

Subject Location

North

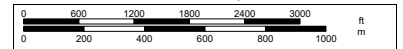
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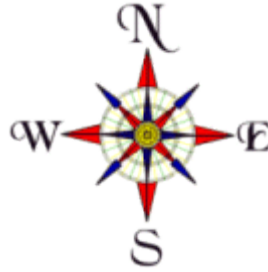


Scale 1 : 25,000

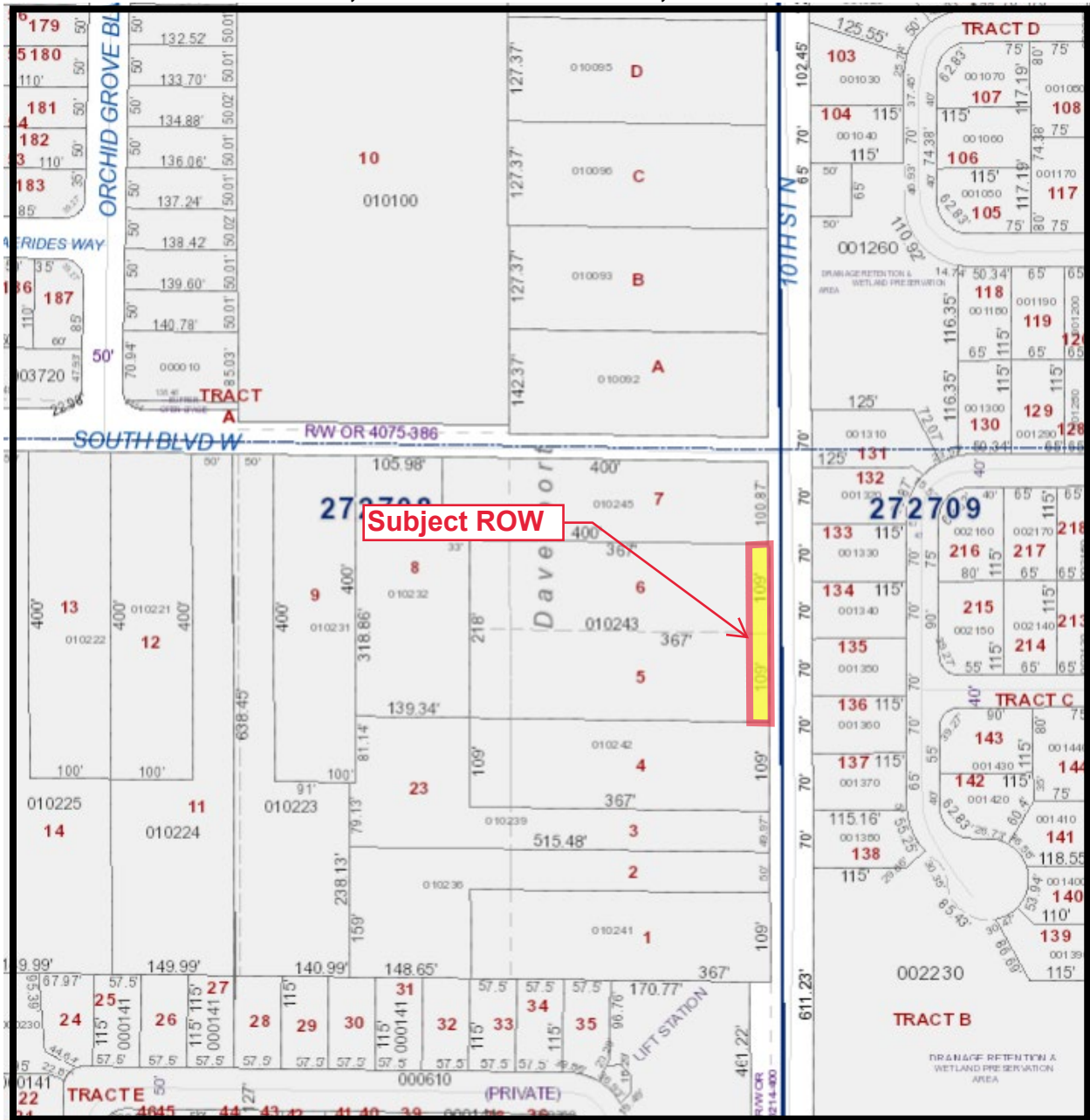


1" = 2,083.3 ft

Data Zoom 13-0



SECTIONS , TOWNSHIP 29 SOUTH, RANGE 23 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 – 10th Street North R/W
LDNON-2023-019

Parent Parcel ID No.: 272708-727500-010243

QUIT CLAIM DEED

THIS INDENTURE, made this 30 day of January, 2024, between **LANDMARK 99 LLC**, a Florida limited liability company, whose address is 13538 Village Park Drive, J-260, Orlando, Florida 32837, 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)

[Signature]
Witness #1
Angelica Londono
Print Name
2604 Winding Ridge Ave. S, Kissimmee
Address FL 34741

LANDMARK 99 LLC, a Florida limited liability company

By: **LB SOLUTIONS LLC**, a Florida limited liability company, its Manager

[Signature]
Witness #2
Ceila Morales
Print Name
4925 Jetton Drive, Orlando, FL 32837
Address

By: [Signature]
Luis G. Barroso, Manager

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30 day of January, 2024, by Luis G. Barroso, as Manger of LB Solutions LLC, a Florida limited liability company as Manager of Landmark 99 LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced Driver License as identification.

(AFFIX NOTARY SEAL)



HAROLD MARTINEZ CLASS
Notary Public
State of Florida
Comm# HH319139
Expires 10/5/2026

[Signature]
Notary Public
Harold Martinez Class
Printed Name of Notary
HH 319139 10/5/2026
Commission Number and Expiration Date

SKETCH AND LEGAL DESCRIPTION RIGHT OF WAY PARCEL

LEGAL DESCRIPTION;

A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 27 SOUTH, RANGE 27 EAST, CITY OF DAVENPORT, POLK COUNTY, FLORIDA. BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12158, PAGES 1854-1856, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AND RUN SOUTH 00 DEGREES 28 MINUTES 31 SECONDS EAST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 8, 115.87 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 11 SECONDS WEST, 14.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 22 MINUTES 11 SECONDS WEST, 5.00 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 34 SECONDS EAST, 109.09 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 56 SECONDS EAST, 108.91 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 03 SECONDS EAST, 5.00 FEET; THENCE NORTH 00 DEGREES 29 MINUTES 56 SECONDS WEST, 109.00 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 34 SECONDS WEST, 109.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES :

- 1) Assumed North based on a Bearing on the NORTH line of the Property described in Official Records Book 12158, Pages 1854 - 1856, Public Records of Polk County Florida, being S 89°22' 11" E, assumed.
- 2) The purpose of this Sketch & Legal Description is to provide a legal description for a proposed right of way parcel.
- 3) All measurements shown hereon are in U.S. Survey Feet.
- 4) This Sketch of Description has been prepared without benefit of Title Abstract and is subject of any Dedications, Limitations, Restrictions, Reservations, Easements, Right Of Ways, agreements or other matters of record.

SURVEYOR'S CERTIFICATION : I HEREBY CERTIFY THAT THIS SKETCH COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, AND/OR THE SIGNATURE AND/OR THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RAFAEL ESCOBAR, P.S.M. NO. 7167 ON THE SURVEY DATE NOTED HEREON.



SIGNED
RAFAEL ESCOBAR
PSM # 7167
JANUARY 13, 2024

THIS IS NOT A SURVEY

STADIA
SURVEYORS & MAPPERS LLC
535 Stonewall Ave. Tel. 863-303-7296
Haines City, FL 33844 LB 8252

PROJECT NO. : 24 - 108
SHEET 1 OF 2

