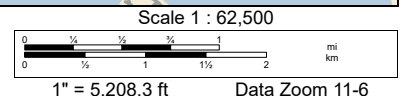
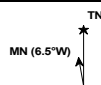


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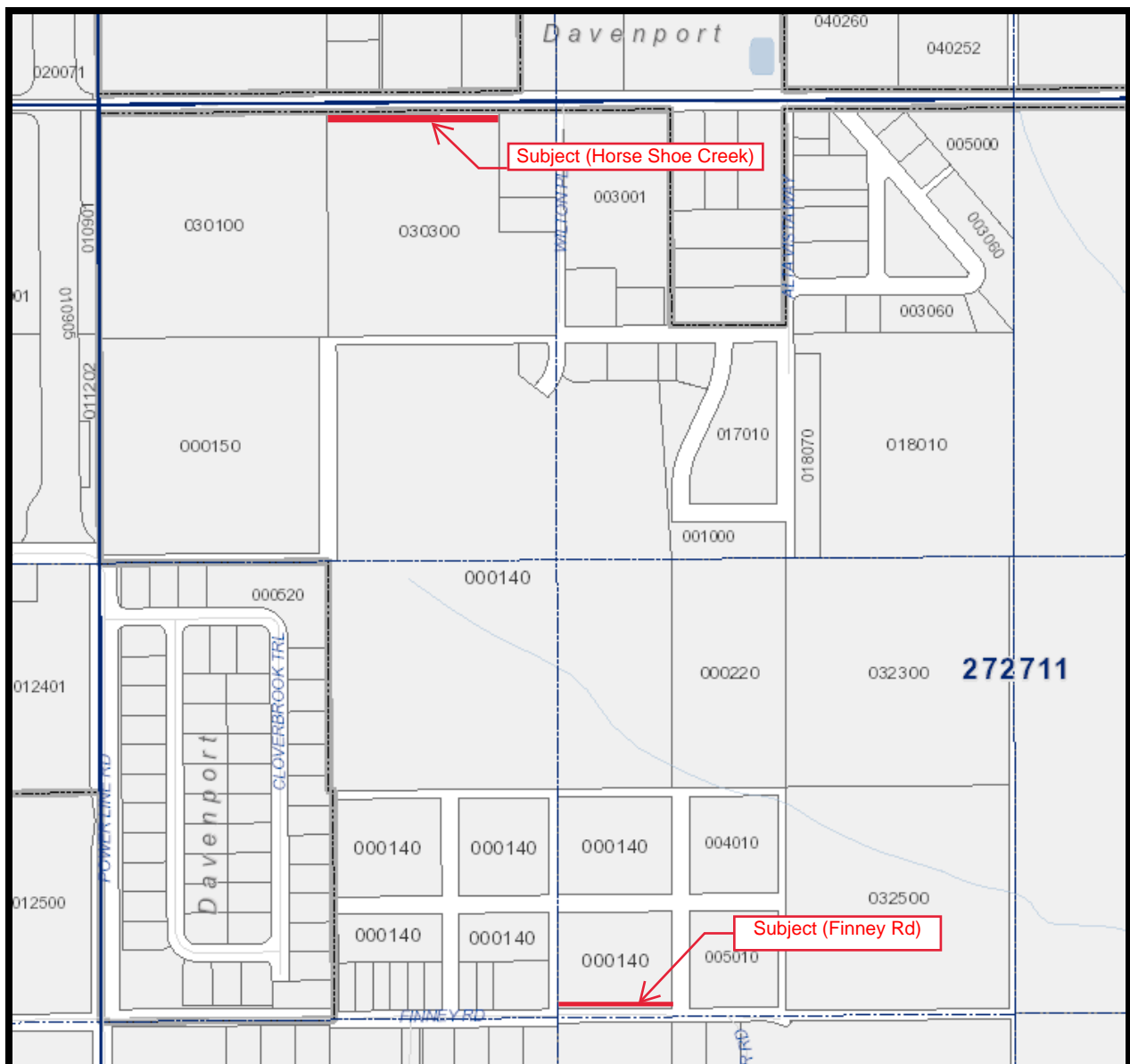
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SECTION 11, TOWNSHIP 27 SOUTH, RANGE 27 EAST



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 – Finney Rd / Horseshoe Creek Rd R/W
LDNON-2023-046 – Rollins Court

Parent Parcel ID Nos.: 272711-735500-000140 &
272711-734500-030300

QUIT CLAIM DEED

THIS INDENTURE, made this 6th day of October, 2023, between **ADH ROLLINS COURT, LLC**, a Florida limited liability company, whose address is 2544 Connection Point, Oviedo, Florida 32765, 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 Exhibits “A” and “B”

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)

Witness #1

Shaman Foradi

Print Name

4700 Millenia Blvd. Orlando FL 32839
Address

ADH ROLLINS COURT, LLC,
a Florida limited liability company

By: Plymouth Investments, LLC, a
Florida limited liability company, its
Manager

By: Axis Development Holdings, LLC, a
Florida limited liability company, its
Manager

Witness #2

MALAYNIE CUMMINS

Print Name

4700 MILLENIA BLVD, ORLANDO, FL
Address 32839

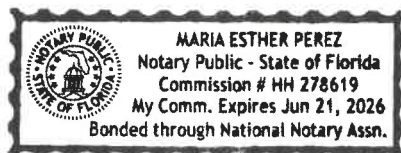
By: Andon Calhoun, Managing Member

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 5 day of October, 2023, by Andon Calhoun, as
Manager of Plymouth Investments, LLC, a Florida limited liability company, as Manager of
Axis Development Holdings, LLC, a Florida limited liability company, as Manager of ADH
Rollins Court, LLC, a Florida limited liability company, on behalf of the company, who is
personally known to me or has produced Drivers license as ☒
identification. ☐

(AFFIX NOTARY SEAL)



Maria Perez
Notary Public

Maria Perez
Printed Name of Notary

HH278619
Commission Number and Expiration Date

SKETCH OF DESCRIPTION

LEGAL DESCRIPTION

A parcel of land being a portion of Acreage Block B, REPLAT OF BLOCKS 3 AND 6 TERRACE PARK, according to the plat thereof, as recorded in Plat Book 29, Page 6 of the Public Records of Polk County, Florida, being more particularly described as follows:

Begin at the Southeast corner of Acreage Block B, REPLAT OF BLOCKS 3 AND 6 TERRACE PARK, according to the plat thereof, as recorded in Plat Book 29, Page 6 of the Public Records of Polk County, Florida; thence S89°30'30"W, along the North Right of Way line of Finney Road (Platted as Druid Avenue), a distance of 300.00 feet to the Southwest corner of said Acreage Block B; thence departing said North Right of Way line, run N00°16'00"W, along the West line of said Acreage Block B, a distance of 14.73 feet; thence departing said West line, run N89°30'30"E, a distance of 300.00 feet to the East line of said Acreage Block B; thence S00°16'00"E, along the East line of said Acreage Block B, a distance of 14.73 feet to the Point of Beginning.

Containing 4,419 square feet or 0.10 acres, more or less.


ABBREVIATIONS/LEGEND

SEC. SECTION
TWP. TOWNSHIP
RNG. RANGE
TEMP. TEMPORARY
NO. NUMBER
S. SOUTH
R. RANGE
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
● DESCRIPTIVE POINT

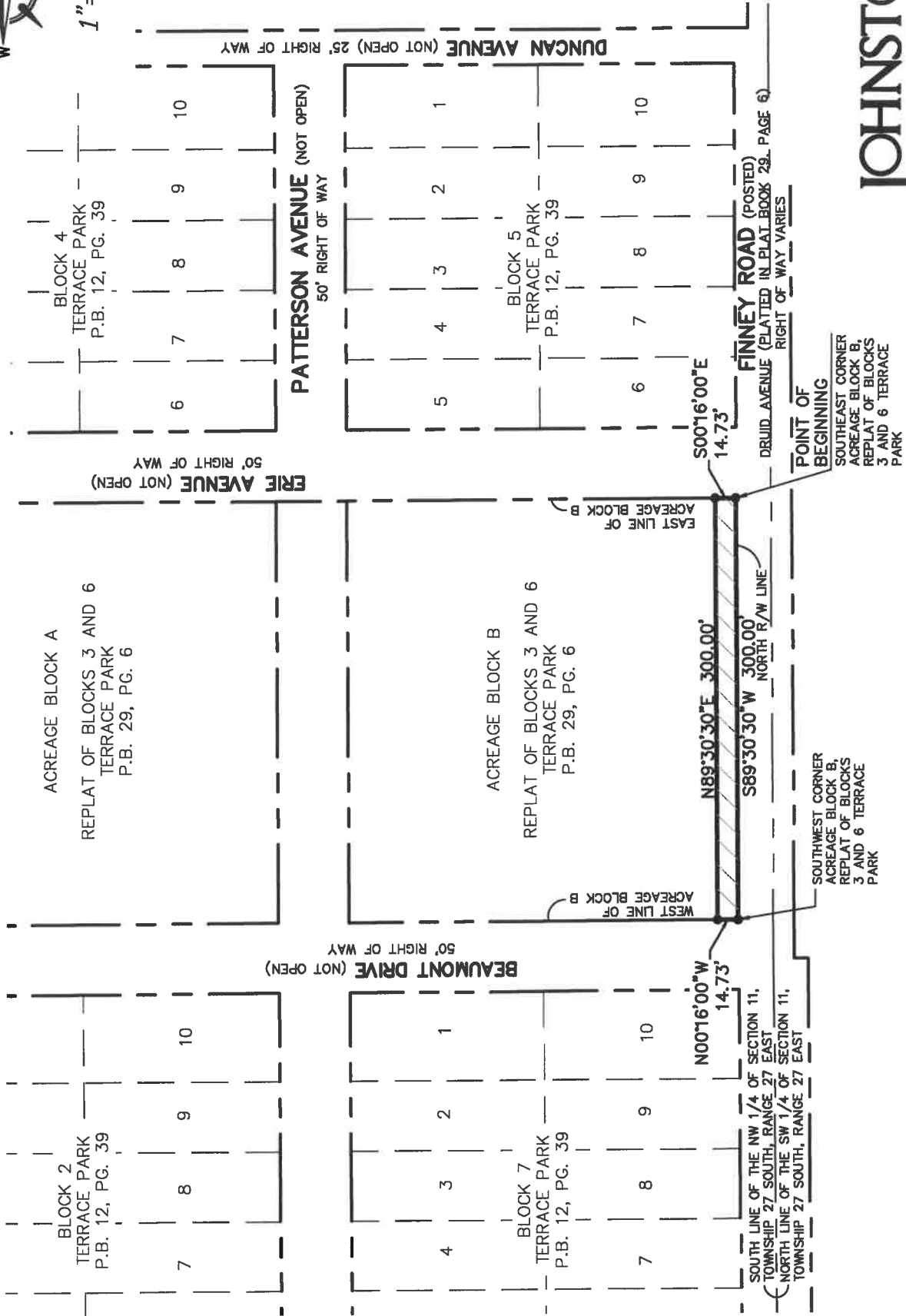
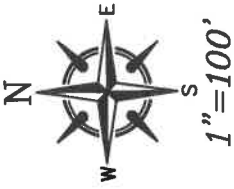
NOTES

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, (NAD 83, 2011 ADJUSTMENT). THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS. THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY. NO CORNERS WERE SET AS A PART OF THIS SKETCH.

REQUESTED BY: LUXER DEVELOPMENT, LLC

DATE OF SKETCH	7/13/2023	REVISIONS	 <p>900 Cross Prairie Parkway, Kissimmee, Florida 34744 Tel. (407) 847-2179 Fax (407) 847-6140</p> <p><i>R.D.B.</i> 7/17/2023</p> <p>RICHARD D. BROWN, P.S.M. #5700 (DATE)</p> <p>NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.</p>
SCALE	1" = 100'		
F.B.	PAGE		
SECTION	11		
TWP. 27 S., RNG. 27 E.			
JOB NO. 22-437		SHEET 1 OF 2	

SKETCH OF DESCRIPTION



*SKETCH OF DESCRIPTION***LEGAL DESCRIPTION**

A parcel of land being a portion of Tracts 3 and 4, FLORIDA DEVELOPMENT CO. TRACT of Section 11, Township 27 South, Range 27 East, according to the plat thereof, as recorded in Plat Book 3, Pages 60 through 63 of the Public Records of Polk County, Florida, being more particularly described as follows:

Begin at the Intersection of the South Right of Way line of Horseshoe Creek Road, according to Map Book 4, Pages 303–308 of the Public Records of Polk County, Florida and the West line of Tract 3, FLORIDA DEVELOPMENT CO. TRACT of Section 11, Township 27 South, Range 27 East, according to the plat thereof, as recorded in Plat Book 3, Pages 60 through 63 of the Public Records of Polk County, Florida; thence the following seven (7) courses and distances along said South Right of Way line: thence N89°33'49"E, a distance of 51.80 feet; thence S89°34'37"E, a distance of 86.68 feet; thence N88°28'31"E, a distance of 68.43 feet; thence N89°33'49"E, a distance of 81.58 feet; thence S89°44'56"E, a distance of 50.00 feet; thence N89°44'08"E, a distance of 100.00 feet; thence N89°33'49"E, a distance of 57.72 feet to a point on the West line of lands described in Official Records Book 7548, Page 298 of the Public Records of Polk County, Florida; thence departing said South Right of Way line, run S00°07'39"E, along said West line, a distance of 22.99 feet; thence departing said West line, run N90°00'00"W, a distance of 13.19 feet; thence S89°31'16"W, a distance of 483.00 feet to a point on the West line of aforesaid Tract 3, FLORIDA DEVELOPMENT CO. TRACT of Section 11, Township 27 South, Range 27 East; thence N00°08'42"W, along said West line, a distance of 24.15 feet to the Point of Beginning.

Containing 11,648 square feet or 0.27 acres, more or less.


ABBREVIATIONS/LEGEND

SEC.	SECTION
TWP.	TOWNSHIP
RNG.	RANGE
TEMP.	TEMPORARY
NO.	NUMBER
S.	SOUTH
R.	RANGE
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
●	DESCRIPTIVE POINT

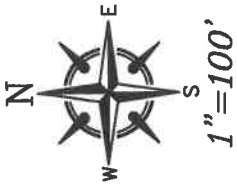
NOTES

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, (NAD 83, 2011 ADJUSTMENT). THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS. THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY. NO CORNERS WERE SET AS A PART OF THIS SKETCH.

REQUESTED BY: **LUXER DEVELOPMENT, LLC**

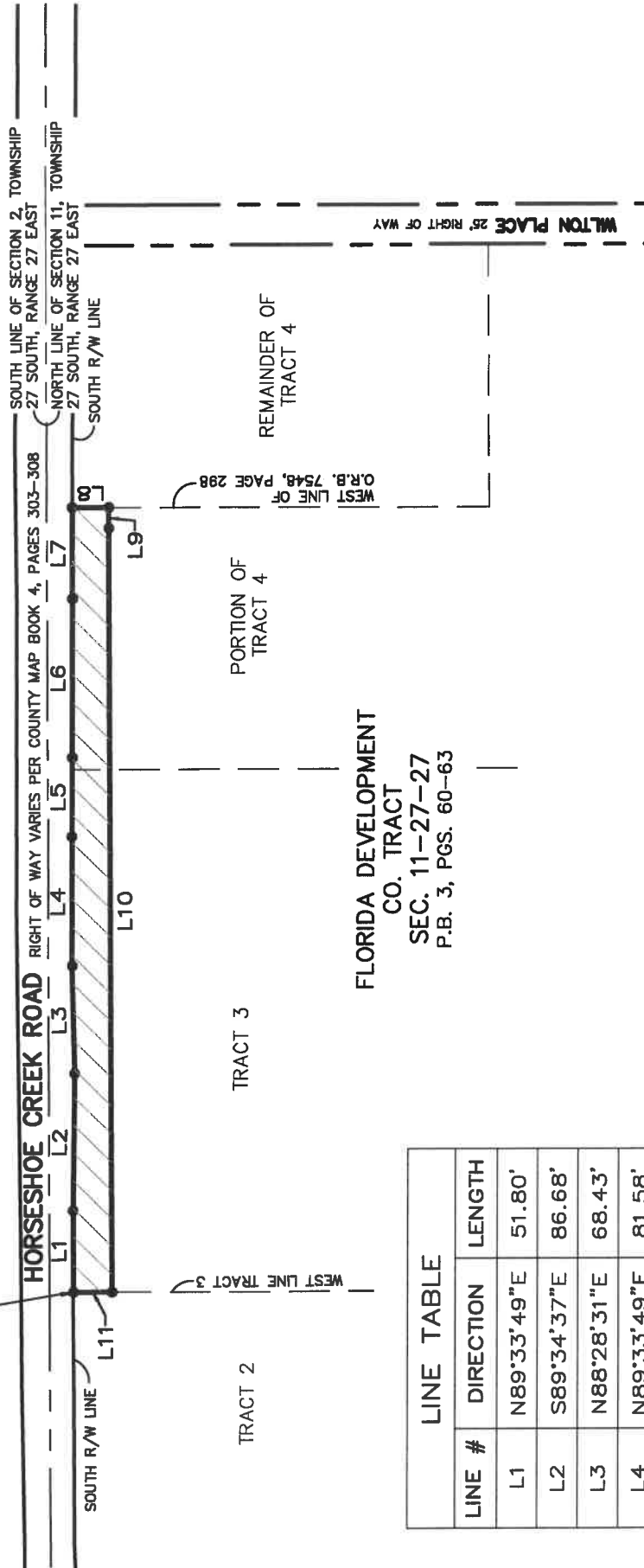
DATE OF SKETCH	7/13/2023	REVISIONS	 <p>JOHNSTON'S SURVEYING INC. 900 Cross Prairie Parkway, Kissimmee, Florida 34744 Tel. (407) 847-2179 Fax (407) 847-6140</p> <p><i>R.D.B.</i> 7/17/2023</p> <p>RICHARD D. BROWN, P.S.M. #5700 (DATE)</p> <p>NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.</p>
SCALE	1" = 100'		
F.B.	PAGE		
SECTION	11		
TWP. 27 S., RNG. 27 E.			
JOB NO. 22-437		SHEET 1 OF 2	

SKETCH OF DESCRIPTION



POINT OF BEGINNING

INTERSECTION OF SOUTH
RIGHT OF WAY LINE
HORSESHOE CREEK ROAD PER
MAP BOOK 4, PAGES
303-308 AND THE WEST
LINE OF TRACT 3, FLORIDA
DEVELOPMENT CO. TRACT OF
SECTION 11, TOWNSHIP 27
SOUTH, RANGE 27 EAST



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°33'49"E	51.80'
L2	S89°34'37"E	86.68'
L3	N88°28'31"E	68.43'
L4	N89°33'49"E	81.58'
L5	S89°44'56"E	50.00'
L6	N89°44'08"E	100.00'
L7	N89°33'49"E	57.72'
L8	S00°07'39"E	22.99'
L9	N90°00'00"W	13.19'
L10	S89°31'16"W	483.00'
L11	N00°08'42"W	24.15'