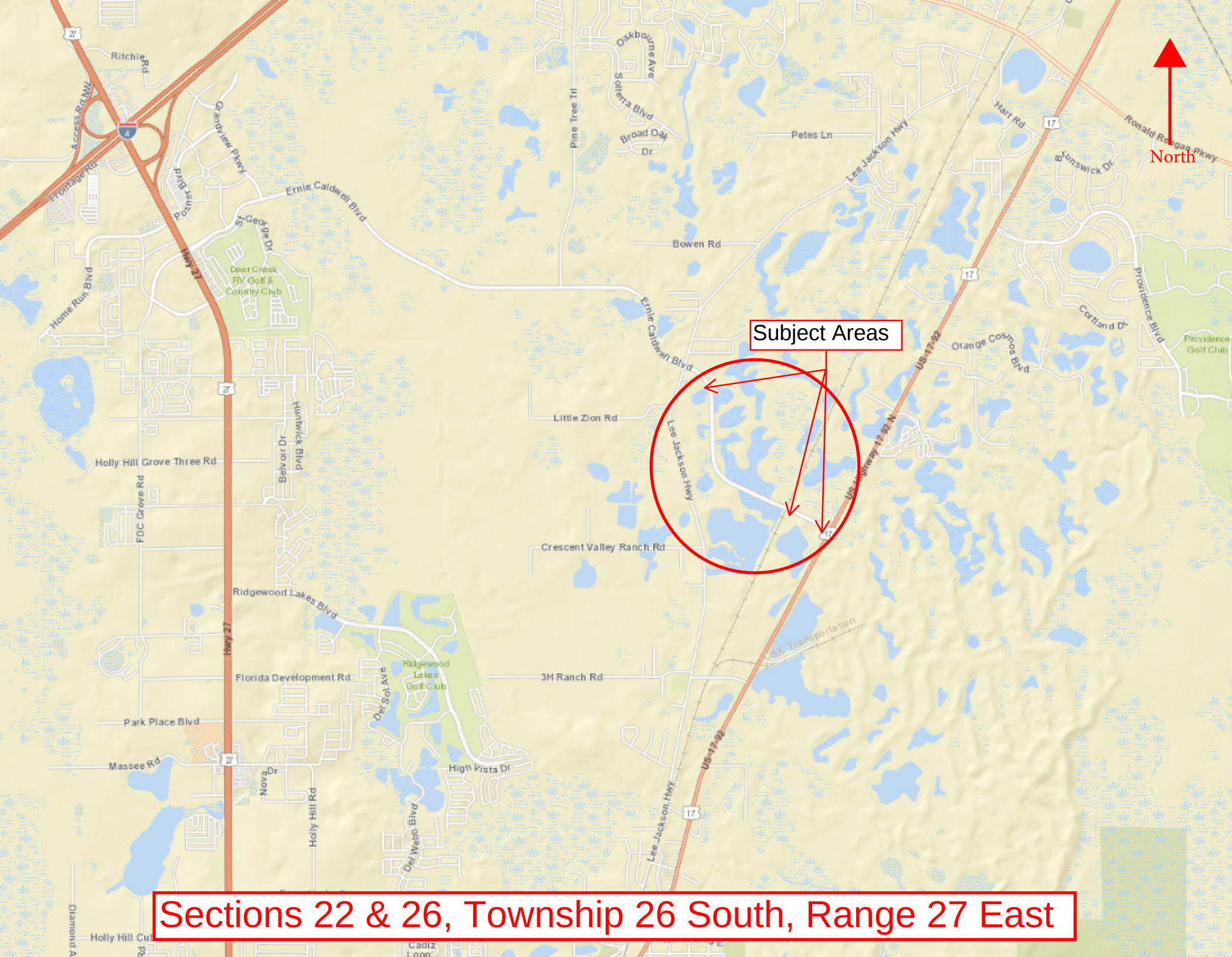
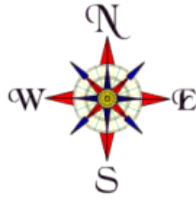




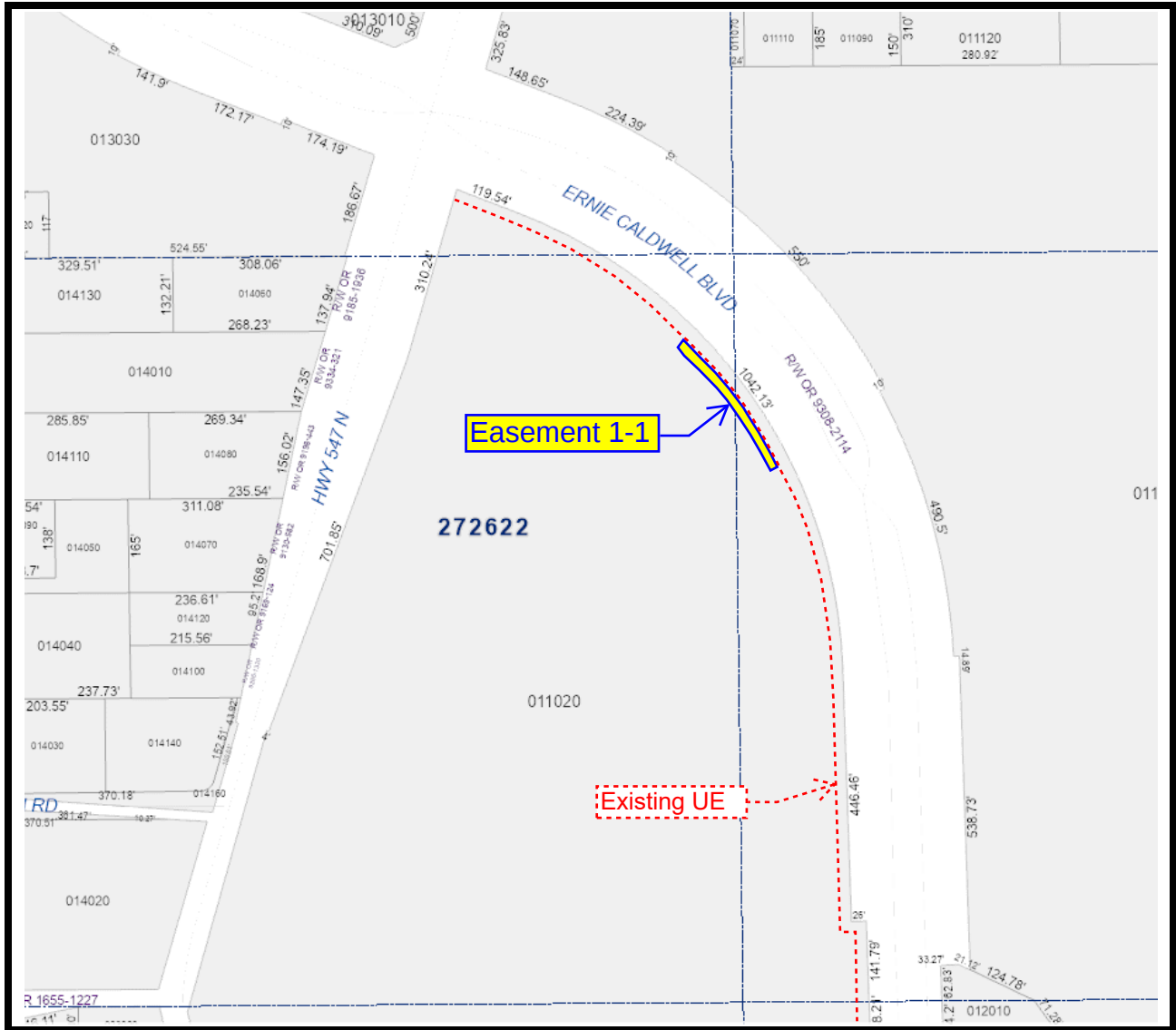
North

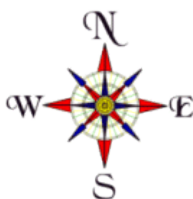
Subject Areas

Sections 22 & 26, Township 26 South, Range 27 East

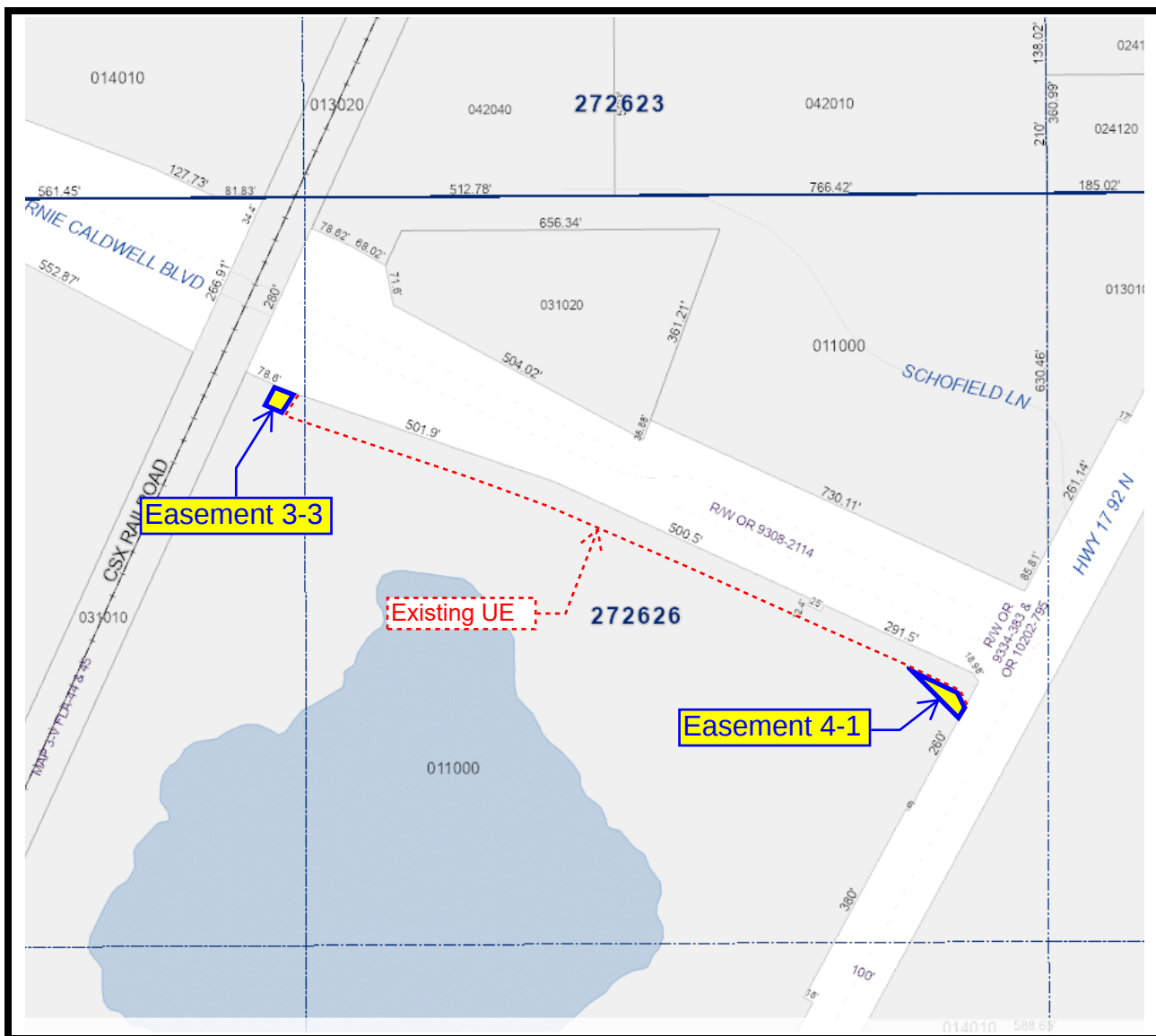


SECTION 22, TOWNSHIP 26 SOUTH, RANGE 27 EAST





SECTION 26, 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, FL 33831-9005
By: Scott C. Lowery

Utility Easement-Ernie Caldwell Blvd

Parent Parcel ID Nos.: 272622-000000-011020 &
272626-000000-011000

UTILITY EASEMENT

THIS EASEMENT made this 25th day of September, 2025, between **STANDARD SAND & SILICA COMPANY**, a Florida corporation, whose address is 1850 Highway 17/92 North, Davenport, Florida 33837, Grantor, and **POLK COUNTY**, a political subdivision organized and existing in the State of Florida, whose mailing address is Post Office Box 988, Bartow, Florida 33831-9005, Grantee.

WITNESSETH, that the said Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations paid, the receipt of which is hereby acknowledged, does hereby grant unto the Grantee, its successors and assigns forever, a perpetual utility easement for the purpose of clearing, excavating, constructing, inspecting, improving, repairing and maintaining utility facilities in, upon, under, over, across and through the following described land in the County of Polk, State of Florida, to-wit:

SEE EXHIBITS "A", "B", and "C"

TO HAVE AND TO HOLD THE SAME, together with the reasonable right to enter and depart over and upon adjoining lands of the Grantor for the purpose of exercising the rights herein granted.

Grantor covenants with the Grantee that it is lawfully seized of said lands and that it has good, right and lawful authority to grant this easement.

This Utility Easement is not a public easement but is for the specific and sole use of Polk County owned utilities.

[SIGNATURE PAGE FOLLOWS]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, said 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

Print Name

Address

Witness

Print Name

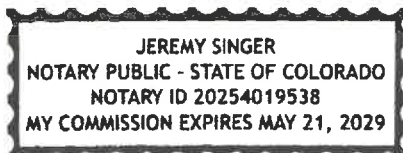
Address

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 25th day of September, 2025, by Robert Stabo, as CEO of Standard Sand & Silica Company, a Florida corporation, who ☐ is personally known to me or ☒ has produced Colorado Driver's License as identification.

(AFFIX NOTARY SEAL)



STANDARD SAND & SILICA COMPANY, a
Florida corporation

By:

Robert Stabo, CEO

Notary Public

Print Name

My Commission Expires

Jeremy Singer

05/21/2029

SKETCH OF DESCRIPTION**LEGAL DESCRIPTION:**

A parcel of land being a portion of the Northeast $\frac{1}{4}$ of Section 22, Township 26 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

Commence at the Intersection of the Easterly Right of Way line of County Road 547 and the Southwesterly Right of Way line of Ernie Caldwell Boulevard; thence $S16^{\circ}12'11''W$, along the Easterly Right of Way line of County Road 547, a distance of 20.08 feet to a point on lands described in Official Records Book 11478, Page 166, of the Public Records of Polk County, Florida; thence departing said Easterly Right of Way line, run the following three (3) courses and distances along said lands described in Official Records Book 11478, Page 166: thence $S68^{\circ}46'59''E$, a distance of 118.96 feet to a Point on a Non-Tangent Curve, Concave to the Southwest, having a Radius of 874.00 feet and a Central Angle of $22^{\circ}54'26''$; thence Southeasterly along the arc of said curve, a distance of 349.43 feet (Chord Bearing = $S57^{\circ}19'47''E$, Chord = 347.11 feet) to the Point of Beginning; continue along said curve, having a Radius of 874.00 feet and a Central Angle of $28^{\circ}25'37''$, thence Southeasterly along the arc of said curve, a distance of 433.63 feet (Chord Bearing = $S31^{\circ}39'45''E$, Chord = 429.19 feet) to a Point of Non Tangency; thence departing said Southwesterly line, run $S71^{\circ}58'55''W$, a distance of 5.49 feet; thence $N18^{\circ}01'05''W$, a distance of 60.94 feet; thence $N27^{\circ}04'41''W$, a distance of 97.04 feet; thence $N31^{\circ}23'37''W$, a distance of 109.83 feet; thence $N36^{\circ}58'12''W$, a distance of 92.67 feet; thence $N43^{\circ}24'27''W$, a distance of 69.90 feet; thence $N43^{\circ}49'26''E$, a distance of 5.67 feet to the Point of Beginning.

Containing 3,142 square feet or 0.07 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, WEST 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.

SHEET 1 OF 3

REQUESTED BY: PULTE GROUP

DATE OF SKETCH: 6/26/2025

REVISIONS:

SCALE: 1" = 50'

SEC. 23, TWP. 26 S, RNG. 27 E

CAD FILE: S-L UE ESMT 1-1

JOB NO.: 23-461

DRAWN BY: ELW

**JOHNSTON'S
SURVEYING, LLC**

900 Cross Prairie Parkway, Kissimmee, Florida 34744
(407) 847-2179 • Fax (407) 847-6140 LB 966

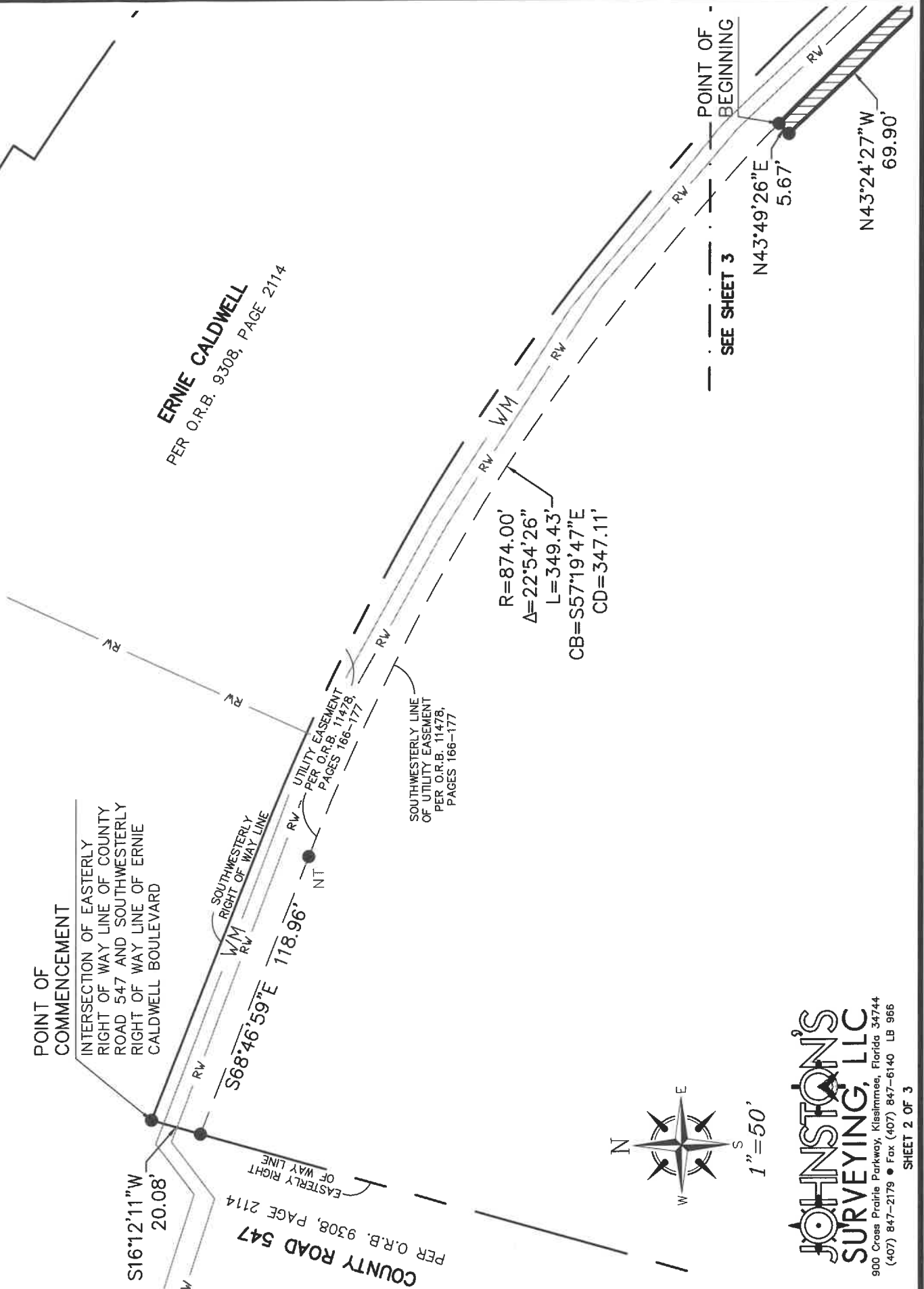
R.D.B.

6/27/2025

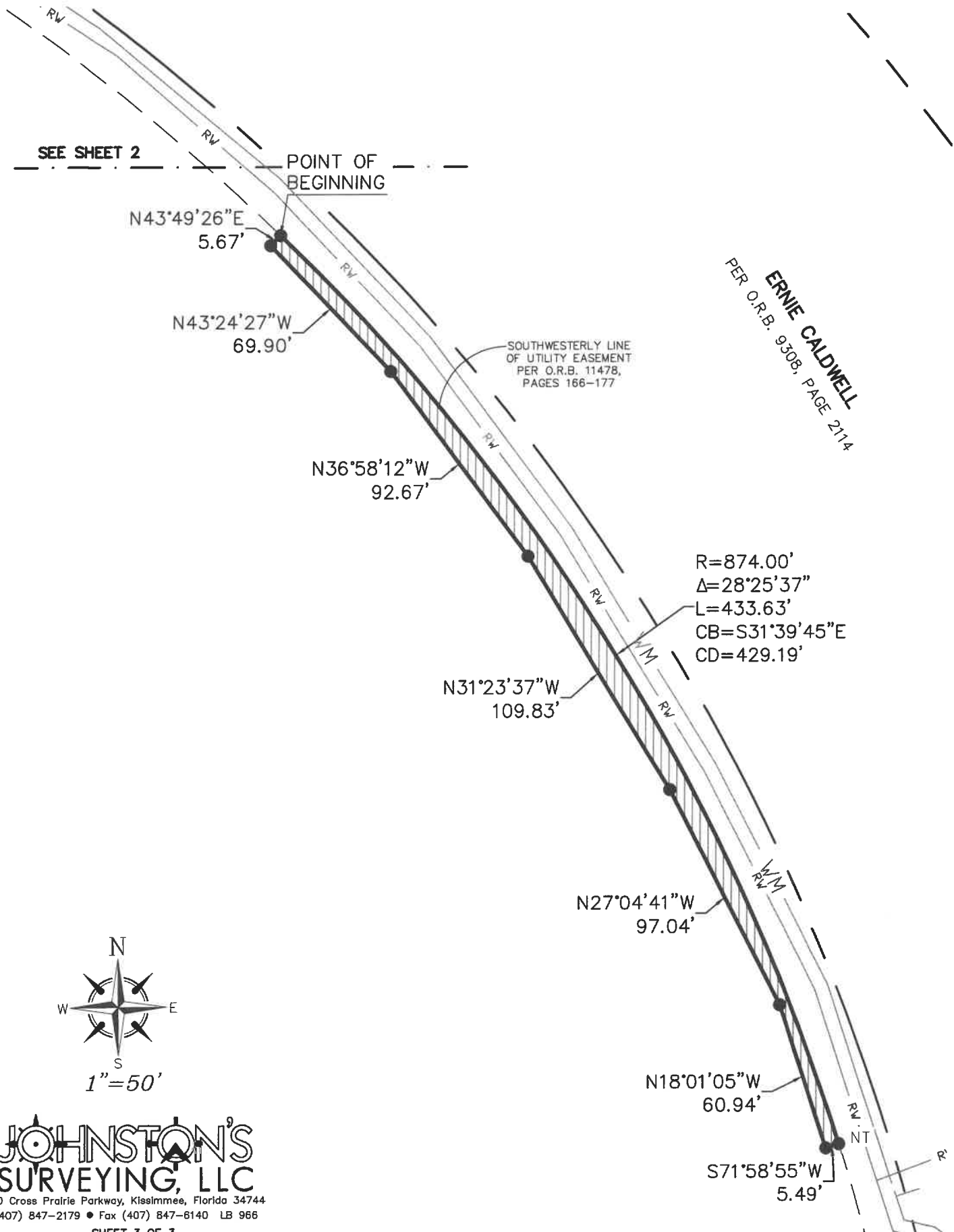
RICHARD D. BROWN, P.S.M. #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

SKETCH OF DESCRIPTION



SKETCH OF DESCRIPTION



SKETCH OF DESCRIPTION**LEGAL DESCRIPTION:**

A parcel of land being a portion of Section 26, Township 26 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 26, Township 26 South, Range 27 East, Polk County, Florida; thence N89°41'05"E, along the North line of said Section 26, a distance of 1,254.98 feet; thence departing said North line, run S00°18'55"E, a distance of 328.87 feet to the Southerly Right of Way line of Ernie Caldwell Boulevard, said point also being the Point of Beginning; thence S65°27'21"E, along said Southerly Right of Way line, a distance of 14.81 feet to a point on lands described in Official Records Book 11478, Page 166 of the Public Records of Polk County, Florida; thence departing said Southerly Right of Way line, run S24°27'13"W, along said lands described in Official Records Book 11478, Page 166, a distance of 19.99 feet; thence departing said lands, run N65°27'21"W, a distance of 15.00 feet; thence N24°59'47"E, a distance of 19.99 feet to the Point of Beginning.

Containing 298 square feet or 0.01 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, WEST 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.

SHEET 1 OF 2

REQUESTED BY: PULTE GROUP

DATE OF SKETCH: 5/22/2025

REVISIONS:

SCALE: 1" = 50'

REVISED 6/26/2025

SEC. 26, TWP. 26 S, RNG. 27 E

CAD FILE: S-L UE ESMT 3-3

JOB NO.: 23-461

DRAWN BY: ELW

**JOHNSTON'S
SURVEYING, LLC**

900 Cross Prairie Parkway, Kissimmee, Florida 34744
(407) 847-2179 • Fax (407) 847-6140 LB 966

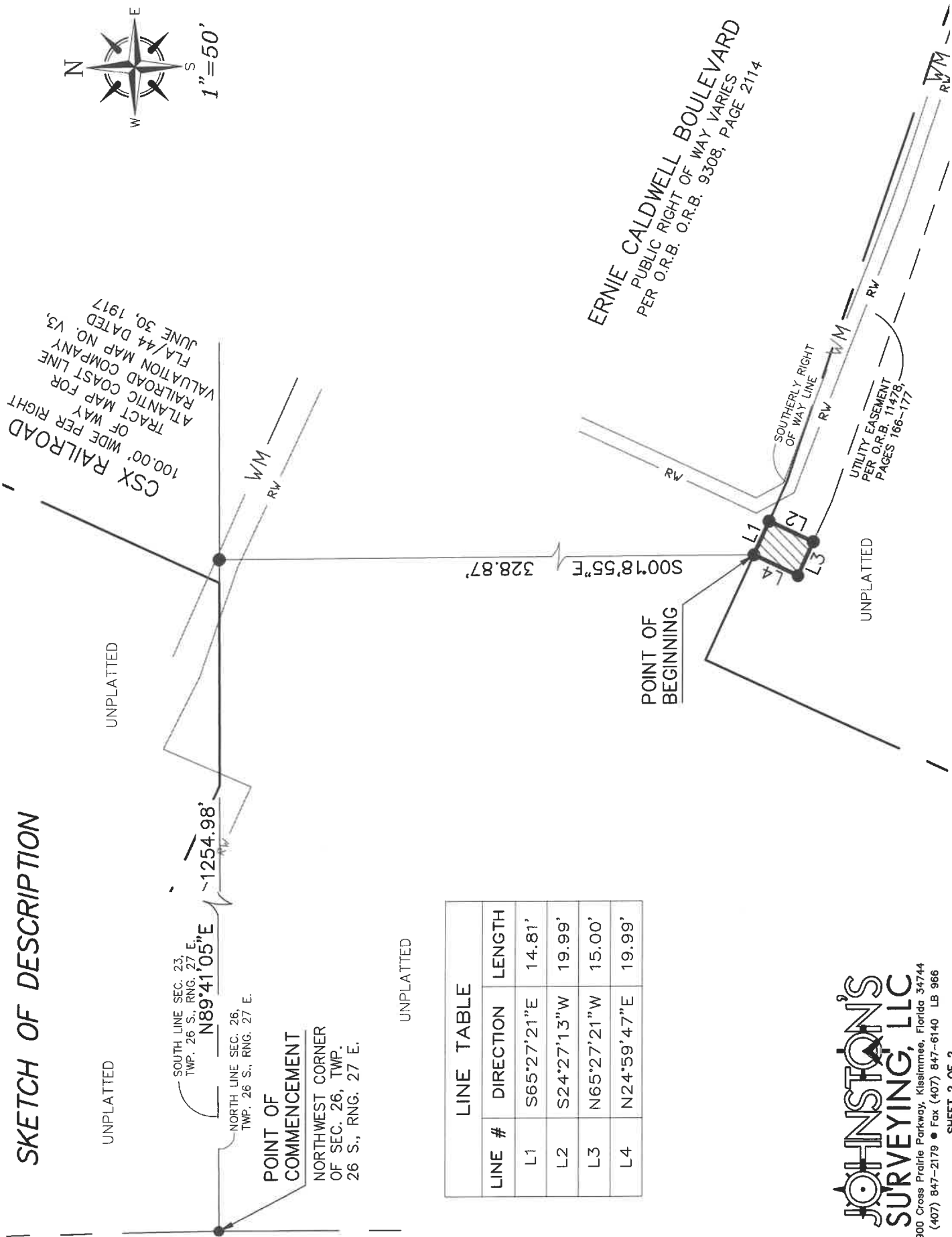
R.D.B.

6/27/2025

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

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

SKETCH OF DESCRIPTION



UNPLATTED

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S65°27'21"E	14.81'
L2	S24°27'13"W	19.99'
L3	N65°27'21"W	15.00'
L4	N24°59'47"E	19.99'

JOHNSTON'S
SURVEYING, LLC

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(407) 847-2179 • Fax (407) 847-6140 LB 966

SKETCH OF DESCRIPTION**LEGAL DESCRIPTION:**

A parcel of land being a portion of Section 26, Township 26 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 26, Township 26 South, Range 27 East, Polk County, Florida; thence N89°41'05"E, along the North line of said Section 26, a distance of 2,431.65 feet; thence departing said North line, run S00°18'55"E, a distance of 840.97 feet to a point on lands described in Official Records Book 11478, Page 166 of the Public Records of Polk County, Florida; thence the following two (2) courses and distances along said lands described in Official Records Book 11478, Page 166: thence S65°27'21"E, a distance of 59.67 feet; thence S33°42'34"E, a distance of 23.88 feet to the Westerly Right of Way line of U.S. Highway 17-92; thence S28°23'52"W, along said Westerly Right of Way line, a distance of 10.13 feet; thence departing said Westerly Right of Way line, run N49°30'03"W, a distance of 82.47 feet to the Point of Beginning.

Containing 783 square feet or 0.02 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		

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SHEET 1 OF 2

REQUESTED BY: PULTE GROUP

DATE OF SKETCH: 5/22/2025

REVISIONS:

SCALE: 1" = 50'

REVISED 6/26/2025

SEC. 26, TWP. 26 S, RNG. 27 E

CAD FILE: S-L UE ESMT 4-1

JOB NO.: 23-461

DRAWN BY: ELW

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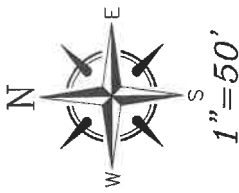
R.D.B.

6/27/2025

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

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

SKETCH OF DESCRIPTION



UNPLATTED

SOUTH LINE SEC. 23,
TWP. 26 S., RNG. 27 E.

NORTH LINE SEC. 26,
TWP. 26 S., RNG. 27 E.

POINT OF
COMMENCEMENT

NORTHWEST CORNER
OF SEC. 26, TWP.
26 S., RNG. 27 E.

N89°41'05"E 2431.65'

UNPLATTED

UNPLATTED

500°18'55"E 840.97'

UNPLATTED

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S65°27'21"E	59.67'
L2	S33°42'34"E	23.88'
L3	S28°23'52"W	10.13'
L4	N49°30'03"W	82.47'

ERNIE CALDWELL
BOULEVARD
PUBLIC RIGHT OF WAY VARIES
PER O.R.B. O.R.B. 9308, PAGE 2114

UTILITY EASEMENT
PER O.R.B. 11478,
PAGES 166-177

POINT OF
BEGINNING

UNPLATTED

U.S. HIGHWAY
17-92
PUBLIC RIGHT OF
WAY VARIES

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