

This Instrument Prepared by and return to:
Elisabeth M. Crane, Esq.
GrayRobinson, P.A.
301 East Pine Street, Suite 1400
Orlando, Florida 32801

A portion of the following parcel identification folio number: R 10-34-25-0000-07300-0000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made the _____ day of _____, 2025 by **HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY**, a dependent special district and body politic and corporate of the State of Florida, whose address is 107 E. Main Street, Wauchula, FL 33873, hereinafter called the “Grantor”, to the **CITY OF WAUCHULA, FLORIDA**, a Florida municipal corporation, whose address is 126 S. 7th Avenue, Wauchula, FL 33873, hereinafter called the “Grantee.”

WITNESSETH:

THAT, for and in consideration of the sum of **Ten and 00/100 Dollars (\$10.00)** and other good and valuable considerations, the receipt of which are hereby acknowledged by Grantor, Grantor hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Hardee County, Florida, to wit (the “**Property**”):

See Exhibit “A” attached hereto and incorporated herein.

SUBJECT to all easements, restrictions, conditions and other matters of record.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, Grantor has good and lawful authority to sell and convey the Property to Grantee, and that Grantor warrants and will forever defend the right and title to the above-described real Property unto the Grantee against the claims of all persons, claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the day and year first above written.

Witnesses:

HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY, a dependent special district and body politic and corporate of the State of Florida

Print Name: _____
Address: _____

By: _____
Print Name: _____
Title: _____

Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF HARDEE

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2025, by _____, as _____ of **HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY**, as dependent special district and public body corporate and politic of the State of Florida, on behalf thereof, who is ☐ personally known to me, or ☐ produced _____ as identification.

[AFFIX NOTARY SEAL]

Notary Public Signature
Print Notary Name: _____
My commission expires: _____

Exhibit "A"

Sketch & Description
Hogan Street Right of Way Extension
Right-of-Way Dedication
Sections 9 & 10, Township 34 South, Range 25 East
Hardee County, Florida

Right-of-way Dedication: As Written by SurvTech Solutions

A strip of land being of portion of Lots 12, 13, 14 of Block B, FOSTERS ADDITION TO WAUCHULA, according to the plat thereof, as recorded in Plat Book 3, Page 3, of the Public Records of Hardee County, Florida, and being a portion of Lots 6, 7, 16 and 17, FOSTER'S ADDITION TO THE CITY OF WAUCHULA, as recorded in Plat Book 2, Page 41, of the Public Records of Hardee County, Florida, together with that portion of vacated Hogan Street and those certain alleys vacated per Resolution 2021-03, recorded in Instrument No. 202125003601, of the Public Records of Hardee County, Florida, said strip lying and being in Sections 9 and 10, Township 34 South, Range 25 East, Hardee County, Florida, and being more particularly described as follows:

COMMENCE at a point marking the intersection of the North boundary of Lot 34, FOSTERS ADDITION TO WAUCHULA, Plat Book 3, Page 3 of the Public Records of Hardee County, Florida and the Easterly right-of-way boundary of 6th Avenue South (State Road No. 35) per Florida Department of Transportation right-of-way Map Section 0601-1044; thence coincident with said Easterly right-of-way boundary, S 12°09'41" E a distance of 143.72 feet to the POINT OF BEGINNING; thence departing said Easterly right-of-way boundary, N 89°39'01" E a distance of 315.09 feet to a point coincident with the Westerly right-of-way boundary of 5th Avenue South (State Road No. 35) per Florida Department of Transportation right-of-way Map Section 06010-2801; thence coincident with said Westerly right-of-way boundary, S 12°11'40" E a distance of 61.31 feet; thence departing said Westerly right-of-way boundary, S 89°39'01" W a distance of 315.13 feet to a point coincident with the aforesaid Easterly right-of-way boundary of 6th Avenue South; thence coincident with said Easterly right-of-way boundary, N 12°09'41" W a distance of 61.30 feet to the POINT OF BEGINNING.

Containing an area of 18,906.61 square feet, 0.434 acres, more or less.

Legend

(P1)	Plat Book 3, Page 3 Reference
(P2)	Plat Book 2, Page 41 Reference
(R)	Right-of-way Map Reference
(D)	Deed Reference
PSM	Professional Surveyor and Mapper
Id.	Identification
LB	Licensed Business
OR	Official Records
FT.	Feet
W/	With
No.	Number
FDOT	Florida Department of Transportation

SURVEY NOTES:

- 1.) Paper copies of this survey are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper. Digital copies are not valid without the digital signature of a Florida Licensed Surveyor and Mapper.
- 2.) The bearing structure for this survey is based on a Florida West State Plane grid bearing of S 12°09'41" E for the Easterly right-of-way boundary of 6th Avenue South.
- 3.) THIS IS NOT A BOUNDARY SURVEY.

Stacy L. Brown P.S.M. No. 6516
SurvTech Solutions, Inc. LB No. 7340

Drafted By: D. DeRoche
Date Drafted: 07/15/25

Approved By: S. Brown
Date Approved: 07/16/25

Last Field Date: N/A
Field Book/Page: N/A

Project No.: 250713
Ref. No.: N/A

Drawing Name: 250713_SK
Revision Date: N/A

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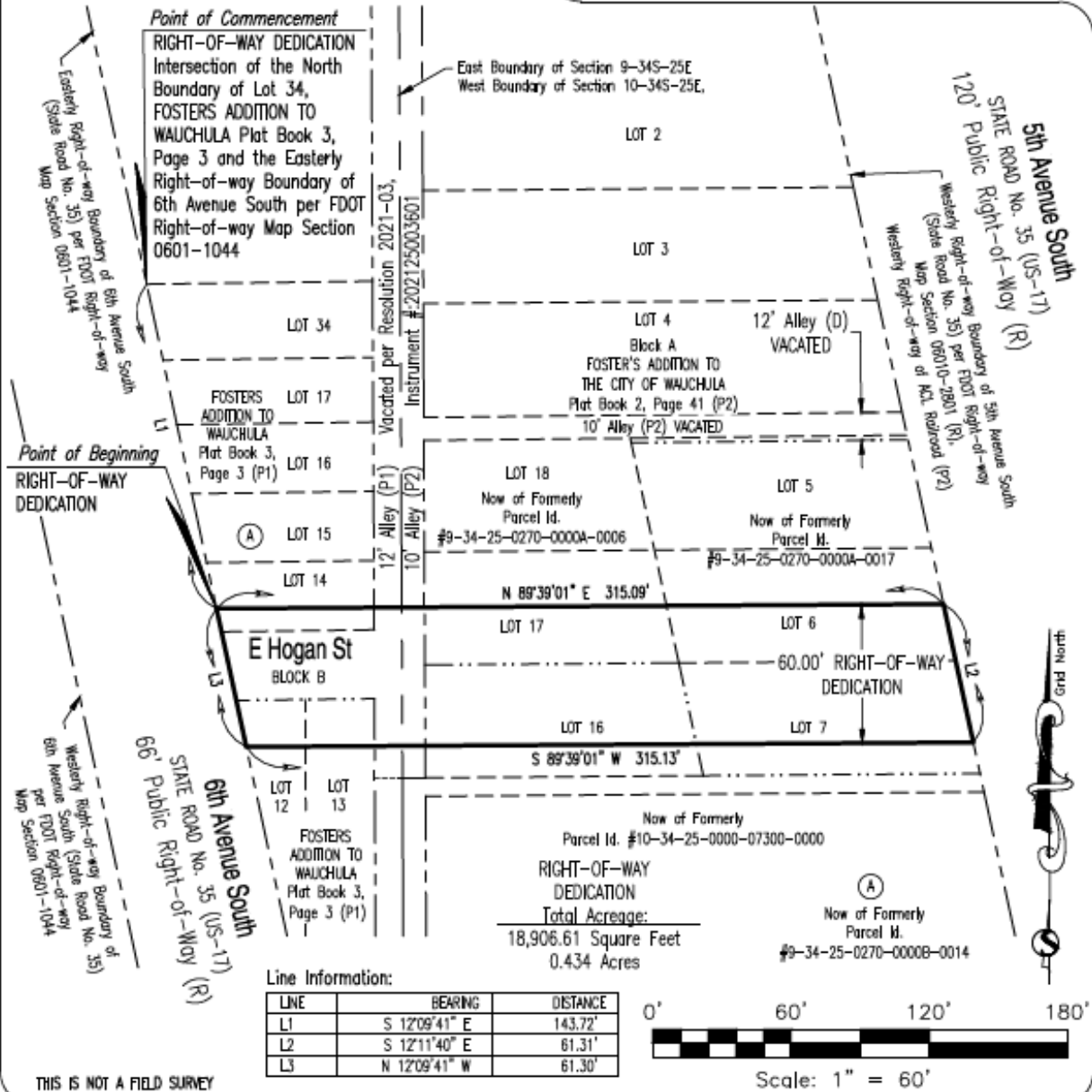
SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS

10220 U.S. Highway 92 East, Tampa, FL 33610
phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

Date Plotted: 7/16/2025 9:33:12 AM By: Stacy Brown

SHEET: 1 OF 2

Sketch & Description
Hogan Street Right of Way Extension
Right-of-Way Dedication
Sections 9 & 10, Township 34 South, Range 25 East
Hardee County, Florida



PROJECT NO.: 250713
 REF. No.: N/A
 LAST FIELD DATE: N/A



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