



North

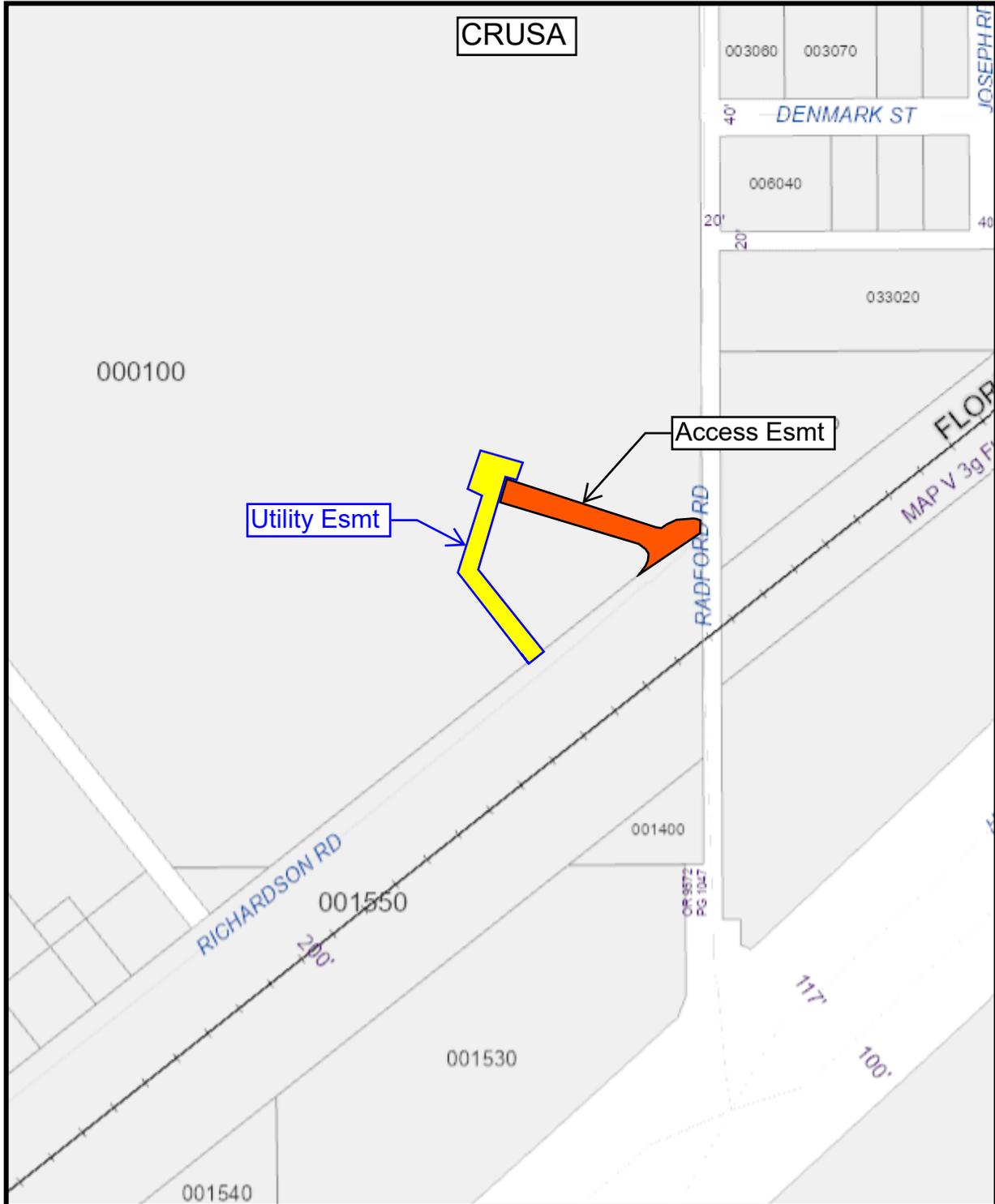
Subject Area

Section 22,  
Township 29 South,  
Range 25 East





**SECTION 22, TOWNSHIP 29 SOUTH, RANGE 25 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 – CRUSA AWS Receiving Station

Parent Parcel ID No.: 252922-361000-000100

## **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*  
6052-PE

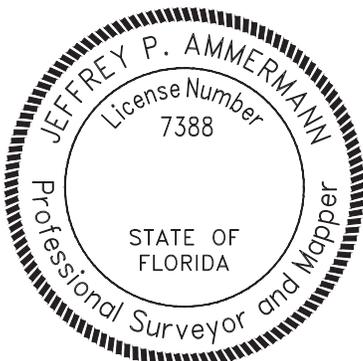
DESCRIPTION:

A parcel of land being a portion of Lot 14, of the plat of MAP CORRECTION OF THE TOWN OF GORDONVILLE, as recorded in Plat Book 3, Page 43, Public Records of Polk County, Florida, located in the Northeast 1/4 of Section 22, Township 29 South, Range 25 East, Polk County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of said Northeast 1/4, also being the Northeast corner of Lot 1 of said MAP CORRECTION OF THE TOWN OF GORDONVILLE; thence South 00°16'11" East, along the East line of said Northeast 1/4, and the East line of said Lots 1 and 14, a distance of 966.25 feet to the intersection with the Northerly corridor line of CSX Transportation Railroad as depicted on the Railroad Valuation Right-of-Way Map V3gFLA S-3; thence South 51°48'32" West, along said Northerly corridor line of CSX Transportation Railroad, 214.97 feet for the POINT OF BEGINNING; thence continue South 51°48'21" West, along said Northerly corridor line, 20.00 feet; thence North 38°11'28" West, 129.41 feet; thence North 17°39'56" East, 90.56 feet; thence North 72°12'09" West, 18.77 feet; thence North 17°47'51" East, 46.00 feet; thence South 72°12'09" East, 49.70 feet; thence South 17°47'51" West, 22.00 feet; thence North 72°12'09" West, 10.99 feet; thence South 17°39'56" West, 103.92 feet; thence South 38°11'28" East, 118.80 feet to the POINT OF BEGINNING. Said parcel containing 6,210.20 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  
18:54:48 -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 FOR  
DESCRIPTION SKETCH, LEGEND,  
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

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

6052-PE

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 07/30/2025

SHEET NO. V-01

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DESCRIPTION SKETCH

6052-PE

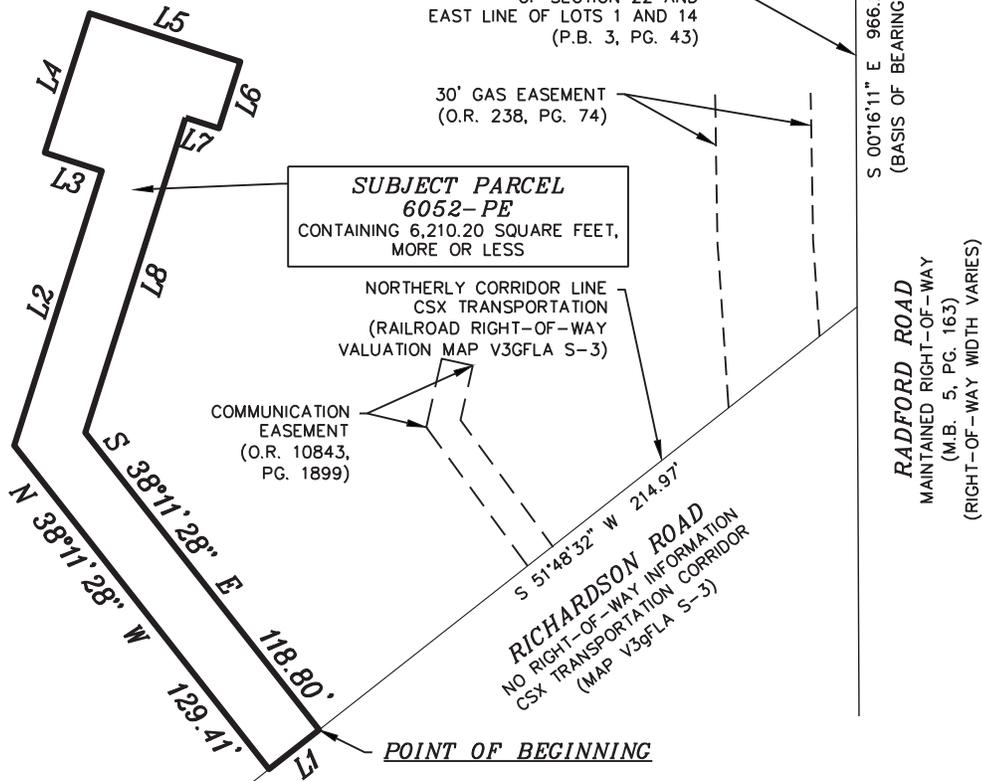
POINT OF COMMENCEMENT

NE CORNER OF THE NE 1/4  
OF SECTION 22,  
TOWNSHIP 29 SOUTH,  
RANGE 25 EAST  
AND NE CORNER OF LOT 1  
(P.B. 3, PG. 43)

PARCEL ID 252922-361000-000100  
OWNER: POLK COUNTY  
(O.R. 2621, PG. 1291)



SCALE 1" = 60'



**SUBJECT PARCEL**  
6052-PE  
CONTAINING 6,210.20 SQUARE FEET,  
MORE OR LESS

NORTHERLY CORRIDOR LINE  
CSX TRANSPORTATION  
(RAILROAD RIGHT-OF-WAY  
VALUATION MAP V3GFLA S-3)

COMMUNICATION  
EASEMENT  
(O.R. 10843,  
PG. 1899)

EAST LINE OF THE NE 1/4  
OF SECTION 22 AND  
EAST LINE OF LOTS 1 AND 14  
(P.B. 3, PG. 43)

30' GAS EASEMENT  
(O.R. 238, PG. 74)

S 00°16'11\"/>

**RADFORD ROAD**  
MAINTAINED RIGHT-OF-WAY  
(M.B. 5, PG. 163)  
(RIGHT-OF-WAY WIDTH VARIES)

**RICHARDSON ROAD**  
NO RIGHT-OF-WAY INFORMATION  
CSX TRANSPORTATION CORRIDOR  
(MAP V3GFLA S-3)

**LEGEND:**

- P.B. = PLAT BOOK
- PG. = PAGE
- D.B. = DEED BOOK
- O.R. = OFFICIAL RECORDS BOOK
- M.B. = MAP BOOK
- PE = PERMANENT EASEMENT
- ID = IDENTIFICATION

**NOTES:**

- 1) This is not a Boundary survey.
- 2) Bearings are based on the East line of the Northeast 1/4 of Section 22, Township 29 South, Range 25 East, Polk County, Florida, being South 00°16'11\"/>

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 51°48'32\"/>	

SHEET 2 OF 2

CS PROJECT: 8825.03

6052-PE

SHEET NO. V-02

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

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 07/30/2025

DESCRIPTION  
6052-IE

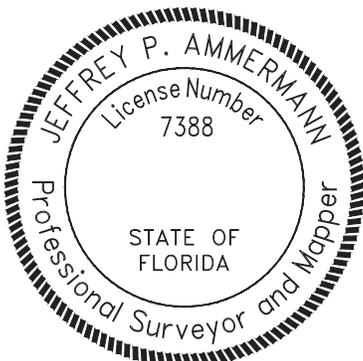
DESCRIPTION:

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COMMENCE at the Northeast corner of said Northeast 1/4, also being the Northeast corner of Lot 1 of said MAP CORRECTION OF THE TOWN OF GORDONVILLE; thence South 00°16'11" East, along the East line of said Northeast 1/4, and the East line of said Lots 1 and 14, a distance of 949.93 feet to the POINT OF BEGINNING; thence continue South 00°16'11" East, along said East line, 16.32 feet to the intersection with the Northerly corridor line of CSX Transportation Railroad as depicted on the Railroad Valuation Right-of-Way Map V3gFLA S-3; thence South 51°48'32" West, along said Northerly corridor line of CSX Transportation Railroad, 71.88 feet; thence North 38°11'28" West, 3.74 feet to a non-tangent curve to the left having a radius of 18.78 feet, a central angle of 81°57'50", a chord bearing of North 02°07'16" West, and a chord distance of 24.63 feet; thence along the arc of said curve, 26.87 feet; thence North 59°45'06" West, 11.64 feet; thence North 72°12'09" West, 155.84 feet; thence North 17°39'56" East, 24.00 feet; thence South 72°12'09" East, 169.50 feet to a non-tangent curve to the left having a radius of 20.59 feet, a central angle of 75°16'42", a chord bearing of North 70°09'29" East, and a chord distance of 25.14 feet; thence along the arc of said curve, 27.05 feet; thence North 89°43'49" East, 25.76 feet to the POINT OF BEGINNING. Said parcel containing 5,942.56 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  
18:55:43 -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 FOR  
DESCRIPTION SKETCH, LEGEND,  
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

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

6052-IE

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 07/30/2025

SHEET NO. V-01

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DESCRIPTION SKETCH

6052-IE

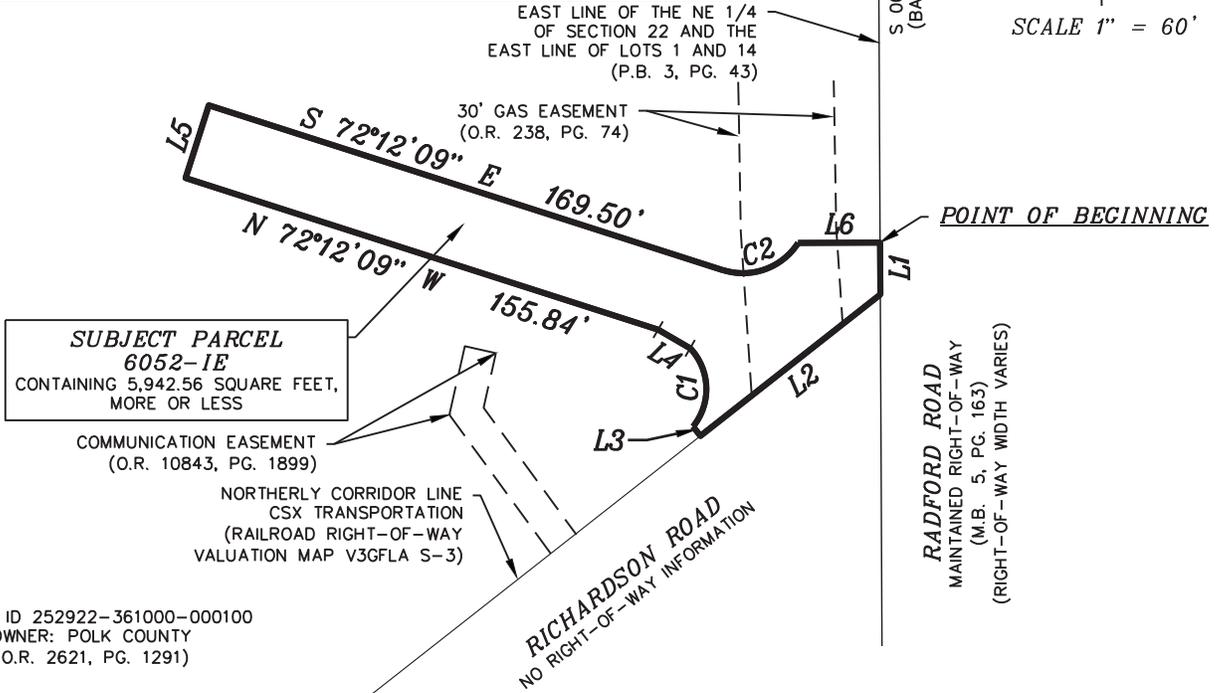
POINT OF COMMENCEMENT

NE CORNER OF THE NE 1/4  
OF SECTION 22,  
TOWNSHIP 29 SOUTH,  
RANGE 25 EAST AND  
THE NE CORNER OF LOT 1  
(P.B. 3, PG. 43)

CURVE TABLE					
CURVE #	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C1	18.78'	26.87'	24.63'	N 2°07'16" W	81°57'50"
C2	20.59'	27.05'	25.14'	N 70°09'29" E	75°16'42"



SCALE 1" = 60'



**SUBJECT PARCEL**  
6052-IE  
CONTAINING 5,942.56 SQUARE FEET,  
MORE OR LESS

PARCEL ID 252922-361000-000100  
OWNER: POLK COUNTY  
(O.R. 2621, PG. 1291)

LEGEND:

- P.B. = PLAT BOOK
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- PE = PERMANENT EASEMENT
- IE = INGRESS/EGRESS EASEMENT
- ID = IDENTIFICATION

NOTES:

- 1) This is not a Boundary survey.
- 2) Bearings are based on the East line of the Northeast 1/4 of Section 22, Township 29 South, Range 25 East, Polk County, Florida, being South 00°16'11" East.
- 3) See sheet 1 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.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 00°16'11" E	16.32'
L2	S 51°48'32" W	71.88'
L3	N 38°11'28" W	3.74'
L4	N 59°45'06" W	11.64'
L5	N 17°39'56" E	24.00'
L6	N 89°43'49" E	25.76'

SHEET 2 OF 2

CS PROJECT: 8825.03

6052-IE

SHEET NO. V-02

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

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 07/30/2025