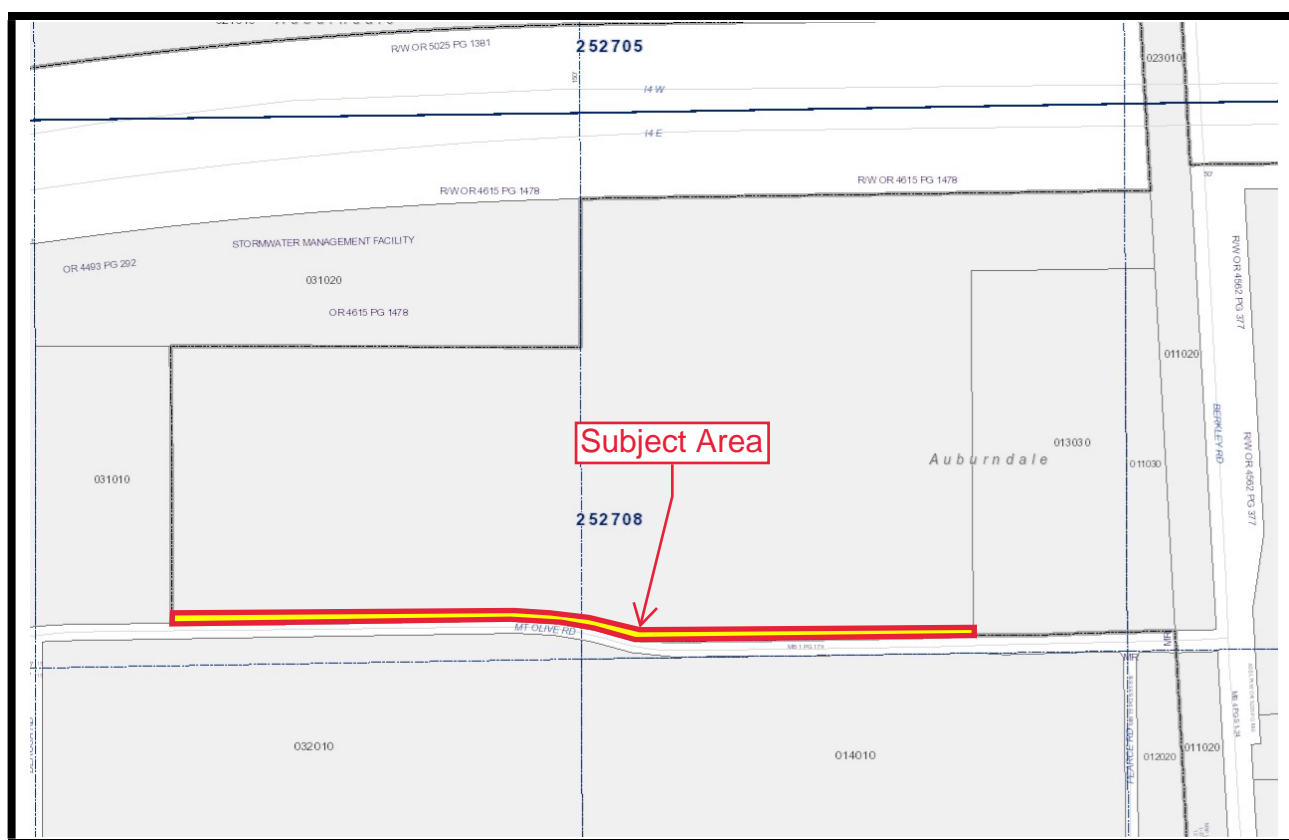




Section 08, Township 27 South, Range 25 East



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 – Mount Olive Road R/W
LDNON-2023-028

Parent Parcel ID No.: 252708-000000-011040

QUIT CLAIM DEED

THIS INDENTURE, made this 29th day of April, 2024, between **F3 MT OLIVE RD OWNER LLC**, a Delaware limited liability company, whose address is 301 NE 5th Street, Mulberry, Florida 33860, 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)

Hannah Printz
Witness #1
Hannah Printz
Print Name
30 Hudson Yards, 83rd Floor, New York, NY 10001
Address
James Kusan
Witness #2
James Kusan
Print Name
30 Hudson Yards, 83rd Floor, New York, NY 10001
Address

F3 MT OLIVE RD OWNER LLC,
a Delaware limited liability company

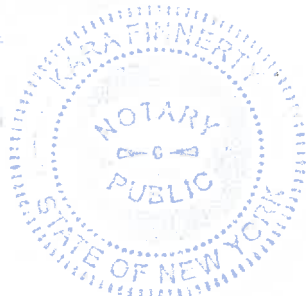
By: Michael Winston,
Authorized Signatory

STATE OF NEW YORK

COUNTY OF NEW YORK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29 day of APRIL, 2024, by Michael Winston, as Authorized Signatory of F3 MT OLIVE RD OWNER LLC, a Delaware limited liability company, on behalf of the company, who ☒ is personally known to me or ☐ has produced _____ as identification.

(AFFIX NOTARY SEAL)



Kara Finnerty
Notary Public

KARA FINNERTY
Printed Name of Notary

01-23-27
Commission Number and Expiration Date



**SKETCH OF DESCRIPTION
PROPOSED RIGHT-OF-WAY
DEDICATION AREA**

SECTION 8, TOWNSHIP 27 SOUTH, RANGE 25 EAST
CITY OF AUBURNDALE, POLK COUNTY, FLORIDA

Exhibit "A" - Sheet 1 of 5

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 27 SOUTH, RANGE 25 EAST, CITY OF AUBURNDALE, POLK COUNTY, FLORIDA, BEING A PORTION OF THE LANDS CONVEYED BY DEED TO F3 MT OLIVE RD OWNER, LLC, AS DESCRIBED IN OFFICIAL RECORDS BOOK 12842, PAGE 1833, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 8; THENCE ALONG THE WEST LINE OF NORTHEAST 1/4 OF SAID SECTION 8, S00°10'46"E, A DISTANCE OF 1208.59 FEET TO THE POINT OF BEGINNING;

THENCE SOUTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 1021.50 FEET, A CENTRAL ANGLE OF 04°02'46" AND A CHORD BEARING AND DISTANCE OF S77°51'09"E, 72.12 FEET) FOR AN ARC DISTANCE OF 72.14 FEET; THENCE SOUTHEASTERLY ALONG A COMPOUND CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 1981.50 FEET, A CENTRAL ANGLE OF 01°28'21" AND A CHORD BEARING AND DISTANCE OF S75°05'36"E, 50.92 FEET) FOR AN ARC DISTANCE OF 50.93 FEET; THENCE SOUTHEASTERLY ALONG A REVERSE CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 388.50 FEET, A CENTRAL ANGLE OF 15°55'56" AND A CHORD BEARING AND DISTANCE OF S82°19'23"E, 107.68 FEET) FOR AN ARC DISTANCE OF 108.03 FEET; THENCE N89°13'52"E, A DISTANCE OF 456.28 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 4938.50 FEET, A CENTRAL ANGLE OF 00°34'12" AND A CHORD BEARING AND DISTANCE OF N88°56'46"E, 49.13 FEET) FOR AN ARC DISTANCE OF 49.13 FEET; THENCE N88°39'40"E, A DISTANCE OF 218.56 FEET; THENCE S00°20'17"E, A DISTANCE OF 25.87 FEET TO THE NORTHERLY MAINTAINED RIGHT-OF-WAY OF MT. OLIVE ROAD (AS PER MAINTAINED RIGHT OF WAY - MAP BOOK 1, PAGE 181); THENCE ALONG SAID NORTHERLY MAINTAINED RIGHT-OF-WAY THE FOLLOWING TWENTY-ONE (21) COURSES: 1) N89°59'36"W, A DISTANCE OF 25.85 FEET; 2) S87°56'59"W, A DISTANCE OF 100.01 FEET; 3) S88°43'56"W, A DISTANCE OF 100.02 FEET; 4) S88°53'37"W, A DISTANCE OF 100.00 FEET; 5) S89°10'46"W, A DISTANCE OF 100.00 FEET; 6) S88°43'15"W, A DISTANCE OF 100.00 FEET; 7) S89°31'24"W, A DISTANCE OF 100.01 FEET; 8) S88°50'07"W, A DISTANCE OF 100.00 FEET; 9) N87°22'51"W, A DISTANCE OF 93.98 FEET; 10) N74°33'02"W, A DISTANCE OF 100.01 FEET; 11) N80°43'50"W, A DISTANCE OF 102.86 FEET; 12) N87°08'37"W, A DISTANCE OF 100.19 FEET; 13) S89°45'53"W, A DISTANCE OF 100.00 FEET; 14) S89°11'36"W, A DISTANCE OF 100.00 FEET; 15) S88°40'35"W, A DISTANCE OF 100.01 FEET; 16) S88°54'21"W, A DISTANCE OF 100.52 FEET; 17) S88°57'50"W, A DISTANCE OF 99.49 FEET; 18) S89°11'29"W, A DISTANCE OF 100.00 FEET; 19) N89°36'14"W, A DISTANCE OF 100.02 FEET; 20) S88°44'04"W, A DISTANCE OF 100.01 FEET; 21) S89°56'15"W, A DISTANCE OF 27.31 FEET; THENCE DEPARTING SAID NORTHERLY MAINTAINED RIGHT-OF-WAY, N00°06'40"W, A DISTANCE OF 35.04 FEET; THENCE N89°27'49"E, A DISTANCE OF 403.92 FEET; THENCE N89°08'31"E, A DISTANCE OF 395.70 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 1021.50 FEET, A CENTRAL ANGLE OF 10°58'57" AND A CHORD BEARING AND DISTANCE OF S85°22'01"E, 195.50 FEET) FOR AN ARC DISTANCE OF 195.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.396 ACRES (60817 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. THE PURPOSE OF THIS SKETCH OF DESCRIPTION IS TO PROVIDE A DESCRIPTION FOR A PROPOSED RIGHT-OF-WAY DEDICATION AREA.


2. THIS IS NOT A SURVEY.

3. THE BASIS OF BEARINGS FOR THIS SKETCH IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, NGS ADJUSTMENT OF 2011. THE NORTH LINE OF SECTION 8, T27S, R25E BEARS N89°01'51"E.

4. THE PROPERTY DEPICTED ON THIS SKETCH IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

5. THIS LEGAL DESCRIPTION IS INCOMPLETE UNLESS ACCOMPANIED BY A SKETCH OF THE PROPERTY DESCRIBED HEREIN.

THIS SKETCH OF DESCRIPTION OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

 <p>LEADING EDGE LAND SERVICES INCORPORATED 8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809 PHONE: (407) 351-6730 FAX: (407) 351-9691 WEB: www.leadingedgeels.com</p> <p>FLORIDA LICENSED BUSINESS NUMBER LB 6845</p>	<p>SKETCH OF DESCRIPTION FOR STOTAN INDUSTRIAL</p>	<p>DATE OF DRAWING: 21 DEC 2023</p>	
	<p>SURVEYOR'S CERTIFICATION I, THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SKETCH IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE 5J-17 STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS.</p> <p>JEFFREY D. HOFIUS PROFESSIONAL SURVEYOR AND MAPPER NUMBER 6610</p> <p>DATE: 12/22/2023</p>	<p>MANAGER: JDH CADD: TQ</p> <p>PROJECT NUMBER: 1229-22001</p> <p>FIELD BOOK NUMBER: N/A</p> <p>LAST FIELD WORK: N/A</p> <p>CREW CHIEF(S): N/A</p> <p>COMPUTER FILE: 1229001_SD2.DWG</p> <p>(NO SCALE) SHEET 1 OF 5</p>	

SKETCH OF DESCRIPTION PROPOSED RIGHT-OF-WAY DEDICATION AREA

SECTION 8, TOWNSHIP 27 SOUTH, RANGE 25 EAST
CITY OF AUBURNDALE, POLK COUNTY, FLORIDA

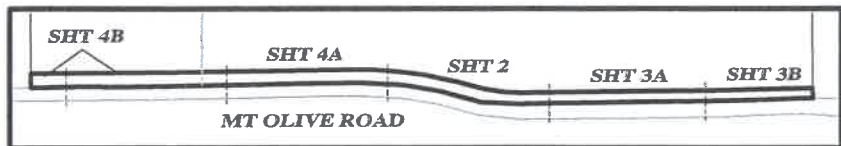
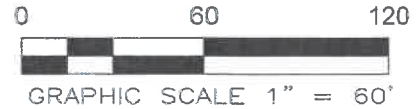
Exhibit "A" - Sheet 2 of 5

INTERSTATE HIGHWAY 4

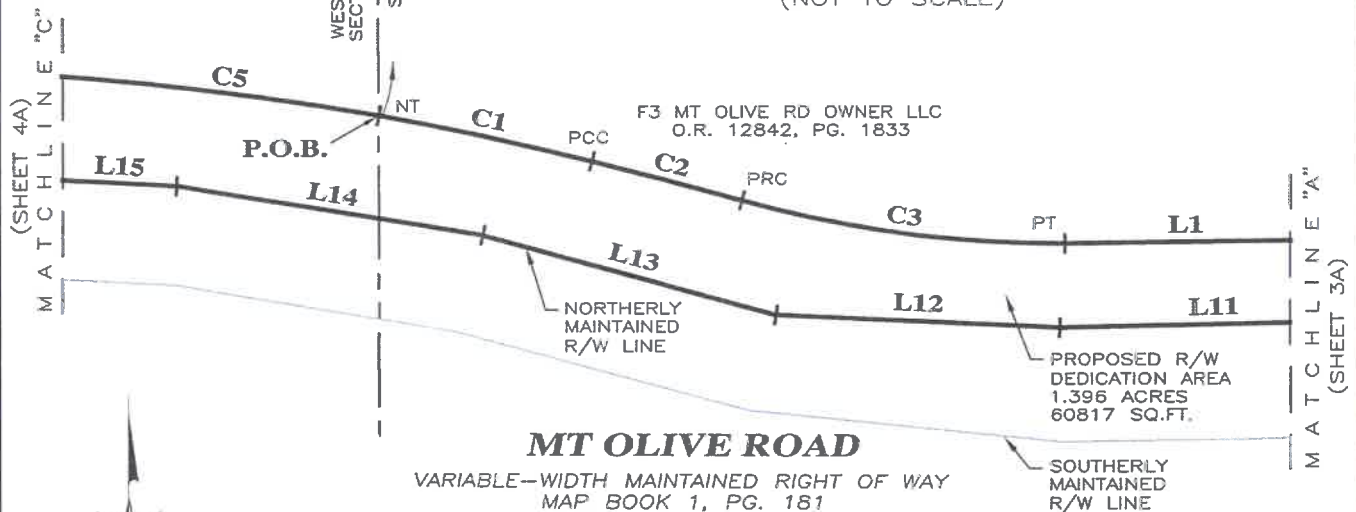
P.O.C.
N 1/4 CORNER
SECTION 8,
T27S, R25E
CCR-050892

VARIABLE WIDTH RIGHT OF WAY
PER STATE HIGHWAY RIGHT OF WAY MAP
#16320-2436

N89°01'51"E
NORTH LINE
SECTION 8, T27S, R25E
(BASIS OF BEARINGS)



KEY MAP
(NOT TO SCALE)



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(SEE SHEET 1 OF 5)

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ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9691
WEB: www.leadingedges.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

SKETCH OF DESCRIPTION
FOR
STOTAN INDUSTRIAL

THIS IS NOT
A SURVEY

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

DATE OF DRAWING: 21 DEC 2023

MANAGER: JDH CADD: TQ

PROJECT NUMBER: 1229-22001

FIELD BOOK NUMBER: N/A

LAST FIELD WORK: N/A

CREW CHIEF(S): N/A

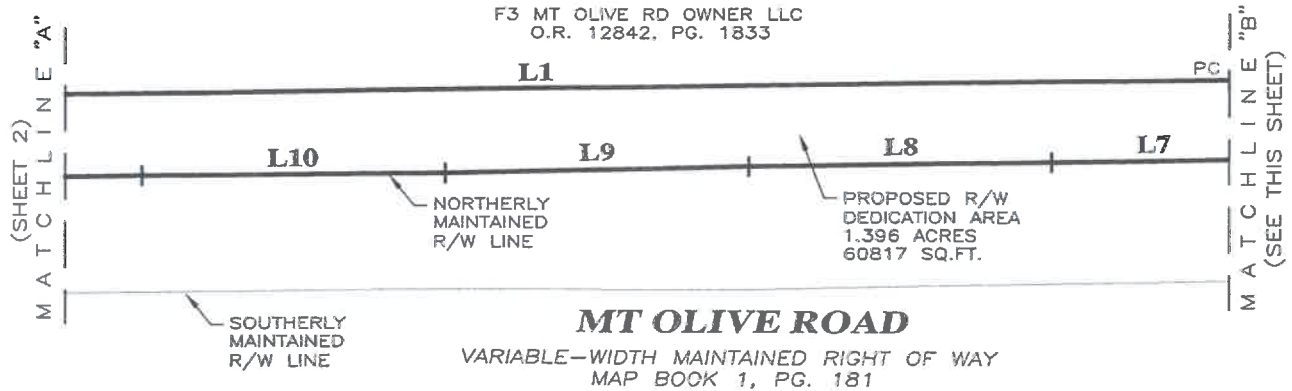
COMPUTER FILE: 1229001_SD2.DWG

SCALE: 1" = 60' SHEET 2 OF 5

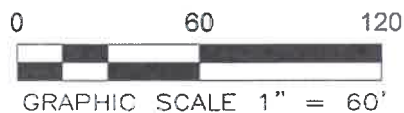
SKETCH OF DESCRIPTION PROPOSED RIGHT-OF-WAY DEDICATION AREA

SECTION 8, TOWNSHIP 27 SOUTH, RANGE 25 EAST
CITY OF AUBURNDALE, POLK COUNTY, FLORIDA

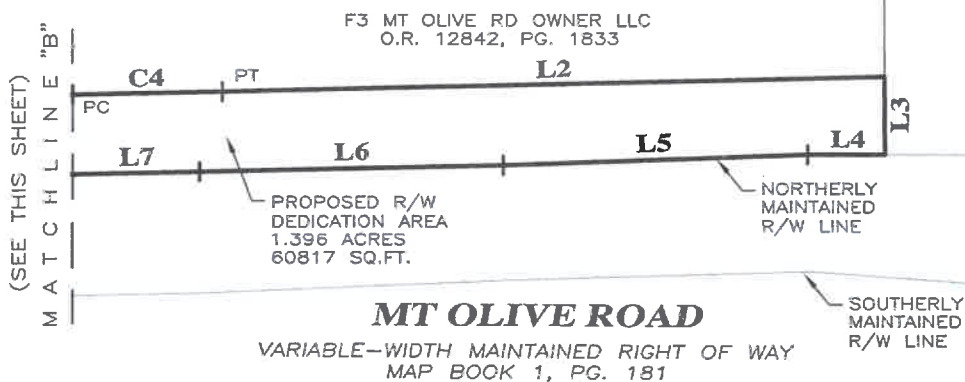
Exhibit "A" - Sheet 3 of 5



(SHEET 3A)



(SHEET 3B)



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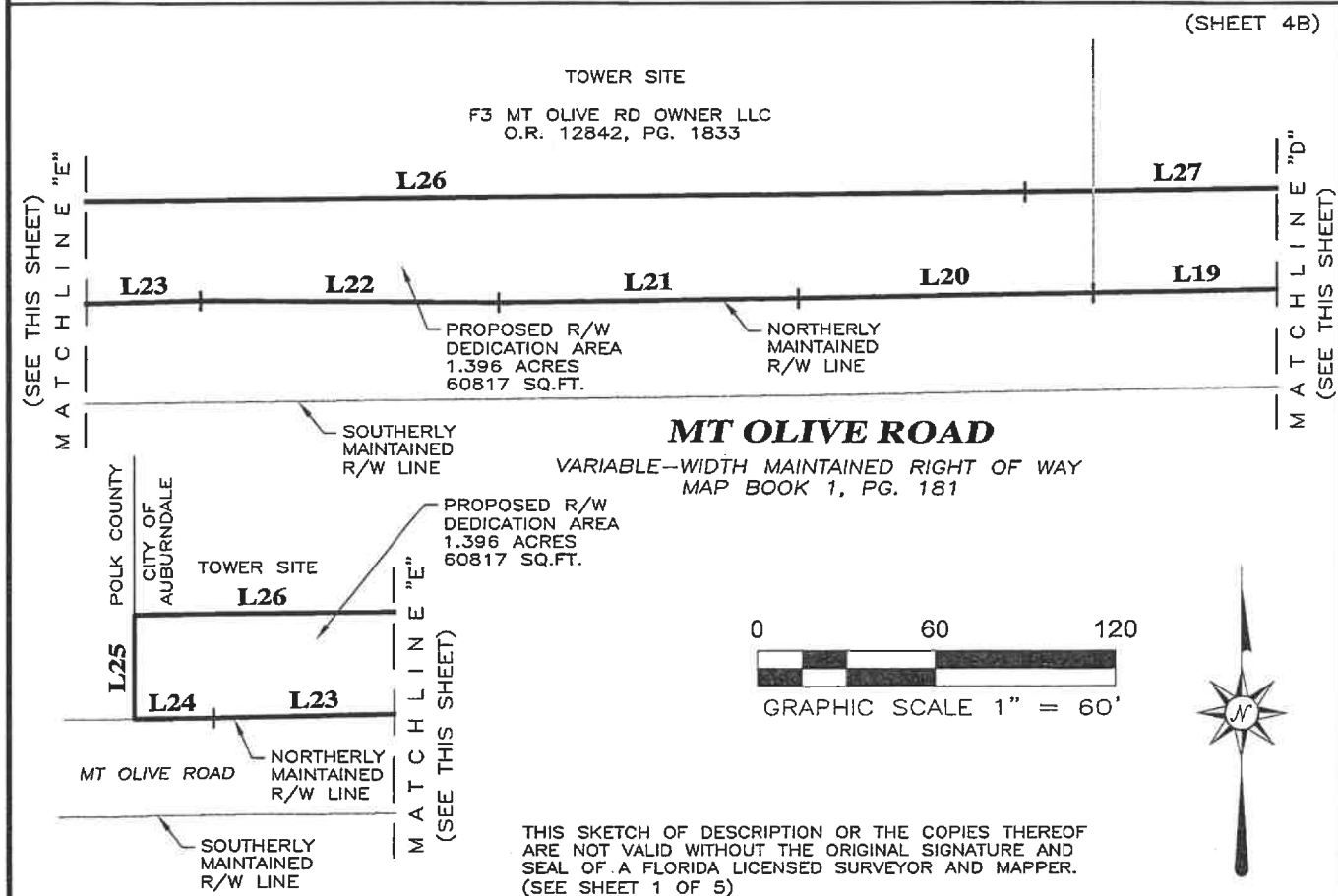
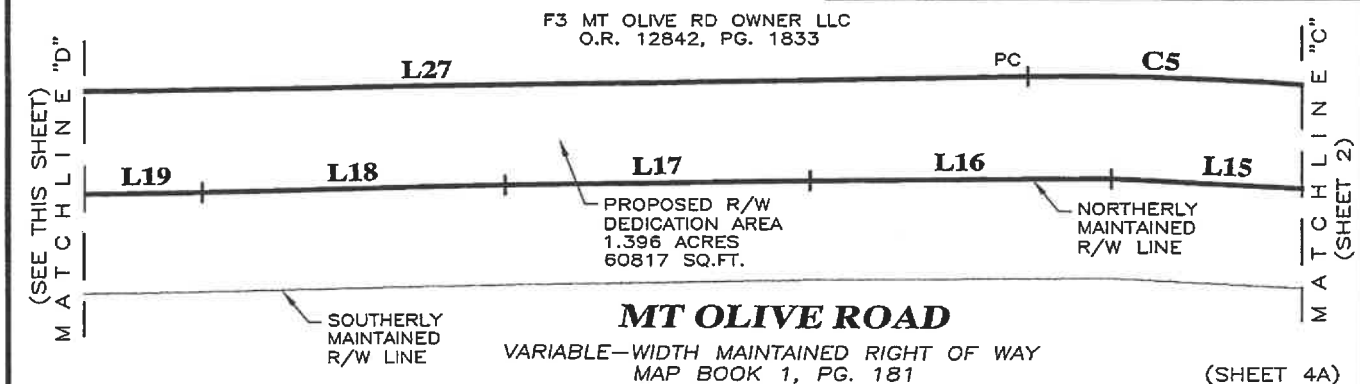
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COMPUTER FILE: 1229001_SD2.DWG	
SCALE: 1" = 60'	SHEET 3 OF 5

SKETCH OF DESCRIPTION PROPOSED RIGHT-OF-WAY DEDICATION AREA

SECTION 8, TOWNSHIP 27 SOUTH, RANGE 25 EAST
CITY OF AUBURNDALE, POLK COUNTY, FLORIDA

Exhibit "A" - Sheet 4 of 5



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FLORIDA LICENSED BUSINESS NUMBER LB 6846

**SKETCH OF DESCRIPTION
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PROPERTY DEPICTED HEREON

DATE OF DRAWING: 21 DEC 2023

MANAGER: JDH

CADD: TQ

PROJECT NUMBER: 1229-22001

FIELD BOOK NUMBER: N/A

LAST FIELD WORK: N/A

CREW CHIEF(S): N/A

COMPUTER FILE: 1229001_SD2.DWG

SCALE: 1" = 60'

SHEET 4 OF 5

SKETCH OF DESCRIPTION PROPOSED RIGHT-OF-WAY DEDICATION AREA

SECTION 8, TOWNSHIP 27 SOUTH, RANGE 25 EAST
CITY OF AUBURNDALE, POLK COUNTY, FLORIDA

Exhibit "A" - Sheet 5 of 5

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	1021.50'	04°02'46"	S77°51'09"E	72.12'	72.14'
C2	1981.50'	01°28'21"	S75°05'36"E	50.92'	50.93'
C3	388.50'	15°55'56"	S82°19'23"E	107.68'	108.03'
C4	4938.50'	00°34'12"	N88°56'46"E	49.13'	49.13'
C5	1021.50'	10°58'57"	S85°22'01"E	195.50'	195.80'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°13'52"E	456.28'
L2	N88°39'40"E	218.56'
L3	S00°20'17"E	25.87'
L4	N89°59'36"W	25.85'
L5	S87°56'59"W	100.01'
L6	S88°43'56"W	100.02'
L7	S88°53'37"W	100.00'
L8	S89°10'46"W	100.00'
L9	S88°43'15"W	100.00'
L10	S89°31'24"W	100.01'
L11	S88°50'07"W	100.00'
L12	N87°22'51"W	93.98'
L13	N74°33'02"W	100.01'
L14	N80°43'50"W	102.86'
L15	N87°08'37"W	100.19'
L16	S89°45'53"W	100.00'
L17	S89°11'36"W	100.00'
L18	S88°40'35"W	100.01'
L19	S88°54'21"W	100.52'
L20	S88°57'50"W	99.49'
L21	S89°11'29"W	100.00'
L22	N89°36'14"W	100.02'
L23	S88°44'04"W	100.01'
L24	S89°56'15"W	27.31'
L25	N00°06'40"W	35.04'
L26	N89°27'49"E	403.92'
L27	N89°08'31"E	395.70'

LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
PG./PGS.	PAGE/PAGES
SQ.FT.	SQUARE FEET
LB	LICENSED BUSINESS
PSM	PROFESSIONAL SURVEYOR & MAPPER
O.R.	OFFICIAL RECORDS BOOK
T	TOWNSHIP
R	RANGE
CCR	CERTIFIED CORNER RECORD
NGS	NATIONAL GEODETIC SURVEY
NAD	NORTH AMERICAN DATUM
PT	POINT OF TANGENCY
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
NT	NON TANGENT
SHT	SHEET

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CREW CHIEF(S): N/A

COMPUTER FILE: 1229001_SD2.DWG

SCALE: 1" = 60' SHEET 5 OF 5