE RUN N 89°52'06" E, A DISTANCE OF 3.10 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 16.50 FEET AND A CHORD BEARING AND DISTANCE OF N 56°47'20" E, 18.01 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°09'32", AN ARC LENGTH OF 19.05 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 58.50 FEET AND A CHORD BEARING AND DISTANCE OF S 01°07'58" E, 49.15 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 310°18'56", AN ARC LENGTH OF 316.84 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 16.50 FEET AND A CHORD BEARING AND DISTANCE OF N 58°03'12" W, 17.53 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64°09'24", AN ARC LENGTH OF 18.48 FEET TO A POINT OF TANGENCY; THENCE RUN S 89°52'06" W, A DISTANCE OF 4.21 FEET TO A POINT LYING ON THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13501, PAGE 686, OF SAID PUBLIC RECORDS; THENCE RUN N 00°07'54" W ALONG SAID WEST LINE, A DISTANCE OF 30.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,212 SQUARE FEET OR 0.26 ACRE MORE OR LESS.

Abbreviation Legend:

(A) - ACTUAL	A - DELTA	FS - FLORIDA STATUTE	(P) - PLAT	PT - POINT OF TANGENCY
APPROX - APPROXIMATE	(D) - DEED	(G) - GRID (STATE PLANE)	PB - PLAT BOOK	R27E - RANGE 27 EAST
AVG - AVERAGE	(DE) - DEED EXCEPTION	GOVT - GOVERNMENT	PC - POINT OF CURVATURE	R - RADIUS
(BB) - BEARING BASIS	DEPT - DEPARTMENT	IP - IRON PIPE	PCC - POINT OF COMPOUND CURVATURE	RAD - RADIAL
BLDG - BUILDING	D/U - DRAINAGE AND UTILITY	IR - IRON ROD	PCP - PERMANENT CONTROL POINT	REC - RECOVERED
BM - BENCH MARK	ELEV - ELEVATION	IR&C - IRON REBAR & CAP	PG - PAGE	REV - REVISION
(C) - CALCULATED	EOP - EDGE OF PAVEMENT	L - ARC LENGTH	PI - POINT OF INTERSECTION	R/W - RIGHT-OF-WAY
C - CHORD	ESMT - EASEMENT	LB# - LICENSED BUSINESS NUMBER	POB - POINT OF BEGINNING	SEC 30 - SECTION 30
CB - CHORD BEARING	FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION	(M) - MEASURED	POC - POINT OF COMMENCEMENT	SQ - SQUARE
CCR # - CERTIFIED CORNER RECORD NUMBER	FE - FINISH FLOOR	N & D - NATIONAL GEODETIC SURVEY	POL - POINT ON LINE	SQ FT - SQUARE FEET
C/L - CENTERLINE	FND - FOUND	NR - NON-RADIAL	PRC - POINT OF REVERSE CURVATURE	TB - TANGENT BEARING
CM - CONCRETE MONUMENT	FP&L - FLORIDA POWER AND LIGHT	NSI - NO SURVEYOR IDENTIFICATION	PRM - PERMANENT REFERENCE MONUMENT	T26S - TOWNSHIP 26 SOUTH
CONC - CONCRETE		NT - NON-TANGENT		(TYP) - TYPICAL
COR - CORNER		OR - OFFICIAL RECORDS BOOK		UE - UTILITY EASEMENT
				W/ - WITH

Surveyor's Notes:

- COPIES OF THIS SKETCH AND DESCRIPTION ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED DATUM AS BEING S00°07'54"E ALONG THE WEST LINE OF TRACT 12.
- THE "LEGAL DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR PER THE CLIENT'S REQUEST.
- THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR OPINION OF TITLE. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS NOTED.
- THIS IS NOT A BOUNDARY SURVEY, THIS SKETCH AND DESCRIPTION WAS PREPARED FROM INFORMATION FURNISHED TO THE SURVEYOR, NO FIELD SURVEY WAS PERFORMED TO DEFINE OWNERSHIP.

THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH THE FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3) AND THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THOMAS J. GALLOWAY, PSM, 6549 ON 2/18/2026 PER 5J-17.062(2)

Surveyor's Certification:

I hereby certify that the attached "Sketch and Description" of the hereon-described property is true and correct to the best of my knowledge, information and belief as prepared under my direction on February 16, 2026. I further certify that this "Sketch and Description" meets the standards of practice set forth in Rule Chapter 5J-17 of the Florida Administrative Code, pursuant to FS 472.027.

For the Firm By: _____

Thomas J. Galloway
Professional Surveyor and Mapper
Florida Registration No. 6549

NOT VALID WITHOUT
SHEETS 1 AND 2 OF 2.

Drawn by: RDB

Date: 2/16/26

Job No. W131163.1

Scale: N/A

File: RW DEDICATION
SOD.DWG



www.cphcorp.com

**Building Better
Communities Together**

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Sanford, FL 32771
Ph: 407.322.6841

State of Florida License:
Business No. LB7143

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RIGHT-OF-WAY DEDICATION
SECTION 30-TOWNSHIP 26 SOUTH-RANGE 27 EAST
POLK COUNTY, FLORIDA

SKETCH AND DESCRIPTION

Sheet

1

1 of 2

Sketch and Description:

THIS IS NOT A SURVEY

Exhibit "A" - Sheet 2 of 2

PARCEL ID
#27-26-30-707510-010053
OWNER: SANTIAGO JOSE A
ADDRESS: 2617 HOLLY HILL
GROVE ROAD 2
DAVENPORT, FL 33837

PARCEL ID
#27-26-30-707510-010055
OWNER: BAEZ JOANNIE
ADDRESS: 2611 HOLLY HILL
GROVE ROAD
DAVENPORT, FL 33837

HOLLYGROVE VILLAGE PB 165, PGS 22-24

TRACT B

329.8'(P)

POC

NW CORNER TRACT 12
PB 17, PG 40

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 89°52'06" E	3.10'
L2	S 89°52'06" W	4.21'
L3	N 00°07'54" W	30.01'

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	66°09'32"	19.05'	16.50'	18.01'	N 56°47'20" E
C2	310°18'56"	316.84'	58.50'	49.15'	S 01°07'58" E
C3	64°09'24"	18.48'	16.50'	17.53'	N 58°03'12" W

644.8'(P)
643.41'

(BB)

S 00°07'54" E

W LINE TRACT 12

TRACT 12
A SUBDIVISION BY HOLLY HILL
GROVE & FRUIT CO.
PB 17, PG 40

PARCEL ID
#27-26-30-707510-010100
OWNER: WAL-MART STORES EAST LP
ADDRESS: HOLLY HILL
GROVE ROAD
DAVENPORT, FL 33837

TRACT 11
A SUBDIVISION BY HOLLY HILL
GROVE & FRUIT CO.
PB 17, PG 40

TRACT 13
FLORIDA DEVELOPMENT
CO. TRACT
PB 3, PGS 60-63

HOLLY HILL GROVE ROAD 1(F)
ST CLAIRE TERRACE(P)

(RIGHT-OF-WAY WIDTH VARIES
PER MB 23, PGS 21-25)

(VACATED PER RESOLUTION 2024-202,
IN ORB 13339, PGS 1987-1990)

S 15.00' OF THE NE 1/4
OF THE NE 1/4 OF
SEC 30, T26S, R27E ALSO
BEING THE 15.00' R/W OF
ST. CLAIRE TERRACE
PER PB 17, PG 40
(VACATED PER RESOLUTION 2024-202,
IN ORB 13339, PGS 1987-1990)
TO BE USED AS A TEMPORARY EASEMENT
ORB 13339, PG 1992

S LINE
TRACT 12

POB

CONTAINING
11,212 SQ FT,
OR 0.26 ACRE±

L1

PC

PT

PRC

C1

C3

L2

W LINE LANDS DESCRIBED IN
ORB 13501, PG 686

30.00' R/W (P)
PER PB 3,
PGS 60-63

NOT PLATTED

PARCEL ID #27-26-30-000000-012010
OWNER: SAMS EAST INC ADDRESS: 41180 U.S. HIGHWAY 27
DAVENPORT, FL 33837
ORB 13501, PG 686

NOT VALID WITHOUT
SHEETS 1 AND 2 OF 2.

Drawn by: RDB

Date: 2/16/26

Job No. W131163.1

Scale: 1"=100'

File: RW DEDICATION
SDD.DWG

cph

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RIGHT-OF-WAY DEDICATION
SECTION 30-TOWNSHIP 26 SOUTH-RANGE 27 EAST
POLK COUNTY, FLORIDA

SKETCH AND DESCRIPTION

Sheet

2

2 of 2



Scale: 1" = 100'



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

Parent Parcel ID No.: 272630-707510-010100

RELEASE OF EASEMENT

THIS RELEASE, made this 4th day of August, 2026, by **POLK COUNTY**, a political subdivision of the State of Florida ("the County"), whose mailing address is P.O. Box 988, Bartow, Florida 33831-0988.

WITNESSETH:

WHEREAS, on the 22nd day of October 2024, Circus Inn, Inc., a Florida corporation ("Grantor"), granted to the County an Easement which was recorded in Official Record Book 13339, at Pages 1992 through 199 (the "Easement"); and

WHEREAS, The Easement was granted in conjunction with a vacation of a portion of the public right-of-way for a roadway known as Holly Hill Grove Road 1. The Easement allowed for the roadway located within the easement area to remain open and operational for public travel until such time as the Grantor, or its successors and assigns, constructed a cul-de-sac at, or near, the western boundary of the easement area and conveyed the right-of-way associated therewith to the County; and

WHEREAS, the successor in interest to the servient estate holder of the Easement, Wal-Mart Stores East, LP, a Delaware limited partnership ("Walmart") has completed construction of the aforementioned cul-de-sac and has executed and delivered a Quit Claim Deed to the County for the right-of-way associated therewith. Said deed being recorded immediately subsequent to this Release of Easement.

NOW, THEREFORE, in consideration of the payment of One Dollar (\$1.00) and other valuable considerations paid, the receipt whereof is hereby acknowledged, the County hereby releases and abandons that certain Easement in its entirety, as recorded in Official Record Book 13339, at Pages 1992 through 1997. All recording references herein are to the Public Records of Polk County, Florida.

ATTEST:
Stacy M. Butterfield
Clerk to the Board

GRANTOR:

**Polk County, a political subdivision
of the State of Florida**

By: _____
Deputy Clerk

(Seal)

By: _____
**Martha Santiago, Ed.D, Chair
Board of County Commissioners**