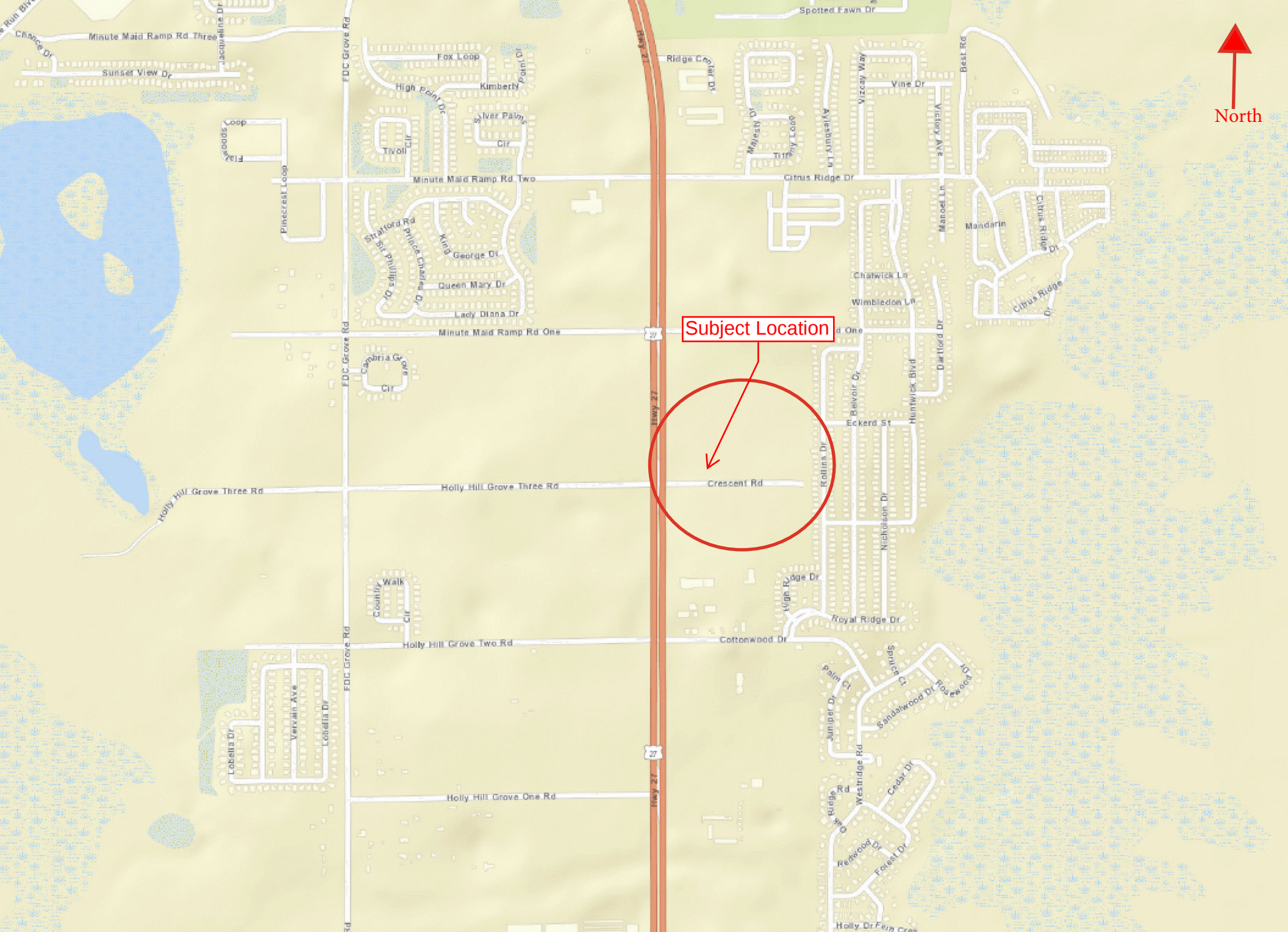
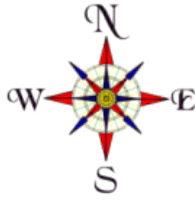




Subject Location

North

Section 20, Township 26 South, Range 27 East



SECTION 20, TOWNSHIP 26 SOUTH, RANGE 27 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: Crescent Road R/W
LDRES-2023-55 – Citrus MF

Parent Parcel ID No.: 272620-705500-040140

QUIT CLAIM DEED

THIS INDENTURE, made this 18th day of December, 2024, between **CITRUS RIDGE AT 27, LLC**, a Florida limited liability company, whose address is 189 S. Orange Avenue, Suite 1550, Orlando, Florida 32801, 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"

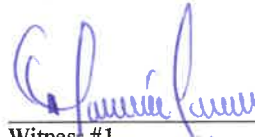
TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto belonging or in anywise incident or appertaining, and all the estate, right, title, interest, and claim whatsoever of the said Grantor, in law or in equity to the only proper use, benefit, and behoove of the said Grantee, 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)


Witness #1 MARIA RUST

Print Name
1895. Orange Ave. Suite 1550
Address Orlando, FL 32801


Witness #2 Maria Sanchez

Print Name
1895. Orange Ave. Suite 1550
Address Orlando, FL 32801

CITRUS RIDGE AT 27, LLC, a
Florida limited liability company

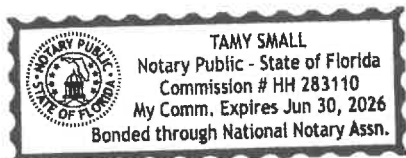
By: 
Owais Khanani, Manager

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 18 day of Dec, 2024, by Owais Khanani, as
Manager of Citrus Ridge at 27, 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)




Notary Public

Tamy C. Small
Printed Name of Notary

HH 283110 6/30/26
Commission Number and Expiration Date

SKETCH OF DESCRIPTION

LEGAL DESCRIPTION

The South 15.00 feet of Tracts 14, 15 and 16, FLORIDA DEVELOPMENT CO. TRACT, Section 20, Township 26 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.

Containing 12,753 square feet or 0.29 acres, more or less.

ABBREVIATIONS/LEGEND

SEC.	SECTION	R	RADIUS
TWP.	TOWNSHIP	L	LENGTH
RNG.	RANGE	CB	CHORD BEARING
S.	SOUTH	CD	CHORD DISTANCE
E.	EAST	Δ	CENTRAL ANGLE
O.R.B.	OFFICIAL RECORDS BOOK	PC	POINT OF CURVATURE
PGS.	PAGES	PT	POINT OF TANGENCY
TEMP.	TEMPORARY	NT	NON TANGENT
NO./#	NUMBER	PRC	POINT OF REVERSE CURVE
●	DESCRIPTIVE POINT	PCC	POINT OF COMPOUND CURVE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER		

NOTES

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 2007 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: CITRUS RIDGE AT 27, LLC

S-L CRESCENT RD ADDL RW

DATE OF SKETCH	11/12/2024	REVISIONS	
SCALE	1" = 50'		
F.B.	PAGE		
SECTION	20		
TWP. 26	S., RNG. 27	E.	
JOB NO.	24-673	SHEET 1 OF 3	



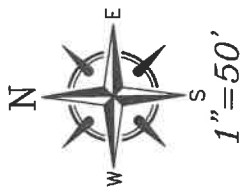
JOHNSTON'S
SURVEYING INC.
900 Cross Prairie Parkway, Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140

11/14/2024

RICHARD D. BROWN, P.S.M. #5700 (DATE)

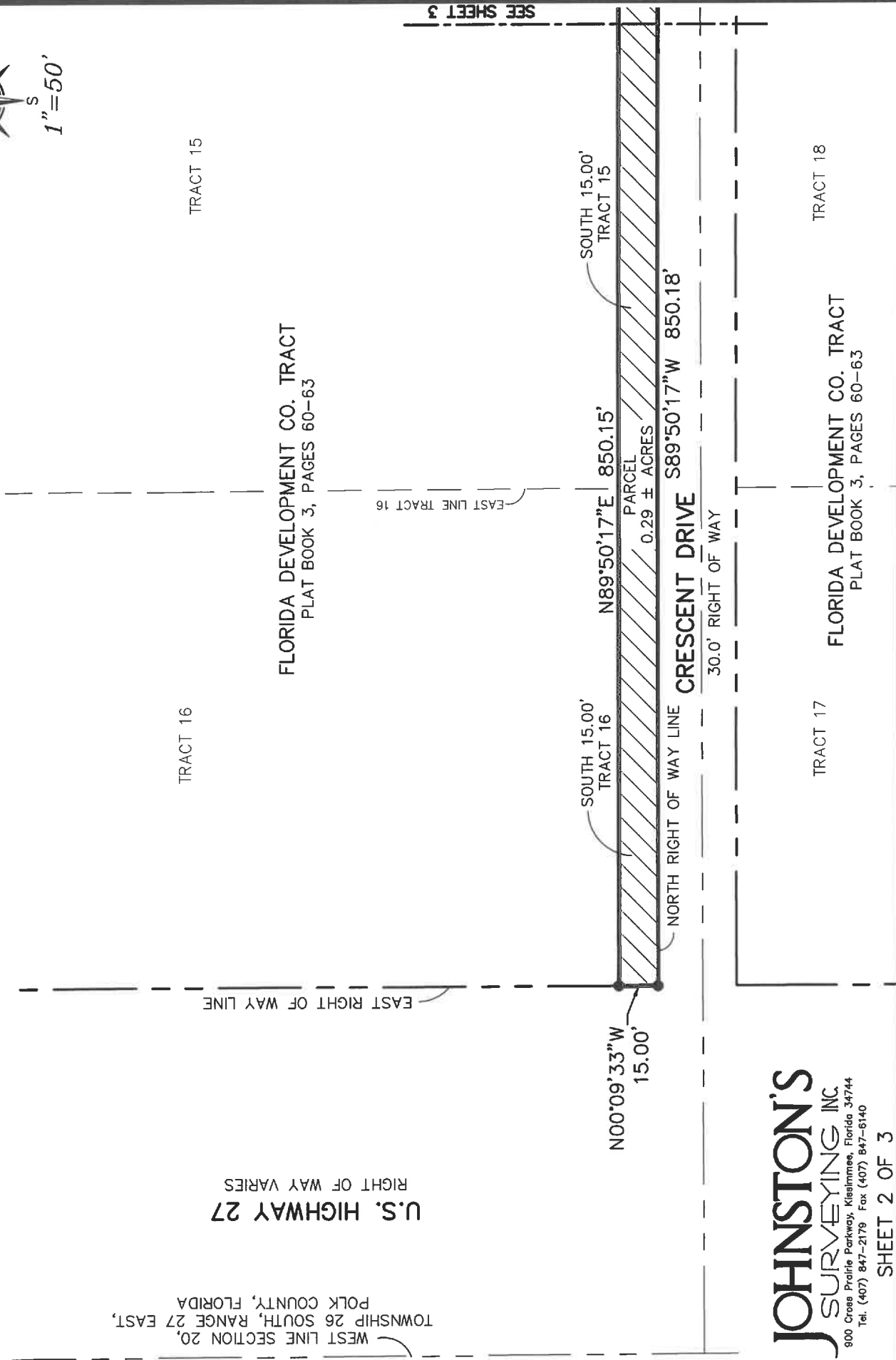
NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

SKETCH OF DESCRIPTION



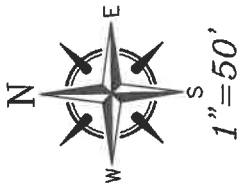
WEST LINE SECTION 20,
TOWNSHIP 26 SOUTH, RANGE 27 EAST,
POLK COUNTY, FLORIDA

U.S. HIGHWAY 27
RIGHT OF WAY VARIES



JOHNSTON'S
SURVEYING INC.
800 Cross Prairie Parkway, Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140
SHEET 2 OF 3

SKETCH OF DESCRIPTION



TRACT 15

FLORIDA DEVELOPMENT CO. TRACT
PLAT BOOK 3, PAGES 60-63

TRACT 14

SEE SHEET 2

EAST LINE TRACT 15

EAST LINE TRACT 14

SOUTH 15.00'
TRACT 15

SOUTH 15.00'
TRACT 14

S00°15'35"E
15.00'

N89°50'17"E 850.15'
PARCEL
0.29 ± ACRES

S89°50'17"W 850.18' CRESCENT DRIVE

NORTH RIGHT OF WAY LINE

30.0' RIGHT OF WAY

TRACT 18

FLORIDA DEVELOPMENT CO. TRACT
PLAT BOOK 3, PAGES 60-63

TRACT 19

JOHNSTON'S
SURVEYING INC.
900 Cross Prairie Parkway, Kissimmee, Florida 34744
Tel. (407) 847-2179 Fax (407) 847-6140