

IN THE CIRCUIT COURT
OF THE TENTH JUDICIAL CIRCUIT
IN AND FOR POLK COUNTY, FLORIDA

THE POLK REGIONAL WATER COOPERATIVE, an)	Case No. 53-2024CA-
Independent Special District created under the laws)	00248116PA00
of the State of Florida,)	00248116TA00
)	00248116PB00
Petitioner,)	00248116TB00
)	
vs.)	
)	
REED E. VENRICK; JOE G. TEDDER, POLK)	Section: 08
COUNTY TAX COLLECTOR; and any and all other)	10016-PE-A
persons having or claiming to have any right, title or)	10016-TCE-A
interest by, through, under or against the)	10016-PE-B
above-named defendants, or otherwise claiming)	10016-TCE-B
any right, title or interest in the real property)	
described in this action.)	
)	
Defendants.)	
)	

STIPULATED ORDER OF TAKING
AS TO PARCELS 10016-PE-A, 10016-TCE-A,
10016-PE-B AND 10016-TCE-B

THIS CAUSE came on for consideration by the Court upon the stipulation and motion of Petitioner, THE POLK REGIONAL WATER COOPERATIVE, an Independent Special District created under the laws of the State of Florida and Defendant, REED E. VENRICK, by and through their undersigned attorneys, for entry of this Stipulated Order of Taking, and the Court having reviewed the record and it appearing that proper notice was first given to all Defendants and to all persons having or claiming any equity, lien, title or other interest in or to Parcels 10016-PE-A, 10016-TCE-A, 10016-PE-B and 10016-TCE-B, and the Court being fully advised in the premises, it is:

ORDERED and ADJUDGED as follows:

1. The Court has jurisdiction of the subject matter and the parties to this cause.
2. The pleadings in this cause are sufficient.

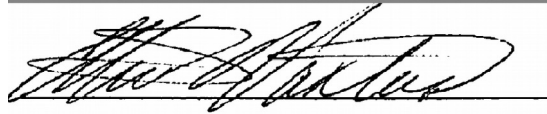
3. The Petitioner is properly exercising its delegated authority pursuant to Chapters 73, 74 and 163, Florida Statutes, to acquire the necessary property for its project.
4. The property is being acquired for a public purpose.
5. The taking of the property is reasonably necessary to serve the public purpose for which the property is being acquired.
6. The Estimate of Value in this cause by Petitioner was made in good faith and is based upon a valid appraisal.
7. That upon the payment of the deposit hereinafter specified into the Registry of the Court, the right, title or interest specified in the Petition and described in the attached composite Exhibit "AA" shall vest in the Petitioner and the Petitioner shall be entitled to immediate possession of the property.
8. This order is without prejudice to either party as to the ultimate amount compensation and the deposit of money will secure the persons lawfully entitled to such compensation, which will ultimately be determined by final judgment of this Court.
9. The sum of money to be deposited in the Registry of the Court within 20 days of the entry of this Order shall be in the amount of \$29,100.00 for Parcel 10016-PE-A (Case # 53-2024CA-00248116PA00), \$4,000.00 for Parcel 10016-TCE-A (Case # 53-2024CA-00248116TA00), \$53,550.00 for Parcel 10016-PE-B (Case # 53-2024CA-00248116PB00), and \$4,800.00 for Parcel 10016-TCE-B (Case # 53-2024CA-00248116TB00) for a total of **Ninety-One Thousand Four Hundred Fifty Dollars and No/100 (\$91,450.00)** for the four parcels described above.
10. Pursuant to Section 73.061, Florida Statutes, ad valorem taxes shall be prorated against the owner as of the date of deposit, and the Clerk is hereby ordered and directed without further Order of this Court to deduct such taxes from the deposit and disburse the prorated taxes directly to the Tax Collector for Polk County, Florida and mail said payment to the Polk County Tax Collector, c/o Tineshia Morris, Esq., Post Office Box 2016, Bartow, FL 33831, and upon payment, this suit shall stand dismissed as to the Polk County Tax

Collector as to Parcels 10016-PE-A, 10016-TCE-A, 10016-PE-B and 10016-TCE-B.

11. Upon receipt of the deposit referenced in Paragraph 9, above, the Clerk is hereby ordered and directed without further Order of this Court to issue a check in the amount of **Ninety-One Thousand Four Hundred Fifty Dollars and No/100 (\$91,450.00)** less pro rata taxes due as to Parcels 10016-PE-A, 10016-TCE-A, 10016-PE-B and 10016-TCE-B, if any, payable to the Trust Account of Shutts & Bowen, LLP and mail said check to Fred S. Werdine, Esq., Shutts & Bowen, LLP, 4301 W. Boy Scout Blvd., Suite 300, Tampa, FL 33607 as attorney for Defendant REED E. VENRICK.

ORDERED in Bartow, Polk County Florida on Monday, September 23, 2024.

53-2024-CA-002481-16PA-00 09/23/2024 02:56:14 PM

A handwritten signature in black ink, appearing to read "Ellen Masters", written over a horizontal line.

Ellen Masters, Circuit Judge

53-2024-CA-002481-16PA-00 09/23/2024 02:56:14 PM

Copies furnished to:

The Polk Regional Water Cooperative
Serve: Anthony V. Policastro, Esq.
Policastro Law Group
1700 N. McMullen Booth Road, Suite C5
Clearwater, FL 33759
tony@policastrolaw.com
eric@policastrolaw.com
Parcels 10016-PE-A, 10016-TCE-A, 10016-PE-B, 10016-TCE-B

Reed. E. Venrick
Serve: Fred S. Werdine, Esq.

Michael P. Silver, Esq.
Shutts & Bowen, LLP
4301 W. Boy Scout Blvd., Suite 300
Tampa, FL 33607
fwerdine@shutts.com
msilver@shutts.com
Parcels 10016-PE-A, 10016-TCE-A, 10016-PE-B, 10016-TCE-B

Joe G. Tedder
Polk County Tax Collector
Serve: Tineshia D. Morris, Esq.
Office of the Tax Collector
PO Box 2016
Bartow, FL 33831
tineshiamorris@polktaxes.com
legalservice@polktaxes.com
Parcels 10016-PE-A, 10016-TCE-A, 10016-PE-B, 10016-TCE-B

Copies for parties without e-mail addresses to be furnished via U.S. Mail by counsel for Petitioner

STIPULATION AND MOTION FOR ENTRY OF ORDER OF TAKING

Petitioner, THE POLK REGIONAL WATER COOPERATIVE, an Independent Special District created under the laws of the State of Florida and Defendant, REED E. VERNICK, by and through their undersigned attorneys, stipulate to the above Stipulated Order of Taking as to Parcels 10016-PE-A, 10016-TCE-A, 10016-PE-B, and 10016-TCE-B, and move the Court for entry of the foregoing Stipulated Order of Taking.

/s/ Anthony V. Policastro
Anthony V. Policastro, Esq.
FBN 0937932
Policastro Law Group
1700 N. McMullen Booth Road, Suite C5
Clearwater, FL 33759
Phone: (727) 475-1988
tony@policastrolaw.com
eric@policastrolaw.com
Attorneys for Petitioner,
Polk Regional Water Cooperative

/s/ Fred S. Werdine
Fred S. Werdine, Esq.
FBN 614483
fwerdine@shutts.com
Michael P. Silver, Esq.
FBN 868701
msilver@shutts.com
Shutts Bowen, LLP
4301 W. Boy Scout Blvd., Suite 300
Tampa, FL 33607
Phone: (813) 229-8900

Venrick

Attorneys for Defendant Reed E.

COMPOSITE EXHIBIT “AA”

**SOUTHEAST LOWER FLORIDAN AQUIFER WATER PRODUCTION FACILITY AND
SOUTHEAST TRANSMISSION LINE PROJECT** **POLK**
COUNTY

PARCEL: 10016-PE-A

ESTATE: PERMANENT EASEMENT

DESCRIPTION:

**SEE ATTACHED COMPOSITE EXHIBIT "10016-PE-A"
EASEMENT TERMS, DESCRIPTION AND SKETCH
PARCEL 10016-PE-A**

OWNED BY: REED E. VENRICK

SUBJECT TO: Any and all other persons having or claiming to have any right, title or interest by, through, under or against the above-named defendants, or otherwise claiming any right, title or interest in the real property described in this action

All real property taxes due and owing in Polk County, Florida

COMPOSITE EXHIBIT 10016-PE-A

The nature, terms and duration of the nonexclusive permanent easement (the "Easement") which the Polk Regional Water Cooperative ("PRWC") acquires from the property owners/interest holders ("Owner") of the real property shown and described on Exhibit "A" are:

The Easement in, upon and through the following described land in the County of Polk, State of Florida, to-wit:

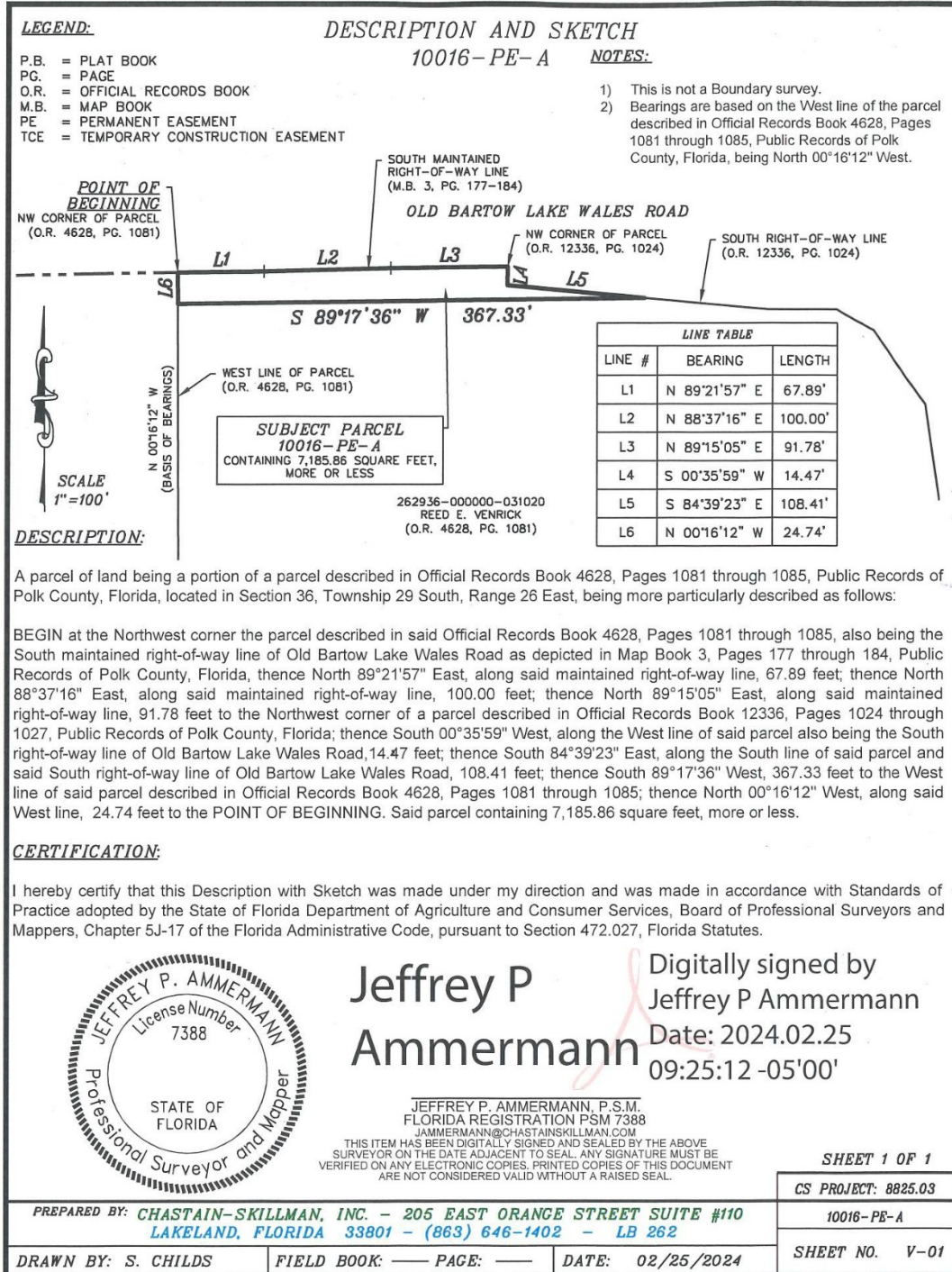
SEE ATTACHED EXHIBIT "A"
(the "Easement Area")

1. The permanent perpetual water line Easement interests and rights acquired by PRWC are the perpetual right, privilege and authority to construct, install, maintain, operate, inspect, patrol, ingress and egress, test, repair, alter, substitute, relocate, resize, replace and remove the water transmission line or lines and related fixtures and/or appurtenances thereto, and vehicular and pedestrian access over the easement area, for the transmission of water and such other improvements as are reasonably necessary in connection with the water supply project for the PRWC.
2. In the event that the construction and installation of the water transmission line or lines and related fixtures and/or appurtenances thereto impact Owner's improvements, PRWC shall, to the extent practicable, relocate or replace with the same, like, or better quality and at their original locations or as near as is reasonably practicable, all fences, roads, driveways, sidewalks, parking areas, irrigation systems, wells, septic tanks and septic drain fields, that PRWC damaged or caused to be removed, relocated or replaced from the Easement before or during initial construction and installation of the water transmission line or lines and related fixtures and/or appurtenances. Furthermore subject to PRWC's acquired easement rights, PRWC will restore the surface of all disturbed areas within the Easement to its original contour and condition, as near as is reasonably practicable.
3. This Grant of Easement shall not be construed as a grant of right of way and is limited to a PRWC Easement. The Owner shall have the right to use the area subject to the Easement granted hereby, including without limitation for improved

parking areas, improved driveways, and landscaping, which are not inconsistent with the use of the Easement by PRWC for the purposes granted hereby. Inconsistent improvements to the use of the Easement by Owner 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 written approval of PRWC, the limited use of trees, walls, and mounded landscaping may be utilized within the Easement by Owner.

4. Owner reserves the right to grant permission or other easements to other parties for ingress and egress. In addition, the Owner reserves the right to grant permission or other easements to other parties for the purpose of installing and maintaining underground utilities, including without limitation, electrical, gas, broadband, fiber optic and cable (but not other water transmission lines), with the prior written consent of PRWC. PRWC shall not unreasonably withhold, condition, or delay its decision concerning such utility easements. Owner's request to grant permission or an easement to other parties must be written and delivered 1) in person, 2) via certified or registered mail (return receipt), or 3) via nationally recognized overnight delivery service to the attention of the Executive Director of the Polk Regional Water Cooperative at the then-current address of the PRWC as reflected on the PRWC website. If after sixty (60) days, PRWC has not responded to Owner's request to grant permission or an easement to other parties, Owner may assume PRWC has granted permission for same. Any permissions or easements granted under this Paragraph prior to Owner's development of the subject property must be perpendicular to the PRWC easement.
5. In the event that PRWC performs emergency related repairs, unscheduled infrastructure adjustment activities, or scheduled community improvement projects within said Easement, PRWC shall be responsible for restoring the disturbed portions of all existing approved and permitted improvements in as good or better condition that existed prior to the disturbance activity by PRWC.

“EXHIBIT A”



by: jammermann
Feb 25, 2024 8:35am
10016-PE-A
P:\882503\CAD\Survey\KEY SHEET 2\7-OLD BARTOW LAKE WALES\882503-SCC-2023-08-21-ESM\IS.dwg

**SOUTHEAST LOWER FLORIDAN AQUIFER WATER PRODUCTION FACILITY AND
SOUTHEAST TRANSMISSION LINE PROJECT**
COUNTY

PARCEL: 10016-TCE-A

ESTATE: TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION:

**SEE ATTACHED COMPOSITE EXHIBIT "10016-TCE-A"
EASEMENT TERMS, DESCRIPTION AND SKETCH
PARCEL 10016-TCE-A**

OWNED BY: REED E. VENRICK

SUBJECT TO: Any and all other persons having or claiming to have any right, title or interest by, through, under or against the above-named defendants, or otherwise claiming any right, title or interest in the real property described in this action

All real property taxes due and owing in Polk County, Florida

COMPOSITE EXHIBIT 10016-TCE-A

The nature, terms and duration of the nonexclusive temporary construction easement (the "Easement") which the Polk Regional Water Cooperative ("PRWC") acquires from the property owners/interest holders ("Owner") of the real property shown and described on Exhibit "A" are:

The Easement in, upon and through the following described land in the County of Polk, State of Florida to-wit:

SEE ATTACHED EXHIBIT "A"
(the "Easement Area")

1. The Easement interests and rights acquired by PRWC are the right, privilege and authority to construct, install, maintain, operate, inspect, patrol, ingress and egress, test, repair, alter, substitute, relocate, resize, replace and remove the water transmission line or lines and related fixtures and/or appurtenances thereto, and vehicular and pedestrian access over the easement area, for transmission of water and such other improvements as are reasonably necessary in connection with the water supply project for the PRWC.
2. After construction is complete, the lands of the Owner shall be restored to the same, or as good as, condition as existed before construction began.
3. Within a reasonable time after construction is complete, paving, grassed area and other improvements will be replaced by PRWC.
4. The rights granted herein shall expire upon completion of construction within this Easement or sixty (60) months from the date the Easement is established, whichever occurs sooner.

"EXHIBIT A"

LEGEND:

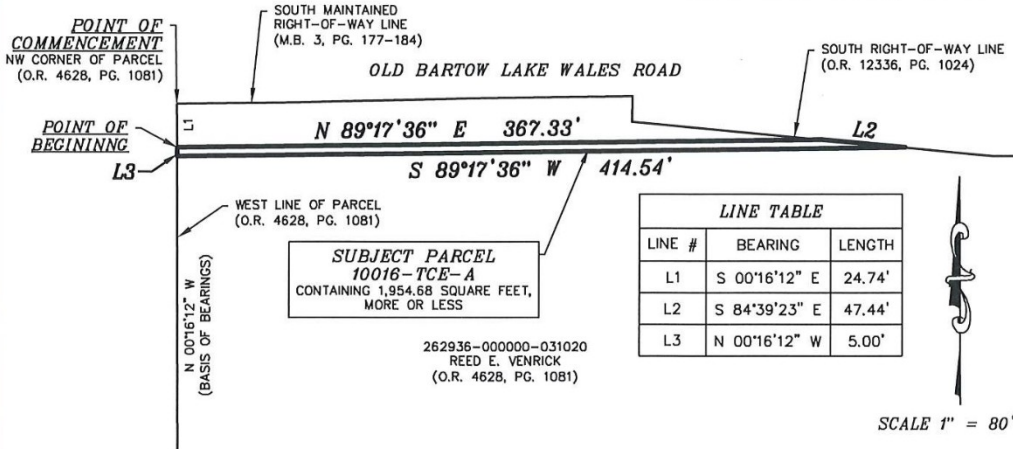
P.B. = PLAT BOOK
PG. = PAGE
O.R. = OFFICIAL RECORDS BOOK
M.B. = MAP BOOK
PE = PERMANENT EASEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION AND SKETCH

10016-TCE-A

NOTES:

- 1) This is not a Boundary survey.
- 2) Bearings are based on the West line of the parcel described in Official Records Book 4628, Pages 1081 through 1085, Public Records of Polk County, Florida, being North 00°16'12" West.



DESCRIPTION:

A parcel of land being a portion of a parcel described in Official Records Book 4628, Pages 1081 through 1085, Public Records of Polk County, Florida, located in Section 36, Township 29 South, Range 26 East, being more particularly described as follows:

COMMENCE at the Northwest corner of said parcel, thence South 00°16'12" East, along the West line of said parcel, 24.74 feet to the POINT OF BEGINNING; thence North 89°17'36" East, 367.33 feet to the South right-of-way line of Old Bartow Lake Wales Road as described in Official Records Book 12336, Pages 1024 through 1027, Public Records of Polk County, Florida; thence South 84°39'23" East, along said South right-of-way line, 47.44 feet; thence South 89°17'36" West, 414.54 feet to said West line of the parcel described in Official Records Book 4628, Pages 1081 through 1085; thence North 00°16'12" West, along said West line, 5.00 feet to the POINT OF BEGINNING. Said parcel containing 1,954.68 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P

Ammermann

Digitally signed by
Jeffrey P Ammermann

Date: 2024.02.25

09:26:07 -05'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMAN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 1

CS PROJECT: 8825.03

10016-TCE-A

PREPARED BY: CHASTAIN-SKILLMAN, INC. - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: — DATE: 02/25/2024

SHEET NO. V-01

**SOUTHEAST LOWER FLORIDAN AQUIFER WATER PRODUCTION FACILITY AND
SOUTHEAST TRANSMISSION LINE PROJECT**
COUNTY

PARCEL: 10016-PE-B

ESTATE: PERMANENT EASEMENT

DESCRIPTION:

**SEE ATTACHED COMPOSITE EXHIBIT "10016-PE-B"
EASEMENT TERMS, DESCRIPTION AND SKETCH
PARCEL 10016-PE-B**

OWNED BY: REED E. VENRICK

SUBJECT TO: Any and all other persons having or claiming to have any right, title or interest by, through, under or against the above-named defendants, or otherwise claiming any right, title or interest in the real property described in this action

All real property taxes due and owing in Polk County, Florida

COMPOSITE EXHIBIT 10016-PE-B

The nature, terms and duration of the nonexclusive permanent easement (the "Easement") which the Polk Regional Water Cooperative ("PRWC") acquires from the property owners/interest holders ("Owner") of the real property shown and described on Exhibit "A" are:

The Easement in, upon and through the following described land in the County of Polk, State of Florida, to-wit:

SEE ATTACHED EXHIBIT "A"
(the "Easement Area")

1. The permanent perpetual water line Easement interests and rights acquired by PRWC are the perpetual right, privilege and authority to construct, install, maintain, operate, inspect, patrol, ingress and egress, test, repair, alter, substitute, relocate, resize, replace and remove the water transmission line or lines and related fixtures and/or appurtenances thereto, and vehicular and pedestrian access over the easement area, for the transmission of water and such other improvements as are reasonably necessary in connection with the water supply project for the PRWC.
2. In the event that the construction and installation of the water transmission line or lines and related fixtures and/or appurtenances thereto impact Owner's improvements, PRWC shall, to the extent practicable, relocate or replace with the same, like, or better quality and at their original locations or as near as is reasonably practicable, all fences, roads, driveways, sidewalks, parking areas, irrigation systems, wells, septic tanks and septic drain fields, that PRWC damaged or caused to be removed, relocated or replaced from the Easement before or during initial construction and installation of the water transmission line or lines and related fixtures and/or appurtenances. Furthermore subject to PRWC's acquired easement rights, PRWC will restore the surface of all disturbed areas within the Easement to its original contour and condition, as near as is reasonably practicable.
3. This Grant of Easement shall not be construed as a grant of right of way and is limited to a PRWC Easement. The Owner shall have the right to use the area subject to the Easement granted hereby, including without limitation for improved parking areas, improved driveways, and landscaping, which are not inconsistent with the use of the Easement by PRWC for the purposes granted hereby. Inconsistent improvements to the use of the Easement by Owner 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 written approval of PRWC, the limited use of trees, walls, and mounded landscaping may be utilized within the Easement by Owner.

4. Owner reserves the right to grant permission or other easements to other parties for ingress and egress. In addition, the Owner reserves the right to grant permission or other easements to other parties for the purpose of installing and maintaining underground utilities, including without limitation, electrical, gas, broadband, fiber optic and cable (but not other water transmission lines), with the prior written consent of PRWC. PRWC shall not unreasonably withhold, condition, or delay its decision concerning such utility easements. Owner's request to grant permission or an easement to other parties must be written and delivered 1) in person, 2) via certified or registered mail (return receipt), or 3) via nationally recognized overnight delivery service to the attention of the Executive Director of the Polk Regional Water Cooperative at the then-current address of the PRWC as reflected on the PRWC website. If after sixty (60) days, PRWC has not responded to Owner's request to grant permission or an easement to other parties, Owner may assume PRWC has granted permission for same. Any permissions or easements granted under this Paragraph prior to Owner's development of the subject property must be perpendicular to the PRWC easement.
5. In the event that PRWC performs emergency related repairs, unscheduled infrastructure adjustment activities, or scheduled community improvement projects within said Easement, PRWC shall be responsible for restoring the disturbed portions of all existing approved and permitted improvements in as good or better condition that existed prior to the disturbance activity by PRWC.

"EXHIBIT A"

DESCRIPTION AND SKETCH
10016-PE-B

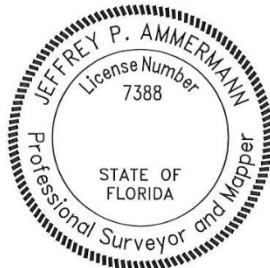
DESCRIPTION:

A parcel of land being a portion of a parcel described in Official Records Book 4628, Pages 1081 through 1085, Public Records of Polk County, Florida, located in Section 36, Township 29 South, Range 26 East, being more particularly described as follows:

COMMENCE at the Northwest corner of said parcel also being the South maintained right-of-way line of Old Bartow Lake Wales Road as depicted in Map Book 3, Pages 177 through 184, Public Records of Polk County, Florida, thence North 89°21'57" East, along said maintained right-of-way line, 67.89 feet; thence North 88°37'16" East, along said maintained right-of-way line, 100.00 feet; thence North 89°15'05" East, along said maintained right-of-way line, 91.78 feet to the Northwest corner of a parcel described in Official Records Book 12336, Pages 1024 through 1027, Public Records of Polk County, Florida; thence South 00°35'59" West, along the West line of said parcel also being the South right-of-way line of Old Bartow Lake Wales Road, 14.47 feet; thence South 84°39'23" East, along the South line of said parcel and said South right-of-way line of Old Bartow Lake Wales Road, 193.44 feet to the POINT OF BEGINNING; thence continue South 84°39'23" East, along said South right-of-way line, 12.73 feet; thence North 89°46'36" East, along said South right-of-way line, 54.36 feet to the intersection with the West line of said maintained right-of-way of Old Bartow Lake Wales Road; thence South 59°56'34" East, along said West maintained right-of-way line, 33.02 feet; thence South 34°58'06" East, along said West maintained right-of-way line, 71.18 feet; thence South 08°28'37" East, along said West maintained right-of-way line, 101.06 feet; thence South 00°03'31" West, along said West maintained right-of-way line, 100.00 feet; thence South 00°06'48" East, along said West maintained right-of-way line, 100.00 feet; thence South 00°00'05" West, along said West maintained right-of-way line, 41.28 feet the intersection of the North line of a parcel described in Official Records Book 11637, Pages 152 through 153, Public Records of Polk County, Florida; thence South 89°24'46" West, along said North line of parcel, 20.86 feet; thence North 00°11'33" West, 287.71 feet; thence North 44°59'51" West, 183.25 feet to the POINT OF BEGINNING. Said parcel containing 13,212.96 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



**Jeffrey P
Ammermann**

Digitally signed by
Jeffrey P Ammermann
Date: 2024.02.25
11:00:08 -05'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMAN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2

SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

10016-PE-B

SHEET NO. V-01

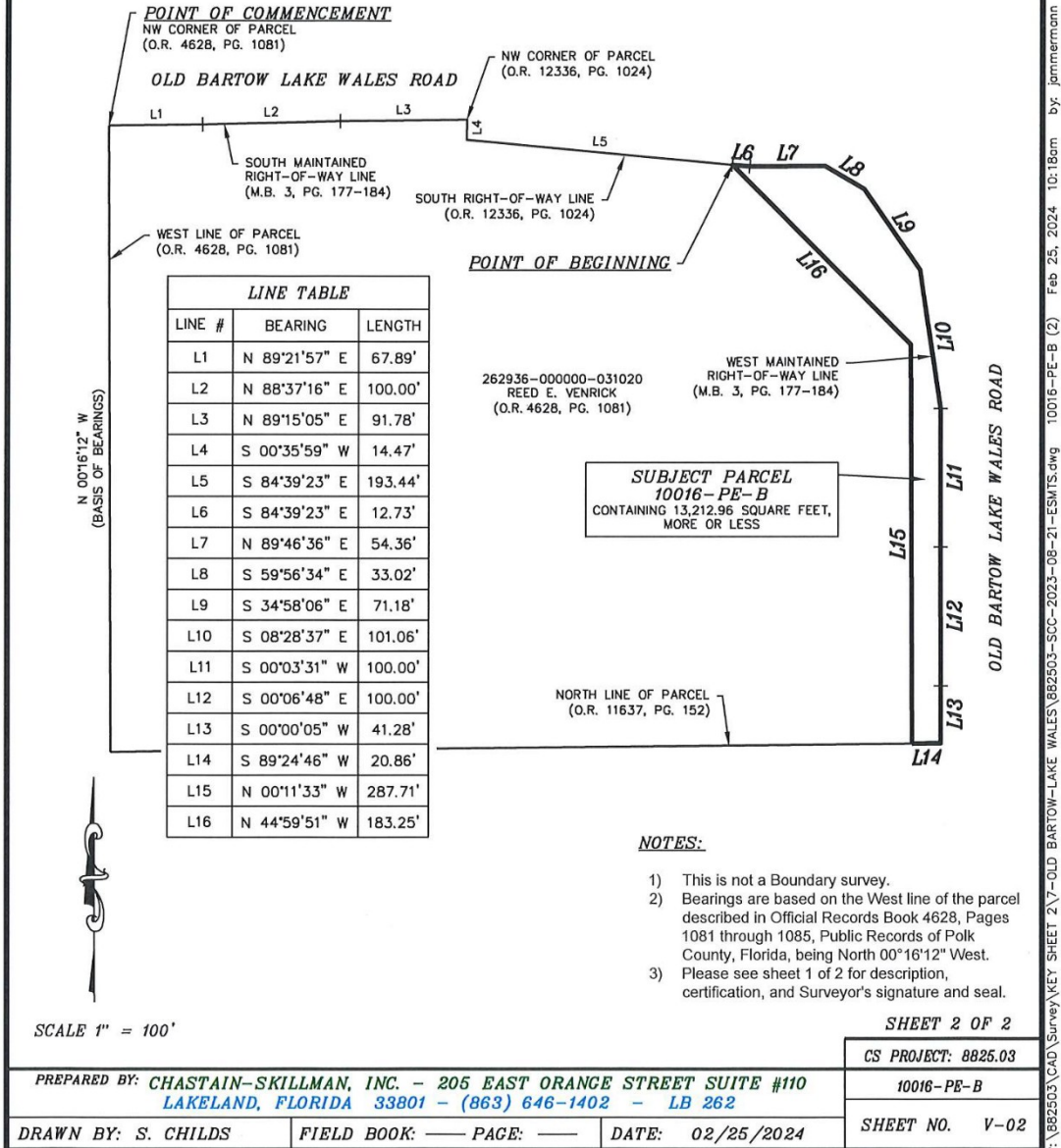
**PREPARED BY: CHASTAIN-SKILLMAN, INC. - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: — DATE: 02/25/2024

LEGEND:

P.B. = PLAT BOOK
PG. = PAGE
O.R. = OFFICIAL RECORDS BOOK
M.B. = MAP BOOK
PE = PERMANENT EASEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION AND SKETCH
10016-PE-B

**SOUTHEAST LOWER FLORIDAN AQUIFER WATER PRODUCTION FACILITY AND
SOUTHEAST TRANSMISSION LINE PROJECT**
COUNTY

PARCEL: 10016-TCE-B

ESTATE: TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION:

**SEE ATTACHED COMPOSITE EXHIBIT "10016-TCE-B"
EASEMENT TERMS, DESCRIPTION AND SKETCH
PARCEL 10016-TCE-B**

OWNED BY: REED E. VENRICK

SUBJECT TO: Any and all other persons having or claiming to have any right, title or interest by, through, under or against the above-named defendants, or otherwise claiming any right, title or interest in the real property described in this action

All real property taxes due and owing in Polk County, Florida

COMPOSITE EXHIBIT 10016-TCE-B

The nature, terms and duration of the nonexclusive temporary construction easement (the "Easement") which the Polk Regional Water Cooperative ("PRWC") acquires from the property owners/interest holders ("Owner") of the real property shown and described on Exhibit "A" are:

The Easement in, upon and through the following described land in the County of Polk, State of Florida to-wit:

SEE ATTACHED EXHIBIT "A"
(the "Easement Area")

1. The Easement interests and rights acquired by PRWC are the right, privilege and authority to construct, install, maintain, operate, inspect, patrol, ingress and egress, test, repair, alter, substitute, relocate, resize, replace and remove the water transmission line or lines and related fixtures and/or appurtenances thereto, and vehicular and pedestrian access over the easement area, for transmission of water and such other improvements as are reasonably necessary in connection with the water supply project for the PRWC.
2. After construction is complete, the lands of the Owner shall be restored to the same, or as good as, condition as existed before construction began.
3. Within a reasonable time after construction is complete, paving, grassed area and other improvements will be replaced by PRWC.
4. The rights granted herein shall expire upon completion of construction within this Easement or sixty (60) months from the date the Easement is established, whichever occurs sooner.

"EXHIBIT A"

DESCRIPTION AND SKETCH
10016-TCE-B

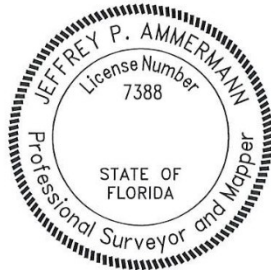
DESCRIPTION:

A parcel of land being a portion of a parcel described in Official Records Book 4628, Pages 1081 through 1085, Public Records of Polk County, Florida, located in Section 36, Township 29 South, Range 26 East, being more particularly described as follows:

COMMENCE at the Northwest corner of said parcel also being the South maintained right-of-way line of Old Bartow Lake Wales Road as depicted in Map Book 3, Pages 177 through 184, Public Records of Polk County, Florida, thence North 89°21'57" East, along said maintained right-of-way line, 67.89 feet; thence North 88°37'16" East, along said maintained right-of-way line, 100.00 feet; thence North 89°15'05" East, along said maintained right-of-way line, 91.78 feet to the Northwest corner of a parcel described in Official Records Book 12336, Pages 1024 through 1027, Public Records of Polk County, Florida; thence South 00°35'59" West, along the West line of said parcel also being the South right-of-way line of Old Bartow Lake Wales Road, 14.47 feet; thence South 84°39'23" East, along the South line of said parcel and said South right-of-way line of Old Bartow Lake Wales Road, 185.61 feet to the POINT OF BEGINNING; thence continue South 84°39'23" East, along said South line, 7.83 feet; thence South 44°59'51" East, 183.25 feet; thence South 00°11'33" East, 287.71 feet to the intersection with the North line of a parcel described in Official Records Book 11637, Pages 152 through 153, Public Records of Polk County, Florida; thence South 89°24'46" West, along said North line, 5.00 feet; thence North 00°11'33" West, 285.68 feet; thence North 44°59'51" West, 187.22 feet to the POINT OF BEGINNING. Said parcel containing 2,359.63 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P
Ammermann
Date: 2024.02.25
11:01:05 -05'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMAN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2
SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

PREPARED BY: **CHASTAIN-SKILLMAN, INC. - 205 EAST ORANGE STREET SUITE #110**
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: **S. CHILDS**

FIELD BOOK: — PAGE: —

DATE: **02/25/2024**

CS PROJECT: 8825.03
10016-TCE-B
SHEET NO. V-01

P:\882503\CAD\Survey\KEY SHEET 2\7-OLD BARTOW-LAKE WALE\882503-SCC-2023-08-21-ESMITS.dwg 10016-TCE-B (1) Feb 25, 2024 10:57am by: jammermann

LEGEND:

P.B. = PLAT BOOK
PG. = PAGE
O.R. = OFFICIAL RECORDS BOOK
M.B. = MAP BOOK
PE = PERMANENT EASEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION AND SKETCH
10016-TCE-B

