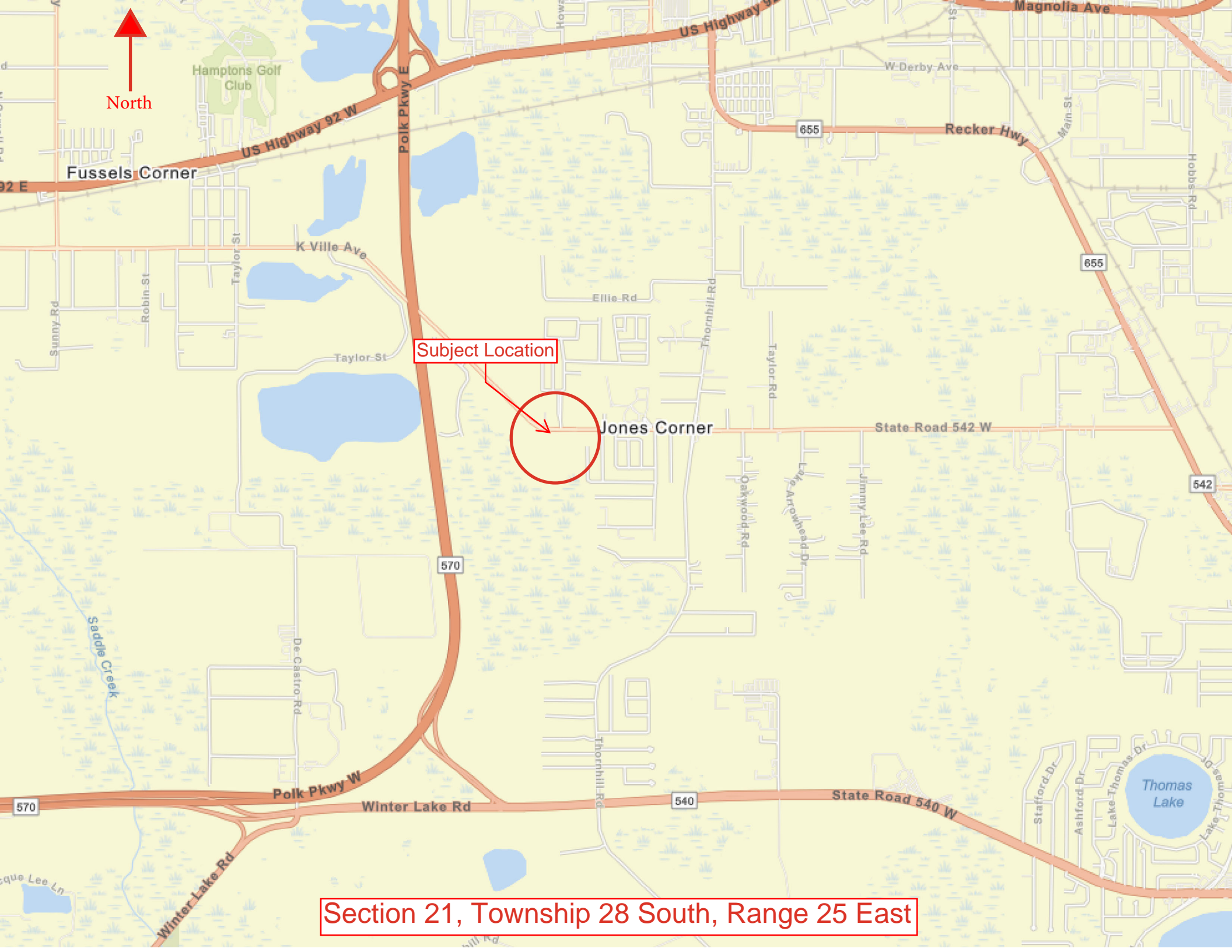




Subject Location



Section 21, Township 28 South, Range 25 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
Project Name: K-Ville Ave (CR 542) R/W
Cadence Crossing Ph 2 & 3
LDROW-2024-36

Parent Parcel ID No.: 252821-000000-043060

QUIT CLAIM DEED

THIS INDENTURE, made this ____ day of _____, 2024, between **ENGLISH CREEK PARTNERS, LLC**, a Florida limited liability company, whose address is 346 E. Central Avenue, Winter Haven, Florida 33880, 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)

Lindsey E Roden
Witness #1
Lindsey Roden
Print Name
346 E Central Ave.
Address Winter Haven FL 33880

Kristin Cassidy
Witness #2
Kristin Cassidy
Print Name
346 E Central Ave.
Address Winter Haven, FL 33880

ENGLISH CREEK PARTNERS,
LLC, a Florida limited liability company

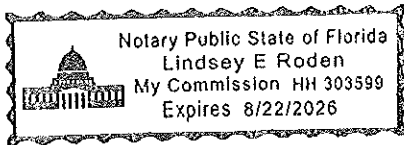
By: [Signature]
Albert S. Cassidy, Manager

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11th day of September, 2024, by Albert S. Cassidy, as Manager of English Creek Partners, 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)



Lindsey E Roden
Notary Public

Lindsey E Roden
Printed Name of Notary

HH303599 8/22/2026
Commission Number and Expiration Date

**EXHIBIT A
LEGAL DESCRIPTION**

**NEW ADDITIONAL RIGHT-OF-WAY DONATION FOR K-VILLE AVENUE/COUNTY RD 542
FOR PROPOSED "CADENCE CROSSING PHASE 2 AND PHASE 3" SUBDIVISION**

A STRIP OF LAND 11.00 FEET IN WIDTH, IN THE WEST $\frac{3}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT A 4" X 4" CONCRETE MONUMENT WITH NO IDENTIFICATION STANDING AT THE NORTHWEST CORNER OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 21, AND RUN THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST $\frac{1}{4}$, AND ALONG A NON-RADIAL LINE, N-89°59'42"-E, 21.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE, AND CONTINUING ALONG A NON-RADIAL LINE N-89°59'42"-E, 25.39 FEET TO A 5/8" IRON ROD AND CAP STAMPED "PENNONI LB 8126" STANDING ON THE SOUTH RIGHT-OF-WAY OF K-VILLE AVENUE (COUNTY ROAD 542), SAID POINT IS ALSO A POINT ON A CURVE CONCAVE NORTHEASTERLY; THENCE DEPARTING SAID NORTH LINE, AND CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY, AND SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 507.46 FEET, A CENTRAL ANGLE/Delta OF 24°15'57", A CHORD BEARING OF S-77°45'09"-E, A CHORD DISTANCE OF 213.32 FEET, FOR AN ARC LENGTH OF 214.92 FEET TO A 1/2" IRON ROD AND CAP STAMPED "LB 7194", AND THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY S-89°53'08"-E, 728.76 FEET TO A 5/8" IRON ROD AND CAP STAMPED "PENNONI LB 8126" STANDING ON THE EAST LINE OF THE WEST $\frac{3}{4}$ " OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ " OF SAID SECTION 21; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY, AND ALONG SAID EAST LINE S-00°25'48"-E, 11.00 FEET; THENCE DEPARTING SAID EAST LINE N-89°53'08"-W, 728.86 FEET TO A POINT OF CURVE CONCAVE NORTHERLY; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 518.46 FEET, A CENTRAL ANGLE/Delta OF 26°49'21", A CHORD BEARING OF N-76°28'27"-W, A CHORD DISTANCE OF 240.50 FEET, FOR AN ARC LENGTH OF 242.71 FEET TO THE POINT OF BEGINNING.

CONTAINING: 10,536 SQUARE FEET



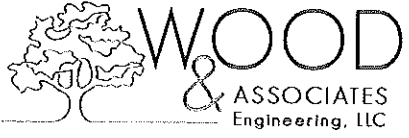
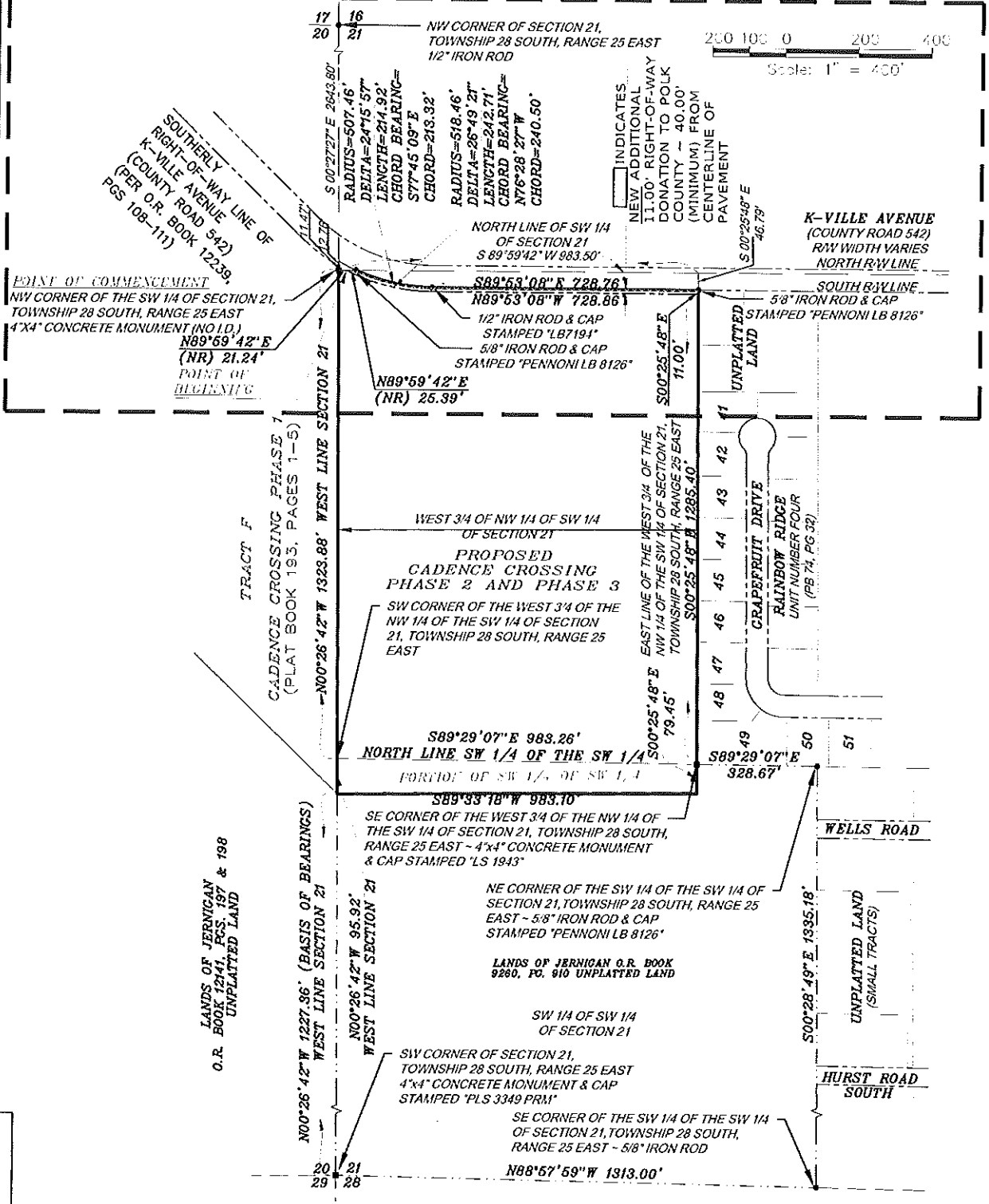
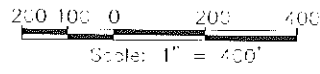
1925 BARTOW ROAD LAKELAND, FL 33801
OFFICE: (863) 940-2040 FAX: (863) 940-2044 EMAIL:
INFO@WOODCIVIL.COM
CERTIFICATE OF AUTHORIZATION NO. 32508

EXHIBIT A

**LEGAL DESCRIPTION
(NOT A SURVEY)**

EXHIBIT A CONSISTS OF FOUR (4) PAGES,
AND IS NOT COMPLETE WITHOUT ALL PAGES

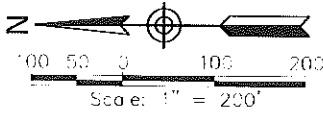
SEE PAGES 3 & 4 FOR ENLARGEMENT



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SEE PAGE 4

MATCH LINE

INDICATES NEW
 ADDITIONAL 11.00'
 RIGHT-OF-WAY DONATION TO
 POLK COUNTY ~ 40.00'
 (MINIMUM) FROM CENTERLINE
 OF PAVEMENT

NW CORNER OF SECTION 21,
 TOWNSHIP 28 SOUTH, RANGE 25 EAST
 1/2" IRON ROD

RADIUS=518.46'
 DELTA=26°49'21"
 LENGTH=242.71'
 CHORD BEARING=
 N76°28'27"W
 CHORD=240.50'

RADIUS=507.46'
 DELTA=24°15'57"
 LENGTH=214.92'
 CHORD BEARING=
 S77°45'09"E
 CHORD=213.32'

S 00°27'27" E 2643.80'

17 16
 20 21

NORTH LINE OF SW 1/4 OF SECTION 21
 S 89°59'42" W 983.50'

S 89°53'08" E 728.76'

N 89°53'08" W 728.86'

1/2" IRON ROD & CAP
 STAMPED "LB7194"

5/8" IRON ROD & CAP
 STAMPED "PENNONI LB 8126"

N 89°59'42" E
 (NR) 25.39'

12.76'
 11.47'

SOUTHERLY RIGHT-OF-WAY LINE OF
 K-VILLE AVENUE (COUNTY ROAD 542)
 (PER O.R. BOOK 12239, PGS 108-111)

POINT OF COMMENCEMENT
 NW CORNER OF THE SW 1/4 OF SECTION 21,
 TOWNSHIP 28 SOUTH, RANGE 25 EAST
 4"x4" CONCRETE MONUMENT (NO I.D.)

N 89°59'42" E
 (NR) 21.24'

POINT OF
 BEGINNING

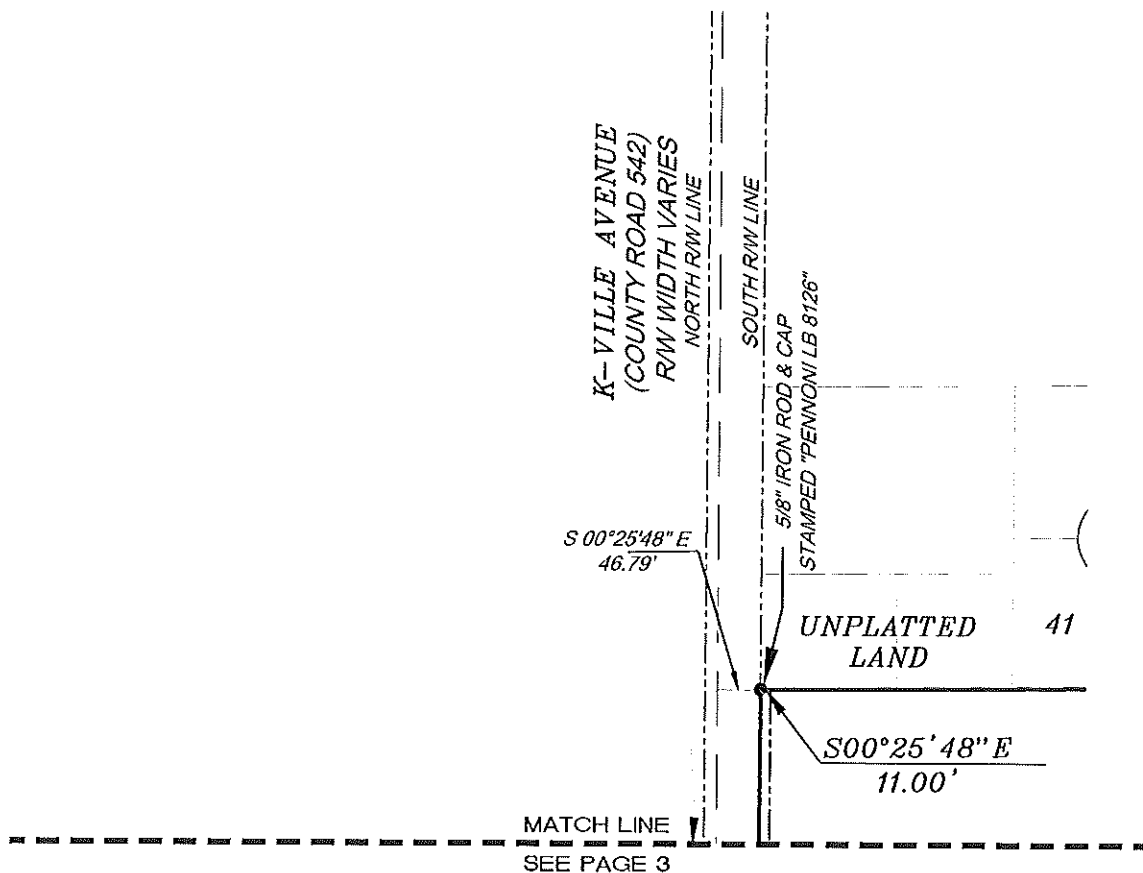
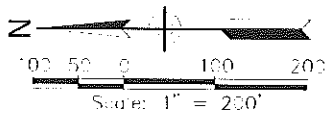


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