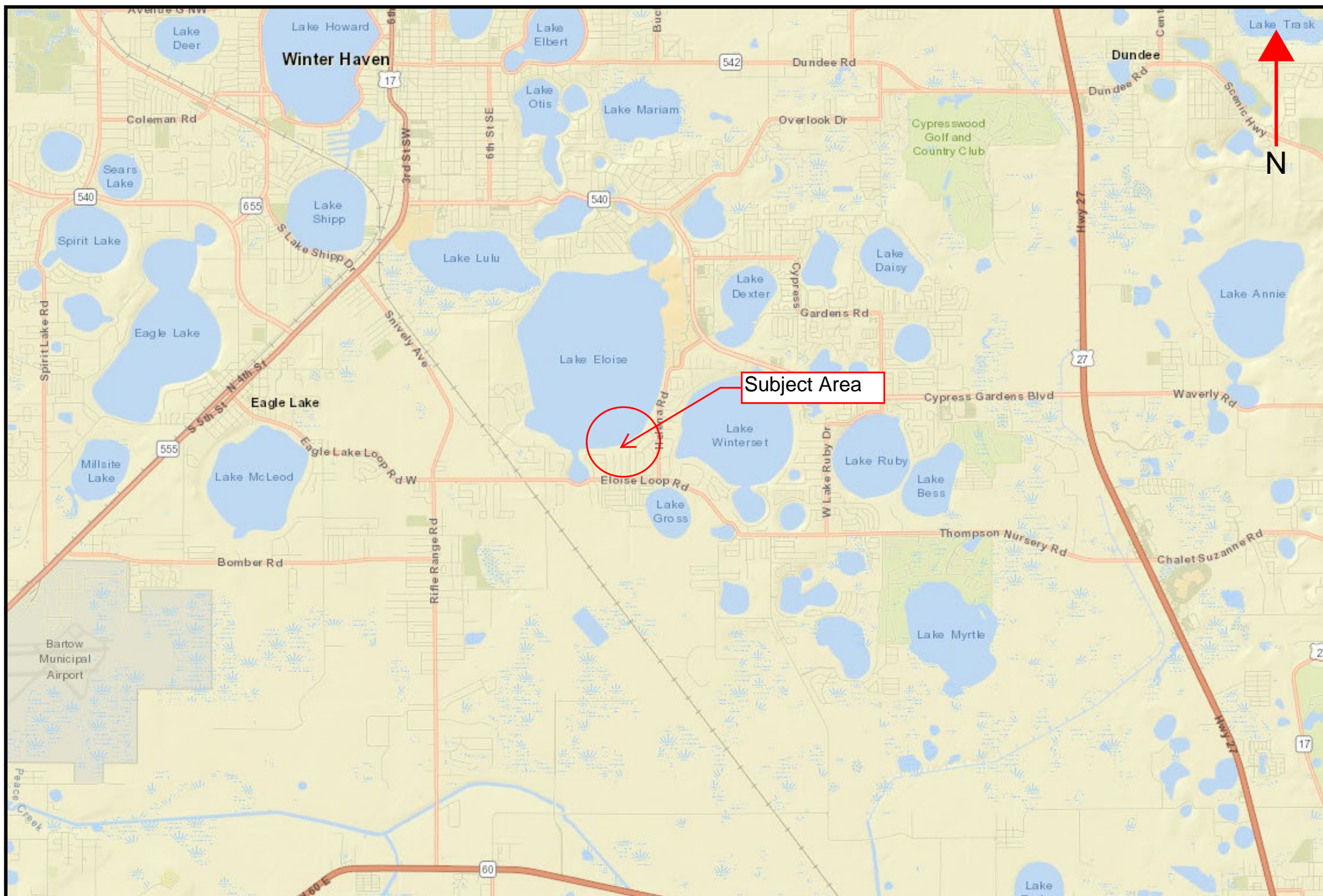
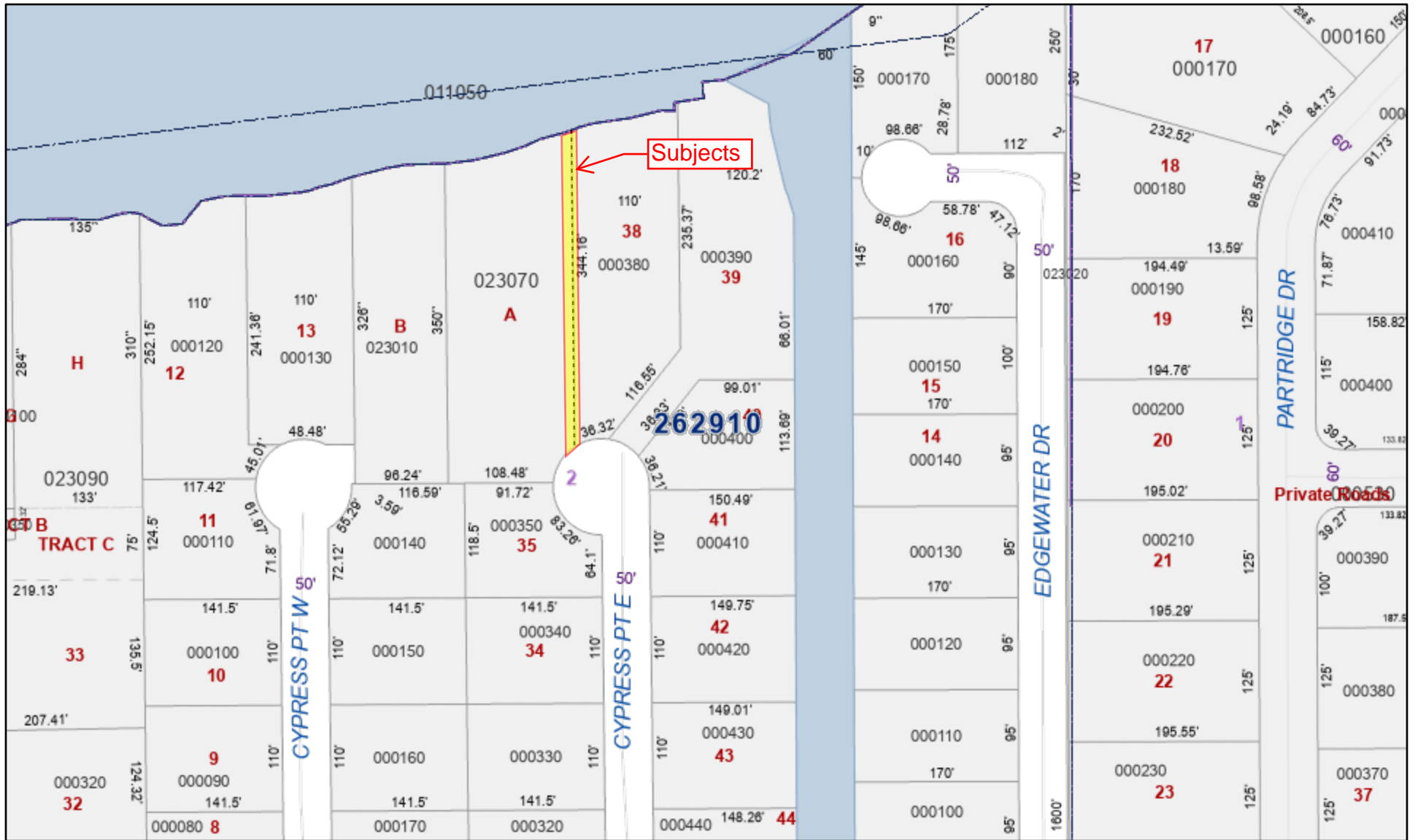


Section 10, Township 29 South, Range 26 East



Section 10, Township 29 South, Range 26 East

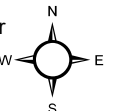


0 75 150 300 Feet

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".



Polk County Property Appraiser
Polk County, Florida
December 10, 2025



This instrument prepared under the direction of:
R. Wade Allen, Director
Polk County Real Estate Services
PO Box 9005, Drawer RE-01
Bartow, FL 33831-9005
By: Melanea Hough
Parent Parcel ID No.: 262910-000000-023070

DRAINAGE EASEMENT

THIS EASEMENT made this 9th day of December, 2025, between **MICHAEL A. STONE and SUSAN DEANNA STONE, husband and wife**, whose address is 1223 Cypress Point East, Winter Haven, Florida 33884, Grantor, and **POLK COUNTY**, a political subdivision of the State of Florida, whose mailing address is P.O. Box 988, Bartow, FL 33830-0988, Grantee.

WITNESSETH, that the Grantors, 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, do hereby grant unto the Grantee, its successors and assigns forever, a perpetual drainage easement for the purpose of clearing, excavating, constructing, inspecting, improving, repairing and maintaining public underground drainage pipeline in, upon, under, over, across and through the following described land in the County of Polk, State of Florida, to-wit:

SEE 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 Grantors for the purpose of exercising the rights herein granted.

Grantors covenant with the Grantee that they are lawfully seized of said lands and that they have good, right and lawful authority to grant this easement.

Grantors shall be responsible for maintenance of vegetation within the easement area.

[SIGNATURE PAGE FOLLOWS]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, said Grantors have hereunto set their hands and seal the date first above written.

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

Jessica L. Willaford
Witness as to both signatories

Print Name Jessica L. Willaford

Address 31 E. Starr Ave; Lk Wales
FL 32898

Witness as to both signatories

Print Name Paula Collins

Address 1505 6th St. NW.
Winter Haven, FL 33881

Michael A. Stone
Michael A. Stone

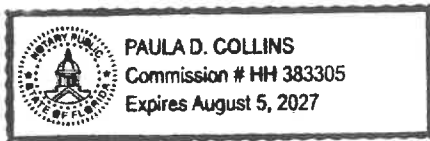
Susan Deanna Stone
Susan Deanna Stone

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ☒ physical presence, or ☐ online notarization, this 9th day of December, 2025, by Michael A. Stone and Susan Deanna Stone, husband and wife who ☒ are personally known to me or ☐ have produced _____ as identification.

(AFFIX NOTARY SEAL)



Paula Collins
Notary Public
Print Name _____

My Commission Expires _____

Project Name: Cypress Point E. Drainage
Tax Folio Number: 26-29-10-000000-023070

Project Number: 9610E25-2
Road Number: 961003

DESCRIPTION

A parcel of land being a portion of a parcel as described in Official Records Book 13218, Pages 1876 and 1877, Public Records of Polk County, Florida, lying in Section 10, Township 29 South, Range 26 East, Polk County, Florida, being more particularly described as follows:

BEGIN at the southwest corner of Lot 38, CYPRESS POINT, as recorded in Plat Book 63, Page 40 of the Public Records of Polk County, Florida, said point being on a curve concave to the southeast, having a radius of 50.04 feet, a central angle of 15°33'31", a chord bearing of South 46°54'39" West, and a chord distance of 13.55 feet; thence along the arc of said curve, also being the Northwesterly right-of-way of Cypress Point East as depicted on said CYPRESS POINT, 13.59 feet; thence North 00°39'38" West, 338.71 feet more or less, to the water's edge of Lake Eloise; thence along the water's edge as approximately North 86°01'59" East 10.02 feet, to the west line of said Lot 38; thence South 00°39'38" East, along said west line, 330.15 feet, more or less to the POINT OF BEGINNING.

SHEET 1 OF 2

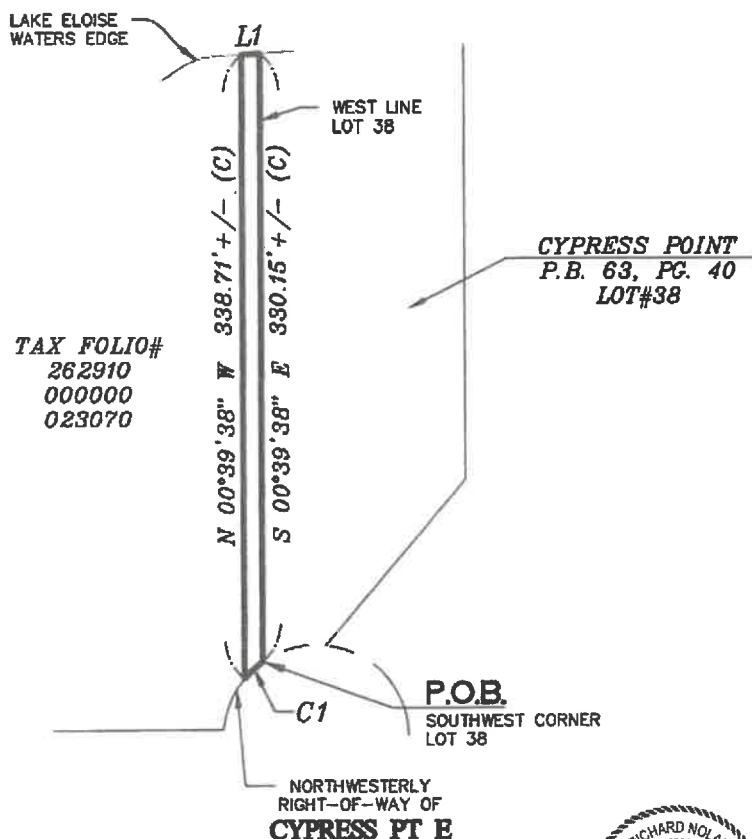
FOR SKETCH SEE SHEET 2 OF 2

REVISION	DATE	BY

THIS IS NOT
A SURVEY

Curve Table					
CURVE #	RADIUS (C)	CENTRAL ANGLE (C)	CHORD BEARING (C)	CHORD (C)	LENGTH (C)
C1	50.04'	15°33'31"	S 46°54'39" W	13.55'	13.59'

Line Table		
LINE #	DIRECTION	LENGTH
L1	N 86°01'59" E	10.02'



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
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- R = RANGE
- R/W = RIGHT-OF-WAY
- SEC = SECTION
- T = TOWNSHIP

SURVEYOR'S NOTES.

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

SEE SHEET 1 OF 2 FOR DESCRIPTION.

DATE
09/29/2025



Digitally signed
by John Richard
Noland Jr.
Date: 2025.09.29
16:13:24 -04'00'

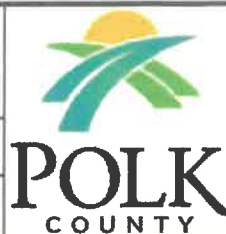
JOHN RICHARD NOLAND, JR. P.S.M.
FLORIDA REGISTRATION #5923
SURVEYING & MAPPING MANAGER
SURVEYING AND MAPPING SECTION

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

DESCRIPTION SKETCH
LOCATED IN SECTION 10,
TOWNSHIP 29 SOUTH, RANGE 26
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 2	Drawn by: RWY
Checked by: JRN	Check Date: 09/29/2025
Parcel Number: N/A	PREPARED FOR: REAL ESTATE SERVICES
	File Name: 9610E25-2



This instrument prepared under the direction of:

R. Wade Allen, Director

Polk County Real Estate Services

PO Box 9005, Drawer RE-01

Bartow, FL 33831-9005

By: Melanca Hough *ce*

Parent Parcel ID No.: 262910-687210-000380

DRAINAGE EASEMENT

THIS EASEMENT made this 18 day of October, 2025, between **RICHARD F. RADOCHA, a married man, joined by his spouse, PORTIA RADOCHA**, whose address is 1225 Cypress Point East, Winter Haven, FL 33884, Grantor, and **POLK COUNTY**, a political subdivision of the State of Florida, whose mailing address is P.O. Box 988, Bartow, FL 33830-0988, Grantee.

WITNESSETH, that the Grantors, 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, do hereby grant unto the Grantee, its successors and assigns forever, a perpetual drainage easement for the purpose of clearing, excavating, constructing, inspecting, improving, repairing and maintaining public underground drainage pipeline in, upon, under, over, across and through the following described land in the County of Polk, State of Florida, to-wit:

SEE 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 Grantors for the purpose of exercising the rights herein granted.

Grantors covenant with the Grantee that they are lawfully seized of said lands and that they have good, right and lawful authority to grant this easement.

Grantors shall be responsible for maintenance of vegetation within the easement area.

[SIGNATURE PAGE FOLLOWS]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, said Grantors have hereunto set their hands and seal the date first above written.

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

Susan Deanna Stone
Witness as to both signatories

Richard F. Radocha
Richard F. Radocha

Print Name Susan Deanna Stone

Address 1223 Cypress Pt. E. Winter Haven, FL 33884

Bryan Chatman
Witness as to both signatories

Portia Radocha
Portia Radocha

Print Name Bryan Chatman

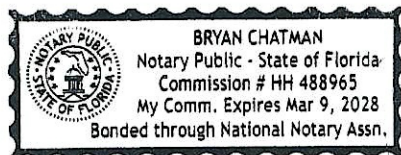
Address 238 Terranova Blvd. Winter Haven FL 33884

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ☒ physical presence, or ☐ online notarization, this 18 day of October, 2025, by Richard F. Radocha, joined by his spouse, Portia Radocha who ☐ are personally known to me or ☒ have produced FLORIDA Drivers Lic as identification.

(AFFIX NOTARY SEAL)



Bryan Chatman
Notary Public
Print Name Bryan Chatman

My Commission Expires 3-9-2028

EXHIBIT "A"

Project Name: Cypress Point E. Drainage
Tax Folio Number: 26-29-10-687210-000380

Project Number: 9610E25-2
Road Number: 961003

DESCRIPTION

The West 5.00 feet of Lot 38, CYPRESS POINT, as recorded in Plat Book 63, Page 40 of the Public Records of Polk County, Florida, lying in Section 10, Township 29 South, Range 26 East, Polk County, Florida.

SHEET 1 OF 2

FOR SKETCH SEE SHEET 2 OF 2

REVISION	DATE	BY

EXHIBIT "A"

THIS IS NOT
A SURVEY

LAKE ELOISE
WATERS EDGE



SCALE
1" = 60 feet

TAX FOLIO#
262910
687210
000380

CYPRESS POINT
P.B. 63, PG. 40
LOT#38

WEST 5.00'
LOT 38

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
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- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- R = RANGE
- R/W = RIGHT-OF-WAY
- SEC = SECTION
- T = TOWNSHIP

CYPRESS PT B

SURVEYOR'S NOTES.

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

SEE SHEET 1 OF 2 FOR DESCRIPTION.

DATE
09/29/2025



Digitally signed
by John Richard
Noland Jr.
Date: 2025.09.29
16:14:50 -04'00'

JOHN RICHARD NOLAND, JR. P.S.M.
FLORIDA REGISTRATION #5923
SURVEYING & MAPPING MANAGER
SURVEYING AND MAPPING SECTION

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

DESCRIPTION SKETCH

LOCATED IN SECTION 10,
TOWNSHIP 29 SOUTH, RANGE 26
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. 2 of 2	Drawn by: RWY	Checked by: JRN	Check Date: 09/29/2025
Parcel Number: N/A	PREPARED FOR: REAL ESTATE SERVICES		File Name: 9610E25-2

