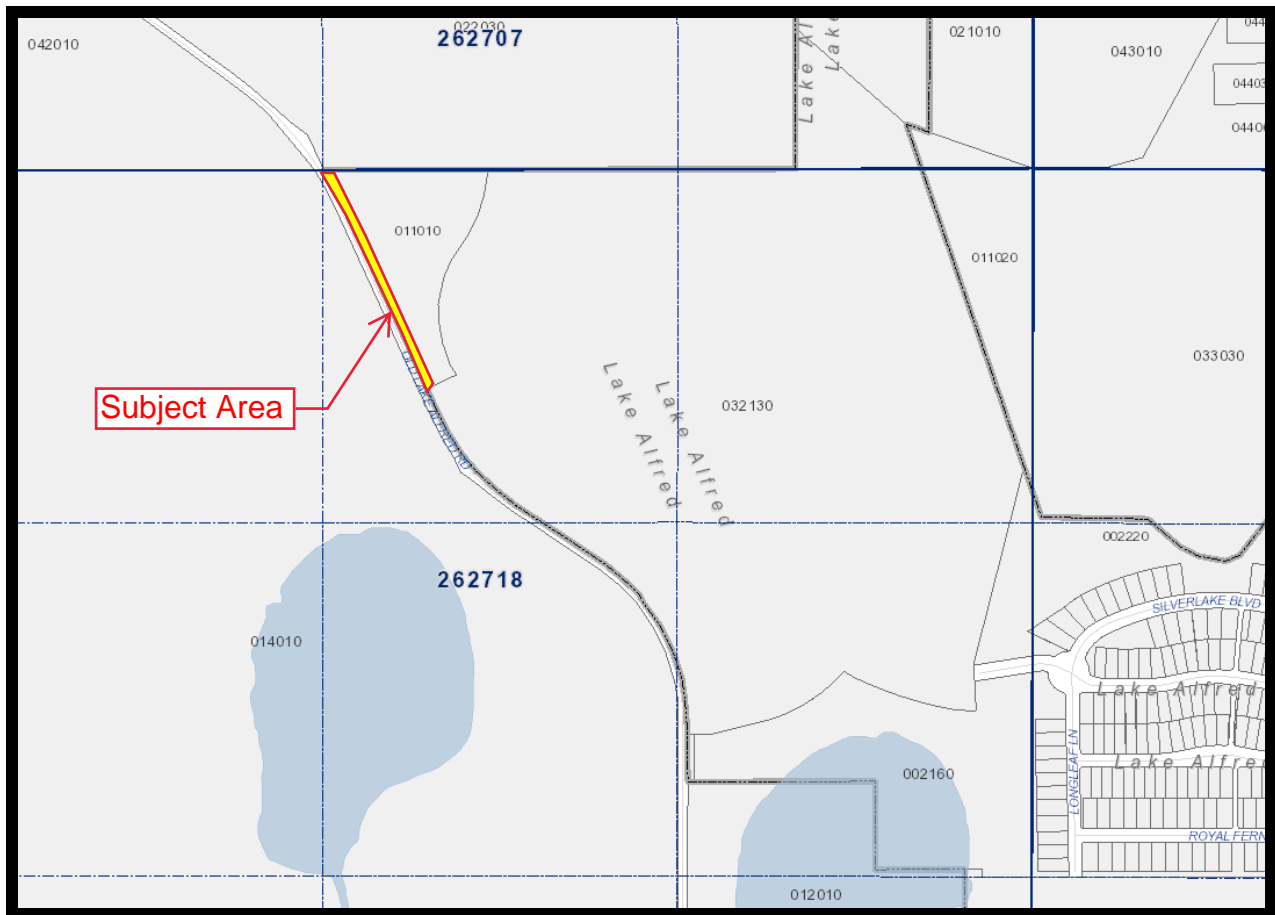




SECTION 18, TOWNSHIP 27 SOUTH, RANGE 26 EAST



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 – Lake Alfred-Polk City Rd R/W
Silverlake Phase II

Parent Parcel ID No.: 262718-000000-011010

QUIT CLAIM DEED

THIS INDENTURE, made this 7th day of December, 2023, between **ROHLFING GROVES COMPANY, L.L.P.**, a Florida limited liability partnership f/k/a **ROHLFING GROVESS COMPANY**, a Florida general partnership, whose address is Post Office Box 1362, Auburndale, Florida 33823, 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)

Ross Einsteder
Witness #1

Ross Einsteder
Print Name

11717 Stone Pine St.
Address

[Signature]
Witness #2

STUART M. ROGERS
Print Name

5471 W. WATERS AVE, TAMPA, FL. 33634
Address

ROHLFING GROVES COMPANY,
L.L.P, a Florida limited liability
partnership f/k/a Rohlfinf Groves
Company, a Florida general partnership

By: Frank C. Rohlfinf
Frank C. Rohlfinf, Managing Partner

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of December, 2023, by Frank C. Rohlfinf, as Managing Partner of Rohlfinf Groves Company, L.L.P., a Florida limited liability partnership f/k/a Rohlfinf Groves Company, a Florida general partnership, on behalf of the partnership, who is personally known to me or has produced Drivers License as identification.

(AFFIX NOTARY SEAL)

[Signature]
Notary Public

Sherrie Ward
Printed Name of Notary

HH 197620 - 11-11-25
Commission Number and Expiration Date



Sherrie Ward
Comm.: HH 197620
Expires: Nov. 11, 2025
Notary Public - State of Florida

**SECTION 18, TOWNSHIP 27 SOUTH, RANGE 26 EAST
POLK COUNTY, FLORIDA**

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN A PORTION OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 27 SOUTH, RANGE 26 EAST, AS RECORDED IN OFFICIAL RECORDS BOOK 2700, PAGE 437 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA; THENCE NORTH 89°53'09" EAST, ALONG THE NORTHERLY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 6.75 FEET TO A POINT ON THE EASTERLY MAINTAINED RIGHT OF WAY LINE OF LAKE ALFRED - POLK CITY ROAD, AS MONUMENTED; SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTHERLY, DEPARTING THE NORTHERLY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18, AND ALONG THE EASTERLY MAINTAINED RIGHT OF WAY LINE OF SAID LAKE ALFRED - POLK CITY ROAD, THE FOLLOWING NINE (9) COURSES: (1) SOUTH 28°39'38" EAST, A DISTANCE OF 88.85 FEET; THENCE (2) SOUTH 27°27'44" EAST, A DISTANCE OF 100.16 FEET; THENCE (3) SOUTH 24°53'12" EAST, A DISTANCE OF 100.02 FEET; THENCE (4) SOUTH 23°20'42" EAST, A DISTANCE OF 100.03 FEET; THENCE (5) SOUTH 24°08'31" EAST, A DISTANCE OF 100.02 FEET; THENCE (6) SOUTH 24°46'20" EAST, A DISTANCE OF 100.02 FEET; THENCE (7) SOUTH 24°36'01" EAST, A DISTANCE OF 200.04 FEET; THENCE (8) SOUTH 23°37'35" EAST, A DISTANCE OF 100.03 FEET; THENCE (9) SOUTH 24°46'20" EAST, A DISTANCE OF 14.53 FEET; THENCE NORTH 64°21'03" EAST, DEPARTING THE EASTERLY MAINTAINED RIGHT OF WAY LINE OF SAID LAKE ALFRED - POLK CITY ROAD, A DISTANCE OF 20.54 FEET; THENCE NORTH 24°28'15" WEST, A DISTANCE OF 590.88 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 3335.00 FEET AND A CENTRAL ANGLE OF 5°12'49"; THENCE NORTHWESTERLY, A DISTANCE OF 303.47 FEET, ALONG THE ARC OF SAID CURVE TO THE LEFT, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 27°03'49" WEST, AND A CHORD DISTANCE OF 303.37 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 SECTION 18-23-26; THENCE SOUTH 89°53'09" WEST, ALONG SAID NORTH LINE OF NORTHEAST 1/4 A DISTANCE OF 21.72 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 17,830.25 SQUARE FEET OR 0.409 ACRES, MORE OR LESS.

NOTES

1. THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL'S KNOWLEDGE, INFORMATION, AND BELIEF, AND IN ACCORDANCE WITH THE COMMONLY ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED.
2. IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION OR INK SEAL OF THE UNDERSIGNED PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.
3. BEARINGS SHOWN HEREON ARE BASED THE NORTHERLY LINE OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 27 SOUTH, RANGE 26 EAST BEING NORTH 89°53'09" EAST.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
6. THIS IS NOT A BOUNDARY SURVEY.

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY



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REV	DATE	DRAWN BY	DESCRIPTION
1	10/2/23	SR	CHANGE BEARING DIRECTION ON LAST LEG.

SILVER LAKE PHASE 2
RIGHT OF WAY DEDICATION
FOR
**PULTE HOMES
COMPANY, LLC.**

2830 HIGHWAY 557
POLK COUNTY
FLORIDA



Colliers Engineering & Design

5071 West Lake 100
Tampa, FL 33634
Phone: 813.207.1051
COLLIERS ENGINEERING & DESIGN, INC.
P.O. BOX 5000
TAMPA, FL 33634

PROTECT YOURSELF
FROM THE RISK OF
ANY PERSON PREPARING TO
DRAW OR TO BE DRAWN BY THE
FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, CHAPTER 475, F.S.,
ADMINISTRATIVE CODE, PURSUANT TO SECTION 475.037, FLORIDA STATUTES, AND THAT THE
SKETCH HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY
KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

STATE REQUIRED FILE NUMBER
FOR STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALLPT.COM

DATE: 10/2/23
DRAWN BY: SR
CHECKED BY: CDF

PROJECT NUMBER: 210000744
DRAWING NAME: V-EXBT-ROW-R0H

SHEET TITLE: EXHIBIT "B"

SHEET NUMBER: 1 of 3

Exhibit "A" - Sheet 1 of 3

Reserved for Circuit Court

(SEE SHEET 2 FOR PARENT PARCEL)
(SEE SHEETS 3 FOR SKETCH OF DESCRIPTION)

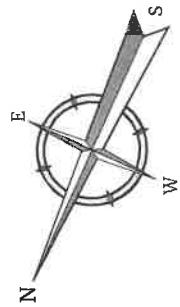
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CHARLES DAVID FERRARO - REGS FERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4788

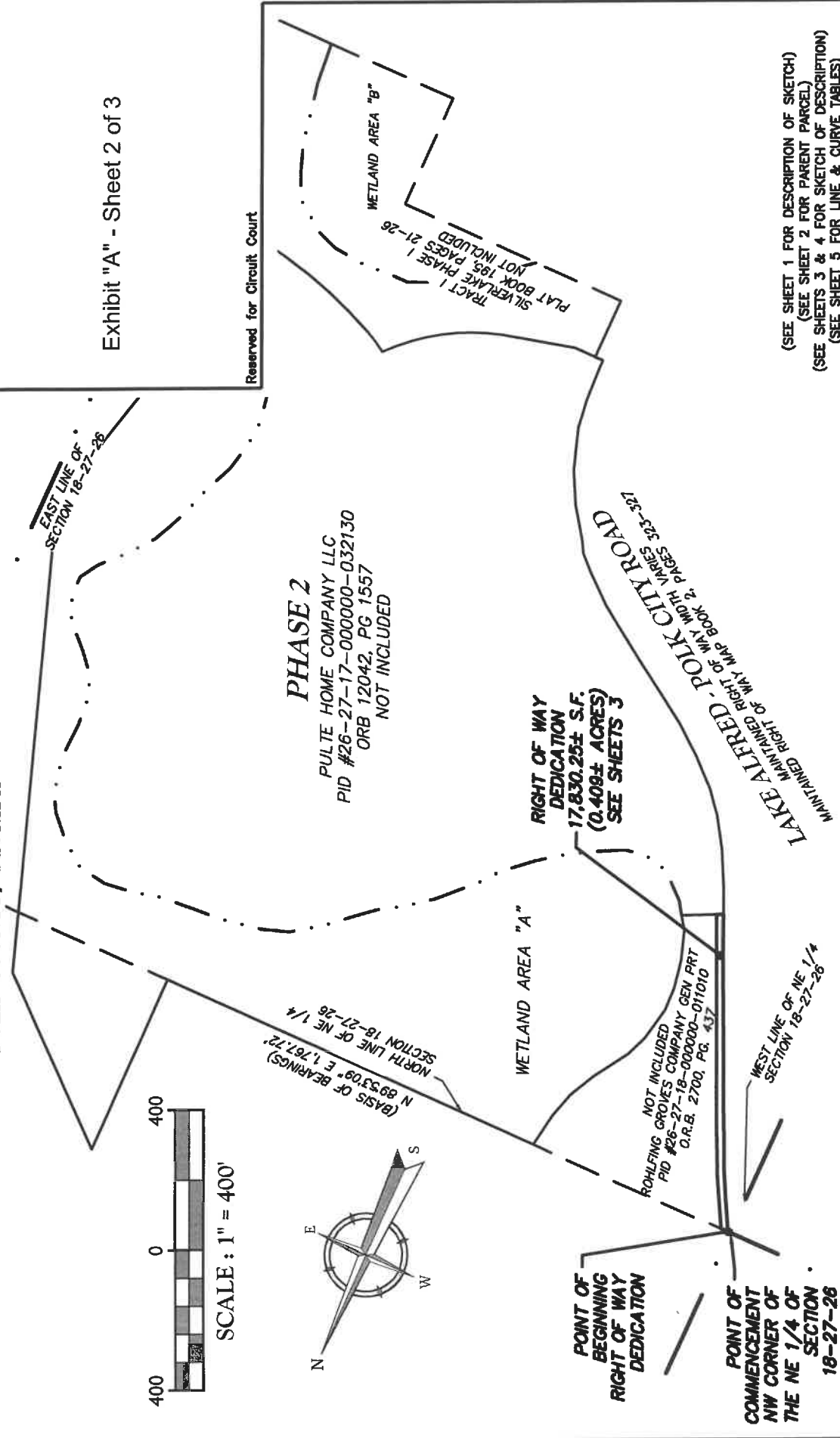
THIS CERTIFICATE IS VALID ONLY IF THE SKETCH REPRESENTED HEREON WAS PERFORMED UNDER MY
SUPERVISION AND I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA
AS SHOWN ON THE SKETCH. I AM NOT A LICENSED SURVEYOR IN ANY OTHER STATE.

**SECTION 18, TOWNSHIP 27 SOUTH, RANGE 26 EAST
POLK COUNTY, FLORIDA**

Exhibit "A" - Sheet 2 of 3



Reserved for Circuit Court



(SEE SHEET 1 FOR DESCRIPTION OF SKETCH)
(SEE SHEET 2 FOR PARENT PARCEL)
(SEE SHEETS 3 & 4 FOR SKETCH OF DESCRIPTION)
(SEE SHEET 5 FOR LINE & CURVE TABLES)

PROTECT YOURSELF BY VERIFYING THE INFORMATION OF ANY PERSON PREPARING TO DRAW OR RECORD THIS INSTRUMENT IN ANY STATE		DRAWN BY: RPK		CHECKED BY: CDF	
DATE: 06/14/23		PROJECT NUMBER: 21000074A		DRAWING NAME: V-EXBT-ROW-W-ROH	
SCALE: 1" = 400'		PROJECT NUMBER: 21000074A		SHEET TITLE: SILVER LAKE PHASE 2 RIGHT OF WAY DEDICATION	
STATE REQUIRED FILE NUMBER FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT WWW.CALL811.COM		TAMPA 5477 W. Hillsborough Ave. Suite 100 Tampa, FL 33634 Phone: 813.207.1061 COLLIERS ENGINEERING & DESIGN, LLC SUNNYDALE, FL 33598		EXHIBIT "B"	
SHEET NUMBER: 2		SHEET NUMBER: 2		SHEET NUMBER: 3	

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SILVER LAKE PHASE 2
RIGHT OF WAY DEDICATION
FOR
PULTE HOMES
COMPANY, LLC.

2830 HIGHWAY 557
POLK CITY
POLK COUNTY
FLORIDA

REV	DATE	DRAWN BY	DESCRIPTION

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SECTION 18, TOWNSHIP 27 SOUTH, RANGE 26 EAST
POLK COUNTY, FLORIDA

(SEE SHEET 1 FOR DESCRIPTION OF SKETCH)
(SEE SHEET 2 FOR PARENT PARCEL)
(SEE SHEETS 3 FOR SKETCH OF DESCRIPTION)

(BASIS OF BEARINGS)
N 89°53'09" E 1,767.72'



SCALE: 1" = 200'

WETLAND AREA "A"

PHASE 2

PULTE HOME COMPANY LLC
PID #26-27-17-000000-032130
ORB 12042, PG 1557
NOT INCLUDED

RIGHT OF WAY
DEDICATION
17,830.25± S.F.
(0.409± ACRES)

NOT INCLUDED
ROHLFING GROVES COMPANY GEN PRT
PID #26-27-18-000000-011010
O.R.B. 2700, PG. 437

L11 L12 L13 C1
L3 L4 L5 L6 L7 L8 L9 L10
EASTERLY MAINTAINED RIGHT OF WAY LINE OF
LAKE ALFRED-POLK CITY ROAD AS MONUMENTED

LAKE ALFRED - POLK CITY ROAD

MAINTAINED RIGHT OF WAY WIDTH VARIES
MAINTAINED RIGHT OF WAY MAP BOOK 2, PAGES 323-327

CURVE DATA

SEGMENT	RADIUS	LENGTH	DELTA	CHORD
C1	3335.00'	303.47'	5° 12' 49"	N 27° 03' 49" W 303.37'

LINE DATA

SEGMENT	DIRECTION	LENGTH
L1	N 89° 53' 09" E	6.75'
L2	S 28° 39' 38" E	88.85'
L3	S 27° 27' 44" E	100.16'
L4	S 24° 53' 12" E	100.02'
L5	S 25° 20' 42" E	100.03'
L6	S 24° 08' 31" E	100.02'
L7	S 24° 46' 20" E	100.02'
L8	S 24° 36' 01" E	200.04'
L9	S 23° 37' 35" E	100.03'
L10	S 24° 46' 20" E	14.53'
L11	N 64° 21' 03" E	20.54'
L12	N 24° 28' 15" W	590.88'
L13	S 89° 53' 09" W	21.72'

Reserved for Circuit Court

Exhibit "A" - Sheet 3 of 3

811
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CORPORATION (SINCE 1978)

SILVER LAKE PHASE 2
RIGHT OF WAY DEDICATION
FOR
PULTE HOMES
COMPANY, LLC.
2830 HIGHWAY 557
POLK COUNTY
FLORIDA

REV	DATE	DRAWN BY	DESCRIPTION
1	10/2/23	SR	CHANGE BEARING DIRECTION ON L13.

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SILVER LAKE PHASE 2
RIGHT OF WAY DEDICATION
SCALE: 1" = 200' DATE: 10/2/23 DRAWN BY: SR CHECKED BY: CDF
PROJECT NUMBER: 21000074A DRAWING NAME: V-EXBT-ROW-RH
SHEET NUMBER: 3 of 3