

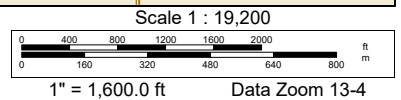
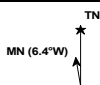


Subject Location

Data use subject to license.

© DeLorme. DeLorme Street Atlas USA® 2010.

www.delorme.com





SECTION 15, TOWNSHIP 28 SOUTH, RANGE 26 EAST



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 – Martin Luther King Blvd R/W
Willowbrook South

Parent Parcel ID No.: 262815-535500-001010

QUIT CLAIM DEED

THIS INDENTURE, made this 5 day of February, 2024, between **JEFFREY D. YEAGER and JOANN YEAGER**, husband and wife, whose mailing address is 1404 Green Cove Road, Winter Park, Florida 32789, Grantor and **POLK COUNTY**, a political subdivision of the State of Florida, whose address is P.O. Box 988, Bartow, Florida 33831, Grantees.

(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 said Grantors, for and in consideration of the sum of One Dollar, to them in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, do hereby remise, release, quit claim, and convey unto the Grantee, its successors and assigns all right, title, interest, claim, and demand which the Grantors have in and to the following described land, situate, lying and being in the County of Polk, State of Florida, to-wit:

SEE ATTACHMENT "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 Grantors, in law or in equity to the only proper use, benefit, and behoove of the said Grantee, its successors and assigns forever.

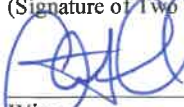
[SIGNATURE PAGE FOLLOWS]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

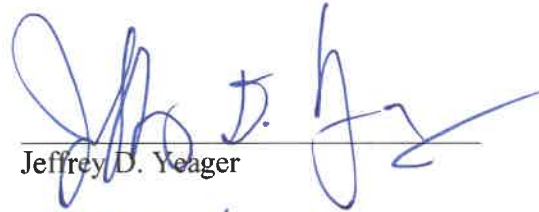


IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals the date first above written.

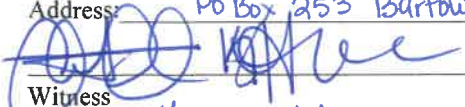
Signed, Sealed And Delivered In The Presence Of:
(Signature of Two Witnesses Required by Florida Law)




Witness
Print Name Steve Sloan
Address: PO Box 253 Bartow FL 33831



Jeffrey D. Yeager



Witness
Print Name Kendra J Andrews
Address: P.O. Box 253 Bartow FL 33831



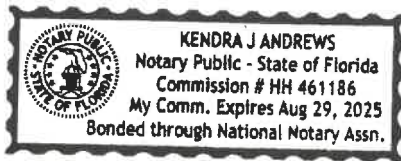
Joann Yeager

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 5 day of February, 2024, by Jeffrey D. Yeager and Joann Yeager, husband and wife, who are personally known to me or have produced _____ as identification.

(AFFIX NOTARY SEAL)





Notary Public
Print Name Kendra J Andrews

My Commission Expires Aug 29, 2025

COMMENCE AT A 4" x 4" CONCRETE MONUMENT WITH A DISK LABELED LB7454, LYING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 26 EAST, SAID POINT HAVING A NORTHING OF 1,347,673.47 FEET, AND AN EASTING OF 752,255.25 FEET IN REFERENCE TO THE STATE PLANE COORDINATE SYSTEM OF FLORIDA, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, AND RUN THENCE ALONG THE WEST BOUNDARY OF SAID SOUTHEAST 1/4 , N00°05'30"W A DISTANCE OF 1379.25 FEET TO A POINT MONUMENTED WITH A ONE HALF INCH IRON ROD WITH CAP READING "PESURV LB8112", LYING ON THE NORTHERN RIGHT OF WAY OF MARTIN LUTHER KING BOULEVARD / AVENUE T NE (AS DESCRIBED IN OFFICIAL RECORD BOOK 748, PAGE 608 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA), SAID POINT LYING ON A CURVE CONCAVE NORTHEASTERLY, NON TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 924.93 FEET, A DELTA ANGLE OF 13°36'00", CHORD LENGTH OF 219.03 FEET, AND CHORD BEARING N70°42'22"W. THENCE ALONG SAID NORTHERN RIGHT OF WAY LINE AND CURVE, AN ARC DISTANCE OF 219.55 FEET TO A POINT OF REVERSE CURVATURE ON A CURVE HAVING A RADIUS OF 984.93 FEET, A DELTA ANGLE OF 17°29'50", CHORD LENGTH OF 299.61 FEET AND CHORD BEARING OF N72°39'17"W; CONTINUE THENCE ALONG SAID NORTHERN RIGHT OF WAY LINE AND CURVE AN ARC DISTANCE OF 300.78 FEET TO THE POINT OF BEGINNING, SAID POINT ON A CURVE HAVING A RADIUS OF 984.93 FEET, A CENTRAL ANGLE OF 9°30'10", CHORD LENGTH OF 163.17 FEET, AND CHORD BEARING OF N86°09'17"W. CONTINUE THENCE ALONG SAID NORTHERN RIGHT OF WAY LINE AND CURVE AN ARC DISTANCE OF 163.35 FEET TO A POINT OF COMPOUND CURVATURE ON A CURVE HAVING A RADIUS OF 602.96 FEET, A CENTRAL ANGLE OF 23°57'00", CHORD LENGTH OF 250.21 FEET, AND CHORD BEARING OF S77°07'08"W; CONTINUE THENCE ALONG SAID NORTHERN RIGHT OF WAY LINE AND CURVE AN ARC DISTANCE OF 252.04 FEET TO THE EAST BOUNDARY OF THAT PARCEL DESCRIBED BY WARRANTY DEED IN OFFICIAL RECORD BOOK 4476, PAGE 439, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; RUN THENCE ALONG SAID EAST BOUNDARY N03°00'59"W A DISTANCE OF 10.76 FEET TO A POINT ON A CURVE, CONCAVE TO THE SOUTH, NON TANGENT AND NON RADIAL TO THE PREVIOUS COURSE HAVING A RADIUS OF 612.96 FEET, A DELTA ANGLE OF 23°34'33", A CHORD BEARING N77°18'22"E, A CHORD DISTANCE OF 250.44 FEET; RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 252.22 FEET TO A POINT OF COMPOUND CURVATURE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 994.93 FEET, A DELTA ANGLE OF 09°30'20", A CHORD BEARING S86°09'12"E, A CHORD DISTANCE OF 164.87 FEET; RUN THENCE ALONG SAID CURVE AN ARC DISTANCE OF 165.06 FEET TO THE WEST BOUNDARY OF CANTON PARK AS RECORDED IN PLAT BOOK 197, PAGES 16 AND 17 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; RUN THENCE ALONG SAID WEST BOUNDARY, S08°52'51"W A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

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

Robert E Lazenby IV
 Digitally signed by Robert E Lazenby IV
 Date: 2024.01.29 08:03:18 -05'00'

ROBERT E. LAZENBY, IV, P.S.M. # 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

WILLOWBROOK SOUTH
 Section 15, Township 28 S, Range 26 E

SKETCH OF DESCRIPTION
 NOT A SURVEY
 SHEET 1 OF 2

DRAWING: #####

JOB #11116



NORTH
SCALE: 1" = 100'

WEST BOUNDARY CANTON PARK
PLAT BOOK 197 , PAGE 16 & 17

EAST BOUNDARY PARCEL DESCRIBED BY
WARRANTY DEED IN OFFICIAL RECORDS
BOOK 4476, PAGE 439

NORTHERN RIGHT OF WAY LINE
MARTIN LUTHER KING BOULEVARD
(AVENUE T NE) OFFICIAL RECORD
BOOK 748, PAGE 608

FOUND 1/2" IRON
ROD "PESURV 8112"

SOUTHERN RIGHT OF WAY LINE
MARTIN LUTHER KING BOULEVARD

MARTIN LUTHER KING
BOULEVARD

POINT OF BEGINNING

CURVE TABLE

#	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	219.55'	924.93'	013°36'00"	219.03'	N70° 42' 22"W
C2	300.78'	984.93'	017°29'50"	299.61'	N72° 39' 17"W
C3	163.35'	984.93'	009°30'10"	163.17'	N86° 09' 17"W
C4	252.04'	602.96'	023°57'00"	250.21'	S77° 07' 08"W
C5	252.22'	612.96'	023°34'33"	250.44'	N77° 18' 22"E
C6	165.06'	994.93'	009°30'20"	164.87'	S86° 09' 12"E

LINE TABLE

LINE #	LENGTH	BEARING
L1	10.76'	N03° 00' 59"W
L2	10.00'	S08° 52' 51"W

WEST BOUNDARY, SOUTHEAST 1/4, SECTION 15,
TOWNSHIP 28 SOUTH, RANGE 26 EAST

N00°05'30"W 1379.25'

POINT OF COMMENCEMENT
SOUTHWEST CORNER, SOUTHEAST 1/4,
SECTION 15, TOWNSHIP 28 SOUTH,
RANGE 26 EAST; 4"x4" CONCRETE
MONUMENT STAMPED LB7454
NORTHING: 1347673.47, EASTING 752255.25

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

Robert E Lazenby IV
Digitally signed by
Robert E Lazenby IV
Date: 2024.01.29
08:03:41 -05'00'

ROBERT E. LAZENBY, IV, P.S.M. # 6369



BASEPOINT
SURVEYING, INC.

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

WILLOWBROOK SOUTH
Section 15, Township 28 S, Range 26 E

SKETCH OF DESCRIPTION
NOT A SURVEY
SHEET 2 OF 2

DRAWING: #####

JOB #11116