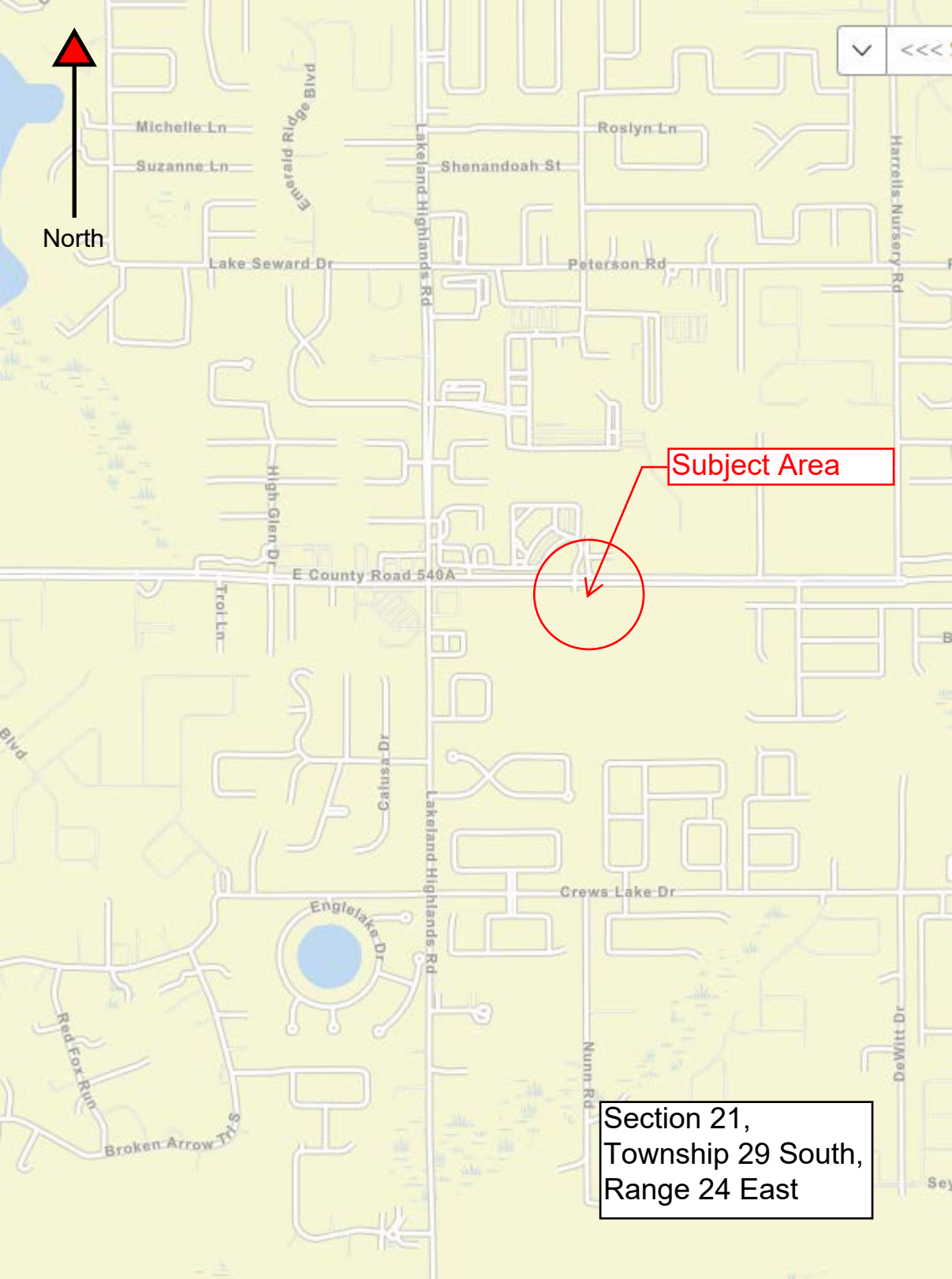




North



Michelle Ln

Suzanne Ln

Emerald Ridge Blvd

Lakeland Highlands Rd

Shenandoah St

Roslyn Ln

Harris Nursery Rd

Lake Seward Dr

Peterson Rd

High Glen Dr

E County Road 540A

Trot Ln

Blvd

Catusa Dr

Lakeland Highlands Rd

Crews Lake Dr

Englelake Dr

Red Fox Run

Broken Arrow Trl S

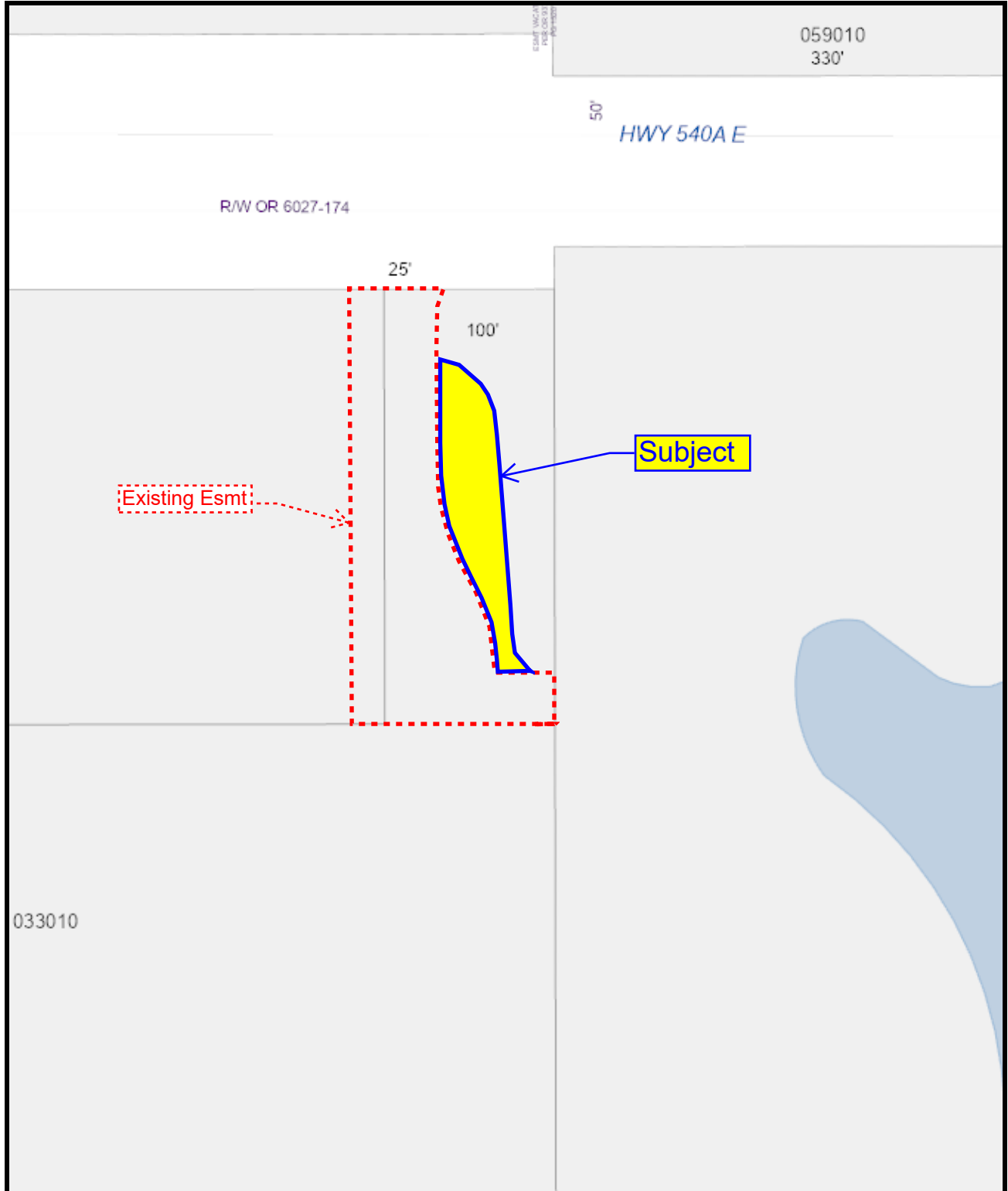
Nunn Rd

DeWitt Dr

Section 21,
Township 29 South,
Range 24 East



SECTION 21, TOWNSHIP 29 SOUTH, RANGE 24 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: CR 540A Booster Station Access

Parent Parcel ID No.: 242921-000000-033010

ACCESS EASEMENT

THIS EASEMENT made this 22nd day of April, 2026, between **SP RIDGE APARTMENTS LLC**, a Florida limited liability company, whose address is 5403 West Gray Street, Tampa, FL 33609, Grantor, and **POLK COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 988, Bartow, Florida 33831-9005, 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 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 easement for the purpose of ingress, egress and access over, across and through the following described land in the County of Polk, State of Florida, to-wit:

SEE EXHIBIT "A"

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 successor and assigns, reserves the right to make improvements to, or modify any roadway or related improvements constructed within the easement so long as it does not interfere with the Grantee's ingress and egress.

THIS EASEMENT IS FOR THE USE OF GRANTEE ONLY AND IS NOT TO BE CONSTRUED AS A GENERAL PUBLIC EASEMENT.

[SIGNATURE PAGE FOLLOWS]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the said 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)

Qiara Malen

Witness #1
Print Name Qiara Malen

Address 1911 65th Ave W, Tacoma, WA 98466

Hugo Ennis

Witness #2
Print Name Hugo Ennis

Address 1911 65th Ave W, Tacoma, WA 98466

SP RIDGE APARTMENTS LLC, a Florida limited liability company

By: SP Ridge Manager LLC, a Florida limited liability company, its Manager

By: SP AND 40D LLC, a Florida limited liability company, its Manager

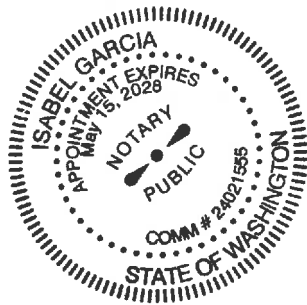
By: J. David Page
J. David Page, Manager

STATE OF ~~FLORIDA~~ Washington

COUNTY OF Pierce

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 22nd day of April, 2026, by J. David Page, as Manager of SP AND 40D LLC, a Florida limited liability company, as Manager of SP Ridge Manager LLC, a Florida limited liability company, as Manager of SP Ridge Apartments LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.

(AFFIX NOTARY SEAL)



Isabel Garcia
Notary Public
Print Name Isabel Garcia

My Commission Expires 05/15/2028

LEGAL DESCRIPTION:

AN INGRESS/EGRESS EASEMENT LYING WITHIN THE EAST 100 FEET OF THE NORTH QUARTER (1/4) OF THE EAST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION 21, TOWNSHIP 29 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13471, PAGE 794 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 1/2" IRON ROD AND CAP (LB#8112) LYING APPROXIMATELY 75' SOUTH OF THE NORTHERLY BOUNDARY OF SECTION 21, TOWNSHIP 29 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA AND MARKING THE INTERSECTION OF THE EASTERLY BOUNDARY OF THE NW QUARTER (1/4) OF THE NW QUARTER (1/4) OF SECTION 21 AND THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF STATE HIGHWAY 540A EAST, THENCE ALONG SAID EASTERLY BOUNDARY AND THE WESTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5877, PAGE 930 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SOUTH 00°08'00" EAST, 226.46 FEET TO THE NORTHEASTERLY BOUNDARY OF AN INGRESS/EGRESS EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 8221, PAGE 2163; THENCE LEAVING SAID EASTERLY AND WESTERLY BOUNDARIES, ALONG SAID NORTHEASTERLY BOUNDARY THE FOLLOWING FIVE (5) COURSES AND DISTANCES: SOUTH 89°55'24" WEST, 17.59 FEET FOR THE **POINT OF BEGINNING**; FROM SAID **POINT OF BEGINNING**, CONTINUE SOUTH 89°55'24" WEST, 18.05 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 142.50 FEET, THROUGH A CENTRAL ANGLE OF 25°33'59", FOR AN ARC LENGTH OF 63.59 FEET (CHORD BEARS NORTH 16°58'51" WEST, 63.06 FEET) TO A POINT OF REVERSE CURVE; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 114.50 FEET, THROUGH A CENTRAL ANGLE OF 29°33'16", FOR AN ARC LENGTH OF 59.06 FEET (CHORD BEARS NORTH 14°59'12" WEST, 58.41 FEET); THENCE NORTH 00°12'34" WEST, 64.89 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY; THENCE LEAVING SAID NORTHEASTERLY BOUNDARY, SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 74°30'02", FOR AN ARC LENGTH OF 52.01 FEET (CHORD BEARS SOUTH 41°56'54" EAST, 48.42 FEET); THENCE SOUTH 04°41'53" EAST, 131.11 FEET TO A CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 51°07'27", FOR AN ARC LENGTH OF 17.85 FEET (CHORD BEARS SOUTH 30°15'36" EAST, 17.26 FEET) TO THE **POINT OF BEGINNING**; CONTAINING 0.10 OF AN ACRE, MORE OR LESS.

GRAPHIC SCALE



- Civil Engineering
- Land Surveying
- Development Consulting
- Landscape Architecture
- Environmental Permitting

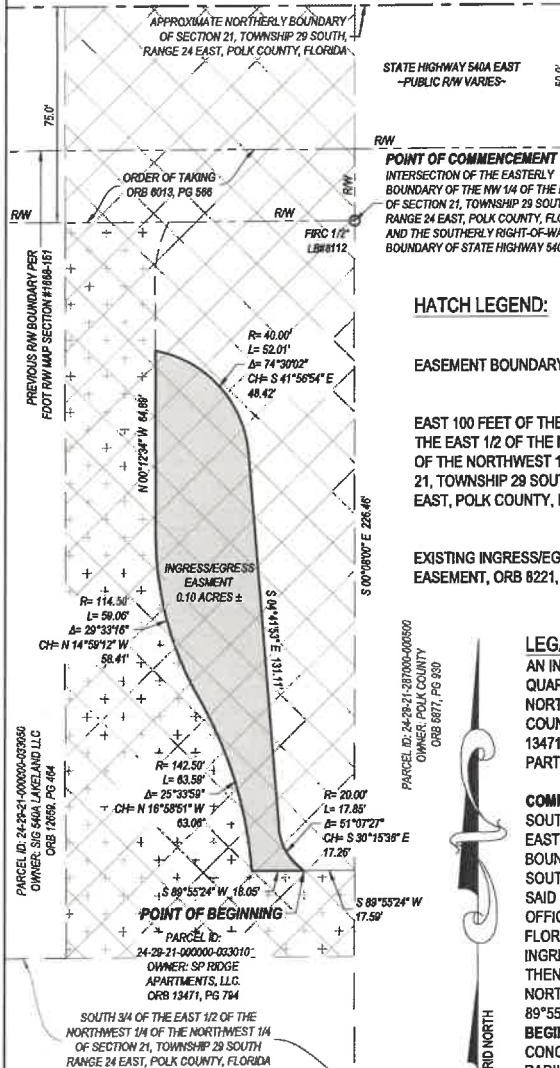
Exhibit "A" - Sheet 2 of 2

SYMBOL LEGEND:

- FOUND IRON ROD (AS LABELED)

SKETCH OF DESCRIPTION

LYING WITHIN SECTION 21, TOWNSHIP 29 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA



LINE LEGEND:

- EASEMENT BOUNDARY
- RIGHT-OF-WAY
- ORB 13471, PG 794 BOUNDARY
- ADJACENT BOUNDARY
- EXISTING EASEMENT BOUNDARY
- APPROXIMATE SECTION BOUNDARY

HATCH LEGEND:

- EASEMENT BOUNDARY
- EAST 100 FEET OF THE NORTH 1/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 29 SOUTH RANGE 24 EAST, POLK COUNTY, FLORIDA
- EXISTING INGRESS/EGRESS EASEMENT, ORB 8221, PG 2163

STANDARD ABBREVIATIONS:

- CH CHORD BEARING AND DISTANCE
- Δ= DELTA OR CENTRAL ANGLE
- E EAST
- FIRC FOUND IRON ROD AND CAP (AS LABELED)
- L= ARC LENGTH
- LB# LICENSED BUSINESS NUMBER
- N NORTH
- ORB/PG OFFICIAL RECORDS BOOK AND PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- R= RADIUS
- R/W RIGHT-OF-WAY
- S SOUTH
- W WEST

LEGAL DESCRIPTION:

AN INGRESS/EGRESS EASEMENT LYING WITHIN THE EAST 100 FEET OF THE NORTH QUARTER (1/4) OF THE EAST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION 21, TOWNSHIP 29 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13471, PAGE 794 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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GENERAL NOTES:

- NO IMPROVEMENTS LOCATED OTHER THAN SHOWN HEREON.
- THE MAPPED FEATURES SHOWN HEREON WERE PRODUCED UNDER THE RESPONSIBLE CHARGE OF THE SIGNING SURVEYOR AND MAPPER. HORIZONTAL DATA BASED ON GLOBAL NAVIGATION SATELLITE SYSTEM OBSERVATIONS WITH CORRECTIONS FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK AND REFERENCED TO THE FLORIDA NORTH ZONE, STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (2011 / EPOCH 2010).
- GROUND DISTANCES AND MEASUREMENTS SHOWN HEREON IN US SURVEY FEET, UNLESS NOTED OTHERWISE.
- THIS IS NOT A SURVEY.
- ADDITIONS OR DELETIONS TO THIS SKETCH BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- ALL REFERENCES TO RECORDED DOCUMENTS CONTAINED HEREIN ARE TO THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, UNLESS NOTED OTHERWISE.
- THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACTION OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.

John A Rooks III
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. 7657



Moore Bass Consulting
 UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SURVEY MAP OR REPORT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

FILE #	NA	T2761.0009-SK-EASE-ACC
CONTRACT #	72761.0009	ARCHIVE
NOTEBOOK #	NA	PAGE #
DATE	03/12/2026	DRAWN BY

MOORE BASS CONSULTING, INC. 005 N. GADSDEN STREET TALLAHASSEE, FL 32303 (850) 222-5678 www.moorebass.com	CLIENT NAME SOUTHPORT FINANCIAL SERVICES, INC.	PROJECT NAME HIGHLAND CREEK	SHEET TITLE SKETCH OF DESCRIPTION (INGRESS/EGRESS EASEMENT)	1/1
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