

North

Subject Area

Section 2,
Township 29 South,
Range 24 East



SECTION 02, TOWNSHIP 29 SOUTH, RANGE 24 EAST



This instrument prepared by
(and after recording return to):
City of Lakeland Department of Electric Utilities
501 E. Lemon Street, Mail Code: LE-ROW
Lakeland, Florida 33801
By: Kris Hayes
Water Project Number: N/A
ROW Tracking Number: 011_25

Space above this line for recorder's use only

EASEMENT

THIS EASEMENT is made this 1st day of April 2025, between **POLK COUNTY**, a political subdivision of the State of Florida, as Grantor, and the **CITY OF LAKELAND, FLORIDA**, as Grantee.

WITNESSETH:

That the Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants unto the Grantee, its successors, and assigns, a non-exclusive perpetual easement in, upon, and through the following land (the "Easement Area") located in Polk County, Florida and described on the attached Exhibit "A" and "B" for the sole purpose of establishing and maintaining public electric utilities (the "Equipment"). The Grantee is hereby granted the right, privilege, and authority to enter onto the Easement Area to (i) construct, install, remove, maintain, replace, and repair its Equipment as necessary, and (ii) to trim and remove the roots of trees, shrubs, bushes, and plants located within the Easement Area that in the reasonable opinion of the Grantee, may adversely affect the operation of the Equipment.

The rights and easement herein granted are nonexclusive and the Grantor reserves the right to (i) utilize the Easement Area for any purpose it desires including, but not limited, to paving and constructing improvements within the Easement Area, provided that the Grantor's use shall not unreasonably interfere with the rights granted to Grantee herein; and (ii) grant rights to others affecting said Easement Area provided that such rights do not create an unsafe condition or unreasonably conflict with the rights granted to the Grantee by this Easement.

Upon Grantee's installation, improvement, maintenance, alteration, repair, rebuild, relocation or removal of its Equipment within the Easement Area, the Grantee shall, at its own cost and expense, restore the Easement Area to as near as practicable the condition which existed immediately prior to the execution of this Agreement and prior to the commencement of any such work or activity, with the exception of normal wear or tear. The Grantee shall maintain all its Equipment located within the Easement Area in a safe, neat and orderly condition.

If at any time the Grantee, its successors or assigns, abandons the use of the Easement Area for any reason whatsoever, then within a reasonable time thereafter the Grantee shall release and convey to the Grantor, its successors and assigns, all rights granted pursuant to this Easement.

This Easement is granted solely for the purpose of establishing and maintaining public electric utilities. The easement granted to the Grantee shall not be used to install any other utility or other service.

All covenants, terms, provisions and conditions stated in this Easement shall inure, extend, and obligate the parties' respective successors, lessees, and assigns.

IT IS EXPRESSLY COVENANTED AND AGREED that this Easement agreement does not convey the fee simple title to the Easement Area but is only an easement for the use thereof and for the purpose herein stated.

Grantor covenants with the Grantee that it is lawfully seized of the Easement Area and that it has good right and lawful authority to grant this Easement.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its proper officer(s) thereunto duly authorized on the day and year first above

**Signed, sealed, and delivered
in the presence of:**

Polk County, a political subdivision
of the State of Florida

Witness as to all Signatories
Print Name _____
Address _____

By: _____
T.R. Wilson
Address 330 W. Church Street _____
Bartow, FL 33830 _____
Its: Chairman of the Board of County Commissioners

Witness as to all Signatories
Print Name _____
Address _____

(Name and address of two witnesses required - must be legibly printed)

ATTEST:

STACY M. BUTTERFIELD
CLERK OF THE BOARD

By: _____
Deputy Clerk

Date Signed By Chairman _____

Reviewed as to form and legal sufficiency:

County Attorney's Office

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2025, by T.R. Wilson, Chairman of the Board of County Commissioners, who is personally known to me or has produced _____ as identification and who executed the foregoing instrument for the purposes expressed therein as the Chairman of the Polk County Board of County Commissioners.

(AFFIX NOTARY SEAL)

Signature of Notary Public
Print Name _____
My Commission Expires: _____
Address _____

Exhibit "A"

Project Name: Eaton Park Fire Station
Tax Folio Number: 242902-271500-000083

Job Number: 9402F25-1
Parcel Number: 801

DESCRIPTION

A parcel of land, being a portion of a parcel as described in Official Records Book 12278, Pages 609-613, Public Records of Polk County, Florida, lying in Section 2, Township 29 South, Range 24 East, Polk County, being a strip of land 15.00 feet wide, lying 7.50 feet on each side of the following described centerline:

Commence at the Northwest corner of said Section 2; thence South $00^{\circ}32'52''$ East, along the West line of the Northwest $1/4$ of said Section 2, a distance of 50.00 feet, to the intersection of said West line and the South right-of-way line of State Road S-540 (Winter Lake Road) per Florida Department of Transportation Right-of-Way Map Section 16842-2601; thence North $89^{\circ}55'14''$ East, along the said South right-of-way line, 25.00 feet to the Northwest corner of said parcel; thence continue, North $89^{\circ}55'14''$ East, along said South right-of-way line, 428.31 feet to the **Point of Beginning** of said centerline; thence along said centerline the following seven (7) courses: (1) South $00^{\circ}00'00''$ East, 10.00 feet; (2) South $65^{\circ}40'38''$ West, 38.00 feet; (3) South $51^{\circ}17'13''$ West, 42.00 feet; (4) South $36^{\circ}56'32''$ West, 47.00 feet; (5) South $32^{\circ}13'12''$ West, 116.00 feet; (6) South $38^{\circ}19'44''$ West, 20.00 feet; (7) South $89^{\circ}25'18''$ West, 15.00 feet to the **Point of Terminus** of said centerline.

Containing 4320 square feet, more or less.

THIS IS NOT
A SURVEY

NORTH

SCALE
1" = 100 feet

POC.
NW COR.
SEC. 2,
T29S, R24E

L1
L2

N 89°55'14" E 428.31' (C)

R/W LINE PER F.D.O.T. R/W MAP SECTION 16842-2601

NW COR. OF PARCEL

WEST LINE NW 1/4 SEC. 2

WEST PARCEL LINE

L3

L4

L5

L6

L7

L8

L9

WINTER LAKE ROAD (F)
(STATE ROAD S-540)

N 89°55'14" E 428.31' (C)

R/W LINE PER F.D.O.T. R/W MAP SECTION 16842-2601

NW COR. OF PARCEL

WEST LINE NW 1/4 SEC. 2

WEST PARCEL LINE

CENTERLINE

TAX FOLIO#
242902
271500
000083

O.R.B. 12278, PG. 609-613

P.O.T.

15.0' WIDTH
7.50' EACH SIDE
OF CENTERLINE

Line Table

LINE #	DIRECTION	LENGTH
L1	S 0°32'52" E	50.00'
L2	N 89°55'14" E	25.00'
L3	S 0°00'00" E	10.00'
L4	S 65°40'38" W	38.00'
L5	S 51°17'13" W	42.00'
L6	S 36°56'32" W	47.00'
L7	S 32°13'12" W	116.00'
L8	S 38°19'44" W	20.00'
L9	S 89°25'18" W	15.00'

LEGEND

- (C) = CALCULATED
- COR. = CORNER
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- O.R.B. = OFFICIAL RECORDS BOOK
- PG(S). = PAGE(S)
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.O.T. = POINT OF TERMINUS
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- R = RANGE
- R/W = RIGHT-OF-WAY
- SEC = SECTION
- T = TOWNSHIP

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.

DATE
02/27/25



Digitally signed
by Bryan
Zelenenki
Date:
2025.03.04
16:34:40 -05'00'

BRYAN C. ZELENENKI, P.S.M.
FLORIDA REGISTRATION #7140
SURVEYING AND MAPPING SECTION

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

DESCRIPTION SKETCH
LOCATED IN SECTION 2,
TOWNSHIP 29 SOUTH, RANGE 24
EAST, POLK COUNTY, FLORIDA.

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: BCZ	Drawn Date: 02/27/25
Parcel Number: 801	PREPARED FOR: REAL ESTATE SERVICES	Job Number: 9402F25-1	



Exhibit "B"

Project Name: Eaton Park Fire Station
Tax Folio Number: 242902-271500-000083

Job Number: 9402F25-1
Parcel Number: 800

DESCRIPTION

A parcel of land, being a portion of a parcel as described in Official Records Book 12278, Pages 609-613, Public Records of Polk County, Florida, lying in Section 2, Township 29 South, Range 24 East, Polk County, being more particularly described as follows:

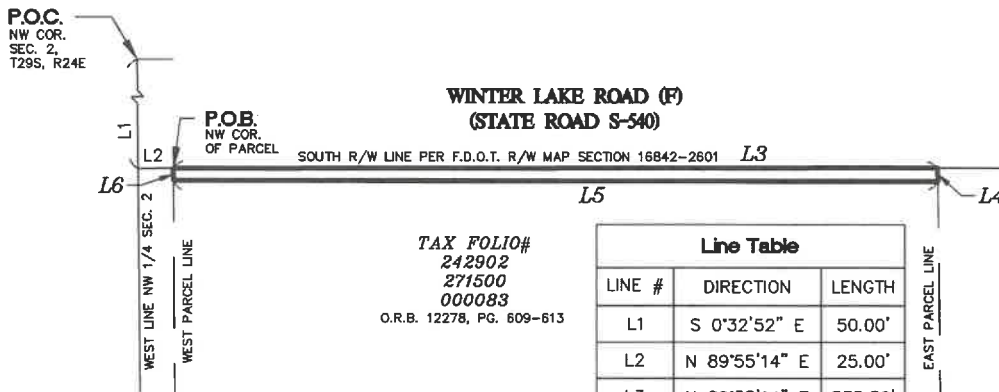
Commence at the Northwest corner of said Section 2; thence South 00°32'52" East, along the West line of the Northwest 1/4 of said Section 2, a distance of 50.00 feet, to the intersection of said West line and the South right-of-way line of State Road S-540 (Winter Lake Road) per Florida Department of Transportation Right-of-Way Map Section 16842-2601; thence North 89°55'14" East, along the said South right-of-way line, 25.00 feet to the Northwest corner of said parcel, and the **Point of Beginning**; thence continue, North 89°55'14" East, along said South right-of-way line, 535.56 feet to the East line of said parcel; thence South 00°36'22" East, along said East parcel line, 9.50 feet; thence North 89°58'21" West, 535.58 feet to the West line of said parcel; thence North 00°32'52" West, along said West parcel line, 8.50 feet to the **Point of Beginning**.

Containing 4820 square feet, more or less.

Exhibit "B"

THIS IS NOT A SURVEY

SCALE
1" = 100 feet



TAX FOLIO#
242902
271500
000083
O.R.B. 12278, PG. 609-613

Line Table		
LINE #	DIRECTION	LENGTH
L1	S 0°32'52" E	50.00'
L2	N 89°55'14" E	25.00'
L3	N 89°55'14" E	535.56'
L4	S 0°36'22" E	9.50'
L5	N 89°58'21" W	535.58'
L6	N 0°32'52" W	8.50'

LEGEND

- (C) = CALCULATED
- (F) = FIELD
- COR. = CORNER
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- O.R.B. = OFFICIAL RECORDS 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

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.

DATE
02/27/25



Digitally signed
by Bryan
Zelenenki
Date: 2025.03.04
16:33:04 -05'00'

BRYAN C. ZELENENKI, P.S.M.
FLORIDA REGISTRATION #7140
SURVEYING AND MAPPING SECTION



DESCRIPTION SKETCH
LOCATED IN SECTION 2,
TOWNSHIP 29 SOUTH, RANGE 24 EAST,
POLK COUNTY, FLORIDA.

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: BCZ	Drawn Date: 02/26/25
Parcel Number: 800	PREPARED FOR: REAL ESTATE SERVICES	Job Number: 9402F25-1	

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