

POLK REGIONAL WATER COOPERATIVE

Resolution 2025-21

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, the Interlocal Agreement was approved by a Final Order of the Secretary of the Florida Department of Environmental Protection on September 26, 2023, pursuant to Section 373.713(1), Florida Statutes; 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 Resolutions 2024-34 and 2025-05, 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 Resolutions 2024-34 and 2025-05, 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 (1037-PE), (1037-TCE), (1040-PE), (1040-TCE), (1062-PE-A), (1062-TCE-A), (1062-PE-B), (1062-TCE-B), (1062-PE-C), (1062-TCE-C), (1063-PE) and (1063-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 21st day of May, 2025

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 19 Pages]

DESCRIPTION
1037-PE

DESCRIPTION:

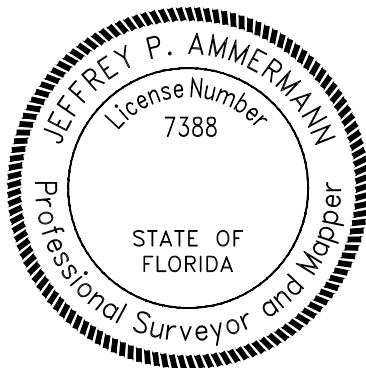
A parcel of land being a portion of TRACT B, of the plat of SUMMERVIEW CROSSING, as recorded in Plat Book 178, Pages 28 through 29, and described in Official Records Book 11398, Pages 592 through 594, both of the Public Records of Polk County, Florida, located in Section 17, Township 27 South, Range 27 East, being more particularly described as follows:

The East 8.00 feet of said Tract B, of said plat of SUMMERVIEW CROSSING.

Said parcels containing 4,947.68 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.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2024.09.18
18:06:40 -04'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMAN@CHASTAINSKILLMAN.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

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

1037-PE

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/18/2024

SHEET NO. V-01

P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESM\TS.dwg 1037-PE Sep 18, 2024 6:01pm by: jammermann

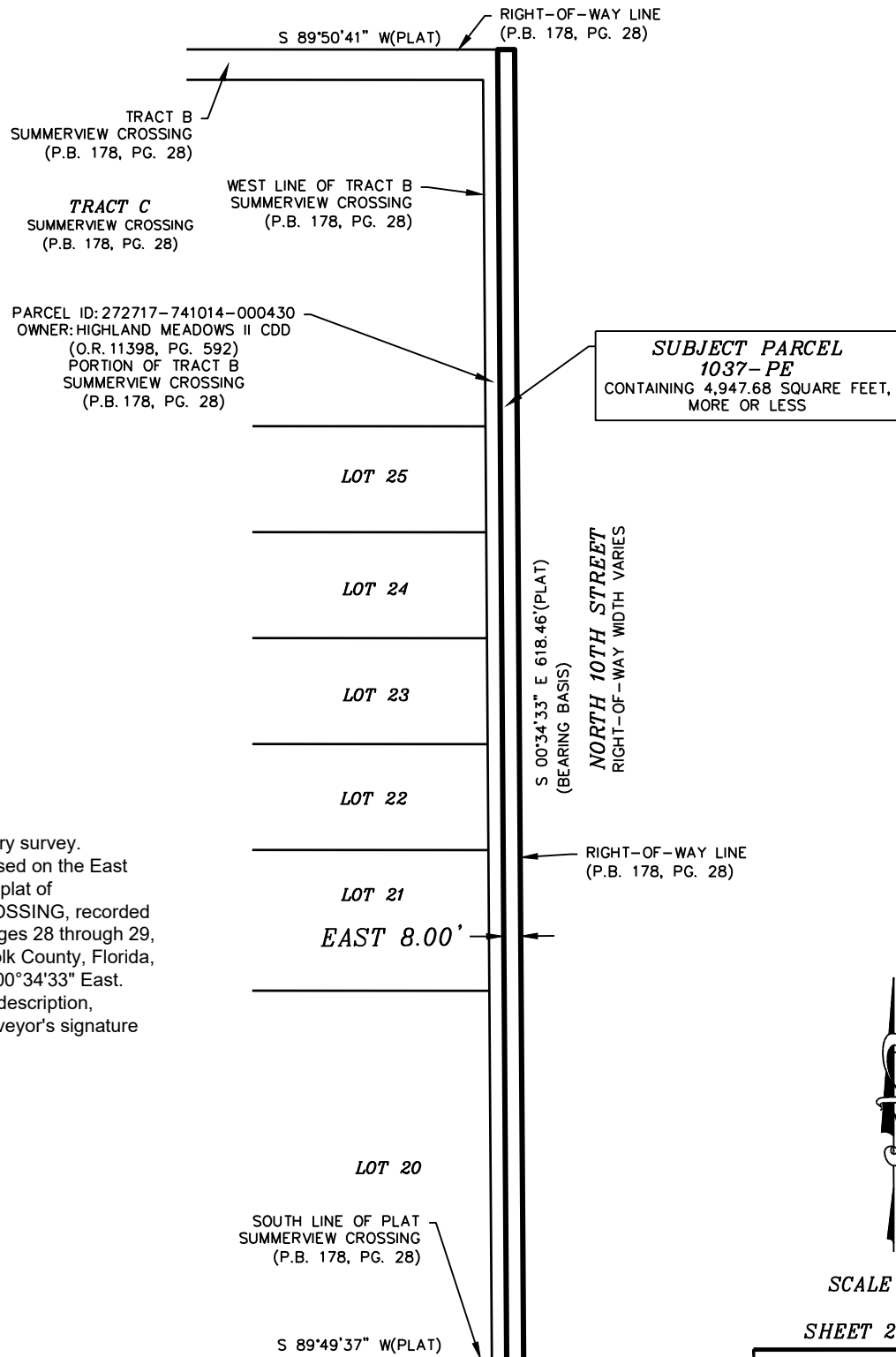
LEGEND:

P.B. = PLAT BOOK
PG. = PAGE
O.R. = OFFICIAL RECORDS BOOK
ID = IDENTIFICATION
PE = PERMANENT EASEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH

1037-PE

PATTERSON ROAD
30' PLATTED RIGHT-OF-WAY
(P.B. 178, PG. 28)



NOTES:

- 1) This is not a Boundary survey.
- 2) The bearings are based on the East line of Tract B of the plat of SUMMERVIEW CROSSING, recorded in Plat Book 178, Pages 28 through 29, Public Records of Polk County, Florida, being platted South 00°34'33" East.
- 3) See sheet 1 of 2 for description, certification, and surveyor's signature and seal.

SCALE 1"=80'

SHEET 2 OF 2

CS PROJECT: 8825.03

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

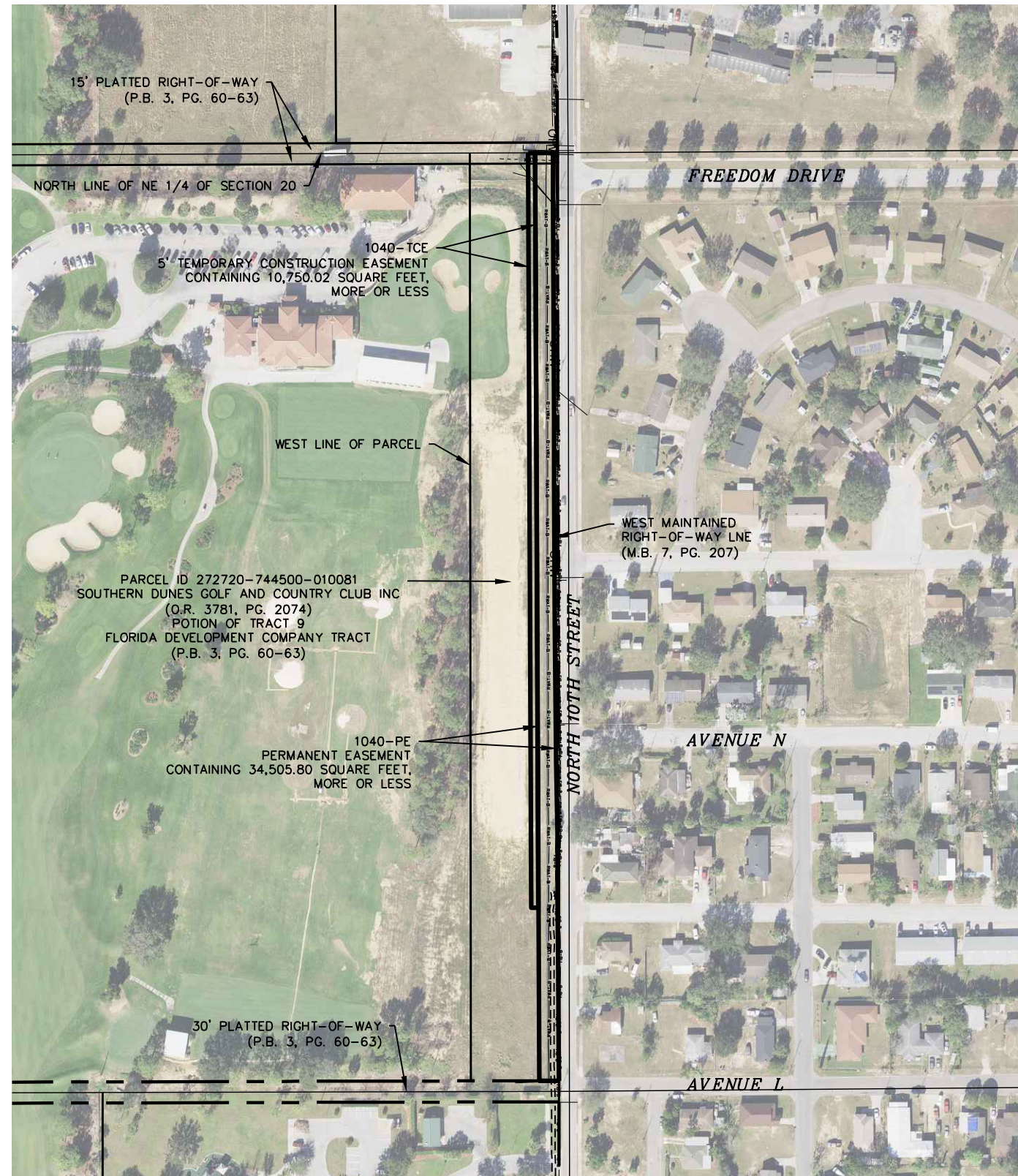
1037-PE

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/18/2024

SHEET NO. V-02

[illegible]

CHASTAIN-SKILLMAN
205 EAST ORANGE STREET
SUITE #110
LAKELAND, FL 33801-4611
(863) 646-1402

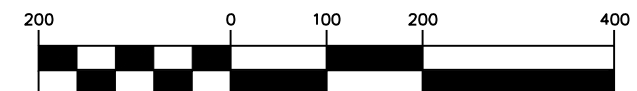
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POLK REGIONAL WATER COOPERATIVE

SOUTHERN DUNES GOLF AND COUNTRY CLUB INC
EXHIBIT

GRAPHIC SCALE



(IN FEET)
1 inch = 200 feet

FIELD BY:	N/A
DATE:	02/28/2025
FIELD BOOK & PAGE:	N/A

CS PROJECT NUMBER:
8825.03

PARCEL NUMBER:
1040

SHEET NUMBER:
V-01

DESCRIPTION

1040-PE

DESCRIPTION:

A parcel of land being a portion of Tracts 8 and 9 and the 15.00 foot platted right-of-way located North of Tract 8, all of the plat of FLORIDA DEVELOPMENT COMPANY TRACT, as recorded in Plat Book 3, Pages 60 through 63, and described in Official Records Book 4230, Pages 717 through 722, both of the Public Records of Polk County, Florida, located in Section 20, Township 27 South, Range 27 East, being more particularly described as follows:

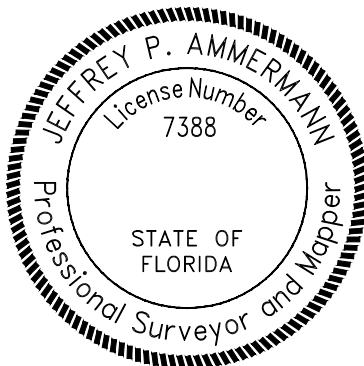
COMMENCE at the Northeast corner of the Northeast 1/4 of the Northeast 1/4 of said Section 20; thence South 89°48'30" West, along the North line of said Northeast 1/4 of the Northeast 1/4, a distance of 21.23 feet to the intersection with the West maintained right-of-way line of North 10th Street as depicted in Map Book 7, Pages 207 through 215, Public Records of Polk County, Florida for the POINT OF BEGINNING; thence along said West maintained right-of-way line the following eleven (11) courses; thence (1) South 00°12'51" West, 72.11 feet; thence (2) South 00°15'10" East, 200.00 feet; thence (3) South 00°18'37" East, 100.00 feet; thence (4) South 00°08'18" East, 100.00 feet; thence (5) South 00°22'03" East, 100.00 feet; thence (6) South 00°04'51" East, 100.00 feet; thence (7) South 00°39'14" East, 200.00 feet; thence (8) South 01°03'18" East, 100.01 feet; thence (9) South 00°08'18" East, 100.00 feet; thence (10) South 00°28'55" East, 100.00 feet; thence (11) South 00°22'03" East, 100.00 feet to the intersection with the West right-of-way line of North 10th Street as shown on said plat of FLORIDA DEVELOPMENT COMPANY TRACT, also being the East line of said Tract 9; thence South 00°04'51" East, along said West right-of-way line, 49.17 feet to the Southeast corner of said Tract 9; thence South 89°51'32" West, along the South line of said Tract 9, 28.00 feet; thence North 00°15'16" West, 1321.27 feet to said North line of the Northeast 1/4 of said Section 20; thence North 89°48'30" East, along said North line, 25.77 feet to the POINT OF BEGINNING. Said parcel containing 34,505.80 square feet, more or less. Less and except road rights-of-way.

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.

NOTES:

- 1) This is not a Boundary survey.
- 2) The bearings are based on the North line of the Northeast 1/4 of Section 20, Township 27 South, Range 27 East, Polk County, Florida, being assumed South 89°48'30" West.
- 3) See sheets 2 & 3 for description sketch and Legend.
- 4) No vacation documentation was provided for the 15 foot platted right-of-way located North of Tract 8. As instructed by the client, this description was prepared to the North line of the Northeast 1/4 of Section 20 and language was put in the description to less and except right-of-ways.
- 5) Based on a field survey performed by Chastain Skillman, there are utilities that are within the limits of the Subject parcel that do not have easements, based on the provided Title Search Report performed by American Government Services Corporation, file number 31687-1040 dated October 25, 2022 at 8:00 am.



Jeffrey P
Ammermann
Digitally signed by
Jeffrey P Ammermann
Date: 2025.02.28
17:47:41 -05'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMAN@CHASTAINSKILLMAN.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
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SHEET 1 OF 3
SEE SHEET 2 AND 3 FOR
DESCRIPTION SKETCH AND LEGEND

CS PROJECT: 8825.03

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

1040-PE

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/28/2025

SHEET NO. V-01

P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESM\IS_recover.dwg Feb 28, 2025 5:41pm by: jammermann

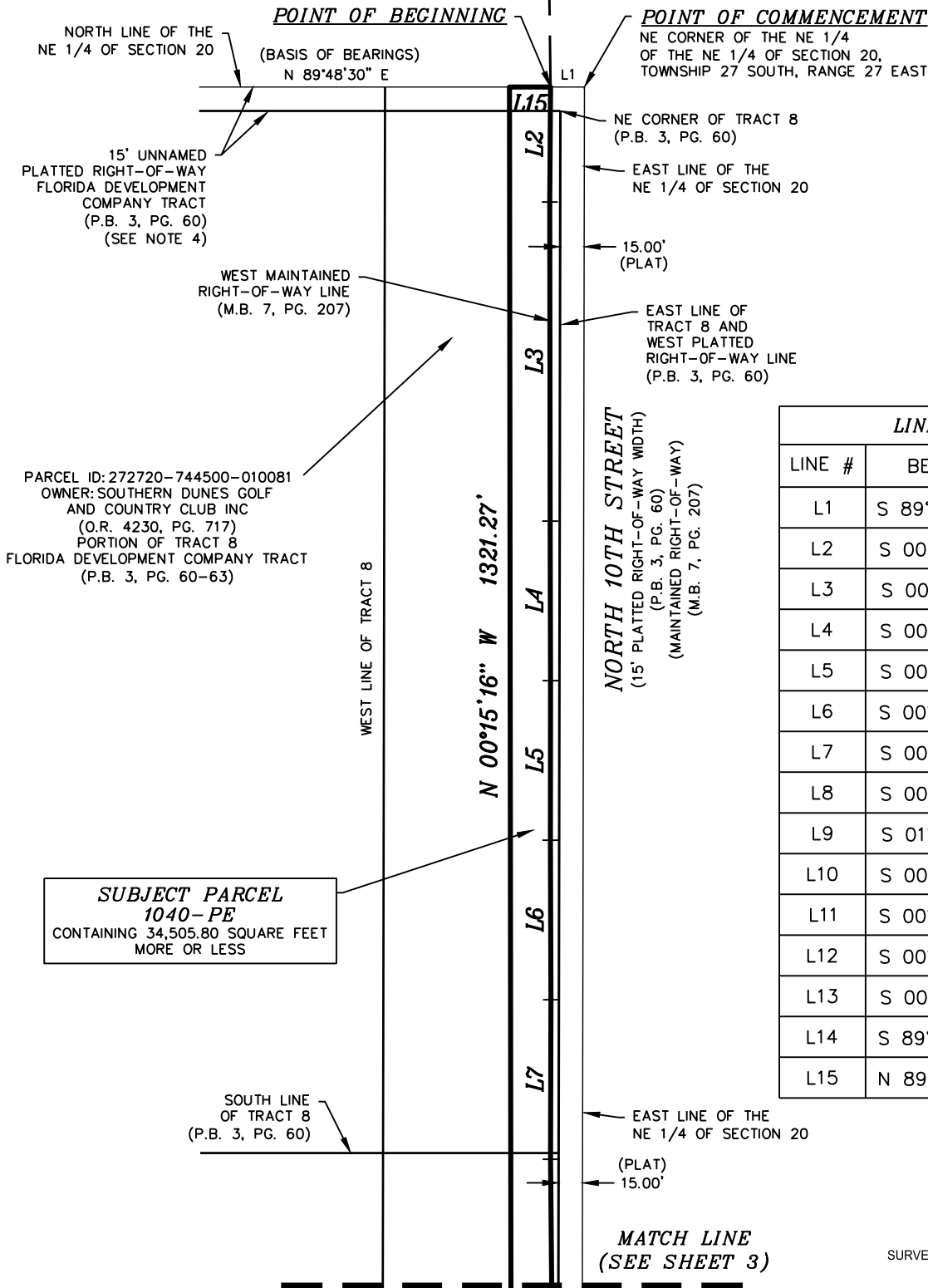
LEGEND:

P.B. = PLAT BOOK
 PG. = PAGE
 O.R. = OFFICIAL RECORDS BOOK
 ID = IDENTIFICATION
 PE = PERMANENT EASEMENT
 TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH

1040-PE

SCALE 1"=100'



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 89°48'30" W	21.23'
L2	S 00°12'51" W	72.11'
L3	S 00°15'10" E	200.00'
L4	S 00°18'37" E	100.00'
L5	S 00°08'18" E	100.00'
L6	S 00°22'03" E	100.00'
L7	S 00°04'51" E	100.00'
L8	S 00°39'14" E	200.00'
L9	S 01°03'18" E	100.01'
L10	S 00°08'18" E	100.00'
L11	S 00°28'55" E	100.00'
L12	S 00°22'03" E	100.00'
L13	S 00°04'51" E	49.17'
L14	S 89°51'32" W	28.00'
L15	N 89°48'30" E	25.77'

SHEET 2 OF 3

SEE SHEET 1 OF 3 FOR
 DESCRIPTION, CERTIFICATION, AND
 SURVEYOR'S NOTES, SIGNATURE, AND SEAL

CS PROJECT: 8825.03

1040-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: 02/28/2025

LEGEND:

P.B. = PLAT BOOK
PG. = PAGE
O.R. = OFFICIAL RECORDS BOOK
ID = IDENTIFICATION
PE = PERMANENT EASEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH
1040-PE

SCALE 1"=100'



MATCH LINE (SEE SHEET 2)

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 89°48'30" W	21.23'
L2	S 00°12'51" W	72.11'
L3	S 00°15'10" E	200.00'
L4	S 00°18'37" E	100.00'
L5	S 00°08'18" E	100.00'
L6	S 00°22'03" E	100.00'
L7	S 00°04'51" E	100.00'
L8	S 00°39'14" E	200.00'
L9	S 01°03'18" E	100.01'
L10	S 00°08'18" E	100.00'
L11	S 00°28'55" E	100.00'
L12	S 00°22'03" E	100.00'
L13	S 00°04'51" E	49.17'
L14	S 89°51'32" W	28.00'
L15	N 89°48'30" E	25.77'

PARCEL ID: 272720-744500-010081
OWNER: SOUTHERN DUNES GOLF
AND COUNTRY CLUB INC
(O.R. 4230, PG. 717)
PORTION OF TRACT 8
FLORIDA DEVELOPMENT COMPANY TRACT
(P.B. 3, PG. 60-63)

SUBJECT PARCEL
1040-PE
CONTAINING 34,505.80 SQUARE FEET
MORE OR LESS

INTERSECTION OF
WEST RIGHT-OF-WAY LINE
OF NORTH 10TH STREET
(P.B. 3, PG. 60)

SE CORNER OF TRACT 9
(P.B. 3, PG. 60)

WEST MAINTAINED
RIGHT-OF-WAY LINE
(M.B. 7, PG. 207)

WEST LINE OF TRACT 9

N 00°15'16" W 1321.27'

EAST LINE OF THE
NE 1/4 OF SECTION 20

EAST LINE OF TRACT 9 AND
WEST PLATTED RIGHT-OF-WAY
(P.B. 3, PG. 60)

NORTH 10TH STREET
(15' PLATTED RIGHT-OF-WAY WIDTH)
(P.B. 3, PG. 60)
(MAINTAINED RIGHT-OF-WAY)
(M.B. 7, PG. 207)

WEST MAINTAINED
RIGHT-OF-WAY LINE
(M.B. 7, PG. 207)

15.00'
(PLAT)

EAST LINE OF THE
NE 1/4 OF SECTION 20

SHEET 3 OF 3

SEE SHEET 1 OF 3 FOR
DESCRIPTION, CERTIFICATION, AND
SURVEYOR'S NOTES, SIGNATURE, AND SEAL

CS PROJECT: 8825.03

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

1040-PE

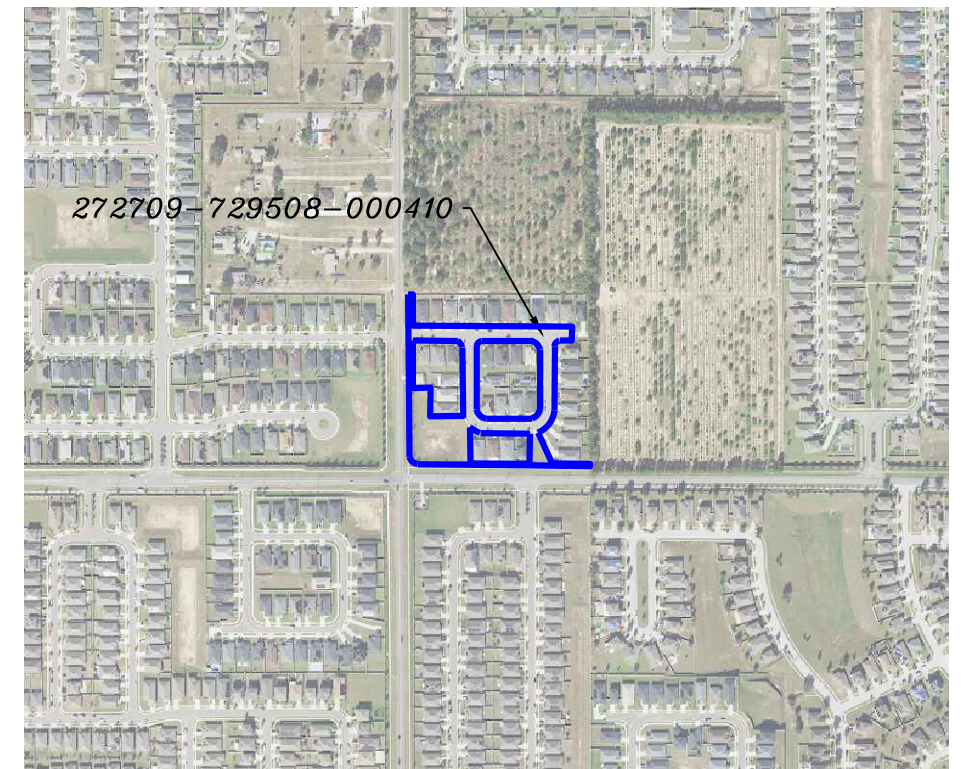
DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/28/2025

SHEET NO. V-03

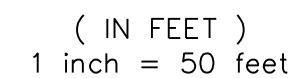
P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESM\1S_recover.dwg 1040-PE (3) Feb 28, 2025 5:41pm by: jammermann

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HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT EXHIBIT



FIELD BY:	N/A
DATE:	09/27/2024
FIELD BOOK & PAGE:	N/A

SHEET NUMBER:
V-01

DESCRIPTION
1062-PE-A

DESCRIPTION:

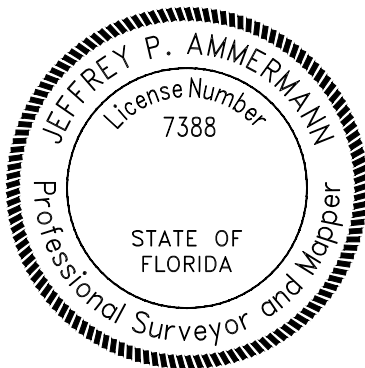
A parcel of land being a portion of TRACT B, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

BEGIN at the Northwest corner of said Tract B; thence South 89°48'41" East, along the North line of said Tract B, 7.00 feet; thence South 00°14'30" East, 104.47 feet to the intersection with the South line of said Tract B also being the North line of Tract E of said plat of GROVE AT HIGHLAND MEADOWS, said intersection being on a non-tangent curve to the right having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of North 22°12'52" West, and a chord distance of 18.71 feet; thence along the arc of said curve and said South line of Tract B, 19.17 feet to the intersection with the West line of said Tract B also being the East right-of-way line of North 10th Street per said plat of GROVE AT HIGHLAND MEADOWS; thence North 00°14'30" West, along said West line of Tract B and the East right-of-way line of North 10th Street, 87.17 feet to the POINT OF BEGINNING.

Said parcels containing 693.55 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.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2024.09.27
17:40:08 -04'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
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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

1062-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: 09/27/2024

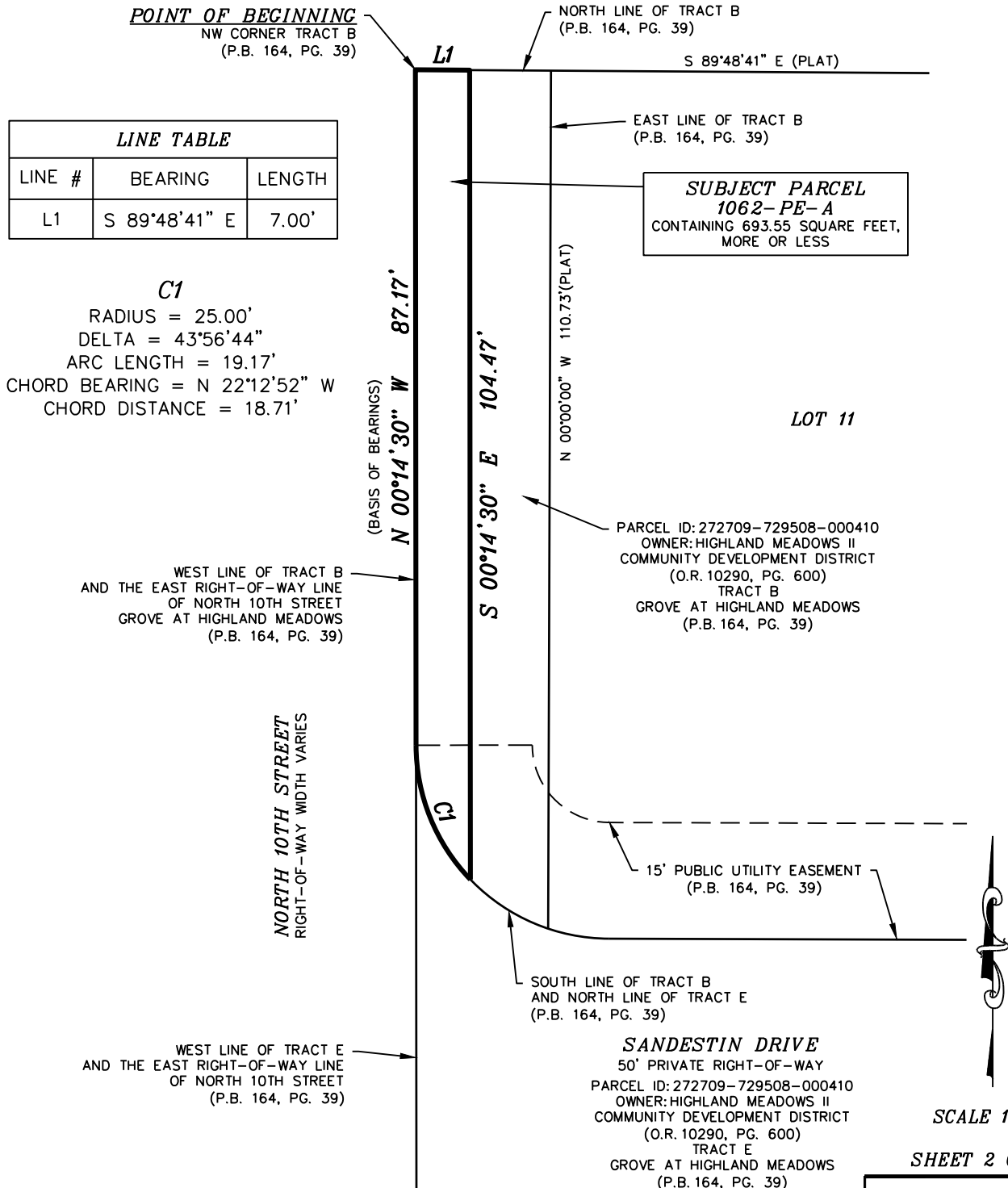
P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESM\1S.dwg 1062-PE-A Sep 27, 2024 4:02pm by: jammermann

LEGEND:

P.B. = PLAT BOOK
PG. = PAGE
O.R. = OFFICIAL RECORDS BOOK
ID = IDENTIFICATION
PE = PERMANENT EASEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH**1062-PE-A****NOTES:**

- 1) This is not a Boundary survey.
- 2) The bearings are based on the East line of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39-40, Public Records of Polk County, Florida, being platted North 00°14'30" West.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.

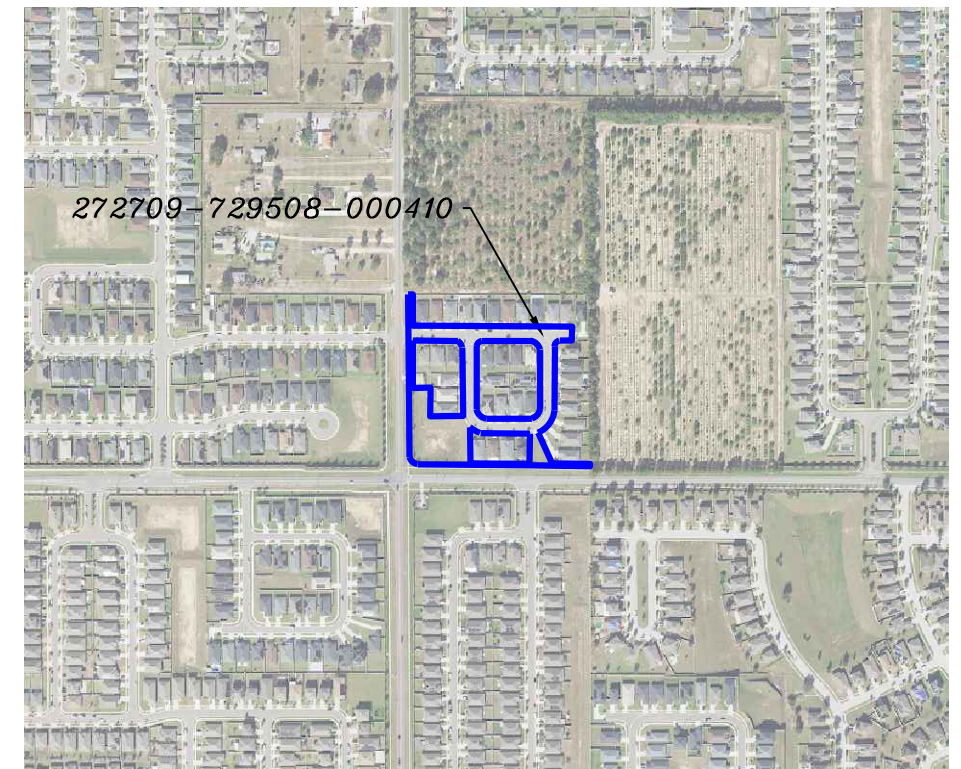


PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: **S. CHILDS**

FIELD BOOK: — PAGE: —

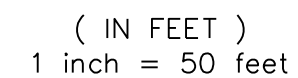
DATE: **09/27/2024**

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HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT EXHIBIT



FIELD BY:	N/A
DATE:	09/27/2024
FIELD BOOK & PAGE:	N/A

CS PROJECT NUMBER: 8825.03
PARCEL NUMBER: 1062
SHEET NUMBER: V-01

DESCRIPTION
1062-PE-B

DESCRIPTION:

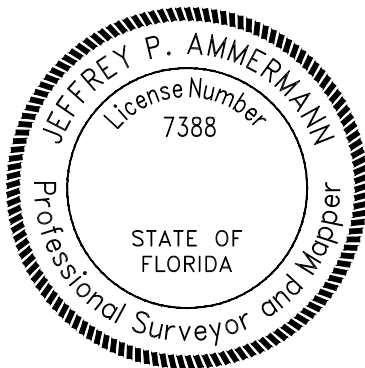
A parcel of land being a portion of TRACT E, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of Tract B, of said plat of GROVE AT HIGHLAND MEADOWS; thence South 00°14'30" East, along the West line of said Tract B also being the East right-of-way line of North 10th Street per said plat, 87.17 feet to the South line of said Tract B, also being the North line of said Tract E for the POINT OF BEGINNING, said point being on a curve to the left having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of South 22°12'52" East, and a chord distance of 18.71 feet; thence along the arc of said curve and said North line of Tract E, 19.17 feet to the intersection with a line being 7.00 feet East of and parallel to the West line of said Tract E; thence South 00°14'30" East, along said parallel line, 65.30 feet to the intersection with the South line of said Tract E also being the North line of Tract A of said plat of GROVE AT HIGHLAND MEADOWS, said intersection being on a non-tangent curve to the left having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of South 21°43'52" West, and a chord distance of 18.71 feet; thence along the arc of said curve and said South line of Tract E, 19.17 feet to the intersection with the West line of said Tract E; thence North 00°14'30" West, along said West line of Tract E and said East right-of-way line of North 10th Street, 100.00 feet to the POINT OF BEGINNING.

Said parcels containing 532.92 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.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2024.09.27
17:41:03 -04'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.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

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

1062-PE-B

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/27/2024

SHEET NO. V-01

P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESM\1S.dwg 1062-PE-B Sep 27, 2024 4:07pm by: jammermann

P.B. = PLAT BOOK
PG. = PAGE
O.R. = OFFICIAL RECORDS BOOK
ID = IDENTIFICATION
PE = PERMANENT EASEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT

NOTES:

- [illegible]

p:\882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESWTS.dwg 1062-PE-B (2) Sep 27, 2024 4:07pm by: jommermann

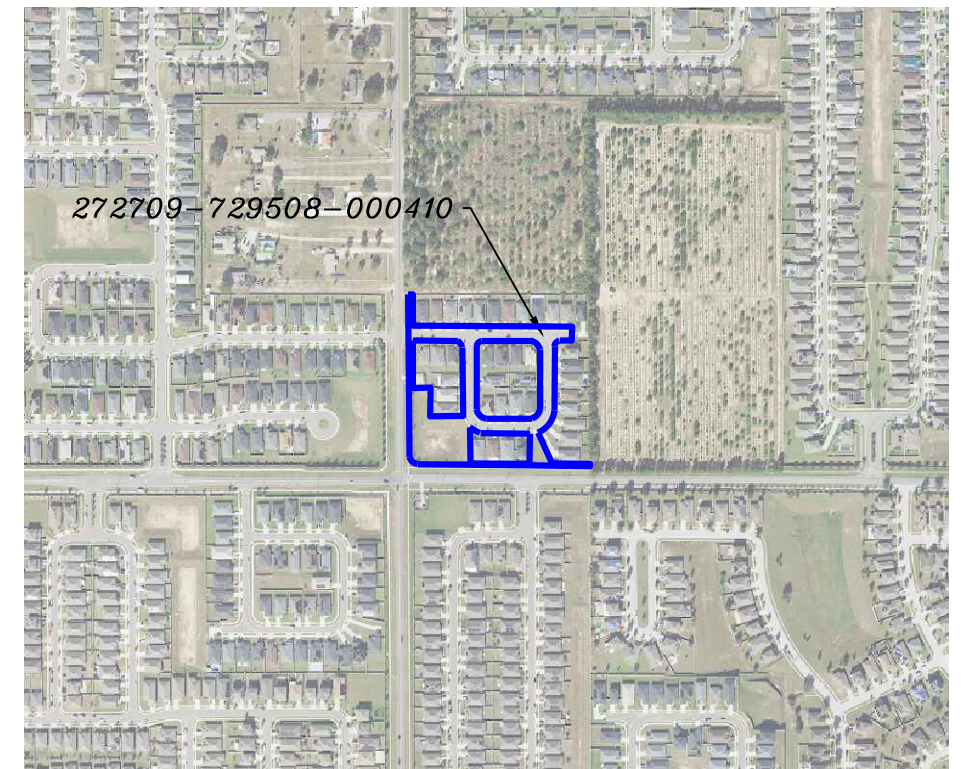
SHEET 2 OF 2

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

DRAWN BY: S. CHILDS

DATE: 09/27/2024

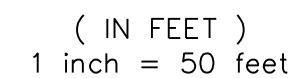
SHEET NO. V-02

[illegible]

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HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT
DISTRICT EXHIBIT



FIELD BY:	N/A
DATE:	09/27/2024
FIELD BOOK & PAGE:	N/A

SHEET NUMBER:
V-01

DESCRIPTION
1062-PE-C

DESCRIPTION:

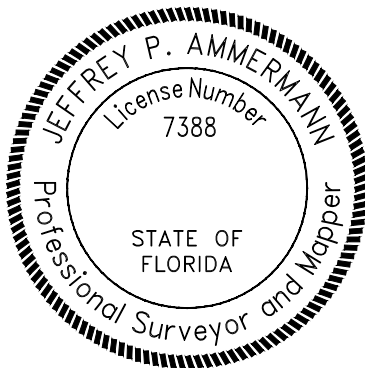
A parcel of land being a portion of TRACT A, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of Tract B of said plat of GROVE AT HIGHLAND MEADOWS; thence South 00°14'30" East, along the West line of said Tract B also being the East right-of-way line of North 10th Street per said plat, 87.17 feet to the South line of said Tract B, also being the North line of Tract E of said plat; thence continue South 00°14'30" East, along the West line of said Tract E and said East right-of-way line of North 10th Street, 100.00 feet to the intersection with the North line of said Tract A for the POINT OF BEGINNING, said intersection being on a non-tangent curve to the right having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of North 21°43'52" East, and a chord distance of 18.71 feet; thence along the arc of said curve and said North line of Tract A, 19.17 feet to the intersection with a line being 7.00 feet East of and parallel with the West line of said Tract A; thence South 00°14'30" East, along said parallel line, 208.23 feet; thence North 89°48'41" West, 7.00 feet to the intersection with the West line of said Tract A and said East right-of-way line of North 10th Street; thence North 00°14'30" West, along said West line of Tract A and said East right-of-way line of North 10th Street, 190.83 feet to the POINT OF BEGINNING.

Said parcels containing 1,419.54 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.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2024.09.27
17:41:45 -04'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.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

1062-PE-C

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: 09/27/2024

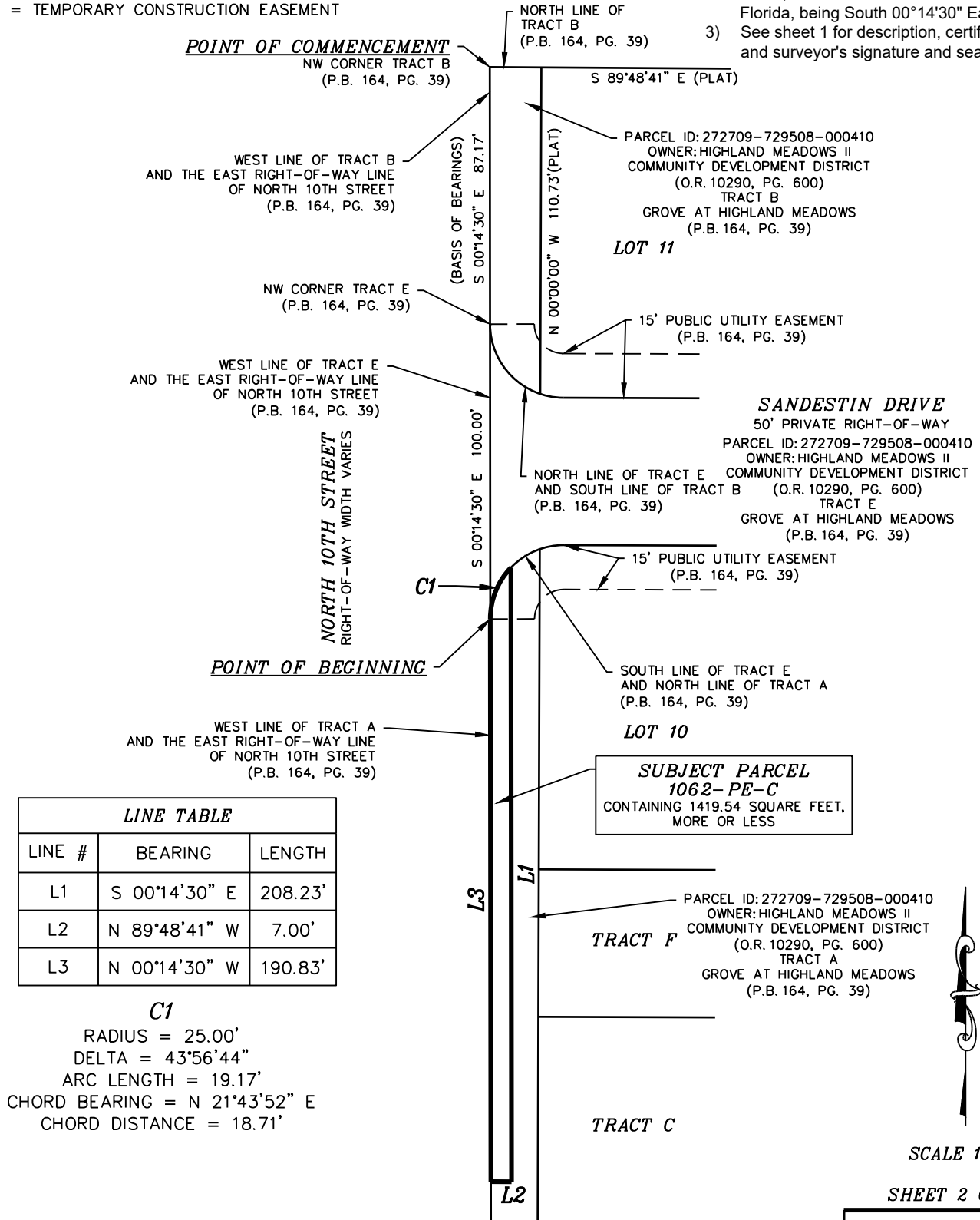
P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESM\FS.dwg 1062-PE-C Sep 27, 2024 4:32pm by: jammermann

LEGEND:

P.B. = PLAT BOOK
PG. = PAGE
O.R. = OFFICIAL RECORDS BOOK
ID = IDENTIFICATION
PE = PERMANENT EASEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH
1062-PE-C**NOTES:**

- 1) This is not a Boundary survey.
- 2) The bearings are based on the East line of plat, GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39-40, Public Records of Polk County, Florida, being South 00°14'30" East.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.

**LINE TABLE**

LINE #	BEARING	LENGTH
L1	S 00°14'30" E	208.23'
L2	N 89°48'41" W	7.00'
L3	N 00°14'30" W	190.83'

C1

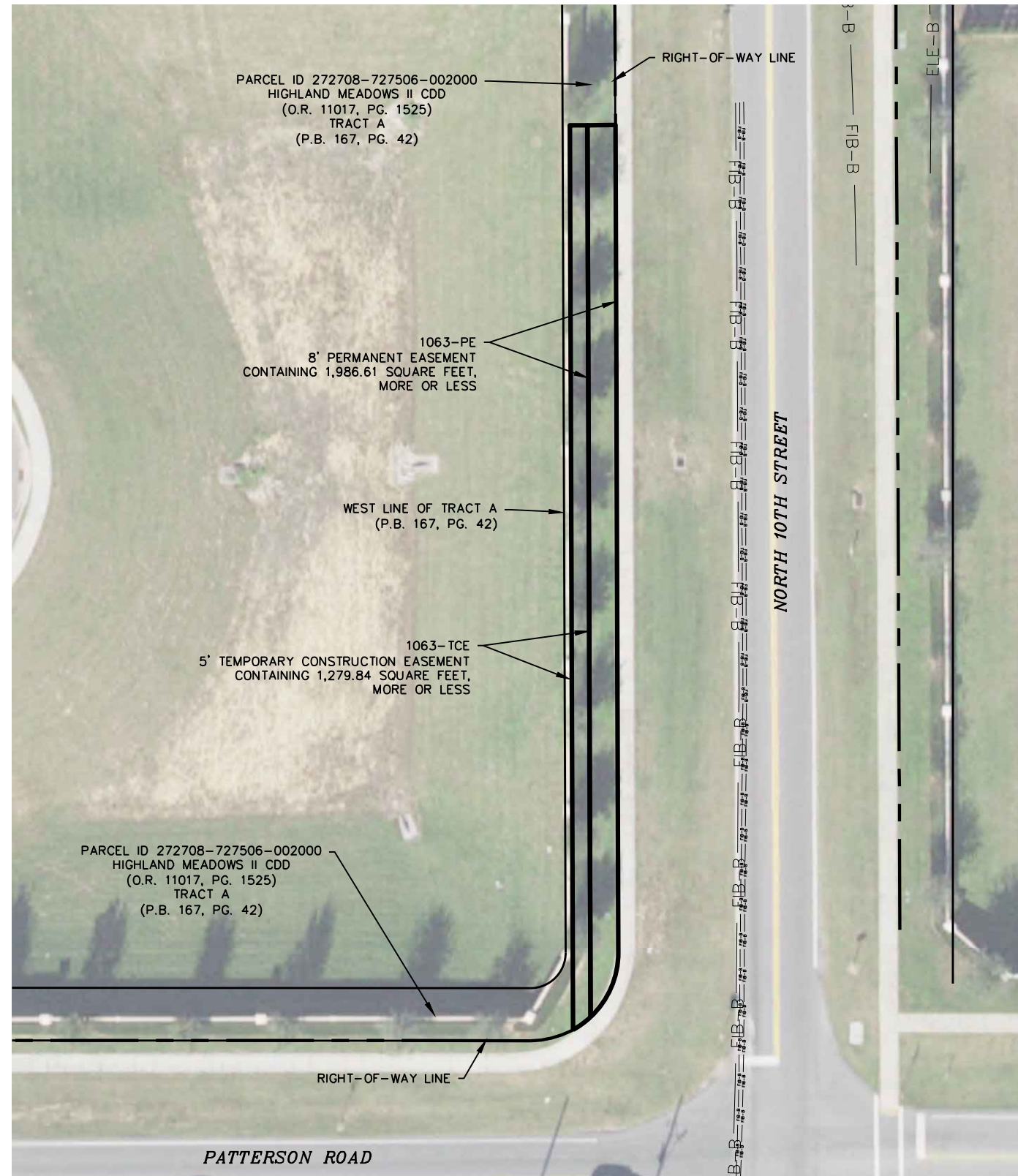
RADIUS = 25.00'
DELTA = 43°56'44"
ARC LENGTH = 19.17'
CHORD BEARING = N 21°43'52" E
CHORD DISTANCE = 18.71'

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: **09/27/2024**

[illegible]

CHASTAIN-SKILLMAN
205 EAST ORANGE STREET
SUITE #110
LAKELAND, FL 33801-4611
(863) 646-1402

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PRWC

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT
DISTRICT EXHIBIT

GRAPHIC SCALE



(IN FEET)
1 inch = 40 feet

FIELD BY:
N/A

DATE:
09/17/2024

FIELD BOOK & PAGE:
N/A

CS PROJECT NUMBER:
8825.03

PARCEL NUMBER:
1063

SHEET NUMBER:
V-01

DESCRIPTION
1063-PE

DESCRIPTION:

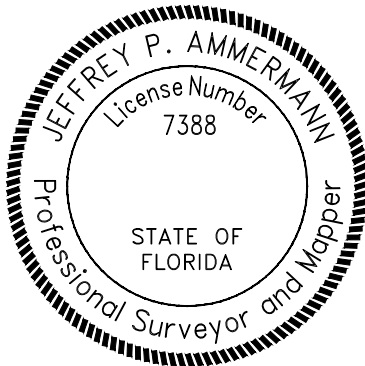
A parcel of land being a portion of TRACT A, of the plat of HIGHLAND MEADOWS 4B, as recorded in Plat Book 167, Pages 42 through 47, and described in Official Records Book 11017, Pages 1525 through 1527, both of the Public Records of Polk County, Florida, located in Section 8, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northeasterly corner of said Tract A; thence South 00°14'30" East, along the East line of said Tract A, 145.70 feet to the POINT OF BEGINNING; thence continue South 00°14'30" East, along said East line, 235.64 feet to the Point of Curvature of a curve to the right having a radius of 25.00 feet, a central angle of 47°09'23", a chord bearing of South 23°20'11" West, and a chord distance of 20.00 feet; thence along the arc of said curve, 20.58 feet; thence North 00°14'30" West, 254.00 feet; thence North 90°00'00" East, 8.00 feet to the POINT OF BEGINNING.

Said parcels containing 1,986.61 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.



Jeffrey P

Ammermann

Digitally signed by
Jeffrey P Ammermann

Date: 2024.09.17
10:50:19 -04'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.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.

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

SHEET 1 OF 2

CS PROJECT: 8825.03

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

1063-PE

DRAWN BY: H. DAVIDSON

FIELD BOOK: — PAGE: —

DATE: 09/17/2024

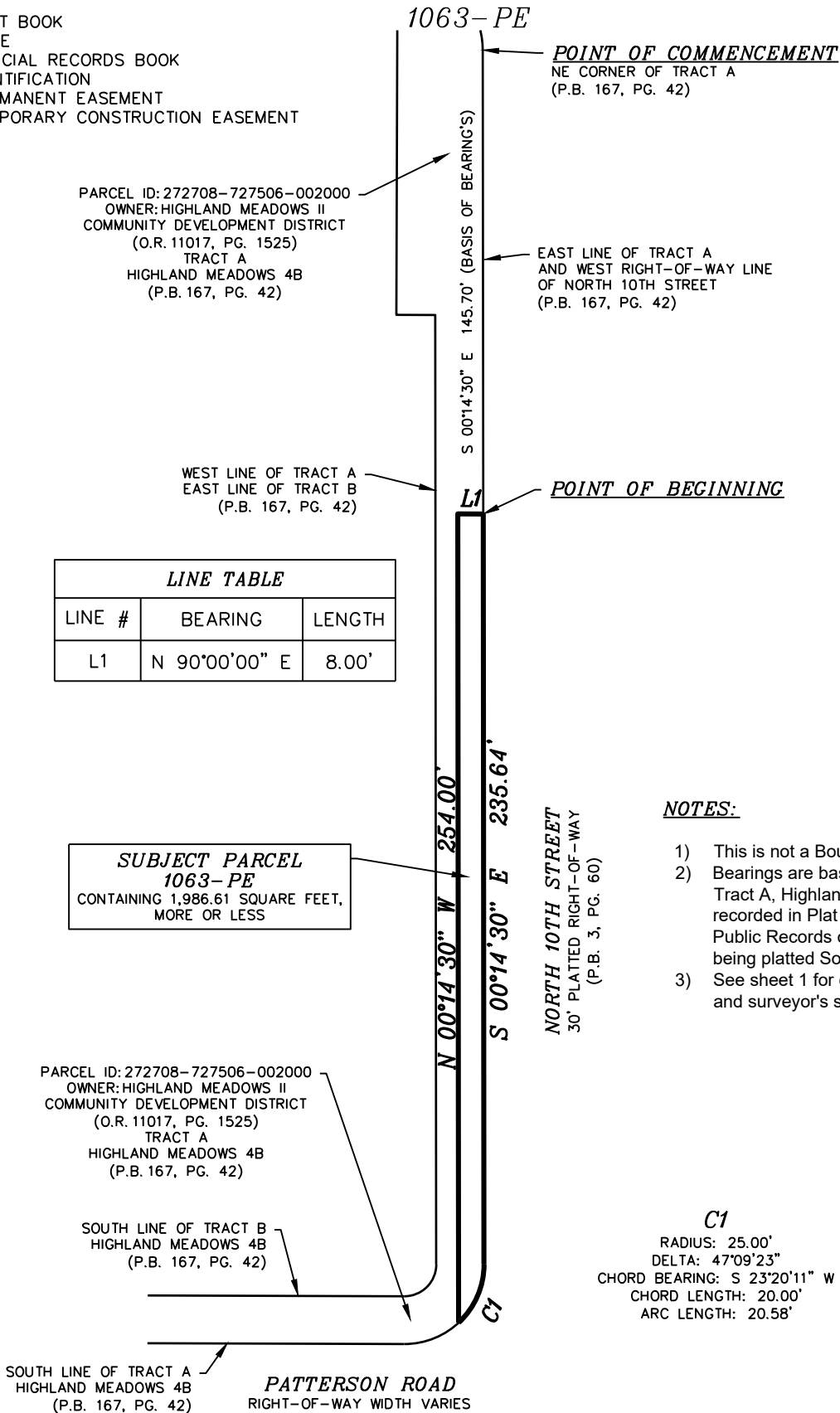
SHEET NO. V-01

P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESM\FS.dwg 1063-PE Sep 17, 2024 10:36am by: jammermann

LEGEND:

P.B. = PLAT BOOK
PG. = PAGE
O.R. = OFFICIAL RECORDS BOOK
ID = IDENTIFICATION
PE = PERMANENT EASEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH



CS PROJECT: 8825.03

1063-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: H. DAVIDSON

FIELD BOOK: — PAGE: —

DATE: 09/17/2024

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 18 Pages]

DESCRIPTION
1037-TCE

DESCRIPTION:

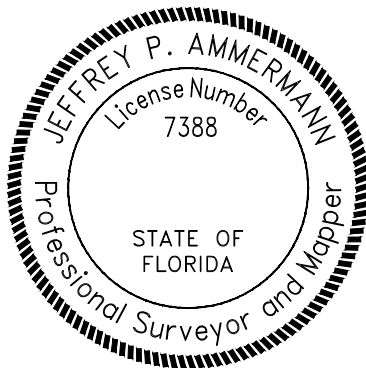
A parcel of land being a portion of TRACT B, of the plat of SUMMERVIEW CROSSING, as recorded in Plat Book 178, Pages 28 through 29, and described in Official Records Book 11398, Pages 592 through 594, both of the Public Records of Polk County, Florida, located in Section 17, Township 27 South, Range 27 East, being more particularly described as follows:

The West 5.00 feet of the East 13.00 feet of said Tract B, of the plat of SUMMERVIEW CROSSING.

Said parcels containing 3,092.30 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.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2024.09.18
18:07:31 -04'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.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
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SHEET 1 OF 2

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

CS PROJECT: 8825.03

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

1037-TCE

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/18/2024

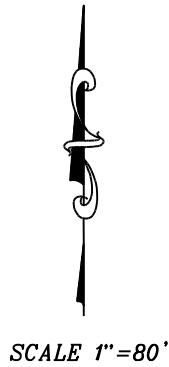
SHEET NO. V-01

P: \\882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESM\TS.dwg 1037-TCE Sep 18, 2024 6:06pm by: jammermann

LEGEND:

P.B. = PLAT BOOK
PG. = PAGE
O.R. = OFFICIAL RECORDS BOOK
ID = IDENTIFICATION
PE = PERMANENT EASEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH
1037-TCE



SCALE 1"=80'

NOTES:

- 1) This is not a Boundary survey.
- 2) The bearings are based on the East line of Tract B of the plat of SUMMERVIEW CROSSING, recorded in Plat Book 178, Pages 28 through 29, Public Records of Polk County, Florida, being platted South 00°34'33" East.
- 3) See sheet 1 of 2 for description, certification, and surveyor's signature and seal.

PATTERSON ROAD
30' PLATTED RIGHT-OF-WAY
(P.B. 178, PG. 28)

TRACT B
SUMMERVIEW CROSSING
(P.B. 178, PG. 28)

WEST LINE OF TRACT B
SUMMERVIEW CROSSING
(P.B. 178, PG. 28)

TRACT C
SUMMERVIEW CROSSING
(P.B. 178, PG. 28)

EAST 13.00'

LOT 25

LOT 24

LOT 23

LOT 22

LOT 21

LOT 20

EAST 13.00'

SOUTH LINE OF PLAT
SUMMERVIEW CROSSING
(P.B. 178, PG. 28)

S 89°49'37" W(PLAT)

RIGHT-OF-WAY LINE
(P.B. 178, PG. 28)

WEST 5.00'

PARCEL ID: 272717-741014-000430
OWNER: HIGHLAND MEADOWS II CDD
(O.R. 11398, PG. 592)
PORTION OF TRACT B
SUMMERVIEW CROSSING
(P.B. 178, PG. 28)

S 00°34'33" E 618.46'(PLAT)
(BEARING BASIS)

NORTH 10TH STREET
RIGHT-OF-WAY WIDTH VARIES

RIGHT-OF-WAY LINE
(P.B. 178, PG. 28)

SUBJECT PARCEL
1037-TCE

CONTAINING 3,092.30 SQUARE FEET,
MORE OR LESS

WEST 5.00'

SHEET 2 OF 2

CS PROJECT: 8825.03

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

1037-TCE

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/18/2024

SHEET NO. V-02

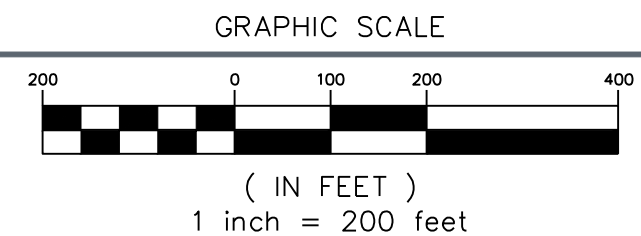
[illegible]

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POLK REGIONAL WATER COOPERATIVE

SOUTHERN DUNES GOLF AND COUNTRY CLUB INC
EXHIBIT



		CS PROJECT NUMBER: 8825.03
FIELD BY:	N/A	PARCEL NUMBER: 1040
DATE:	02/28/2025	
FIELD BOOK & PAGE:	N/A	SHEET NUMBER: V-01

DESCRIPTION
1040-TCE

DESCRIPTION:

A parcel of land being a portion of Tracts 8 and 9 and the 15.00 foot platted right-of-way located North of Tract 8, all of the plat of FLORIDA DEVELOPMENT COMPANY TRACT, as recorded in Plat Book 3, Pages 60 through 63, and described in Official Records Book 4230, Pages 717 through 722, both of the Public Records of Polk County, Florida, located in Section 20, Township 27 South, Range 27 East, being more particularly described as follows:

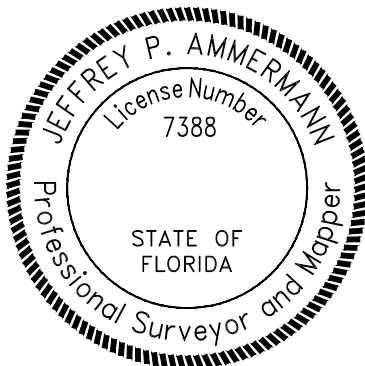
COMMENCE at the Northeast corner of the Northeast 1/4 of the Northeast 1/4 of said Section 20; thence South 89°48'30" West, along the North line of said Northeast 1/4 of the Northeast 1/4, a distance of 21.23 feet to the intersection with the West maintained right-of-way line of North 10th Street as depicted in Map Book 7, Pages 207 through 215, Public Records of Polk County, Florida; thence continue South 89°48'30" West, along said North line, 25.77 feet to the POINT OF BEGINNING; thence South 00°15'16" East, 1075.01 feet; thence South 89°51'32" West, 10.00 feet; thence North 00°15'16" West, 1075.00 feet to the intersection with said North line of the Northeast 1/4 of the Northeast 1/4 of Section 20; thence North 89°48'30" East, along said North line, 10.00 feet to the POINT OF BEGINNING. Said parcel containing 10,750.02 square feet, more or less. Less and Except road rights-of-way.

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.

NOTES:

- 1) This is not a Boundary survey.
- 2) The bearings are based on the North line of the Northeast 1/4 of Section 20, Township 27 South, Range 27 East, Polk County, Florida, being assumed South 89°48'30" West.
- 3) See sheets 2 & 3 for description sketch and Legend.
- 4) No vacation documentation was provided for the 15 foot platted right-of-way located North of Tract 8. As instructed by the client, this description was prepared to the North line of the Northeast 1/4 of Section 20 and language was put in the description to less and except right-of-ways.
- 5) Based on a field survey performed by Chastain Skillman, there are utilities that are within the limits of the Subject parcel that do not have easements, based on the provided Title Search Report performed by American Government Services Corporation, file number 31687-1040 dated October 25, 2022 at 8:00 am.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2025.02.28
17:46:24 -05'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMAN@CHASTAINSKILLMAN.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 AND LEGEND

CS PROJECT: 8825.03

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

1040-TCE

DRAWN BY: S. CHILDS

FIELD BOOK: — **PAGE:** —

DATE: 02/28/2025

SHEET NO. V-01

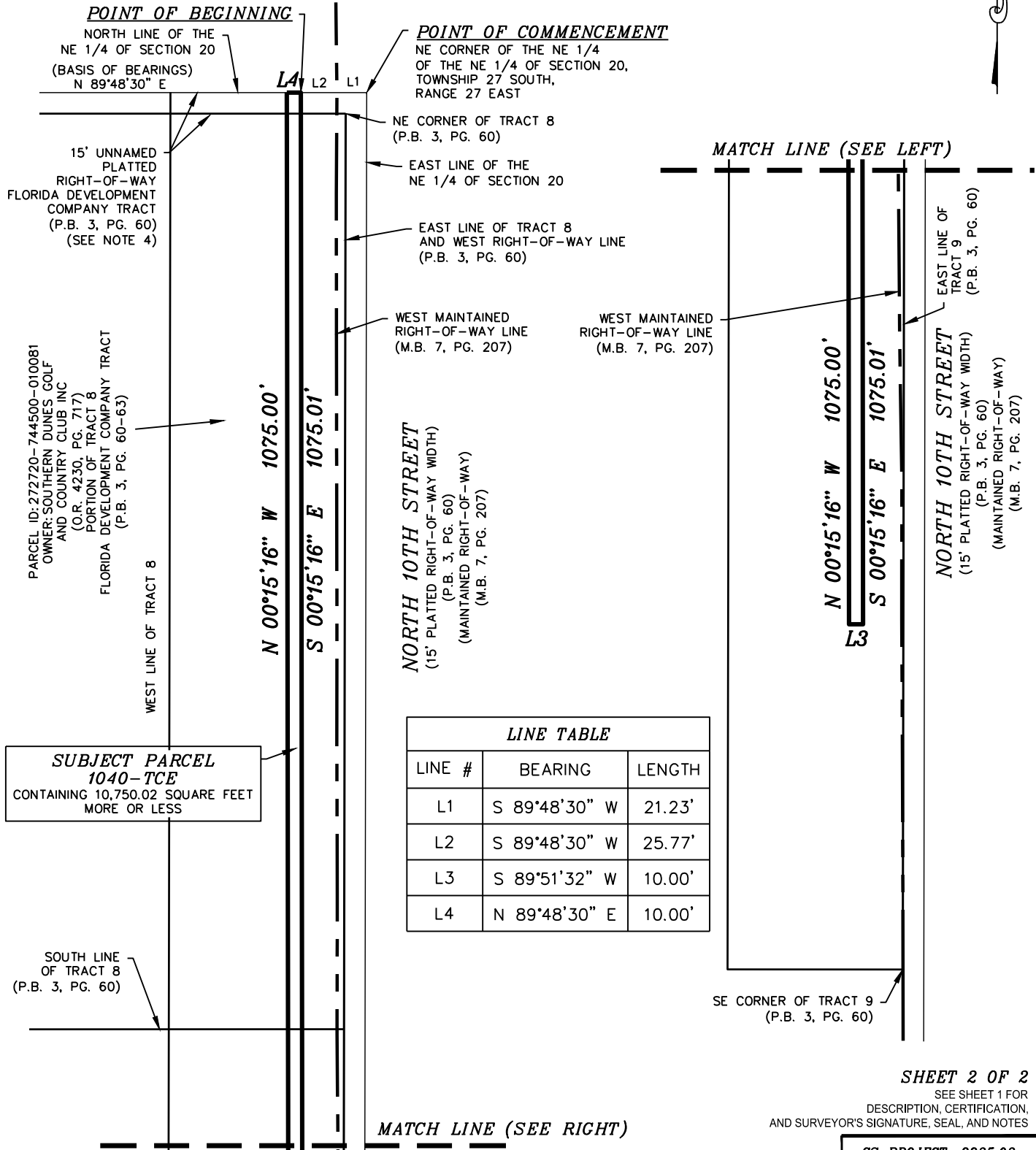
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LEGEND:

P.B. = PLAT BOOK
 PG. = PAGE
 O.R. = OFFICIAL RECORDS BOOK
 ID = IDENTIFICATION
 PE = PERMANENT EASEMENT
 TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH
 1040-TCE

SCALE 1"=100'



SHEET 2 OF 2

SEE SHEET 1 FOR
 DESCRIPTION, CERTIFICATION,
 AND SURVEYOR'S SIGNATURE, SEAL, AND NOTES

CS PROJECT: 8825.03

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

1040-TCE

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/28/2025

SHEET NO. V-02

DESCRIPTION
1062-TCE-A

DESCRIPTION:

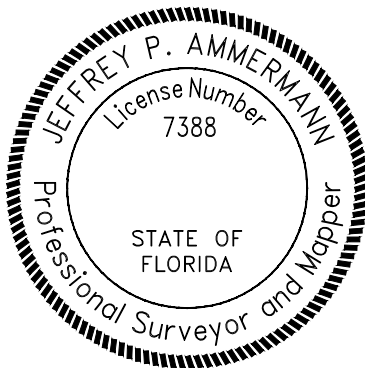
A parcel of land being a portion of TRACT B, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of said Tract B; thence South 89°48'41" East, along the North line of said Tract B, 7.00 feet to the POINT OF BEGINNING; thence continue South 89°48'41" East, along said North line of Tract B, 6.00 feet to the intersection with a line being 13.00 feet East of and parallel to the West line of said Tract B; thence South 00°14'30" East, along said parallel line, 109.00 feet to the intersection with the South line of said Tract B also being the North line of Tract E of said plat, said intersection being on a non-tangent curve to the right having a radius of 25.00 feet, a central angle of 17°22'09", a chord bearing of North 52°52'18" West, and a chord distance of 7.55 feet; thence along the arc of said curve and said South line of Tract B, 7.58 feet; thence North 00°14'30" West, parallel with the West line of said Tract B, 104.47 feet to the POINT OF BEGINNING.

Said parcels containing 641.86 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.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2024.09.27
17:42:41 -04'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMAN@CHASTAINSKILLMAN.COM
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SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
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SHEET 1 OF 2

CS PROJECT: 8825.03

1062-TCE-A

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: 09/27/2024

P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESM\1S.dwg 1062-TCE-A Sep 27, 2024 4:48pm by: jammermann

LEGEND:

P.B. = PLAT BOOK
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TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH
1062-TCE-A

NOTES:

- 1) This is not a Boundary survey.
- 2) The bearings are based on the West line of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39-40, Public Records of Polk County, Florida, being South 00°14'30" East.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.

POINT OF COMMENCEMENT
NW CORNER TRACT B
(P.B. 164, PG. 39)

POINT OF BEGINNING

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 89°48'41" E	7.00'
L2	S 89°48'41" E	6.00'

C1
RADIUS = 25.00'
DELTA = 17°22'09"
ARC LENGTH = 7.58'
CHORD BEARING = N 52°52'18" W
CHORD DISTANCE = 7.55'

WEST LINE OF TRACT B
AND THE EAST RIGHT-OF-WAY LINE
OF NORTH 10TH STREET
(P.B. 164, PG. 39)

NORTH 10TH STREET
RIGHT-OF-WAY WIDTH VARIES

WEST LINE OF TRACT E
AND THE EAST RIGHT-OF-WAY LINE
OF NORTH 10TH STREET
(P.B. 164, PG. 39)

N 00°14'30" W 104.47'

S 00°14'30" E 109.00'

N 00°00'00" W 110.73'(PLAT)

EAST LINE OF TRACT B
(P.B. 164, PG. 39)

SUBJECT PARCEL
1062-TCE-A
CONTAINING 641.86 SQUARE FEET,
MORE OR LESS

LOT 11

PARCEL ID: 272709-729508-000410
OWNER: HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT
(O.R. 10290, PG. 600)
TRACT B
GROVE AT HIGHLAND MEADOWS
(P.B. 164, PG. 39)

15' PUBLIC UTILITY EASEMENT
(P.B. 164, PG. 39)

SOUTH LINE OF TRACT B
AND NORTH LINE OF TRACT E
(P.B. 164, PG. 39)

SANDESTIN DRIVE
50' PRIVATE RIGHT-OF-WAY
PARCEL ID: 272709-729508-000410
OWNER: HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT
(O.R. 10290, PG. 600)
TRACT E
GROVE AT HIGHLAND MEADOWS
(P.B. 164, PG. 39)

SCALE 1"=20'

SHEET 2 OF 2

CS PROJECT: 8825.03

1062-TCE-A

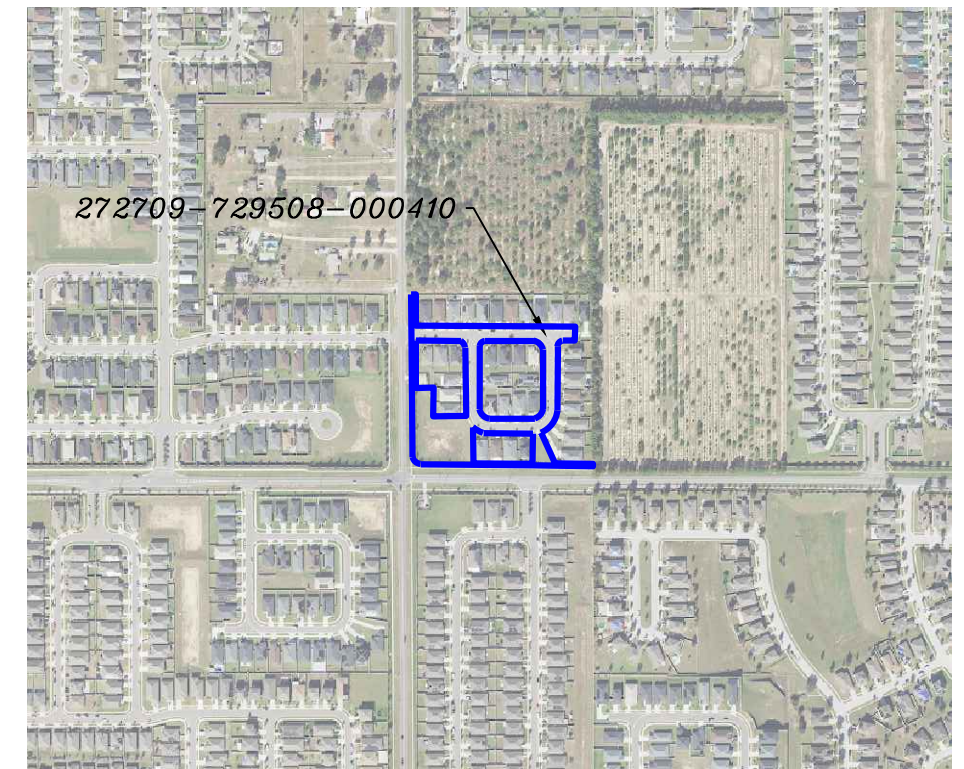
SHEET NO. V-02

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: —

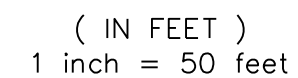
DATE: 09/27/2024

[illegible]

© 2024 CHASTAIN SKILLMAN C.A. NO. 262



HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT
DISTRICT EXHIBIT



FIELD BY:	N/A
DATE:	09/27/2024
FIELD BOOK & PAGE:	N/A

SHEET NUMBER:
V-01

DESCRIPTION
1062-TCE-B

DESCRIPTION:

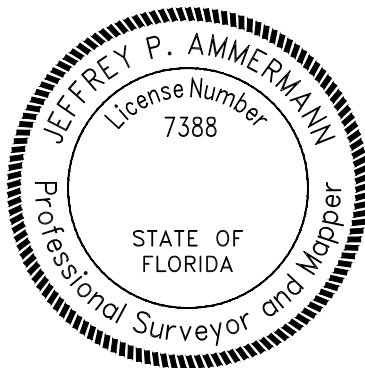
A parcel of land being a portion of TRACT E, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of Tract B of said plat of GROVE AT HIGHLAND MEADOWS; thence South 00°14'30" East, along the West line of said Tract B also being the East right-of-way line of North 10th Street per said plat, 87.17 feet to the Northwest corner of said Tract E, said point being on a curve to the left having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of South 22°12'52" East, and a chord distance of 18.71 feet; thence along the arc of said curve and the North line of said Tract E, 19.17 feet to the intersection with a line being 7.00 feet East of and parallel to the West line of said Tract E for the POINT OF BEGINNING; said intersection being on a curve to the left having a radius of 25.00 feet, a central angle of 17°22'09", a chord bearing of South 52°52'18" East, and a chord distance of 7.55 feet; thence along the arc of said curve and said North line of Tract E, 7.58 feet to the intersection with a line being 13.00 feet East of and parallel to said West line of Tract E; thence South 00°14'30" East, along said parallel line, 56.14 feet to the intersection with the South line of said Tract E, said point being on a non-tangent curve to the left having a radius of 25.00 feet, a central angle of 17°22'09", a chord bearing of South 52°23'18" West, and a chord distance of 7.55 feet; thence along the arc of said curve and said South line of Tract E, 7.58 feet to the intersection with said line being 7.00 feet East of and parallel to the West line of Tract E; thence North 00°14'30" West, along said parallel line, 65.30 feet to the POINT OF BEGINNING.

Said parcels containing 361.42 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.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2024.09.27
17:44:06 -04'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMAN@CHASTAINSKILLMAN.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

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

1062-TCE-B

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/27/2024

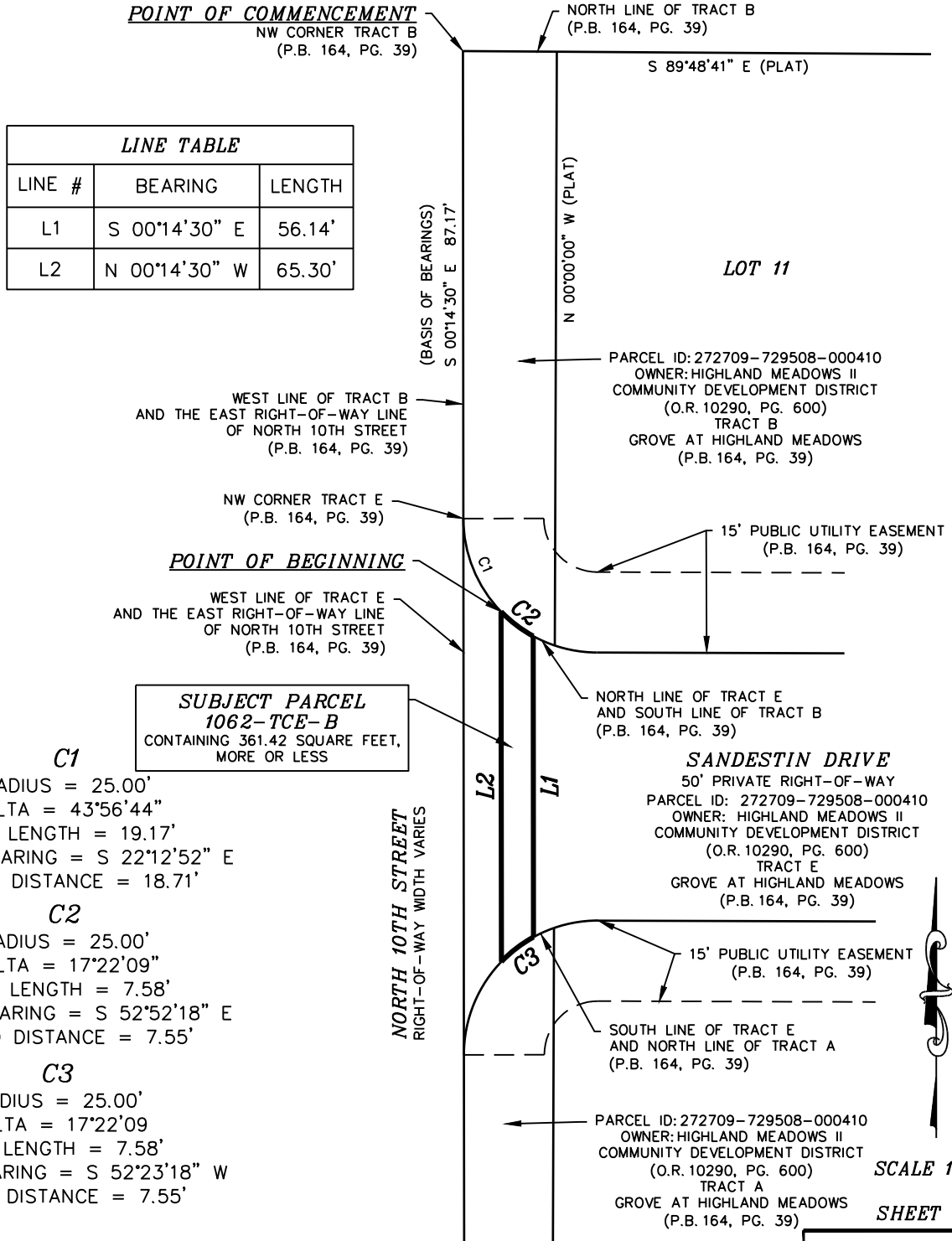
SHEET NO. V-01

LEGEND:

P.B. = PLAT BOOK
PG. = PAGE
O.R. = OFFICIAL RECORDS BOOK
ID = IDENTIFICATION
PE = PERMANENT EASEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH
1062-TCE-B**NOTES:**

- 1) This is not a Boundary survey.
- 2) The bearings are based on the West line of plat, GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39-40, Public Records of Polk County, Florida, being South 00°14'30" East.
- 3) See sheet 1 for description, certification, and 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: **09/27/2024**

CS PROJECT: **8825.03**

1062-TCE-B

SHEET NO. **V-02**

DESCRIPTION
1062-TCE-C

DESCRIPTION:

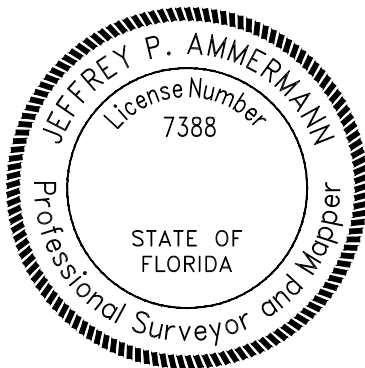
A parcel of land being a portion of TRACT A, of the plat of GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39 and 40, and described in Official Records Book 10290, Pages 600 through 602, both of the Public Records of Polk County, Florida, located in Section 9, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of Tract B of said plat of GROVE AT HIGHLAND MEADOWS; thence South 00°14'30" East, along the West line of said Tract B also being the East right-of-way line of North 10th Street per said plat, 87.17 feet to the Northwest corner of Tract E of said plat; thence continue South 00°14'30" East, along the West line of said Tract E and the East right-of-way line of North 10th Street, 100.00 feet to the intersection with the North line of said Tract A, said intersection being on a non-tangent curve to the right having a radius of 25.00 feet, a central angle of 43°56'44", a chord bearing of North 21°43'52" East, and a chord distance of 18.71 feet; thence along the arc of said curve and said North line of Tract A, 19.17 feet to the intersection with a line being 7.00 feet East of and parallel to the West line of said Tract A for the POINT OF BEGINNING, said intersection being on a curve to the right having a radius of 25.00 feet, a central angle of 17°22'09", a chord bearing of North 52°23'18" East, and a chord distance of 7.55 feet; thence along the arc of said curve and said North line of Tract A, 7.58 feet; thence South 00°14'30" East, parallel to the West line of said Tract A, 212.86 feet; thence North 89°48'41" West, 6.00 feet; thence North 00°14'30" West, parallel to said West line of Tract A, 208.23 feet to the POINT OF BEGINNING.

Said parcels containing 1,264.72 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.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2024.09.27
17:44:48 -04'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
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SHEET 1 OF 2

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

CS PROJECT: 8825.03

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

1062-TCE-C

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 09/27/2024

SHEET NO. V-01

P: \882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESM\1S.dwg 1062-TCE-C Sep 27, 2024 5:32pm by: jammermann

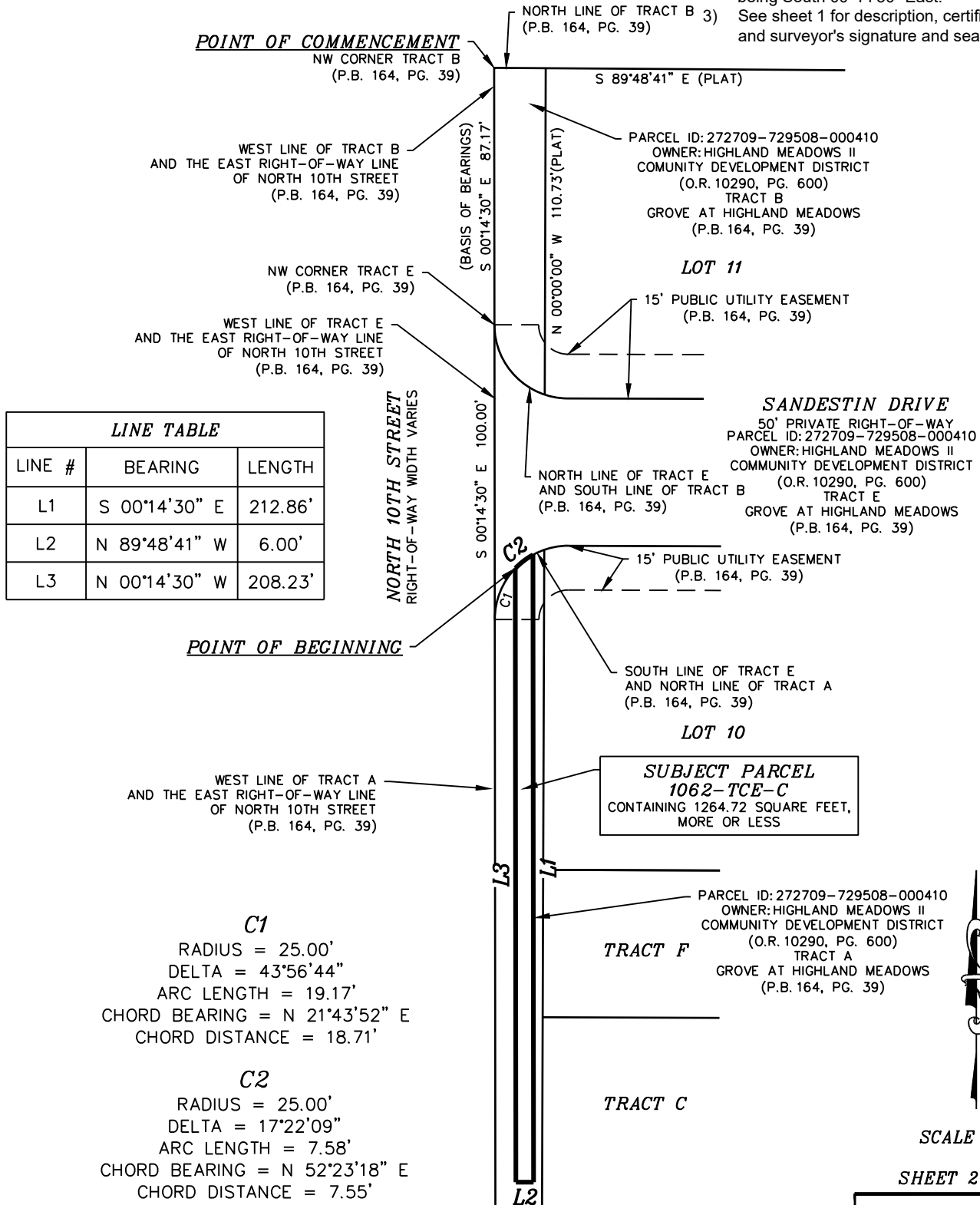
LEGEND:

P.B. = PLAT BOOK
 PG. = PAGE
 O.R. = OFFICIAL RECORDS BOOK
 ID = IDENTIFICATION
 PE = PERMANENT EASEMENT
 TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH
 1062-TCE-C

NOTES:

- 1) This is not a Boundary survey.
- 2) The bearings are based on the East line of plat, GROVE AT HIGHLAND MEADOWS, as recorded in Plat Book 164, Pages 39-40, Public Records of Polk County, Florida, being South 00°14'30" East.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.



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

DRAWN BY: S. CHILDS

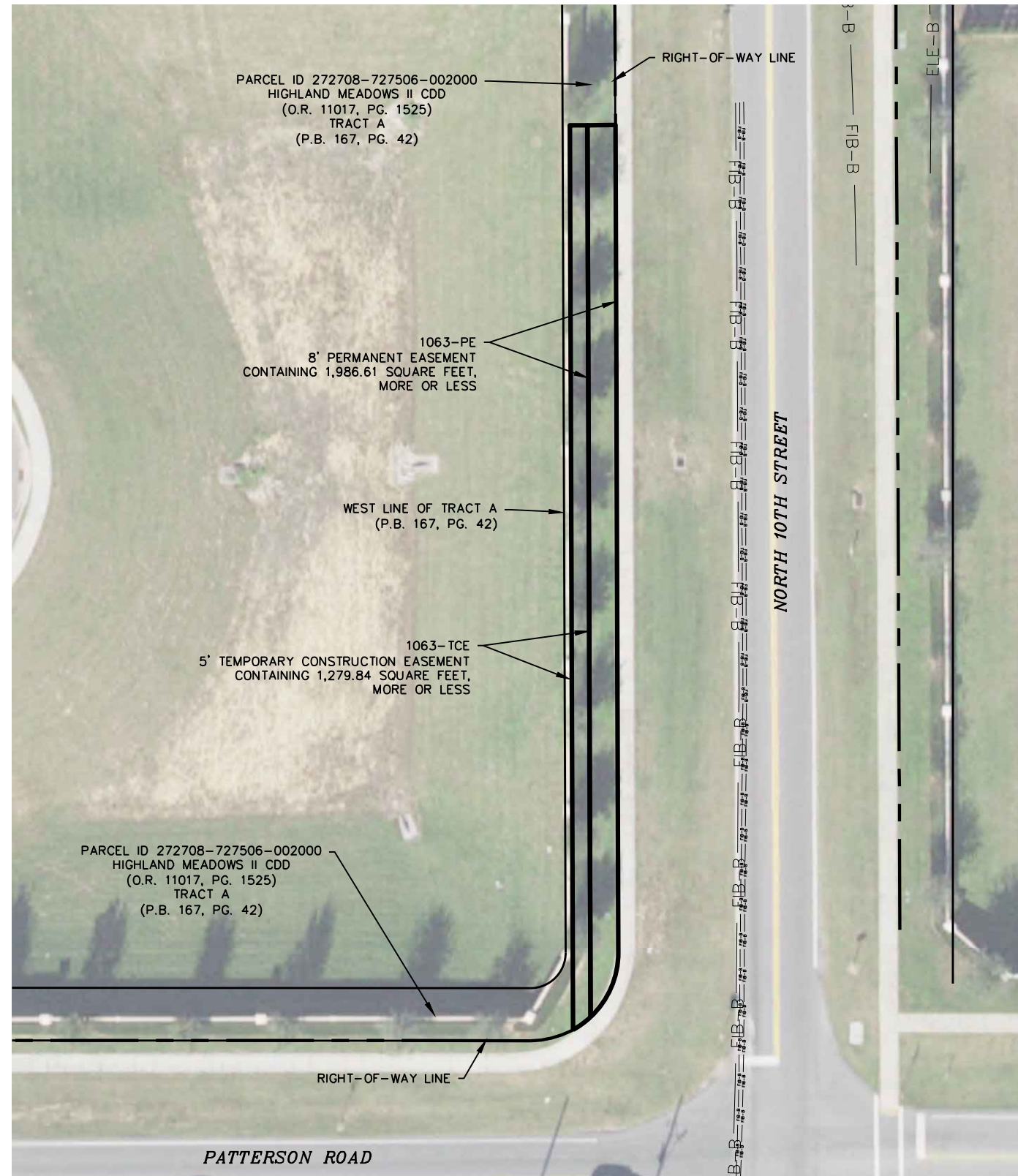
FIELD BOOK: — PAGE: —

DATE: 09/27/2024

CS PROJECT: 8825.03

1062-TCE-C

SHEET NO. V-02

[illegible]

CHASTAIN-SKILLMAN
205 EAST ORANGE STREET
SUITE #110
LAKELAND, FL 33801-4611
(863) 646-1402

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PRWC

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT
DISTRICT EXHIBIT

GRAPHIC SCALE



(IN FEET)
1 inch = 40 feet

FIELD BY:
N/A

DATE:
09/17/2024

FIELD BOOK & PAGE:
N/A

CS PROJECT NUMBER:
8825.03

PARCEL NUMBER:
1063

SHEET NUMBER:
V-01

DESCRIPTION
1063-TCE

DESCRIPTION:

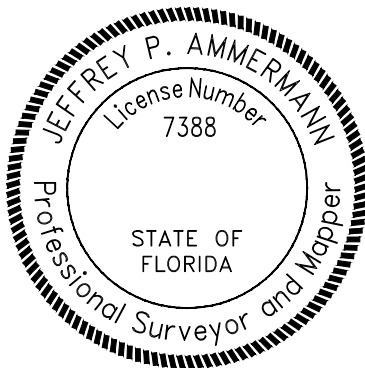
A parcel of land being a portion of TRACT A, of the plat of HIGHLAND MEADOWS 4B, as recorded in Plat Book 167, Pages 42 through 47, and described in Official Records Book 11017, Pages 1525 through 1527, both of the Public Records of Polk County, Florida, located in Section 8, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northeast corner of said Tract A; thence South 00°14'30" East, along the East line of said Tract A, 145.70 feet; thence South 90°00'00" West, 8.00 feet to the POINT OF BEGINNING; thence South 00°14'30" East, 254.00 feet to the Point of Curvature of a curve to the right having a radius of 25.00 feet, a central angle of 14°09'30", a chord bearing of South 53°59'38" West, and a chord distance of 6.16 feet; thence along the arc of said curve, 6.18 feet; thence North 00°14'30" West, 257.62 feet; thence North 90°00'00" East, 5.00 feet to the POINT OF BEGINNING.

Said parcels containing 1,279.84 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.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2024.09.17
10:51:16 -04'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMAN@CHASTAINSKILLMAN.COM
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SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

SHEET 1 OF 2

CS PROJECT: 8825.03

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

1063-TCE

DRAWN BY: H.DAVIDSON

FIELD BOOK: — PAGE: —

DATE: 09/17/2024

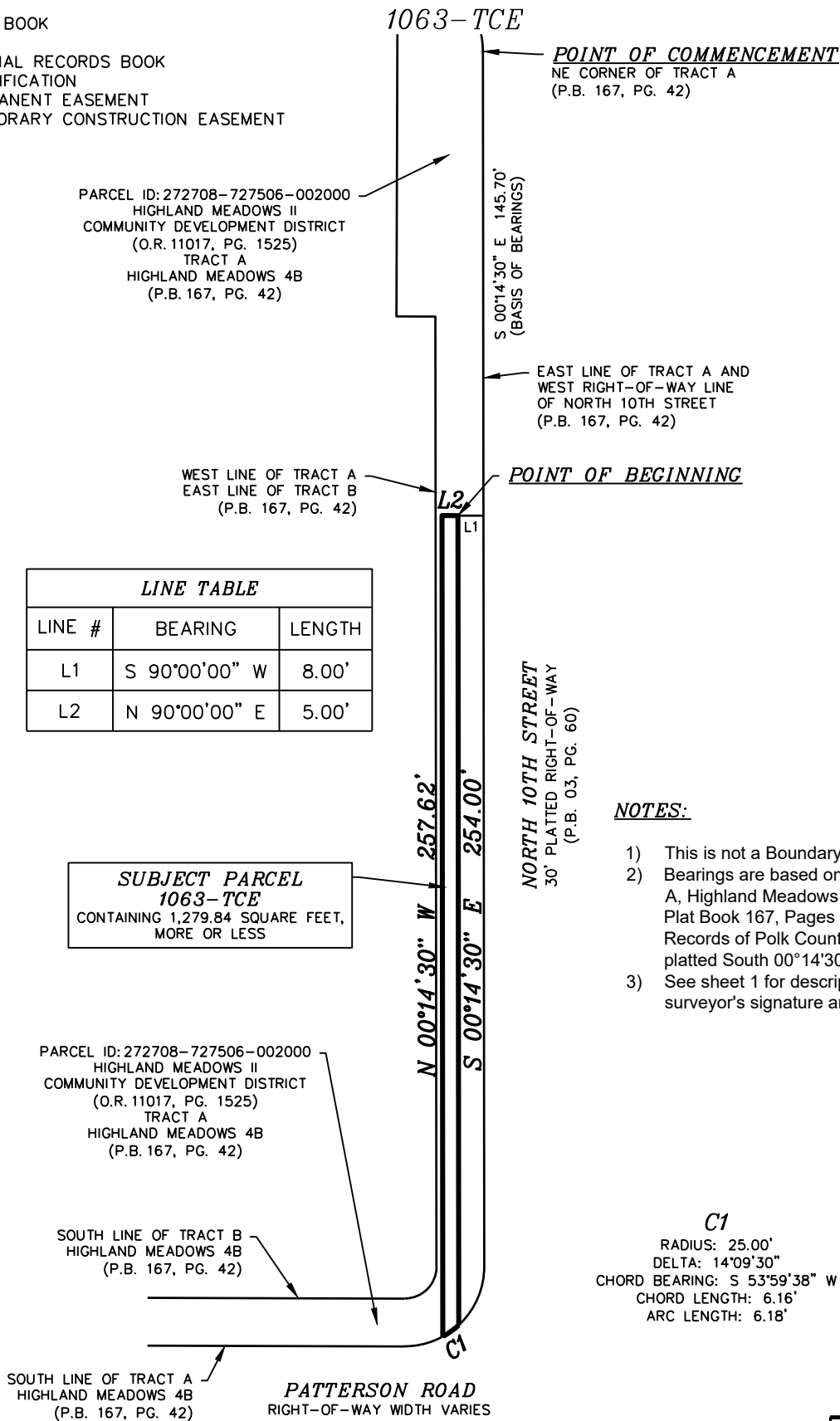
SHEET NO. V-01

P: \\882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESM\TS.dwg 1063-TCE Sep 17, 2024 10:46am by: jammermann

LEGEND:

P.B. = PLAT BOOK
PG. = PAGE
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DESCRIPTION SKETCH



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

DRAWN BY: **H. DAVIDSON**

FIELD BOOK: — PAGE: —

DATE: **09/17/2024**

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.