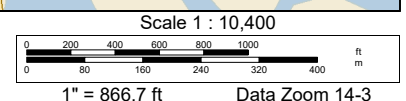
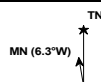


Section 27,
Township 29 South,
Range 25 East

Data use subject to license.

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This instrument prepared under the direction of:
R. Wade Allen, Administrator
Polk County Real Estate Services
PO Box 9005, Drawer RE-01
Bartow, FL 33831-9005
By: Scott C. Lowery

Gordonville Heights Park

Parent Parcel ID Nos.: 252927-000000-031010 &
252927-362260-000370

UTILITY EASEMENT

THIS EASEMENT made this 21st day of March, 2023, between **POLK COUNTY**, a political subdivision organized and existing in the State of Florida, whose mailing address is P.O Box 988, Bartow, FL 33831-0988, Grantor, and, the **CITY OF BARTOW**, a municipal corporation organized and existing under the laws of the State of Florida, whose address is 450 North Wilson Avenue, Bartow, Florida 33830, Grantee.

WITNESSETH, that the 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 non-exclusive perpetual utility easement for the purpose of clearing, excavating, constructing, inspecting, improving, repairing and maintaining public electric utility facilities, upon, under, over, across and/or through, the following described land in the County of Polk, State of Florida, to-wit, subject to the conditions as stated herein:

SEE EXHIBIT "A"

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.

SUBJECT TO the condition that Parcel "A", as described herein, shall be utilized for overhead electric facilities only.

FURTHER SUBJECT TO the condition that Parcel "B", as described herein, shall be utilized for underground electric utility facilities only which are to be installed utilizing directional drilling methods (no open cutting). Additionally, the existing playground equipment along with any and all existing improvements located within Parcel "B", as of the date of this easement, may remain and shall not be removed, altered, damaged or otherwise impacted by the Grantee's use of the easement area. Any future improvements within the easement area are subject to approval by the Grantee, which approval shall not be unreasonably withheld.

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

IN WITNESS WHEREOF, Grantor has caused these presents to be duly executed in and on the date first above written.

Signed, Sealed and Delivered In the Presence of:
(Signature of Two Witnesses Required by Florida Law)

Grantor:

**Polk County, a political subdivision
of the State of Florida**

Witness

Print Name

Witness

Print Name

**By: _____
George Lindsey III, Chairman
Board of County Commissioners**

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me this _____ day of March, 2023 by George Lindsey III, as Chairman of the Polk County Board of County Commissioner, on behalf of the Board. He is ☐ personally known or ☐ has produced _____ as identification.

(AFFIX NOTARY SEAL)

Notary Public

Print Name

Commission Expiration Date

Commission No.

Exhibit "A" - Sheet 1 of 3

Parcel Number: N/A
Project Name: Gordonville Heights Park
Tax Folio Number: 252927-000000-031010
252927-362260-000370

Project Number: 9527E22-1

DESCRIPTION

Parcel "A"

A parcel of land being a portion of Lot 37, Phase Two of Gordon Heights as recorded in Plat Book 52, Page 1, of the Public Records of Polk County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Lot 37; thence North 89°42'28" East, along the south line of said Lot 37, a distance of 105.32 feet to the **Point of Beginning**; thence North 17°18'35" East, 114.87 feet to the south platted right of way line of Dudley Drive, as recorded in said Phase Two of Gordon Heights Subdivision, said point being on a non-tangent curve to the left, having a radius of 75.00 feet, a central angle of 11°32'13", a chord bearing of South 66°55'12" East, and a chord distance of 15.08 feet; thence along said right-of-way and the arc of said curve 15.10 feet to the east line of said Lot 37; thence South 17°18'35" West, along said east line, 108.60 feet to the south line of said Lot 37; thence South 89°42'28" West along said south line, 15.74 feet to the **Point of Beginning**.

Containing 1672 square feet, more or less.

AND

Parcel "B"

A parcel of land being a portion of the Northeast 1/4 of the Northwest 1/4 of Section 27, Township 29 South, Range 25 East, Polk County, Florida, and a portion of Lot 37, Phase Two of Gordon Heights as recorded in Plat Book 52, Page 1, of the Public Records of Polk County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Northeast 1/4 of the Northwest 1/4, also being the Southwest corner of said Lot 37, for the **Point of Beginning**; thence South 89°42'28" West, along the South Line of said Northeast 1/4 of the Northwest 1/4, a distance of 400.00 feet; thence North 00°30'30" West, along the west line of the East 400.00 feet of said Northeast 1/4 of the Northwest 1/4, a distance of 15.00 feet; thence North 89°42'28" East,

SHEET 1 OF 3

FOR SKETCH SEE SHEET 3 OF 3

REVISION	DATE	BY
Split Parcel	01/24/2023	MSK

Exhibit "A" - Sheet 2 of 3

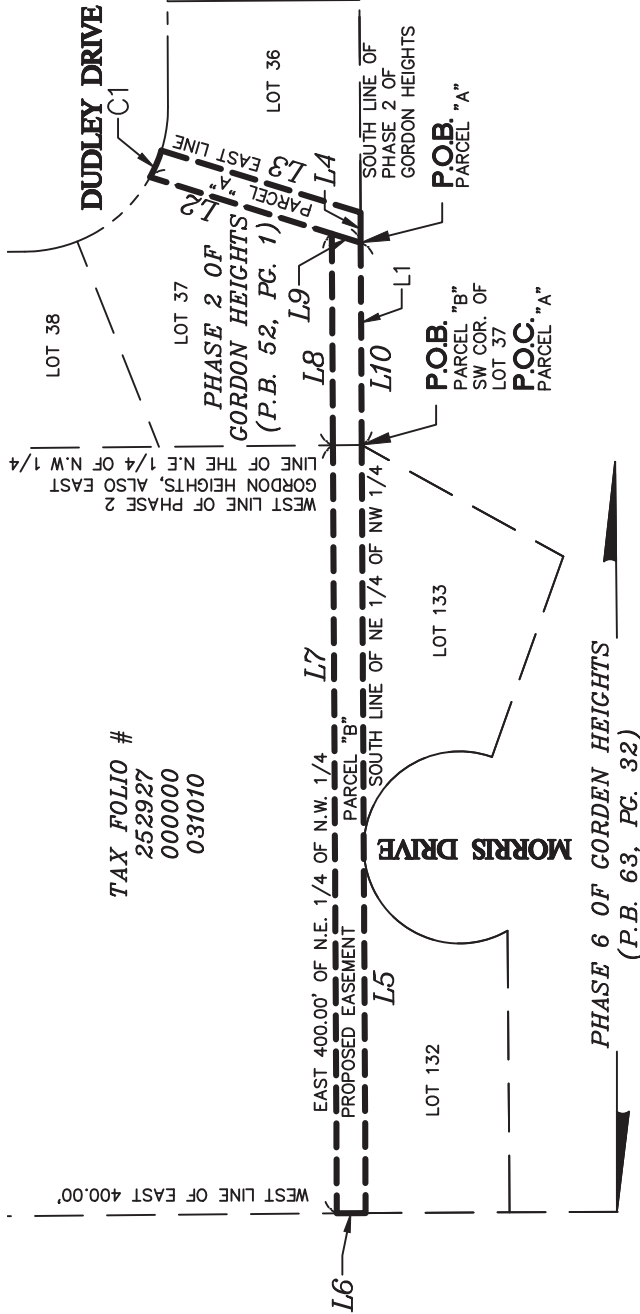
400.00 feet to the East line of said Northeast 1/4 of the Northwest 1/4, also being the west line of said Lot 37; thence continue North $89^{\circ}42'28''$ East, 110.14; thence; South $17^{\circ}18'35''$ West, 15.74 feet to the south line of said Lot 37; thence South $89^{\circ}42'28''$ West along said south line, 105.32 feet to the **Point of Beginning**.

Containing 7616 square feet, more or less.

THIS IS NOT A SURVEY

SCALE
1" = 100 feet

Curve Table				
CURVE #	RADIUS (C)	CENTRAL ANGLE (C)	CHORD BEARING (C)	CHORD (C)
C1	75.00'	11°32'13"	S 66°55'12" E	15.10'



Line Table Parcel 'A'		
LINE #	DIRECTION	LENGTH
L1	N 89°42'28" E	105.32'
L2	N 17°18'35" E	114.87'
L3	S 17°18'35" W	108.60'
L4	S 89°42'28" W	15.74'

Line Table Parcel 'B'		
LINE #	DIRECTION	LENGTH
L5	S 89°42'28" W	400.00'
L6	N 0°30'30" W	15.00'
L7	N 89°42'28" E	400.00'
L8	N 89°42'28" E	110.14'
L9	S 17°18'35" W	15.74'
L10	S 89°42'28" W	105.32'

Digitally signed
by John Richard
Noland Jr. P.S.M.
Date: 2023.01.26
15:09:16 -05'00'



JOHN RICHARD NOLAND, JR. P.S.M.
FLORIDA REGISTRATION #5923
SURVEYING & MAPPING MANAGER
SURVEYING AND MAPPING SECTION

POC = POINT OF COMMENCEMENT
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
R = RANGE
R/W = RIGHT-OF-WAY
SEC = SECTION
T = TOWNSHIP

LEGEND

(C) = CALCULATED
(P) = PLAT
COR. = CORNER
M.B. = MAP BOOK
M/R/W = MAINTAINED RIGHT-OF-WAY
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
Pg(S). = PAGE(S)
POB = POINT OF BEGINNING

SURVEYOR'S NOTES
BEARINGS AND DISTANCES ARE BASED ON THE FLORIDA
STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE,
NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011.
SEE SHEET 1 OF 2 FOR DESCRIPTION.



DESCRIPTION SKETCH
LOCATED IN SECTION 27,
TOWNSHIP 29 SOUTH, RANGE 25 EAST,
POLK COUNTY, FLORIDA.

POLK COUNTY ROADS AND DRAINAGE				
3000 SHEFFIELD ROAD, WINTER HAVEN, FL 33880				
PHONE: (863) 535-2200		FAX: (863) 519-8117		
Sheet No.	3 of 3	Drawn by:	MSK	Checked by:
Parcel Number:	N/A	PREPARED FOR:	REAL ESTATE SERVICES	Job Number:
				9527E22-1

THIS DESCRIPTION AND
SKETCH IS NOT VALID
WITHOUT THE SIGNATURE
AND ORIGINAL SEAL OF A
LICENSED SURVEYOR AND
MAPPER.