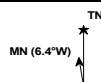


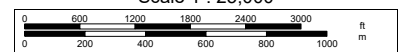
Data use subject to license.

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www.delorme.com



Scale 1 : 25,000

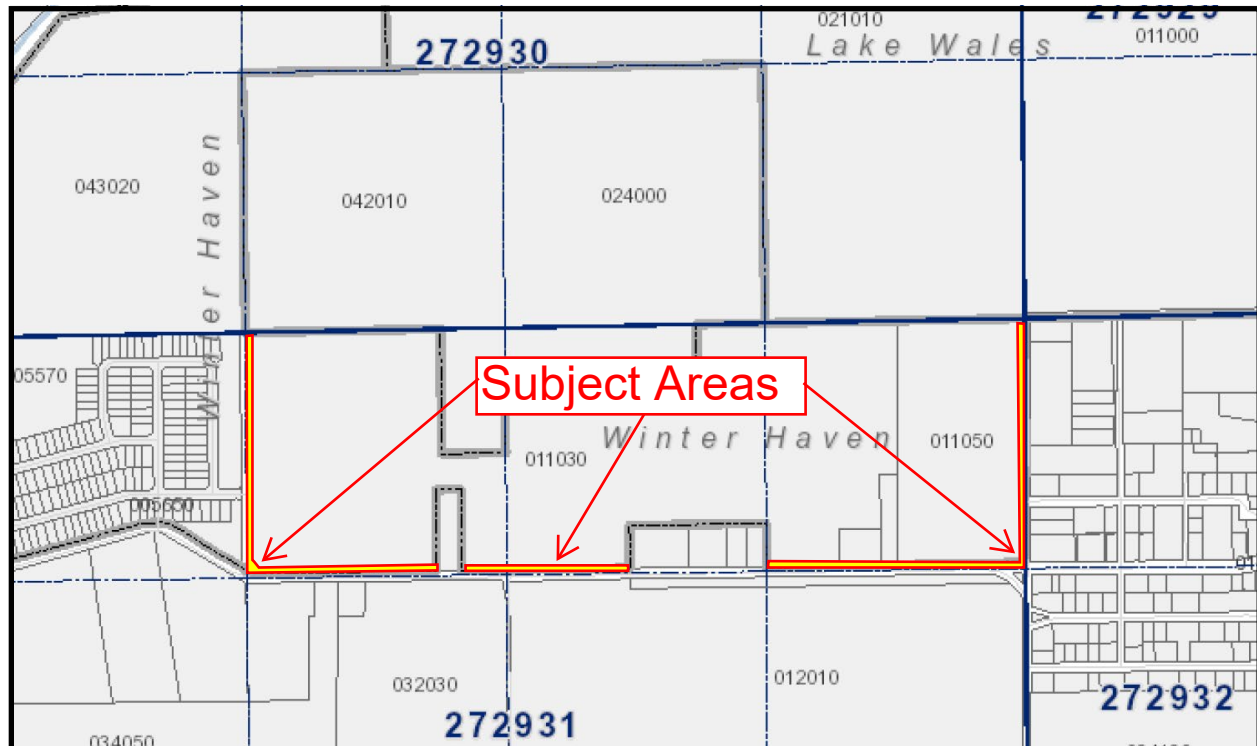


1" = 2,083.3 ft

Data Zoom 13-0



SECTION 31, TOWNSHIP 29 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 – Old Bartow/Lake Wales Rd, McClean Rd and Gary St
LDNON-2022-200 (Peace Creek Village)

Parent Parcel ID Nos.: 272931-000000-011020/011030/011040/011050

QUIT CLAIM DEED

THIS INDENTURE, made this 22nd day of May, 2023, between **PEACE CREEK VILLAGE LLC**, a Florida limited liability company, whose address is 4100 Recker Highway, Winter Haven, Florida 33880, 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
John Russian.
Print Name

[Signature]
Witness
Charles Correll
Print Name

PEACE CREEK VILLAGE LLC, a
Florida limited liability company

By: [Signature]
James E. Blackwell, Manager

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 22nd day of May, 2023, by James E. Blackwell, as
Manager of Peace Creek Village 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)



[Signature]
Notary Public

Leticia Montes
Printed Name of Notary

#HH286334 July 12, 2026
Commission Number and Expiration Date

Exhibit "A"

Sheet 1 of 3 (see sheets 2 & 3 for sketch)

Legal Description:

The following strips of land along the west, south and east boundaries of that parcel as described in Official Records Book 11330, Page 874 of the Public Records of Polk County, Florida for additional Right of Way and being more particularly described as follows:

Parcel A

BEGIN at the NW corner of the NE 1/4 of the NW 1/4 of Section 31, Township 29 South, Range 27 East; thence N 88°59'48" E along the north line thereof, a distance of 31.00 feet; thence S 00°27'53" E, a distance of 1191.10 feet; thence S 45°39'48" E, a distance of 49.33 feet; thence N 89°08'17" E, a distance of 906.22 feet; thence S 00°29'31" E, a distance of 15.53 feet to a point on the North Maintained Right of Way of Old Bartow - Lake Wales Road, as shown in Map Book 3, Pages 177-184 of the Public Records of aforementioned Polk County; thence along said North Maintained Right of Way the following twelve (12) courses: (1) S 88°38'47" W, 81.30 feet; (2) S 89°30'21" W, 100.01 feet; (3) S 89°37'13" W, 100.01 feet; (4) S 88°59'25" W, 100.00 feet; (5) S 89°26'55" W, 100.00 feet; (6) S 89°02'51" W, 100.00 feet; (7) S 89°13'10" W, 100.00 feet; (8) N 88°50'02" W, 100.08 feet; (9) S 79°58'18" W, 30.37 feet; (10) S 89°41'39" W, 70.01 feet; (11) N 88°30'22" W, 84.54 feet; (12) N 63°10'12" W, 7.22 feet to the west line of the aforementioned NE 1/4 of the NW 1/4; thence N 00°27'53" W along said west line, a distance of 1234.29 feet to the POINT OF BEGINNING.

Parcel B

Commence at the NW corner of the NE 1/4 of the NW 1/4 of Section 31, Township 29 South, Range 27 East; thence N 88°59'48" E along the north line thereof, a distance of 31.00 feet; thence S 00°27'53" E, a distance of 1191.10 feet; thence S 45°39'48" E, a distance of 49.33 feet; thence N 89°08'17" E, a distance of 1021.27 feet to the POINT OF BEGINNING; thence continue N 89°08'17" E, a distance of 876.41 feet; thence S 00°24'42" E, a distance of 15.25 feet to the North Maintained Right of Way of Old Bartow - Lake Wales Road, as shown in Map Book 3, Pages 177-184 of the Public Records of aforementioned Polk County; thence along said North Maintained Right of Way the following ten (10) courses: (1) N 89°55'02" W, 72.62 feet; (2) S 89°10'20" W, 100.00 feet; (3) S 89°03'27" W, 100.00 feet; (4) S 89°20'38" W, 100.00 feet; (5) S 89°03'27" W, 100.00 feet; (6) S 88°32'31" W, 100.01 feet; (7) S 89°27'34" W, 100.14 feet; (8) S 89°06'17" W, 100.00 feet; (9) S 89°13'10" W, 100.00 feet; (10) S 88°31'55" W, 3.63 feet; thence N 00°29'30" W departing said North Maintained Right of Way, a distance of 14.35 feet to the POINT OF BEGINNING.

Parcel C

Commence at the NW corner of the NE 1/4 of the NW 1/4 of Section 31, Township 29 South, Range 27 East; thence N 88°59'48" E along the north line thereof, a distance of 31.00 feet; thence S 00°27'53" E, a distance of 1191.10 feet; thence S 45°39'48" E, a distance of 49.33 feet; thence N 89°08'17" E, a distance of 2597.70 feet to the POINT OF BEGINNING; thence continue N 89°08'17" E, a distance of 1313.35 feet; thence N 00°16'07" W, a distance of 1239.46 feet to the N line of the NE 1/4 of the NE 1/4 of said Section 31; thence N 88°57'31" E along said north line, a distance of 17.50 feet to the NE corner of said Section 31; thence S 00°16'07" E along the east line thereof, a distance of 800.34 feet to a point of intersection with the northern limits of the West Maintained Right of Way of Gary Street as shown in Map Book 20, Pages 96-97 of the Public Records of aforementioned Polk County thence along said West Maintained Right of Way the following six (6) courses: (1) S 89°28'46" W, 3.73 feet; (2) S 00°32'34" W, 42.13 feet; (3) S 01°46'47" W, 62.32 feet; (4) S 00°11'59" W, 328.66 feet; (5) S 23°03'08" W, 12.04 feet; (6) S 87°13'22" W, 89.54 feet; thence S 00°44'07" E, a distance of 8.83 feet to the North Maintained Right of Way of Old Bartow - Lake Wales Road, as shown in Map Book 3, Pages 177-184 of the Public Records of aforementioned Polk County; thence along said North Maintained Right of Way the following fourteen (14) courses: (1) S 87°23'29" W, 100.07 feet; (2) S 86°51'11" W, 40.04 feet; (3) N 89°45'30" W, 60.01 feet; (4) S 88°53'08" W, 100.00 feet; (5) S 89°34'23" W, 100.00 feet; (6) S 88°49'42" W, 100.00 feet; (7) N 87°40'46" W, 100.14 feet; (8) S 89°34'23" W, 100.00 feet; (9) S 89°10'20" W, 100.00 feet; (10) S 89°20'38" W, 100.00 feet; (11) S 88°49'42" W, 100.00 feet; (12) S 89°00'01" W, 100.00 feet; (13) S 88°56'35" W, 100.00 feet; (14) S 89°27'25" W, 27.35 feet; thence N 00°31'19" W departing said North Maintained Right of Way, a distance of 14.58 feet to the POINT OF BEGINNING.

Surveyor's Notes:

1.) North and the bearings shown hereon are referenced to the West Zone of the Florida State Plane Coordinate System, North American Datum of 1983 (NAD'83) 2011 adjustment. The bearing of N 00°27'53" W along the west line of NE 1/4 of the NW 1/4 of Section 31, Township 29 South, Range 27 East, Polk County, Florida is held as reference for all bearings.

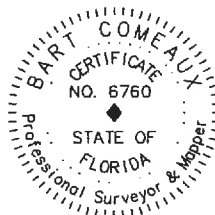
2.) The legal description shown hereon was prepared by Basepoint Surveying, Inc. at the request of the client and is based of deeds and maps of record and also a previous survey prepared by Basepoint in Job #10651 dated 11/16/2021.

Parcel A = 1.21 acres
Parcel B = 0.29 acre
Parcel C = 0.91 acre
Total = 2.41 acres

3.) This sketch is intended to be displayed at a scale of 1" = 200'.

Legend

M/R/W MAINTAINED RIGHT OF WAY



February 3, 2023

BART COMEAUX, PSM
FL LICENSE #6760
BASEPOINT SURVEYING INC.
LICENSED BUSINESS #8112

DATE



MAILING: P.O. BOX 253, BARTOW, FL 33831
OFFICE: 150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830
PHONE: (863) 537-7413 WWW.BASEPOINTSURVEYING.COM
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 8112

OLD BARTOW - LAKE WALES ROAD PARCEL
Section 31, Township 29 South, Range 27 East

SKETCH AND DESCRIPTION FOR ADDITIONAL RIGHT OF WAY

DRAWING: 10651-RW.dwg

JOB #10651

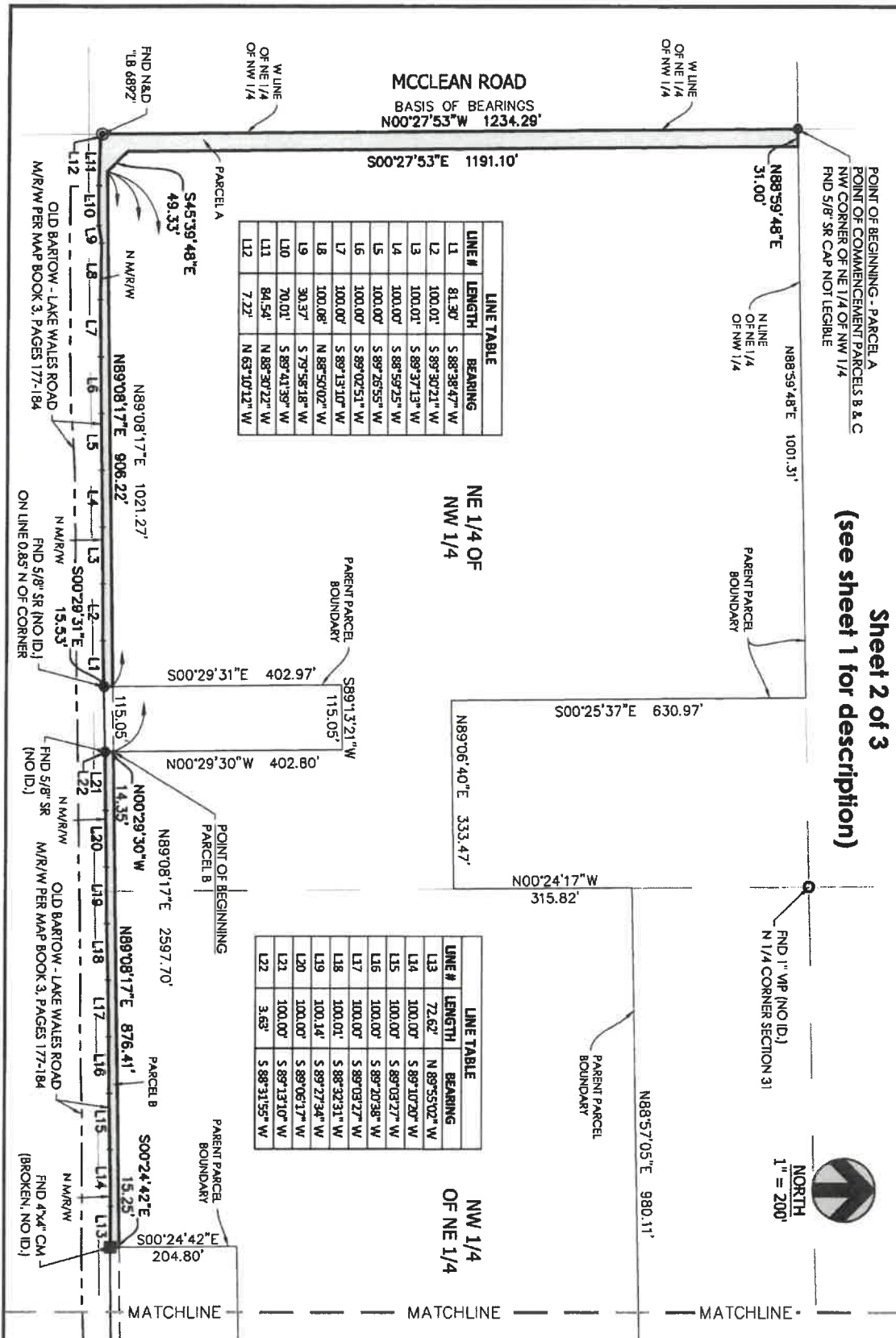
POINT OF BEGINNING - PARCEL A
POINT OF COMMENCEMENT PARCELS B & C
NW CORNER OF NE 1/4 OF NW 1/4
FND 5/8" SR CAP NOT LEGIBLE

Sheet 2 of 3
(see sheet 1 for description)



LINE #	LENGTH	BEARING
L1	81.30'	S 88°38'47" W
L2	100.01'	S 89°30'21" W
L3	100.01'	S 89°37'13" W
L4	100.00'	S 88°59'25" W
L5	100.00'	S 89°26'55" W
L6	100.00'	S 89°02'51" W
L7	100.00'	S 89°13'10" W
L8	100.08'	N 88°50'02" W
L9	30.37'	S 79°58'18" W
L10	70.01'	S 89°41'39" W
L11	84.54'	N 88°30'22" W
L12	7.22'	N 63°10'12" W

LINE #	LENGTH	BEARING
L13	72.62'	N 89°55'02" W
L14	100.00'	S 89°10'20" W
L15	100.00'	S 89°03'27" W
L16	100.00'	S 89°20'38" W
L17	100.00'	S 89°03'27" W
L18	100.01'	S 88°32'31" W
L19	100.14'	S 89°27'34" W
L20	100.00'	S 89°06'17" W
L21	100.00'	S 89°13'10" W
L22	3.63'	S 88°31'55" W



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FLORIDA CERTIFICATE OF AUTHORIZATION # LB 8112

OLD BARTOW - LAKE WALES ROAD PARCEL
Section 31, Township 29 South, Range 27 East

SKETCH AND DESCRIPTION FOR ADDITIONAL RIGHT OF WAY

DRAWING: 10651-RW.dwg

JOB #10651

Sheet 3 of 3

N88°57'31"E 1333.78'

FND 4"x4" CM & DISK "LB 7159"
NE CORNER SECTION 31

N LINE
OF NE 1/4
OF NE 1/4

N88°57'31"E
17.50'

ELINE
OF NE 1/4
OF NE 1/4

NORTH
1" = 200'

N00°25'58"W 317.49'

PARENT PARCEL
BOUNDARY

N88°57'25"E 350.13'

• FND 4"x4" CM 8.
DISK 1LB 7159"

PARENT PARCEL
BOUNDARY

NW 1/4
OF NE 1/4
OF NE 1/4

NW 1/4
OF NE 1/4

PARENT PARCEL
BOUNDARY
S89°05'27"W 699.62'

SW 1/4
OF NE 1/4
OF NE 1/4

LINE TABLE		
LINE #	LENGTH	BEARING
L23	3.73	S 89°28'46" W
L24	42.13	S 00°32'34" W
L25	62.62	S 01°46'49" W
L26	328.66	S 00°11'59" W
L27	12.04	S 23°03'08" W
L28	89.54	S 87°13'22" W
L29	8.83	S 00°44'07" E
L30	100.07	S 87°23'29" W
L31	40.04	S 86°51'11" W
L32	60.01	N 88°45'30" W
L33	100.07	S 88°35'08" W
L34	100.07	S 88°34'23" W
L35	100.07	S 88°49'42" W
L36	100.14	N 87°46'46" W
L37	100.07	S 88°34'23" W
L38	100.07	S 89°10'26" W
L39	100.07	S 88°20'38" W
L40	100.07	S 88°09'41" W
L41	100.07	S 88°01'42" W
L42	100.07	S 88°56'35" W
L43	27.35	S 89°27'25" W

E 1/2
OF NE 1/4
OF NE 1/4

N00°16'07"W 1239.46'

- S00°16'07"E 800.34'

ELINE
OF NE 1/4
OF NE 1/4

N&D "LB 8112"
N LIMITS OF M/R/W PER
MAP BOOK 20, PAGES 96-97
23
24

GARY STREET
M/R/W PER
MAP BOOK 20,
PAGES 96-97

M

MATCHLINE

MATCHLINE

- MATCHLINE

700.01'

14.58'

205.37'
N00°31'19"W

POINT OF BEGINNING
PARCEL C

FND 5/8" SR & CAB "S 4330"

N M/R/W

OLD BARTOW - LAKE WALES ROAD
M/R/W PER MAP BOOK 3, PAGES 177-184

N M/R/W

- FND 5/8" SR
"LB 5450"

27



BASEPOINT
SURVEYING, INC.

MAILING: P.O. BOX 253, BARTOW, FL 33831
OFFICE: 150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830
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OLD BARTOW - LAKE WALES ROAD PARCEL
Section 31, Township 29 South, Range 27 East

SKETCH AND DESCRIPTION FOR ADDITIONAL RIGHT OF WAY

DRAWING: 10651-RW.dwg

JOB #10651