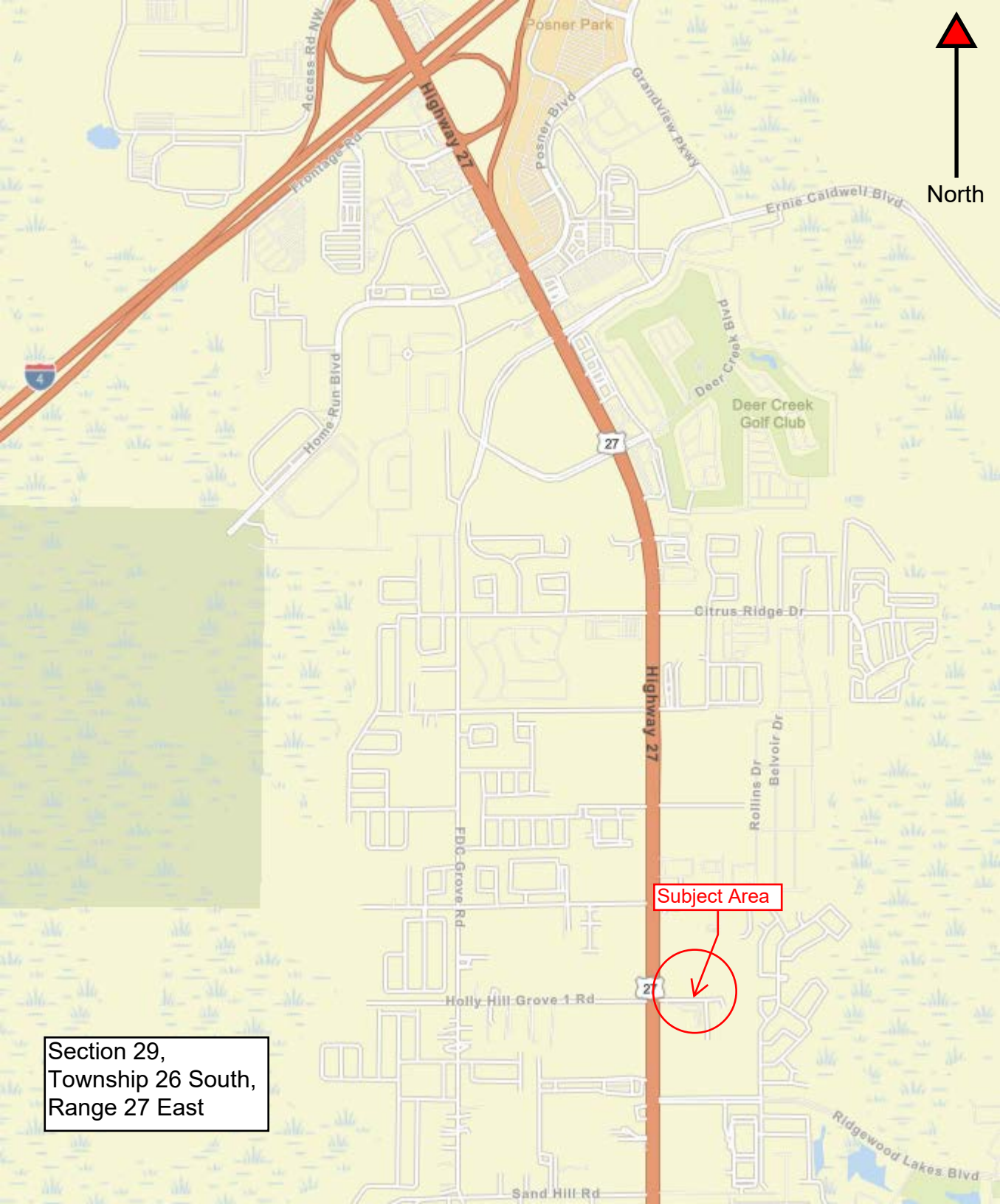
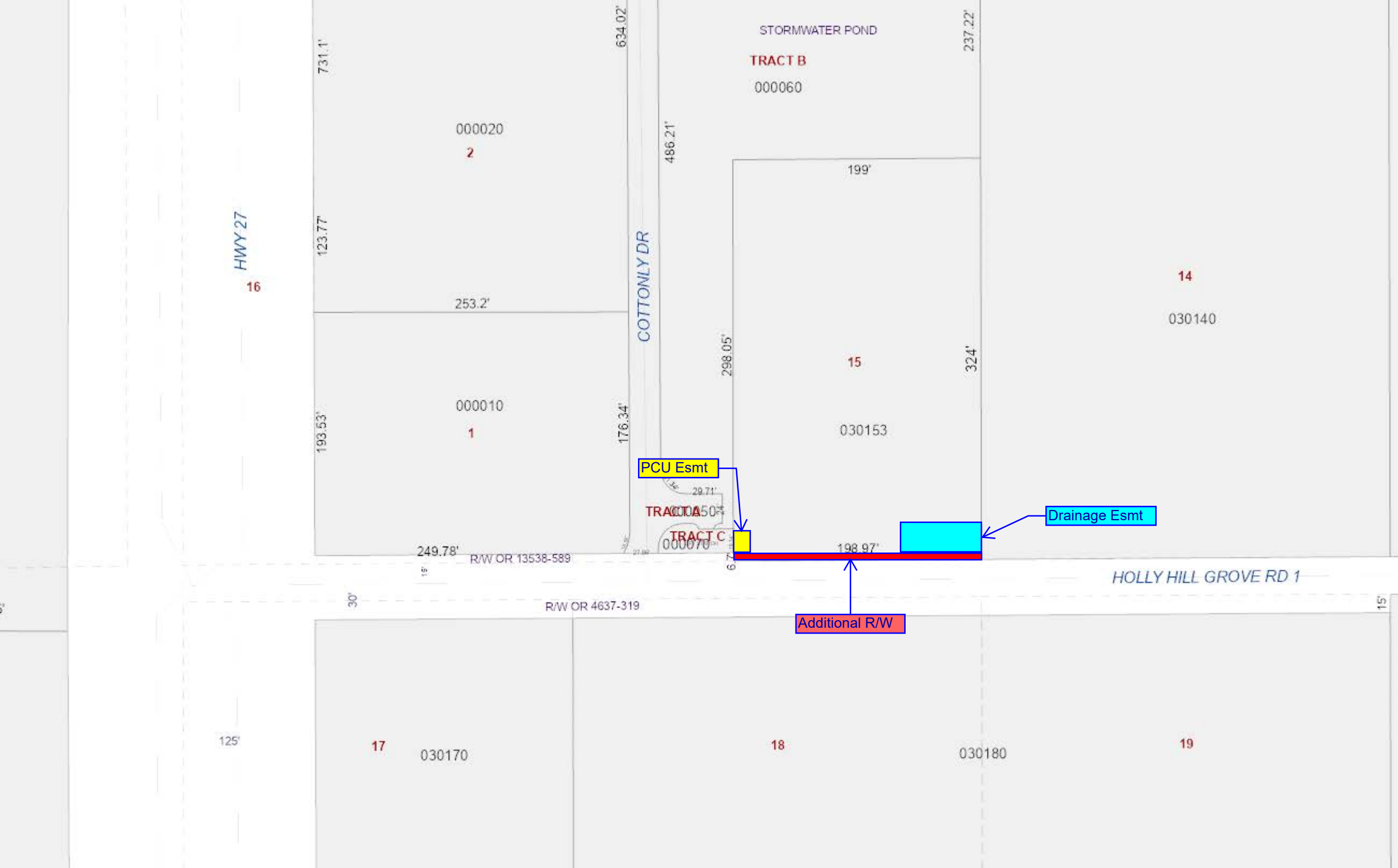




North

Section 29,
Township 26 South,
Range 27 East

Subject Area



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: DRC – Holly Hill Grove Road 1 R/W

Parent Parcel ID No.: 272629-706500-030153

QUIT CLAIM DEED

THIS INDENTURE, made this 19th day of June, 2026, between **JLS HOLDINGS 2, LLC**, a Florida limited liability company, whose address is 232 Highland Meadows Place, Davenport, Florida 33837, 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)

Judge Moller
Witness #1

LUKE MOLLER
Print Name
232 Highland Meadows PL
Address

Michael A Salvatore
Witness #2

MICHAEL A SALVATORE
Print Name
458 Fox Loop, Davenport FL
Address

JLS HOLDING 2, LLC, a
Florida limited liability company

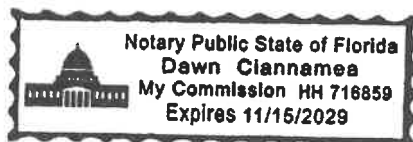
By: [Signature]
Dr. Jennifer C. Moller, Manager

STATE OF FLORIDA

COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of June, 2026, by Dr. Jennifer C. Moller, as Manager of JLS Holding 2, 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)



[Signature]
Notary Public

Dawn Ciannamea
Printed Name of Notary

HH 716859 11/15/2029
Commission Number and Expiration Date

SKETCH OF DESCRIPTION

"EXHIBIT A"

RIGHT-OF-WAY DEDICATION

Exhibit "A" - Sheet 1 of 2

LEGAL DESCRIPTION

A PORTION OF LAND LYING IN SECTION 29, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, COTTONWOOD CORNER, AS RECORDED IN PLAT BOOK 218, PAGES 9 THROUGH 10, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID CORNER ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF HOLLY HILL GROVE ROAD 1 AND THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27 (STATE ROAD 25); THENCE RUN N89°42'55"E ALONG THE NORTH RIGHT-OF-WAY LINE OF HOLLY HILL GROVE ROAD 1, A DISTANCE OF 338.10 FEET TO THE SOUTHEAST CORNER OF TRACT C, COTTONWOOD CORNER, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE RUN S00°07'02"E, A DISTANCE OF 6.70 FEET; THENCE RUN N89°42'55"E, A DISTANCE OF 199.00 FEET TO THE SOUTHEAST CORNER OF LOT 15; THENCE RUN N00°09'35"W ALONG THE EAST LINE OF LOT 15, A DISTANCE OF 6.70 FEET; THENCE DEPARTING SAID EAST LINE RUN S89°42'55"W, A DISTANCE OF 199.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,333 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES

1. THIS SKETCH IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF HOLLY HILL GROVE ROAD 1 BEING N89°42'55"E.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD BY THIS FIRM.
4. NO TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY OR THOSE ADJOINING LAND OWNERS HAVE BEEN PROVIDED. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
5. THIS SKETCH OF DESCRIPTION DOES NOT DEPICT ALL EASEMENTS OF RECORD THAT MAY BE WITHIN OR ADJOINING THE LANDS DESCRIBED HEREON.
6. SYMBOLS NOT DRAWN TO SCALE.

SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION PROVIDED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, THAT THE INFORMATION WAS GATHERED AND PREPARED UNDER MY DIRECT SUPERVISION, AND THAT ALL INFORMATION CONFORMS TO CHAPTERS 472 OF THE FLORIDA STATUTES AND SJ-17 OF THE FLORIDA ADMINISTRATIVE CODE, AS APPLICABLE.

☐ THIS SURVEY MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THE BELOW ORIGINAL SIGNATURE AND SEAL APPLIES TO ALL SHEETS CONTAINED IN THIS DOCUMENT.

☒ THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED, AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. THE BELOW DIGITAL SIGNATURE AND SEAL APPLIES TO ALL SHEETS CONTAINED IN THIS DOCUMENT.



Digitally signed by
Ryan Donoghue
Date: 2026.06.15
13:38:06 -04'00'

RYAN DONOGHUE, P.S.M. (LS6838)

LEGEND

LB LICENSED BUSINESS
LS LICENSED SURVEYOR
ORB OFFICIAL RECORD BOOK
PG PAGE
PB PLAT BOOK
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
R/W RIGHT-OF-WAY



**DONOGHUE
CONSTRUCTION
LAYOUT**

DONOGHUE CONSTRUCTION LAYOUT, LLC
711 Turnbull Avenue, Altamonte Springs, FL 32701
www.DCLayout.com Phone: (321) 248-7979
info@DCLayout.com Fax: (321) 248-6526

Certificate of Authorization: LB7910

PREPARED FOR

SEALCOAT FLORIDA, INC.

PROJECT NO. 22-1647

DATE 06/05/2026

PARTY CHIEF MCK

DRAWN BY KOZ

CHECKED BY SAD/RRD

NOT VALID WITHOUT SHEET 2 OF 2

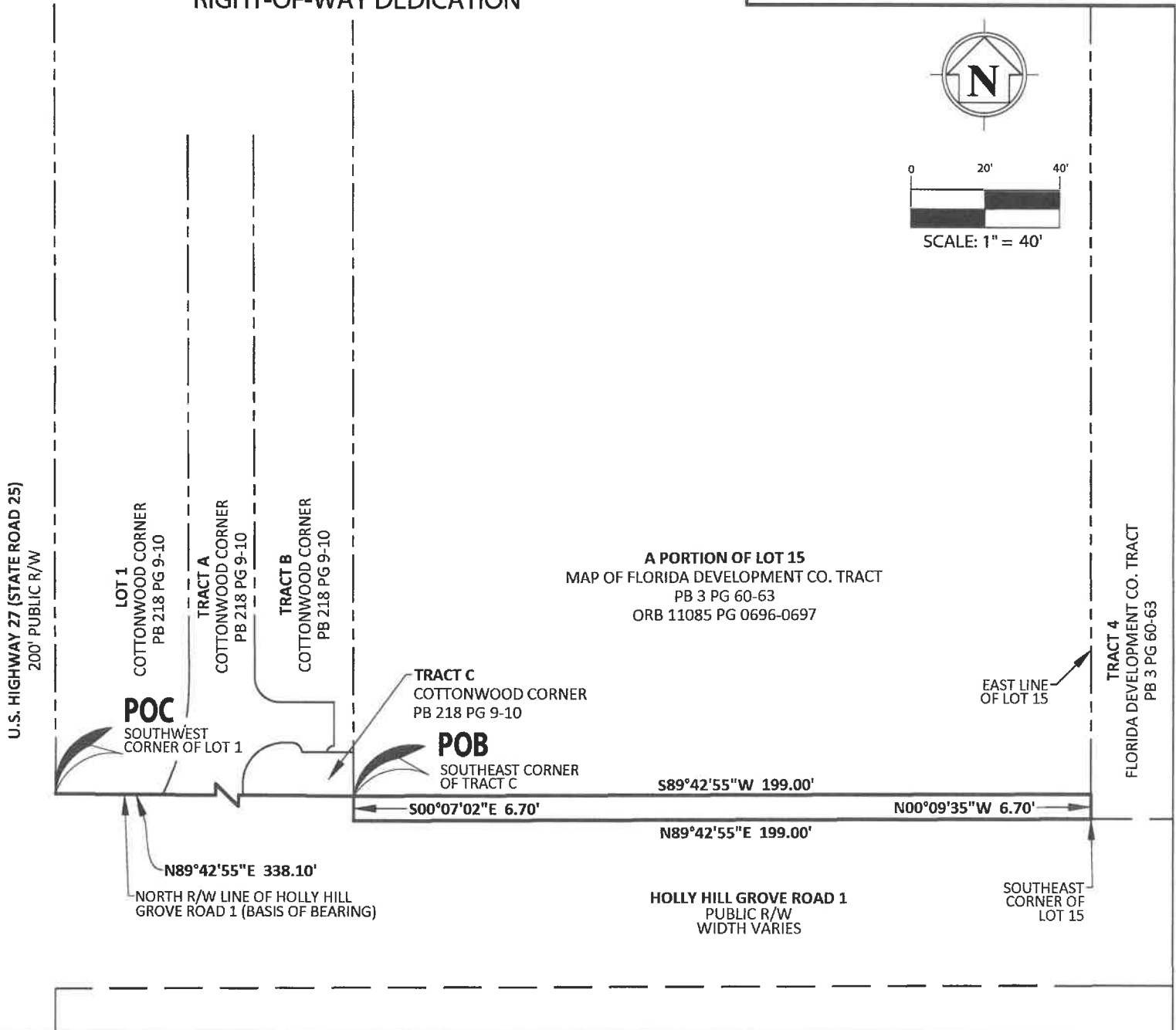
SHEET 1 OF 2

SKETCH OF DESCRIPTION

"EXHIBIT A"

RIGHT-OF-WAY DEDICATION

Exhibit "A" - Sheet 2 of 2



LEGEND

LB LICENSED BUSINESS
 LS LICENSED SURVEYOR
 ORB OFFICIAL RECORD BOOK
 PG PAGE
 PB PLAT BOOK
 POB POINT OF BEGINNING
 POC POINT OF COMMENCEMENT
 R/W RIGHT-OF-WAY



**DONOGHUE
 CONSTRUCTION
 LAYOUT**

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 www.DCLayout.com Phone: (321) 248-7979
 info@DCLayout.com Fax: (321) 248-6526

Certificate of Authorization: LB7910

PREPARED FOR
 SEALCOAT FLORIDA, INC

PROJECT NO. 22-1647
 DATE 06/05/2026
 PARTY CHIEF MCK
 DRAWN BY KOZ
 CHECKED BY SAD/RRD

NOT VALID WITHOUT SHEET 1 OF 2

SHEET 2 OF 2

This instrument prepared under the direction of
R. Wade Allen, Director
Polk County Real Estate Services
P.O. Box 9005, Drawer RE-01
Bartow, FL 33831-9005
By: Scott C. Lowery

DRC – Holly Hill Grove Rd 1 (Drainage Esmt)

Parent Parcel ID No.: 272629-706500-030153

DRAINAGE EASEMENT

THIS EASEMENT made this 19th day of June, 2026, between **JLS HOLDING 2, LLC**, a Florida limited liability company, whose address is 232 Highland Meadows Place, Davenport, Florida 33837, Grantor, and **POLK COUNTY**, a political subdivision organized and existing in the State of Florida, whose mailing address is Post Office Box 988, Bartow, Florida 33831-9005, Grantee.

WITNESSETH, that the said Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations paid, the receipt of which is hereby acknowledged, does hereby grant unto the Grantee, its successors and assigns forever, a perpetual non-exclusive drainage easement for the purpose of clearing, excavating, constructing, inspecting, improving, repairing and maintaining drainage facilities in, upon, under, over, across and through the following described land in the County of Polk, State of Florida, to-wit:

SEE EXHIBIT "A"

TO HAVE AND TO HOLD THE SAME, together with the reasonable right to enter and depart over and upon adjoining lands of the Grantor for the purpose of exercising the rights herein granted.

Grantor covenants with the Grantee that it is lawfully seized of said lands and that it has good, right and lawful authority to grant this easement.

Grantor, its successors and assigns, shall be responsible for maintenance of vegetation within the easement area.

[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)

Luke Moller
Witness #1
Luke Moller
Print Name
232 Highland Meadows Pl
Address

Michael A Salvatore
Witness #2
Michael A Salvatore
Print Name
458 Fox Loop, Deerport FL
Address

JLS HOLDING 2, LLC, a
Florida limited liability company

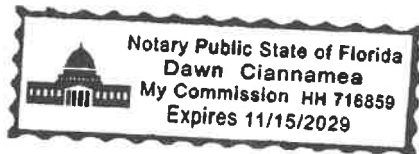
By: [Signature]
Dr. Jennifer C. Moller, Manager

STATE OF FLORIDA

COUNTY OF Bolk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of June, 2026, by Dr. Jennifer C. Moller, as Manager of JLS Holding 2, 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)



[Signature]
Notary Public
Dawn Ciannamela
Printed Name of Notary
HH 716859 11/15/2029
Commission Number and Expiration Date

SKETCH OF DESCRIPTION

Exhibit "A" - Sheet 1 of 2

"EXHIBIT A"

MAINTENANCE EASEMENT

LEGAL DESCRIPTION

A PORTION OF LAND LYING IN SECTION 29, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, COTTONWOOD CORNER, AS RECORDED IN PLAT BOOK 218, PAGES 9 THROUGH 10, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID CORNER ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF HOLLY HILL GROVE ROAD 1 AND THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27 (STATE ROAD 25); THENCE RUN N89°42'55"E ALONG THE NORTH RIGHT-OF-WAY LINE OF HOLLY HILL GROVE ROAD 1, A DISTANCE OF 338.10 FEET TO THE SOUTHEAST CORNER OF TRACT C; THENCE RUN S00°07'02"E, A DISTANCE OF 6.70 FEET TO THE SOUTHWEST CORNER OF THAT PORTION OF LOT 15, MAP OF FLORIDA DEVELOPMENT CO. TRACT, PLAT BOOK 3, PAGE 60, DESCRIBED IN OFFICIAL RECORDS BOOK 11085, PAGES 696-697; THENCE RUN N89°42'55"E, A DISTANCE OF 135.55 FEET TO THE POINT OF BEGINNING.

THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN N00°18'15"W, A DISTANCE OF 28.98 FEET; THENCE RUN N89°42'55"E, A DISTANCE OF 63.53 FEET TO A POINT ON THE EAST LINE OF SAID LOT 15; THENCE RUN S00°09'35"E ALONG SAID EAST LINE, A DISTANCE OF 28.98 FEET TO THE SOUTHEAST CORNER OF LOT 15, SAID CORNER ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HOLLY HILL ROAD 1; THENCE RUN S89°42'55"W ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 63.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,840 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES

1. THIS SKETCH IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF HOLLY HILL GROVE ROAD 1 BEING N89°42'55"E.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD BY THIS FIRM.
4. NO TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY OR THOSE ADJOINING LAND OWNERS HAVE BEEN PROVIDED. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
5. THIS SKETCH OF DESCRIPTION DOES NOT DEPICT ALL EASEMENTS OF RECORD THAT MAY BE WITHIN OR ADJOINING THE LANDS DESCRIBED HEREON.
6. SYMBOLS NOT DRAWN TO SCALE.

SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION PROVIDED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, THAT THE INFORMATION WAS GATHERED AND PREPARED UNDER MY DIRECT SUPERVISION, AND THAT ALL INFORMATION CONFORMS TO CHAPTERS 472 OF THE FLORIDA STATUTES AND 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, AS APPLICABLE.

☐ THIS SURVEY MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THE BELOW ORIGINAL SIGNATURE AND SEAL APPLIES TO ALL SHEETS CONTAINED IN THIS DOCUMENT.

☒ THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED, AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. THE BELOW DIGITAL SIGNATURE AND SEAL APPLIES TO ALL SHEETS CONTAINED IN THIS DOCUMENT.



Digitally signed by
Ryan Donoghue
Date: 2026.06.15
13:37:18 -04'00'

RYAN DONOGHUE, P.S.M. (LS6838)

LEGEND

LB LICENSED BUSINESS
LS LICENSED SURVEYOR
ORB OFFICIAL RECORD BOOK
PG PAGE
PB PLAT BOOK
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
R/W RIGHT-OF-WAY



**DONOGHUE
CONSTRUCTION
LAYOUT**

DONOGHUE CONSTRUCTION LAYOUT, LLC
711 Turnbull Avenue, Altamonte Springs, FL 32701
www.DCLayout.com Phone: (321) 248-7979
info@DCLayout.com Fax: (321) 248-6526

Certificate of Authorization: LB7910

PREPARED FOR SEALCOAT FLORIDA, INC

PROJECT NO. 22-1647

DATE 06/05/2026

PARTY CHIEF MCK

DRAWN BY KOZ

CHECKED BY SAD/RRD

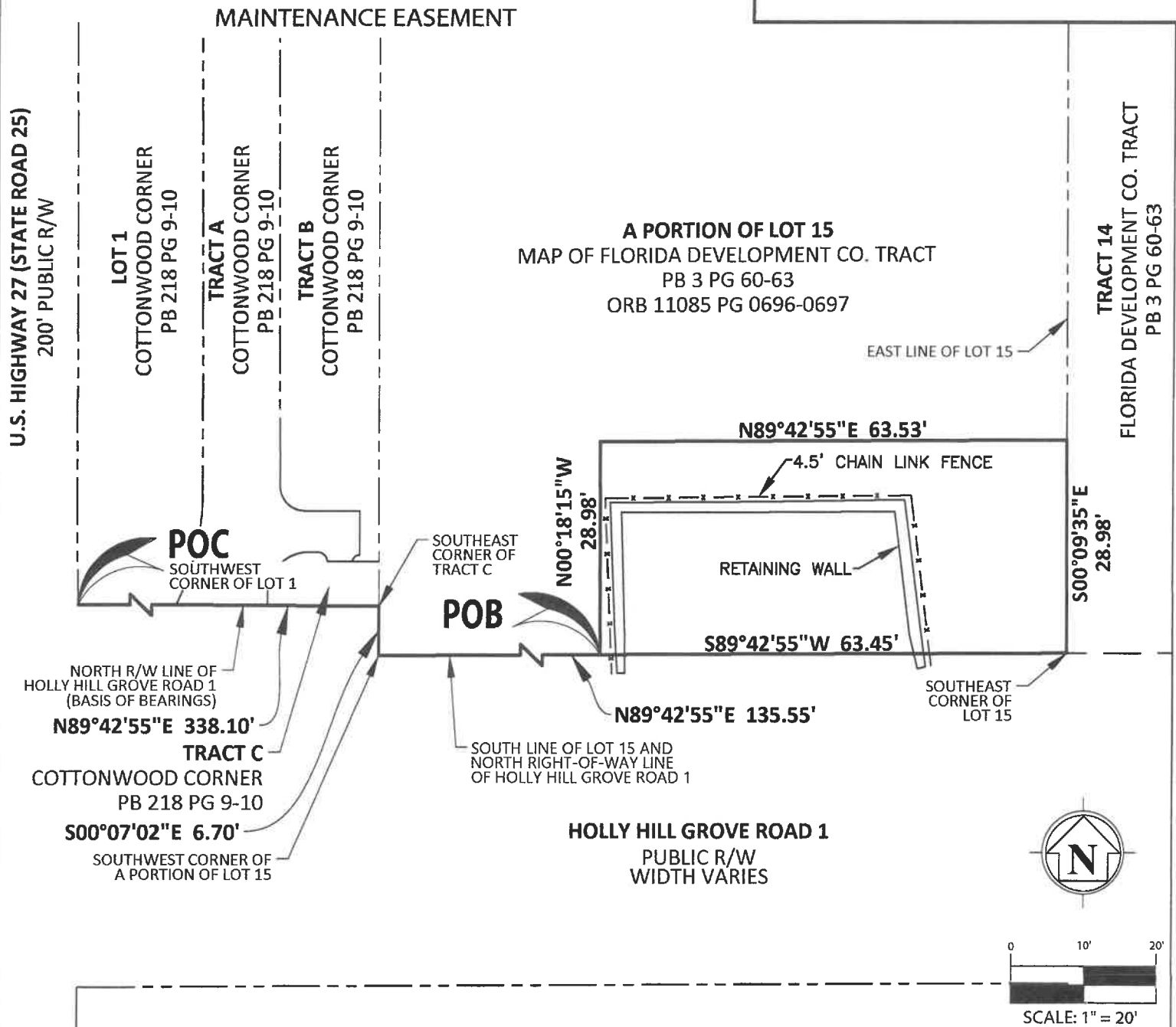
NOT VALID WITHOUT SHEET 2 OF 2

SHEET 1 OF 2

SKETCH OF DESCRIPTION

"EXHIBIT A"

Exhibit "A" - Sheet 2 of 2



LEGEND

LB LICENSED BUSINESS
LS LICENSED SURVEYOR
ORB OFFICIAL RECORD BOOK
PG PAGE
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POB POINT OF BEGINNING
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R/W RIGHT-OF-WAY



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Certificate of Authorization: LB7910

PREPARED FOR

SEALCOAT FLORIDA, INC

PROJECT NO. 22-1647

DATE 06/05/2026

PARTY CHIEF MCK

DRAWN BY KOZ

CHECKED BY SAD/RRD

NOT VALID WITHOUT SHEET 1 OF 2

SHEET 2 OF 2

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: DRC – Holly Hill Grove Rd 1

Parent Parcel I.D. No.: 272629-706500-030153

POLK COUNTY UTILITIES EASEMENT

THIS POLK COUNTY UTILITIES EASEMENT, made this 19th day of June, 2026, between JLS HOLDING 2, LLC, a Florida limited liability company (the GRANTOR), whose address is 232 Highland Meadows Place, Davenport, Florida 33837, and POLK COUNTY, a political subdivision of the State of Florida (the GRANTEE), whose address is P.O. Box 988, Bartow, FL 33831.

WITNESSETH, the GRANTOR, for and in consideration of the sum of one dollar and other valuable consideration paid by GRANTEE, receipt whereof is hereby acknowledged, grants and conveys to GRANTEE to, its successors, assigns, licensees, a perpetual Polk County Utilities Easement, as described and illustrated below, which is to be under, over, and across the property situated in Polk County, Florida, more particularly described as:

See Attached Exhibit “A”

for Polk County owned utilities, which may include but is not limited to potable water, reclaimed water and wastewater facilities hereafter on said property, such easement to include (i) the right of free ingress and egress under, over and across said property for the purposes of constructing, installing, repairing, replacing, operating, and maintaining said utilities. The GRANTEE is hereby granted the right, privilege, and authority to trim and remove, as necessary, the roots of trees, shrubs, bushes, and plants that may adversely affect the operation of said utilities.

This grant of easement shall not be construed as a grant of right of way and is limited to a Polk County utilities easement. The GRANTOR shall have the right to use the property subject to the easement granted hereby (the “Easement”), including without limitation for improved parking areas, improved roadways, improved driveways, medians and landscaping, which are not inconsistent with the use of the Easement by the GRANTEE for the purposes granted hereby. Inconsistent improvements to the use of the Easement by the GRANTOR for the purposes granted hereby, including mounded landscaping, building foundations and overhangs, foundations for pole mounted commercial signage, and other permanent structures and related foundations shall be strictly prohibited. With the specific prior written approval of the GRANTEE, the limited use of trees, walls, foundations and mounded landscaping may be utilized within such area by the GRANTOR.

The GRANTOR shall not have the right to grant other easements to other parties without the prior written consent of the GRANTEE. In the event that the GRANTEE performs emergency related repairs, unscheduled infrastructure adjustment activities, or scheduled community improvement projects within said Easement, the GRANTEE shall be responsible for restoring the disturbed portions of all existing County approved and permitted improvements in as good or better condition than existed prior to the disturbance activity by the GRANTEE

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name by its proper officers thereunto duly authorized, and its corporate seal to be affixed, the day and year first above written.

Signed, Sealed and Delivered in the presence of:
(Signature of two witnesses required by Florida Law)

Luke Moller
Witness
Print Name LUKE MOLLER
Address 232 Highland meadows Pl

Michael A Salvatore
Witness
Print Name MICHAEL A SALVATORE
Address 1458 Fox Loop Jacksonville FL

JLS HOLDING 2, LLC, a Florida
limited liability company

By [Signature]
Dr. Jennifer C. Moller, Manager

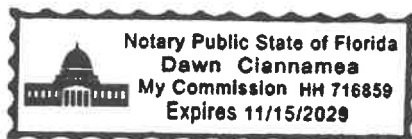
STATE OF FLORIDA

COUNTY OF DOLK

THE FOREGOING instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of June, 2026, by Dr. Jennifer C. Moller, as Manager of JLD Holding 2, LLC, a Florida limited liability company, on behalf of said company, who is ✓ personally known to me or who has produced _____ as identification.

[Signature]
Notary Public
State of Florida at Large

(Seal)



Dawn Ciannamea
Printed Name of Notary

Commission No. HH 716859
My commission expires 11/15/2029

SKETCH OF DESCRIPTION

"EXHIBIT A"

UTILITY EASEMENT

Exhibit "A" - Sheet 1 of 2

LEGAL DESCRIPTION

A PORTION OF LAND LYING IN SECTION 29, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, COTTONWOOD CORNER, AS RECORDED IN PLAT BOOK 218, PAGES 9 THROUGH 10, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID CORNER ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF HOLLY HILL GROVE ROAD 1 AND THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27 (STATE ROAD 25); THENCE RUN N89°42'55"E ALONG THE NORTH RIGHT-OF-WAY LINE OF HOLLY HILL GROVE ROAD 1, A DISTANCE OF 338.10 FEET TO THE SOUTHEAST CORNER OF TRACT C; THENCE RUN S00°07'02"E, A DISTANCE OF 6.70 FEET TO THE SOUTHWEST CORNER OF THAT PORTION OF LOT 15, MAP OF FLORIDA DEVELOPMENT CO. TRACT, PLAT BOOK 3, PAGE 60, DESCRIBED IN OFFICIAL RECORDS BOOK 11085, PAGES 696-697; THENCE RUN N89°42'55"E, A DISTANCE OF 0.79 FEET TO THE POINT OF BEGINNING.

THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN N00°00'00"E, A DISTANCE OF 16.50 FEET; THENCE RUN N89°42'55"E, A DISTANCE OF 11.00 FEET; THENCE RUN S00°00'00"W, A DISTANCE OF 16.50 FEET TO A POINT ON THE SOUTH LINE OF LOT 15, SAID POINT ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HOLLY HILL GROVE ROAD 1; THENCE RUN S89°42'55"W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 11.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 181 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES

1. THIS SKETCH IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF HOLLY HILL GROVE ROAD 1 BEING N89°42'55"E.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD BY THIS FIRM.
4. NO TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY OR THOSE ADJOINING LAND OWNERS HAVE BEEN PROVIDED. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.
5. THIS SKETCH OF DESCRIPTION DOES NOT DEPICT ALL EASEMENTS OF RECORD THAT MAY BE WITHIN OR ADJOINING THE LANDS DESCRIBED HEREON.
6. SYMBOLS NOT DRAWN TO SCALE.

SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION PROVIDED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, THAT THE INFORMATION WAS GATHERED AND PREPARED UNDER MY DIRECT SUPERVISION, AND THAT ALL INFORMATION CONFORMS TO CHAPTERS 472 OF THE FLORIDA STATUTES AND 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, AS APPLICABLE.

☐ THIS SURVEY MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THE BELOW ORIGINAL SIGNATURE AND SEAL APPLIES TO ALL SHEETS CONTAINED IN THIS DOCUMENT.

☒ THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED, AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. THE BELOW DIGITAL SIGNATURE AND SEAL APPLIES TO ALL SHEETS CONTAINED IN THIS DOCUMENT.



Digitally signed by
Ryan Donoghue
Date: 2026.06.15
13:39:21 -04'00'

RYAN DONOGHUE, P.S.M. (LS6838)

LEGEND

LB LICENSED BUSINESS
LS LICENSED SURVEYOR
ORB OFFICIAL RECORD BOOK
PG PAGE
PB PLAT BOOK
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
R/W RIGHT-OF-WAY



DONOGHUE
CONSTRUCTION
LAYOUT

DONOGHUE CONSTRUCTION LAYOUT, LLC
711 Turnbull Avenue, Altamonte Springs, FL 32701
www.DCLayout.com Phone: (321) 248-7979
info@DCLayout.com Fax: (321) 248-6526

Certificate of Authorization: LB7910

PREPARED FOR

SEALCOAT FLORIDA, INC

PROJECT NO. 22-1647

DATE 06/05/2026

PARTY CHIEF MCK

DRAWN BY KOZ

CHECKED BY SAD/RRD

NOT VALID WITHOUT SHEET 2 OF 2

SHEET 1 OF 2

SKETCH OF DESCRIPTION

"EXHIBIT A"

UTILITY EASEMENT

Exhibit "A" - Sheet 2 of 2

U.S. HIGHWAY 27 (STATE ROAD 25)
200' PUBLIC R/W

LOT 1
COTTOWOOND CORNER
PB 218 PG 9-10

TRACT A
COTTONWOOD CORNER
PB 218 PG 9-10

TRACT B
COTTONWOOD CORNER
PB 218 PG 9-10

POC
SOUTHWEST
CORNER OF LOT 1

N00°00'00"E 16.50'

NORTH R/W LINE OF
HOLLY HILL GROVE ROAD 1
(BASIS OF BEARINGS)

N89°42'55"E 338.10'

TRACT C
COTTONWOOD CORNER
PB 218 PG 9-10

SOUTHEAST CORNER OF TRACT C

S00°07'02"E 6.70'

SOUTHWEST CORNER OF
A PORTION OF LOT 15

A PORTION OF LOT 15
MAP OF FLORIDA DEVELOPMENT CO. TRACT
PB 3 PG 60-63
ORB 11085 PG 0696-0697

N89°42'55"E 11.00'

S00°00'00"W 16.50'

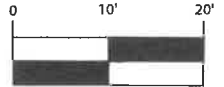
S89°42'55"W 11.00'

POB

SOUTH LINE OF LOT 15 AND
NORTH R/W LINE OF HOLLY
HILL GROVE ROAD 1

N89°42'55"E 0.79'

HOLLY HILL GROVE ROAD ONE
PUBLIC R/W
WIDTH VARIES



SCALE: 1" = 20'

LEGEND

LB LICENSED BUSINESS
LS LICENSED SURVEYOR
ORB OFFICIAL RECORD BOOK
PG PAGE
PB PLAT BOOK
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
R/W RIGHT-OF-WAY



**DONOGHUE
CONSTRUCTION
LAYOUT**

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Certificate of Authorization: LB7910

PREPARED FOR
SEALCOAT FLORIDA, INC

PROJECT NO. 22-1647

DATE 06/05/2026

PARTY CHIEF MCK

DRAWN BY KOZ

CHECKED BY SAD/RRD

NOT VALID WITHOUT SHEET 1 OF 2

SHEET 2 OF 2