

	Range - Township - Section	Subdivision #	-	Parcel #
Parcel ID Number(s):	R 23 T 30 S 13	000000	-	043040
	<i>(Include others on a separate attachment)</i>			
	R T S		-	
	R T S		-	
	R T S		-	

Address and Location of Property:

0 Cozart Road Mulberry Florida 33860

Directions to Property from Bartow

Take FL-60 West
 Turn left onto FL-37 S/S Church Ave
 Continue to follow FL-37 S for approximately 1.6 miles
 Destination will be on the left

Property Description

Future Land Use (and Subdistrict if applicable): Business Park Center (BPC-1)

Property Size: 28.82 Development Area: N/A

Water Provider Name and Phone Number: N/A - Private well

Sewer Provider Name and Phone Number: N/A - Septic

Development of Regional Impact: N/A
(Name and Phase of DRI)

Selected Area Plan: N/A
(Name of SAP)

Green Swamp Area of Critical State Concern: N/A
(Name of Special Protection Area)

Joint Planning Area/Interlocal Agreement N/A

Have Development Rights been transferred to or from the subject property? Yes ✓ No

Identify existing uses and structures on subject and surrounding properties (e.g. vacant, residential # du/ac, commercial approx. square feet, etc.):

Industrial landuse NW	BPC-1 N	Industrial landuse NE
Industrial landuse W	currently has a landuse designation of BPC-1 Subject Property	Industrial landuse E
Industrial landuse SW	Industrial landuse S	Industrial landuse SE

Approval of this application does not waive any other applicable provisions of the Polk County Land Development Code, the Polk County Comprehensive Plan, the Polk County Utility Code which are not part of the request for this application, nor does approval waive any applicable Florida Statutes, Florida Building Code, Florida Fire Prevention Code, or any other applicable laws, rules, or ordinances, whether federal, state or local. The applicant has the obligation and responsibility to be informed of and be in compliance with all applicable laws, rules, codes and ordinances.

I, Steve Sloan, Authorized Agent (print name), the owner of the property which is the subject of this application, or the authorized representative of owner of the property which is the subject of this application, hereby authorize representatives of Polk County to enter onto the property which is the subject of this application to perform any inspections or site visits necessary for reviewing this application. I understand that representatives of Polk County are not authorized to enter any structures dwellings which may be on the property.



Property owner or property owner's authorized representative.

01/29/2026
Date:

Processing Time & Extension Procedures
Polk County
Office of Planning and Development

Contact Information:

Name of Applicant/Property Owner/Agent: Sloan Engineering Group Inc.
Mailing Address: P.O. Box 253 Bartow Florida 33831
Phone: 863-800-3046 Email: admin@sloaneg.com
Location of Property: 233013-000000-043040

Per F.S. 125.022(1), the County must process applications for development orders and development permits pursuant to timeframes set forth in the statute and as adopted by Land Development Code (LDC) Sections 905 through 908, as follows:

- The County shall notify applicants indicating the application is complete or specify deficiencies within 30 days after receipt of the application.
- If deficiencies are identified, applicants shall have 30 days to submit the required additional information or the application will be withdrawn. Both parties may agree to a reasonable request for an extension of time only in the event of a *force majeure* or other extraordinary circumstance.
- Within 120 days after a Level 2 Review (LDC Section 905) application is deemed complete, the County must approve, approve with conditions, or deny each application. These limits may be reasonably extended by mutual agreement of the applicant and the County for up to 120 days.
- Within 180 days after a Level 3-5 Review (LDC Sections 906-908) application is deemed complete, the County must approve, approve with conditions, or deny each application. These limits may be reasonably extended by mutual agreement of the applicant and the County for up to 90 days.
- Additionally, per F.S. 125.022(2), when reviewing an application for a development permit or development order that is certified by a professional listed in F.S. 403.0877, the County may not request additional information from the applicant more than three times unless the applicant waives the limitation in writing.

To request an extension of processing time and waiver of the limitation on requests for additional information, please fill out and sign this form and return it to OPD staff. **Applicants may request an extension of processing time at the time of filing an initial application or at any time an application is pending before final action.** Please be advised that the Applicant may incur additional advertising fees.

As the Applicant/Agent for Applicant for a development order or development permit from Polk County, I acknowledge the timeframes as listed above and hereby request (check all that apply):

- ☒ Decline the waiver and agree to comply with the timeframes set forth in F.S. 125.022(1) and the LDC.
- ☐ A waiver of the limitation on requests for additional information per F.S. 125.022(2).

☐ An extension of _____ days for the submittal of additional information necessary for a complete application. *(Granted in the event of extraordinary circumstances)*

☐ An extension of _____ days for the County to issue final action approving, approving with conditions, or denying an application for development permit or development order. *(Maximum 120 days for Level 2 Reviews; maximum 90 days for Level 3-5 Reviews)*

Stephen L. Sloan

Digitally signed by Stephen L. Sloan
Date: 2026.01.13 11:41:20 -05'00'

01/13/2026

Signature of Applicant/Agent for Applicant

Date

**Not applicable to Comprehensive Plan Amendments, LDC text amendments, or the Green Swamp Area of Critical State Concern*

For Official Use Only:

Date Received: _____

Meeting Date: _____

Project Number: _____

Approved/Denied: _____

Subject: Agent Authorization
Project: Cozart Road
Parcel Id: 233013-000000-043040

To whom It may Concern:

I, David & Cathy Sumner, Owners hereby designate and authorize Sloan Engineering Group to act on behalf of Owner, as the authorized agent, applicant, and representative in the processing and furnishing of supplemental information in support of the zoning, building and site development permit applications to the governing entities for the subject project.

[Signature]
Owner's Signature

12-31-25
Date

Cathy A. Sumner
Owner's Signature

12-31-25
Date

P.O. Box 215 Mulberry Florida 33860
Address

863-797-7693
Phone Number

sumnersinc@yahoo.com
E-mail address

Florida
State of
Polk
County of

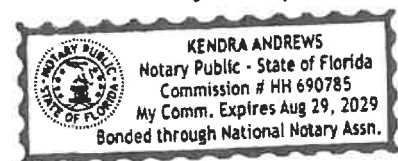
The foregoing instrument was acknowledged before me this 31 day of December 2025

by David E. Sumner / Cathy A. Sumner who is personally known to me or who has produced
S560.145.44.367.0
S560.101.61.628.0 as identification.

[Signature]
(Notary Signature)

My Commission expires: Aug 29, 2029

Notary Stamp





P.O. Box 253, Bartow, Florida 33831
Office: (863) 800-3046
Fax: (863) 800-1159

Project: Sumner Property – Cozart Road
Parcel Id: 233013-000000-043040

Narrative

This request is to amend the existing landuse on the subject property from Business Park Center (BPC) to Industrial (IND). The subject property has access to State Road 37 via an easement agreement recorded in OR Book 13444, Pgs 1719-1732). A portion of the subject property is designated as lakes. This is a result of the historical mining on the subject property. The mapping is incorrect as the subject property does not contain a lake. The subject property also contains a portion of floodplain with an undetermined flood elevation. Examination of the topography on the property makes it clear that the mapped floodplain is incorrect. The property will need to have the extent of the floodplain determined (via a flood study) at some point in the future when development plans are determined.

The subject property is consistent with the Polk County Comprehensive Plan and Land Development Code as summarized in the enclosed Impact Assessment Statement and Demonstration of Need.



IMPACT ASSESSMENT STATEMENT

LAND AND NEIGHBORHOOD CHARACTERISTICS

Assess the compatibility of the requested land use with adjacent properties and evaluate the suitability of the site for development. At a minimum, address the following specific questions in your response:

- 1. How and why is the location suitable for the proposed uses?*

The subject property currently has a landuse designation of BPC-1 and is bordered to the west, east, and south by Industrial landuse and bordered to the north by BPC-1 landuse. Additionally, the property is bordered by railway to the east and west.

- 2. What are, if any, the incompatibility and special efforts needed to minimize the differences in the proposed use with adjacent uses?*

There are no incompatibility or special efforts needed as the site is surrounded by similar uses.

- 3. How will the request influence future development of the area?*

This request will provide opportunities for additional Industrial uses compatible with the surrounding area.

ACCESS TO ROADS AND HIGHWAYS

Assess the impact of the proposed development on the existing, planned and programmed road system. At a minimum, address the following specific questions in your response.

- 4. What is the number of vehicle trips to be generated daily and at the PM peak hour based on the latest Institute of Traffic Engineers (ITE)?*

Currently there is not a specific use intended for the property, however, the proposed Industrial landuse will generate traffic in a manner similar to other Industrial uses in the area.

- 5. What modifications to the present transportation system will be required as a result of the proposed development?*

The subject property is adjacent to Cozart Road to the south and is less than 500 feet from Highway 37. Transportation improvements are not anticipated, however, any future improvements will be determined based on the specific use at the time of Construction Plan review.



6. *What is the total number of parking spaces required pursuant to Section 708 of the Land Development Code?*

Parking will be provided in accordance with the specific development of the property in accordance with Section 708 of the Polk County Land Development Code.

7. *What are the proposed methods of access to existing public roads (e.g., direct frontage, intersecting streets, and frontage roads)?*

Access to the property is via Cozart Road which is less than 500 feet from Highway 37 South.

SEWAGE

Determine the impact caused by sewage generated from the proposed development. At a minimum, address the following specific questions in your response.

8. *What is the amount of sewage in gallons per day (GPD) expected to be generated by the proposed development?*

Future development of the subject property will utilize septic.

9. *If on-site treatment is proposed, what are the proposed methods, level of treatment, and the method of effluent disposal for the proposed sewage?*

Onsite septic and drainfield will be utilized

10. *If offsite treatment, who is the service provider?*

NA

11. *Where is the nearest sewer line (in feet) to the proposed development?*

NA

12. *What is the provider's general capacity at the time of application?*

NA

13. *What is the anticipated date of connection?*

NA

14. *What improvements to the providers system are necessary to support the proposed request?*

NA



WATER SUPPLY

Determine the amount of water to be used, how it will be distributed and the impact on the surrounding area. At a minimum, address the following specific questions in your response.

15. What is the proposed source of water supply and/or who is the service provider?

Onsite well will be used for future development

16. What is the estimated volume of consumption in gallons per day (GPD)?

NA

17. Where is the nearest potable water connection and re-claimed water connection, including the distance and size of the line?

NA

18. Who is the service provider?

NA

19. What is the anticipated date of connection?

NA

20. What is the provider's general capacity at the time of application?

NA

21. Is there an existing well on the property(ies)?

Construction of a well is anticipated with future development

SURFACE WATER MANAGEMENT AND DRAINAGE

Determine the impact of drainage on the groundwater and surface water quality and quantity caused by the proposed development. At a minimum, address the following specific questions in your response.

22. Discuss the surface water features, including drainage patterns, basin characteristics, and flood hazards.

The subject site drains generally from south to north. A portion of the site is within a mapped floodplain with an undetermined flood elevation. The true extent of the floodplain will need to be determined via a floodstudy at the time of future development.

23. What alterations to the site's natural drainage features, including wetlands, would be necessary to develop the project?

No significant alterations to the site's natural drainage direction and/or features are anticipated. Future development will be in accordance with the rules and



regulations of the Southwest Florida Water Management District and Polk County.

ENVIRONMENTAL ANALYSIS

Provide an analysis of the character of the subject property and surrounding properties, and further assess the site's suitability for the proposed land use classification based on soils, topography and the presence of wetlands, floodplain, aquifer recharge areas, scrub or other threatened habitat, and historic resources, including but not limited to:

24. Discuss the environmental sensitivity of the property and adjacent property in basic terms by identifying any significant features of the site and the surrounding properties.

There are no known environmental issues on the subject property. The site is surrounded by rail lines to the east and west and a road to the south. The site will be reviewed by an environmental scientist during Level 2 review for the presence of wetlands, protected species, and other environmentally sensitive areas. The development of the property will comply with the environmental regulations governing the property.

25. What are the wetland and floodplain conditions? Discuss the changes to these features that would result from development of the site.

Wetlands exist in the northwest portion of the subject property. No wetland impacts are anticipated. A portion of the site is within a mapped floodplain with an undetermined flood elevation. The true extent of the floodplain will need to be determined via a floodstudy at the time of future development.

26. Discuss location of potable water supplies, private wells, and public well fields.

The subject property is not within a Utility Service Area. There are no known wells on site. Any well discovered will be abandoned in accordance with the SWFWMD Rules and Regulations. Existing offsite wells will not be impacted by the proposed development. Future development will construct a private well.

27. Discuss the location of Airport Buffer Zones.

There are no Airport Buffer Zones near the subject site.

28. Provide an analysis of soil types and percentage of coverage on site and what affect it will have on development.

The site consists almost entirely of Neilhurst soils which will not prohibit development.

INFRASTRUCTURE IMPACT INFORMATION

What is the nearest location (travel distance), provider, capacity or general response time, and estimated demand of the provision for the following services:



SLOANEG.COM

29. Parks and Recreation

NA

30. Educational Facilities

The property is zoned for Kingsford Elementary, Mulberry Middle, and Mulberry Senior High.

31. Health Care

Bartow Regional Medical Center is located approximately 11.8 miles from the subject property.

32. Fire Protection

Fire protection is provided by the Polk County Fire Station 15 located at 300 Kid Ellis Road, Mulberry. The estimated response time is 9-14 minutes.

33. Police Protection and Security

Sheriff's response to the site is served by the Southwest District, located at 4120 US 98 South, Lakeland. The response times are 8:55 minutes for Priority One and 26:47 minutes for Priority Two.

34. Emergency Medical Services (EMS)

Ambulance response is from Polk County Fire Station 15 located at 300 Kid Ellis Road, Mulberry. The estimated response time is 9-14 minutes.

35. Solid Waste

Polk County Landfill Solid Waste

36. How may this request contribute to neighborhood needs?

There is a strong and growing demand for property zoned for Industrial uses

IAS - Surface Water Management and Drainage - Please respond to the following questions as outlined in Section 910.E.: To determine the impact of drainage on the groundwater and surface water quality and quantity caused by the proposed development, the applicant shall:

Comment 1: Discuss the impact the proposed development will have on surface water quality.

Response: No impact to surface water quality is anticipated. Stormwater runoff will be designed in accordance with the Polk County Land Development Code and SWFWMD rules and regulations.

Comment 2: Describe the alteration to the site's natural drainage features, including wetland, that would be necessary to develop the project



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Response: The site natural drainage patterns will be maintained. Stormwater ponds will be constructed to capture runoff. Pond discharge will be directed to mimic the existing natural drainage patterns.

Comment 3: Describe the impact of such alterations on the fish and wildlife resources of the site.

Response: No impacts are anticipated

Comment 4: Describe local aquifer recharge and groundwater conditions and discuss the changes to these water supplies which would result from development of the site.

Response: Stormwater ponds will be designed such that aquifer recharge is designed to match existing conditions.

IAS – Population - Please respond to the following questions as outlined in Section 910.F. To determine the impact of the proposed developments additional population, the applicant shall:

Comment 1: Calculate the projected resident (and transient) population of the proposed development and the generated population in the case of commercial or industrial uses

Response: The generated population will be dependent of the future development of the property and the future jobs that are created.

Comment 2: Describe, for commercial and industrial projects, the employment characteristics including the anticipated number of employees, type of skills or training required for the new jobs, the percentage of employees that will be found locally or are expected to be drawn from outside the county or state, and the number of shifts per day and employees per shift

Response: The employment characteristics are dependent on the future development of the property once specific uses are proposed.

Comment 3: Indicate the expected demographic composition of the additional population (age/socio-economic factors)

Response: The future development will not target specific demographics, such as retirement, rental, or low-income individuals. This development will attract a mixture of population due to its proximity to the market areas of Polk County and surrounding counties.

Comment 4: Describe the proposed service area and the current population thereof.

Response: The service area is expected to be Central Florida.



DEMONSTRATION OF NEED**PROJECT NARRATIVE****URBAN SPRAWL ANALYSIS**

1. *Could the proposed amendment promote substantial amounts of low-density, low intensity, or single use development in excess of demonstrated need?*
The proposed Future Land Use change to Industrial is consistent with the surrounding area.
2. *Will passage of the proposed amendment allow a significant amount of urban development to occur in rural areas?*
The proposed amendment will expand on the Industrial nature of the surrounding area.
3. *Does the proposed amendment create or encourage urban development in radial, strip, isolated, or ribbon patterns emanating from existing urban development?*
The subject property is located adjacent to the transportation system including existing highways and rail lines.
4. *Does the proposed amendment fail to adequately protect adjacent agriculture areas?*
There are no agricultural areas adjacent to the subject property.
5. *Could the proposed amendment fail to maximize existing public facilities and services?*
The proposed amendment encourages further use of the existing transportation infrastructure including the highways and rail system.
6. *Could the proposed amendment fail to minimize the need for future public facilities and services?*
The proposed amendment is not anticipated to affect the need for future facilities and services in the area in a negative way as the project will utilize the existing public transportation system which has available capacity as well as the adjacent rail system.
7. *Will the proposed amendment allow development patterns that will disproportionately increase the cost of providing public facilities and services?*
The proposed amendment has no negative effect on future public facilities and services. Public facilities already exist including the transportation system as well as the rail system.
8. *Does the proposed amendment fail to provide clear separation between urban and rural uses?*
The subject property is in an area of industrial growth.
9. *Will the proposed amendment discourage infill development or redevelopment of existing neighborhoods?*
NA
10. *Does the proposed amendment fail to encourage an attractive and functional mixture of land uses?*
The area surrounding the subject property currently has landuses compatible with the proposed Industrial landuse.



11. *Could the proposed amendment result in poor accessibility among linked or related land uses?*

The proposed amendment will promote similar adjacent uses.

12. *As a result of approval of this amendment, how much open space will be lost?*

It is anticipated that the subject property will develop under the Polk County regulations for industrial development and will therefore provide open space in accordance with County requirements.



INSTR # 2024104804
BK 13105 Pgs 1617-1618 PG(s)2
05/06/2024 01:59:44 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 18.50

Prepared by:
Hillsborough Title, Inc.
Tammy Wooten
352 E. Bloomingdale Ave.
Brandon, FL 33511
File No.: BRI23-123215
This Deed is prepared pursuant to the issuance of Title Insurance

CORRECTIVE GENERAL WARRANTY DEED
(correcting legal description in OR instrument #2024008904)

Made this January 8, 2024, A.D. by Yavascular Troy Holding, LLC, a Florida limited liability company, whose address is: 2701 Cozart Rd, Mulberry, FL 33860 hereinafter called the grantor, to David Sumner and Cathy Sumner, husband and wife, whose post office address is: P.O. Box 215, Mulberry, FL 33860, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Polk County, Florida, viz:

That part of the West 3/2 of Section 13, Township 30 South, Range 23 East, Polk County, Florida, lying East of Seaboard Coastline Railroad Main Line being more particularly described as follows: Commence at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 13 and run thence North 88 degrees 44 minutes 47 seconds West a distance of 1324.25 feet along the North boundary of Section 13 to the North 1/4 corner of Section 13; thence North 88 degrees 45 minutes 20 seconds West a distance of 1401.10 feet along the North boundary of said Section 13; thence South 01 degrees 02 minutes 23 seconds East a distance of 928.93 feet along the West right of way of CSX Railroad Spur Line; thence North 88 degrees 57 minutes 37 seconds East a distance of 20.00 feet; thence South 01 degrees 02 minutes 23 seconds East a distance of 1566.45 feet along CSX Spur Line; thence with a curve turning to the right with an arc length of 178.81 feet, with a radius of 49804.07 feet, with a chord bearing of South 00 degrees 56 minutes 13 seconds East, with a chord length of 178.81 feet to the Point of Beginning; thence continue along said West right of way of the CSX Spur Line along said curve turning to the right with an arc length of 900.37 feet, with a radius of 49804.07 feet, with a chord bearing of South 00 degrees 18 minutes 58 seconds East, with a chord length of 900.36 feet, thence continue along said West right of way of CSX Spur Line with a reverse curve turning to the left with an arc length of 343.39 feet, with a radius of 20938.72 feet, with a chord bearing of South 00 degrees 13 minutes 10 seconds East, with a chord length of 343.39 feet; thence departing West right of way of CSX Railroad Spur Line; South 86 degrees 13 minutes 47 seconds West a distance of 853.00 feet thence along East right of way of the CSX Railroad Main Line North 02 degrees 30 minutes 46 seconds West a distance of 1313.00 feet; thence departing said East right of way, run South 89 degrees 12 minutes 27 seconds East a distance of 901.86 feet to the Point of Beginning. Together with an easement for ingress and egress, access and passage of vehicles and equipment over and upon the South 50 feet of that part of the Northwest 1/4 of the Northwest 1/4, lying West of Atlantic Coast Line Railroad Company Main Line right of way; and over and upon the South 50 feet of that part of the Northwest 1/4 of the Southwest 1/4, lying West of said railroad right of way, all in Section 13, Township 30 South, Range 23 East, Polk County, Florida.

Parcel ID No.: 23-30-13-000000-043030

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances except taxes accruing subsequent to the current year.

Prepared by:
Hillsborough Title, Inc.
Tammy Wooten
352 E. Bloomingdale Ave.
Brandon, FL 33511
incidental to the issuance of a title insurance policy
File No.: BRI23-123215

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed and Sealed in Our Presence:

Darren Poole

Witness Printed Name: Darren Poole

Address: 6900 Eleanor Ave
Mulberry FL 33860

Misty Resmondo

Witness Printed Name: Misty Resmondo

Address: 6900 Eleanor Ave
Mulberry FL 33860

Yavascular Troy Holding, LLC, a Florida limited liability company

BY: [Signature]
Emrah Yavasca
Managing Member

BY: [Signature]
Todd Hossler
Manager

Address:
2701 Cozart Rd
Mulberry, FL 33860

State of Florida
County of Polk

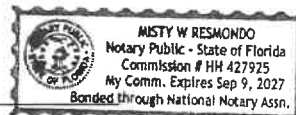
The foregoing instrument was executed and acknowledged before me this 8th of January, 2024, by means of ☒ Physical Presence or ☐ Online Notarization, by Emrah Yavasca as Managing Member of Yavascular Troy Holding, LLC, a Florida limited liability company and Todd Hossler as Manager of Yavascular Troy Holding, LLC, a Florida limited liability company, who is/are personally known to me or who has produced a valid driver's license as identification.

Misty Resmondo

Notary Public

My Commission Expires: _____

(SEAL)



INSTR # 2025042551
BK 13444 Pgs 1719-1732 PG(s)14
02/25/2025 09:36:01 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 120.50
DEED DOC 0.70

EASEMENT AGREEMENT

This Easement Agreement is entered into on this 19th day of February, 2025 by and between Yavascular Troy Holding, LLC, a Florida limited liability company, of 2701 Cozart Road, Mulberry, FL 33860 ("Troy") Ultra Mag, LLC, a Florida limited liability company, of P. O. Box 6165; Lakeland, Florida 33807 ("Mag") and David Sumner and Cathy Sumner ("Sumner") of P. O. Box 215; Mulberry, Florida 33860.

Background. An Easement exists over the following described property:

The South 50 feet of that part of the NW ¼ of the SW ¼ lying west of railroad right of way along with the South 50 feet of the NW ¼ of the SW ¼ of east said right of way in Section 13, Township 30 South Range 23 East, Polk County, Florida. This easement was created by reservation in that certain Deed attached hereto recorded in Official Records Book 867, page 270, public records of Polk County, Florida, a copy of which is attached hereto as Exhibit A.

This Easement is adjacent to, and provides access to State Road 37 South, a public right of way in Polk County, Florida. However, only Troy and Sumner own property adjacent to the Easement, and therefore, Mag needs additional access. Troy is the owner of the real property described on Exhibit B ("Troy Land"), Sumner is the owner of the real property described on Exhibit C and Mag is owner of the real property described on Exhibit D ("Mag Land"). The Troy Land and the Mag Land are adjacent and contiguous, and the Troy Land and the Sumner Land are separated only by a railroad. The Sumner Land lies adjacent to and north of the easement described on Exhibit A and the vacated Cozart Road. Troy and Mag currently meander into and along the Sumner Land for ingress and egress where the Sumner Land adjoins the easement described on Exhibit A and the vacated Cozart Road.

NOW THEREFOR, in consideration of the sum of Ten Dollars and other good and valuable considerations, the receipt of which is acknowledged by all parties, it is agreed as follows:

1. Troy hereby grants to Mag, an ingress, egress and utility easement over the real property described on Exhibit E ("Easement Property") which is part of the Troy Land. The combined Easement locations referenced above are reflected on the sketch attached hereto as Exhibit F.

2. Sumner hereby grants to Troy and Mag, an ingress egress and utility easement over those lands of Sumner which are adjacent to the easement described on Exhibit A and the vacated Cozart Road which are presently being utilized by the parties for ingress and egress and as further shown in attached composite Exhibit F (the Additional Easement Property).

3. The Easement Property and the Additional Easement Property shall be appurtenant to land of the grantees named in the easements and shall run with the land.

4. Any party shall have the right, but not the obligation, to maintain any Easement Area.
5. The right to maintain the Easement Property shall include, but not be limited to, the right to repair and improve the Easement Property as any party deems necessary or appropriate, and, notwithstanding the foregoing, no party shall have any duty or obligation to perform any repair or maintenance to the Easement Property.
5. This Agreement shall be binding upon and inure to the benefit of the Parties hereto, their guests, and invitees and their respective heirs and assigns.

(Signatures on Following Pages)

Ultra Mag, LLC, a Florida limited liability company

Meghan West

Witness Name: Meghan West

Witness Address: P.O. Box 6165 LKFL
FL 33807

Robert F. Harper, IV (Seal)
Robert F. Harper, IV, its Manager

Robert White
Witness Name: Robert White

Witness Address: P.O. Box 215 MUKWST 33860

State of Florida

County of POLK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of Feb, 2025 by Robert F. Harper, as Manager of Ultra Mag, LLC, a Florida limited liability company, who ☒ is personally known or ☐ has produced a driver's license as identification.

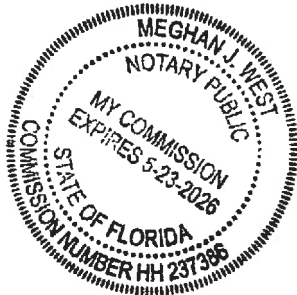
[Notary Seal]

Meghan West
Notary Public

Printed Name: Meghan West

My Commission

Expires: _____



Meghan West

Witness Name: Meghan J West

Witness Address: P.O. Box 6165 Lakeland FL 33807

David Sumner (Seal)

David Sumner

Robert White

Witness Name: Robert White

Witness Address: PO 215 Mulberry 33860

Meghan West

Witness Name: Meghan J. West

Witness Address: P.O. Box 6165 Lakeland FL 33807

Cathy Sumner (Seal)

Cathy Sumner

Robert White

Witness Name: Robert White

Witness Address: PO 215 Mulberry 33860

State of Florida

County of Polk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19 day of Feb, 2025 by David Sumner and Cathy Sumner, who ☒ are personally known or ☐ have produced a driver's license as identification.

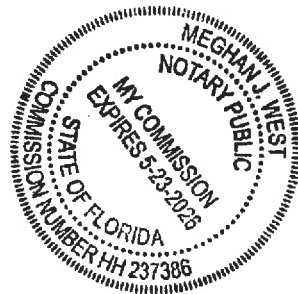
[Notary Seal]

Meghan West

Notary Public

Printed Name: Meghan J. West

My Commission
Expires: _____



IN WITNESS WHEREOF, this Easement Agreement is executed on this 19 day of Feb, 2025.

Yavascular Troy Holding, a Florida limited liability company

Meghan West
Witness Name: Meghan West
Witness Address: P.O. BOX 6165 KID FL 33807

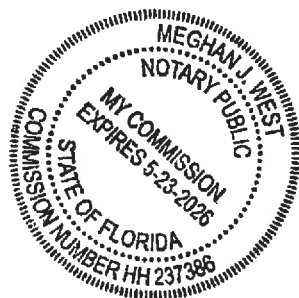
Todd Hossler (Seal)
Todd Hossler, its Manager

Robert White
Witness Name: Robert White
Witness Address: PO 215 Mulberry 33860

State of Florida
County of Polk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19 day of Feb, 2025 by Todd Hossler, as Manager of Yavascular Troy Holding, LLC, a Florida limited liability company, who ☒ is personally known or ☐ has produced a driver's license as identification.

[Notary Seal]



Meghan West
Notary Public

Printed Name: _____

My Commission
Expires: _____

Exhibit "A"

189974

DEED

867 PAGE 270

The Grantor, SOCONY MOBIL OIL COMPANY, INC., a corporation existing under the laws of the State of New York, having a principal office at 150 East 42nd Street, New York, New York, in consideration of ten dollars and other valuable considerations received from the Grantees, hereby grants and conveys to the Grantees, BERNARD N. KIRKLAND and WILLIE MAE KIRKLAND, his wife, as tenants by the entirety, whose post office address is Route 4, Box 194, Lakeland, Florida, the real property described below.

9.20
9.25
That part of the west one-quarter (W-1/4) lying west of the Atlantic Coast Line Railroad Company main line right-of-way, in and of Section 13, Township 30 South, Range 23 East, Polk County, Florida, SUBJECT TO right-of-way for State Road 37 along the west side thereof.

The Grantor reserves unto itself, its successors and assigns, an easement for ingress, egress, access, and passage of vehicles and equipment over and upon the south 50 feet of that part of the NW-1/4 of NW-1/4 lying west of said railroad right-of-way and over and upon the south 50 feet of that part of the NW-1/4 of SW-1/4 lying west of said railroad right-of-way, all in and of said Section 13.

This conveyance is subject to (a) existing rights-of-way, if any, for roads and railroads; (b) lien for taxes, if any, which are not yet due and payable; and (c) electric power line easement over the south 160 feet of the property as set forth in instrument granted by Virginia-Carolina Chemical Corporation to Tampa Electric Company, dated September 23, 1954, Deed Book 988, page 81, Polk County, Florida.

The Grantor covenants that the property is free of all encumbrances, that lawful seisin of and good right to convey



OFF REC 867 PAGE 271

the property are vested in the Grantor, and that the Grantor hereby warrants the title to the property and will defend the same against the lawful claims of all persons whomsoever.

Dated this 16th day of September, 1964.

Signed, sealed, and delivered in the presence of:

SOCONY MOBIL OIL COMPANY, INC.

H. F. Kline

By J. D. Wenzel VICE-PRESIDENT

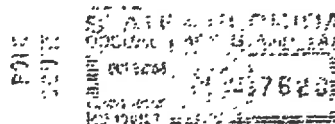
W. H. Kline
Two witnesses

Attest:

John C. Dickson
ASST. SECRETARY



STATE OF NEW YORK
COUNTY OF NEW YORK



I hereby certify that on this day before me, the undersigned notary public authorized in the state and county named above to administer oaths and take acknowledgments, personally appeared

J. D. Wenzel and Eleanor C. Dickson

as

VICE-PRESIDENT and Assistant Secretary

respectively, of SOCONY MOBIL OIL COMPANY, INC., a corporation existing under the laws of the State of New York, known to me to be the persons described in and who executed the foregoing instrument as such officers, and they acknowledged before me that they executed the same in behalf of said corporation, and that they were duly authorized by said corporation to do so. Witness my hand and official seal in the state and county named above this 16th day of September, 1964.

Elizabeth Conroy
Notary Public, State of New York

My commission expires:

ELIZABETH CONROY
Notary Public, State of New York
No. 415793000
Qualified in Queens County
Cert. Filed in New York County
Term Expires March 20, 1966



- 2 -

189974

FILED, RECORDED AND
RECORD VERIFIED
D H SLOAN JR CLK OF CL
POLK COUNTY, FLA
By DS

Exhibit "B"

PARCEL 2:

That part of the West ¼ of Section 13, Township 30 South, Range 23 East, Polk County, Florida, lying East of Seaboard Coastline Railroad Main Line being more particularly described as follows:

Commence at the Northwest corner of the Northeast ¼ of the Northeast ¼ of said Section 13 and run thence N88°44'47"W a distance of 1324.25 feet along the North boundary of Section 13 to the North ¼ corner of Section 13; thence N88°45'20"W a distance of 1401.10 feet along the North boundary of said Section 13; thence S01°02'23"E a distance of 828.93 feet along the West right-of-way of CSX Railroad Spur Line; thence N88°57'37"E a distance of 20.00 feet; thence S01°02'23"E a distance of 1566.45 feet along CSX Spur Line; thence with a curve turning to the right with an arc length of 178.81 feet, with a radius of 49804.07 feet, with a chord bearing of S00°58'13"E, with a chord length of 178.81 feet to the Point of Beginning; thence continue along said West right-of-way of the CSX Spur Line along said curve turning to the right with an arc length of 800.37 feet, with a radius of 49804.07 feet, with a chord bearing of S00°18'58"E, with a chord length of 800.36 feet; thence continue along said West right-of-way of CSX Spur Line with a reverse curve turning to the left with an arc length of 401.13 feet, with a radius of 20838.72 feet, with a chord bearing of S00°25'37"E, with a chord length of 401.13 feet; thence continue along said West right-of-way of the CSX Spur Line S00°58'33"E a distance of 42.57 feet; thence N89°05'05"W a distance of 11.48 feet; thence continue along said CSX Railroad Spur Line S05°01'01"W a distance of 1343.81 feet; thence N88°57'44"W a distance of 777.30 feet along the South boundary of said Section 13 to the East right-of-way of the CSX Main Line; thence continue along said East right-of-way of the CSX Railroad Main Line with a curve turning to the right with an arc length of 103.02 feet, with a radius of 1507.58 feet, with a chord bearing of 04°28'43"W, with a chord length of 103.00 feet; thence continue along said East right-of-way of the CSX Railroad Main Line N02°30'46"W a distance of 2585.84 feet; thence departing said East right-of-way, run S89°12'27"E a distance of 901.86 feet to the Point of Beginning.

PARCEL 3:

That part of the West ¼ of Section 13, Township 30 South, Range 23 East, Polk County, Florida, lying East of Seaboard Coastline Railroad Main Line being more particularly described as follows:

Commence at the Northwest corner of the Northeast ¼ of the Northeast ¼ of said Section 13 and run thence N88°44'47"W a distance of 1324.48 feet along the North boundary of said Section 13 to the Point of Beginning; thence S00°38'18"E a distance of 5366.22 feet along the North South center of said Section 13 to the South boundary of said Section 13; thence N88°57'43"W a distance of 1218.42 feet along the South boundary of said Section 13; thence N00°58'33"W a distance of 1344.82 feet along the East boundary of the CSX Railroad Spur Line; thence N89°05'05"W a distance of 20.01 feet; thence continue along said CSX Railroad Spur Line N00°58'33"W a distance of 44.55 feet; thence continue along said CSX Railroad Spur Line with a curve turning to the right with an arc length of 389.94 feet, with a radius of 20878.20 feet, with a chord bearing of 80°25'37"W, with a chord length of 389.93 feet; thence continue along said CSX Railroad Spur Line with a reverse curve turning to the left with an arc length of 1680.44 feet, with a radius of 49864.07 feet, with a chord bearing of 00°28'08"W, with a chord length of 1680.42 feet; thence continue along said CSX Railroad Spur Line N01°02'23"W a distance of 1566.45 feet; thence N88°57'37"E a distance of 20.00 feet; thence continue along said CSX Railroad Spur Line, N01°02'23"W a distance of 824.94 feet to the North boundary of said Section 13; thence S88°45'20"E a distance of 1301.89 feet along the North boundary of said Section 13 to the Point of Beginning.

TOGETHER WITH an easement for ingress and egress, access and passage of vehicles and equipment over and upon the South 50 feet of that part of the NW ¼ of the NW ¼, lying West of Atlantic Coast Line Railroad Company Main Line right-of-way; AND over and upon the South 50 feet of that part of the NW ¼ of the SW ¼, lying West of said railroad right-of-way, all in Section 13, Township 30 South, Range 23 East, Polk County, Florida.

Parcel Identification Number: 23-30-13-000000-013010

Legal Description

Rev. 1/27/16

Stacy M. Butterfield POLK

BUT SUBJECT TO an easement (for the benefit of both Parcels 1 and 4, listed below) on, across, over, under and through the Property, for the purposes of constructing and operating roadways (for among other things, automobile, truck, bicycle and pedestrian traffic); constructing, installing, operating, maintaining, upgrading, improving, relocating and/or removing water lines, wastewater lines, water retention areas, pumps, lift stations and any other utilities and utility lines (including but not limited to electricity, telephone, Internet, cable television and fiber optic lines), along with all associated appurtenances; and for the right of ingress and egress to and from both Parcels listed below to State Road 37:

PARCEL 1:

That part of the West ¼ of Section 13, Township 30 South, Range 23 East, Polk County, Florida, lying East of Seaboard Coastline Railroad Main Line, being more particularly described as follows:

Commence at the Northwest corner of the Northeast ¼ of the Northeast ¼ of said Section 13 and run thence N88°44'47"W a distance of 1324.25 feet along the North boundary of Section 13 to the North ¼ corner of Section 13; thence N88°45'20"W a distance of 1401.10 feet along the North boundary of said Section 13 to the Point of Beginning; thence S01°02'23"E a distance of 928.93 feet along the West right-of-way of CSX Railroad Spur Line; thence N88°57'37"E a distance of 20.00 feet; thence S01°02'23"E a distance of 1566.45 feet along CSX Spur Line; thence with a curve turning to the right with an arc length of 173.81 feet, with a radius of 48804.07 feet, with a chord bearing of S00°56'13"E, with a chord length of 173.81 feet; thence N89°12'27"W a distance of 901.86 feet to the East right-of-way line of the CSX Railroad Main Line; thence N02°30'46"W a distance of 1632.19 along the said East right-of-way of the CSX Railroad Main Line; thence departing said CSX Railroad run S88°48'03"E a distance of 415.00; thence N02°32'08" W a distance of 1051.66 feet to the North boundary of said Section 13; thence S88°45'20"E a distance of 536.87 feet along the North boundary of said Section 13 to the Point of Beginning.

PARCEL 4:

That part of the West ¼ of Section 13, Township 30 South, Range 23 East, Polk County, Florida, lying East of Seaboard Coastline Railroad Main Line being more particularly described as follows:

Begin at the Northwest corner of the Northeast ¼ of the Northeast ¼ of said Section 13 and run thence S00°32'37"E a distance of 6318.66 feet along the 40 acre line; thence S89°37'31"W a distance of 1314.98 feet along the South boundary of said Section 13; thence N00°38'18"W a distance of 5356.22 feet along the North South centerline of said Section to the North boundary of said Section 13; thence S88°44'47"E a distance of 1324.48 feet along the North boundary of said Section 13 to the Point of Beginning.

Legal Description

Rev. 1/27/16

Stacy M. Butterfield POLK

Exhibit "C"

That part of the West 3/4 of Section 13, Township 30 South, Range 23 East, Polk County, Florida, lying East of Seaboard Coastline Railroad Main Line being more particularly described as follows: Commence at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 13 and run thence North 88 degrees 44 minutes 47 seconds West a distance of 1324.25 feet along the North boundary of Section 13 to the North 1/4 corner of Section 13; thence North 88 degrees 46 minutes 20 seconds West a distance of 1401.10 feet along the North boundary of said Section 13; thence South 01 degrees 02 minutes 23 seconds East a distance of 928.83 feet along the West right of way of CSX Railroad Spur Line; thence North 88 degrees 57 minutes 37 seconds East a distance of 20.00 feet; thence South 01 degree 02 minutes 23 seconds East a distance of 1565.45 feet along CSX Spur Line; thence with a curve turning to the right with an arc length of 178.81 feet, with a radius of 49504.07 feet, with a chord bearing of South 00 degrees 56 minutes 13 seconds East, with a chord length of 178.81 feet to the Point of Beginning; thence continue along said West right of way of the CSX Spur Line along said curve turning to the right with an arc length of 900.37 feet, with a radius of 49504.07 feet, with a chord bearing of South 00 degrees 18 minutes 56 seconds East, with a chord length of 900.35 feet, thence continue along said West right of way of CSX Spur Line with a reverse curve turning to the left with an arc length of 343.39 feet, with a radius of 20538.72 feet, with a chord bearing of South 00 degrees 13 minutes 10 seconds East, with a chord length of 343.39 feet; thence departing West right of way of CSX Railroad Spur Line; South 88 degrees 13 minutes 47 seconds West a distance of 863.00 feet thence along East right of way of the CSX Railroad Main Line North 02 degrees 30 minutes 46 seconds West a distance of 1313.00 feet; thence departing said East right of way, run South 88 degrees 12 minutes 27 seconds East a distance of 901.88 feet to the Point of Beginning. Together with an easement for ingress and egress, access and passage of vehicles and equipment over and upon the South 50 feet of that part of the Northwest 1/4 of the Northwest 1/4, lying West of Atlantic Coast Line Railroad Company Main Line right of way; and over and upon the South 50 feet of that part of the Northwest 1/4 of the Southwest 1/4, lying West of said railroad right of way, all in Section 13, Township 30 South, Range 23 East, Polk County, Florida.

Parcel ID No.: 23-30-13-000000-043030

Exhibit "D"

Parcel 1:

Section 24, Township 30 South, Range 23 East, Polk County, Florida; Commence at the Northwest corner of said Section 24, thence run South 89 degrees 07'26" East along the North line of said NW ¼, a distance of 1296.29 feet to the Easement right-of-way of the CSX Transportation Railroad, thence run South 00 degrees 59'42" East along said right-of-way a distance of 660 feet to the Point of Beginning, continue along said right-of-way a distance of 2030.79 feet, thence South 89 degrees 55'15" East a distance of 2093.83 feet; thence North 00 degrees West a distance of 2425.69 feet; thence South 89 degrees 26'51" West a distance of 651.83 feet; thence South 29 degrees 21'36" East a distance of 134.12 feet; thence South 10 degrees 47'06" East a distance of 190.26 feet; thence South 16 degrees 09'24" West a distance of 273.99 feet; South 00 degrees 13'36" East 346.04 feet; thence South 32 degrees 23'52" West a distance of 204.25 feet; thence South 77 degrees 19'16.7" West a distance of 410.30 feet; thence South 00 degrees 53'08.3" East a distance of 410.43 feet; thence South 04 degrees 34'41.6" East a distance of 171.95 feet; thence South 56 degrees 30'54.6" West a distance of 225.47 feet; thence South 62 degrees 41'02.9" West a distance of 339.97 feet; thence North 80 degrees 52'35.7" West a distance of 777.09 feet; thence North 12 degrees 08'23" West along the Easement right-of-way line of CSX Transportation Railroad, a distance of 326.83 feet; thence North 13 degrees 13'57.5" East a distance of 764.96 feet; thence North 89 degrees 07'26" West a distance of 245.49 feet to the Point of Beginning. LESS that part of NE ¼ of NW ¼, lying West of Ridgewood Spur.

Parcel 2:

Commencing at the Northwest corner of Section 24, Township 30 South, Range 23 East, Polk County, Florida, thence South 89 degrees 07'26" East along the North boundary a distance of 2677.18 feet to the Northwest corner of the NW ¼ of said Section 24, to Point of Beginning; thence continue along said boundary North 89 degrees 26'51" East a distance of 644.46 feet, thence South 29 degrees 21'36.0" East 134.12 feet, thence South 10 degrees 47'06.0" East 190.26 feet, thence South 16 degrees 09'24.0" West 273.99 feet, thence South 00 degrees 13'36.0" East 346.04 feet, thence South 32 degrees 23'52.0" West 204.25 feet, thence South 77 degrees 19'16.7" West 410.30 feet, thence South 00 degrees 53'08.3" East 410.43 feet, thence South 04 degrees 34'41.6" East 171.95 feet, thence South 56 degrees 30'54.6" West 225.47 feet, thence South 62 degrees 41'02.9" West 339.97 feet, thence North 80 degrees 52'35.7" West 777.09 feet, to the Easement right-of-way of CSX Transportation Railroad thence North 12 degrees 08'23.0" West along said right-of-way a distance of 326.83 feet, to the right-of-way for the Ridgewood Branch or Spur (now unused, abandoned, and recovered) granted to Charlotte Harbor and Northern Railway Company, by instrument dated October 2, 1914, recorded in Deed Book 146, Page 454, Polk County, Florida, and by instrument dated October 27, 1915, recorded in Deed Book 151, Page 80, Polk County, Florida, continue Northeastly along said right-of-way to Point of Beginning. LESS that part of NE ¼ of NW ¼ previously conveyed by G.R. Book 2253, Page 3, lying South of Ridgewood Spur right-of-way.

TOGETHER WITH an easement for ingress and egress, access and passage of vehicles and equipment over and upon the South 50 feet of that part of the NW ¼ of SW ¼ lying West of Atlantic Coast Line Railroad right-of-way, along with the South 50 feet of the NW ¼ of SW ¼ lying East of said right-of-way, and the West 50 feet of the SE ¼ of SW ¼ lying immediately East of said right-of-way, and the South 50 feet of the SE ¼ of SW ¼ lying immediately North of the TBO Power Line easement, and the West 50 feet of the South 210 feet of SW ¼ of SE ¼, all in Section 13, Township 30 South, Range 23 East, Polk County, Florida.

• SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

COMMENCE AT THE NW CORNER OF SECTION 24, TOWNSHIP 30 SOUTH, RANGE 23 EAST, POLK COUNTY FLORIDA, RUN THENCE SOUTH 89°07'26" EAST ALONG THE NORTH BOUNDARY OF SAID SECTION 24, 2106.29 FEET, THENCE SOUTH 00°59'42" EAST, 227.54 FEET TO THE POINT OF BEGINNING. SAID POINT BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY OF THE RIDGEWOOD BRANCH OR SPUR (NOT IN USE) AS RECORDED IN DEED BOOK 181, PAGE 80 OF THE PUBLIC RECORDS OF POLK COUNTY FLORIDA, SAID POINT ALSO BEING ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1273.57 FEET, THENCE CONTINUE SOUTH 00°59'42" EAST 432.46 FEET, THENCE NORTH 89°07'26" WEST 372.44 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF SAID RAILROAD SPUR, THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°28'03", AN ARC DISTANCE OF 566.09 FEET TO A CHORD DISTANCE OF 566.44 FEET, A CHORD BEARING OF NORTH 40°32'05" EAST TO A POINT OF BEGINNING.

PARCEL NUMBER: 243023-000000-031030

Exhibit "E"

Easement Property

An easement for ingress and egress over and upon the South 50 feet of the West 70 feet lying East of the Railroad right of way in the NE ¼ of the of the SW 1/4 and the West 50 feet of the SE ¼ of the SW ¼ lying immediately east of the railroad right of way and the South 50 feet of the SE ¼ of the SW ¼ less that portion lying 50 feet immediately East of the Railroad right of way, all in Section 13, Township 23 East, Range 23 East.

Stacy M. Butterfield POLK
CFN# 2025042551 OR BK 13444 PG 1731 Pgs 1719-1732 02/25/2025 09:36:01 AM

Exhibit F

Exhibit F
Florida AC +/-



Pond / Tank 1 Pond / Tank 2 Pond / Tank 3

Hydro Power

id

Reviewed by: Mark Bennett, Planning

Comment: Wetlands - Based on a review of the County's GIS Viewer, it appears that 5.74 acres, generally situated in the NW corner of the site, contain wetlands. Please provide a narrative/analysis of how this amendment will comply with the application wetlands policies in the Comprehensive Plan Future Land Use Element.

Response: **In accordance with Policy 2.123-C2, it is expected that future development of the subject property will delineate the existing wetlands by a qualified Environmental Scientist and avoid or minimize adverse impacts to the wetlands and the Industrial development will locate on the non-wetland portion of the site**

Comment: Analysis of Plan Industrial Policies - Please provide an analysis of how this request is consistent with the Industrial Policies, as requested in the Pre-Application comments.

Response: **The Industrial landuse request is intended to provide property that can be developed consistently with the surrounding area and allow future businesses to have an appropriate location for potential uses that operate externally to an enclosed structure. The property is located appropriately to established ground transportation and rail lines. There are no schools or residential areas in close proximity to the subject property. At this time, the specific use of the subject property has not been determined, however, this request will allow the property to be marketed to future users with operations consistent with the Industrial landuse.**

Comment: Vehicle Trips - Please provide an estimated building size to show an estimate of vehicle trips to be generated daily and at PM peak hour per Section 910 B. 1 of the LDC.

Response: **At this time a specific user is unknown; however, based on the allowable FAR in the RDA (0.5), we anticipate the site could accommodate 75,000 sf of warehouse and 50,000 sf of manufacturing. Based on this, the estimated vehicle trips would be as follows:**

Warehouse (ITE code 150): 75,000 sf / 1,000 sf x 1.71 trips = 128.25

Manufacturing (ITE code 140): 50,000 sf / 1,000 sf x 4.75 trips = 237.5 trips

Total trips = 366

Comment: Water and Sewer Generation Rates - Please provide an estimated building size to show an estimate of water and sewer generation rates, per Sections 910 C.1. and D.3. of the LDC.

Response: **Water rates are estimated at 0.24 gpd per sf of warehouse and manufacturing space.**

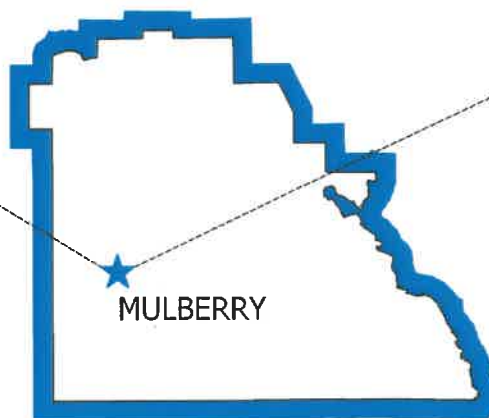
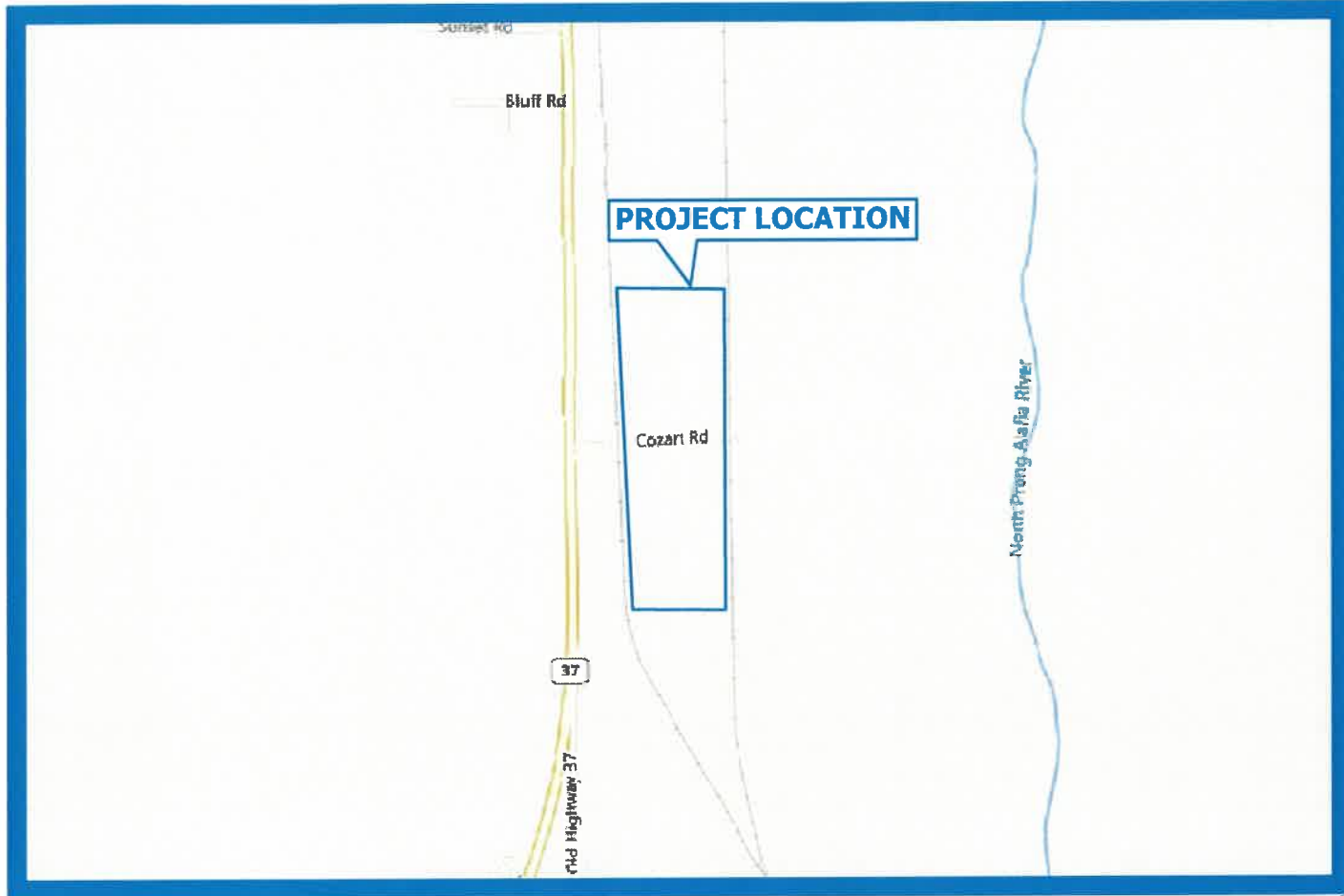
Total Estimated Water Generation = 125,000 sf x 0.24 gpd/sf = 30,000 gpd

Total Estimated Sewer Generation = 0.75 of water = 0.75 x 22,500 gpd

Comment: Maps - Please provide the required maps for the Impact Statement, as required by Section 910. H. of the LDC

Response: **See enclosed maps.**





MULBERRY

POLK COUNTY



NORTH
SCALE: N.T.S.



SLOAN
Engineering Group

150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830
PHONE: (863) 800-3046 - FAX: (863) 800-1159
FLORIDA CERTIFICATE OF AUTHORIZATION (FLCA) #26247

COZART ROAD CPA
Section 13, Township 30S, Range 23E

LOCATION
MAP A

SLOAN ENGINEERING GROUP, INC.

JOB # 3061



NORTH
SCALE:
1" = 400'



SLOAN
Engineering Group

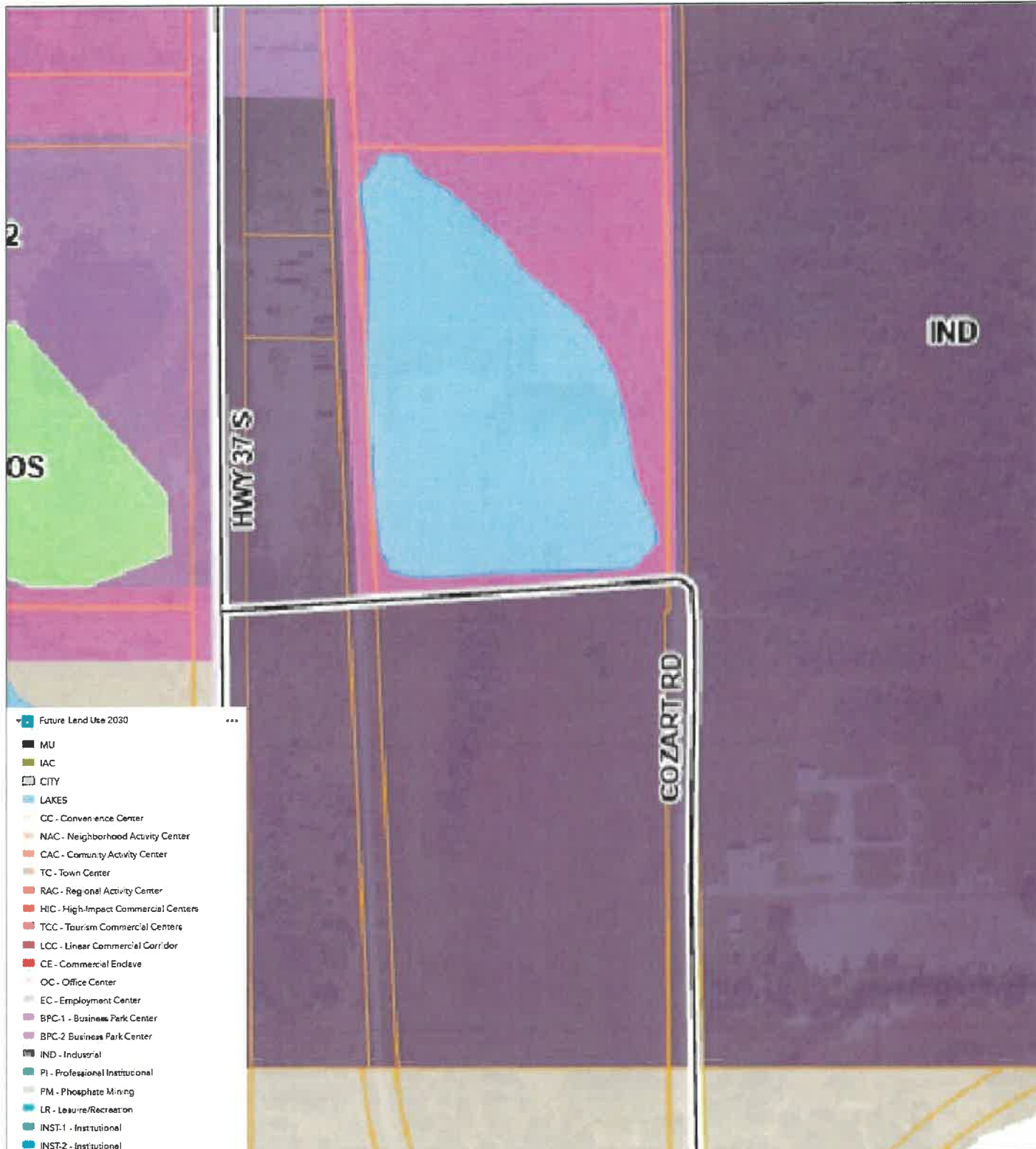
150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830
PHONE: (863) 800-3046 - FAX: (863) 800-1159
FLORIDA CERTIFICATE OF AUTHORIZATION (FLCA) #26247

COZART ROAD CPA
Section 13, Township 30S, Range 23E

**TOPOGRAPHICAL
MAP B**

SLOAN ENGINEERING GROUP, INC.

JOB # 3061



NORTH
SCALE: N.T.S.



SLOAN
Engineering Group

150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830
PHONE: (863) 800-3046 - FAX: (863) 800-1159
FLORIDA CERTIFICATE OF AUTHORIZATION (FLCA) #26247

COZART ROAD CPA
Section 13, Township 30S, Range 23E

LAND USE
MAP C

SLOAN ENGINEERING GROUP, INC.

JOB # 3061



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
12	Neihurst sand, 1 to 5 percent slopes	A	51.7	91.4%
68	Arents, 0 to 5 percent slopes	A	4.9	8.6%
Totals for Area of Interest			56.6	100.0%



NORTH
SCALE: N.T.S.



SLOAN
Engineering Group

150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830
PHONE: (863) 800-3046 - FAX: (863) 800-1159
FLORIDA CERTIFICATE OF AUTHORIZATION (FLCA) #26247

COZART ROAD CPA
Section 13, Township 30S, Range 23E

*SOILS
MAP D*

SLOAN ENGINEERING GROUP, INC.

JOB # 3061



NORTH
SCALE:
1" = 400'



SLOAN
Engineering Group

150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830
PHONE: (863) 800-3046 - FAX: (863) 800-1159
FLORIDA CERTIFICATE OF AUTHORIZATION (FLCA) #26247

COZART ROAD CPA
Section 13, Township 30S, Range 23E

**TRAFFIC CIRCULATION
MAP E**

SLOAN ENGINEERING GROUP, INC.

JOB # 3061