

POLK REGIONAL WATER COOPERATIVE

Resolution 2024-42

**PARCEL RESOLUTION OF NECESSITY TO ACQUIRE CERTAIN SPECIFIED PARCELS
TO IMPLEMENT
THE SOUTHEAST LOWER FLORIDAN AQUIFER WATER PRODUCTION FACILITY AND
SOUTHEAST TRANSMISSION LINE PROJECTS**

The Polk Regional Water Cooperative (“Cooperative”), created pursuant to Section 373.713, Florida Statutes, and an Interlocal Agreement pursuant to Section 163.01, Florida Statutes, in lawful session and in regular order of business properly presented, finds that:

WHEREAS, the Cooperative as an independent special district created pursuant to Chapter 189, Section 373.713, Florida Statutes and an Interlocal Agreement entered into on June 1, 2016 pursuant to Section 163.01, Florida Statutes by Polk County and 15 municipalities within Polk County (the “Interlocal Agreement”) for the purpose of developing AWS projects to meet the future potable water needs of the citizens of Polk County; and

WHEREAS, in April 2021, the Cooperative and 15 of its member governments entered into the Implementation Agreement for the Southeast Wellfield, which obligates the Cooperative to construct and operate the Southeast Wellfield Project to supply the participating member governments 15.15 million gallons a day of potable water by 2045 (the “Implementation Agreement”); and

WHEREAS, the Southeast Wellfield Project consists of the Southeast Lower Floridan Aquifer Water Production Facility (“SELFA WPF”) and the Southeast Transmission Main (“SETM”); and

WHEREAS, the Cooperative is in the process of constructing the first phase of the SELFA WPF, which consists of a 5 raw water wells, approximately 10 miles of raw water transmission line and a water treatment plant capable of producing 7.5 million gallons a day of high quality potable water and the SETM, which consists of approximately 61 miles of water transmission pipeline to deliver the finished water from the water treatment plant to the project participants for use in their water service areas; and

WHEREAS, pursuant to Cooperative Resolution 2023-06, as modified by Cooperative Resolution 2024-34, the Cooperative Board designated the SELFA WPF and SETM Projects as approved projects pursuant to the Interlocal Agreement and the Implementation Agreement; and

WHEREAS, pursuant to Cooperative Resolution 2023-06, as modified by Cooperative Resolution 2024-34, the Cooperative Board approved the construction of the SEFLA WPF raw water transmission line as depicted in said resolution and the SETM finished water pipeline as depicted in said resolution as necessary, practical and in the best interest of the Cooperative and

its member governments and that the acquisition of such property and property rights are needed for such construction is necessary for the performance of its duties and for the construction, reconstruction and maintenance of said facilities for the use of the general public; and that the Cooperative is authorized to make such acquisition by gift, purchase or condemnation.

WHEREAS, the Cooperative has been granted the power of eminent domain pursuant to the Interlocal Agreement and Section 163.01(7)(f) and 373.713(2)(e), Florida Statutes for the condemnation of private property interest for public use, and to acquire any interest in such real property as is necessary for the purpose of carrying out the Interlocal Agreement; and

WHEREAS, before exercising the power of eminent domain the Cooperative Board of Directors is required to adopt a resolution authorizing the acquisition of property for any purpose set forth in the Interlocal Agreement for the Cooperative's purpose or use subject to limitations set forth in Sections 73.013 and 73.014, Florida Statutes; and

WHEREAS, the Cooperative has bifurcated its eminent domain resolution into two separate resolutions; the Project Resolution, authorizing acquisition of property and property rights for the SELFA WPF raw water transmission line and SETM finished water pipeline projects, and the Parcel Resolution, authorizing the parcel acquisition and identifying the specific property and property rights to be acquired for the projects; and

WHEREAS, this Resolution constitutes a Parcel Resolution for the Southeast Wellfield Project; and

WHEREAS, the Cooperative has determined the need to acquire a non-exclusive permanent easement for construction of the Southeast Wellfield Project on certain lands located in Polk County, Florida, as more fully described in **Exhibit "A"**, the nature, terms and duration of the nonexclusive permanent easement as set forth in **Exhibit "B"**; and

WHEREAS, the Cooperative has determined the need to acquire a non-exclusive temporary construction easement for construction of the Southeast Wellfield Project on certain lands located in Polk County, Florida, as more fully described in **Exhibit "C"**, the nature, term and duration of the nonexclusive temporary construction easement as set forth in **Exhibit "D"**; and

WHEREAS, absent a relinquishment of the property pursuant to Section 73.013(4), Florida Statutes, land to be acquired will not be conveyed to natural persons or private entities and the land is not being acquired to abate or eliminate a public nuisance or to prevent or eliminate a slum or blight; and

WHEREAS, the Cooperative intends in good faith to construct the Southeast Wellfield Project on, under or over the described property; and

WHEREAS, the Cooperative has caused to be surveyed the line and area of construction by map or survey and location for the project; and

WHEREAS, the Cooperative shall comply with Chapters 73 and 74, Florida Statutes; and

WHEREAS, upon compliance with Chapters 73 and 74, Florida Statutes, the Cooperative is hereby authorized to exercise its power of eminent domain to acquire an interest in real property by initiating condemnation proceedings under Chapters 73 and 74, Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED:

Section 1. The forgoing findings are incorporated herein by reference and made a part hereof.

Section 2. That after consideration of the factors described in the foregoing recitals, the description of the property and interests described as Parcels (2010-PE), (2010-TCE), (2011-PE) (2011-TCE), (2018-PE), (2018-TCE), (2019-PE), (2019-TCE), (2036-PE) and (2036-TCE) in **Exhibits "A," "B," "C," and "D"** attached hereto and the same is ratified and confirmed and found to be reasonably necessary for the Cooperative's public purpose in constructing the Southeast Wellfield Project.

Section 3. That the Cooperative, its officers, employees, contractors and attorneys are hereby authorized and directed to acquire by negotiation, contract or legal proceedings, including eminent domain proceedings pursuant to Chapters 73 and 74, Florida Statutes, as may be necessary to acquire permanent and temporary construction easements in certain lands located in Polk County, Florida described in **Exhibits "A," "B," "C" and "D."**

Section 4. That the proper offices of the Cooperative are hereby authorized to do all things necessary and proper under the applicable provisions of Chapters 73, 74 and 163, Florida Statutes and the Interlocal Agreement and Implementation Agreements.

Section 5. That this Resolution shall take effect immediately upon its adoption.

Section 6. That if any phrase, portion or part of this Resolution is found to be invalid or unconstitutional by a court of competent jurisdiction, such phrase, portion or part shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remainder of the Resolution.

DONE at Auburndale, Florida this 20th day of November, 2024

Southeast Wellfield Project Board of the Polk Regional Water Cooperative:

Chair

Secretary/Treasurer

Approved as to Form:

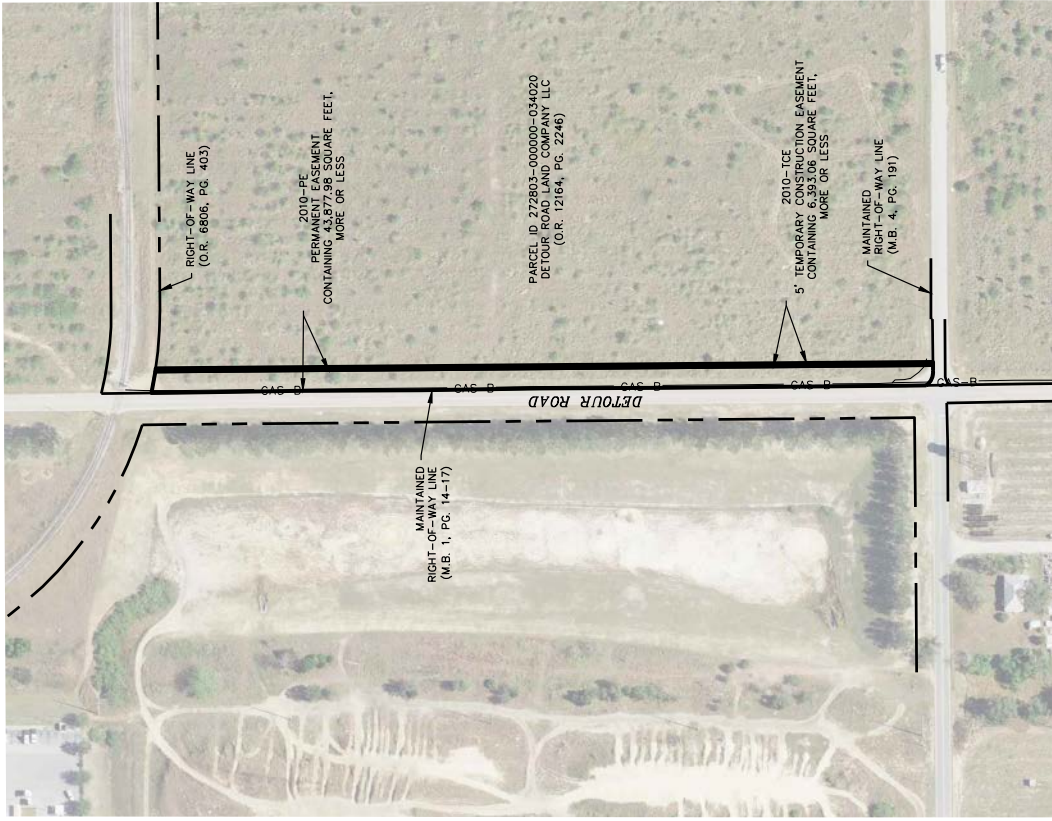
Edward P. de la Parte
Legal Counsel

EXHIBIT A

Nonexclusive Permanent Easement Legal Descriptions

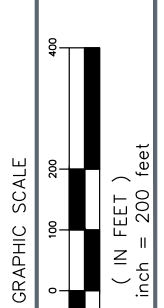
[See Attached 15 Pages]

EXHIBIT



CS PROJECT NUMBER:	8825.03
PARCEL NUMBER:	2010
SHEET NUMBER:	V-01

FIELD BY:	N/A
DATE:	08/08/24
FIELD BOOK & PAGE:	N/A



PRWC
DETOUR ROAD LAND COMPANY LLC EXHIBIT



CHASTAIN SKILLMAN
200 EAST ORANGE STREET
LAKELAND, FL 33801-4611
(833) 866-1402
© 2024 CHASTAIN SKILLMAN CA 162 262

NUMBER	DATE	DESCRIPTION

DESCRIPTION
2010-PE

DESCRIPTION:

A parcel of land being a portion of a parcel described in Official Records Book 12164, Pages 2246 through 2247, Public Records of Polk County, Florida, located in Section 03, Township 28 South, Range 27 East, being more particularly described as follows:

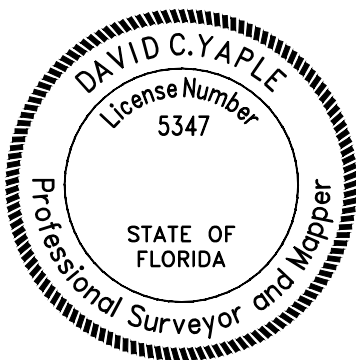
COMMENCE at the Southwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 03; thence South 89°22'26" East, along the South line of the Southwest 1/4 of the Northwest 1/4 of said Section 3, a distance of 46.57 feet; thence North 00°28'42" West, 16.70 feet to the intersection with the North maintained right-of-way line of Bannon Island Road as depicted in Map Book 4, Pages 191 through 199, Public Records of Polk County, Florida and the POINT OF BEGINNING; thence South 89°23'18" West, along said North line, 8.58 feet to a non-tangent curve to the right having a radius of 25.75 feet, a central angle of 63°58'52", a chord bearing of North 66°14'02" West, and a chord distance of 27.28 feet, thence along the arc of said curve and said North line, 28.75 feet to the intersection with the East maintained right-of-way line of Detour Road as depicted in Map Book 1, Pages 14 through 17, Public Records of Polk County, Florida; thence along said East maintained right-of-way line the following seven (7) courses; thence (1) North 00°51'10" West, 32.32 feet; thence (2) North 00°33'59" West, 400.00 feet; thence (3) North 00°16'48" West, 200.00 feet; thence (4) North 00°51'10" West, 200.00 feet; thence (5) North 00°16'48" West, 200.00 feet; thence (6) North 00°51'10" West, 200.00; thence (7) North 00°33'59" West, 42.46 feet to the intersection with the South right-of-way line as described in Official Records Book 6806, Page 403 through 405, Public Records of Polk County, Florida, said line being a non-tangent curve to the left having a radius of 623.69 feet, a central angle of 03°19'49", a chord bearing of South 79°26'24" East, and a chord distance of 36.25 feet, thence along the arc of said curve, 36.25 feet; thence South 00°28'42" East, 1279.02 feet to the POINT OF BEGINNING. Said parcel containing 43,877.98 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

David C. Yaple

Digitally signed by
David C. Yaple
DN: C=US,
E=dyaple@dccm.com,
O=DCCM,
OU=Rochester,
CN=David C. Yaple
Date: 2024.09.23
10:24:28-04'00'



DAVID C. YAPLE, P.S.M.
FLORIDA REGISTRATION PSM 5347
DYAPLE@DCCM.COM

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2
SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

2010-PE

SHEET NO. V-01

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: **S. CHILDS**

FIELD BOOK: — PAGE: —

DATE: **08/27/2024**

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LEGEND:

- P.B. = PLAT BOOK
- PG. = PAGE(S)
- O.R. = OFFICIAL RECORDS BOOK
- M.B. = MAP BOOK
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT
- ID = IDENTIFICATION

DESCRIPTION SKETCH

2010-PE **NOTES:**

SCALE 1" = 100'

- 1) This is not a Boundary survey.
- 2) Bearings are based on the West line of the Northwest 1/4 of Section 3, Township 28 South, Range 27 East, Polk County, Florida, being North 00°31'29" West.
- 3) See sheet 1 of 2 for description, certifications, surveyor's signature and seal.

**MATCH LINE
(SEE RIGHT)**

CURVE TABLE					
CURVE #	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C1	25.75'	28.75'	27.28'	N 66°14'02" W	63°58'52"
C2	623.69'	36.25'	36.25'	S 79°26'24" E	3°19'49"

WEST LINE OF THE
NW 1/4 OF SECTION 3

SUBJECT PARCEL
2010-PE
CONTAINING 43,877.98 SQUARE FEET,
MORE OR LESS

WEST LINE OF THE
NW 1/4 OF SECTION 3

SOUTH
RIGHT-OF-WAY LINE
(O.R. 6806, PG. 403)

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 89°22'26" E	46.57'
L2	N 00°28'42" W	16.70'
L3	S 89°23'18" W	8.58'
L4	N 00°51'10" W	32.32'
L5	N 00°33'59" W	400.00'
L6	N 00°16'48" W	200.00'
L7	N 00°51'10" W	200.00'
L8	N 00°16'48" W	200.00'
L9	N 00°51'10" W	200.00'
L10	N 00°33'59" W	42.46'

EAST MAINTAINED
RIGHT-OF-WAY LINE
(M.B. 1, PG. 14-17)

EAST MAINTAINED
RIGHT-OF-WAY LINE
(M.B. 1, PG. 14-17)

PARCEL ID
272803-000000-034020
DETOUR ROAD LAND COMPANY LLC
(O.R. 12164, PG. 2246)

PARCEL ID
272803-000000-034020
DETOUR ROAD LAND COMPANY LLC
(O.R. 12164, PG. 2246)

POINT OF BEGINNING

NORTH MAINTAINED
RIGHT-OF-WAY LINE
(M.B. 4, PG. 191)

POINT OF COMMENCEMENT
SW CORNER OF THE
SW 1/4 OF THE
NW 1/4 OF SECTION 3,
TOWNSHIP 28 SOUTH,
RANGE 27 EAST

BANNON ISLAND ROAD
RIGHT-OF-WAY WIDTH VARIES

**MATCH LINE
(SEE LEFT)**

SHEET 2 OF 2

CS PROJECT: 8825.03

2010-PE

SHEET NO. V-02

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 08/27/2024

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DESCRIPTION
2011-PE

DESCRIPTION:

A parcel of land being a portion of a parcel described in Official Records Book 13081, Pages 1887 through 1889, Public Records of Polk County, Florida, located in Section 03, Township 28 South, Range 27 East, being more particularly described as follows:

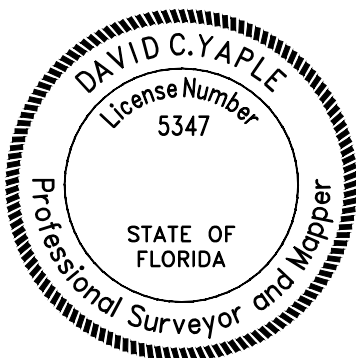
COMMENCE at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 03; thence South 00°33'15" East, along the West line of the Southwest 1/4 of said Section 3, a distance of 1319.70 feet to the intersection with the South line of said Northwest 1/4 of the Southwest 1/4; thence North 89°27'15" East, along said South line, 15.18 feet to the intersection with the East maintained right-of-way line of Detour Road as depicted in Map Book 1, Pages 14 through 17, Public Records of Polk County, Florida and the POINT OF BEGINNING; thence along said East maintained right-of-way line the following six (6) courses; thence (1) North 00°51'10" West, 180.02 feet; thence (2) North 00°33'59" West, 200.00 feet; thence (3) North 00°51'10" West, 200.00 feet; thence (4) North 00°33'59" West, 400.00 feet; thence (5) North 00°16'48" West, 200.00 feet; thence (6) North 00°51'10" West, 129.79 feet to a non-tangent curve to the right having a radius of 21.00 feet, a central angle of 52°33'16", a chord bearing of North 68°03'53" East, and a chord distance of 18.59 feet, thence along the arc of said curve and the South maintained right-of-way line of Bannon Island Road as depicted in Map Book 4, Pages 191 through 199, Public Records of Polk County, Florida, a distance of 19.26 feet; thence North 89°41'09" East, along said South maintained right-of-way line, 13.50 feet; thence South 00°54'22" East, 624.35 feet; thence South 00°34'53" East, 692.19 feet to the South line of said parcel; thence South 89°27'15" West, along said South line, 33.15 feet to the POINT OF BEGINNING. Said parcel containing 44,026.22 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

David C. Yaple

Digitally signed by
David C. Yaple
DN: C=US,
E=dyaple@dccm.com,
O=DCCM,
OU=Rochester,
CN=David C. Yaple
Date: 2024.09.23
10:35:23-04'00'



DAVID C. YAPLE, P.S.M.
FLORIDA REGISTRATION PSM 5347
DYAPLE@DCCM.COM

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2
SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

2011-PE

SHEET NO. V-01

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 06/04/2024

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DESCRIPTION
2018-PE

DESCRIPTION:

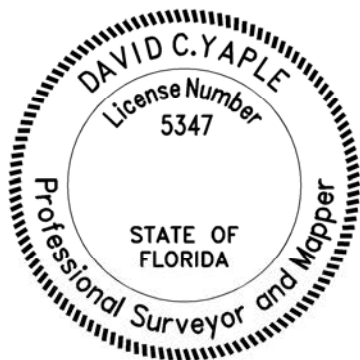
A parcel of land being a portion of Tract D-3 as depicted on the plat of Scenic Terrace South Phase 2, recorded in Plat Book 197, Pages 33 through 37, Public Records of Polk County, Florida, located in Section 10, Township 28 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Southwest corner of said Tract D-3; thence North 00°34'01" West, along the West line of said Tract D-3, a distance of 612.11 feet to the Northwest corner of said Tract D-3; thence North 68°07'43" East, along the North line of said Tract D-3, a distance of 8.91 feet; thence South 00°45'38" East, 615.31 feet to the South line of said Tract D-3; thence South 89°13'21" West, along said South line, 10.38 feet to the POINT OF BEGINNING. Said parcel containing 5,732.56 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Digitally signed by
David C. Yaple
DN: C=US,
E=dyaple@dccm.com,
O=DCCM,
OU=Rochester,
CN=David C. Yaple
Date: 2024.09.23
13:05:44-04'00'



DAVID C. YAPLE, P.S.M.
FLORIDA REGISTRATION PSM 5347
DYAPLE@DCCM.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2
SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262			CS PROJECT: 8825.03
DRAWN BY: S. CHILDS			2018-PE
FIELD BOOK: — PAGE: —	DATE: 06/03/2024	SHEET NO. V-01	

LEGEND:

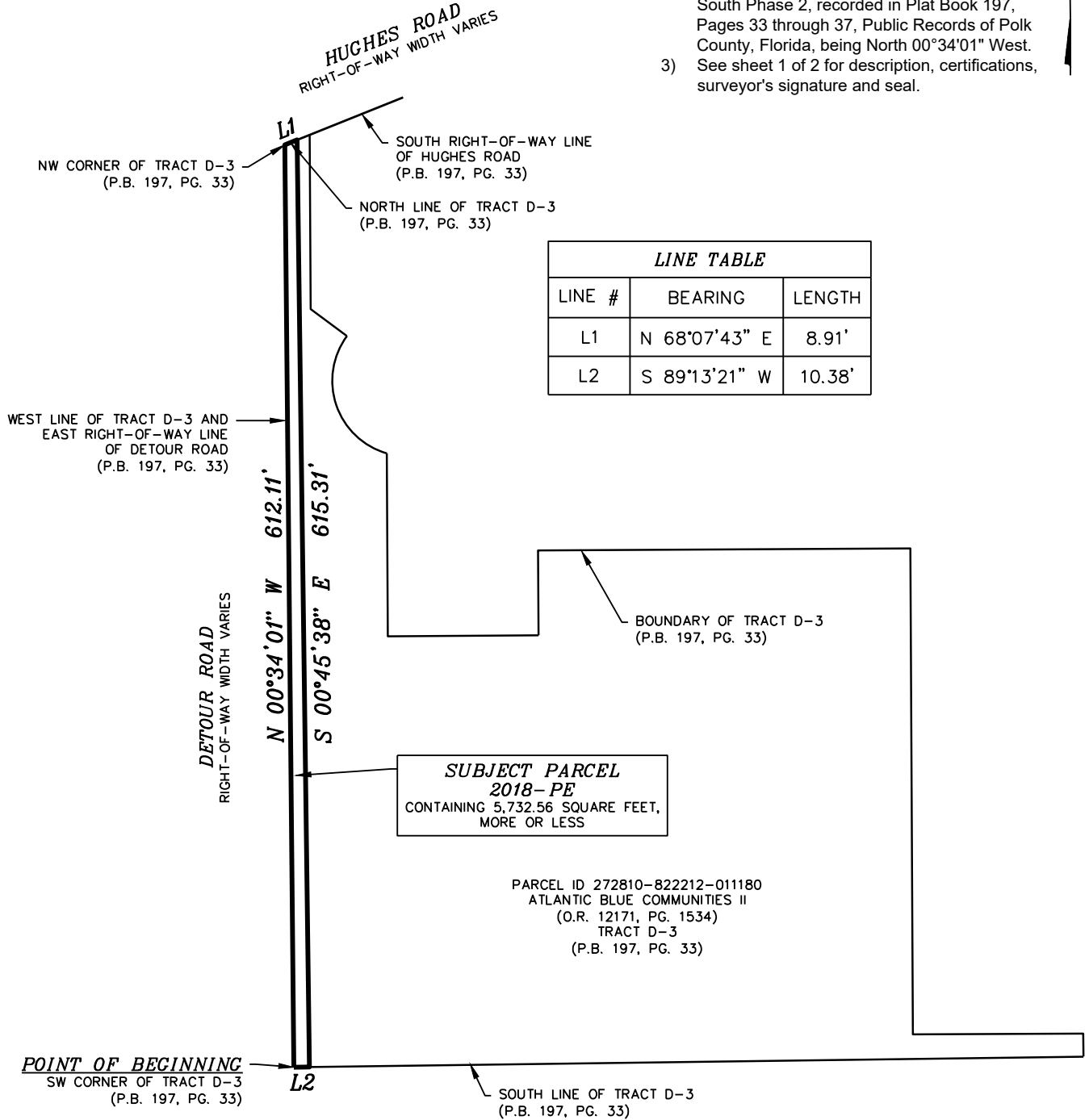
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- ID = IDENTIFICATION

DESCRIPTION SKETCH
2018-PE

SCALE 1" = 100'

NOTES:

- 1) This is not a Boundary survey.
- 2) Bearings are based on the West line of Tract D-3 as depicted on the plat of Scenic Terrace South Phase 2, recorded in Plat Book 197, Pages 33 through 37, Public Records of Polk County, Florida, being North 00°34'01" West.
- 3) See sheet 1 of 2 for description, certifications, surveyor's signature and seal.



SHEET 2 OF 2

CS PROJECT: 8825.03

2018-PE

SHEET NO. V-02

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: **S. CHILDS**

FIELD BOOK: — PAGE: —

DATE: **08/27/2024**

DESCRIPTION
2019-PE

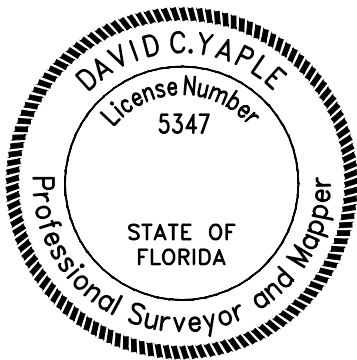
DESCRIPTION:

A parcel of land being a portion of a parcel described in Official Records Book 10014, Pages 715 through 716, Public Records of Polk County, Florida, located in Section 10, Township 28 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 10; thence North 00°32'33" West, along the West line of the Southwest 1/4 of said Section 10, a distance of 600.01 feet to the intersection with the Westerly extension of the South line of said parcel; thence North 89°11'15" East, along the South line of said parcel, 17.82 feet to the intersection with the East maintained right-of-way line of Detour Road as depicted in Map Book 1, Pages 14 through 17, Public Records of Polk County, Florida and the POINT OF BEGINNING; thence North 00°16'48" West, along said maintained right-of-way line, 60.00 feet to the Northwest corner of said parcel; thence North 89°11'15" East, along the North line of said parcel, 25.41 feet; thence South 00°45'38" East, 60.00 feet to the intersection with the South line of said parcel; thence South 89°11'15" West, along said South line of parcel, 25.92 feet to the POINT OF BEGINNING. Said parcel containing 1,539.82 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



David C. Yapple

Digitally signed by David
C. Yapple
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O=DCCM,
OU=Rochester,
CN=David C. Yapple
Date: 2024.09.23
13:36:32-04'00'

DAVID C. YAPLE, P.S.M.
FLORIDA REGISTRATION PSM 5347
DYAPLE@DCCM.COM

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2
SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

2019-PE

SHEET NO. V-01

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: **S. CHILDS**

FIELD BOOK: — PAGE: —

DATE: **08/27/2024**

C:\Users\DCYapple\Desktop\Chastain Skillman\Florida Easement reviews\Legals\882503-SCC-2024-09-16-DETOUR ESMIS-ROCHESTER.dwg 2019-PE Sep 23, 2024 1:33pm by: dcyapple

LEGEND:

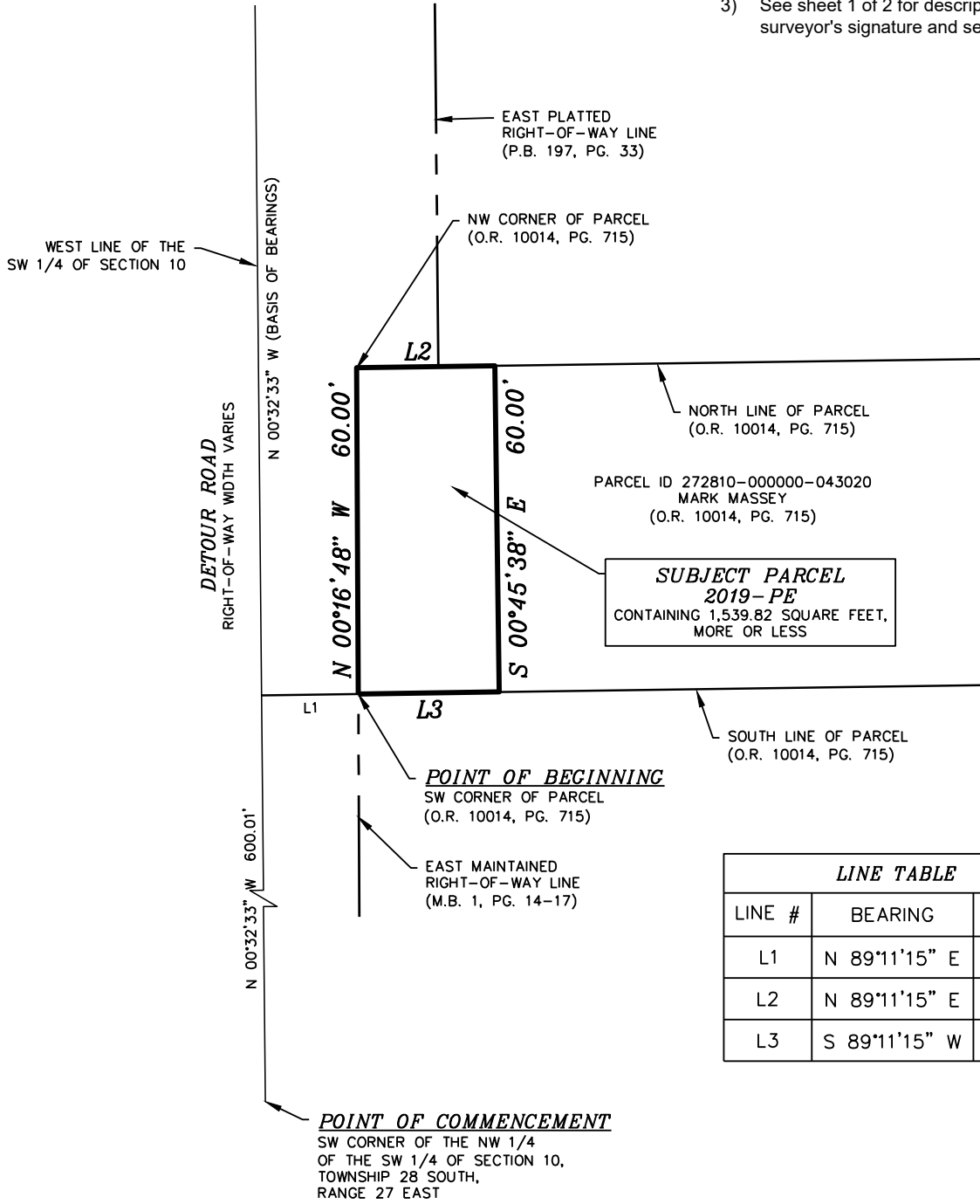
- P.B. = PLAT BOOK
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- M.B. = MAP BOOK
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT
- ID = IDENTIFICATION

DESCRIPTION SKETCH
2019-PE

SCALE 1" = 30'

NOTES:

- 1) This is not a Boundary survey.
- 2) Bearings are based on the West line of the Southwest 1/4 of Section 10, Township 28 South, Range 27 East, Polk County, Florida, being North 00°32'33" West.
- 3) See sheet 1 of 2 for description, certifications, surveyor's signature and seal.



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 89°11'15" E	17.82'
L2	N 89°11'15" E	25.41'
L3	S 89°11'15" W	25.92'

SHEET 2 OF 2

CS PROJECT: 8825.03

2019-PE

SHEET NO. V-02

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

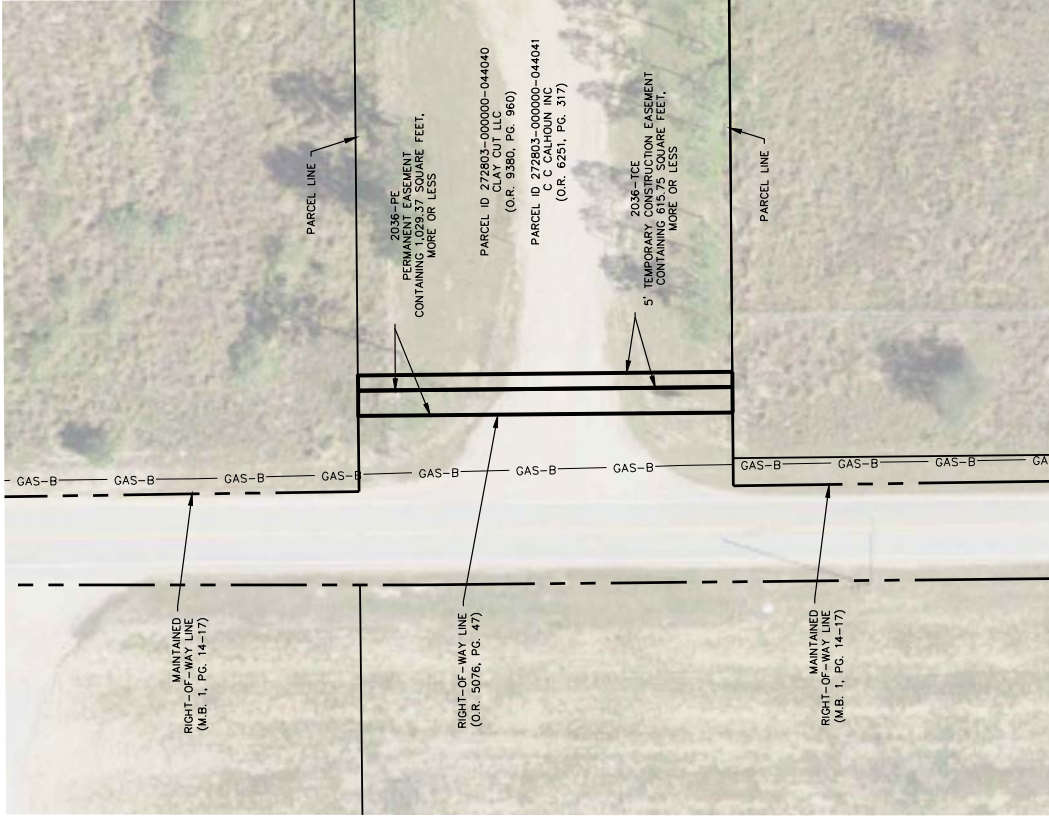
DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

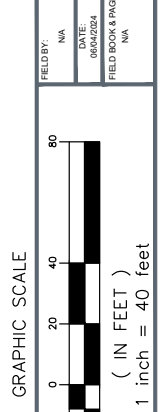
DATE: 08/27/2024

EXHIBIT

NOTE:
 THE PROPERTY HAS A BLANKET INGRESS/EGRESS
 AND MINING EASEMENT OVER AND ACROSS PER
 OFFICIAL RECORDS BOOK 9380, PAGE 960-962,
 PUBLIC RECORDS OF POLK COUNTY, FLORIDA



CS PROJECT NUMBER: 8825.03	FIELD BY: N/A
PARCEL NUMBER: 2036	DATE: 08/01/24
SHEET NUMBER: V-01	FIELD BOOK & PAGE: N/A



PRWC
 CLAY CUT LLC EXHIBIT



CHASTAIN SKILLMAN
 205 EAST ORANGE STREET
 LAKELAND, FL 33801-4611
 (833) 866-1402

© 2024 CHASTAIN SKILLMAN O.A. 10.2024

NUMBER	DATE	DESCRIPTION

DESCRIPTION
2036-PE

DESCRIPTION:

A parcel of land being a portion of a parcel described in Official Records Book 9380, Pages 960 through 962, Public Records of Polk County, Florida, located in Section 03, Township 28 South, Range 27 East, being more particularly described as follows:

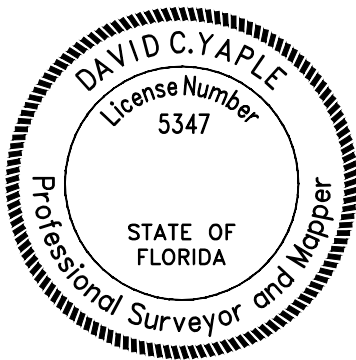
COMMENCE at the Southwest corner of said Section 03; thence North 00°33'15" West, along the West line of the Southwest 1/4 of said Section 3, a distance of 1196.47 feet to the intersection with the South line of a parcel described in Official Records Book 5076, Page 47, Public Records of Polk County, Florida; thence North 89°27'15" East, along said South line, 40.00 feet to the Southeast corner of said parcel and the POINT OF BEGINNING; thence North 00°33'15" West, along the East line of said parcel, 123.15 feet to the Northwest corner of said parcel described in Official Records Book 9380, Page 960; thence North 89°27'15" East, along the North line of said parcel, 8.33 feet; thence South 00°34'53" East, 123.15 feet to the South line of said parcel; thence South 89°27'15" West, along said South line, 8.39 feet to the POINT OF BEGINNING. Said parcel containing 1,029.37 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

David C. Yaple

Digitally signed by David
C. Yaple
DN: C=US,
E=dyaple@dccm.com,
O=DCCM,
OU=Rochester,
CN=David C. Yaple
Date: 2024.09.23
14:38:49-04'00'



DAVID C. YAPLE, P.S.M.
FLORIDA REGISTRATION PSM 5347
DYAPLE@DCCM.COM

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2
SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

2036-PE

SHEET NO. V-01

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 06/04/2024

C:\Users\DCYaple\Desktop\Chastain_Skillman\Florida Easement reviews\Legals\882503-SCC-2024-09-16-DETOUR ESMIS-ROCHESTER.dwg 2036-PE Sep 23, 2024 2:36pm by: dcyaple

LEGEND:

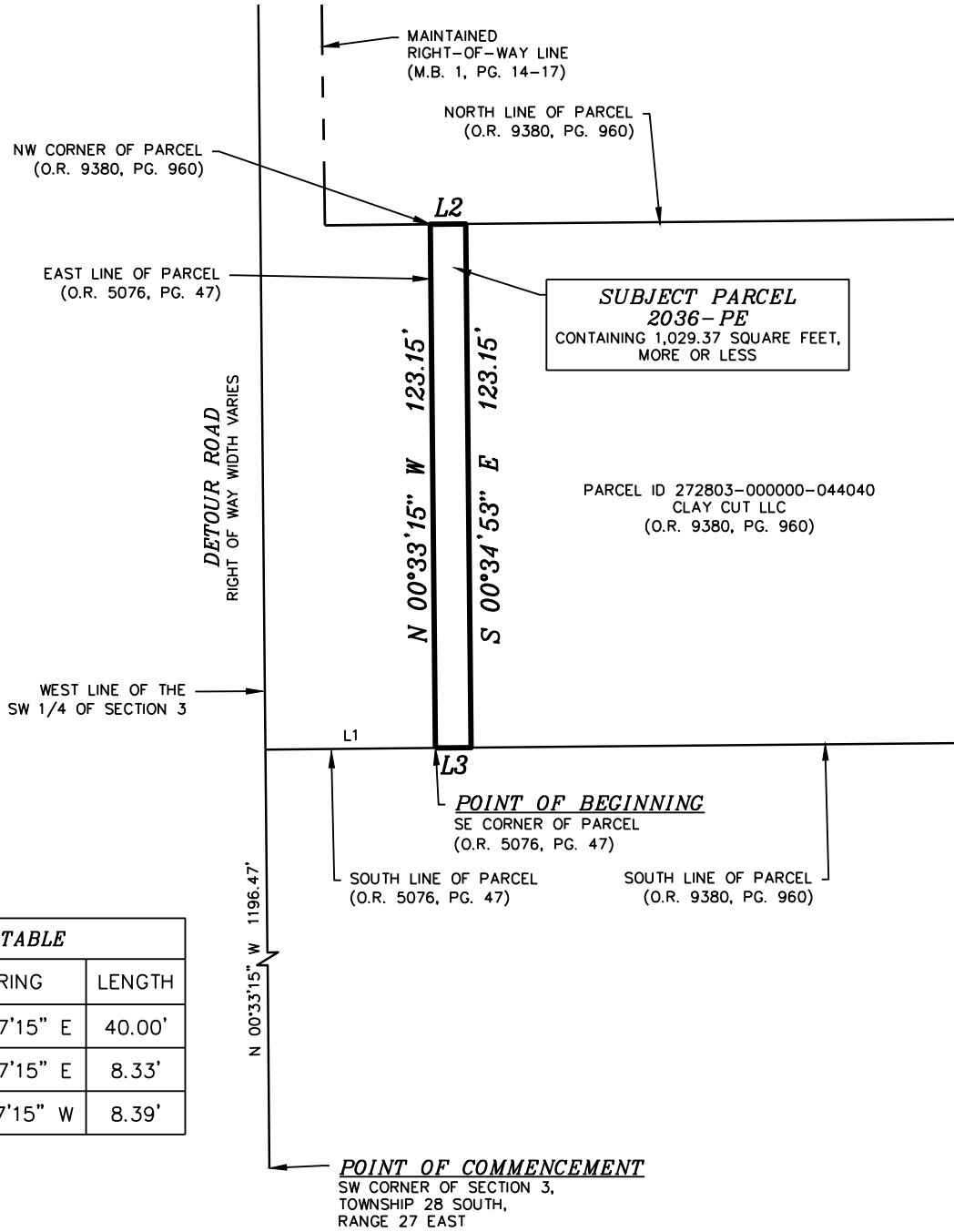
- P.B. = PLAT BOOK
- PG. = PAGE(S)
- O.R. = OFFICIAL RECORDS BOOK
- M.B. = MAP BOOK
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT
- ID = IDENTIFICATION

DESCRIPTION SKETCH

2036-PE **NOTES:**

SCALE 1" = 40'

- 1) This is not a Boundary survey.
- 2) Bearings are based on the West line of the Southwest 1/4 of Section 3, Township 28 South, Range 27 East, Polk County, Florida, being North 00°33'15" West.
- 3) See sheet 1 of 2 for description, certifications, surveyor's signature and seal.



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 89°27'15" E	40.00'
L2	N 89°27'15" E	8.33'
L3	S 89°27'15" W	8.39'

SHEET 2 OF 2

CS PROJECT: 8825.03

2036-PE

SHEET NO. V-02

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 06/04/2024

EXHIBIT B

Nonexclusive Permanent Easement

[See Attached 2 Page]

The nature, terms and duration of the nonexclusive permanent easement (the "Easement") which the Polk Regional Water Cooperative ("PRWC") acquires from the property owners/interest holders ("Owner") of the real property shown and described on Exhibit "A" are:

The Easement in, upon and through the following described land in the County of Polk, State of Florida, to-wit:

SEE ATTACHED EXHIBIT "A"
(the "Easement Area")

1. The permanent perpetual water line Easement interests and rights acquired by PRWC are the perpetual right, privilege and authority to construct, install, maintain, operate, inspect, patrol, ingress and egress, test, repair, alter, substitute, relocate, resize, replace and remove the water transmission line or lines and related fixtures and/or appurtenances thereto, and vehicular and pedestrian access over the easement area, for the transmission of water and such other improvements as are reasonably necessary in connection with the water supply project for the PRWC.
2. In the event that the construction and installation of the water transmission line or lines and related fixtures and/or appurtenances thereto impact Owner's improvements, PRWC shall, to the extent practicable, relocate or replace with the same, like, or better quality and at their original locations or as near as is reasonably practicable, all fences, roads, driveways, sidewalks, parking areas, irrigation systems, wells, septic tanks and septic drain fields, that PRWC damaged or caused to be removed, relocated or replaced from the Easement before or during initial construction and installation of the water transmission line or lines and related fixtures and/or appurtenances. Furthermore subject to PRWC's acquired easement rights, PRWC will restore the surface of all disturbed areas within the Easement to its original contour and condition, as near as is reasonably practicable.
3. This Grant of Easement shall not be construed as a grant of right of way and is limited to a PRWC Easement. The Owner shall have the right to use the area subject to the Easement granted hereby, including without limitation for improved parking areas, improved driveways, and landscaping, which are not inconsistent with the use of the Easement by PRWC for the purposes granted hereby. Inconsistent improvements to the use of the Easement by Owner 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 written approval of PRWC, the limited use of trees, walls, and mounded landscaping may be utilized within the Easement by Owner.
4. Owner reserves the right to grant permission or other easements to other parties for ingress and egress. In addition, the Owner reserves the right to grant

permission or other easements to other parties for the purpose of installing and maintaining underground utilities, including without limitation, electrical, gas, broadband, fiber optic and cable (but not other water transmission lines), with the prior written consent of PRWC. PRWC shall not unreasonably withhold, condition, or delay its decision concerning such utility easements. Owner's request to grant permission or an easement to other parties must be written and delivered 1) in person, 2) via certified or registered mail (return receipt), or 3) via nationally recognized overnight delivery service to the attention of the Executive Director of the Polk Regional Water Cooperative at the then-current address of the PRWC as reflected on the PRWC website. If after sixty (60) days, PRWC has not responded to Owner's request to grant permission or an easement to other parties, Owner may assume PRWC has granted permission for same. Any permissions or easements granted under this Paragraph prior to Owner's development of the subject property must be perpendicular to the PRWC easement.

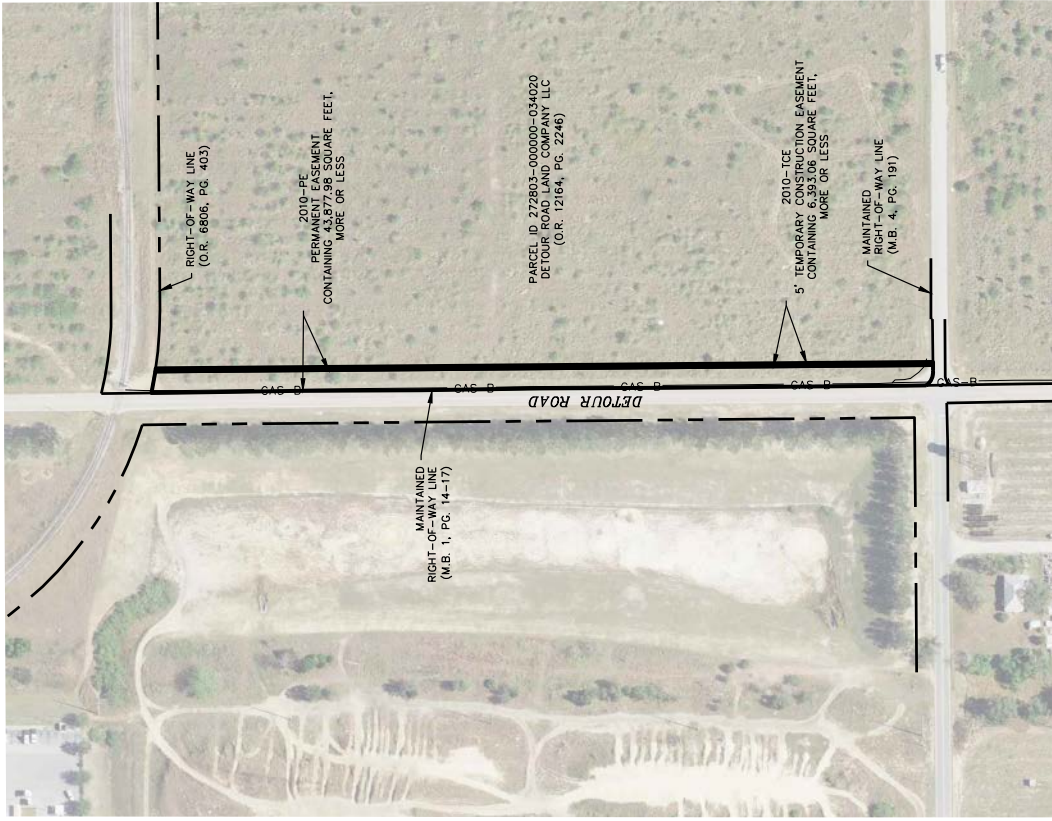
5. In the event that PRWC performs emergency related repairs, unscheduled infrastructure adjustment activities, or scheduled community improvement projects within said Easement, PRWC shall be responsible for restoring the disturbed portions of all existing approved and permitted improvements in as good or better condition that existed prior to the disturbance activity by PRWC.

EXHIBIT C

Nonexclusive Temporary Construction Easement Legal Descriptions

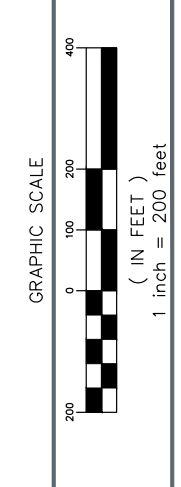
[See Attached 15 Pages]

EXHIBIT



CS PROJECT NUMBER:	8825.03
PARCEL NUMBER:	2010
SHEET NUMBER:	V-01

FIELD BY:	N/A
DATE:	08/08/24
FIELD BOOK & PAGE:	N/A



PRWC
DETOUR ROAD LAND COMPANY LLC EXHIBIT



CHASTAIN SKILLMAN
200 EAST ORANGE STREET
LAKELAND, FL 33801-4611
(833) 866-1402
© 2024 CHASTAIN SKILLMAN CA 102.262

NUMBER	DATE	DESCRIPTION

DESCRIPTION
2010-TCE

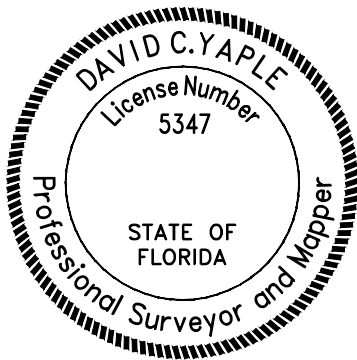
DESCRIPTION:

A parcel of land being a portion of a parcel described in Official Records Book 12164, Pages 2246 through 2247, Public Records of Polk County, Florida, located in Section 03, Township 28 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Southwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 03; thence South 89°22'26" East, along the South line of the Southwest 1/4 of the Northwest 1/4 of said Section 3, a distance of 46.57 feet; thence North 00°28'42" West, 16.70 feet to the intersection with the North maintained right-of-way line of Bannon Island Road as depicted in Map Book 4, Pages 191 through 199, Public Records of Polk County, Florida and the POINT OF BEGINNING; thence continue North 00°28'42" West, 1279.02 feet to the intersection with the right-of-way described in Official Records Book 6806, Page 403 through 405, Public Records of Polk County, Florida, said line being a non-tangent curve to the left having a radius of 623.69 feet, a central angle of 00°27'55", a chord bearing of South 81°20'16" East, and a chord distance of 5.06 feet, thence along the arc of said curve, 5.06 feet; thence South 00°28'42" East, 1278.21 feet to said North maintained right-of-way line of Bannon Island Road; thence South 89°23'18" West, along said North line, 5.00 feet to the POINT OF BEGINNING. Said parcel containing 6,393.06 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



David C. Yapple

Digitally signed by David
C. Yapple
DN: C=US,
E=dyapple@dccm.com,
O=DCCM,
OU=Rochester,
CN=David C. Yapple
Date: 2024.09.23
10:19:52-04'00'

DAVID C. YAPPLE, P.S.M.
FLORIDA REGISTRATION PSM 5347
DYAPPLE@DCCM.COM

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2
SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

2010-TCE

SHEET NO. V-01

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 08/27/2024

LEGEND:

- P.B. = PLAT BOOK
- PG. = PAGE(S)
- O.R. = OFFICIAL RECORDS BOOK
- M.B. = MAP BOOK
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT
- ID = IDENTIFICATION

DESCRIPTION SKETCH

2010-TCE **NOTES:**

SCALE 1" = 100'

- 1) This is not a Boundary survey.
- 2) Bearings are based on the West line of the Northwest 1/4 of Section 3, Township 28 South, Range 27 East, Polk County, Florida, being North 00°31'29" West.
- 3) See sheet 1 of 2 for description, certifications, surveyor's signature and seal.

MATCH LINE
(SEE RIGHT)

CURVE TABLE					
CURVE #	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C1	623.69'	5.06'	5.06'	S 81°20'16" E	0°27'55"

WEST LINE OF THE
NW 1/4 OF SECTION 3

SUBJECT PARCEL
2010-TCE
CONTAINING 6,393.06 SQUARE FEET,
MORE OR LESS

WEST LINE OF THE
NW 1/4 OF SECTION 3

RIGHT-OF-WAY LINE
(O.R. 6806, PG. 403)

EAST MAINTAINED
RIGHT-OF-WAY LINE
(M.B. 1, PG. 14-17)

PARCEL ID
272803-000000-034020
DETOUR ROAD LAND COMPANY LLC
(O.R. 12164, PG. 2246)

EAST MAINTAINED
RIGHT-OF-WAY LINE
(M.B. 1, PG. 14-17)

DETOUR ROAD
RIGHT-OF-WAY WIDTH VARIES

N 00°28'42" W 1279.02'
S 00°28'42" E 1278.21'

DETOUR ROAD
RIGHT-OF-WAY WIDTH VARIES

N 00°28'42" W 1279.02'
S 00°28'42" E 1278.21'

PARCEL ID
272803-000000-034020
DETOUR ROAD LAND COMPANY LLC
(O.R. 12164, PG. 2246)

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 89°22'26" E	46.57'
L2	N 00°28'42" W	16.70'
L3	S 89°23'18" W	5.00'

N 00°31'29" W (BASIS OF BEARINGS)

N 00°31'29" W (BASIS OF BEARINGS)

POINT OF BEGINNING

NORTH MAINTAINED
RIGHT-OF-WAY LINE
(M.B. 4, PG. 191)

POINT OF
COMMENCEMENT

SW CORNER OF THE
SW 1/4 OF THE
TOWNSHIP 28 SOUTH,
RANGE 27 EAST

BANNON ISLAND ROAD
RIGHT-OF-WAY WIDTH VARIES

MATCH LINE
(SEE LEFT)

SHEET 2 OF 2

CS PROJECT: 8825.03

2010-TCE

SHEET NO. V-02

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

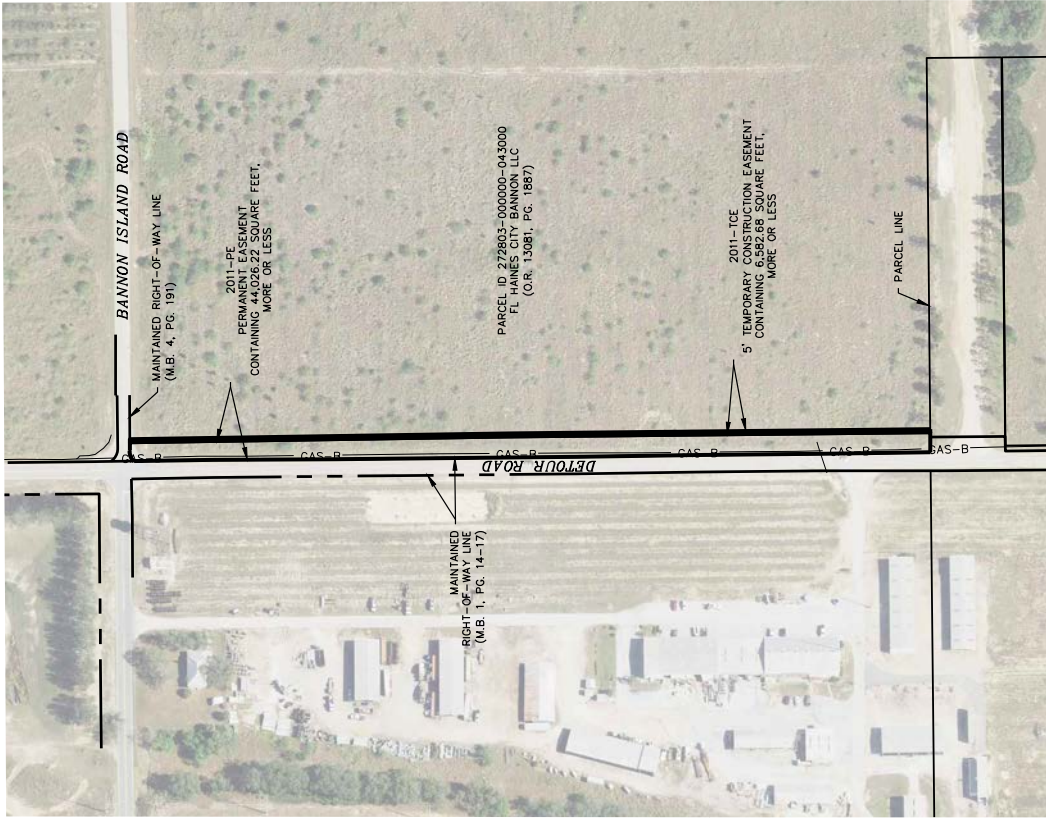
DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 08/27/2024

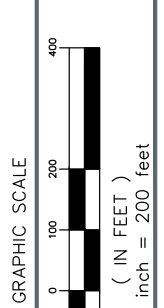
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EXHIBIT



CS PROJECT NUMBER:	8825.03
PARCEL NUMBER:	2011
SHEET NUMBER:	V-01

FIELD BY:	N/A
DATE:	08/08/24
FIELD BOOK & PAGE:	N/A



PRWC

FL HANIES CITY BANNON LLC EXHIBIT



CHASTAIN SKILLMAN
200 EAST ORANGE BIRCH
LAKELAND, FL 33901-4611
(813) 866-1402

NUMBER	DATE	DESCRIPTION

DESCRIPTION
2011-TCE

DESCRIPTION:

A parcel of land being a portion of a parcel described in Official Records Book 13081, Pages 1887 through 1889, Public Records of Polk County, Florida, located in Section 03, Township 28 South, Range 27 East, being more particularly described as follows:

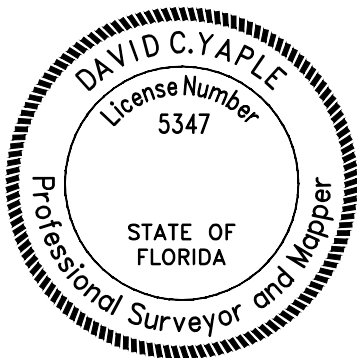
COMMENCE at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 03; thence South 00°33'15" East, along the West line of the Southwest 1/4 of said Section 3, a distance of 1319.70 feet to the intersection with the South line of said Northwest 1/4 of the Southwest 1/4; thence North 89°27'15" East, along said South line, 15.18 feet to the intersection with the East maintained right-of-way line of Detour Road as depicted in Map Book 1, Pages 14 through 17, Public Records of Polk County, Florida; thence continue North 89°27'15" East, along said South line, 33.15 feet to the POINT OF BEGINNING; thence North 00°34'53" West, 692.19 feet; thence North 00°54'22" West, 624.35 feet to the South maintained right-of-way line of Bannon Island Road as depicted in Map Book 4, Pages 191 through 199, Public Records of Polk County, Florida; thence North 89°41'09" East, along said South maintained right-of-way line, 5.00 feet; thence South 00°54'22" East, 624.32 feet; thence South 00°34'53" East, 692.21 feet to the South line of said parcel; thence South 89°27'15" West, along said South line, 5.00 feet to the POINT OF BEGINNING. Said parcel containing 6,582.68 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

David C. Yaple

Digitally signed by
David C. Yaple
DN: C=US,
E=dyaple@dccm.com,
O=DCCM,
OU=Rochester,
CN=David C. Yaple
Date: 2024.09.23
10:38:16-04'00'



DAVID C. YAPLE, P.S.M.
FLORIDA REGISTRATION PSM 5347
DYAPLE@DCCM.COM

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SHEET 1 OF 2
SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

2011-TCE

SHEET NO. V-01

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 08/27/2024

LEGEND:

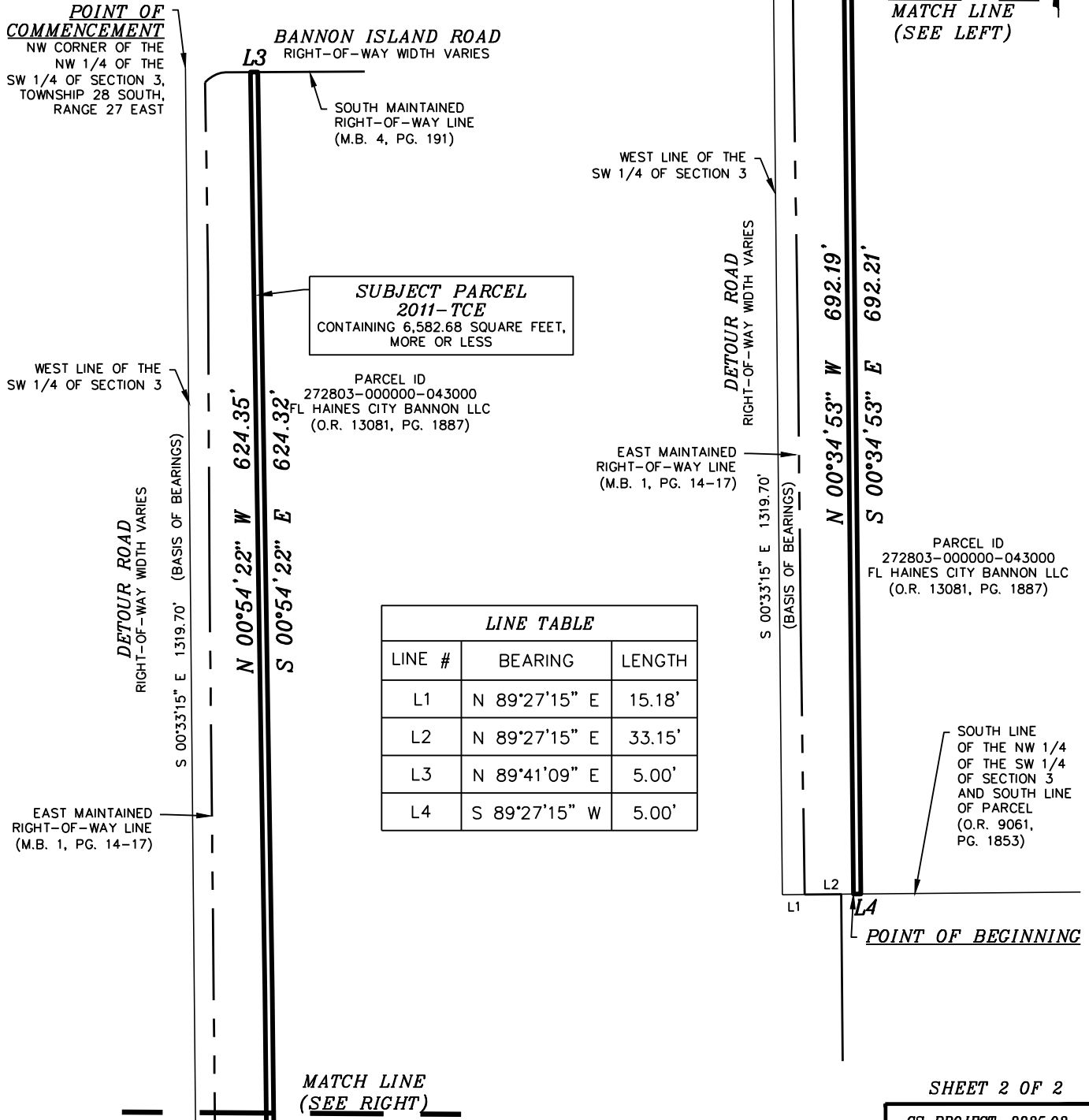
- P.B. = PLAT BOOK
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- M.B. = MAP BOOK
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT
- ID = IDENTIFICATION

DESCRIPTION SKETCH

2011-TCE **NOTES:**

SCALE 1" = 100'

- 1) This is not a Boundary survey.
- 2) Bearings are based on the West line of the Southwest 1/4 of Section 3, Township 28 South, Range 27 East, Polk County, Florida, being South 00°33'15" East.
- 3) See sheet 1 of 2 for description, certifications, surveyor's signature and seal.



PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: **S. CHILDS**

FIELD BOOK: — PAGE: —

DATE: **08/27/2024**

SHEET 2 OF 2
CS PROJECT: **8825.03**
2011-TCE
SHEET NO. **V-02**

DESCRIPTION
2018-TCE

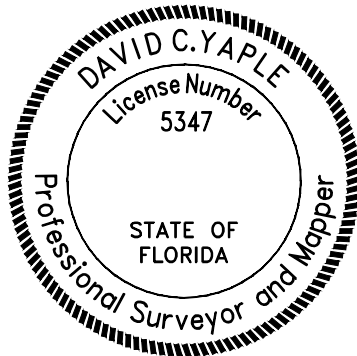
DESCRIPTION:

A parcel of land being a portion of Tract D-3 as depicted on the plat of Scenic Terrace South Phase 2, recorded in Plat Book 197, Pages 33 through 37, Public Records of Polk County, Florida, located in Section 10, Township 28 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Southwest corner of said Tract D-3; thence North 89°13'21" East, along the South line of said Tract D-3, a distance of 10.38 feet to the POINT OF BEGINNING; thence North 00°45'38" West, 372.92 feet; thence North 89°41'10" East, 10.00 feet; thence South 00°45'38" East, 372.84 feet to the South line of said Tract D-3; thence South 89°13'21" West, along said South line, 10.00 feet to the POINT OF BEGINNING. Said parcel containing 3,728.78 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



DAVID C. YAPLE, P.S.M.
FLORIDA REGISTRATION PSM 5347
DYAPLE@DCCM.COM

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SHEET 1 OF 2
SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

2018-TCE

SHEET NO. V-01

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 08/27/2024

LEGEND:

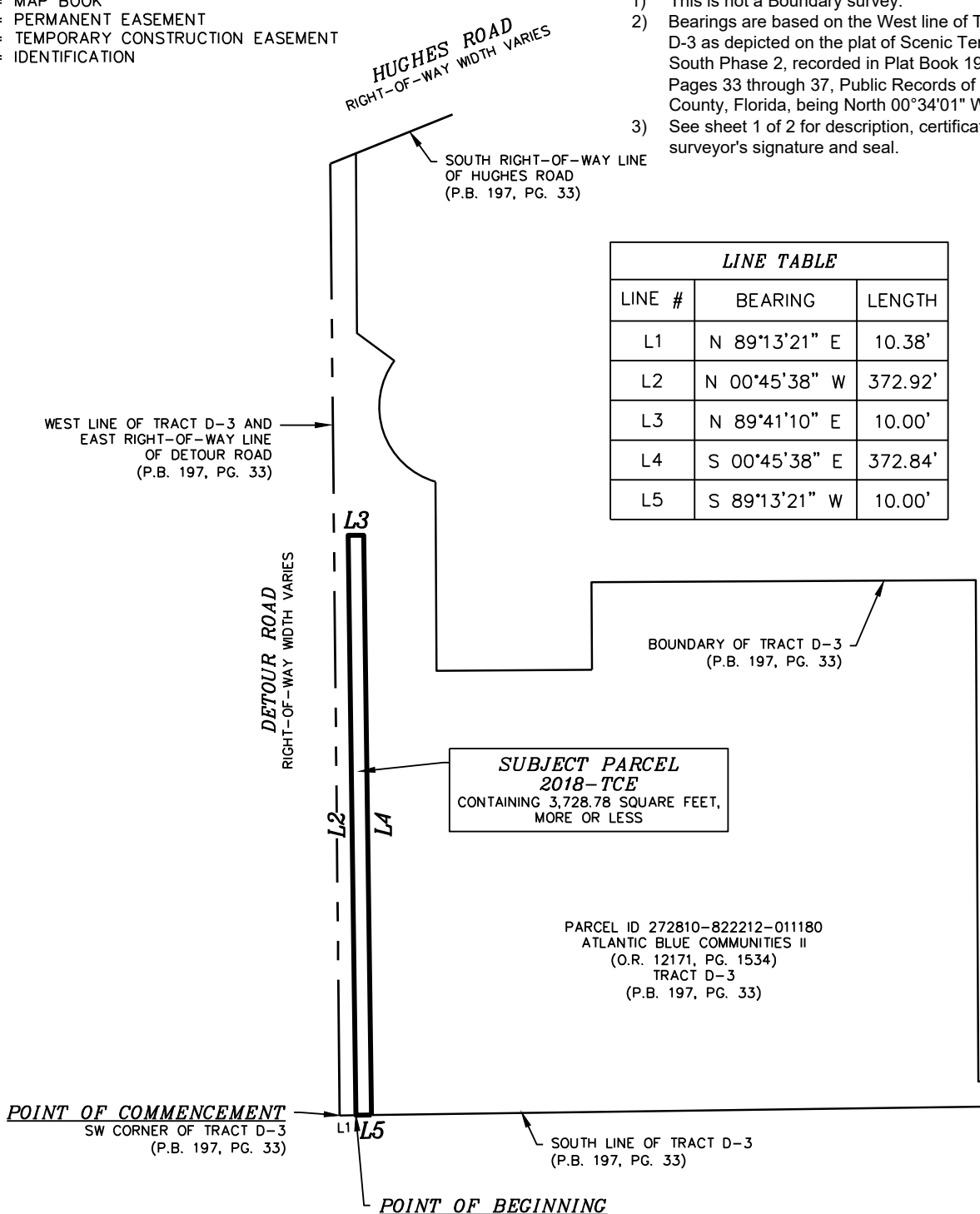
- P.B. = PLAT BOOK
- PG. = PAGE(S)
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- M.B. = MAP BOOK
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT
- ID = IDENTIFICATION

DESCRIPTION SKETCH
2018-TCE

SCALE 1" = 100'

NOTES:

- 1) This is not a Boundary survey.
- 2) Bearings are based on the West line of Tract D-3 as depicted on the plat of Scenic Terrace South Phase 2, recorded in Plat Book 197, Pages 33 through 37, Public Records of Polk County, Florida, being North 00°34'01" West.
- 3) See sheet 1 of 2 for description, certifications, surveyor's signature and seal.



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 89°13'21" E	10.38'
L2	N 00°45'38" W	372.92'
L3	N 89°41'10" E	10.00'
L4	S 00°45'38" E	372.84'
L5	S 89°13'21" W	10.00'

SUBJECT PARCEL
2018-TCE
CONTAINING 3,728.78 SQUARE FEET,
MORE OR LESS

PARCEL ID 272810-822212-011180
ATLANTIC BLUE COMMUNITIES II
(O.R. 12171, PG. 1534)
TRACT D-3
(P.B. 197, PG. 33)

SHEET 2 OF 2

CS PROJECT: 8825.03

2018-TCE

SHEET NO. V-02

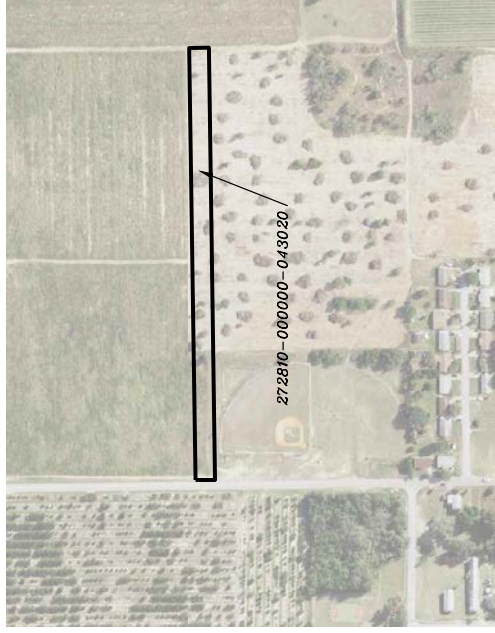
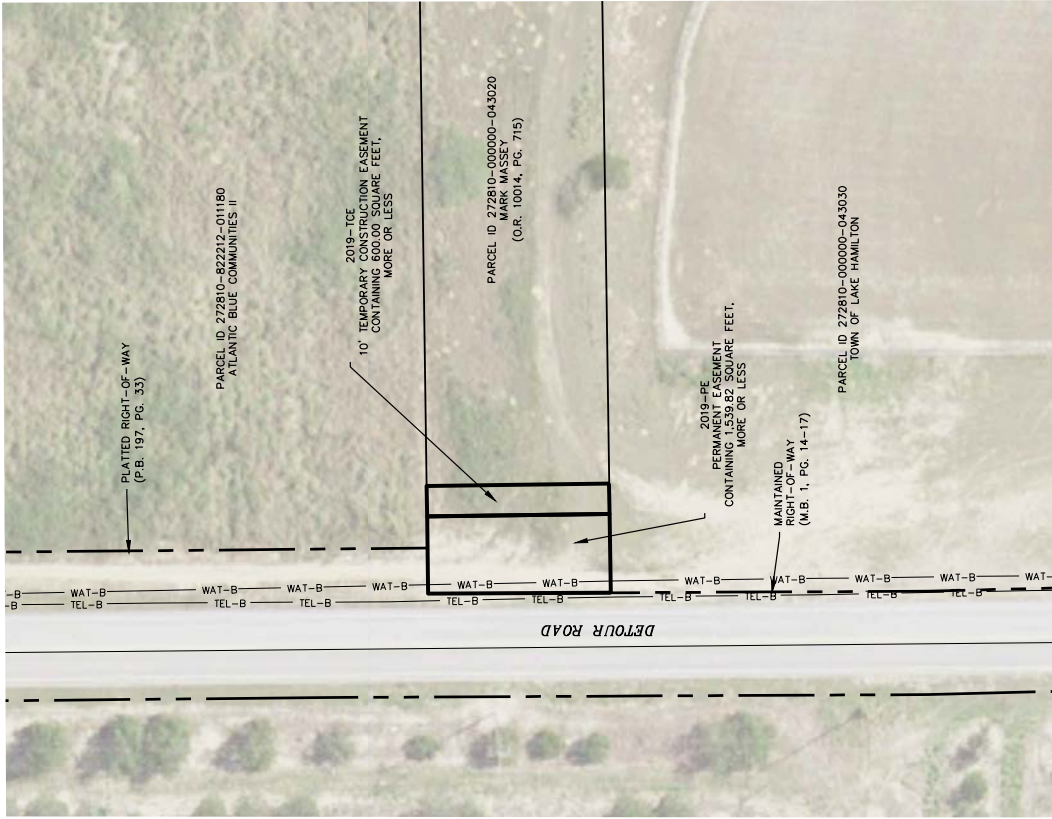
PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

FIELD BOOK: — **PAGE:** —

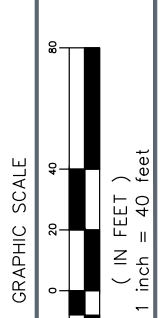
DATE: 08/27/2024

EXHIBIT



CS PROJECT NUMBER:	8825.03
PARCEL NUMBER:	2019
SHEET NUMBER:	V-01

FIELD BY:	N/A
DATE:	08/01/24
FIELD BOOK & PAGE:	N/A



PRWC
MARK MASSEY EXHIBIT



CHASTAIN SKILLMAN
205 EAST ORANGE STREET
LAKELAND, FL 33801-4611
(883) 866-1402
© 2024 CHASTAIN SKILLMAN C.A. No. 202

NUMBER	DATE	DESCRIPTION

DESCRIPTION
2019-TCE

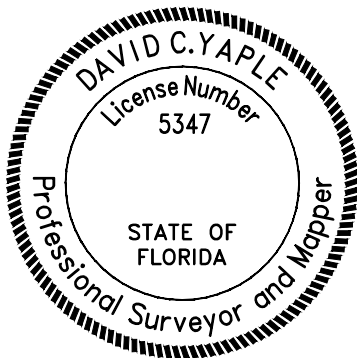
DESCRIPTION:

A parcel of land being a portion of a parcel described in Official Records Book 10014, Pages 715 through 716, Public Records of Polk County, Florida, located in Section 10, Township 28 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 10; thence North 00°32'33" West, along the West line of the Southwest 1/4 of said Section 10, a distance of 600.01 feet to the intersection with the Westerly extension of the South line of said parcel; thence North 89°11'15" East, along the South line of said parcel, 17.82 feet to the intersection with the East maintained right-of-way line of Detour Road as depicted in Map Book 1, Pages 14 through 17, Public Records of Polk County, Florida; thence continue North 89°11'15" East, along said South line of parcel, 25.92 feet to the POINT OF BEGINNING; thence North 00°45'38" West, 60.00 feet to the intersection with the North line of said parcel; thence North 89°11'15" East, along said North line of parcel, 10.00 feet; thence South 00°45'38" East, 60.00 feet to the South line of said parcel; thence South 89°11'15" West, along said South line of parcel, 10.00 feet to the POINT OF BEGINNING. Said parcel containing 600.00 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



DAVID C. YAPLE, P.S.M.
FLORIDA REGISTRATION PSM 5347
DYAPLE@DCCM.COM

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2
SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

2019-TCE

SHEET NO. V-01

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: **S. CHILDS**

FIELD BOOK: — PAGE: —

DATE: **08/27/2024**

LEGEND:

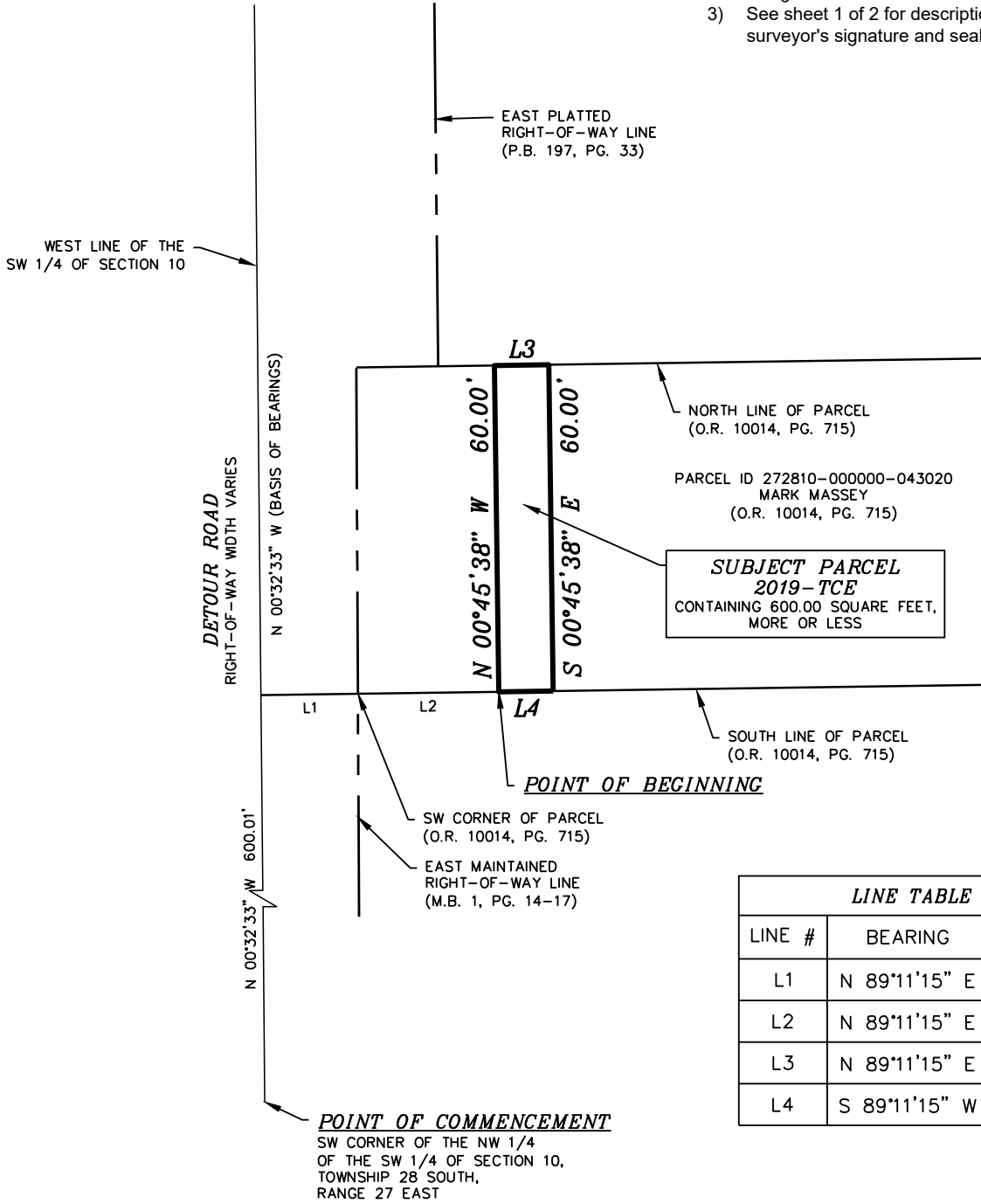
- P.B. = PLAT BOOK
- PG. = PAGE(S)
- O.R. = OFFICIAL RECORDS BOOK
- M.B. = MAP BOOK
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT
- ID = IDENTIFICATION

DESCRIPTION SKETCH
2019-TCE

SCALE 1" = 100'

NOTES:

- 1) This is not a Boundary survey.
- 2) Bearings are based on the West line of the Southwest 1/4 of Section 10, Township 28 South, Range 27 East, Polk County, Florida, being North 00°32'33" West.
- 3) See sheet 1 of 2 for description, certifications, surveyor's signature and seal.



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 89°11'15" E	17.82'
L2	N 89°11'15" E	25.92'
L3	N 89°11'15" E	10.00'
L4	S 89°11'15" W	10.00'

SHEET 2 OF 2

CS PROJECT: 8825.03

2019-TCE

SHEET NO. V-02

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

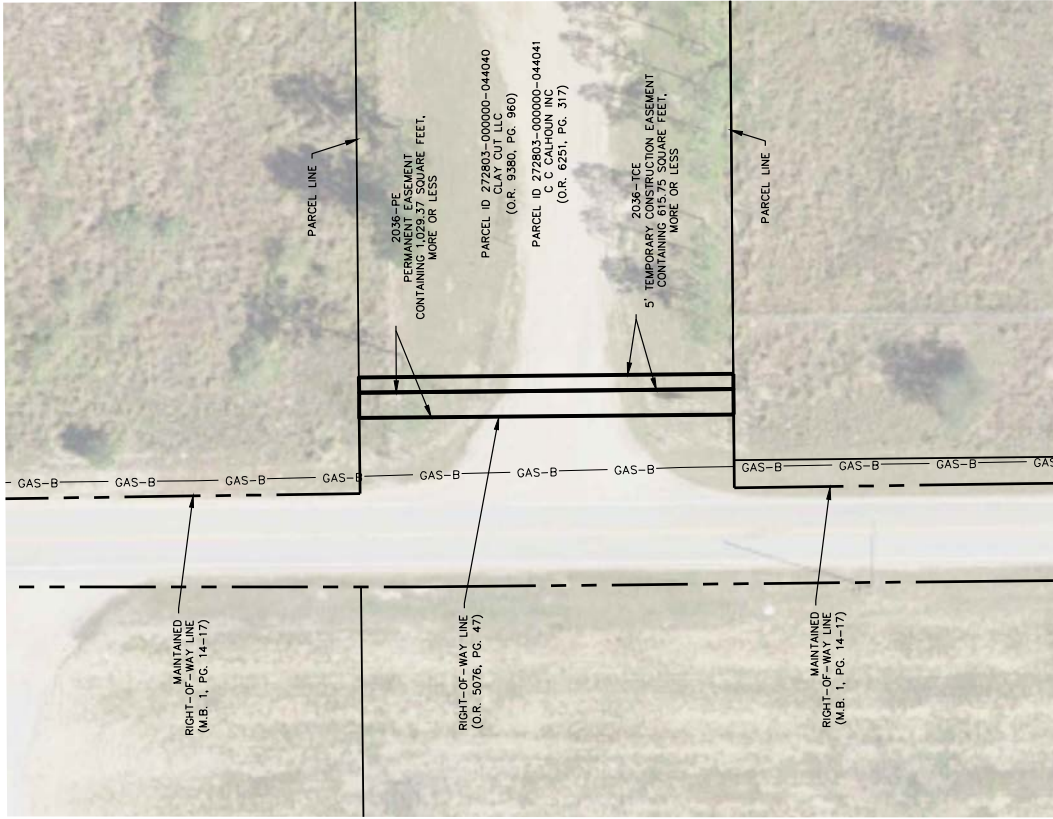
FIELD BOOK: — PAGE: —

DATE: 08/27/2024

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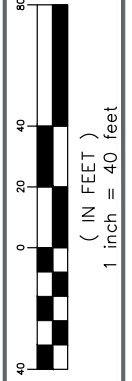
EXHIBIT

NOTE:
 THE PROPERTY HAS A BLANKET INGRESS/EGRESS
 AND MINING EASEMENT OVER AND ACROSS PER
 OFFICIAL RECORDS BOOK 9380, PAGE 960-962,
 PUBLIC RECORDS OF POLK COUNTY, FLORIDA



CS PROJECT NUMBER: 8825.03	FIELD BY: N/A
PARCEL NUMBER: 2036	DATE: 08/01/24
SHEET NUMBER: V-01	FIELD BOOK & PAGE: N/A

GRAPHIC SCALE



PRWC

CLAY CUT LLC EXHIBIT



CHASTAIN SKILLMAN
 205 EAST ORANGE STREET
 LAKELAND, FL 33801-4611
 (833) 866-1402

© 2024 CHASTAIN SKILLMAN O.A. 10.2024

NUMBER	DATE	DESCRIPTION

DESCRIPTION
2036-TCE

DESCRIPTION:

A parcel of land being a portion of a parcel described in Official Records Book 9380, Pages 960 through 962, Public Records of Polk County, Florida, located in Section 03, Township 28 South, Range 27 East, being more particularly described as follows:

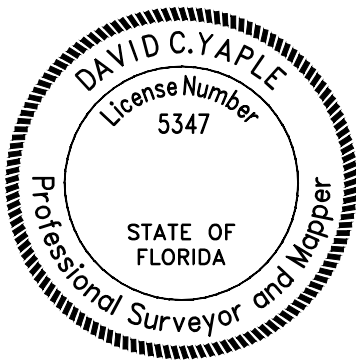
COMMENCE at the Southwest corner of said Section 03; thence North 00°33'15" West, along the West line of the Southwest 1/4 of said Section 3, a distance of 1196.47 feet to the intersection with the South line of a parcel described in Official Records Book 5076, Page 47, Public Records of Polk County, Florida; thence North 89°27'15" East, along said South line, 40.00 feet to the Southeast corner of said parcel; thence continue North 89°27'15" East, along the South line of said parcel described in Official Records Book 9380, Page 960, a distance of 8.39 feet to the POINT OF BEGINNING; thence North 00°34'53" West, 123.15 feet to the North line of said parcel; thence North 89°27'15" East, along the North line of said parcel, 5.00 feet; thence South 00°34'53" East, 123.15 feet to the South line of said parcel; thence South 89°27'15" West, along said South line, 5.00 feet to the POINT OF BEGINNING. Said parcel containing 615.75 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

David C. Yaple

Digitally signed by
David C. Yaple
DN: C=US,
E=dyaple@dccm.com,
O=DCCM,
OU=Rochester,
CN=David C. Yaple
Date: 2024.09.23
14:52:01-04'00'



DAVID C. YAPLE, P.S.M.
FLORIDA REGISTRATION PSM 5347
DYAPLE@DCCM.COM

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2
SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

2036-TCE

SHEET NO. V-01

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 06/04/2024

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LEGEND:

- P.B. = PLAT BOOK
- PG. = PAGE(S)
- O.R. = OFFICIAL RECORDS BOOK
- M.B. = MAP BOOK
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT
- ID = IDENTIFICATION

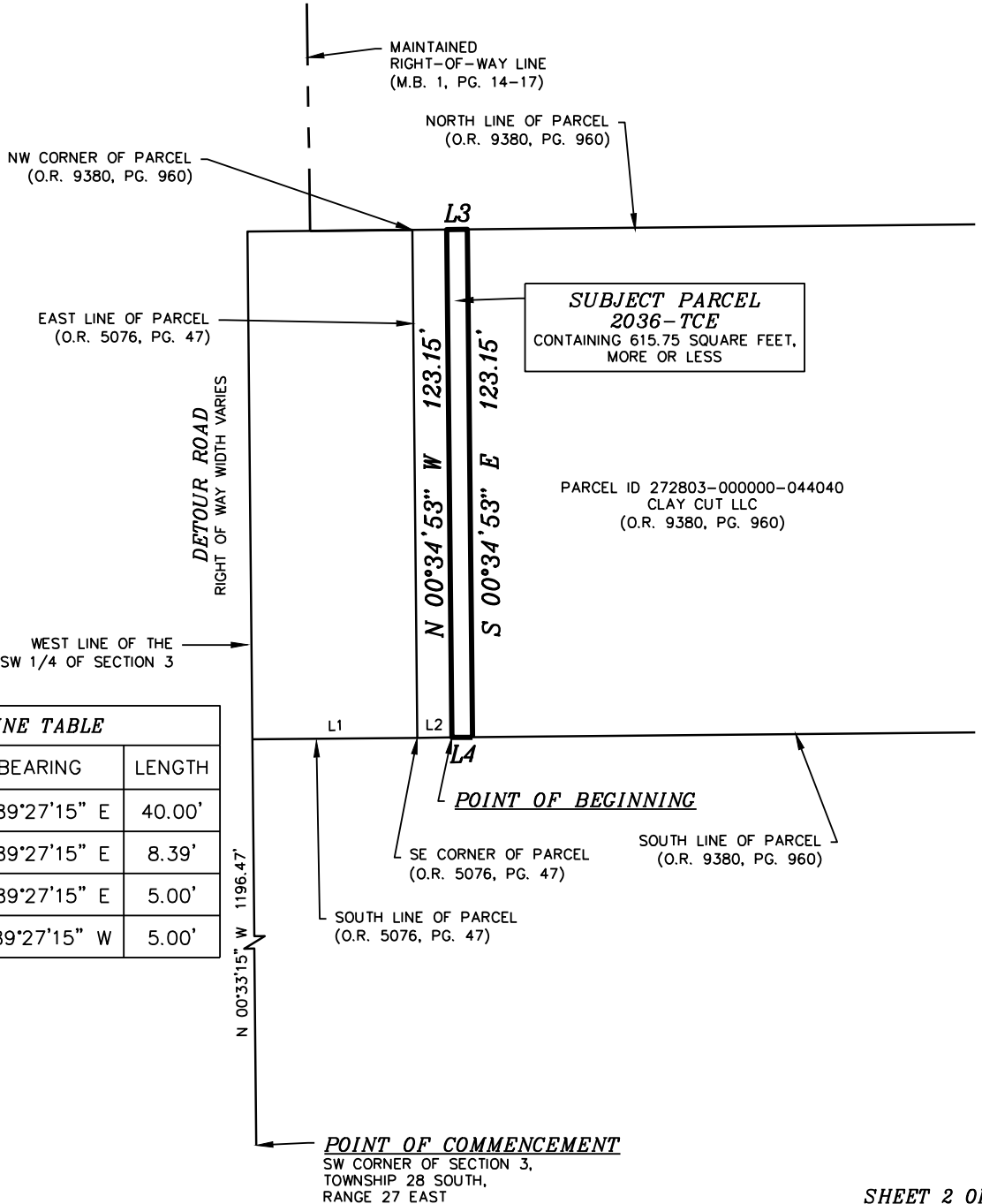
DESCRIPTION SKETCH

2036-TCE NOTES:

SCALE 1" = 40'

- 1) This is not a Boundary survey.
- 2) Bearings are based on the West line of the Southwest 1/4 of Section 3, Township 28 South, Range 27 East, Polk County, Florida, being North 00°33'15" West.
- 3) See sheet 1 of 2 for description, certifications, surveyor's signature and seal.

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LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 89°27'15" E	40.00'
L2	N 89°27'15" E	8.39'
L3	N 89°27'15" E	5.00'
L4	S 89°27'15" W	5.00'

SHEET 2 OF 2	
CS PROJECT: 8825.03	
2036-TCE	
SHEET NO.	V-02

PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: **S. CHILDS** FIELD BOOK: — PAGE: — DATE: **08/27/2024**

EXHIBIT D

Nonexclusive Temporary Construction Easement

[See Attached 1 Page]

The nature, terms and duration of the nonexclusive temporary construction easement (the "Easement") which the Polk Regional Water Cooperative ("PRWC") acquires from the property owners/interest holders ("Owner") of the real property shown and described on Exhibit "A" are:

The Easement in, upon and through the following described land in the County of Polk, State of Florida to-wit:

SEE ATTACHED EXHIBIT "A"
(the "Easement Area")

1. The Easement interests and rights acquired by PRWC are the right, privilege and authority to construct, install, maintain, operate, inspect, patrol, ingress and egress, test, repair, alter, substitute, relocate, resize, replace and remove the water transmission line or lines and related fixtures and/or appurtenances thereto, and vehicular and pedestrian access over the easement area, for the transmission of water and such other improvements as are reasonably necessary in connection with the water supply project for the PRWC.
2. After construction is complete, the lands of the Owner shall be restored to the same, or as good as, condition as existed before construction began.
3. Within a reasonable time after construction is complete, paving, grassed areas and other improvements will be replaced by PRWC.
4. The rights granted herein shall expire upon completion of construction within this Easement or sixty (60) months from the date the Easement is established, whichever occurs sooner.