

North

Subject Area

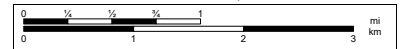
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Scale 1 : 68,750

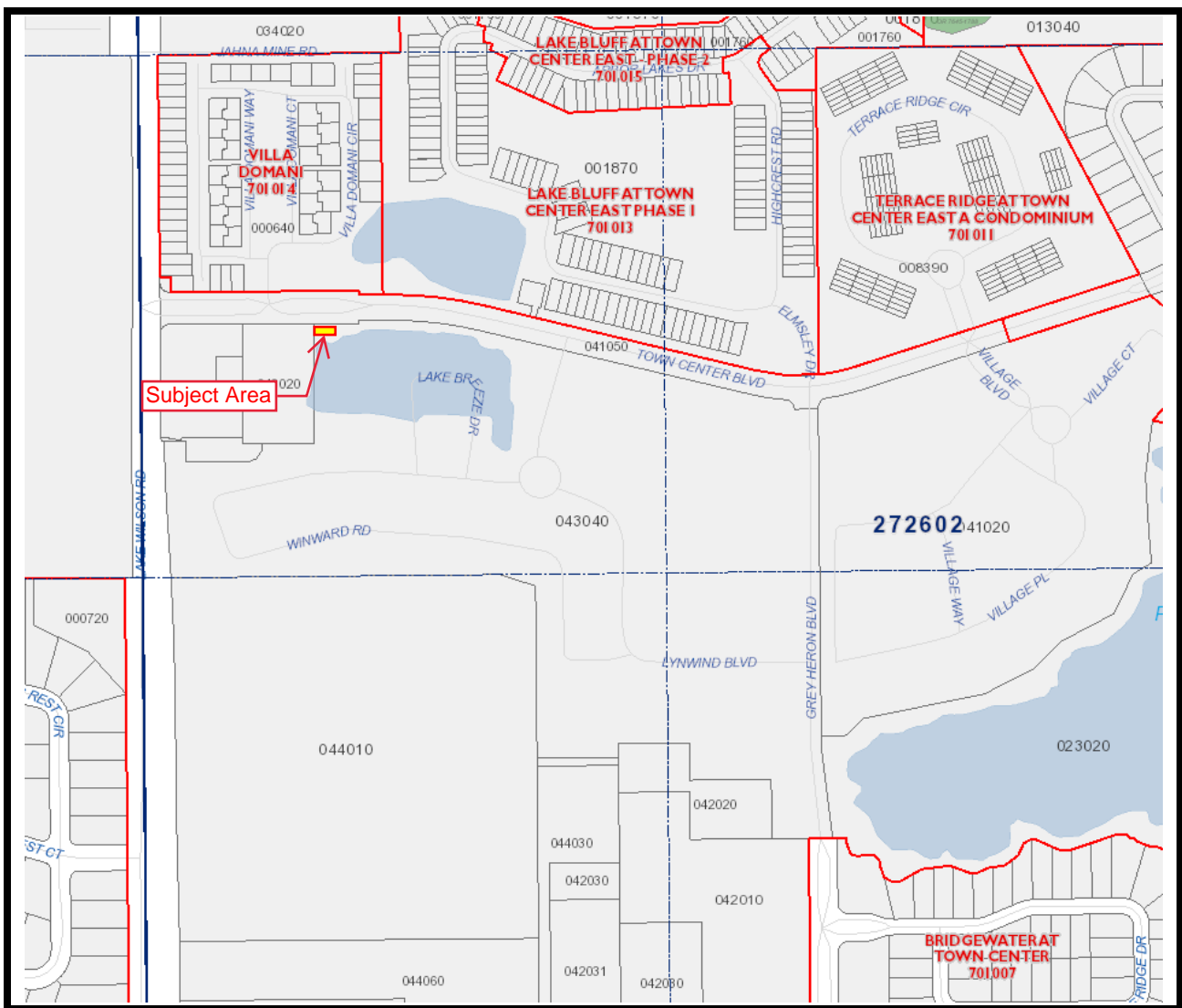


1" = 1.09 mi

Data Zoom 11-5



SECTION 02, TOWNSHIP 26 SOUTH, RANGE 27 EAST



This Instrument prepared under the direction of
R. Wade Allen, Administrator
Polk County Real Estate Services
P.O. Box 9005, Drawer RE-01
Bartow, Florida 33831-9005
By: Scott C. Lowery
Project Name: Lynwind Apartments
LDRES-2019-120

Parent Parcel I.D. No.: 272602-000000-043040

POLK COUNTY UTILITIES EASEMENT

THIS POLK COUNTY UTILITIES EASEMENT, made this 24th day of October, 2023, between TLG CHAMPIONSGATE, LLC, a Delaware limited liability company (the GRANTOR), whose address is 1 Carmel Court, Laguna Beach, California 92651, 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 Polk County Utilities 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 and wastewater facilities hereafter on said property, such easement to include (i) the right of free ingress and egress under, over and across said property for the purposes of constructing, installing, repairing, replacing, operating, and maintaining said utilities. The GRANTEE is hereby granted the right, privilege, and authority to remove, replace, repair, and enlarge said utilities. 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

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)

[Signature]
Witness

Print Name Nicholas Huber

Address 1 Carmel Ct. Laguna Beach CA 92651

[Signature]
Witness

Print Name Scott Whittaker

Address 811 El Ora Lane
Pacific Palisades CA 90272

TLG CHAMPIONSGATE, LLC, a
Delaware limited liability company

By: TLG Championsgate Mezz LLC, a
Delaware limited liability company
its sole member/manager

By: [Signature]
Mark Maron, Authorized Representative

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of)
Los Angeles

On October 24th 2023, before me, Laura Huber, a Notary Public, personally appeared Mark Maron, as Authorized Representative of TLG Championsgate Mezz LLC, a Delaware limited liability company, as sole member/Manager of TLG Championsgate, LLC, a Delaware limited liability company, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]

[Seal]



**"EXHIBIT A"
SKETCH & DESCRIPTION
20'x50' UTILITY EASEMENT**

DESCRIPTION:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 27 EAST; THENCE SOUTH 00°00'02" WEST, ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 705.00 FEET; THENCE SOUTH 89°59'58" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING A CENTRAL ANGLE OF 90°05'45" AND WHOSE CHORD BEARS NORTH 45°02'55" EAST, AN ARC DISTANCE OF 39.31 FEET; THENCE SOUTH 89°54'13" EAST, A DISTANCE OF 364.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°54'13" EAST, A DISTANCE OF 50.00 FEET, THE LAST TWO (2) CALLS BEING ALONG THE SOUTH RIGHT-OF-WAY LINE OF TOWN CENTER BOULEVARD; THENCE SOUTH 00°00'02" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON A LINE LYING AND BEING 20.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF TOWN CENTER BOULEVARD; THENCE NORTH 89°54'13" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 50.00 FEET; THENCE NORTH 00°00'02" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE LYING AND BEING IN POLK COUNTY, FLORIDA, CONTAINING 1,000 SQUARE FEET MORE OR LESS.

NOTES:


1. THIS IS NOT A MAP OF BOUNDARY SURVEY, BUT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
2. NO MONUMENTATION WAS SET DURING THE PREPARATION OF THIS INSTRUMENT.
3. THE UNDERSIGNED & DJS SURVEYORS, INC., MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY AND/OR EASEMENTS RECORD.
4. BEARINGS SHOWN HEREON ARE BASED ON THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 26 SOUTH, RANGE 27 EAST, WITH AN ASSUMED BEARING OF S 00°00'02"E.
5. THIS SKETCH AND DESCRIPTION CONSISTS OF TWO (2) SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS.
6. THE SKETCH AND DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL SEAL OF THE CERTIFYING SURVEYOR.

REVISIONS	DATE	BY	CHKD	F.B./PG.



DJS SURVEYORS, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
20283 STATE ROAD 7, SUITE 200
BOCA RATON, FL 33498
PH. 561.883.0470, FX. 561.883.0480
CERTIFICATE OF AUTHORIZATION NO. LB 7870
www.djssurveyors.com

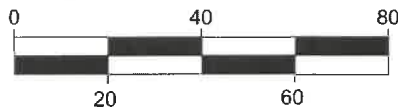
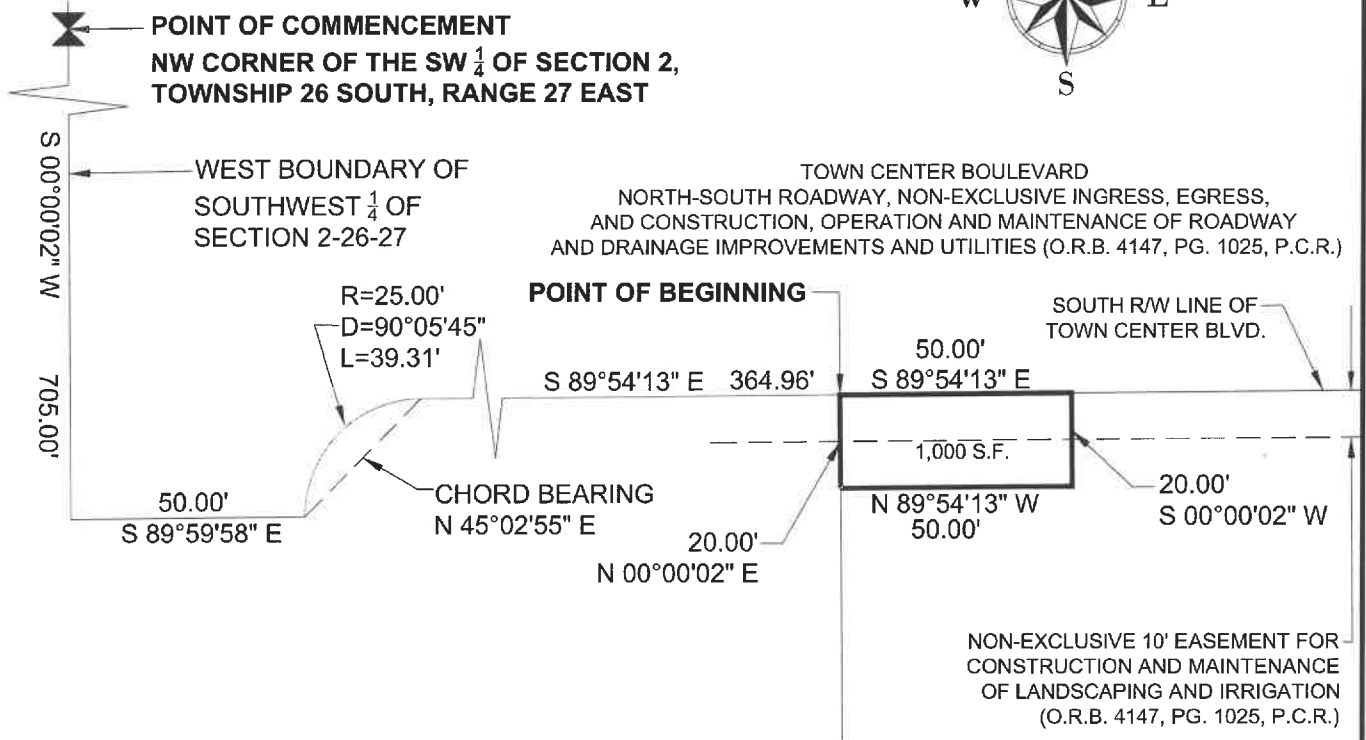
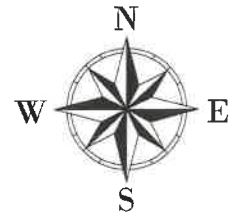
NOT VALID WITHOUT THE SIGNATURE AND STAMPED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER



DONALD J. SULLIVAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6422
DATED: 10/13/2023

JOB No: 21-498	SHEET No: 1/2
FB/PG: 00/00	1/2
DRAWN BY: RM	
CKD. BY: DS	
SCALE: N/A	

"EXHIBIT A" SKETCH & DESCRIPTION 20'x50' UTILITY EASEMENT



SCALE: 1"=40'

LEGEND:

- P. C. R. POLK COUNTY RECORDS
- P. B. PLAT BOOK
- PG. PAGE
- R/W RIGHT-OF-WAY
- O. R. B. OFFICIAL RECORDS BOOK
- S. F. SQUARE FEET

REVISIONS	DATE	BY	CHKD	F.B./PG.

DJS SURVEYORS, INC.

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JOB No:	21-498 UE
FB/PG:	00/00
DRAWN BY:	RM
CKD. BY:	DS
SCALE:	1" = 40'

SHEET No:
2/2