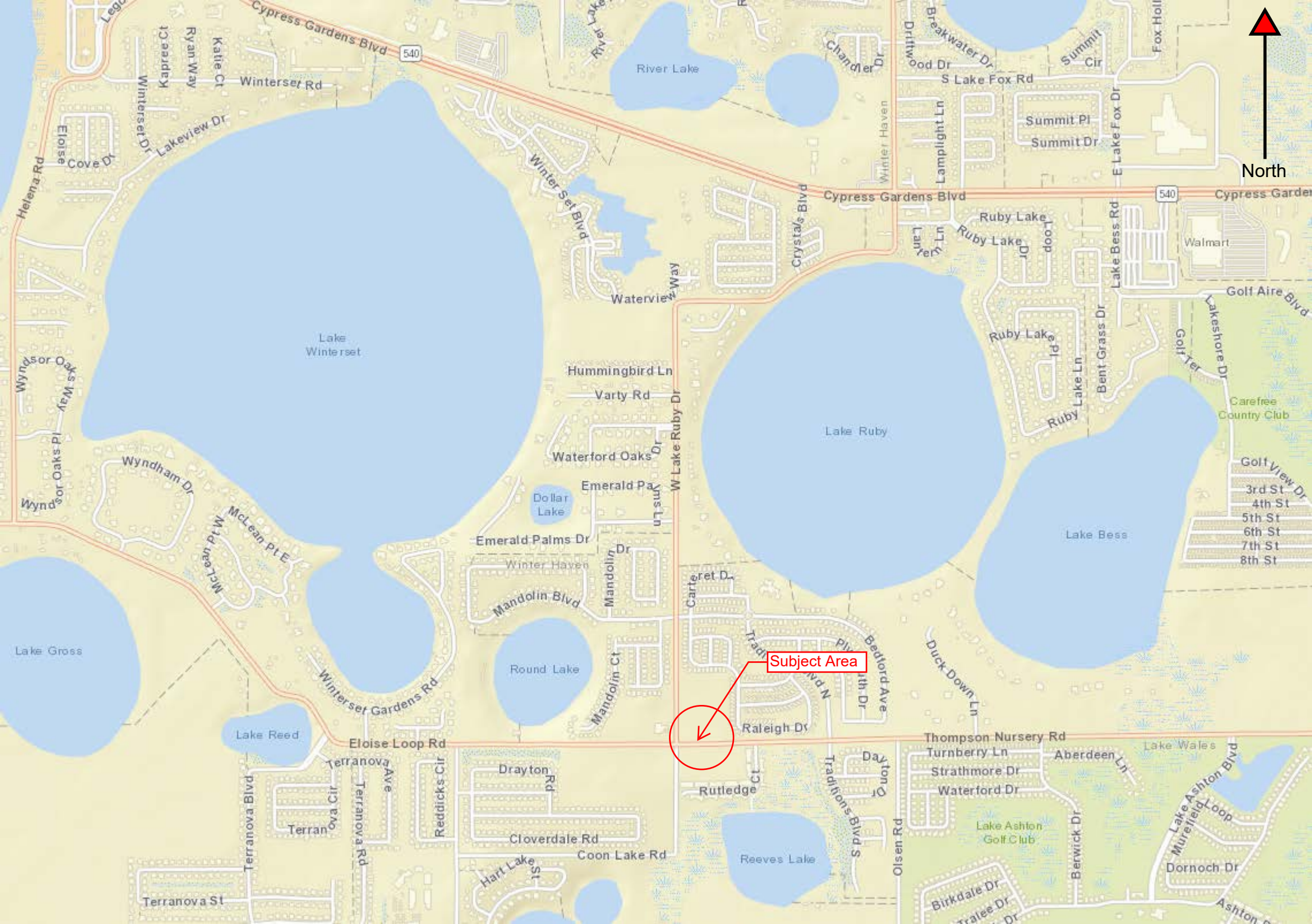




This Instrument prepared under the direction of:
R. Wade Allen, Director
Polk County Real Estate Services
P.O. Box 9005, Drawer RE-01
Bartow, Florida 33831-9005
By: Scott C. Lowery
Project Name: Thompson Nursery Road Ph 1 Segment 4

Parent Parcel ID No.: 262913-000000-014030

QUIT CLAIM DEED

THIS INDENTURE, made this 22nd day of October, 2025, between **PUBLIX SUPER MARKETS, INC.**, a Florida corporation, whose address is 3300 Publix Corporate Parkway, Lakeland, Florida 33811, 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)

Elizabeth Draper
Witness #1
Elizabeth Draper
Print Name
3300 Publix Corporate Parkway, Lakeland, Florida 33811
Address
Lisa Smith
Witness #2
Lisa Smith
Print Name
3300 Publix Corporate Parkway, Lakeland, Florida 33811
Address

PUBLIX SUPER MARKETS, INC.,
a Florida corporation

By: Bridgid A. O'Connor
Bridgid A. O'Connor,
Vice President of Real Estate Strategy

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of October, 2025, by Bridgid A. O'Connor, as Vice-President of Real Estate Strategy & Operations of Publix Super Markets, Inc., a Florida corporation, on behalf of the corporation, who ☒ is personally known to me or ☐ has produced _____ as identification.

(AFFIX NOTARY SEAL)



JESSICA HERNANDEZ
Commission # HH 253135
Expires April 14, 2026

Jessica Hernandez
Notary Public

Jessica Hernandez

Printed Name of Notary

Commission Number and Expiration Date

Exhibit "A" - Sheet 1 of 2

Project Name: Thompson Nursery Road
Tax Folio Number: 262913-000000-014030

Road Number: 961304
Project Number: TNRPH1S4E25-6

DESCRIPTION

A parcel of land being a portion of the Northeast 1/4 of Section 13, Township 29 South, Range 26 East, Polk County, Florida, being described as follows:

Commence at the southwest corner of said Northeast 1/4 of Section 13, Township 29 South, Range 26 East; thence North 88°19'50" East, along the south line of said Northeast 1/4 of Section 13, a distance of 50.55 feet, to the southerly extension of the west right-of-way line of Lake Ruby Drive as described in Official Records Book 6571 Page 383; thence North 00°16'13" West, along said southerly extension, 99.69 feet, to said west right-of-way line and the **POINT OF BEGINNING**; thence continue North 00°16'13" West, along said west right-of-way line 12.26 feet; thence South 39°43'22" East, 80.64 feet to a point on the north right-of-way line of Thompson Nursery Road (County Road 540-A) as described in said Official Records Book 6571 Page 383, said point being on a non-tangent curve concave to the north having a radius of 17141.02 feet, a central angle of 00°00'05", a chord bearing of South 88°45'42" West, and a chord distance of 0.40 feet; thence westerly along said north right-of-way line and the arc of said curve 0.40 feet, to a point on a non-tangent curve concave to the northeast having a radius of 50.00 feet, a central angle of 90°59'30", a chord bearing of North 45°44'25" West, and a chord distance of 71.32 feet; thence northwesterly along the north right-of-way line and the arc of said curve 79.41 feet, to the **POINT OF BEGINNING**.

Containing 1,059.66 square feet, more or less.

SHEET 1 OF 2

FOR SKETCH SEE SHEET 2

REVISION	DATE			BY

THIS IS NOT A SURVEY

SCALE

1" = 40 feet

LAKE RUBY
DRIVE (P)

NORTH

Curve Table (C)				
CURVE #	RADIUS (C)	CENTRAL ANGLE (C)	CHORD BEARING (C)	CHORD (C)
C1	17141.02'	0°00'05"	N 88°45'42" E	0.40'
C2	50.00'	90°59'30"	S 45°44'25" E	71.32'
				79.41'

Line Table (C)		
LINE #	DIRECTION	LENGTH
L1	N 0°16'13" W	12.26'
L2	S 39°43'22" E	80.64'

TAX FOLIO#

262913
000000
014030
O.R.B. 13538, PG. 956SOUTHERLY EXTENSION OF WEST
N 00°16'13" W 99.69' (C)

N. R/W PER O.R.B. 6571, PG. 383

THOMPSON NURSERY ROAD
(C.R. 540-A) (F&P)
R/W WIDTH VARIES

SOUTH LINE OF THE N.E. 1/4 SEC. 13 T29S, R26E.

P.O.C.

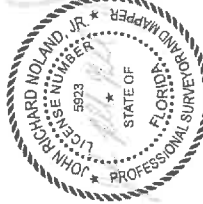
SOUTHWEST CORNER OF THE
N.E. 1/4 SEC. 13 T29S, R26E.

LEGEND

(C) = CALCULATED
(F) = FIELD
(P) = PLAT
(COR.) = CORNER
M.B. = MAP BOOK
W/R/W = MAINTAINED RIGHT-OF-WAY
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG(S). = PAGE(S)

POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
R = RANGE
R/W = RIGHT-OF-WAY
SEC = SECTION
T = TOWNSHIP

DATE 08/26/25

Digitally signed
by John Richard
Noland Jr.Date: 2025.08.26
16:51:51 -04'00'JOHN RICHARD NOLAND, JR. P.S.M.
FLORIDA REGISTRATION #5923
SURVEYING & MAPPING MANAGER
SURVEYING AND MAPPING SECTIONSURVEYOR'S NOTES
BEARINGS AND DISTANCES ARE BASED ON THE FLORIDA
STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE,
NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011.
SEE SHEET 1 OF 2 FOR DESCRIPTION.

DESCRIPTION SKETCH

LOCATED IN SECTION 13,
TOWNSHIP 29 SOUTH, RANGE 26 EAST,
POLK COUNTY, FLORIDA.POLK COUNTY ROADS AND DRAINAGE
3000 SHEFFIELD ROAD, WINTER HAVEN, FL 33880THIS DESCRIPTION AND
SKETCH IS NOT VALID
WITHOUT THE SIGNATURE
AND ORIGINAL SEAL OF A
LICENSED SURVEYOR AND
MAPPER.

PHONE: (863) 535-2200

FAX: (863) 519-8117

Sheet No.
2 of 2Drawn by
RWYChecked by
BRW & JRNDrawn Date:
08/26/25Parcel Number:
N/APREPARED FOR:
REAL ESTATE SERVICESJob Number:
TNRPH154E25-6

This instrument prepared under the direction of:

R. Wade Allen, Director

Polk County Real Estate Services

PO Box 9005, Drawer RE-01

Bartow, FL 33831-9005

By: Scott C. Lowery

Project Name: Thompson Nursery Rd Ph 1 Segment 4

Parent Parcel ID No.: 262913-000000-014030

TEMPORARY CONSTRUCTION EASEMENT

THIS GRANT OF EASEMENT, made this 22nd day of October, 2025, by and between **PUBLIX SUPER MARKETS, INC.**, a Florida corporation, whose address is 3300 Publix Corporate Parkway, Lakeland, Florida 33811, as Grantor, and **POLK COUNTY**, a political subdivision of the State of Florida, P. O. Box 988, Bartow, FL 33831, its successors and assigns, as Grantee.

WITNESSETH that for and in consideration of the sum of One Dollar and other valuable consideration, receipt and sufficiency of which is hereby acknowledged, the Grantor, grants, bargains and releases to the Grantee a Temporary Construction Easement for the purpose of constructing, conforming, sloping, tying in and harmonizing driveway entrance connections to Thompson Nursery Road with existing grades in conjunction, and associated, with the road improvement project known as the Thompson Nursery Road Phase 1 Segment 4 project ("Permitted Activities").

See Exhibits "A" and "B" (the "Property")

THIS EASEMENT is granted upon the condition that the construction shall not extend beyond the limits outlined above, and that any work performed upon the Property shall conform to all existing structural improvements within the limits designated, and all work will be performed in such a manner that the existing structural improvements will not be damaged. After construction is complete, the Property shall be restored to the same, or as good as, condition as existed before construction began.

Grantee covenants and agrees that at least one of the two entrance drives associated with this Easement shall remain open and available to vehicular traffic at all times during the construction of the project.

It is understood and agreed by the Parties hereto that the rights granted herein shall expire ninety-six (96) months from the date of execution of this Easement.

The Grantee agrees to indemnify, protect, and hold Grantor, its members and managers, partners, officers, directors, shareholders, employees, and trustees (collectively, the "Indemnified Parties"), harmless from and against liabilities, demands, actions, causes

of action, suits, claims, losses, damages, costs, and expenses including without limitation, reasonable attorneys' fees, paralegals' fees, court costs, and litigation expenses suffered or incurred by any of the Indemnified Parties as a result of negligence, willful misconduct or omissions of the County, its authorized agents, representatives, and employees, or third parties, performing the Permitted Activities (including activities of any of their employees, consultants, contractors, or other agents) under this Easement, or any breach thereof, including without limitation, mechanics' liens, damage to any portion of the Property, or injury to persons or property resulting from such Permitted Activities. Nothing herein shall be deemed a waiver, express or implied, of the Grantee's rights to sovereign immunity, or an increase in the limits of liability, pursuant to Section 768.28, Florida Statutes. If any portion of the Property is damaged in any way as a result of Permitted Activities pursuant to this Easement, the Grantee shall, at its sole cost and expense, repair such damage and restore it to pre-entrant condition. The paragraph shall survive the termination of this Easement.

Grantee shall require its contractor to maintain, at all times during the term of this Easement, a Commercial General Liability Insurance policy providing continuous coverage for all Permitted Activities under this Easement. Such insurance shall be no more restrictive than that provided by the latest occurrence form edition of the standard Commercial General Liability Coverage Form (ISO Form CG 00 01) as filed for use in the State of Florida. The limits of coverage shall not be less than \$1,000,000 for each occurrence and not less than a \$5,000,000 annual general aggregate, inclusive of amounts provided by an umbrella or excess policy, or such other minimum insurance coverage that may be required by the County for the Permitted Activities. County shall also require its contractor to name Grantor and Grantee as additional insured parties on the afore-stated policy, and to provide evidence of Workers' Compensation Insurance in accordance with the laws of the State of Florida and in amounts sufficient to secure the benefit of the Florida Workers' Compensation law for all employees.

[SIGNATURE PAGE FOLLOWS]

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 *Elis Draper*
Print Name Elizabeth Draper
Address: 3300 Publix Corporate Parkway
Lakeland, Florida 33811

Witness *Lisa Smith*
Print Name Lisa Smith
Address: 3300 Publix Corporate Parkway
Lakeland, Florida 33811

PUBLIX SUPER MARKETS, INC.,
a Florida corporation

By: *Bridgid A. O'Connor*
Bridgid A. O'Connor,
Vice President of Real Estate Strategy

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of October, 2025 by Bridgid A. O'Connor, as Vice President of Real Estate Strategy & Operations of PUBLIX SUPER MARKETS, INC., a Florida corporation, on behalf of the corporation. She is ☒ personally known to me or ☐ has produced _____ as identification.

(NOTARY SEAL)



JESSICA HERNANDEZ
Commission # HH 253135
Expires April 14, 2026

Jessica Hernandez
Notary Public Signature **Jessica Hernandez**

Typed or Printed Notary Name
Notary Public-State of Florida
Commission No.: _____
My Commission Expires: _____

Exhibit "A" - Sheet 1 of 2

Project Name: Thompson Nursery Road
Tax Folio Number: 262913-000000-014030

Road Number: 961304
Project Number: TNRPH1S4E25-6

DESCRIPTION

A parcel of land being a portion of the Northeast 1/4 of Section 13, Township 29 South, Range 26 East, Polk County, Florida, being described as follows:

Commence at the southwest corner of said Northeast 1/4 of Section 13, Township 29 South, Range 26 East; thence North 88°19'50" East, along the south line of said Northeast 1/4 of Section 13, a distance of 273.32 feet; thence North 01°40'10" West, 47.93 feet to the north right-of-way line for Thompson Nursery Road (CR 540A) as described in Official Records Book 6571 Page 383 of said Public Records of Polk County, Florida, and the **POINT OF BEGINNING**; thence North 01°39'28" West, 10.34 feet; thence North 88°06'25" East, 29.22 feet; thence North 00°00'00" East, 35.72 feet; thence North 89°45'16" East, 65.53 feet; thence South 00°00'00" East, 33.37 feet; thence North 88°06'25" East, 29.41 feet; thence South 01°39'28" East, 11.28 feet to said north right-of-way line; thence South 88°19'42" West, along said north right-of-way line 124.21 feet to the **POINT OF BEGINNING**.

Containing 3,606.37 square feet, more or less.

SHEET 1 OF 2

FOR SKETCH SEE SHEET 2

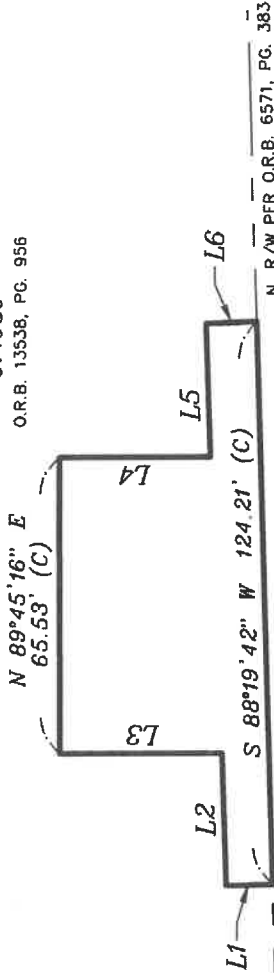
REVISION	DATE	BY

THIS IS NOT A SURVEY

Line Table (C)		
LINE #	DIRECTION	LENGTH
L1	N 1°39'28" W	10.34'
L2	N 88°06'25" E	29.22'
L3	N 0°00'00" E	35.72'
L4	S 0°00'00" E	33.37'
L5	N 88°06'25" E	29.41'
L6	S 1°39'28" E	11.28'

SCALE
1" = 40 feet

TAX FOLIO#
262913
000000
014030
O.R.B. 13S38, PG. 956



N 88°19'50" E 273.32' (C)
N 01°40'10" W 47.93' (C)

P.O.C.
SOUTHWEST CORNER OF THE
N.E. 1/4 SEC. 13 T29S, R26E.

THOMPSON NURSERY ROAD
(C.R. 540-A) (FXP)
R/W WIDTH VARIES

Digitally
signed by John
Richard Noland
Jr.



Date:
2025.08.26
16:55:57 -04'00'

POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
P.S.M. = PROFESSIONAL SURVEYOR AND
MAPPER
R = RANGE
DATE = DATE
R/W = RIGHT-OF-WAY
SEC = SECTION
T = TOWNSHIP

LEGEND

(C) = CALCULATED
(F) = FIELD
(P) = PLAT
COR. = CORNER
M.B. = MAP BOOK
W/R/W = MAINTAINED RIGHT-OF-WAY
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG(S). = PAGE(S)

SURVEYOR'S NOTES
BEARINGS AND DISTANCES ARE BASED ON THE FLORIDA
STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE,
NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011.
SEE SHEET 1 OF 2 FOR DESCRIPTION.



DESCRIPTION SKETCH

LOCATED IN SECTION 13,
TOWNSHIP 29 SOUTH, RANGE 26 EAST,
POLK COUNTY, FLORIDA.

POLK COUNTY ROADS AND DRAINAGE
3000 SHEFFIELD ROAD, WINTER HAVEN, FL 33880

PHONE: (863) 535-2200 FAX: (863) 519-8117
Sheet No. 2 of 2 Drawn by: Drawn Date: 08/26/25
Checked by: BRM & JRN
Prepared for: REAL ESTATE SERVICES
Parcel Number: N/A Job Number: TNRPH154E25-6

THIS DESCRIPTION AND
SKETCH IS NOT VALID
WITHOUT THE SIGNATURE
AND ORIGINAL SEAL OF A
LICENSED SURVEYOR AND
MAPPER.

Exhibit "B" - Sheet 1 of 2

Project Name: Thompson Nursery Road
Tax Folio Number: 262913-000000-014030

Road Number: 961304
Project Number: TNRPH1S4E25-6

DESCRIPTION

A parcel of land being a portion of the Northeast 1/4 of Section 13, Township 29 South, Range 26 East, Polk County, Florida, being described as follows:

Commence at the southwest corner of said Northeast 1/4 of Section 13, Township 29 South, Range 26 East; thence North 88°19'50" East, along the south line of said Northeast 1/4 of Section 13, a distance of 520.54 feet; thence North 01°40'10" West, 47.94 feet to the north right-of-way line for Thompson Nursery Road (CR 540A) as described in Official Records Book 6571 Page 383 of said Public Records of Polk County, Florida, and the **POINT OF BEGINNING**; thence North 01°39'28" West, 10.28 feet; thence North 88°06'25" East, 28.18 feet; thence North 00°00'00" East, 35.99 feet; thence North 89°45'16" East, 72.48 feet; thence South 00°00'00" East, 20.24 feet; thence South 46°33'54" East, 19.10 feet thence North 90°00'00" East, 4.64 feet; thence South 45°56'36" East, 14.90 feet to said north right-of-way line; thence South 88°19'42" West, along said north right-of-way line 129.61 feet, to the **POINT OF BEGINNING**.

Containing 3,936.69 square feet, more or less.

SHEET 1 OF 2

FOR SKETCH SEE SHEET 2

REVISION	DATE	BY

THIS IS NOT A SURVEY

SCALE
1" = 40 feet

Line Table (C)		
LINE #	DIRECTION	LENGTH
L1	N 1°39'28" W	10.28'
L2	N 88°06'25" E	28.18'
L3	N 0°00'00" E	35.99'
L4	S 0°00'00" E	20.24'
L5	S 46°33'54" E	19.10'
L6	N 90°00'00" E	4.64'
L7	S 45°56'36" E	14.90'

TAX FOLIO#
262913
000000
014030
O.R.B. 13538, PG. 956

N 89°45'16" E
72.48' (C)

L3

L1 L2

S 88°19'42" W 129.61' (C)

P.O.B.

N 01°40'10" W 47.94' (C)

N. R/W PER O.R.B. 6571, PG. 383

N 88°19'50" E 520.54' (C)

P.O.C.

SOUTHWEST CORNER OF THE
N.E. 1/4 SEC. 13 T29S, R26E.

SOUTH LINE OF THE N.E. 1/4 SEC. 13 T29S, R26E.

THOMPSON NURSERY ROAD
(C.R. 540-A) (FOP)

R/W WIDTH VARIES

LEGEND

- (C) = CALCULATED
- (F) = FIELD
- (P) = PLAT
- COR. = CORNER
- M.B. = MAP BOOK
- M/R/W = MAINTAINED RIGHT-OF-WAY
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG(S). = PAGE(S)

- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- R = RANGE
- R/W = RIGHT-OF-WAY
- SEC = SECTION
- T = TOWNSHIP

SURVEYOR'S NOTES
BEARINGS AND DISTANCES ARE BASED ON THE FLORIDA
STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE,
NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011.
SEE SHEET 1 OF 2 FOR DESCRIPTION.

Digitally signed
by John Richard
Noland Jr.

Date:

2025.08.26

16:57:44 -04'00'



JOHN RICHARD NOLAND, JR. P.S.M.
FLORIDA REGISTRATION #5923
SURVEYING & MAPPING MANAGER
SURVEYING AND MAPPING SECTION



DESCRIPTION SKETCH

LOCATED IN SECTION 13,
TOWNSHIP 29 SOUTH, RANGE 26 EAST,
POLK COUNTY, FLORIDA.

POLK COUNTY ROADS AND DRAINAGE

3000 SHEFFIELD ROAD, WINTER HAVEN, FL 33880

PHONE: (863) 535-2200		FAX: (863) 519-8117	
Sheet No.	Drawn By:	Checked By:	Drawn Date:
2 of 2	RWY	BRM & JRN	08/26/25
Parcel Number:	PREPARED FOR:	Job Number:	
N/A	REAL ESTATE SERVICES	TNRPHIS4E25-6	

THIS DESCRIPTION AND
SKETCH IS NOT VALID
WITHOUT THE SIGNATURE
AND ORIGINAL SEAL OF A
LICENSED SURVEYOR AND
MAPPER.