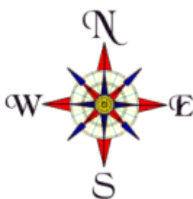


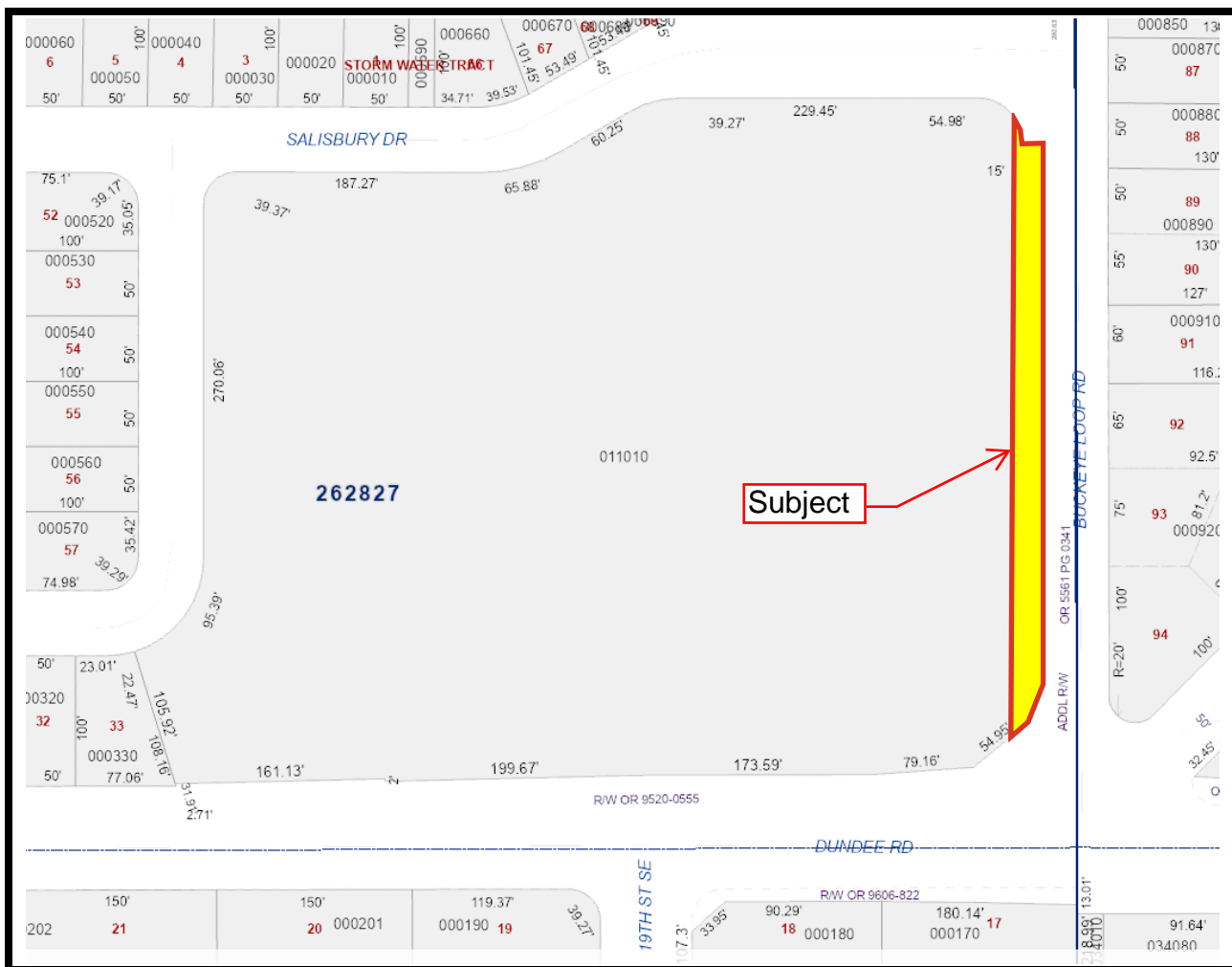
North

Subject Location

Section 27, Township 28 South, Range 26 East



SECTION 27, TOWNSHIP 28 SOUTH, RANGE 26 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: Buckeye Loop Road R/W

Parent Parcel ID No.: 262827-000000-011010

QUIT CLAIM DEED

THIS INDENTURE, made this 12th day of August, 2025, between **BROCO WINTER HAVEN INVESTMENTS, LLC**, a Georgia limited liability company f/k/a **Flagship Winter Haven Investments, LLC**, a Georgia limited liability company, whose address is 3456 Hardee Avenue, Chamblee, Georgia 30341, 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)

K Fitzpatrick
Witness #1
Kim Fitzpatrick
Print Name
3456 Hardce Ave
Address
Atlanta, GA 30341

K. McSweeney
Witness #2
3456 Hardce Ave, Atlanta GA 30341
Print Name
Address

**BROCO WINTER HAVEN
INVESTMENTS, LLC**, a Georgia
limited liability company f/k/a
Flagship Winter Haven Investments,
LLC, a Georgia limited liability
company

By: William Mixon
William Mixon, Managing Member

STATE OF Georgia
COUNTY OF Gwinnett

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 12th day of August, 2025, by William Mixon, as
Managing Member of BroCo Winter Haven Investments, LLC, a Georgia limited liability
company f/k/a Flagship Winter Haven Investments, LLC, a Georgia limited liability
company, on behalf of the company, who ☒ is personally known to me or ☐ has produced
_____ as identification.

(AFFIX NOTARY SEAL)



Rita Ann Harden
Notary Public
RITA ANN HARDEN
Printed Name of Notary
6/27/2029
Commission Number and Expiration Date

SKETCH OF DESCRIPTION

SHEET 1 OF 2

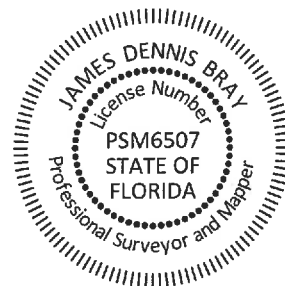
Exhibit "A" - Sheet 1 of 2

LEGAL DESCRIPTION:

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 28 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 27; RUN THENCE S89°44'40"W ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 27, A DISTANCE OF 25.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF BUCKEYE LOOP ROAD; THENCE S00°06'13"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 802.32 FEET TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SALISBURY DRIVE PER THE PLAT OF DUNDEE STATION, AS RECORDED IN PLAT BOOK 143, PAGES 45 AND 46, PUBLIC RECORDS OF POLK COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE CONTINUE S00°06'13"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 414.44 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 542 (DUNDEE ROAD); THENCE S19°07'26"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 30.08 FEET; THENCE S50°49'33"W, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 13.00 FEET TO A POINT ON A LINE LYING 20.00 FEET WEST OF AND PARALLEL WITH SAID WEST RIGHT-OF-WAY LINE OF BUCKEYE LOOP ROAD; THENCE N00°06'13"W, ALONG SAID PARALLEL LINE, A DISTANCE OF 469.06 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF SALISBURY DRIVE, BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 35.00 FEET, A CHORD BEARING OF S15°36'13"E AND A CHORD DISTANCE OF 18.71 FEET; RUN THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°00'20" A DISTANCE OF 18.94 FEET; THENCE N89°53'47"E A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 8,820 SQUARE FEET OR 0.2025 ACRES MORE OR LESS.



JOB #906506

CF # PLK-27-28-26 PARCEL B-SOD

DATE: 7/24/2025

SCALE: 1" = 100'

DRAWN BY: GLT

CERTIFIED TO:
PURSUIT DEVELOPMENT

LEGEND

	- CENTERLINE
CM	- CONCRETE MONUMENT
Δ	- CENTRAL ANGLE
(D)	- DESCRIBED
DB	- DEED BOOK
DE	- DRAINAGE EASEMENT
ESMT	- EASEMENT
FND	- FOUND
INST	- INSTRUMENT NUMBER
L	- ARC LENGTH
(M)	- MEASURED
N&D	- NAIL AND DISK
ORB	- OFFICIAL RECORDS BOOK
(P)	- PLAT
PB	- PLAT BOOK
PG	- PAGE
POB	- POINT OF BEGINNING
POC	- POINT OF COMMENCEMENT
R/W	- RIGHT OF WAY
R	- RADIUS
TYP	- TYPICAL
UE	- UTILITY EASEMENT
#	- NUMBER

REVISIONS

GENERAL NOTES:

1. BEARING STRUCTURE IS ASSUMED AND BASED ON THE MONUMENTED WEST R/W LINE OF BUCKEYE LOOP ROAD, BEING: S00°06'13"E.
2. THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS OR EASEMENTS OTHER THAN SHOWN HEREON.
3. THIS SKETCH OF DESCRIPTION HAS BEEN MADE FOR THE EXCLUSIVE USE OF THE ENTITIES PREPARED FOR HEREON AND DOES NOT EXTEND TO ANY UNNAMED PARTIES.
4. THIS SKETCH OF DESCRIPTION IS NOT A SURVEY.
5. THIS SKETCH OF DESCRIPTION IS "NOT VALID" WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS PROVIDED WITH ELECTRONIC SIGNATURE. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SIGNING PROFESSIONAL SURVEYOR AND MAPPER ON THE DATE OF THE ELECTRONIC SIGNATURE.

Altamax Surveying

910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com
James@altamaxsurveying.com

Digitally signed by James D Bray
DN: cn=James D Bray c=US
o=Unaffiliated
Reason: I am the author of this document
Location:
Date: 2025-07-24 15:30:04:00

James D. Bray PSM 6507

SITE ADDRESS:

UNASSIGNED SALISBURY DRIVE
WINTER HAVEN, FL

SHEET 2 OF 2

Exhibit "A" - Sheet 2 of 2

