



North

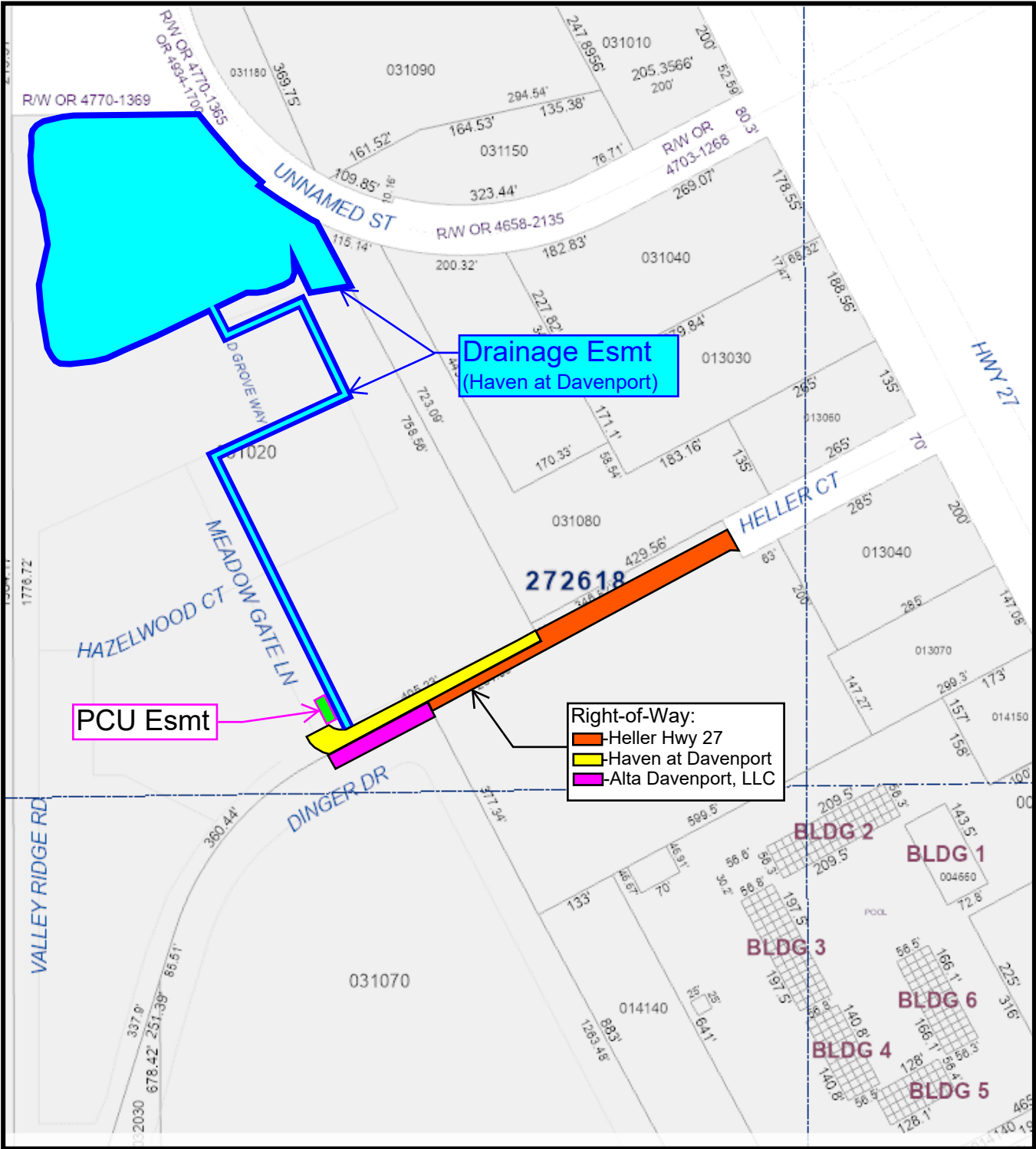
Subject Area



Section 18,
Township 26 South,
Range 27 East



SECTION 18, TOWNSHIP 26 SOUTH, RANGE 27 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: Scott C. Lowery
Project Name: DRC – Heller Court R/W

Parent Parcel ID No.: 272618-000000-031020

QUIT CLAIM DEED

THIS INDENTURE, made this 6 day of June, 2025, between **HAVEN AT DAVENPORT, LLC**, a Delaware limited liability company, whose address is 100 Dunbar Street, Suite 400, Spartanburg, South Carolina 29306, Grantor, and **POLK COUNTY**, a political subdivision of the State of Florida, whose address is P.O. Box 988, Bartow, Florida 33831, Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" may be singular or plural and/or natural or artificial, whenever the context so requires, and include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of business entities.)

WITNESSETH, that the Grantor, for and in consideration of the sum of One Dollar, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, quit claim, and convey unto the Grantee, its successors and assigns, without covenant, representation or warranty, all right, title, interest, claim, and demand which the Grantor has in and to the following described land, situate, lying and being in the County of Polk, State of Florida, to-wit:

SEE EXHIBIT "A"

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto belonging or in anywise incident or appertaining, and all the estate, right, title, interest, and claim whatsoever of the said Grantor, in law or in equity to the only proper use, benefit, and behoove of the said Grantee, its successors and assigns forever.

SUBJECT TO all existing covenants, restrictions, easements, liens, encumbrances, and other matters of record, if any; however, this reference shall not operate to reimpose same.

[SIGNATURE PAGE FOLLOWS]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly executed in its name the date first above written.

Signed, Sealed and Delivered in the presence of:
(Signature of two witnesses required by Florida Law)

[Signature]
Witness #1
Kellen S. Cheek

Print Name
100 Dunbar St., Ste. 400
Address
Spartanburg, SC 29304

[Signature]
Witness #2
Matthew Kelly

Print Name
100 Dunbar St. Ste. 400
Address
Spartanburg, SC 29304

HAVEN AT DAVENPORT, LLC, a
Delaware limited liability company

By: Johnson Development Associates,
Inc., a South Carolina corporation,
its Manager

By: [Signature]
Jason Lynch, Vice President

STATE OF South Carolina

COUNTY OF Spartanburg

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 6th day of June, 2025, by Jason Lynch, as Vice
President of Johnson Development Associates, Inc., a South Carolina corporation, as
Manager of Haven at Davenport, LLC, a Delaware limited liability company, on behalf of
the company, who ☒ is personally known to me or ☐ has produced
_____ as identification.

(AFFIX NOTARY SEAL)

[Signature]
Notary Public

Julie H. Balmer
Printed Name of Notary

NA 4/4/29
Commission Number and Expiration Date



Sketch & Description
Haven at Davenport - Dedicated Right-of-way
Section 18, Township 26 South, Range 27 East
Polk County, Florida

Exhibit "A" - Sheet 1 of 3

Dedicated Right of way: As Written by SurvTech Solutions

A strip of land being a portion of the lands described in Official Records Book 12339, page 1491 of the Public Records of Polk County, Florida, lying and being in the Northwest 1/4 of Section 18, Township 26 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

COMMENCE at a point marking the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 18, Township 26 South, Range 27 East, Polk County, Florida; thence coincident with the North boundary of the Northeast 1/4 of the Northwest 1/4 of said Section 18, S 89°07'56" W a distance of 213.83 feet to a point coincident with the Westerly Right-of-way Boundary of US Highway 27 per Florida Department of Transportation Map State Project #16320-2408, F.P.#20122041; thence departing said North boundary, coincident with said Westerly Right-of-way boundary, S 28°04'06" E a distance of 835.00 feet to a point coincident with the North Right-of-way Boundary of Heller Court; thence departing said Westerly Right-of-way boundary, coincident with said North Right-of-way boundary and it's Westerly extension thereof, S 61°55'54" W a distance of 694.88 feet to a point coincident with the Easterly boundary of the lands described in Official Records Book 12339, page 1491 of the Public Records of Polk County, Florida; thence departing said Westerly extension, coincident with said Easterly boundary, S 28°04'06" E a distance of 20.01 feet to the POINT OF BEGINNING; thence continue coincident with said Easterly boundary, S 28°04'06" E a distance of 15.00 feet to a point coincident with the Southerly boundary of said lands; thence departing said Easterly boundary, coincident with said Southerly boundary the following two (2) courses: 1.) S 61°55'54" W a distance of 405.23 feet to a point coincident with a tangent curve concave to the Southeast, said curve having a radius of 461.00 feet, a delta angle of 01°36'36" and being subtended by a chord bearing S 61°07'36" W for a distance of 12.95 feet; 2.) thence coincident with the arc of said curve a distance of 12.95 feet to a point of curvature with a curve concave to the Northeast, said curve having a radius of 57.00 feet, a delta angle of 39°41'34" and being subtended by a chord bearing N 55°56'39" W for a distance of 38.70 feet; thence departing said Southerly boundary, coincident with the arc of said curve a distance of 39.49 feet to a point of curvature with a curve concave to the Southeast, said curve having a radius of 496.00 feet, a delta angle of 03°30'01" and being subtended by a chord bearing N 60°05'32" E for a distance of 30.30 feet; thence coincident with the arc of said curve a distance of 30.30 feet; thence S 47°28'09" E a distance of 2.09 feet to a point coincident with a tangent curve concave to the North, said curve having a radius of 27.00 feet, a delta angle of 70°35'57" and being subtended by a chord bearing S 82°46'08" E for a distance of 31.20 feet; thence coincident with the arc of said curve a distance of 33.27 feet to a point coincident with a line that is 15.00 feet North of and parallel with the aforesaid Southerly boundary of the lands described in Official Records Book 12339, page 1491; thence coincident with said parallel line, N 61°55'54" E a distance of 379.84 feet to the POINT OF BEGINNING.

Containing an area of 7059.73 square feet, 0.162 acres, more or less.

SURVEY NOTES:

- 1.) Paper copies of this survey are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper. Digital copies are not valid without the digital signature of a Florida Licensed Surveyor and Mapper.
- 2.) The bearing structure for this survey is based on a Florida West State Plane grid bearing of S 28°04'06" E Westerly Right-of-way Boundary of US Highway 27 per FDOT State Project #16320-2408 F.P.#20122041.
- 3.) THIS IS NOT A BOUNDARY SURVEY.



Digitally
signed by
Stacy L Brown
Date:
2025.01.07
14:54:29
-05'00'

Stacy L. Brown P.S.M. No. 6516
SurvTech Solutions, Inc. LB No. 7340

Drafted By: M. Rook
Date Drafted: 08/10/24

Approved By: S. Brown
Date Approved: 08/18/24

Last Field Date: N/A
Field Book/Page: N/A

Project No.: 241262
Ref. No.: N/A

Drawing Name: 241262_RW-1
Revision Date: 12/14/24

SURVEYING TODAY WITH
TOMORROW'S TECHNOLOGY



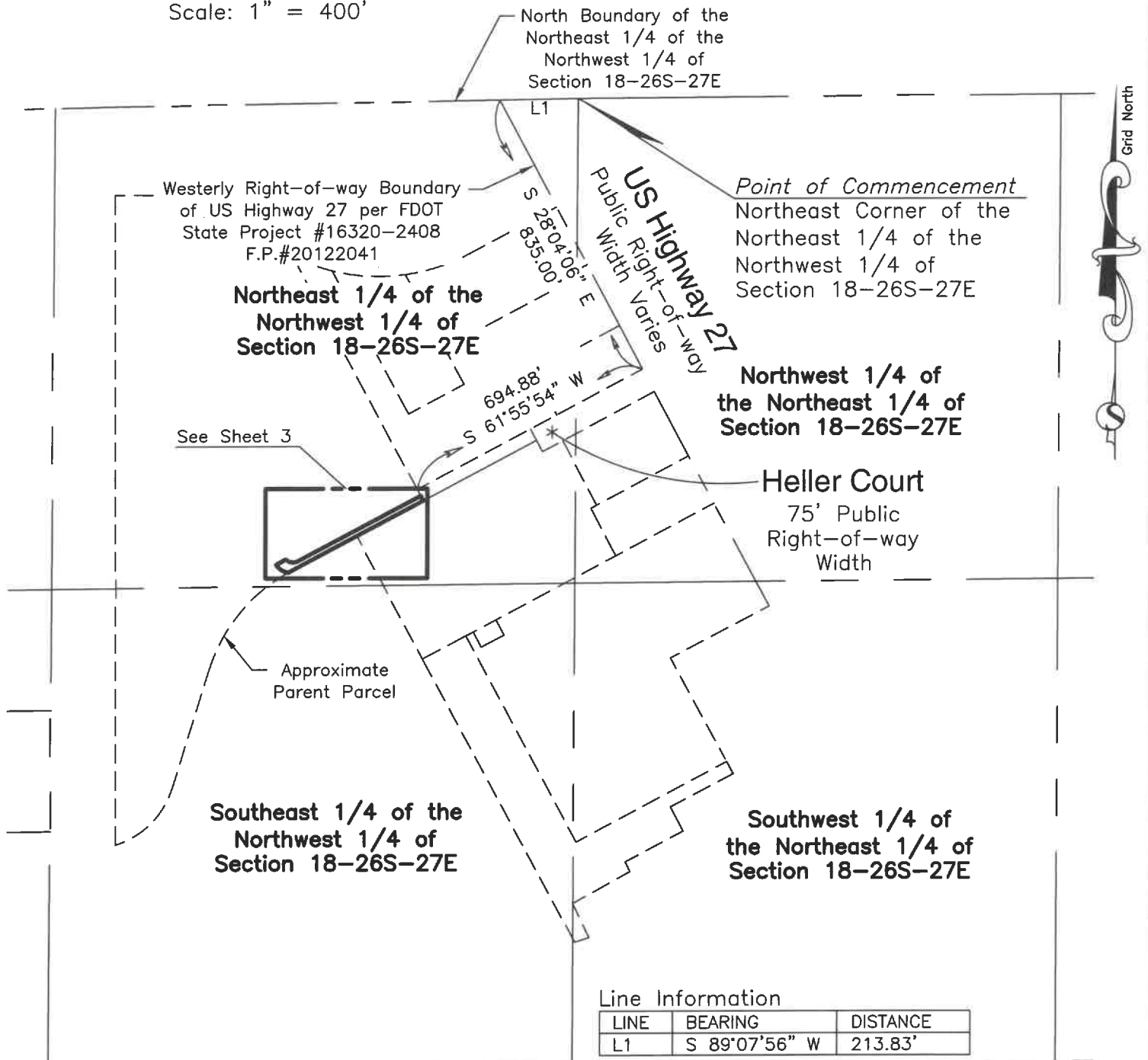
SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS
10220 U.S. Highway 92 East, Tampa, FL 33610
phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

Sketch & Description
Haven at Davenport - Dedicated Right-of-way
Section 18, Township 26 South, Range 27 East
Polk County, Florida

Exhibit "A" - Sheet 2 of 3



Scale: 1" = 400'



THIS IS NOT A FIELD SURVEY

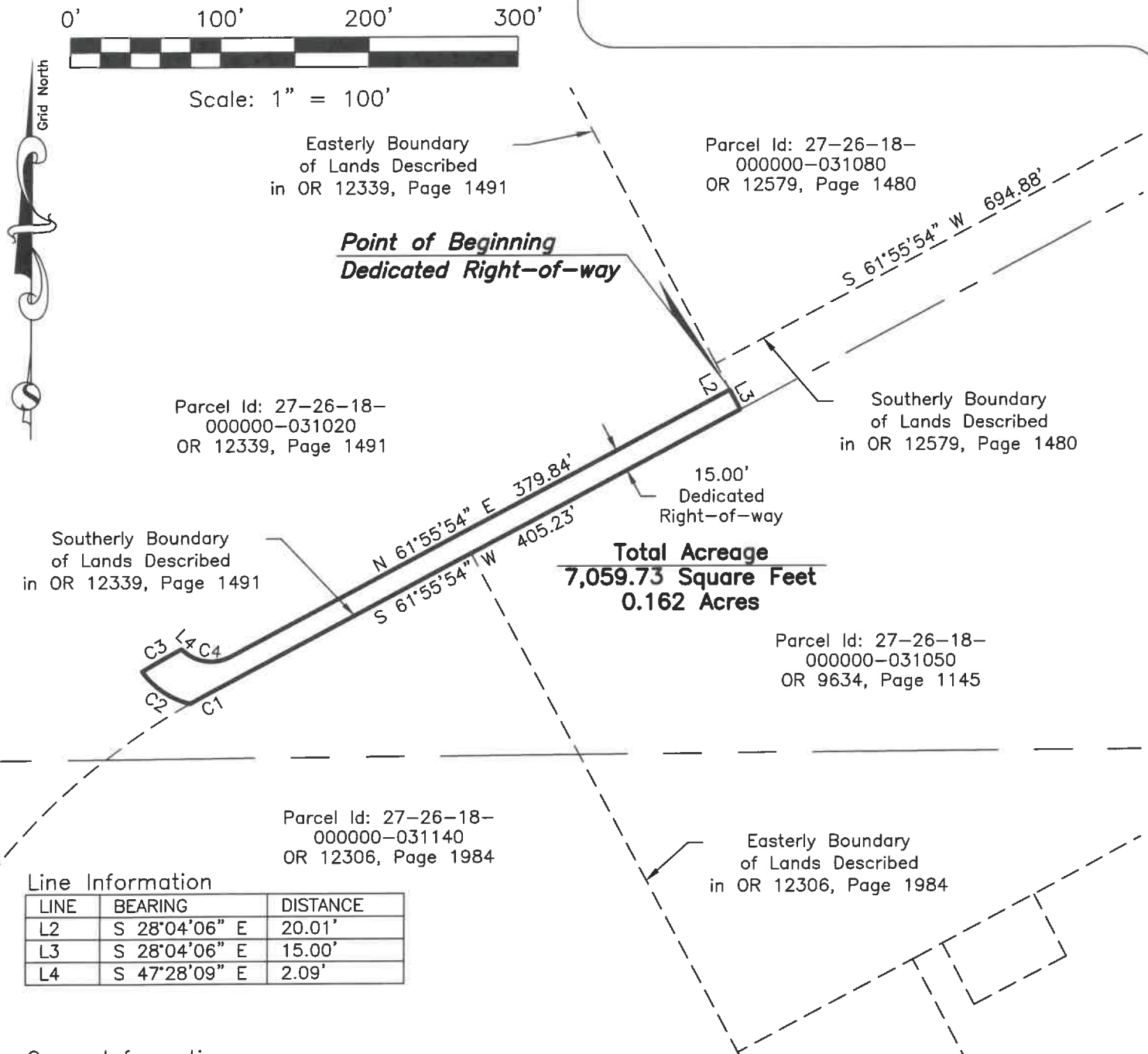
PROJECT NO.: 241262
 REF. No.: N/A
 LAST FIELD DATE: N/A



SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS
 10220 U.S. Highway 92 East, Tampa, FL 33610
 phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
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Sketch & Description
Haven at Davenport - Dedicated Right-of-way
Section 18, Township 26 South, Range 27 East
Polk County, Florida

Exhibit "A" - Sheet 3 of 3



Line Information

LINE	BEARING	DISTANCE
L2	S 28°04'06" E	20.01'
L3	S 28°04'06" E	15.00'
L4	S 47°28'09" E	2.09'

Curve Information

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	461.00'	12.95'	1°36'36"	S 61°07'36" W	12.95'	6.48'
C2	57.00'	39.49'	39°41'34"	N 55°56'39" W	38.70'	20.57'
C3	496.00'	30.30'	3°30'01"	N 60°05'32" E	30.30'	15.16'
C4	27.00'	33.27'	70°35'57"	S 82°46'08" E	31.20'	19.12'

THIS IS NOT A FIELD SURVEY

PROJECT NO.: 241262
 REF. No.: N/A
 LAST FIELD DATE: N/A



SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS
 10220 U.S. Highway 92 East, Tampa, FL 33610
 phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
 email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

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: Scott C. Lowery
Project Name: DRC – Heller Court R/W

Parent Parcel ID No.: 272618-000000-031050

QUIT CLAIM DEED

THIS INDENTURE, made this 26th day of June, 2025, between **HELLER HIGHWAY 27 LLC**, a Florida limited liability company, whose address is 288 Ninth Street, Winter Garden, Florida 34787, Grantor, and **POLK COUNTY**, a political subdivision of the State of Florida, whose address is P.O. Box 988, Bartow, Florida 33831, Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" may be singular or plural and/or natural or artificial, whenever the context so requires, and include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of business entities.)

WITNESSETH, that the Grantor, for and in consideration of the sum of One Dollar, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, quit claim, and convey unto the Grantee, its successors and assigns, without covenant, representation or warranty, all right, title, interest, claim, and demand which the Grantor has in and to the following described land, situate, lying and being in the County of Polk, State of Florida, to-wit:

SEE EXHIBIT "A"

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto belonging or in anywise incident or appertaining, and all the estate, right, title, interest, and claim whatsoever of the said Grantor, in law or in equity to the only proper use, benefit, and behoove of the said Grantee, its successors and assigns forever.

SUBJECT TO all existing covenants, restrictions, easements, liens, encumbrances, and other matters of record, if any; however, this reference shall not operate to reimpose same.

[SIGNATURE PAGE FOLLOWS]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly executed in its name the date first above written.

Signed, Sealed and Delivered in the presence of:
(Signature of two witnesses required by Florida Law)

[Signature]
Witness #1
ALICIA Morales
Print Name
2891 Cullens Ct, Ocoee, FL 34761
Address
[Signature]
Witness #2
Peter J. Heckman
Print Name
4200 Willow Park Dr, Orlando, FL 32835
Address

HELLER HIGHWAY 27 LLC, a
Florida limited liability company

By: Heller Bros. Packing Corp., a
Florida corporation, its Managing
Member

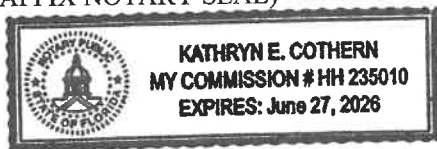
By: [Signature]
Harry Falk, Vice-President
Zachary Heller

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26th day of June, 2025, by Harry Falk, as Vice-President of Heller Bros. Packing Corp., a Florida corporation, as Managing Member of Heller Highway 27 LLC, a Florida limited liability company, on behalf of the company, who ☒ is personally known to me or ☐ has produced _____ as identification.

(AFFIX NOTARY SEAL)



[Signature]
Notary Public
Kathryn E Cothern
Printed Name of Notary
June 27, 2026
Commission Number and Expiration Date

Sketch & Description
Haven at Davenport - Dedicated Right-of-way
Section 18, Township 26 South, Range 27 East
Polk County, Florida

Exhibit "A" - Sheet 1 of 3

Dedicated Right-of-way: As Written by SurvTech Solutions

A strip of land being a portion of the lands described in Official Records Book 9634, page 1145 of the Public Records of Polk County, Florida, lying and being in the Northwest 1/4 of Section 18, Township 26 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

COMMENCE at a point marking the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 18, Township 26 South, Range 27 East, Polk County, Florida; thence coincident the North boundary of the Northeast 1/4 of the Northwest 1/4 of said Section 18, S 89°07'56" W a distance of 213.83 feet to a point coincident with the Westerly Right-of-way Boundary of US Highway 27 per Florida Department of Transportation Map State Project #16320-2408, F.P.#20122041; thence departing said North boundary, coincident with said Westerly Right-of-way boundary, S 28°04'06" E a distance of 835.00 feet to a point coincident with the Northerly Right-of-way Boundary of Heller Court; thence departing said Westerly Right-of-way boundary, coincident with said Northerly Right-of-way boundary, S 61°55'54" W a distance of 346.57 feet to a point coincident with the Westerly Right-of-way boundary of said Heller Court; thence departing said Northerly Right-of-way boundary, coincident with said Westerly Right-of-way boundary, S 28°04'06" E a distance 20.00 feet to the POINT OF BEGINNING; thence continue coincident with said Westerly Right-of-way boundary, S 28°04'06" E a distance of 41.31 feet; thence departing said Westerly Right-of-way boundary, S 83°38'08" W a distance of 30.58 feet; thence S 61°55'54" W a distance of 523.81 feet to a point coincident with the Easterly boundary of the lands described in Official Records Book 12306, page 1984 of the Public Records of Polk County, Florida; thence coincident with said Easterly boundary, N 28°04'06" W a distance of 15.00 feet to a point coincident with the Southerly boundary of lands described in Official Records Book 12339, page 1491 of the Public Records of Polk County, Florida; thence coincident with said Southerly boundary, N 61°55'54" E a distance of 204.33 feet to a point coincident with the Easterly boundary of said lands; thence departing said Southerly boundary, coincident with said Easterly boundary, N 28°04'06" W a distance of 15.00 feet; thence departing said Easterly boundary, N 61°55'54" E a distance of 347.90 feet to the POINT OF BEGINNING.

Containing an area of 13662.50 square feet, 0.314 acres, more or less.

SURVEY NOTES:

- 1.) Paper copies of this survey are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper. Digital copies are not valid without the digital signature of a Florida Licensed Surveyor and Mapper.
- 2.) The bearing structure for this survey is based on a Florida West State Plane grid bearing of S 28°04'06" E Westerly Right-of-way Boundary of US Highway 27 per FDOT State Project #16320-2408 F.P.#20122041.
- 3.) THIS IS NOT A BOUNDARY SURVEY.



Digitally
signed by
Stacy L Brown
Date:
2025.01.07
15:12:39
-05'00'

Stacy L. Brown P.S.M. No. 6516
SurvTech Solutions, Inc. LB No. 7340

Drafted By: M. Rook
Date Drafted: 08/10/24

Approved By: S. Brown
Date Approved: 08/18/24

Last Field Date: N/A
Field Book/Page: N/A

Project No.: 241262
Ref. No.: N/A

Drawing Name: 241262_RW-2
Revision Date: 12/14/24

SURVEYING TODAY WITH
TOMORROW'S TECHNOLOGY



SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS

10220 U.S. Highway 92 East, Tampa, FL 33610

phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340

email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

Sketch & Description
Haven at Davenport - Dedicated Right-of-way
Section 18, Township 26 South, Range 27 East
Polk County, Florida

Exhibit "A" - Sheet 2 of 3

North Boundary of the
 Northeast 1/4 of the
 Northwest 1/4 of
 Section 18-26S-27E

Westerly Right-of-way Boundary
 of US Highway 27 per FDOT
 State Project #16320-2408
 F.P.#20122041

Point of Beginning
Dedicated
Right-of-way

Northeast 1/4 of the
Northwest 1/4 of
Section 18-26S-27E

See Sheet 3

Approximate
 Parent Parcel

Southeast 1/4 of the
Northwest 1/4 of
Section 18-26S-27E

Line Information

US Highway 27
 Public Right-of-way
 Width Varies

Point of Commencement
 Northeast Corner of the
 Northeast 1/4 of the
 Northwest 1/4 of
 Section 18-26S-27E

Northwest 1/4 of
the Northeast 1/4 of
Section 18-26S-27E

Heller Court
 75' Public
 Right-of-way
 Width

Southwest 1/4 of
the Northeast 1/4 of
Section 18-26S-27E

Line Information

LINE	BEARING	DISTANCE
L1	S 89°07'56" W	213.83'



Scale: 1" = 400'

THIS IS NOT A FIELD SURVEY

PROJECT NO.: 241262
 REF. No.: N/A
 LAST FIELD DATE: N/A



SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS

10220 U.S. Highway 92 East, Tampa, FL 33610
 phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
 email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

Sketch & Description
Haven at Davenport - Dedicated Right-of-way
Section 18, Township 26 South, Range 27 East
Polk County, Florida

Exhibit "A" - Sheet 3 of 3

Legend

POB Point of Beginning
 ESMT Easement

Easterly Boundary
 of Lands Described
 in OR 12339, Page 1491

Southerly Boundary
 of Lands Described
 in OR 12579, Page 1480

Parcel Id: 27-26-18-
 000000-031190
 OR 12339, Page 1491

Southerly Boundary
 of Lands Described
 in OR 12339, Page 1491

15.00' Dedicated
 Right-of-way

Easterly Boundary
 of Lands Described
 in OR 12306, Page 1984

Line Information

LINE	BEARING	DISTANCE
L2	S 28°04'06" E	20.00'
L3	S 28°04'06" E	41.31'
L4	S 83°38'08" W	30.58'
L5	N 28°04'06" W	15.00'
L6	N 28°04'06" W	15.00'



Scale: 1" = 100'

Point of Beginning Right-of-way Dedicated

Northerly Right-of-way
 Boundary Heller Court

Parcel Id: 27-26-18-
 000000-031080
 OR 12579, Page 1480

30.00' Dedicated
 Right-of-way
 Southerly Right-of-way
 Boundary Heller Court

Total Acreage
13,662.50 Square Feet
0.314 Acres

Parcel Id: 27-26-18-
 000000-031050
 OR 9634, Page 1145

THIS IS NOT A FIELD SURVEY

PROJECT NO.: 241262
 REF. No.: N/A
 LAST FIELD DATE: N/A



SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS
 10220 U.S. Highway 92 East, Tampa, FL 33610
 phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
 email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

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: Scott C. Lowery
Project Name: DRC – Heller Court R/W

Parent Parcel ID No.: 272618-000000-031070

QUIT CLAIM DEED

THIS INDENTURE, made this 9th day of June, 2025, between **ALTA DAVENPORT, LLC**, a Delaware limited liability company, whose address is 3715 Northside Parkway NW, Suite 4-600, Atlanta, Georgia 30327, Grantor, and **POLK COUNTY**, a political subdivision of the State of Florida, whose address is P.O. Box 988, Bartow, Florida 33831, Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" may be singular or plural and/or natural or artificial, whenever the context so requires, and include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of business entities.)

WITNESSETH, that the Grantor, for and in consideration of the sum of One Dollar, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, quit claim, and convey unto the Grantee, its successors and assigns, without covenant, representation or warranty, all right, title, interest, claim, and demand which the Grantor has in and to the following described land, situate, lying and being in the County of Polk, State of Florida, to-wit:

SEE EXHIBIT "A"

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto belonging or in anywise incident or appertaining, and all the estate, right, title, interest, and claim whatsoever of the said Grantor, in law or in equity to the only proper use, benefit, and behoove of the said Grantee, its successors and assigns forever.

SUBJECT TO all existing covenants, restrictions, easements, liens, encumbrances, and other matters of record, if any; however, this reference shall not operate to reimpose same.

[SIGNATURE PAGE FOLLOWS]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly executed in its name the date first above written.

Signed, Sealed and Delivered in the presence of:
(Signature of two witnesses required by Florida Law)



Witness #1



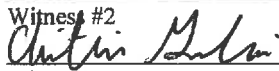
Print Name

102 S. INTERCHANGE AVE

Address WINTER PARK FL 32789

Christine Grandin

Witness #2



Print Name

3510 Chelsea St, Orlando, FL

Address 32803

ALTA DAVENPORT, LLC, a
Delaware limited liability company

By: WS Davenport, LLC, a Delaware
limited liability company, its
Managing Member

By: WP Florida/Washington, LLC, a
Delaware limited liability company,
its sole member & manager

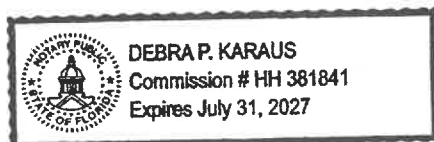
By: 
Bryan Borland, Vice-President


STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 9th day of June, 2025, by Bryan Borland, as Vice-
President of WP Florida/Washington, LLC, a Delaware limited liability company, as sole
member and Manager of WS Davenport, LLC, a Delaware limited liability company, as
Managing Member of Alta Davenport, LLC, a Delaware limited liability company, on behalf
of the company, who ☒ is personally known to me or ☐ has produced
N/A as identification.

(AFFIX NOTARY SEAL)




Notary Public

Debra P. Karaus

Printed Name of Notary

HH 381841
Commission Number and Expiration Date

Sketch & Description
Haven at Davenport - Dedicated Right-of-way
Section 18, Township 26 South, Range 27 East
Polk County, Florida

Dedicated Right of way: As Written by SurvTech Solutions

A strip of land being a portion of the lands described in Official Records Book 12306, page 1984 of the Public Records of Polk County, Florida, lying and being in the Northwest 1/4 of Section 18, Township 26 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

COMMENCE at a point marking the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 18, Township 26 South, Range 27 East, Polk County, Florida; thence coincident with the North boundary of the Northeast 1/4 of the Northwest 1/4 of said Section 18, S 89°07'56" W a distance of 213.83 feet to a point coincident with the Westerly right-of-way boundary of US Highway 27 per Florida Department of Transportation Map State Project #16320-2408, F.P.#20122041; thence departing said North boundary, coincident with said Westerly right-of-way boundary, S 28°04'06" E a distance of 835.00 feet to a point coincident with the North right-of-way boundary of Heller Court; thence departing said Westerly right-of-way boundary, coincident with said North right-of-way boundary and the Westerly extension thereof, S 61°55'54" W a distance of 694.88 feet to a point coincident with the Easterly boundary of the lands described in Official Records Book 12339, page 1491 of the Public Records of Polk County, Florida; thence coincident with said Easterly boundary, S 28°04'06" E a distance of 35.00 feet to a point coincident with the Southerly boundary of said lands; thence departing said Easterly boundary, coincident with said Southerly boundary, S 61°55'54" W a distance of 204.33 to a point coincident with the Easterly boundary of the lands described in Official Records Book 12306, page 1984 of the Public Records of Polk County, Florida, said point also being the POINT OF BEGINNING; thence departing said Southerly boundary, coincident with said Easterly boundary, S 28°04'06" E a distance of 35.00 feet to a point coincident with a line being 35.00 feet South of and parallel with the aforesaid Southerly boundary; thence departing said Easterly boundary, coincident with said parallel line, S 61°55'54" W a distance of 200.89 feet to a point coincident with a tangent curve concave to the South, said curve having a radius of 426.00 feet, a delta angle of 04°02'42" and being subtended by a chord bearing S 59°54'33" W for a distance of 30.07 feet; thence departing said parallel line, coincident with the arc of said curve a distance of 30.07 feet; thence N 34°07'16" W a distance of 35.02 feet to a point coincident with the aforesaid Southerly boundary of the lands described in said Official Records Book 12339, page 1491, said point also being coincident with a non-tangent curve concave to the South, said curve having a radius of 461.00 feet, a delta angle of 04°11'51" and being subtended by a chord bearing N 59°49'59" E for a distance of 33.76 feet; thence coincident with said Southerly boundary and the arc of said curve a distance of 33.77 feet; thence continue coincident with said Southerly boundary, N 61°55'54" E a distance of 200.89 feet to the POINT OF BEGINNING.

Containing an area of 8,148.61 square feet, 0.187 acres, more or less.

SURVEY NOTES:

- 1.) Paper copies of this survey are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper. Digital copies are not valid without the digital signature of a Florida Licensed Surveyor and Mapper.
- 2.) The bearing structure for this survey is based on a Florida West State Plane grid bearing of S 28°04'06" E Westerly Right-of-way Boundary of US Highway 27 per FDOT State Project #16320-2408 F.P.#20122041.
- 3.) THIS IS NOT A BOUNDARY SURVEY.



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Stacy L Brown
Date:
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Stacy L. Brown P.S.M. No. 6516
SurvTech Solutions, Inc. LB No. 7340

Drafted By: M. Rook
Date Drafted: 12/14/24

Approved By: S. Brown
Date Approved: 01/07/25

Last Field Date: N/A
Field Book/Page: N/A

Project No.: 241262
Ref No.: N/A

Drawing Name: 241262_RW-3
Revision Date: 06/01/25

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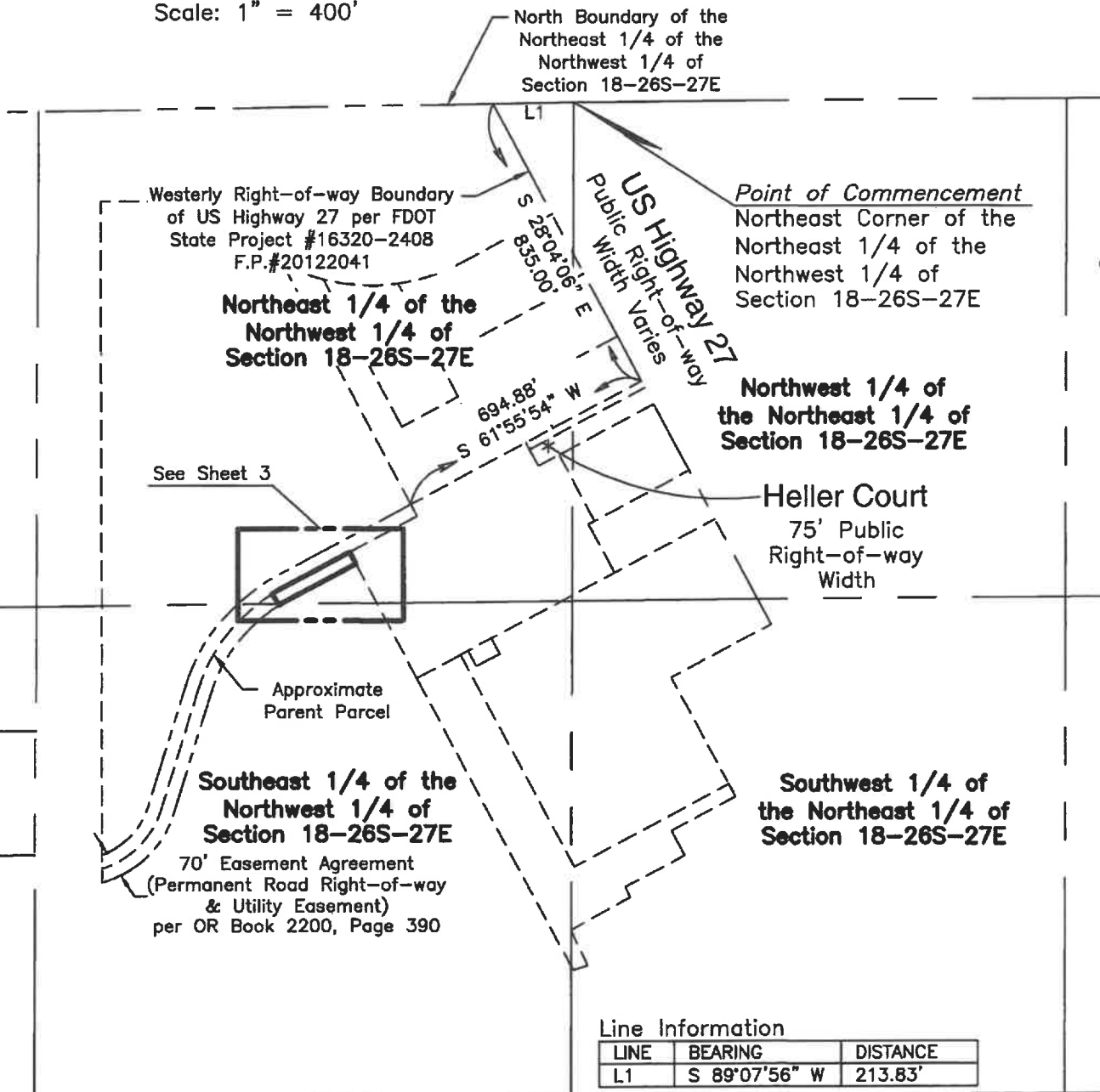
email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

Sketch & Description
Haven at Davenport - Dedicated Right-of-way
Section 18, Township 26 South, Range 27 East
Polk County, Florida



Scale: 1" = 400'

Grid North



THIS IS NOT A FIELD SURVEY

PROJECT NO.: 241262
 REF. No.: N/A
 LAST FIELD DATE: N/A



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Sketch & Description
Haven at Davenport - Dedicated Right-of-way
Section 18, Township 26 South, Range 27 East
Polk County, Florida

0' 100' 200' 300'



Scale: 1" = 100'

Easterly Boundary
of Lands Described
in OR 12339, Page 1491

Parcel Id: 27-26-18-
000000-031020
OR 12339, Page 1491

Point of Beginning
Right-of-way Dedication

Southerly Boundary
of Lands Described
in OR 12339, Page 1491

Parcel Id: 27-26-18-
000000-031080
OR 12579, Page 1480

S 61°55'54" W 694.88'

Southerly Boundary
of Lands Described
in OR 12579, Page 1480

Parcel Id: 27-26-18-
000000-013050
OR 9634, Page 1145

S 61°55'54" W 204.33'

Total Acreage

8,148.61 Square Feet
0.187 Acres

Parcel Id: 27-26-18-
000000-031070
OR 12306, Page 1984

70' Easement Agreement
(Permanent Road Right-of-way
& Utility Easement)
per OR Book 2200, Page 390

Easterly Boundary
of Lands Described
in OR 12306, Page 1984

Line Information

LINE	BEARING	DISTANCE
L2	S 28°04'06" E	35.00'
L3	S 28°04'06" E	35.00'
L4	S 61°55'54" W	200.89'
L5	N 34°07'16" W	35.02'
L6	N 61°55'54" E	200.89'

Curve Information

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	426.00'	30.07'	04°02'42"	S 59°54'33" W	30.07'	15.04'
C2	461.00'	33.77'	04°11'51"	N 59°49'59" E	33.76'	16.89'

THIS IS NOT A FIELD SURVEY

PROJECT NO.: 241262
 REF. No.: N/A
 LAST FIELD DATE: N/A



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email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

This instrument prepared under the direction of
R. Wade Allen, Director
Polk County Real Estate Services
P.O. Box 9005, Drawer RE-01
Bartow, FL 33831-9005
By: Scott C. Lowery
Project Name: DRC – Heller Court Drainage
Haven at Davenport

Parent Parcel ID No.: 272618-000000-031020

PERPETUAL JOINT USE DRAINAGE EASEMENT

THIS EASEMENT made this 6th day of June, 2025, between **HAVEN AT DAVENPORT, LLC**, a Delaware limited liability company, Grantor, and **POLK COUNTY**, a political subdivision organized and existing in the State of Florida, whose mailing address is Post Office Box 988, Bartow, Florida 33831-9005, 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 perpetual non-exclusive drainage easement for the purpose of clearing, excavating, constructing, inspecting, improving, repairing and maintaining drainage facilities in, upon, under, over, across and through the following described land in the County of Polk, State of Florida, to-wit:

SEE ATTACHED EXHIBIT “A”

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.

Grantor, its successors and assigns, shall be responsible for any required permits and permit re-certifications associated with the storm water ponds located within the easement area. Grantor, its successors and assigns, shall also be responsible for the maintenance of the storm water pond, turf and any landscaping located within the easement area. If the Grantor, its successors and assigns, fail to obtain and, when necessary, re-certify Southwest Florida Water Management District permits or perform required maintenance or repair activities associated with the storm water pond the Grantee is authorized to take the necessary steps to permit, recertify, or perform any maintenance, upgrade, or repair activities associated with the Stormwater Pond. Grantors shall reimburse the Grantee for any reasonable costs incurred by Grantee within thirty (30) days of the Grantee sending an invoice or notice of the costs to Grantor.

Notwithstanding the foregoing, this conveyance is expressly made and accepted subject to all valid and subsisting restrictions, reservation, covenants, conditions, rights of way, easements, and other matter, if any, now in force and existing of record in the office of the County Clerk of Polk County, Florida, to which reference is her made for all purposes.

THIS DRAINAGE EASEMENT IS NOT TO BE CONSTRUED AS AN EASEMENT FOR GENERAL PUBLIC USE AND IS SPECIFICALLY INTENDED FOR STORM WATER RETENTION FACILITIES IN CONJUNCTION WITH AN ADJACENT PUBLIC ROADWAY AND IS FOR THE JOINT USE OF POLK COUNTY AND THE GRANTOR, IN CONJUNCTION WITH ITS ADJACENT FACILITIES.

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly executed in its name the date first above written.

Signed, Sealed and Delivered in the presence of:
(Signature of two witnesses required by Florida Law)

[Signature]

Witness #1
Ellen S. Check

Print Name
100 Dunbar St. Ste. 400

Address
Spartanburg, SC 29304

[Signature]

Witness #2
Matthew Kelly

Print Name
100 Dunbar St. Ste. 400

Address
Spartanburg, SC 29306

HAVEN AT DAVENPORT, LLC, a
Delaware limited liability company

By: Johnson Development Associates,
Inc., a South Carolina corporation,
its Manager

By: [Signature]
Jason Lynch, Vice President

STATE OF South Carolina
COUNTY OF Spartanburg

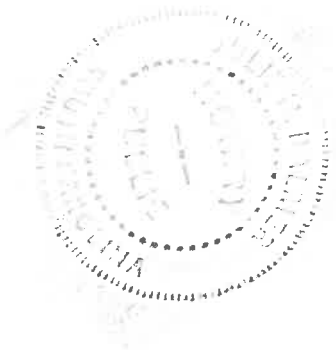
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6th day of June, 2025, by Jason Lynch, as Vice President of Johnson Development Associates, Inc., a South Carolina corporation, as Manager of Haven at Davenport, LLC, a Delaware limited liability company, on behalf of the ☒ company, who is personally ☒ known to me, as identification.

(AFFIX NOTARY SEAL)

[Signature]
Notary Public

Julie H. Balmer
Printed Name of Notary

N/A 4/4/29
Commission Number and Expiration Date



Sketch & Description
Haven at Davenport - Drainage Easement
Section 18, Township 26 South, Range 27 East
Polk County, Florida

Exhibit "A" - Sheet 1 of 6

Drainage Easement: As Written by SurvTech Solutions

A parcel of land lying and being in the Northwest 1/4 of Section 18, Township 26 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

COMMENCE at a point marking the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 18, Township 26 South, Range 27 East, Polk County, Florida; thence coincident the North boundary of the Northeast 1/4 of the Northwest 1/4 of said Section 18, S 89°07'56" W a distance of 213.83 feet to a point coincident with the Westerly Right-of-way Boundary of US Highway 27 per Florida Department of Transportation Map State Project #16320-2408, F.P.#20122041; thence departing said North boundary, coincident with said Westerly Right-of-way boundary, S 28°04'06" E a distance of 835.00 feet to a point coincident with the Northerly Right-of-way Boundary of Heller Court; thence departing said Westerly Right-of-way boundary, coincident with said Northerly Right-of-way boundary and the Westerly extension thereof, S 61°55'54" W a distance of 694.88 feet to a point marking the Southwesterly corner of the lands described in Official Records Book 12579, page 580 of the Public Records of Polk County, Florida; said point being coincident with the Easterly boundary of the lands described in Official Records Book 12339, page 1491 of the Public Records of Polk County, Florida; thence coincident with said Easterly boundary, N 28°04'06" W a distance of 581.58 feet to the POINT OF BEGINNING; thence departing the Easterly boundary of said lands, S 88°21'28" W a distance of 74.23 feet; thence N 23°45'30" W a distance of 78.08 feet to a point coincident with a non-tangent curve concave to the West, said curve having a radius of 35.00 feet, a delta angle of 71°15'24" and being subtended by a chord bearing S 21°16'02" W for a distance of 40.78 feet; thence coincident with the arc of said curve a distance of 43.53 feet; thence S 56°53'44" W a distance of 17.02 feet to a point coincident with a tangent curve concave to the Northwest, said curve having a radius of 35.00 feet, a delta angle of 21°13'06" and being subtended by a chord bearing S 67°30'17" W for a distance of 12.89 feet; thence coincident with the arc of said curve a distance of 12.96 feet; thence S 78°06'50" W a distance of 29.48 feet to a point coincident with a tangent curve concave to the South, said curve having a radius of 15.00 feet, a delta angle of 18°34'52" and being subtended by a chord bearing S 68°49'24" W for a distance of 4.84 feet; thence coincident with the arc of said curve a distance of 4.86 feet; thence S 59°31'58" W a distance of 113.97 feet; thence S 55°18'19" W a distance of 12.27 feet; thence S 31°55'25" E a distance of 44.61 feet; thence N 62°00'05" E a distance of 178.80 feet; thence S 28°06'15" E a distance of 234.70 feet; thence S 61°53'45" W a distance of 315.40 feet; thence S 28°06'15" E a distance of 160.77 feet; thence S 61°13'10" E a distance of 53.19 feet; thence S 26°38'02" E a distance of 201.51 feet to a point coincident with a non-tangent curve concave to the North, said curve having a radius of 27.00 feet, a delta angle of 44°05'41" and being subtended by a chord bearing N 74°21'56" W for a distance of 20.27 feet; thence coincident with the arc of said curve a distance of 20.78 feet; thence N 26°38'02" W a distance of 183.21 feet; thence N 61°13'10" W a distance of 52.98 feet; thence N 28°06'15" W a distance of 180.23 feet; thence N 61°53'45" E a distance of 315.40 feet; thence N 28°06'15" W a distance of 204.72 feet; thence S 62°00'05" W a distance of 177.83 feet; thence N 31°55'25" W a distance of 57.89 feet;

Legal Continued on Sheet 2

SURVEY NOTES:

- 1.) Paper copies of this survey are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper. Digital copies are not valid without the digital signature of a Florida Licensed Surveyor and Mapper.
- 2.) The bearing structure for this survey is based on a Florida West State Plane grid bearing of S 28°04'06" E Westerly Right-of-way Boundary of US Highway 27 per FDOT State Project #16320-2408 F.P.#20122041.
- 3.) THIS IS NOT A BOUNDARY SURVEY.



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signed by
Stacy L Brown
Date:
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Stacy L. Brown P.S.M. No. 6516
SurvTech Solutions, Inc. LB No. 7340

Drafted By: M. Rook
Date Drafted: 08/10/24

Approved By: S. Brown
Date Approved: 08/18/24

Last Field Date: 12/3/24
Field Book/Page: N/A

Project No.: 241262
Ref. No.: N/A

Drawing Name: 241262_DE
Revision Date: 12/14/24

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email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

Sketch & Description
Haven at Davenport - Drainage Easement
Section 18, Township 26 South, Range 27 East
Polk County, Florida

Exhibit "A" - Sheet 2 of 6

Continued from Sheet 1

thence S 55°18'20" W a distance of 100.41 feet to a point coincident with a tangent curve concave to the Northwest, said curve having a radius of 60.00 feet, a delta angle of 13°59'37" and being subtended by a chord bearing S 62°18'08" W for a distance of 14.62 feet; thence coincident with the arc of said curve a distance of 14.65 feet; thence S 69°17'57" W a distance of 94.92 feet to a point coincident with a tangent curve concave to the Northeast, said curve having a radius of 25.00 feet, a delta angle of 106°26'55" and being subtended by a chord bearing N 57°28'36" W for a distance of 40.05 feet; thence coincident with the arc of said curve a distance of 46.45 feet; thence N 04°15'08" W a distance of 94.94 feet; thence N 06°32'28" E a distance of 104.74 feet to a point coincident with a tangent curve concave to the West, said curve having a radius of 15.00 feet, a delta angle of 19°08'58" and being subtended by a chord bearing N 03°02'01" W for a distance of 4.99 feet; thence coincident with the arc of said curve a distance of 5.01 feet; thence N 12°36'30" W a distance of 88.54 feet to a point coincident with a tangent curve concave to the East, said curve having a radius of 35.00 feet, a delta angle of 15°38'23" and being subtended by a chord bearing N 04°47'19" W for a distance of 9.52 feet; thence coincident with the arc of said curve a distance of 9.55 feet; thence N 03°01'53" E a distance of 49.23 feet to a point coincident with a tangent curve concave to the West, said curve having a radius of 15.00 feet, a delta angle of 09°45'49" and being subtended by a chord bearing N 01°51'02" W for a distance of 2.55 feet; thence coincident with the arc of said curve a distance of 2.56 feet; thence N 06°43'56" W a distance of 34.67 feet to a point coincident with a non-tangent curve concave to the Southeast, said curve having a radius of 35.00 feet, a delta angle of 94°56'40" and being subtended by a chord bearing N 40°12'01" E for a distance of 51.59 feet; thence coincident with the arc of said curve a distance of 58.00 feet to a point of reverse curvature with a curve concave to the North, said curve having a radius of 395.75 feet, a delta angle of 09°43'36" and being subtended by a chord bearing N 82°48'33" E for a distance of 67.10 feet; thence coincident with the arc of said curve a distance of 67.18 feet to a point coincident with the South Right-of-way boundary per Official Records Book 4770, page 1369 of the Public Records of Polk County, Florida; thence coincident with said South Right-of-way boundary and the Easterly extension thereof, N 89°55'06" E a distance of 185.18 feet to a point coincident with the Southwesterly Right-of-way boundary of Access Road as recorded in Official Records Book 4934, Page 1700 of the Public Records of Polk County, Florida, said point also being coincident with a non-tangent curve concave to the Northeast, said curve having a radius of 512.79 feet, a delta angle of 16°37'22" and being subtended by a chord bearing S 43°28'26" E for a distance of 148.25 feet; thence coincident with the arc of said curve a distance of 148.77 feet; thence S 38°12'54" W a distance of 7.35 feet to a point coincident with a non-tangent curve concave to the Northeast, said curve having a radius of 520.14 feet, a delta angle of 11°18'53" and being subtended by a chord bearing S 57°26'32" E for a distance of 102.55 feet; thence coincident with the arc of said curve a distance of 102.72 feet to a point coincident with the Northeasterly corner of the aforesaid lands described in Official Records Book 12339, page 1491; thence departing said Southwesterly Right-of-way boundary, coincident with the Easterly boundary of said lands, S 28°04'05" E a distance of 141.97 feet to the POINT OF BEGINNING.

Containing an area of 167,040.06 square feet, 3.835 acres, more or less.

THIS IS NOT A FIELD SURVEY

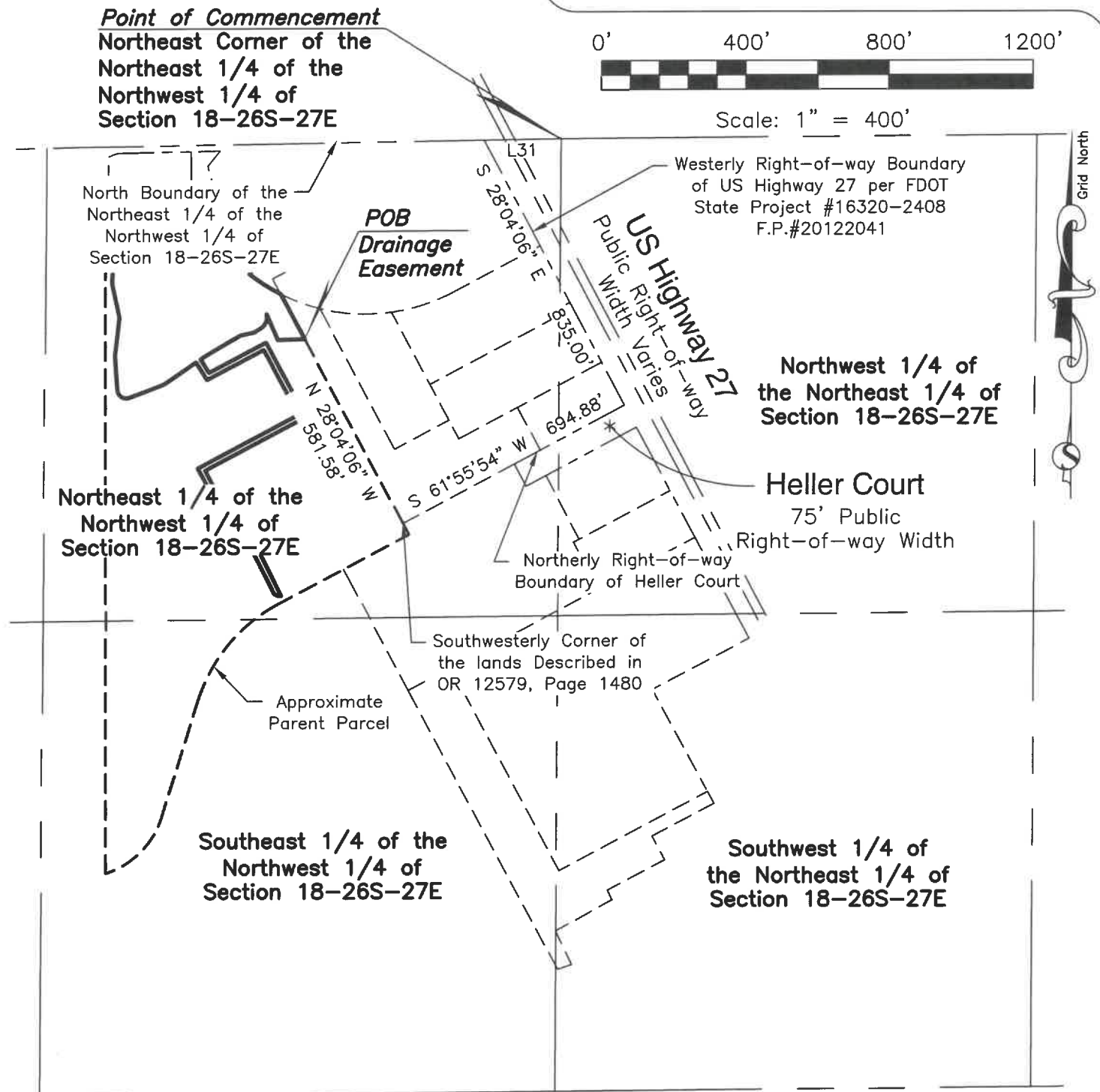
PROJECT NO.: 241262
REF. No.: N/A
LAST FIELD DATE: N/A



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email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

Sketch & Description
Haven at Davenport - Drainage Easement
Section 18, Township 26 South, Range 27 East
Polk County, Florida

Exhibit "A" - Sheet 3 of 6



THIS IS NOT A FIELD SURVEY

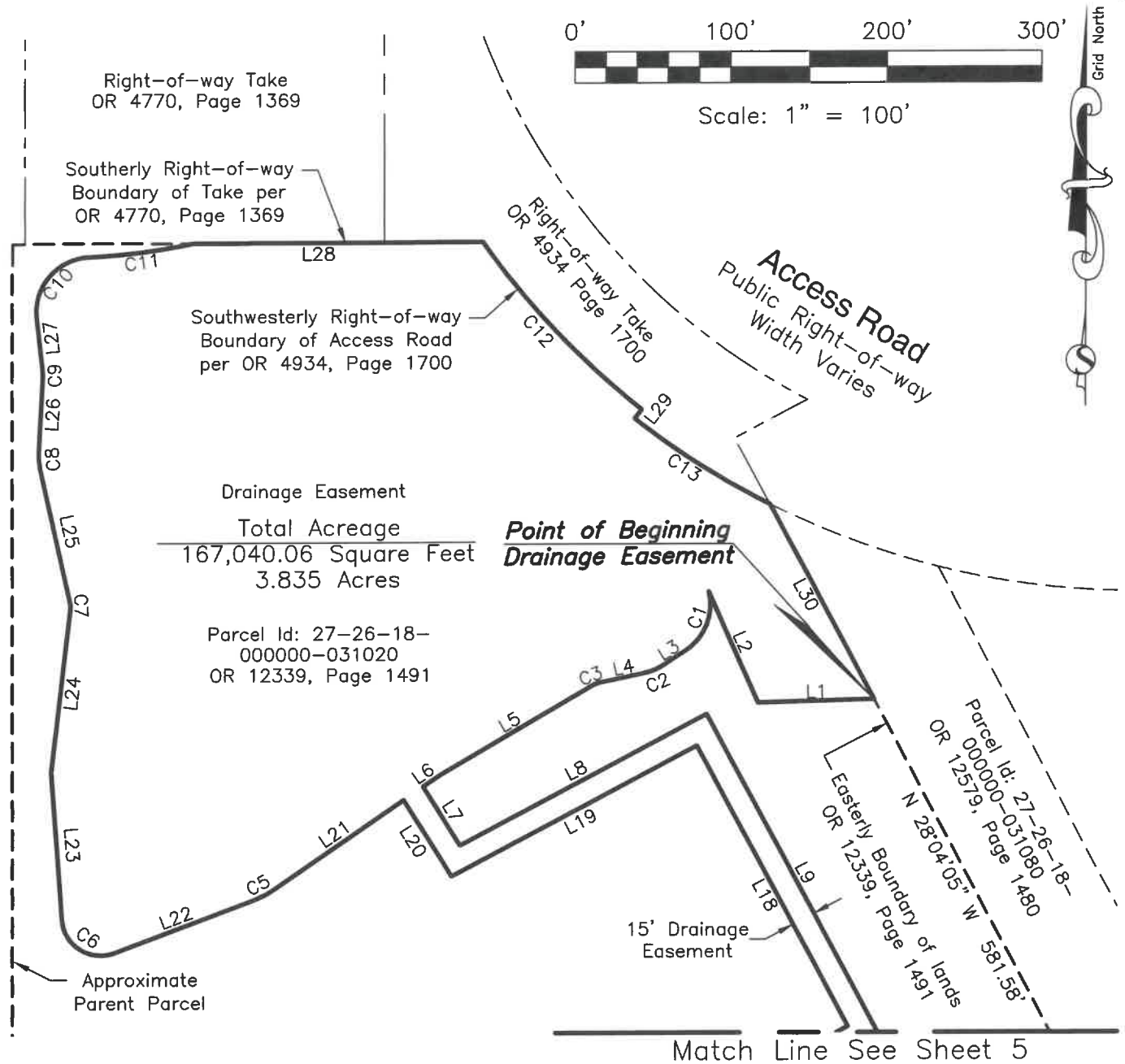
PROJECT NO.: 241262
REF. No.: N/A
LAST FIELD DATE: N/A



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Sketch & Description
Haven at Davenport - Drainage Easement
Section 18, Township 26 South, Range 27 East
Polk County, Florida

Exhibit "A" - Sheet 4 of 6



THIS IS NOT A FIELD SURVEY

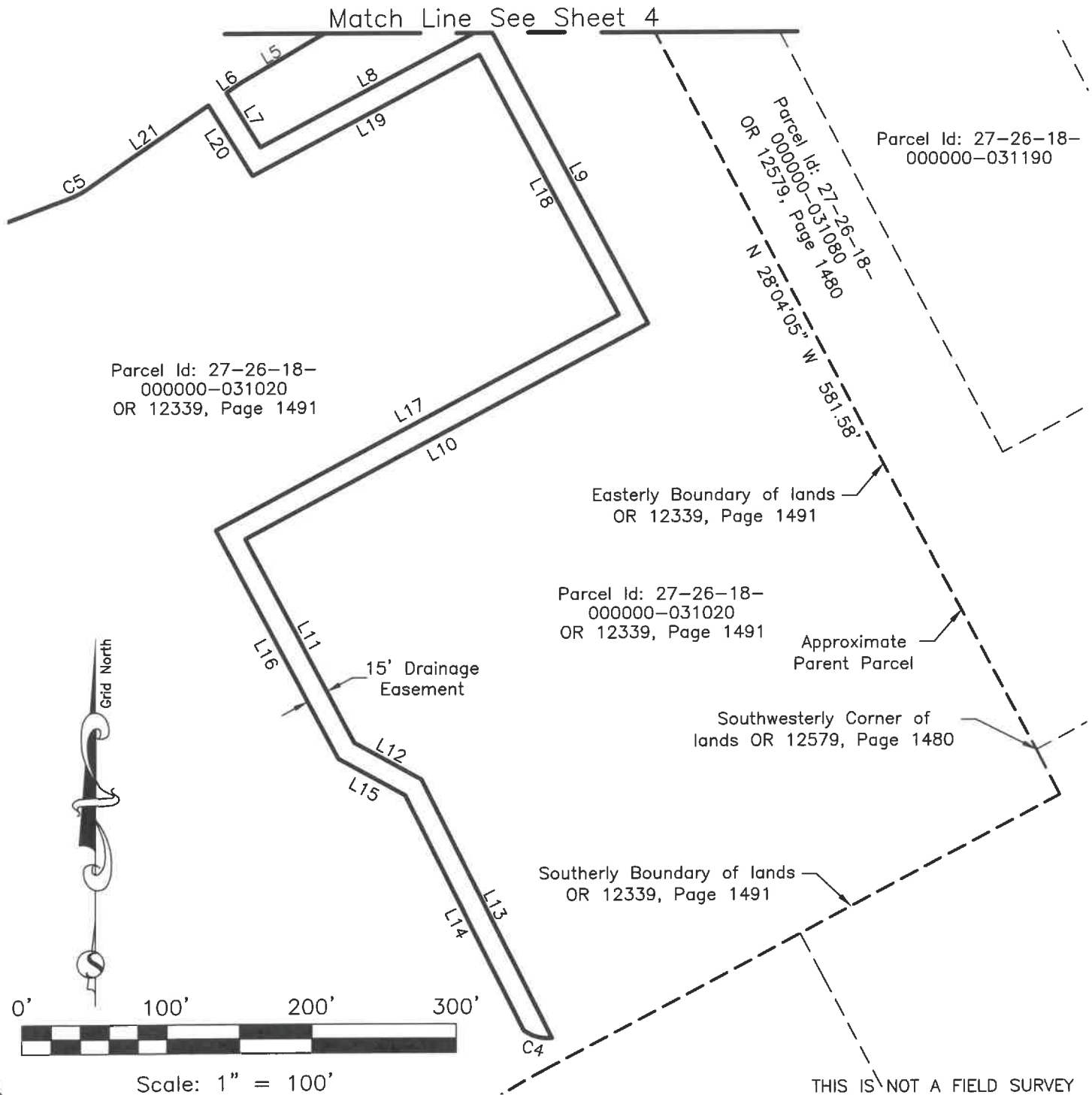
PROJECT NO.: 241262
 REF. No.: N/A
 LAST FIELD DATE: N/A



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Sketch & Description
Haven at Davenport - Drainage Easement
Section 18, Township 26 South, Range 27 East
Polk County, Florida

Exhibit "A" - Sheet 5 of 6



PROJECT NO.: 241262
REF. No.: N/A
LAST FIELD DATE: N/A



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phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

Sketch & Description
Haven at Davenport - Drainage Easement
Section 18, Township 26 South, Range 27 East
Polk County, Florida

Exhibit "A" - Sheet 6 of 6

Line Information:

LINE	BEARING	DISTANCE
L1	S 88°21'28" W	74.23'
L2	N 23°45'30" W	78.08'
L3	S 56°53'44" W	17.02'
L4	S 78°06'50" W	29.48'
L5	S 59°31'58" W	113.97'
L6	S 55°18'19" W	12.27'
L7	S 31°55'25" E	44.61'
L8	N 62°00'05" E	178.80'
L9	S 28°06'15" E	234.70'
L10	S 61°53'45" W	315.40'
L11	S 28°06'15" E	160.77'
L12	S 61°13'10" E	53.19'
L13	S 26°38'02" E	201.51'
L14	N 26°38'02" W	183.21'
L15	N 61°13'10" W	52.98'

Line Information:

LINE	BEARING	DISTANCE
L16	N 28°06'15" W	180.23'
L17	N 61°53'45" E	315.40'
L18	N 28°06'15" W	204.72'
L19	S 62°00'05" W	177.83'
L20	N 31°55'25" W	57.89'
L21	S 55°18'20" W	100.41'
L22	S 69°17'57" W	94.92'
L23	N 04°15'08" W	94.94'
L24	N 06°32'28" E	104.74'
L25	N 12°36'30" W	88.54'
L26	N 03°01'53" E	49.23'
L27	N 06°43'56" W	34.67'
L28	N 89°55'06" E	185.18'
L29	S 38°12'54" W	7.35'
L30	S 28°04'05" E	141.97'
L31	S 89°07'56" W	213.83'

Curve Information:

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	35.00'	43.53'	71°15'24"	S 21°16'02" W	40.78'	25.08'
C2	35.00'	12.96'	21°13'06"	S 67°30'17" W	12.89'	6.56'
C3	15.00'	4.86'	18°34'52"	S 68°49'24" W	4.84'	2.45'
C4	27.00'	20.78'	44°05'41"	N 74°21'56" W	20.27'	10.93'
C5	60.00'	14.65'	13°59'37"	S 62°18'08" W	14.62'	7.36'
C6	25.00'	46.45'	106°26'55"	N 57°28'36" W	40.05'	33.45'
C7	15.00'	5.01'	19°08'58"	N 03°02'01" W	4.99'	2.53'
C8	35.00'	9.55'	15°38'23"	N 04°47'19" W	9.52'	4.81'
C9	15.00'	2.56'	9°45'49"	N 01°51'02" W	2.55'	1.28'
C10	35.00'	58.00'	94°56'40"	N 40°12'01" E	51.59'	38.16'
C11	395.75'	67.18'	9°43'36"	N 82°48'33" E	67.10'	33.67'
C12	512.79'	148.77'	16°37'22"	S 43°28'26" E	148.25'	74.91'
C13	520.14'	102.72'	11°18'53"	S 57°26'32" E	102.55'	51.53'

THIS IS NOT A FIELD SURVEY

PROJECT NO.: 241262
 REF. No.: N/A
 LAST FIELD DATE: N/A



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 10220 U.S. Highway 92 East, Tampa, FL 33610
 phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
 email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

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: Scott C. Lowery
Project Name: Haven at Davenport

Parent Parcel I.D. No.: 272618-000000-031020

POLK COUNTY UTILITIES EASEMENT

THIS POLK COUNTY UTILITIES EASEMENT, made this 12th day of June, 2025, between HAVEN AT DAVENPORT, LLC, a Delaware limited liability company (the GRANTOR), whose address is 100 Dunbar Street, Suite 400, Spartanburg, South Carolina 29306, and POLK COUNTY, a political subdivision of the State of Florida (the GRANTEE), whose address is P.O. Box 988, Bartow, FL 33831.

WITNESSETH, the GRANTOR, for and in consideration of the sum of one dollar and other valuable consideration paid by GRANTEE, receipt whereof is hereby acknowledged, grants and conveys to GRANTEE to, its successors, assigns, licensees, a perpetual non-exclusive Easement, as described and illustrated below, which is to be under, over, and across the property situated in Polk County, Florida, more particularly described as:

See Attached Exhibit "A"

for Polk County owned utilities, which may include but is not limited to potable water, reclaimed water facilities hereafter on said property, such easement to include the right of free reasonable ingress and egress under, over and across said property for the purposes of constructing, installing, repairing, replacing, operating, and maintaining said utilities, together with the reasonable right to enter and depart over and upon the adjoining lands of the GRANTOR, its successors and assigns, for the purpose of exercising the rights herein granted. The GRANTEE is hereby granted the right, privilege, and authority to trim and remove, as necessary, the roots of trees, shrubs, bushes, and plants that may adversely affect the operation of said utilities.


This grant of easement shall not be construed as a grant of right of way and is limited to a Polk County utilities easement. The GRANTOR shall have the right to use the property subject to the easement granted hereby (the "Easement"), including without limitation for improved parking areas, improved roadways, improved driveways, medians and landscaping, which are not inconsistent with the use of the Easement by the GRANTEE for the purposes granted hereby. Inconsistent improvements to the use of the Easement by the GRANTOR 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 prior written approval of the GRANTEE, the limited use of trees, walls, foundations and mounded landscaping may be utilized within such area by the GRANTOR.

The GRANTOR shall not have the right to grant other easements to other parties without the prior written consent of the GRANTEE. In the event that the GRANTEE performs emergency related repairs, unscheduled infrastructure adjustment activities, or scheduled community improvement projects within said Easement, the GRANTEE shall be responsible for restoring the disturbed portions of all existing County approved and permitted improvements in as good or better condition than existed prior to the disturbance activity by the GRANTEE. Notwithstanding the foregoing, this conveyance is expressly made and accepted subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of way, easements, and other matter, if any, now in

force and existing of records in the office of the County Clerk of Polk County, Florida, to which reference is here made for all purposes.


IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name by its proper officers thereunto duly authorized, and its corporate seal to be affixed, the day and year first above written.

Signed, Sealed and Delivered in the presence of:
(Signature of two witnesses required by Florida Law)


Witness
Print Name Jakob Smith
Address 100 Dunbar St.
Spartanburg, SC 29306

HAVEN AT DAVENPORT, LLC, a
Delaware limited liability company

By: Johnson Development Associates,
Inc., a South Carolina corporation,
Its Manager

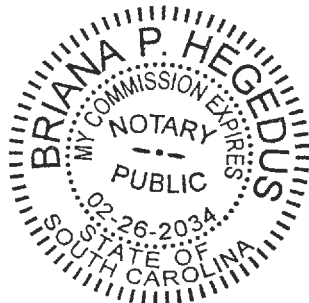

Witness
Print Name NOLAN SASSER
Address 100 Dunbar St.
Spartanburg, SC 29306


By: 
Jason Lynch, Vice President

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG

THE FOREGOING instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of June, 2025, by Jason Lynch, as Vice President of Johnson Development Associates, Inc., a South Carolina corporation, as Manager of Haven at Davenport, LLC, a Delaware limited liability company, on behalf of said company, who is personally known to me.

(Seal)




Notary Public
State of South Carolina

Briana P. Hegedus
Printed Name of Notary

Commission No. N/A
My commission expires 2/26/2034

Sketch & Description
Haven at Davenport - Water Meter Easement
Section 18, Township 26 South, Range 27 East
Polk County, Florida

Exhibit "A" - Sheet 1 of 3

Water Meter Easement: As Written by SurvTech Solutions

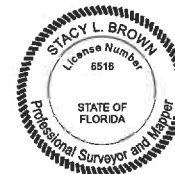
A parcel of land lying and being in the Northwest 1/4 of Section 18, Township 26 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

COMMENCE at a point marking the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 18, Township 26 South, Range 27 East, Polk County, Florida; thence coincident with the North boundary of the Northeast 1/4 of the Northwest 1/4 of said Section 18, S 89°07'56" W a distance of 213.83 feet to a point coincident with the Westerly right-of-way boundary of US Highway 27 per Florida Department of Transportation Map State Project #16320-2408, F.P.#20122041; thence departing said North boundary, coincident with said Westerly right-of-way boundary, S 28°04'06" E a distance of 835.00 feet to a point coincident with the Northerly right-of-way boundary of Heller Court; thence departing said Westerly right-of-way boundary, coincident with said Northerly right-of-way boundary and the Westerly extension thereof, S 61°55'54" W a distance of 694.88 feet to a point marking the Southwesterly corner of the lands described in Official Records Book 12579, page 1480 of the Public Records of Polk County, Florida; said point being coincident with the Easterly boundary of the lands described in Official Records Book 12339, page 1491 of the Public Records of Polk County, Florida; thence coincident with said Easterly boundary, S 28°04'06" E a distance of 35.00 feet to a point coincident with the Southerly boundary of said lands; thence departing said Easterly boundary, coincident with said Southerly boundary, S 61°55'55" W a distance of 382.12 feet; thence departing said Southerly boundary, N 27°14'21" W a distance of 31.85 feet to the POINT OF BEGINNING; thence S 62°45'39" W a distance of 10.00 feet; thence N 27°14'21" W a distance of 28.50 feet; thence S 27°14'21" E a distance of 28.50 feet to the POINT OF BEGINNING.

Containing an area of 285.00 square feet, 0.007 acres, more or less.

SURVEY NOTES:

- 1.) Paper copies of this survey are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper. Digital copies are not valid without the digital signature of a Florida Licensed Surveyor and Mapper.
- 2.) The bearing structure for this survey is based on a Florida West State Plane grid bearing of S 28°04'06" E for the Westerly Right-of-way Boundary of US Highway 27 per FDOT State Project #16320-2408 F.P.#20122041.
- 3.) THIS IS NOT A BOUNDARY SURVEY.



Digitally
signed by
Stacy L Brown
Date:
2025.04.20
19:51:53
-04'00'

Stacy L. Brown P.S.M. No. 6516
SurvTech Solutions, Inc. LB No. 7340

Drafted By: M. Rook
Date Drafted: 04/17/25

Approved By: S. Brown
Date Approved: 04/20/25

Last Field Date: N/A
Field Book/Page: N/A

Project No.: 241262
Ref. No.: N/A

Drawing Name: 241262_WM Esmnt
Revision Date: N/A

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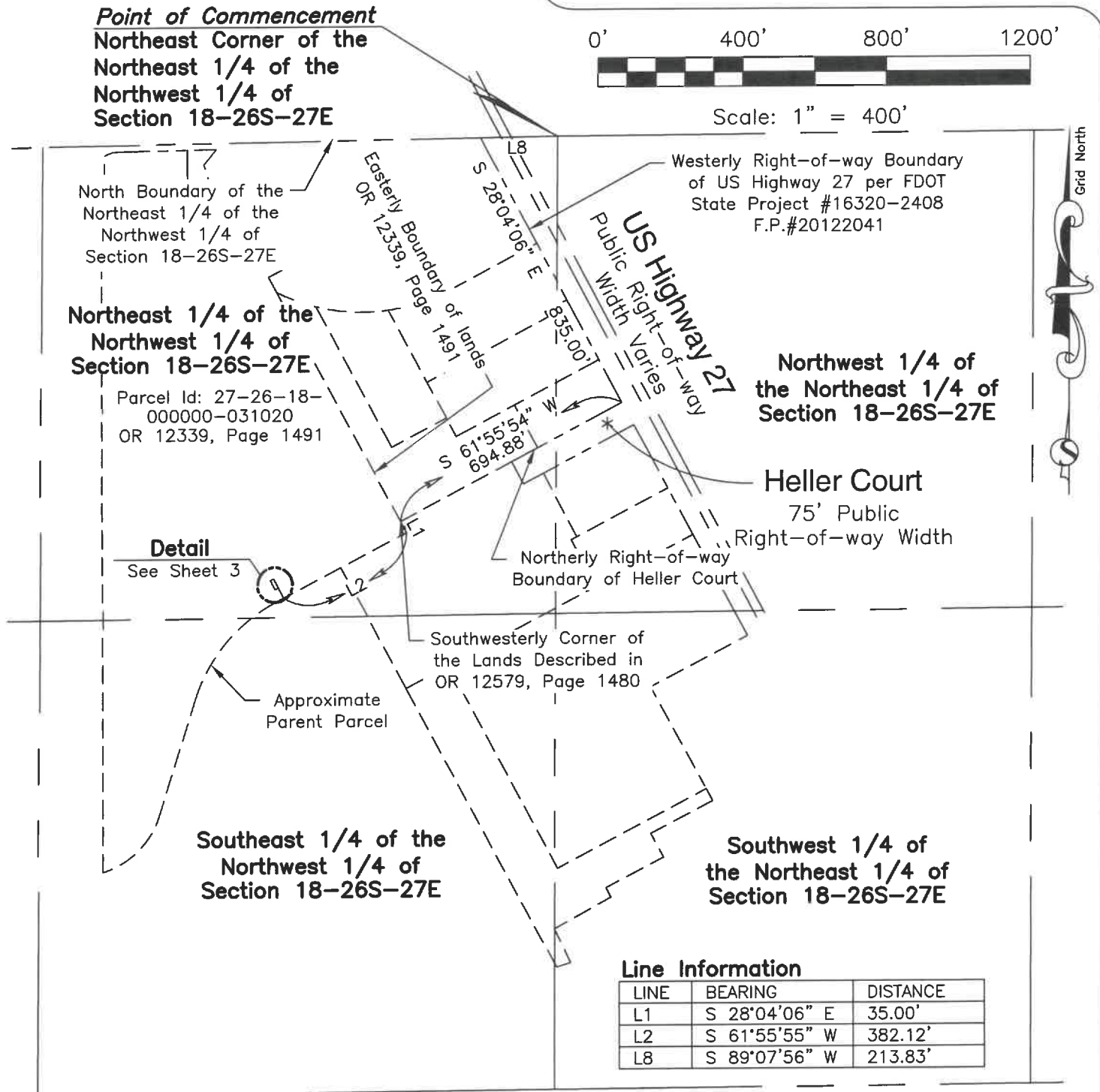
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email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

Sketch & Description
Haven at Davenport - Water Meter Easement
Section 18, Township 26 South, Range 27 East
Polk County, Florida

Exhibit "A" - Sheet 2 of 3



THIS IS NOT A FIELD SURVEY

PROJECT NO.: 241262
 REF. No.: N/A
 LAST FIELD DATE: N/A



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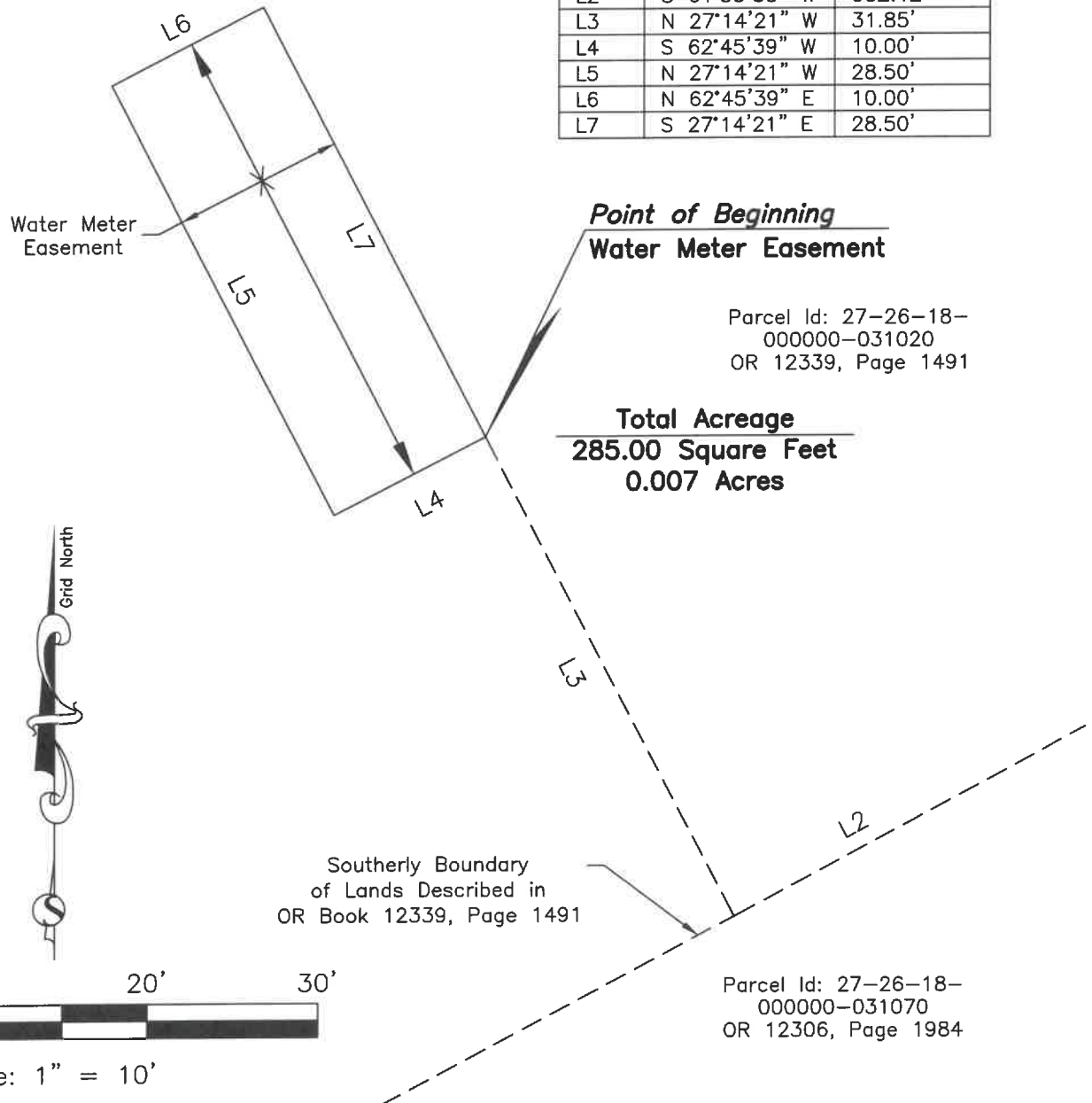
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Sketch & Description
Haven at Davenport - Water Meter Easement
Section 18, Township 26 South, Range 27 East
Polk County, Florida

Exhibit "A" - Sheet 3 of 3

Line Information

LINE	BEARING	DISTANCE
L2	S 61°55'55" W	382.12'
L3	N 27°14'21" W	31.85'
L4	S 62°45'39" W	10.00'
L5	N 27°14'21" W	28.50'
L6	N 62°45'39" E	10.00'
L7	S 27°14'21" E	28.50'



PROJECT NO.: 241262
 REF. No.: N/A
 LAST FIELD DATE: N/A



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