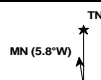


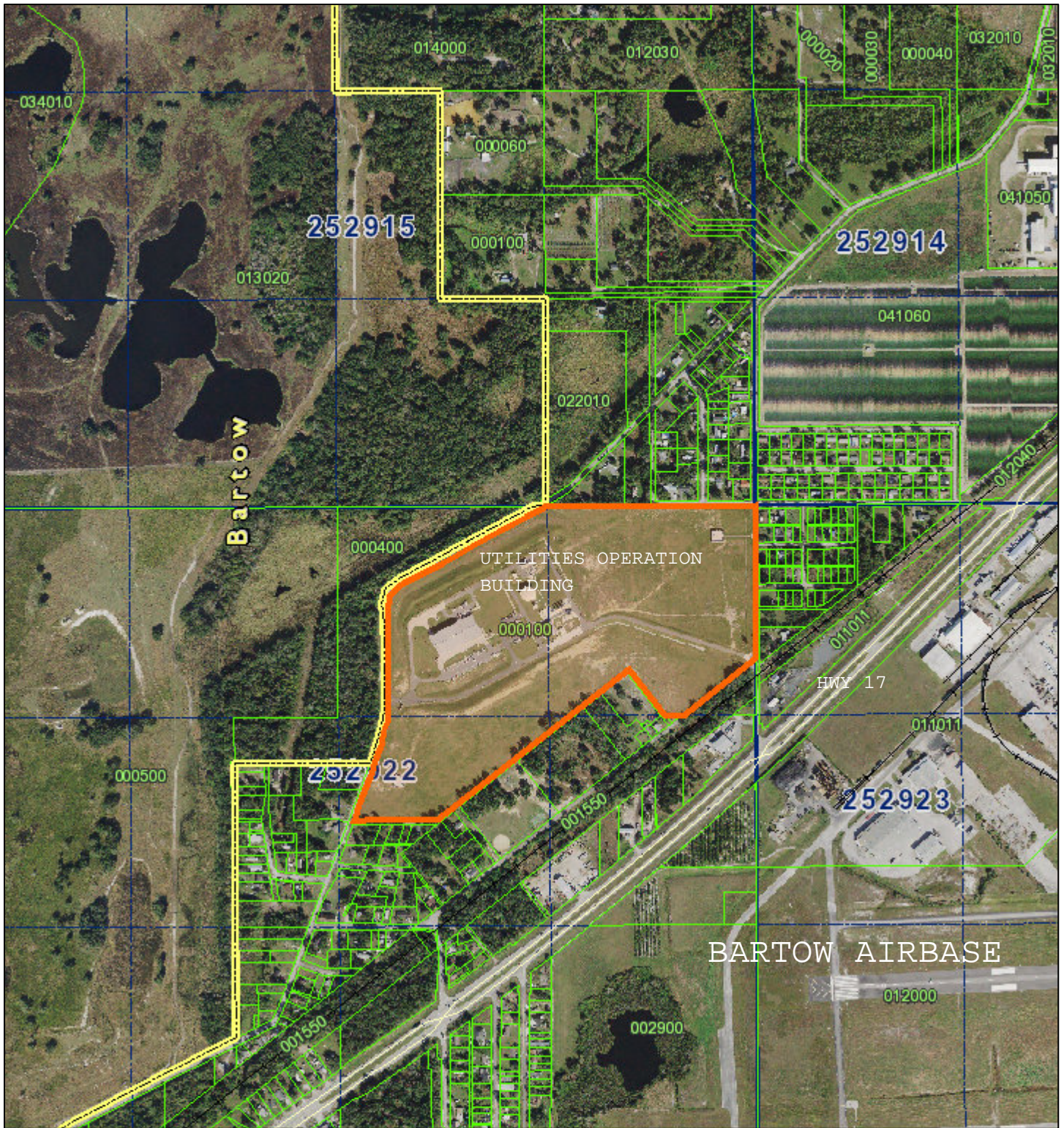
Data use subject to license.

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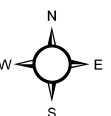


0 360 720 1,440 Feet

All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is".



Marsha M. Faux, CFA, ASA  
Property Appraiser  
Polk County, Florida



February 16, 2023



THIS IS NOT A SURVEY

SCALE  
1" = 200 feet

NORTH

# LEGEND

(C) = CALCULATED  
(P) = PLAT  
COR. = CORNER  
M.B. = MAP BOOK  
M/R/W = MAINTAINED RIGHT-OF-WAY  
O.R.B. = OFFICIAL RECORDS BOOK  
P.B. = PLAT BOOK  
PG(S). = PAGE(S)  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
POT = POINT OF TERMINUS  
P.S.M. = PROFESSIONAL SURVEYOR  
AND MAPPER  
R = RANGE  
R/W = RIGHT-OF-WAY  
SEC = SECTION  
T = TOWNSHIP

## SURVEYOR'S NOTES

BEARINGS, DISTANCES AND COORDINATES ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011.

SEE SHEET 2&3 OF 3 FOR DETAILS.



## AERIAL EXHIBIT

LOCATED IN SECTION 22,  
TOWNSHIP 29 SOUTH, RANGE 25 EAST,  
POLK COUNTY, FLORIDA.

REVISION	DATE	BY

## POLK COUNTY ROADS AND DRAINAGE

3000 SHEFFIELD ROAD, WINTER HAVEN, FL 33880

PHONE: (863) 535-2200

FAX: (863) 519-8117

Sheet No. 1 of 3	Drawn by: RWY	Checked by: BRM	Drawn Date: 05/05/21
Parcel Number: 800	PREPARED FOR: REAL ESTATE SERVICES		Job Number: 9522E21-1

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

SEC. 22 TWP. 29 S. RGE. 25 E.  
FOLIO/PARCEL ID NO. 25-29-22-361000-000100  
WR# 1482569

PREPARED BY  
AND RETURN TO:

Lena Kirby  
Real Estate Department  
Tampa Electric Company  
P.O. Box 111  
Tampa, FL 33601

## EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that **POLK COUNTY**, a political subdivision of the State of Florida, whose address is P.O. Box 988, Bartow, FL 33831 ("Grantor"), in consideration of One Dollar and other valuable considerations paid to Grantor by **TAMPA ELECTRIC COMPANY**, a Florida corporation, P.O. Box 111, Tampa, Florida 33601 ("Company"), receipt whereof is hereby acknowledged, has given and granted unto the Company, its successors and assigns, a perpetual easement over and the right to enter upon the land in Polk County, Florida, described as follows:

**See Exhibit "A" attached hereto and by reference made a part hereof ("Easement parcel")**

**together with the right of ingress and egress to and from the same, and all rights therein and all privileges thereon which are or may be necessary or convenient for the full use and enjoyment of such easement, which is for the purposes of placing, constructing, operating, maintaining, repairing, replacing on and removing from said land, installations described as follows:**

***Aboveground and underground lines of wires, cables, data transmission and communication facilities, supporting structures, and necessary appurtenances ("Facilities").***

The aforesaid rights and privileges granted shall include the right and privilege to trim or remove any and all trees or shrubs upon said land, and the Company shall also have the right and privilege to trim or remove any and all trees or shrubs upon the Grantor's lands adjacent to said land, wherever the Company may deem it necessary or desirable to do so for the protection of said installations.

The Grantor may use said land for any purpose which will not interfere or conflict in any manner with the use of the same by the Company for the purposes enumerated above and which will not endanger any person or property, except that in no event shall any improvement or structure be installed or constructed thereon, grade changed, or water impounded thereon.

With respect to underground Facilities, Grantor acknowledges that under the "Underground Facility Damage Prevention and Safety Act" (ch. 556 Fla. Stat.), that Grantor is obligated to notify "Sunshine State One-Call of Florida, Inc." of its intent to engage in excavation or demolition prior to commencing any work, and Grantor may be held responsible for costs and expenses incurred due to damage of Company's Facilities in the event Grantor fails to so notify.

The Company agrees, at the sole expense of Grantor, to relocate its Facilities, over, under and upon subject parcel upon the request of Grantor, and the vacated portion of this easement being released and conveyed back to Grantor and the site of the relocated Facilities being conveyed and included in this easement grant as though it had been included ab initio.

The terms "Grantor" and "Company" herein employed shall be construed to include the words "heirs, executors, administrators and assigns" and "successors and assigns" of the respective parties hereto, wherever the context so admits or requires. This Grant of Easement constitutes the entire agreement and understanding between the parties with respect to the subject matter hereof. This Grant of Easement may not be changed, altered or modified except by an instrument in writing signed by the party against whom enforcement of such change would be sought. This Grant of Easement shall be binding upon the parties hereto and their respective successors and assigns.

Grantor warrants to Company that it is duly formed, validly existing and in good standing under the laws of its state of formation, and Grantor has all requisite right, power, and authority to enter into this Easement, Grantor owns the Easement Parcel, and no consent of any other person is required to render this Easement a valid and binding instrument.

IN WITNESS WHEREOF, the Grantor has executed this Grant of Easement this 7<sup>th</sup> day of March, 2023.

**GRANTOR:**

**POLK COUNTY,  
a political subdivision of the State of Florida**

**By:** \_\_\_\_\_  
**George Lindsey, III, Chairman  
Board of County Commissioners**

\_\_\_\_\_  
**Signature Witness #1**

\_\_\_\_\_  
**Print Name Witness #1**

\_\_\_\_\_  
**Signature Witness #2**

\_\_\_\_\_  
**Print Name Witness #2**

**STATE OF FLORIDA  
COUNTY OF POLK**

The foregoing instrument was acknowledged before me this 7th day of March, 2023 by George Lindsey, III, Chairman, Board of County Commissioners, Florida by means of ☐ physical presence or ☐ online notarization who is personally known to me or has produced \_\_\_\_\_ as identification.

Witness my hand and official seal the date aforesaid.

\_\_\_\_\_  
**Notary Public, State of Florida at Large**

\_\_\_\_\_  
**Notary: Print or Type Name**

**My Commission Expires:**

## Exhibit "A"

Project Name: Utilities Operations  
Tax Folio Number: 222925361000000100

Job Number: 9522E21-1  
Parcel Number: 800

### DESCRIPTION

A parcel of land being 15.00 wide and a portion of a parcel of land as described in Official Records Book, 2621, Page 1291, Public Records of Polk County, Florida, being in Section 22, Township 29 South, Range 25 East, Polk County, Florida, and Lying 7.50 feet each side of the following described centerline:

**Commence** at the Northeast corner of said Section 22; thence South 89°45'57" West, along the north line of said Section 22, a distance of 1368.11 feet, to the intersection with said north line and the survey baseline for Old Bartow-Winter Haven Road as shown on the maintained right-of-way map recorded in Map Book 2, Pages 141-144, of said Public Records; thence South 61° 37' 27" West, along said survey baseline, 165.73 feet, to the **Point of Beginning**; thence South 58° 50' 51" East, 217.20 feet; thence South 28° 49' 50" East, 617.16 feet; thence South 61° 32' 02" West, 218.48 feet; thence South 77° 07' 37" West, 59.42 feet; thence South 61° 32' 21" West, 32.07 feet; thence South 52° 09' 53" West, 150.65 feet; thence South 85° 58' 08" West, 34.25 feet; thence North 60° 48' 13" West, 91.46 feet; thence South 63° 22' 44" West, 68.81 feet to "**Point A**"; thence North 24° 39' 17" West, 78.95 feet to the **Point of Terminus**;

**Begin** at aforementioned "**Point A**"; thence South 62° 14' 40" West, 411.30 feet; thence North 72° 15' 27" West, 41.69 feet; thence South 88° 45' 31" West, 117.94 feet; thence South 86° 50' 22" West, 225.16 feet, to the aforementioned survey baseline and the **Point of Terminus**.

**Less and Except** all rights-of-ways.

Containing 34,807.1 square feet, or 0.80 Acres more or less.

SHEET 1 OF 3

FOR SKETCH SEE SHEET 2 & 3

REVISION	DATE	BY	

MATCH LINE "A"

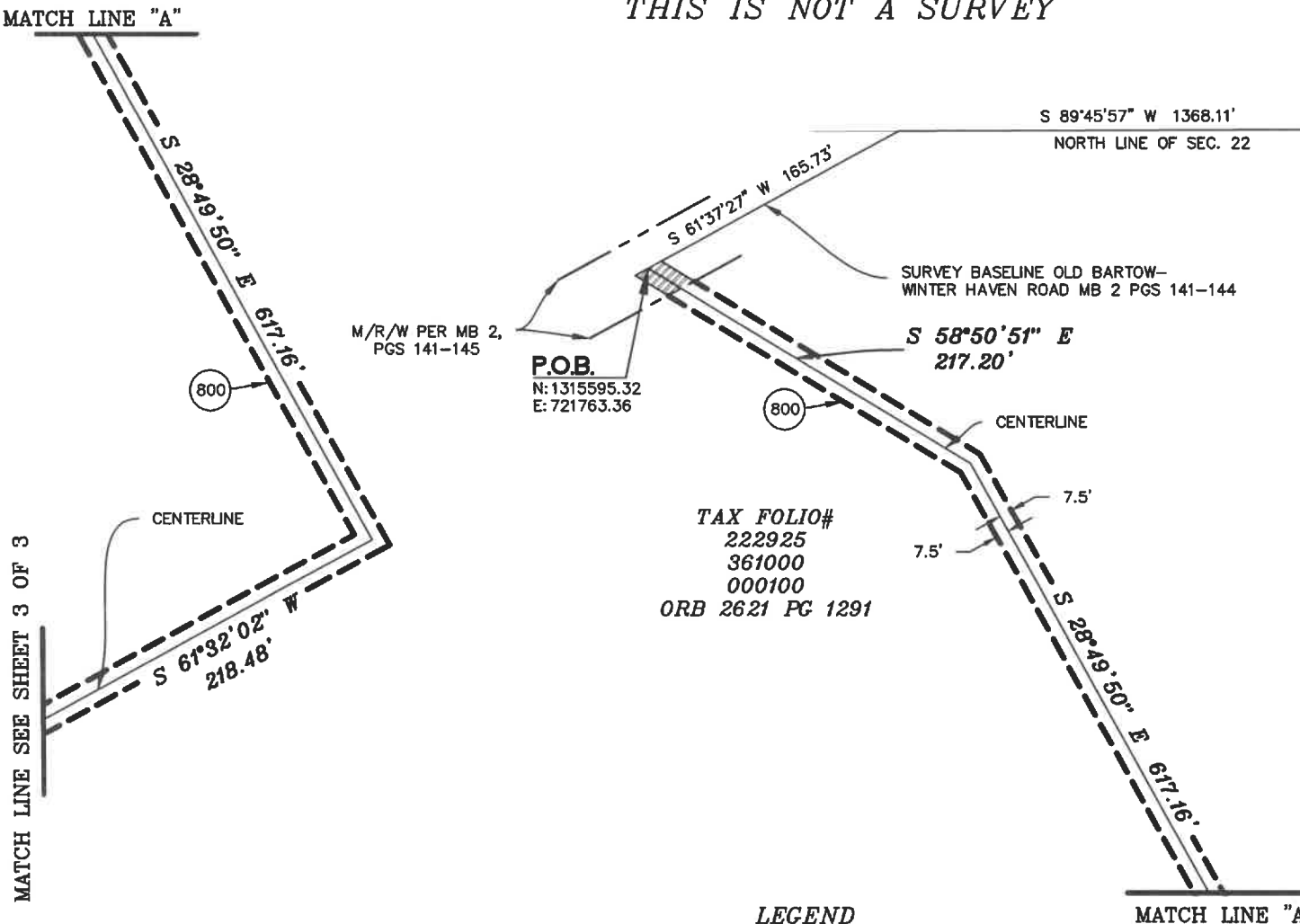
THIS IS NOT A SURVEY

SCALE  
1" = 100 feet

P.O.C.  
N.E. COR.  
SEC. 22, T. 29 S.  
R. 25 E.  
N: 1315679.67  
E: 723277.27

NORTH

MATCH LINE SEE SHEET 3 OF 3



LEGEND

(C) = CALCULATED	POC = POINT OF COMMENCEMENT
(P) = PLAT	POT = POINT OF TERMINUS
COR. = CORNER	P.S.M. = PROFESSIONAL SURVEYOR
M.B. = MAP BOOK	AND = MAPPER
M/R/W = MAINTAINED RIGHT-OF-WAY	R = RANGE
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P.B. = PLAT BOOK	SEC = SECTION
PG(S). = PAGE(S)	T = TOWNSHIP
POB = POINT OF BEGINNING	

DATE  
05/12/21

SURVEYOR'S NOTES

BEARINGS, DISTANCES AND COORDINATES ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011.

SEE SHEET 1 OF 3 FOR DESCRIPTION.

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



DESCRIPTION SKETCH  
LOCATED IN SECTION 22,  
TOWNSHIP 29 SOUTH, RANGE 25 EAST,  
POLK COUNTY, FLORIDA.

POLK COUNTY ROADS AND DRAINAGE  
3000 SHEFFIELD ROAD, WINTER HAVEN, FL 33880

PHONE: (863) 535-2200		FAX: (863) 519-8117	
Sheet No. 2 of 3	Drawn by: RWY	Checked by: BRM	Drawn Date: 05/05/21
Parcel Number: 800	PREPARED FOR: REAL ESTATE SERVICES		Job Number: 9522E21-1

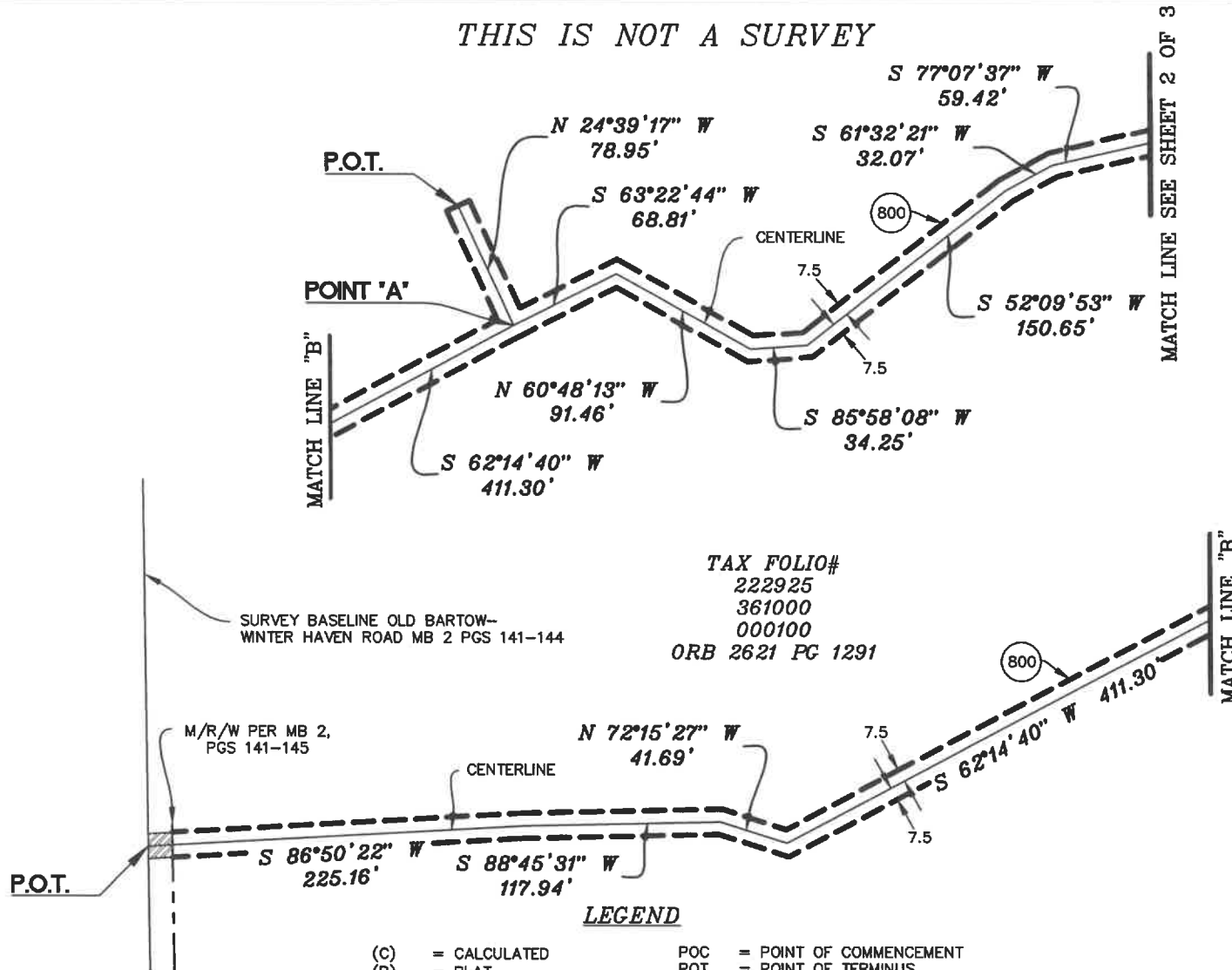
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SEE SHEET 1 OF 3 FOR DESCRIPTION.

DESCRIPTION SKETCH

LOCATED IN SECTION 22,  
TOWNSHIP 29 SOUTH, RANGE 25 EAST,  
POLK COUNTY, FLORIDA.

POLK COUNTY ROADS AND DRAINAGE

3000 SHEFFIELD ROAD, WINTER HAVEN, FL 33880

PHONE: (863) 535-2200

FAX: (863) 519-8117

Sheet No.

3 of 3

Drawn by:

RWY

Checked by:

BRM

Drawn Date:

05/05/21

Parcel Number:

800

PREPARED FOR:

REAL ESTATE SERVICES

Job Number:

9522E21-1

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MAPPER.

