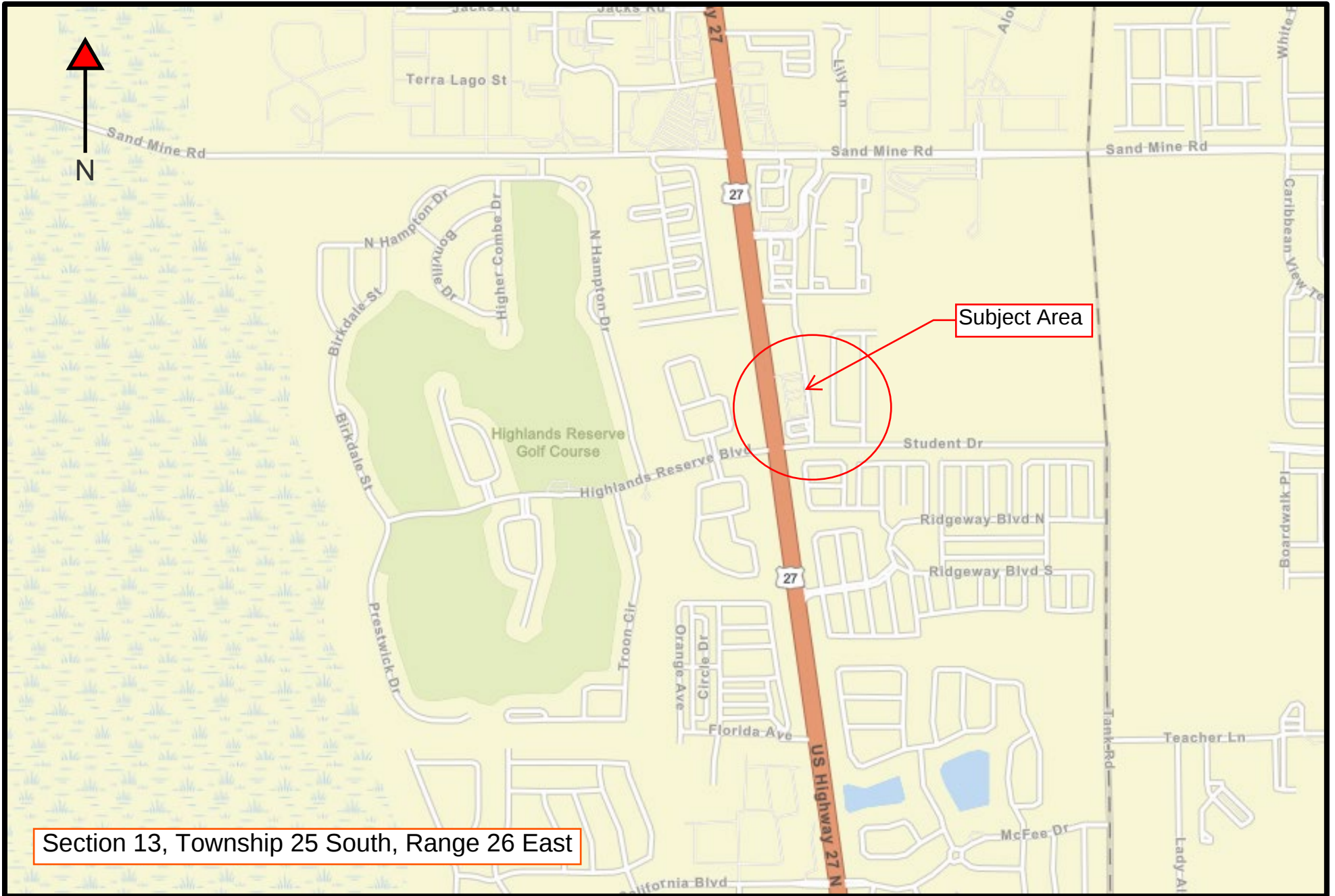




This instrument prepared under the direction of
R. Wade Allen, Director
Polk County Real Estate Services
P.O. Box 9005, Drawer RE-01
Bartow, Florida 33831-9005
By: Scott C. Lowery
Project Name: DRC – PCU Easement
LDNON-2025-56-North Davenport Medical Office

Parent Parcel I.D. No.: 262513-998010-000040

POLK COUNTY UTILITIES EASEMENT

THIS POLK COUNTY UTILITIES EASEMENT, made this 6 day of July, 2026, between URGENT CARE DEVELOPERS OF NORTH DAVENPORT, LLC, a Florida limited liability company (the GRANTOR), whose address is 255 S. Orange Avenue, Suite 720, Orlando, Florida 32801, 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 Exhibits “A” and “B”

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 and (ii) the right of ingress and egress over and across those portions of the GRANTOR'S property described as Tract “D”, TRINITY RIDGE COMMERCIAL, according to the map or plat thereof as recorded in Plat Book 174, at Pages 23 and 24, Public Records of Polk County, Florida, as is reasonably necessary to access the property described in Exhibit “A” attached hereto, all for the purposes of constructing, installing, repairing, replacing, operating, and maintaining 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 have the right to grant other easements to other parties for purposes which are not inconsistent with use of the Easement by 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)

Maria Sandoval
Witness
Print Name Maria Sandoval
Address 255 S. Orange Ave., 720, Orlando, FL 32801

Daniel Garcia
Witness
Print Name Daniel Garcia
Address 255 S. Orange Ave., 720, Orlando, FL 32801

URGENT CARE DEVELOPERS OF
NORTH DAVENPORT, LLC, a Florida
limited liability company

By: Raul Socarras, Manager

STATE OF FLORIDA

COUNTY OF Orange

THE FOREGOING instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6 day of July, 2026, by Raul Socarras, as Manager of Urgent Care Developers of North Davenport, LLC, a Florida limited liability company, on behalf of said company, who is X personally known to me or who has produced _____ as identification.

Ranee Roszkowicz
Notary Public
State of Florida at Large

(Seal)



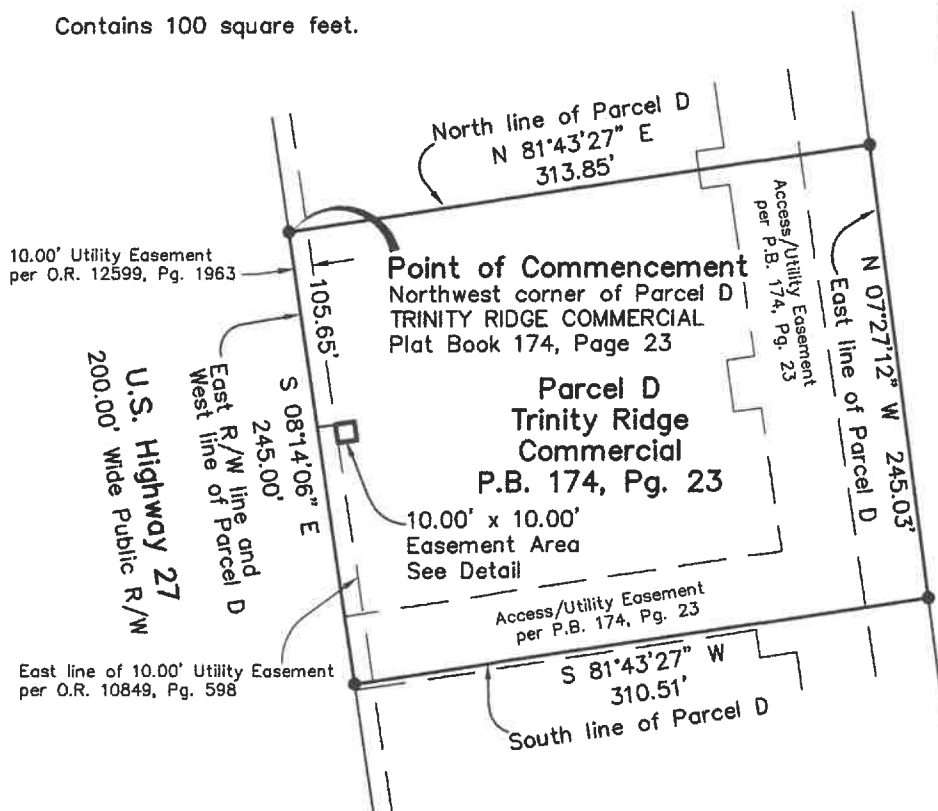
RANEE ROSZKOWICZ
Notary Public
State of Florida
Comm# HH618908
Expires 12/5/2028

Ranee Roszkowicz
Printed Name of Notary

Commission No. HH618908
My commission expires 12/5/2028

COMMENCE at the Northwest corner of said Parcel D, thence South 08°14'06" East, along the West line of said Parcel D and East right of way line of U.S Highway 27, a distance of 105.65 feet; thence, departing said West line and East right of way line, North 81°45'54" East a distance of 10.00 feet to a point on the East line of that certain Utility Easement according to Official Records Book 10849, Page 598, Public Records of Polk County, Florida, point also being the POINT OF BEGINNING; thence continue North 81°45'54" East a distance of 10.00 feet; thence South 08°14'06" East a distance of 10.00 feet; thence South 81°45'54" West a distance of 10.00 feet to the East line of said Utility Easement; thence North 08°14'06" West, along said East line, a distance of 10.00 feet to the POINT OF BEGINNING.

Contains 100 square feet.



Detail

$$1'' = 30'$$

East R/W line and
West line of Parcel D

East line of 10.00' Utility
Easement per O.R. 10849, Pg.
598 and O.R. 12599, Pg. 1963

Point of Beginning

Line Table		
Line	Bearing	Distance
L1	N 81°45'54" E	10.00'
L2	N 81°45'54" E	10.00'
L3	S 08°14'06" E	10.00'
L4	S 81°45'54" W	10.00'
L5	N 08°14'06" W	10.00'

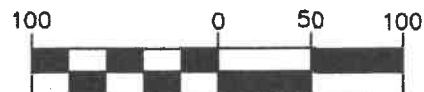
Notes

1. THIS IS NOT A BOUNDARY SURVEY. The purpose of this sketch of description is to depict and describe a Utility Easement.
2. Bearings shown hereon are based on the East line of Parcel D of Trinity Ridge Commercial, Plat Book 174, Page 23 being assumed as North 07°27'12" West.
3. This sketch meets the Standard of Practice set forth in Florida Administrative Code Rule 5J-17 pursuant to Florida Statute Chapter 472.
4. The seal appearing on this document was authorized by Billy Joe Jenkins, Jr. on May 20, 2026. The electronic signature hereon is in compliance with the Florida Administrative Code (FAC) 5J-17-062.

Legend and Abbreviations

LB - denotes licensed business
R/W - denotes Right of Way
P.B. - denotes Plat Book
O.R. - denotes Official Records Book
Pg. - denotes page
● - denotes change of direction

GRAPHIC SCALE



Benchmark Surveying & Mapping, LLC

Certificate of Authorization Number – LB 7874

3110 Red Fox Run, Kissimmee, Florida 34746

Post Office Box 771065, Winter Garden, Florida 34777-1065

(407) 509-9674 – www.benchmarksurveyingandmapping.com

935.62 SOD West

Project #

05/20/26

Date _____

Prepared For: Jamison Commercial
Development, LLC

Sketch of Description for Water Utility Easement

A strip of land being a portion of Parcel D, TRINITY RIDGE COMMERCIAL, according to the plat thereof, as recorded in Plat Book 174, Page 23, Public Records of Polk County, Florida, being more particularly described as follows:

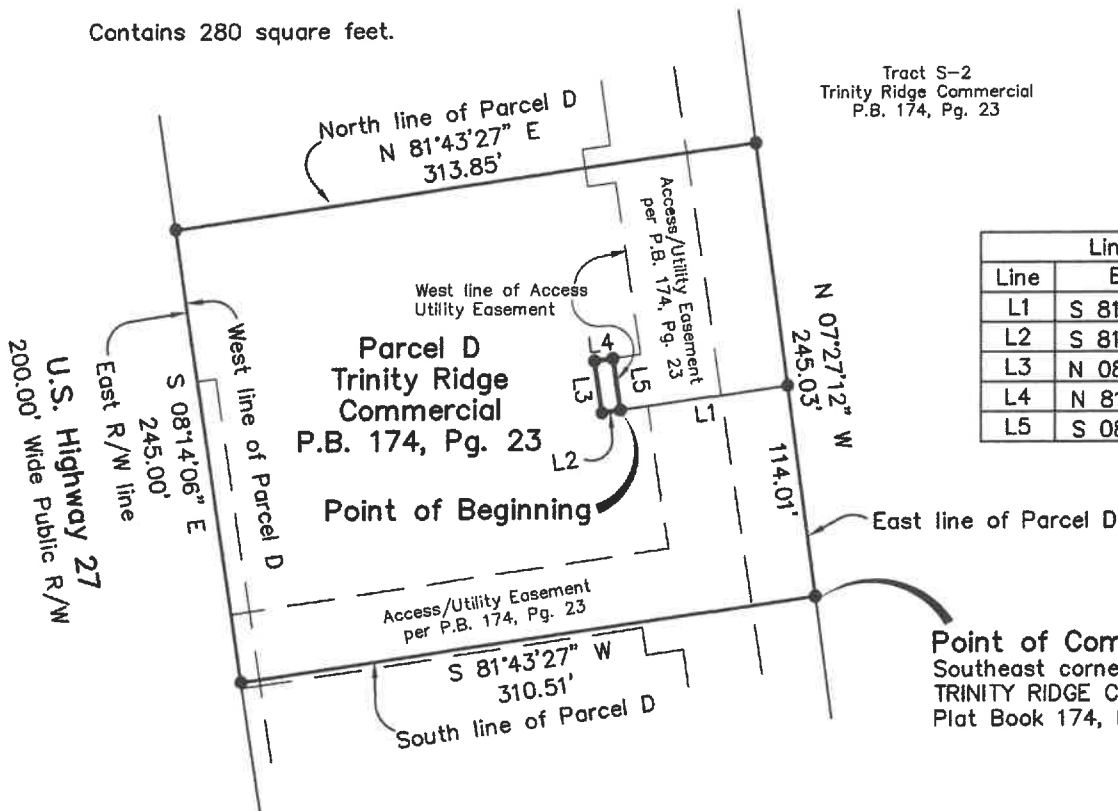
COMMENCE at the Southeast corner of said Parcel D, thence North 07°27'12" West, along the East line of said Parcel D, a distance of 114.01 feet; thence, departing said East line, South 81°43'27" West a distance of 75.67 feet to a point on the West line of that certain Access/Utility Easement according to said plat of TRINITY RIDGE COMMERCIAL, point also being the POINT OF BEGINNING; thence continue South 81°43'27" West a distance of 10.00 feet; thence North 08°16'33" West a distance of 28.00 feet; thence North 81°43'27" East a distance of 10.00 feet to the West line of said Access/Utility Easement; thence South 08°16'33" East, along said West line, a distance of 28.00 feet to the POINT OF BEGINNING.

Contains 280 square feet.



Tract S-2
Trinity Ridge Commercial
P.B. 174, Pg. 23

Line Table		
Line	Bearing	Distance
L1	S 81°43'27" W	75.67'
L2	S 81°43'27" W	10.00'
L3	N 08°16'33" W	28.00'
L4	N 81°43'27" E	10.00'
L5	S 08°16'33" E	28.00'



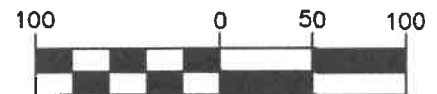
Notes

1. THIS IS NOT A BOUNDARY SURVEY. The purpose of this sketch of description is to depict and describe a Water Utility Easement.
2. Bearings shown hereon are based on the East line of Parcel D of Trinity Ridge Commercial, Plat Book 174, Page 23 being assumed as North 07°27'12" West.
3. This sketch meets the Standard of Practice set forth in Florida Administrative Code Rule 5J-17, pursuant to Florida Statute Chapter 472.
4. The seal appearing on this document was authorized by Billy Joe Jenkins, Jr. on April 27, 2026. The electronic signature hereon is in compliance with the Florida Administrative Code (FAC) 5J-17-062.

Legend and Abbreviations

- LB – denotes licensed business
- R/W – denotes Right of Way
- P.B. – denotes Plat Book
- O.R. – denotes Official Records Book
- Pg. – denotes page
- – denotes change of direction

GRAPHIC SCALE



Benchmark Surveying & Mapping, LLC
Certificate of Authorization Number – LB 7874

3110 Red Fox Run, Kissimmee, Florida 34746
Post Office Box 771065, Winter Garden, Florida 34777-1065
(407) 509-9674 – www.benchmarksurveyingandmapping.com

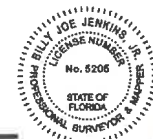
935.62 SOD East

Project #

04/27/26

Date

Prepared For: Jamison Commercial Development, LLC



Digitally signed by
Billy Joe Jenkins
Date: 2026.04.27
13:11:07 -04'00'