

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: Melanea Hough  
Additional Right-of-Way  
Parent Parcel I.D. No.: 283013-946200-000010

## QUIT CLAIM DEED

THIS INDENTURE, made this 4<sup>th</sup> day of June, 2025, between **STEPHEN K. BORNEMANN, CEO of LAKE AURORA CHRISTIAN ASSEMBLY, INC., a Florida not for profit corporation**, whose address is 237 Golden Bough Road, Lake Wales, FL 33898 Grantors, 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 said 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 Attached 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, said 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)

Lake Aurora Christian Assembly, Inc.,  
a Florida not for profit corporation

Jennifer Rodz  
Witness

Print Name Jennifer Rodriguez

Address 202 E Stuart ave W FL 33859

[Signature]  
Witness

Print Name CB Myers III

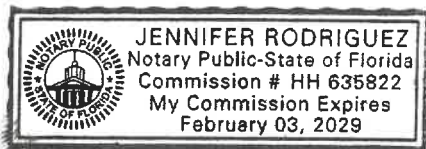
Address 202 E Stuart ave W FL 33859

STATE OF Florida

COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4<sup>th</sup> day of June, 2025 by Stephen K. Bornemann, CEO of Lake Aurora Christian Assembly, Inc., a Florida not for profit corporation who ☐ is personally known to me or ☒ has produced FL DL as identification.

(AFFIX NOTARY SEAL)



Jennifer Rodz  
Notary Public

Print Name Jennifer Rodriguez

My Commission Expires February 3, 2029

Project Name: Goldenbough Road  
Project Number: 0813E25-1

Road Number: 081301  
Tax Folio Number: 28-30-13-946200-000010

### DESCRIPTION

A parcel of land being a portion of THE GOLDENBOUGH ASSOCIATION'S PLAT OF HOME SITES (I.A. Yarnell's Subdivision) as recorded in Plat Book 4, Page 65, of the Public Records of Polk County, Florida, lying in Section 13, Township 30 South, Range 28 East, Polk County, Florida, being more particularly described as follows:

That part of Lots 1, 2, 3, 4, and 5 of said THE GOLDENBOUGH ASSOCIATION'S PLAT OF HOME SITES that lies west of the following described lines:

**Commence** at an Axle marking the northwest corner of Lot "A" of said THE GOLDENBOUGH ASSOCIATION'S PLAT OF HOME SITES, said Axle having a Northing coordinate of 1289342.56 feet and an Easting coordinate of 826194.31 feet (Florida State Plane Coordinate System, North American Datum of 1983, Florida West Zone, Adjustment of 2011, U.S. Survey feet); thence North 89°40'44" East, 1067.28 feet to a 5/8 inch Iron Rod; thence continue North 89°40'44" East, 84.10 feet to a 4 inch by 4 inch concrete monument; thence continue North 89°40'44" East, 9.33 feet to the **Point of Beginning**; thence South 16°57'40" West, 24.07 feet; thence South 18°14'27" West, 62.13 feet; thence South 12°27'40" West, 27.26 feet; thence South 08°06'57" West, 84.62 feet; thence South 05°09'12" West, 49.32 feet; thence South 02°11'55" West, 48.39 feet; thence South 00°19'15" West, 50.37 feet; thence South 01°06'51" West, 128.99 feet to the south line of said Lot 5, and the **Point of Terminus**, said point being North 89°52'11" East, 10.38 feet from a 5/8 inch Iron Rod and plastic cap that is stamped "PLS 3381".

Containing 9886 square feet, more or less.

SHEET 1 OF 2

FOR SKETCH SEE SHEET 2 OF 2

REVISION	DATE	BY

THIS IS NOT  
A SURVEY

NORTH

SCALE  
1" = 100 feet

POC  
FOUND AXLE  
NW COR. LOT "A"  
N = 1289342.56  
E = 826194.31

FIR 5/8"  
N 89°40'44" E  
1067.28' (F)

FCM 4"x4"  
84.10' (F)  
L1  
POB  
L2

Line Table		
LINE #	DIRECTION	LENGTH
L1	N 89°40'44" E	9.33'
L2	S 16°57'40" W	24.07'
L3	S 18°14'27" W	62.13'
L4	S 12°27'40" W	27.26'
L5	S 8°06'57" W	84.62'
L6	S 5°09'12" W	49.32'
L7	S 2°11'55" W	48.39'
L8	S 0°19'15" W	50.37'
L9	S 1°06'51" W	128.99'
L10	N 89°52'11" E	10.38'

GOLDENBOUGH ROAD

EAST R/W PER P.B. 4, PG. 65

FIRC 5/8"  
"PLS 3381"

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

TAX FOLIO #  
283013  
946200  
000010

TAX FOLIO #  
283013  
946200  
000060

THE GOLDENBOUGH ASSOCIATION'S  
PLAT OF HOME SITES  
(I.A. YARNELL'S SUBDIVISION)  
P.B. 4, PG. 65

- LEGEND**
- (C) = CALCULATED
  - (P) = PLAT
  - COR. = CORNER
  - FCM = FOUND CONCRETE MONUMENT
  - FIR = FOUND IRON ROD
  - FIRC = FOUND IRON ROD AND CAP
  - 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)
  - PLS = PROFESSIONAL LAND SURVEYOR
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - POT = POINT OF TERMINUS
  - 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.

DATE  
05/19/25



Digitally signed  
by John Richard  
Noland Jr.  
Date: 2025.05.19  
14:42:59 -04'00'

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

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

**DESCRIPTION SKETCH**  
LOCATED IN SECTION 13,  
TOWNSHIP 30 SOUTH, RANGE 28  
EAST, POLK COUNTY, FLORIDA.

REVISION	DATE	BY

**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: MSK	Checked by: JRN	Check Date: 05/19/25
Parcel Number: N/A	PREPARED FOR: REAL ESTATE SERVICES		File Name: 0813E25-1

