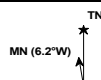


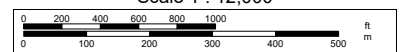
Data use subject to license.

© DeLorme. DeLorme Street Atlas USA® 2010.

www.delorme.com



Scale 1 : 12,000

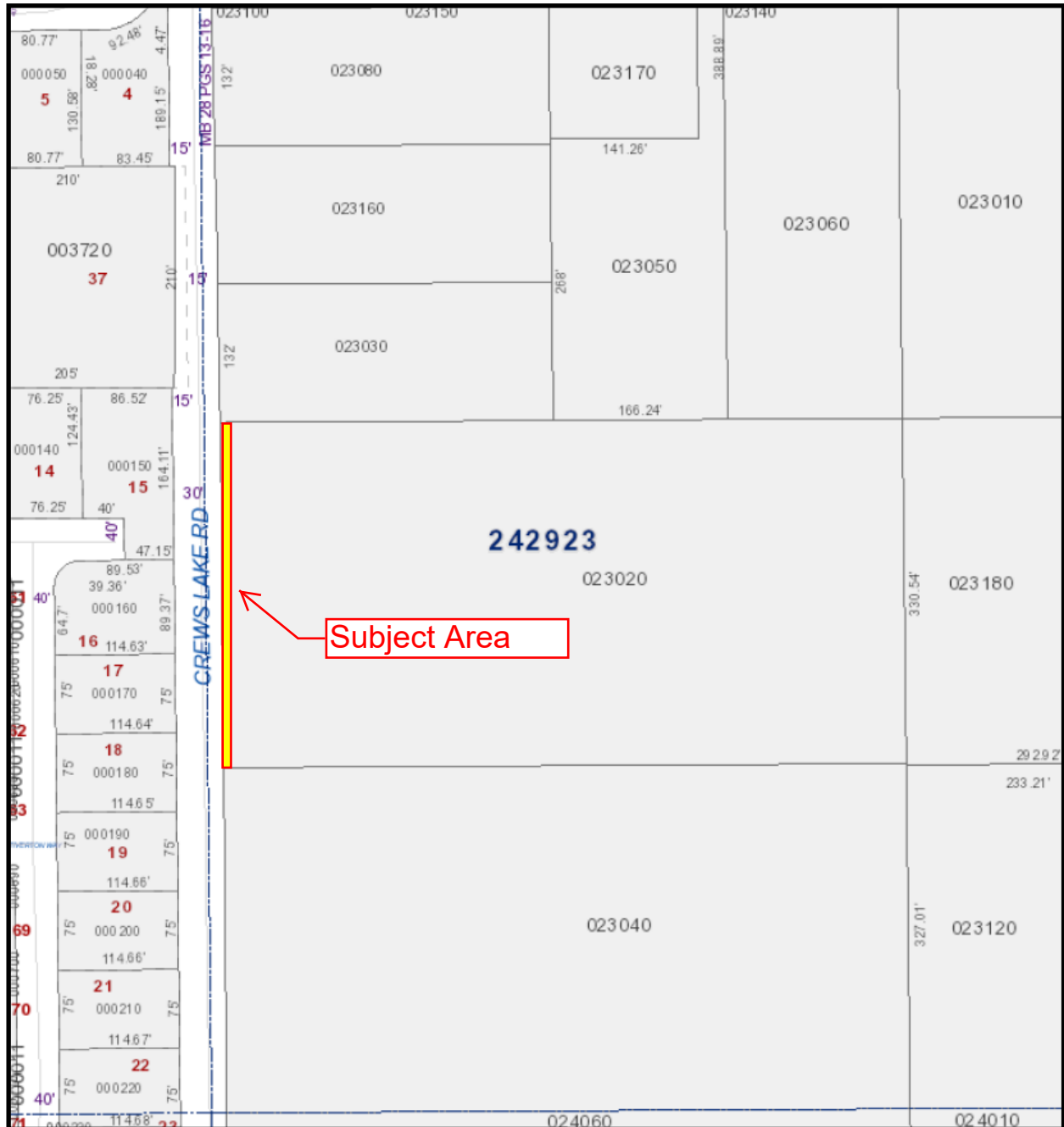


1" = 1,000.0 ft

Data Zoom 14-1



SECTION 23, TOWNSHIP 29 SOUTH, RANGE 24 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: Crews Lake Haven - Offsite UE
LDRES-2022-6

Parent Parcel I.D. No.: 242923-000000-023020

POLK COUNTY UTILITIES EASEMENT

THIS POLK COUNTY UTILITIES EASEMENT, made this 7th day of March, 2023, between SUNNYGLEN FARMS, Inc., a Florida corporation (the GRANTOR), whose address is 6949 Lake Eaglebrooke Drive, Lakeland, Florida 33813, and POLK COUNTY, a political subdivision of the State of Florida (the GRANTEE), whose address is P.O. Box 988, Bartow, FL 33831.

WITNESSETH, the 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 to, its successors, assigns, licensees, a perpetual Polk County Utilities Easement, as described and illustrated below, which is to be under, over, and across the property situated in Polk County, Florida, more particularly described as:

See Attached Exhibit "A"

for Polk County owned utilities, which may include but is not limited to potable water, reclaimed water and wastewater facilities hereafter on said property, such easement to include (i) the right of free ingress and egress under, over and across said property for the purposes of constructing, installing, repairing, replacing, operating, and maintaining said utilities. The GRANTEE is hereby granted the right, privilege, and authority to remove, replace, repair, and enlarge said utilities. The GRANTEE is hereby granted the right, privilege, and authority to trim and remove, as necessary, the roots of trees, shrubs, bushes, and plants that may adversely affect the operation of said utilities.

This grant of easement shall not be construed as a grant of right of way and is limited to a Polk County utilities easement. The GRANTOR shall have the right to use the property subject to the easement granted hereby (the "Easement"), including without limitation for improved parking areas, improved roadways, improved driveways, medians and landscaping, which are not inconsistent with the use of the Easement by the GRANTEE for the purposes granted hereby. Inconsistent improvements to the use of the Easement by the GRANTOR for the purposes granted hereby, including mounded landscaping, building foundations and overhangs, foundations for pole mounted commercial signage, and other permanent structures and related foundations shall be strictly prohibited. With the specific prior written approval of the GRANTEE, the limited use of trees, walls, foundations and mounded landscaping may be utilized within such area by the GRANTOR.

The GRANTOR shall not have the right to grant other easements to other parties without the prior written consent of the GRANTEE. In the event that the GRANTEE performs emergency related repairs, unscheduled infrastructure adjustment activities, or scheduled community improvement projects within said Easement, the GRANTEE shall be responsible for restoring the disturbed portions of all existing County approved and permitted improvements in as good or better condition than existed prior to the disturbance activity by the GRANTEE

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name by its proper officers thereunto duly authorized, and its corporate seal to be affixed, the day and year first above written.

Signed, Sealed and Delivered in the presence of:
(Signature of two witnesses required by Florida Law)

Jessica M. Hall
Witness
Jessica M. Hall
Print Name
Valerie Wheatley
Witness
Valerie Wheatley
Print Name

SUNNYGLEN FARMS, INC., a
Florida corporation

By: Mariana N. Reinberg
Mariana N. Reinberg, President

STATE OF FLORIDA

COUNTY OF Polk

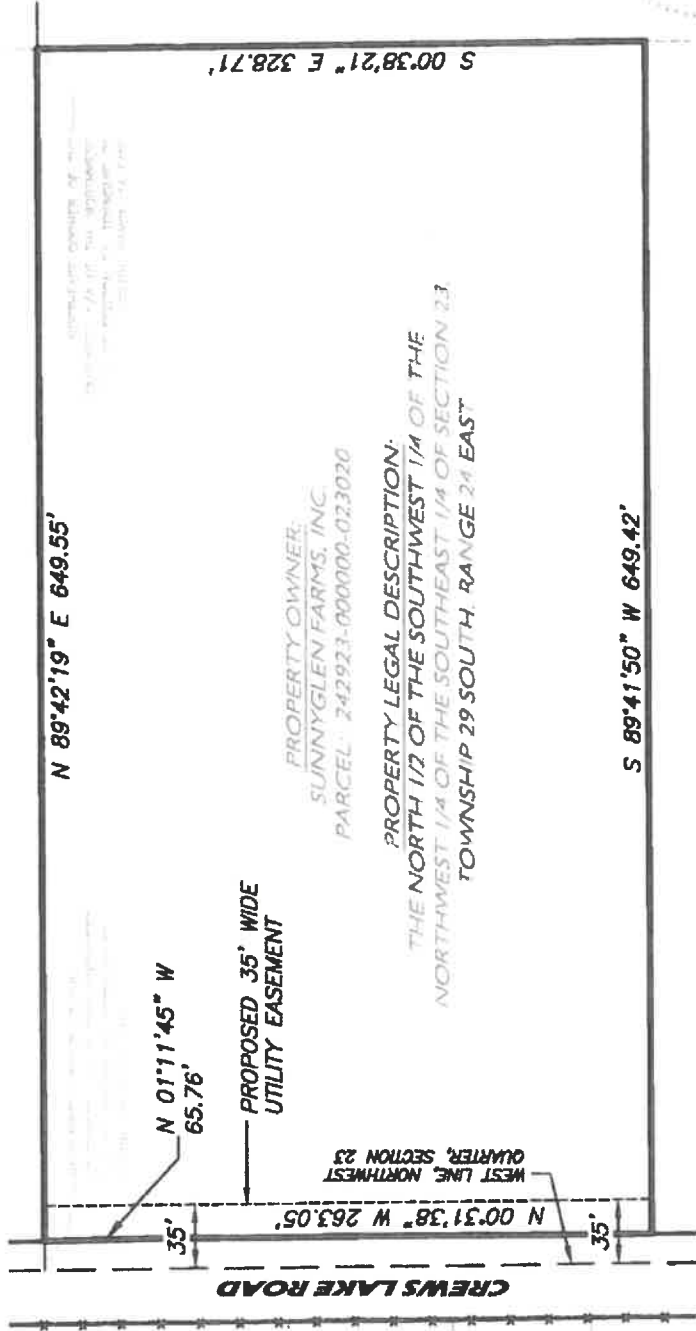
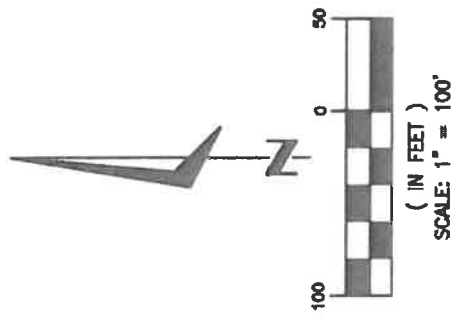
THE FOREGOING instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of March, 2023, by Mariana N. Reinberg, as President of Sunnyglen Farms, Inc., a Florida corporation, on behalf of said corporation, who is _____ personally known to me or who has produced _____ as identification.

(Seal)



Jessica M. Hall
Notary Public
State of Florida at Large

Jessica M. Hall
Printed Name of Notary
Commission No. HH 043960
My commission expires 1/17/25



OFF-SITE UTILITY EASEMENT LEGAL DESCRIPTION:

THE WEST 35.00 FEET OF THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 29 SOUTH RANGE 24 EAST, POLK COUNTY, FLORIDA, LESS MAINTAINED RIGHT OF WAY FOR CREWS LAKE ROAD PER MAP BOOK 28, PAGE 13, POLK COUNTY FLORIDA.

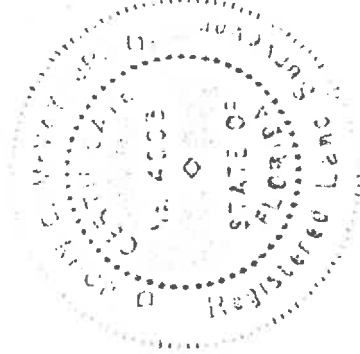
NOT A BOUNDARY SURVEY

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"

3-3-23

DATE:

JOHN C. McVAY, PLS #4003



**OFF-SITE LEGAL
DESCRIPTION AND
UTILITY EASEMENT**

**CREWS LAKE
HAVEN
POLK COUNTY, FL.**

ECON

ARCHITECTURAL ENGINEERS, SURVEYORS, PLANNERS
6700 South Florida Avenue Suite 4,
Lakeland, Florida 33813
(863) 686-0544 • Fax: (863) 680-1434
• SURVEYING AND MAPPING BUSINESS - LB 7454
• PROFESSIONAL ENGINEERING SERVICES - CA#26603