

Subject Area

North

Section 12,  
Township 26 South,  
Range 26 East



INSTR # 2025073407  
BK 13489 Pgs 0901-0904 PG(s)4  
04/01/2025 12:05:29 PM  
STACY M. BUTTERFIELD,  
CLERK OF COURT POLK COUNTY  
RECORDING FEES 35.50

This Instrument prepared under the direction of:  
R. Wade Allen, Director  
Polk County Real Estate Services  
P.O. Box 9005, Drawer RE-01  
Bartow, Florida 33831-9005  
By: Scott C. Lowery  
Project Name:

Parent Parcel ID No.: 262612-000000-022000

## UTILITY EASEMENT

**THIS EASEMENT** made this 31st day of January, 2025, between **WDC 4900 LLC**, a Delaware limited liability company, whose address is 602 W. Office Center Drive, Suite 200, Fort Washington, Pennsylvania 19034, Grantor, and **POLK COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 988, Bartow, Florida 33831-9005, Grantee.

*(Wherever used herein the terms "Grantor" and "Grantee" may be singular or plural and/or natural or artificial, whenever the context so requires, and include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of business entities.)*

**WITNESSETH**, that the said Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations paid, the receipt of which is hereby acknowledged, does hereby grant unto the Grantee, its successors and assigns forever, a perpetual non-exclusive utility easement for the purpose of clearing, excavating, constructing, inspecting, improving, repairing and maintaining underground public utility facilities under, across and through the following described land in the County of Polk, State of Florida, to-wit:

### SEE EXHIBIT "A"

TO HAVE AND TO HOLD THE SAME, together with the reasonable right to enter and depart over and upon adjoining lands of the Grantor for the purpose of exercising the rights herein granted. After the completion of the initial construction as well as future repairs, replacements and removals by the Grantee, the lands of the Grantor shall be restored to the same, or as good as, condition as existed before construction began.

Grantor covenants with the Grantee that it is lawfully seized of said lands and that it has good, right and lawful authority to grant this easement.

THIS UTILITY EASEMENT IS FOR THE USE OF POLK COUNTY UTILITIES ONLY AND IS NOT TO BE CONSTRUED AS A GENERAL PUBLIC UTILITY EASEMENT.

[SIGNATURE PAGE FOLLOWS]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the said Grantor has caused these presents to be duly executed in its name the date first above written.

Signed, Sealed And Delivered In The Presence Of:  
(Signature of Two Witnesses Required by Florida Law)

Celeste Land  
Witness  
Print Name Celeste Land  
Address 3455 Peachtree Rd. NE  
Suite 2000 Atlanta, GA 30326

WDC 4900 LLC, a Delaware limited liability company

By: WDC 4900 Borrower LLC, a Delaware Limited liability company, its sole member

Warren W. Vaughan, Jr.  
Witness  
Print Name Warren W. Vaughan, Jr.  
Address 3455 Peachtree Rd. NE  
Suite 2000 Atlanta, GA 30326

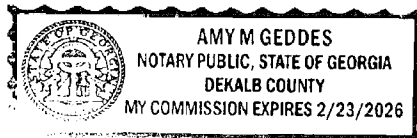
By: Warren W. Vaughan, Jr.  
Authorized Signatory  
Print Name/Title

STATE OF Georgia

COUNTY OF DeKalb

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 31st day of January, 2025, by Warren W. Vaughan, Jr., as Authorized Signatory of WDC 4900 Borrower LLC, a Delaware limited liability company as sole member of WDC 4900 LLC, a Delaware limited liability company, on behalf of the company. He ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

(AFFIX NOTARY SEAL)



Amy M. Geddes  
Notary Public  
Print Name Amy M. Geddes

My Commission Expires 02/23/26

Exhibit "A" - Sheet 1 of 2

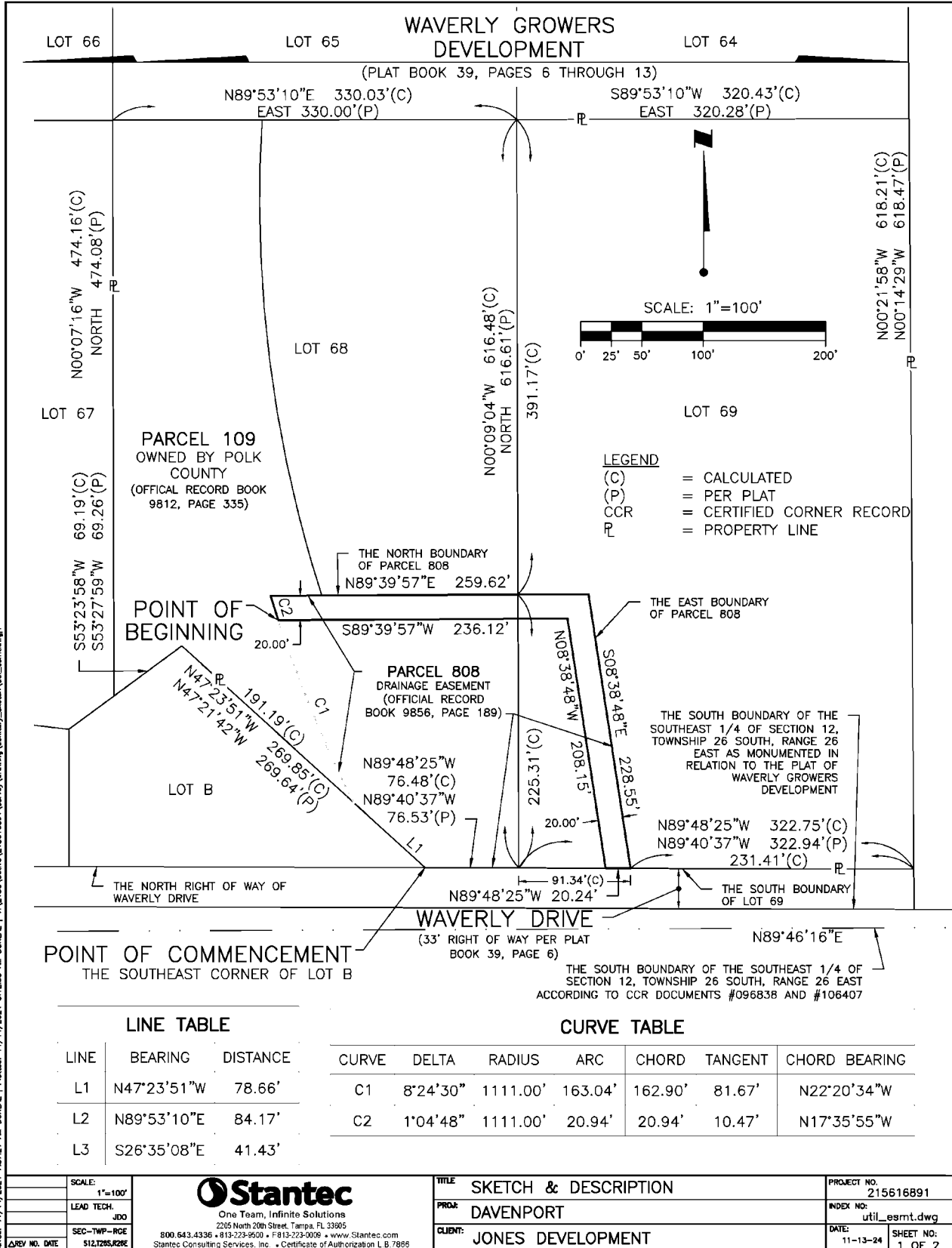


Exhibit "A" - Sheet 2 of 2

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING THE NORTH AND EAST 20.00 FEET OF THOSE LANDS DESCRIBED AS PARCEL 808 IN OFFICIAL RECORD BOOK 9856, PAGE 189 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA LYING WITHIN LOTS 68 AND 69 OF WAVERLY GROWERS DEVELOPMENT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGES 6 THROUGH 13 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT B OF WAVERLY GROWERS DEVELOPMENT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGES 6 THROUGH 13 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT BEING THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED AS PARCEL 808 IN OFFICIAL RECORD BOOK 9856, PAGE 189 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND RUN THENCE ALONG THE WEST, NORTH AND EAST BOUNDARIES OF SAID PARCEL 808, N47°23'51"W, 78.66 FEET TO A POINT ON THE ARC OF A CURVE; THENCE 163.04 FEET ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 08°24'30", SAID CURVE HAVING A RADIUS OF 1111.00 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS N22°20'34"W, 162.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE 20.94 FEET ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 01°04'48", SAID CURVE HAVING A RADIUS OF 1,111.00 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS N17°35'55"W, 20.94 FEET; THENCE N89°39'57"E, 259.62 FEET; THENCE S08°38'48"E, 228.55 FEET TO A POINT OF INTERSECTION WITH THE SOUTH BOUNDARY OF LOT 69 OF THE AFOREMENTIONED PLAT OF WAVERLY GROWERS DEVELOPMENT; THENCE ALONG SAID SOUTH BOUNDARY LINE, N89°48'25"W, 20.24 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY LINE, N08°38'48"W, 208.15 FEET; THENCE S89°39'57"W, 236.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.214 ACRE (9,325 SQUARE FEET), MORE OR LESS.

NOTES:


- 1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY OR OWNERSHIP OTHER THAN THOSE INDICATED HEREON WERE PROVIDED TO OR PURSUED BY THE UNDERSIGNED.
- 2. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED BELOW, THIS DOCUMENT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
- 3. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 26 SOUTH, RANGE 26 EAST, ACCORDING TO CCR DOCUMENTS #096838 AND #106407, SAID LINE HAVING A BEARING OF N89°46'16"E.

STANTEC CONSULTING SERVICES INC.  
CERTIFICATE OF AUTHORIZATION No.L.B.7866



Digitally signed by James O'Neal  
DN: c=US, o=Stantec Consulting  
Services, Inc.,  
ou=Data Services, ou=01410000001801E,  
st=32600001333, cn=James O'  
O'Neal  
Date: 2024.11.14 08:13:49 -05'00'

JAMES DARIN O'NEAL PSM  
FLORIDA LICENSE No.L.S.5926

SCALE:	N/A	 One Team, Infinite Solutions 2205 North 20th Street, Tampa, FL 33605 800.643.4336 • 813.233.9900 • 813.233.0008 • www.stantec.com Stantec Consulting Services, Inc. • Certificate of Authorization L.B.7866	TITLE	SKETCH & DESCRIPTION	PROJECT NO.	215616891
LEAD TECH.	JDO		PROJ:	DAVENPORT	INDEX NO:	util_esmt.dwg
SEC-TWP-RGE			CLIENT:	JONES DEVELOPMENT	DATE:	11-13-24
REV NO. DATE	512.1205.0202				SHEET NO:	2 OF 2