



North

Subject Area

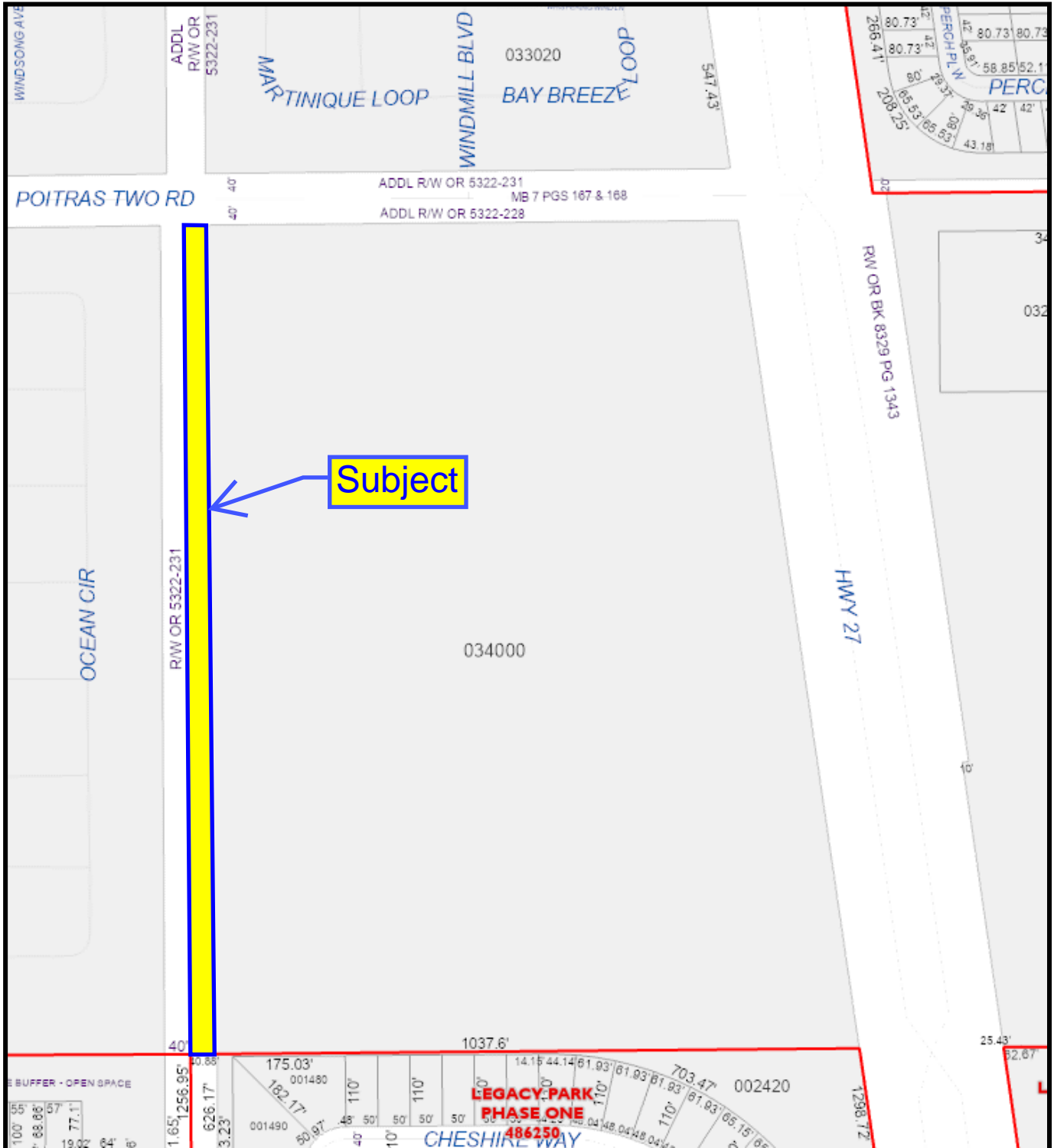


Section 12,
Township 25 South,
Range 26 East





SECTION 12, TOWNSHIP 25 SOUTH, RANGE 26 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: North Ridge Trail R/W
LDRES-2024-24
Poitras @ US 27 Apartments

Parent Parcel ID No.: 262512-000000-034040

QUIT CLAIM DEED

THIS INDENTURE, made this 9th day of March, 2026, between **DHIC – CITRUS RIDGE, LLC**, a Delaware limited liability company, whose address is 5529 US Highway 98N, Lakeland, Florida 33809, 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)

Alexandra Lion-Do

Witness #1

ALEXANDRA LION-DO

Print Name

2500 Maithal Center Parkway Suite 311

Address Maithal, FL 32751

Chris Bone

Witness #2

Christopher Bone

Print Name

2500 Maithal Center Parkway Suite 311

Address Maithal, FL 32751

DHIC – CITRUS RIDGE, LLC,
a Delaware limited liability company

By: DHI Communities II, LLC, a
Delaware limited liability company,
its sole member

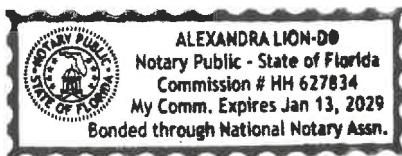
By: *Matthew Mitchell*
Matthew L. Mitchell, Vice-President

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9th day of March, 2026, by Matthew L. Mitchell, as Vice-President of DHI Communities II, LLC, a Delaware limited liability company, the sole member of DHIC – Citrus Ridge, 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)



Alexandra Lion-Do

Notary Public

ALEXANDRA LION-DO

Printed Name of Notary

HH 627834

Commission Number and Expiration Date

Description Sketch

(Not A Survey)

40' Right-of-Way:


A parcel of land lying in Section 12, Township 25 South, Range 26 East, Polk County, Florida, and being more particularly described as follows:

BEGINNING at the Southwest corner of the Northwest 1/4 of said Section 12; thence along the West boundary of the Northwest 1/4 of said Section 12, N 00°17'46" W, a distance of 1287.28 feet to the South Right of Way of Poitras Road Two as described in Official Records Book 5322, Page 228 of the Official Records of Polk County, Florida; thence along said South Right of Way, N 89°34'13" E, a distance of 40.00 feet; thence departing said South Right of Way S 00°17'46" E, a distance of 1287.28 feet to a point on the North Boundary of the plat of Legacy Park- Phase One per Map Book 125, Page 3, per the Official Records of Polk County; thence along said North boundary of said plat S 89°34'12" W, a distance of 40.00 feet to the **POINT OF BEGINNING**.

Containing 1.182 acres, more or less. 26-25-12-000000-034040

SURVEYOR'S NOTES:

- 1) Bearings shown hereon are based on the West boundary of the Northwest 1/4 of Section 12, Township 25 South, Range 26 East, Polk County, Florida, having a Grid bearing of N 00°17'46" W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- 2) See Sheet 2 for Sketch.

David W. Maxwell LS7311	JOB #: CITRUS RIDGE-40 ROW			Central Florida 528 Northlake Blvd, Suite 1040 Altamonte Springs, Florida 32701 Phone: (321) 270-0440 www.geopointsurvey.com Licensed Business No.: LB 7768 <div style="text-align: right;">  </div>
	DRAWN: BLB	DATE: 11-05-24	CHECKED: DWM	
	Prepared For: D.R. HORTON MULTIFAMILY			
	Revisions			
	DATE	DESCRIPTION	DRAWN	
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Description Sketch

(Not A Survey)

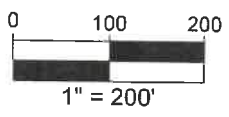
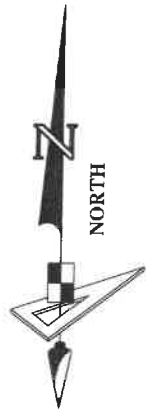
POITRAS ROAD TWO

SIR SIR
 Overall Boundary

SUBJECT PARCEL
1.182± ACRES

26-25-12-000000-034040

Line Data Table		
No.	Bearing	Length
L1	N89°34'13"E	40.00'
L2	S89°34'12"W	40.00'



1287.28'
 N00°17'46"W
 1287.28'
 S00°17'46"E

POINT OF BEGINNING
 SW CORNER OF THE NORTHWEST
 1/4 OF SECTION 12, TOWNSHIP
 25 SOUTH, RANGE 26 EAST
 FIP 1/2"

Overall Boundary

FCM 4X4
 PRM LB 5736
 L2

See Sheet 1 for Signature & Revisions

Central Florida
 528 Northlake Blvd, Suite 1040
 Altamonte Springs, Florida 32701
 Phone: (321) 270-0440
 www.geopointsurvey.com
 Licensed Business No.: LB 7768



GeoPoint

Surveying, Inc.