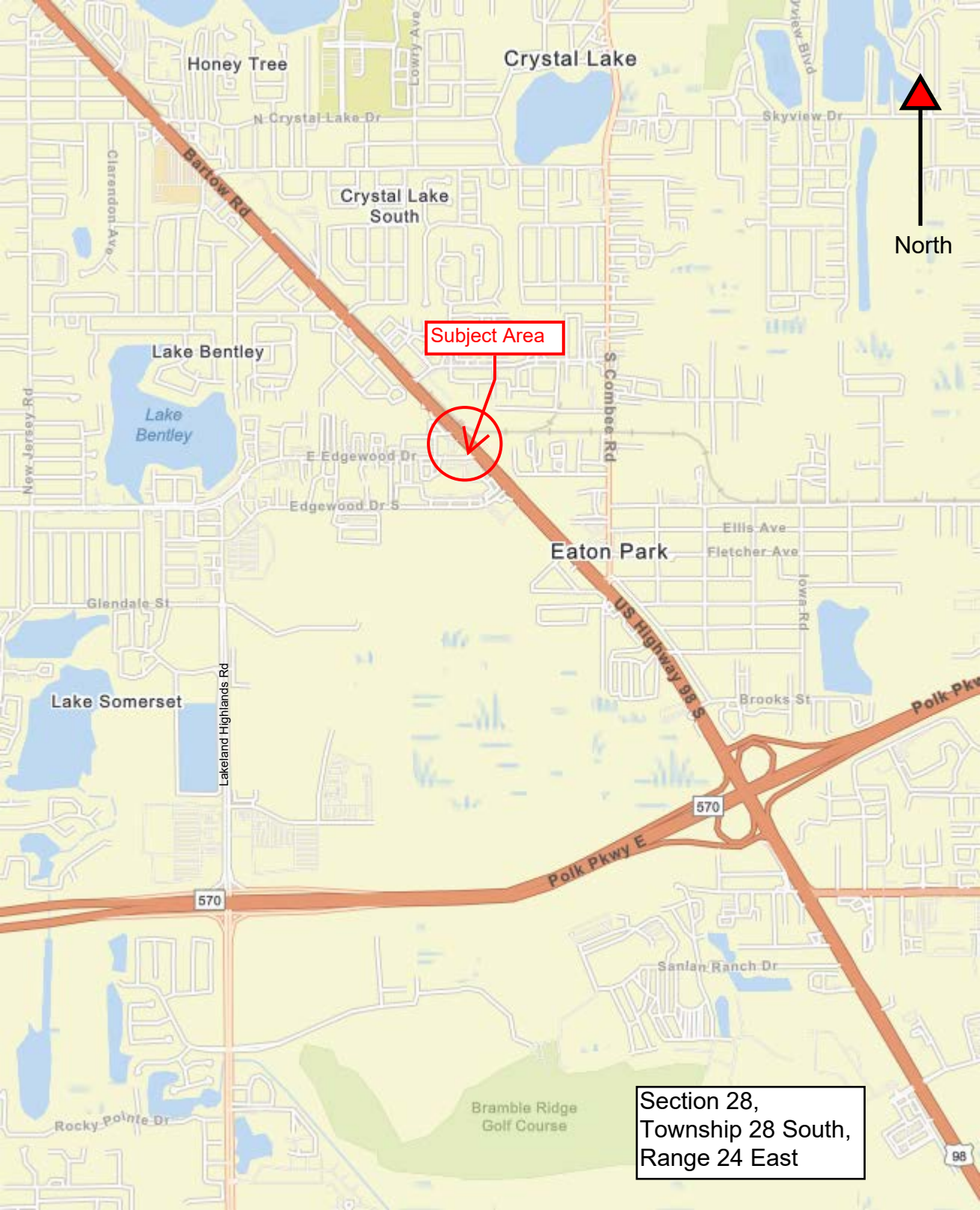




Honey Tree

Crystal Lake

N Crystal Lake Dr

Crystal Lake South

Skyview Dr

North

Subject Area

Lake Bentley

Lake Bentley

E Edgewood Dr

Edgewood Dr S

Eaton Park

Ellis Ave
Fletcher Ave

Glendale St

Lake Somerset

Lakeland Highlands Rd

US Highway 98 S

Brooks St

Polk Pkwy

570

570

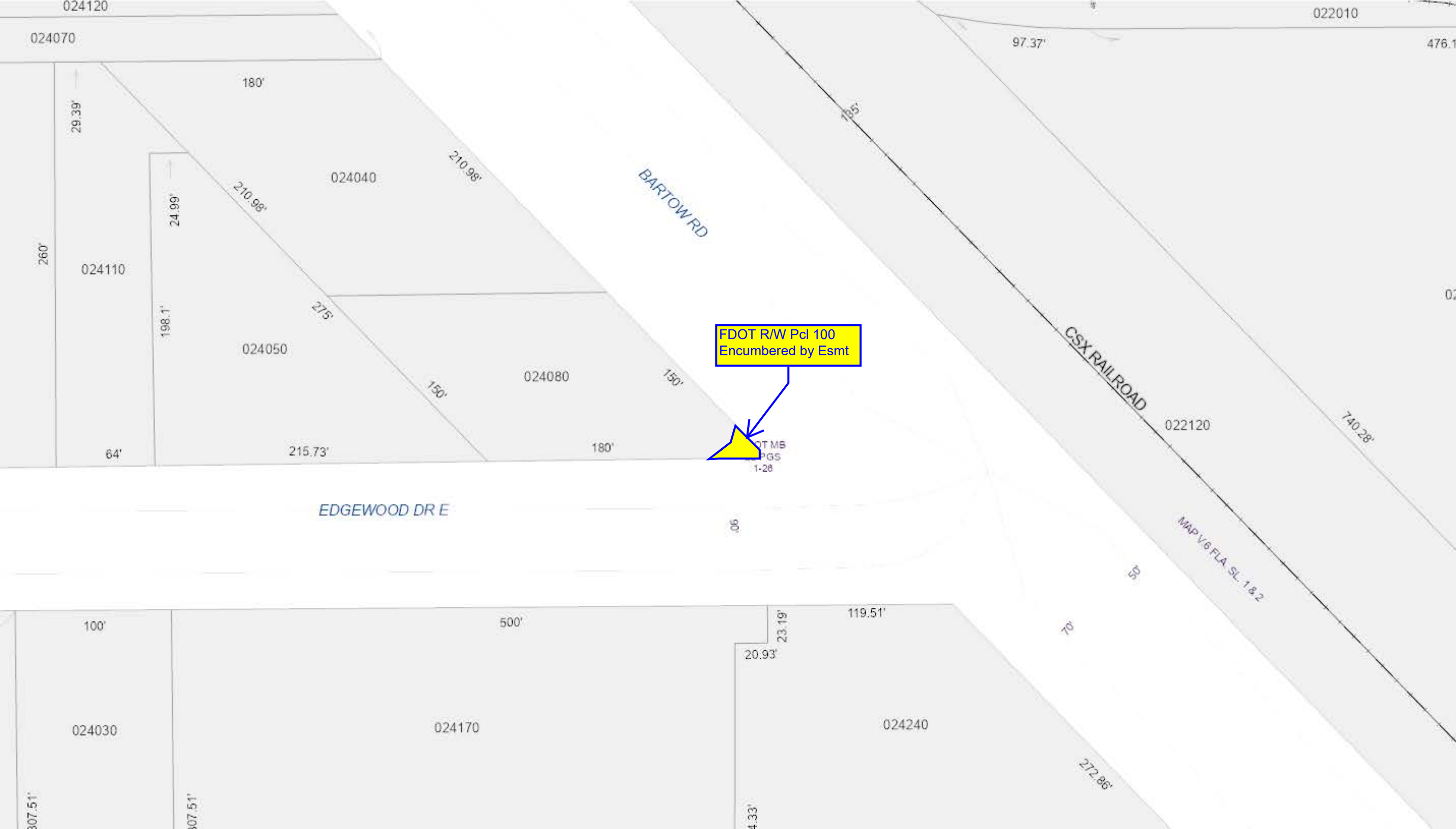
Polk Pkwy E

Sanlan Ranch Dr

Bramble Ridge
Golf Course

Section 28,
Township 28 South,
Range 24 East

98



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

Parent Parcel No.: 242828-000000-024080

F.P. NO. 1975624
PARCEL 100.2
SECTION 16060-000
STATE ROAD 35 (US 98)
COUNTY Polk

PARTIAL RELEASE OF EASEMENT

THIS PARTIAL RELEASE OF EASEMENT, made this 21st day of July, 2026, by POLK COUNTY, a political subdivision of the State of Florida ("County"), whose mailing address is P.O. Box 988, Bartow, Florida 33831-0988.

WITNESSETH:

WHEREAS, on the 19th day of October, 1990, Weeks & Wright, a Florida general partnership, granted to Polk County a Drainage Easement which was subsequently recorded in Official Record Book 2913, at Pages 1217 through 1220, Public Records of Polk County, Florida ("Easement"), in conjunction with a project known as Edgewood Drive Drainage; and

WHEREAS, the State of Florida, Department of Transportation ("FDOT"), has a project to make improvements to State Road 35 (US Highway 98) which requires the acquisition of a right-of-way parcel at the northwest corner of State Road 35 (US Highway 98) and Edgewood Drive which is identified as Parcel 100 and which is more particularly described in the legal description attached hereto as Exhibit "A" ("Parcel 100"); and

WHEREAS, the FDOT has requested the release of the encumbrance of that portion of the Easement lying within Parcel 100 in conjunction with its improvement project; and

WHEREAS, the County has determined that any drainage associated with the portion of the Easement lying within Parcel 100 is being accommodated by FDOT project and is no longer needed.

NOW, THEREFORE, the County hereby releases and abandons that portion of the lands which lie within Parcel 100, from the Easement. Provided always, nevertheless, that nothing herein contained shall in anyway impair, alter or diminish the effect or encumbrance of the Easement on the remaining part of the premises contained in the Easement, which are not hereby released therefrom, or any of the rights and remedies of the holder thereof. The intention being to release only the portion of the lands lying within Parcel 100 from the Easement.

[signatures and acknowledgements follow on next page]

IN WITNESS WHEREOF, the County has executed this Partial Release of Easement as of the date first set forth above.

WITNESSES:

COUNTY:

POLK COUNTY, a political subdivision
of the State of Florida

Print Name: _____
Address: _____

By: _____
Martha Santiago, Ed.D., Chair
Board of County Commissioners

Print Name: _____
Address: _____

STATE OF FLORIDA)
) ss:
COUNTY OF POLK)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this _____ day of _____, 2026, by Martha Santiago, Ed.D., as Chair of the Board of County Commissioner of Polk County, a political subdivision of the State of Florida, on behalf of said entity. She is personally known to me or who has produced _____ as identification.

[NOTARY SEAL]

Notary Public, State of Florida
Printed Name: _____
My Commission Expires: _____

Exhibit "A"

LEGAL DESCRIPTION

PARCEL 100

A parcel of land in the Southeast 1/4 of Section 28, Township 28 South, Range 24 East, Polk County, Florida, being a portion of the lands described in Official Records Book 6692, Page 1985 of the Public Records of Polk County, Florida and being more particularly described as follows:

Commence at a found Parker-Kalon nail and disk stamped "KEITH & SCHNARS PA LB 1337" marking the Southeast corner of Section 28, Township 28 South, Range 24 East, Polk County, Florida; thence run South 89°43'44" West along the South line of said Southeast 1/4, a distance of 1105.52 feet to the Survey Baseline of State Road 35 (US 98), a varied width Right of Way as shown on State of Florida State Road Department Right of Way Map Section 1606-(105)201; thence departing the South line of said Southeast 1/4, run North 44°09'05" West along said Survey Baseline, a distance of 994.02 feet to the Easterly extension of the existing North Right of Way line of East Edgewood Drive, a 90.00 feet wide Right of Way as shown on State of Florida State Road Department Right of Way Map Section 16810-2150; thence departing said Survey Baseline, run South 89°44'25" West along said Easterly extension, a distance of 130.50 feet to said North Right of Way line of East Edgewood Drive for the POINT OF BEGINNING; thence departing said Easterly extension continue South 89°44'25" West along said North Right of Way line, a distance of 35.23 feet; thence departing said North Right of Way line, run North 54°05'32" East, a distance of 20.88 feet; thence North 00°04'25" East, a distance of 12.58 feet to the existing Northwesterly Right of Way line of said State Road 35 as shown on said Right of Way Map Section 1606-(105)201 and as described in Official records Book 166, Page 241 of the Public Records of Polk County, Florida; thence run South 44°09'05" East along said Northwesterly Right of Way line, a distance of 26.54 feet to the existing Northwesterly Right of Way line of said State Road 35 as described in Instrument number 2020035823 of said Public Records; thence departing said Northwesterly Right of Way as shown on said Right of Way Map and as described in said Official Records Book 166, Page 241, run along said Northwesterly Right of Way line as described in Instrument number 2020035823 the following two (2) courses: thence South 05°58'22" East, a distance of 5.09 feet; thence South 51°32'35" West, a distance of 0.90 feet to the POINT OF BEGINNING.

Containing 385 square feet, more or less.

Legal Description Approved by
Sheila A. Ware P.S.M. #5529
Dewberry Engineers, Inc
On April 4, 2026