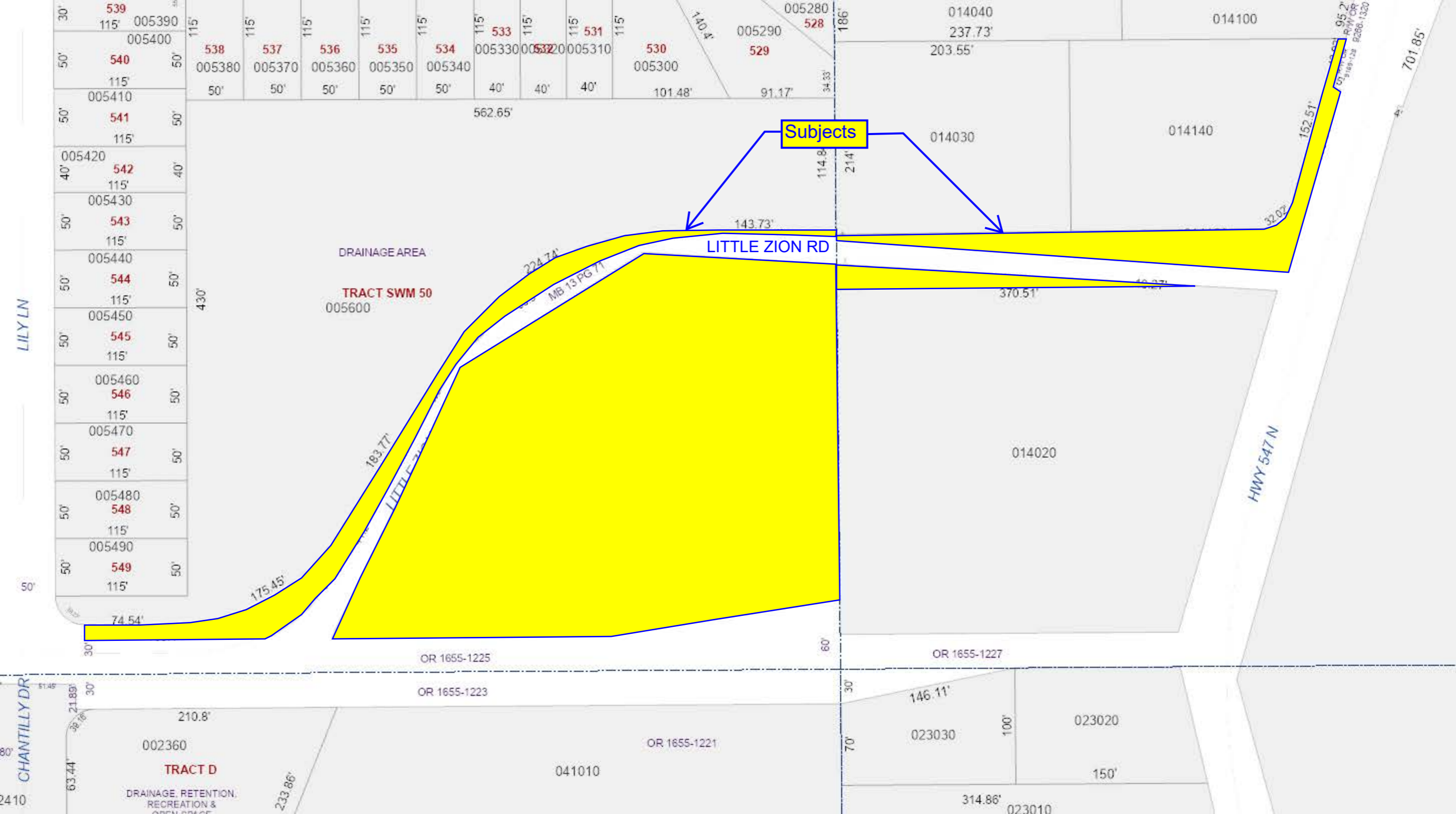


Subject Area

Section 22,
Township 26 South,
Range 27 East



Subjects

LITTLE ZION RD

DRAINAGE AREA
TRACT SWM 50
005600

30'	539	115'	005390
50'	540	115'	005400
50'	541	115'	005410
40'	542	115'	005420
50'	543	115'	005430
50'	544	115'	005440
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50'	546	115'	005460
50'	547	115'	005470
50'	548	115'	005480
50'	549	115'	005490

LILY LN

CHANTILLY DR

HWY 547 N

OR 1655-1225

OR 1655-1227

OR 1655-1223

OR 1655-1221

041010

146.11'

023030

023020

150'

314.86'

023010

014020

014030

014140

014100

203.55'

237.73'

143.73'

32.02'

152.51'

95.2'

701.85'

114.8'

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100'

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186'

34.33'

005290

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MB 13 PG 71

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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

Little Zion Road R/W

Parent Parcel ID No.: 272622-706096-005600

QUIT CLAIM DEED

THIS INDENTURE, made this 26th day of May, 2026, between **ASTONIA COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, whose address is c/o Governmental Management Services, 219 East Livingston Street, Orlando, Florida 32801, 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:

Tract "O" (Future Right-of-Way) of ASTONIA, according to the map or plat thereof as recorded in Plat Book 185, at Pages 7 through 12, inclusive, Public Records of Polk County, Florida.

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)

**ASTONIA COMMUNITY
DEVELOPMENT DISTRICT**, a local
unit of special-purpose government

[Signature]
Witness #1
Cody Hatmaker

Print Name
4900 Dundee Rd, Winter Haven FL 33884
Address

[Signature]

Witness #2
135 N 16th St. Floor 2
Print Name
Haines City, FL 33844
Address

By: [Signature]
Halsey Carson,
Chairman, Board of Supervisors

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26 day of May, 2026, by Halsey Carson, as chairman of the Board of Supervisors of Astonia Community Development District, a local unit of special-purpose government, on behalf of the District, who is personally known to me or has produced _____ as identification.

(AFFIX NOTARY SEAL)



[Signature]
Notary Public

Tula Michele Haff
Printed Name of Notary

Commission Number and Expiration Date

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

Little Zion Road R/W

Parent Parcel ID Nos.: 272622-000000-014050-014160

QUIT CLAIM DEED

THIS INDENTURE, made this 26 day of May, 2026, between **ERNIE CALDWELL PROPERTIES, LLC**, a Florida limited liability company, whose address is 4900 Dundee Road, Winter Haven, Florida 33884, 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)

**ERNIE CADLWELL PROPERTIES,
LLC, a Florida limited liability company**

Haley Carson

Witness #1
Haley Carson

Print Name
4900 Dundee Rd.

Address
Winter Haven, FL 33884

Tula Michele Haff

Witness #2
Tula Michele Haff

Print Name
135 N. 6th St. FL 2

Address
Haines City, FL 33844

By: [Signature]
Harold R. Baxter, Manager

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26 day of May, 2026, by Harold R. Baxter, as Manager of Ernie Caldwell Properties, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

(AFFIX NOTARY SEAL)



Tula Michele Haff

Notary Public

Tula Michele Haff
Printed Name of Notary

Commission Number and Expiration Date

EXHIBIT A- Sheet 1 of 3
LEGAL DESCRIPTION

PARCEL 1

COMMENCE AT THE SW CORNER OF THE NE 1/4 OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE RUN N00°34'03"W ALONG THE WEST LINE OF SAID NE 1/4 A DISTANCE OF 330.36 FEET TO THE SW CORNER OF THE SOUTH 214.00 FEET OF THE NORTH 3/4 OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 22 AND THE POINT OF BEGINNING;

THENCE CONTINUE N00°34'03"W ALONG SAID WEST LINE A DISTANCE OF 22.28 FEET TO THE INTERSECTION OF THE SOUTH MAINTAINED RIGHT OF WAY OF LITTLE ZION ROAD WITH SAID WEST LINE; THENCE RUN ALONG SAID SOUTH MAINTAINED RIGHT OF WAY THE FOLLOWING 5 COURSES 1) S86°33'06"E A DISTANCE OF 86.14 FEET; 2) THENCE S88°12'47"E A DISTANCE OF 100.01 FEET; 3) THENCE S88°02'28"E A DISTANCE OF 100.01 FEET; 4) THENCE S86°23'00"E A DISTANCE OF 75.31 FEET TO A CURVE TURNING TO THE RIGHT WITH A DELTA ANGLE OF 22°58'06", WITH A RADIUS OF 25.62 FEET, WITH A CHORD BEARING OF S71°12'46"E, WITH A CHORD LENGTH OF 10.20 FEET; 5) THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 10.27 FEET TO THE INTERSECTION OF THE SOUTH LINE OF SAID SOUTH 214.00 FEET; THENCE RUN S89°36'37"W ALONG SAID SOUTH LINE A DISTANCE OF 370.51 FEET RETURNING TO THE POINT OF BEGINNING,

CONTAINING AN AREA OF 4660.76 SQUARE FEET, 0.11 ACRES +/-

PARCEL 2

COMMENCE AT THE SW CORNER OF THE NE 1/4 OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE RUN N00°34'03"W ALONG THE WEST LINE OF SAID NE 1/4 A DISTANCE OF 375.37 FEET TO THE INTERSECTION OF THE NORTH MAINTAINED RIGHT OF WAY OF LITTLE ZION ROAD WITH SAID WEST LINE; AND THE POINT OF BEGINNING;

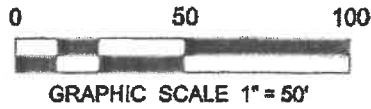
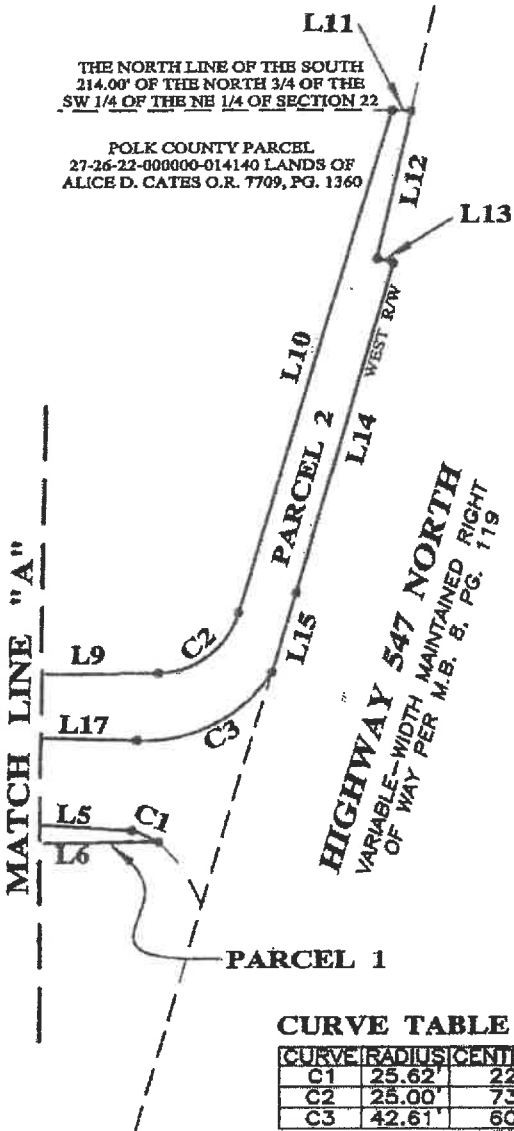
THENCE CONTINUE N00°34'03"W ALONG SAID WEST LINE A DISTANCE OF 4.99 FEET; THENCE N89°36'37"E A DISTANCE OF 370.18 FEET TO A CURVE TURNING TO THE LEFT WITH A DELTA ANGLE OF 73°23'36", WITH A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF N52°54'49"E, WITH A CHORD LENGTH OF 29.88 FEET; THENCE RUN ALONG SAID CURVE AN ARC LENGTH OF 32.02 FEET; THENCE N16°13'01"E A DISTANCE OF 152.51 FEET TO THE NORTH LINE OF SAID SOUTH 214.00 FEET; THENCE N89°36'37"E ALONG SAID NORTH LINE A DISTANCE OF 5.64 FEET TO THE WEST MAINTAINED RIGHT OF WAY OF HIGHWAY 547 NORTH; THENCE RUN ALONG SAID WEST RIGHT OF WAY THE FOLLOWING 4 COURSES; 1) S11°56'26"W A DISTANCE OF 44.15 FEET; 2) THENCE S73°47'01"E A DISTANCE OF 5.00 FEET; 3) THENCE S15°38'40"W A DISTANCE OF 100.01 FEET; 4) THENCE S16°16'26"W A DISTANCE OF 27.62 FEET TO THE INTERSECTION OF SAID WEST MAINTAINED RIGHT OF WAY WITH THE NORTH MAINTAINED RIGHT OF WAY OF SAID LITTLE ZION ROAD; THENCE RUN ALONG SAID NORTH MAINTAINED RIGHT OF WAY THE FOLLOWING 5 COURSES; 1) RUN ALONG A CURVE TURNING TO THE RIGHT WITH A DELTA ANGLE OF 60°06'23", WITH A RADIUS OF 42.61 FEET, WITH A CHORD BEARING OF S66°05'39"W, WITH A CHORD LENGTH OF 42.68 FEET, AN ARC LENGTH OF 44.70 FEET; 2) THENCE N88°29'18"W A DISTANCE OF 76.92 FEET; 3) THENCE N87°55'36"W A DISTANCE OF 100.01 FEET; 4) THENCE N88°40'16"W A DISTANCE OF 100.03 FEET; 5) THENCE N86°53'43"W A DISTANCE OF 87.43 FEET RETURNING TO THE POINT OF BEGINNING,

CONTAINING AN AREA OF 7653.67 SQUARE FEET, 0.18 ACRES +/-

SKETCH OF DESCRIPTION

OF PORTIONS OF POLK COUNTY PARCELS NUMBERS
27-26-22-000000-014030 AND 27-26-22-000000-014141
LANDS OF ALICE D. CATES IN SECTION 22, TOWNSHIP 26
SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA

Exhibit "A" - Sheet 2 of 3



LINE TABLE

LINE	BEARING	DISTANCE
L5	S86°23'00"E	75.31'
L9	N89°38'37"E	370.18'
L10	N18°13'01"E	152.51'
L11	N89°38'37"E	5.84'
L12	S11°56'26"W	44.15'
L13	S73°47'01"E	5.00'
L14	S15°38'40"W	100.01'
L15	S16°18'28"W	27.62'
L17	N88°29'18"W	76.92'

LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- O.R. OFFICIAL RECORDS BOOK
- PG. PAGE
- R/W RIGHT OF WAY
- PSM PROFESSIONAL SURVEYOR & MAPPER
- LB LICENSED BUSINESS
- M.B. MAP BOOK

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	25.62'	22°58'08"	S71°12'46"E	10.20'	10.27'
C2	25.00'	73°23'38"	N52°54'48"E	29.88'	32.02'
C3	42.61'	60°06'23"	S66°05'39"W	42.68'	44.70'

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**LEADING EDGE
LAND SERVICES
INCORPORATED**
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9691
WEB: www.leadingedge.com
FLORIDA LICENSED BUSINESS NUMBER LB 6844

SKETCH OF DESCRIPTION
FOR
ERNIE CALDWELL PROPERTIES, LLC

THIS IS NOT A SURVEY.

THIS SKETCH IS INCOMPLETE
UNLESS ACCOMPANIED BY A
LEGAL DESCRIPTION OF THE
PROPERTY DEPICTED HEREON

DATE OF DRAWING: 29 OCT 2019	
MANAGER: MB	CADD: MB
PROJECT NUMBER: 975-19003	
FIELD BOOK NUMBER: N/A	
LAST FIELD WORK: N/A	
CREW CHIEF(S): N/A	
COMPUTER FILE: 9759002.DWG	
SCALE: 1" = 50'	SHEET 3 OF 3

SKETCH OF DESCRIPTION

OF PORTIONS OF POLK COUNTY PARCELS NUMBERS
27-26-22-000000-014030 AND 27-26-22-000000-014141
LANDS OF ALICE D. CATES IN SECTION 22, TOWNSHIP 26
SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA

Exhibit "A" - Sheet 3 of 3

LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°34'03"W	22.28'
L2	S86°33'06"E	86.14'
L3	S88°12'47"E	100.01'
L4	S88°02'28"E	100.01'
L5	S86°23'00"E	75.31'
L6	S89°36'37"W	370.51'
L7	N00°34'03"W	22.73'
L8	N00°34'03"W	4.99'
L9	N89°36'37"E	370.18'
L17	N88°29'18"W	76.92'
L18	N87°55'36"W	100.01'
L19	N88°40'16"W	100.03'
L20	N86°53'43"W	87.43'
L21	N00°34'03"W	330.36'

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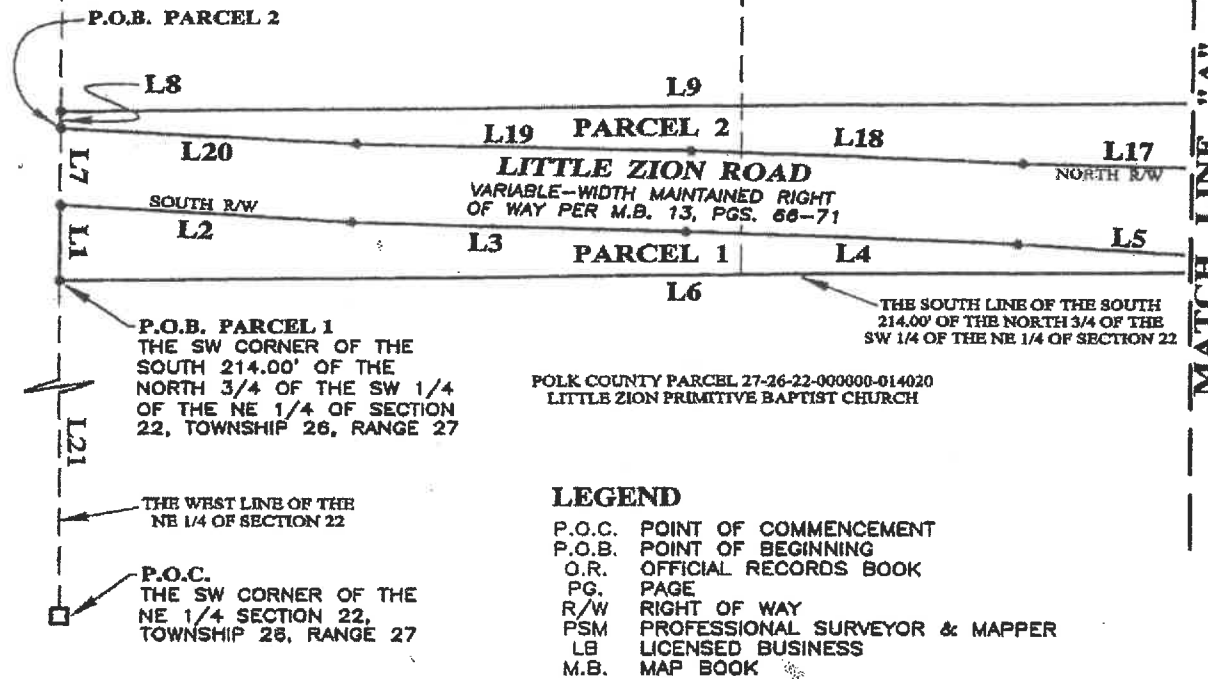


GRAPHIC SCALE 1" = 50'



POLK COUNTY PARCEL
27-26-22-000000-014030 LANDS OF
ALICE D. CATES O.R. 7709, PG. 1360

POLK COUNTY PARCEL
27-26-22-000000-014140 LANDS OF
ALICE D. CATES O.R. 7709, PG. 1360



POLK COUNTY PARCEL 27-26-22-000000-014020
LITTLE ZION PRIMITIVE BAPTIST CHURCH

LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- O.R. OFFICIAL RECORDS BOOK
- PG. PAGE
- R/W RIGHT OF WAY
- PSM PROFESSIONAL SURVEYOR & MAPPER
- LB LICENSED BUSINESS
- M.B. MAP BOOK

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**LEADING EDGE
LAND SERVICES
INCORPORATED**

8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-8730
FAX: (407) 351-9891
WEB: www.leadingedge.com

FLORIDA LICENSED BUSINESS NUMBER LB 8846

SKETCH OF DESCRIPTION
FOR
ERNIE CALDWELL PROPERTIES, LLC

THIS IS NOT A SURVEY.

THIS SKETCH IS INCOMPLETE
UNLESS ACCOMPANIED BY A
LEGAL DESCRIPTION OF THE
PROPERTY DEPICTED HEREON

DATE OF DRAWING: 29 OCT 2018

MANAGER: MB CADD: MB

PROJECT NUMBER: 975-19003

FIELD BOOK NUMBER: N/A

LAST FIELD WORK: N/A

CREW CHIEF(S): N/A

COMPUTER FILE: 975S002.DWG

SCALE: 1" = 50' SHEET 2 OF 3

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

Little Zion Road

Parcel ID No.: 272622-000000-032020

QUIT CLAIM DEED

THIS INDENTURE, made this 1st day of June, 2026, between **ERNE CALDWELL PROPERTIES, LLC**, a Florida limited liability company, whose address is 4900 Dundee Road, Winter Haven, Florida 33884, 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:

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA LYING SOUTHEASTERLY OF THE SOUTHERLY RIGHT-OF-WAY OF LITTLE ZION ROAD AS SHOWN IN MAP BOOK 13, AT PAGES 66 THROUGH 71. LESS AND EXCEPT THE PROPERTY DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED IN O.R. BOOK 1655, AT PAGES 1225 AND 1226, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

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)

**ERNIE CADLWELL PROPERTIES,
LLC**, a Florida limited liability company

Cody Hartmaker
Witness #1

Cody Hartmaker
Print Name
4900 Dundee Rd, Winter Haven, FL 33884
Address

Tula Michele Haff
Witness #2

Tula Michele Haff
Print Name
135 N. 6th St. Floor 2
Address
Haines City, FL 33844

By: *[Signature]*
Harold R. Baxter, Manager

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of June, 2026, by Harold R. Baxter, as Manager of Ernie Caldwell Properties, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

(AFFIX NOTARY SEAL)



Tula Michele Haff
Notary Public

Tula Michele Haff
Printed Name of Notary

Commission Number and Expiration Date