



**Section 33, Township 30 South, Range 31 East**



**SECTION 33, TOWNSHIP 30 SOUTH, RANGE 31 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 *CECP*  
Parent Parcel ID No.: 313033-000000-011010

**COUNTY DEED**

**THIS DEED**, made this 21st day of January, 2025, by **POLK COUNTY**, a political subdivision of the State of Florida, Grantor, to **EAGLE HAVEN RANCH PROPERTIES, LLC**, a Florida limited liability company, whose address is 802 Taray De Avila, Suite 300, Tampa, Florida 33613, Grantee.

**WITNESSETH:** That the Grantor, for and in consideration of the sum of \$1.00, to it in hand paid by the Grantee, receipt whereof is hereby acknowledged, has Granted, bargained, and sold to Grantee, its successors and assigns forever, all the right, title, interest, including interests, if any, in rights which may have been reserved by operation of Section 270.11 Florida Statutes, claim, and demand, which the Grantor has in and to the following described land lying, and being in Polk County, Florida, to wit:

**See Exhibit "A"**

**IN WITNESS WHEREOF**, said Grantor has caused these presents to be executed in its name by its Board of County Commissioners, acting by the Chair or Vice-Chair of said board, the day and year aforesaid.

**ATTEST:**  
**Stacy M. Butterfield**  
**Clerk to the Board**

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

By: \_\_\_\_\_  
**Deputy Clerk**

By: \_\_\_\_\_  
**T. R. Wilson, Chairman**  
**Board of County Commissioners**

**(Seal)**

## Exhibit "A" - Sheet 1 of 2

### LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PART OF FRACTIONAL SECTION 33, TOWNSHIP 30 SOUTH, RANGE 31 EAST, POLK COUNTY, FLORIDA, SAID PARCEL BEING A PORTION OF THE MAINTAINED RIGHT OF WAY OF SHADY OAKS DRIVE PER THE MAINTAINED RIGHT OF WAY MAP RECORDED IN MAP BOOK 25, PAGES 28-35 PER THE OFFICIAL RECORDS OF POLK COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE NORTH 00°17'55" WEST, ALONG THE EAST LINE OF SAID SECTION 33, A DISTANCE OF 2,236.00 FEET TO A POINT; THENCE SOUTH 87°51'40" WEST A DISTANCE OF 25.85 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°57'27" WEST A DISTANCE OF 111.36 FEET; THENCE NORTH 02°07'09" WEST A DISTANCE OF 194.85 FEET; THENCE NORTH 02°06'39" WEST A DISTANCE OF 182.27 FEET; THENCE NORTH 02°05'32" WEST A DISTANCE OF 187.56 FEET; THENCE NORTH 00°18'10" EAST A DISTANCE OF 51.06 FEET; THENCE NORTH 02°20'23" EAST A DISTANCE OF 45.46 FEET; THENCE NORTH 06°15'08" EAST A DISTANCE OF 42.15 FEET; THENCE NORTH 11°45'09" EAST A DISTANCE OF 22.47 FEET; THENCE NORTH 24°29'26" EAST A DISTANCE OF 58.83 FEET; THENCE NORTH 63°32'06" WEST A DISTANCE OF 57.07 FEET; THENCE SOUTH 27°26'39" WEST A DISTANCE OF 59.69 FEET; THENCE SOUTH 21°06'39" WEST A DISTANCE OF 35.00 FEET; THENCE SOUTH 15°02'54" WEST A DISTANCE OF 52.96 FEET; THENCE SOUTH 05°00'35" WEST A DISTANCE OF 47.51 FEET; THENCE SOUTH 00°27'38" WEST A DISTANCE OF 55.26 FEET; THENCE SOUTH 00°03'36" EAST A DISTANCE OF 96.60 FEET; THENCE SOUTH 01°18'29" EAST A DISTANCE OF 91.93 FEET; THENCE SOUTH 01°05'35" EAST A DISTANCE OF 181.93 FEET; THENCE SOUTH 02°00'27" EAST A DISTANCE OF 99.19; THENCE SOUTH 02°40'24" EAST A DISTANCE OF 195.41 FEET; THENCE SOUTH 02°21'50" EAST A DISTANCE OF 13.65 FEET; THENCE NORTH 87°51'40" EAST A DISTANCE OF 79.66 FEET TO THE POINT OF BEGINNING;

