

Subject Area

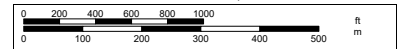
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Scale 1 : 12,800



1" = 1,066.7 ft

Data Zoom 14-0

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

Parent Parcel ID No.: 272607-000000-012030

ACCESS EASEMENT

THIS INDENTURE, made this 30th day of January, 2024, between **RITCHIE BROS. PROPERTIES INC.**, a Washington corporation, whose mailing address is 4000 Pine Lake Road, Lincoln, NE 68516, as “Grantor”, and **POLK COUNTY**, a political subdivision of the State of Florida, whose mailing address is P.O. Box 988, Bartow, Florida 33831, as “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 Grantor for and in consideration of the sum of one dollar and other valuable consideration paid by Grantee, receipt whereof is hereby acknowledged, grants and conveys to Grantee, its successors and assigns, a perpetual easement for the purposes of ingress/egress and access, as described and illustrated below, which is to be over, upon, and across the property situated in Polk County, Florida, more particularly described as:

See Exhibit “A” (the “Easement Area”)

This Easement shall allow the right of free ingress and egress over and across the Easement Area along with ingress and egress over the surface streets/drives located on the remainder of the Grantor’s property lying between the “Easement Area” and US Highway 27, to access the Grantee’s lift station, and to allow for the construction of a geogrid access road within the Easement Area. The Grantee is hereby granted the right, privilege, and authority to trim and remove roots, limbs, trees, shrubs, bushes, and plants within the Easement Area that may adversely affect the construction of said access road. Grantee shall maintain the Easement Area and all improvements thereon in good working order and broom clean condition. Grantee shall at all times comply with all applicable laws. Grantee shall repair all damage caused by the exercise of Grantee’s rights hereunder by Grantee or any other party claiming by or through Grantee.

This Access Easement shall not be construed as a grant of right of way and is limited to an access easement. The Grantor shall have the right to use the area subject to the easement granted hereby for any reason whatsoever, including without limitation as access to Grantor’s property, to the extent such use is not inconsistent with the use of the Easement Area by the Grantee for the purposes granted hereby.

[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:

Alena Jackson
Witness #1
Alena Jackson
Print Name
4000 Pine Lake Road, Lincoln, NE 68516
Address

Kari Graves
Witness #2
Kari Graves
Print Name
4000 Pine Lake Road, Lincoln, NE 68516
Address

GRANTOR:

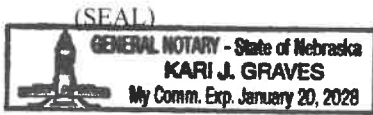
RITCHIE BROS. PROPERTIES, INC., a Washington corporation

By: Tim Kirschbaum
Tim Kirschbaum
Secretary and Treasurer

STATE OF Nebraska

COUNTY OF Lancaster

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of January, 2024, by Timothy Kirschbaum, as Secretary/Treasurer of Ritchie Bros. Properties Inc., a Washington corporation, on behalf of the corporation, who is personally known to me or has produced driver's license as identification.



Kari J. Graves
NOTARY PUBLIC

Print Name: Kari J. Graves

My Commission Expires: 1-20-2028

Exhibit "A" - Sheet 1 of 2

Project Name: Lift Station 75 Access

Project Number: 6707E23-1

DESCRIPTION

A parcel of land being a portion of the South 1/2 of Section 7, Township 26 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

Commence at the northwest corner of the Southwest 1/4 of said Section 7; thence North 89°11'43" East, a distance of 2844.32 feet to the northeast corner of a parcel described in Official Records Book 12003, Page 792, of the Public Records of Polk County, Florida, and the **POINT OF BEGINNING**; thence South 00°39'28" East, along the east line of said parcel, 242.69 feet, to the southeast corner of said parcel; thence North 61°55'57" East, 5.63 feet; thence North 00°39'28" West, 144.55 feet; thence North 43°57'30" East, 48.10 feet; thence North 90°00'00" East, 103.56 feet; thence South 45°00'00" East, 50.56 feet; thence North 00°49'49" West, 85.07 feet; thence South 45°00'00" West, 48.82 feet; thence North 90°00'00" West, 102.32 feet; thence North 46°00'18" West, 49.46 feet; thence North 00°39'28" West, 11.77 feet; thence South 89°20'32" West, 5.00 feet to the **POINT OF BEGINNING**.

Said Parcel containing 6183 square feet, more or less.

SHEET 1 OF 2

FOR SKETCH SEE SHEET 2 OF 2

REVISION	DATE	BY

THIS IS NOT A SURVEY

SCALE
1" = 50 feet

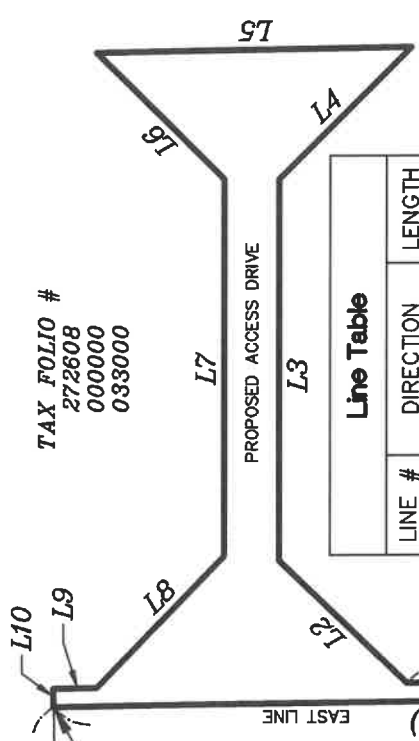
POC.
NW COR. OF
THE SW 1/4
OF SEC. 7,
T26S, R27E

N 89°11'43" E 2844.32'

P.O.B.
NE COR. OF
PARCEL
O.R.B. 12003,
PG. 792

TAX FOLIO #
272607
000000
012030

TAX FOLIO #
272608
000000
033000



LINE #	DIRECTION	LENGTH
L1	N 61°55'57" E	5.63'
L2	N 43°57'30" E	48.10'
L3	N 90°00'00" E	103.56'
L4	S 45°00'00" E	50.56'
L5	N 0°49'49" W	85.07'
L6	S 45°00'00" W	48.82'
L7	N 90°00'00" W	102.32'
L8	N 46°00'18" W	49.46'
L9	N 0°39'28" W	11.77'
L10	S 89°20'32" W	5.00'

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

Digitally signed
by John Richard
Noland Jr. P.S.M.
Date: 2023.10.23
13:16:49 -04'00'



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

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

POLK COUNTY ROADS AND DRAINAGE
3000 SHEFFIELD ROAD, WINTER HAVEN, FL 33880

PHONE: (863) 535-2200 FAX: (863) 519-8117
Sheet No. 2 of 2 Drawn by MSK Checked by JRN Drawn Date: 10/19/23
Job Number: 6707E23-1

PREPARED FOR: REAL ESTATE SERVICES

DESCRIPTION SKETCH
LOCATED IN SECTION 7,
TOWNSHIP 26 SOUTH, RANGE 27 EAST,
POLK COUNTY, FLORIDA.

REVISION	DATE	BY



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.