

Stalnaker Rd

27  
17

Lake Annie

Lake Lee

CF Kinney Rd

N Scenic Hwy

Helicopter Rd

Tindel Camp Rd

Lake Mabel Loop Rd

Lake Mabel

JL Massey Rd

St Helena Rd

Tindel Camp Rd

Timberlane Rd

Lake Pierce

Dinner Lake

Quail Trl

Wazanne Rd

17

Lake Starr

S Lake Starr Blvd

Masterpiece Rd

Old Forty Rd

Masterpiece Rd

Fast Trot Trl

Buck Board Trl

Hickory-Hammock Rd

Templeton Rd

Great Masterpiece Rd

Mountain Lake Golf Course

Mountain Lake

Mountain

Fox Run Dr

Masterpiece Gardens Rd

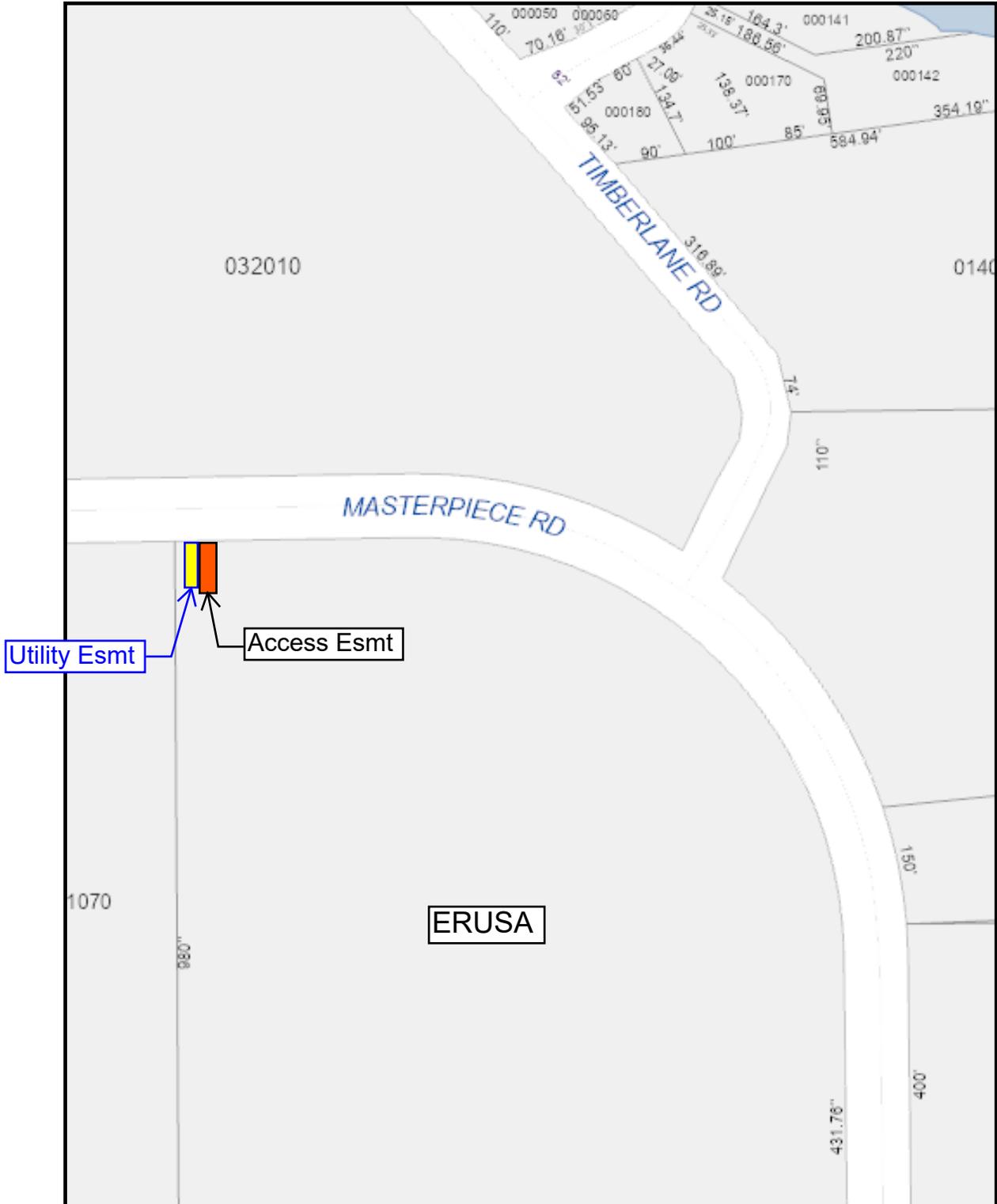


Subject Area

Section 17,  
Township 29 South,  
Range 28 East



**SECTION 17, TOWNSHIP 29 SOUTH, RANGE 28 EAST**



This Instrument prepared under the direction of  
R. Wade Allen, Director  
Polk County Real Estate Services  
P.O. Box 9005, Drawer RE-01  
Bartow, Florida 33831-9005  
By: Melanea Hough

PRWC – ERUSA AWS Receiving Station

Parent Parcel ID No.: 282917-000000-041020

## **UTILITY AND ACCESS EASEMENT**

**THIS EASEMENT** made this 17th day of March, 2026, between **POLK COUNTY**, a political subdivision of the State of Florida, whose mailing address is P.O. Box 988, Bartow, Florida 33831, Grantor, and the **POLK REGIONAL WATER COOPERATIVE**, a public agency and unit of special purpose government created pursuant to Chapter 189, Florida Statutes, Section 373.173, Florida Statutes, and an Interlocal Agreement with Effective Date of June 1, 2016, whose address is P.O. Box 9005, Bartow, Florida 33831, Grantee.

**WITNESSETH**, that the said 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 a water pipeline and associated appurtenances (specifically excluding wastewater and reclaimed water facilities) on, over, upon and under the lands described in **Exhibit “A”**, together with a non-exclusive perpetual easement for the purpose of ingress, egress and access to said utility easement over the lands described in **Exhibit “B”**, all of which are subject to existing easements of record.

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.

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

**THIS UTILITY EASEMENT IS FOR THE SPECIFIC USE OF GRANTEE ONLY AND IS NOT TO BE CONSTRUED AS A PUBLIC UTILITY EASEMENT.**

[SIGNATURE PAGE FOLLOWS]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, said Grantor has caused these presents to be executed in its name by its Board of County Commissioners, acting by the Chair or Vice-Chair of said board, the day and year aforesaid.

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

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name  
Address: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name  
Address: \_\_\_\_\_  
\_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of physical presence this \_\_\_\_ day of March, 2026 by Martha Santiago, Ed. D., as Chair of the Polk County Board of County Commissioners, on behalf of the Board. She is  personally known to me or  has produced \_\_\_\_\_ as identification.

(Affix Notary Seal)

**GRANTOR:**

**POLK COUNTY**, a political subdivision of the State of Florida

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

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Commission Expiration Date

*DESCRIPTION*  
*ERUSA-PE*

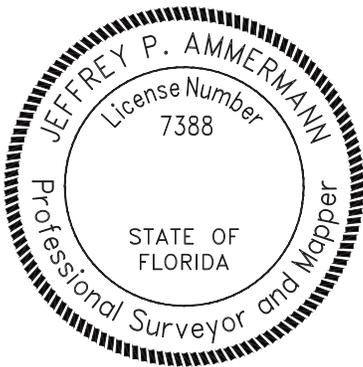
DESCRIPTION:

A parcel of land being a portion of the parcel described in Official Records Book 13055, Pages 2031 through 2033, Public Records of Polk County, Florida, located in Section 17, Township 29 South, Range 28 East, Polk County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of the West 1/4 of the West 1/2 of said Section 17; thence North 00°25'01" West, along the East line of said West 1/4, a distance of 1650.00 feet; thence North 89°05'57" East, parallel with the South boundary of said Section 17, a distance of 1000.00 feet to the Southwest corner of said parcel described in Official Records Book 13055, Pages 2031 through 2033; thence North 00°23'02" West, along the West line of said parcel, 967.16 feet to the intersection with the South right-of-way line of State Road 17-A (Masterpiece Road) as depicted on the Florida Department of Transportation Section Map 1667-151; thence North 89°03'51" East, along said South right-of-way line, 3.50 feet to the POINT OF BEGINNING; thence continue North 89°03'51" East, along said South right-of-way line, 11.50 feet; thence South 00°23'02" East, parallel to said West line of parcel, 64.50 feet; thence South 89°03'51" West, parallel to said South right-of-way line, 11.50 feet; thence North 00°23'02" West, parallel to said West line of parcel, 64.50 feet to the POINT OF BEGINNING. Said parcel contains 741.72 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: 2025.07.30  
19:06:08 -04'00'

JEFFREY P. AMMERMAN, P.S.M.  
FLORIDA REGISTRATION PSM 7388  
JAMMERMANN@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 OF 2 FOR  
DESCRIPTION SKETCH, SURVEYOR'S  
NOTES, AND LEGEND

<i>PREPARED BY:</i> CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110 LAKELAND, FLORIDA 33801 - (888) 646-1402 - LB 262		<i>CS PROJECT:</i> 8825.03
<i>DRAWN BY:</i> S. CHILDS		<i>ERUSA-PE</i>
<i>FIELD BOOK:</i> N/A	<i>PAGE:</i> N/A	<i>SHEET NO.</i> V-01
<i>DATE:</i> 07/30/2025		

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DESCRIPTION SKETCH  
ERUSA-PE

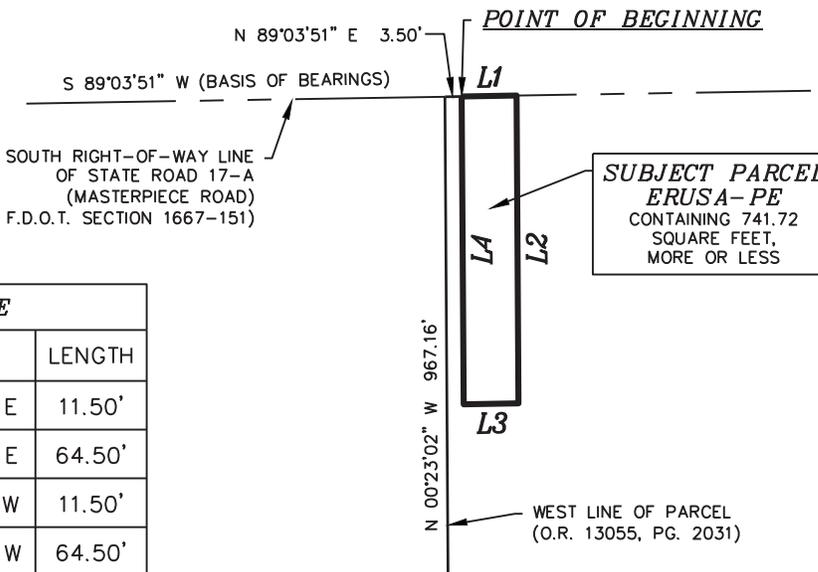
**LEGEND:**

- ID = IDENTIFICATION
- O.R. = OFFICIAL RECORDS BOOK
- P.G. = PAGE
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION

**NOTES:**

- 1) This is not a Boundary survey.
- 2) Bearings are based on the South right-of-way line of State Road 17-A (Masterpiece Road), being South 89°03'51" West.
- 3) Please see sheet 1 of 2 for description, certification, and Surveyor's signature and seal.
- 4) The parcel identification numbers, and owner information was obtained from the Polk County Property Appraiser's website (www.polkpa.org) and is for information purposes only.

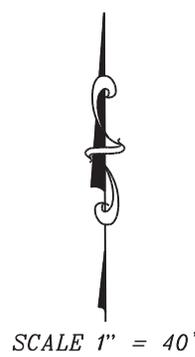
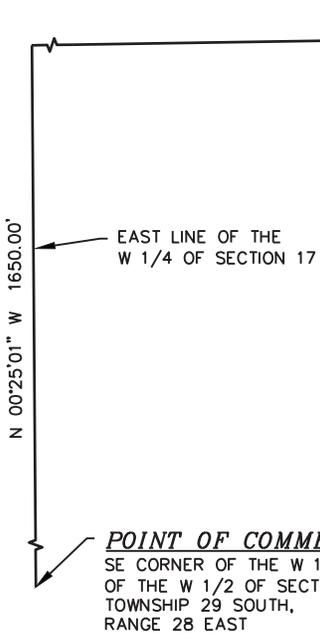
STATE ROAD 17-A  
MASTERPIECE ROAD  
80' RIGHT-OF-WAY  
(F.D.O.T. SECTION 1667-151)



**SUBJECT PARCEL**  
ERUSA-PE  
CONTAINING 741.72  
SQUARE FEET,  
MORE OR LESS

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 89°03'51" E	11.50'
L2	S 00°23'02" E	64.50'
L3	S 89°03'51" W	11.50'
L4	N 00°23'02" W	64.50'

PARCEL ID 282917-000000-041020  
OWNER: POLK COUNTY  
(O.R. 13055, PG. 2031)  
UNPLATTED LAND



**SHEET 2 OF 2**  
SEE SHEET 1 OF 2 FOR  
DESCRIPTION, CERTIFICATION,  
SURVEYOR'S SIGNATURE AND SEAL.

CS PROJECT: 8825.03

ERUSA-PE

SHEET NO. V-02

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110  
LAKELAND, FLORIDA 33801 - (888) 646-1402 - LB 262

DRAWN BY: S. CHILDS

FIELD BOOK: N/A PAGE: N/A

DATE: 07/30/2025

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*DESCRIPTION*  
*ERUSA-IE*

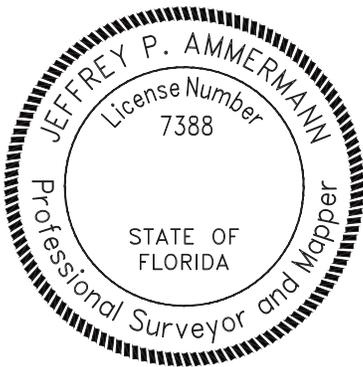
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CERTIFICATION:

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: 2025.07.30  
19:07:34 -04'00'

JEFFREY P. AMMERMAN, P.S.M.  
FLORIDA REGISTRATION PSM 7388  
JAMMERMANN@CHASTAINSKILLMAN.COM  
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*SHEET 1 OF 2*  
SEE SHEET 2 OF 2 FOR  
DESCRIPTION SKETCH, SURVEYOR'S  
NOTES, AND LEGEND

PREPARED BY: <b>CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110 LAKELAND, FLORIDA 33801 - (888) 646-1402 - LB 262</b>	<b>CS PROJECT: 8825.03</b>  <b>ERUSA-IE</b>
DRAWN BY: <b>S. CHILDS</b>	FIELD BOOK: <b>N/A</b> PAGE: <b>N/A</b> DATE: <b>07/30/2025</b>  SHEET NO. <b>V-01</b>

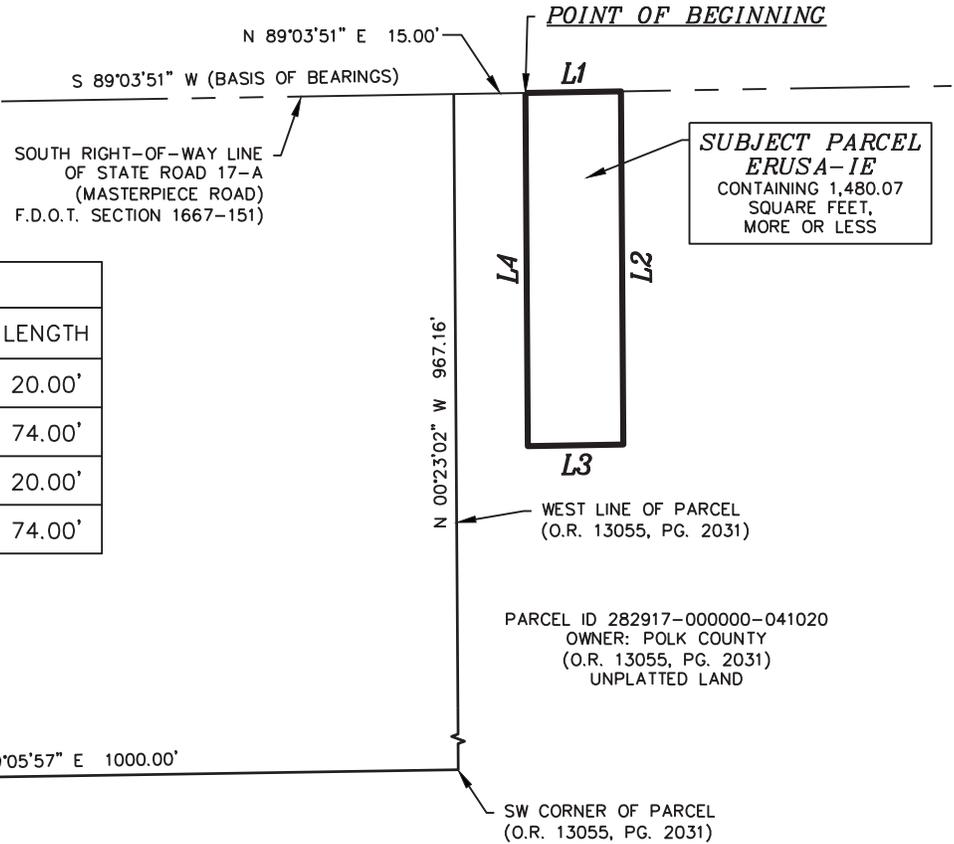
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DESCRIPTION SKETCH  
ERUSA-IE

**LEGEND:**

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- O.R. = OFFICIAL RECORDS BOOK
- P.G. = PAGE
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION

STATE ROAD 17-A  
MASTERPIECE ROAD  
80' RIGHT-OF-WAY  
(F.D.O.T. SECTION 1667-151)



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 89°03'51" E	20.00'
L2	S 00°23'02" E	74.00'
L3	S 89°03'51" W	20.00'
L4	N 00°23'02" W	74.00'

**NOTES:**

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SCALE 1" = 40'

**SHEET 2 OF 2**  
SEE SHEET 1 OF 2 FOR  
DESCRIPTION, CERTIFICATION,  
SURVEYOR'S SIGNATURE AND SEAL.

CS PROJECT: 8825.03

ERUSA-IE

SHEET NO. V-02

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110  
LAKELAND, FLORIDA 33801 - (888) 646-1402 - LB 262

DRAWN BY: S. CHILDS

FIELD BOOK: N/A PAGE: N/A

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