



Project Name: Polk Regional Water Cooperative  
Southeast Wellfield Project

Parcel No.: 4005-PE and 4005-TCE; 4006-PE and 4006-TCE; 4083-TCE;  
7003-PE and 7003-TCE; 7004-PE and 7004-TCE; 7005-PE and  
7005-TCE; 7008-PE and 7008 TCE; 7010-PE and 7010-TCE;

Parent Tract Tax I.D. No.: 272902-000000-021010; 272902-000000-022010;  
272901-000000-043010; 272913-000000-042010;  
272913-000000-043030; 272913-000000-043010;  
272924-000000-032000; 272924-868500-000010;

## AGREEMENT

**STATE OF FLORIDA  
COUNTY OF POLK**

THIS AGREEMENT made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by and between **Wheeler Farms, Inc., a Florida corporation**, hereinafter referred to as "Owner(s)", and **Polk Regional Water Cooperative, an independent special district of the State of Florida**, hereinafter referred to as "Purchaser".

### WITNESSETH

WHEREAS, Purchaser requires the lands described as Parcels 4005-PE and 4005-TCE; 4006-PE and 4006-TCE; 4083-TCE; 7003-PE and 7003-TCE; 7004-PE and 7004-TCE; 7005-PE and 7005-TCE; 7008-PE and 7008 TCE; 7010-PE and 7010-TCE (see attached Exhibits "A" and "B"), as permanent and temporary easements for construction and maintenance of a water transmission pipeline, and said Owner is required to furnish the parcels for such purpose:

#### **WATER PRODUCTION FACILITY, RAW WATER WELLFIELD/PIPELINE AND FINISHED WATER TRANSMISSION PIPELINE KNOWN AS THE SOUTHEAST WELLFIELD PROJECT**

NOW, THEREFORE, in consideration of the premises and the sum of one dollar each to the other paid, it is agreed as follows:

- (a) Owner agrees to sell and convey, by good and sufficient deed, free of liens and encumbrances, unto said Purchaser, said lands and affected improvements for the total sum of \$990,000.00.

Polk Regional Water Cooperative  
330 W. Church Street  
PO Box 9005, Drawer CA01  
Bartow FL 33831



- (b) Purchaser shall pay unto the Owner(s) the sum of \$990,000.00 and Purchaser shall pay Trenam Law statutory and supplemental Attorney fees in the amount of \$120,000.00 by PRWC check or electronic wire, within ninety (90) days from date hereof upon simultaneous delivery of such easement(s) of conveyance. Any improvements or personal property not removed within thirty (30) days after purchase of subject land shall be considered abandoned by the Owner(s).
- (c) The Owner agrees and expressly acknowledges that the monies paid and other consideration given in accordance with this Agreement is just and full compensation for all property interest and or claims arising from this acquisition and no other monies including fees and/or cost are owed by PRWC to Owner.

**\* THIS AGREEMENT IS SUBJECT TO FINAL APPROVAL BY PRWC.**

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names, and on the date shown above.

**OWNER(S): Wheeler Farms, Inc., a Florida corporation**

By:   
David P. Wheeler, President

**PURCHASER:  
POLK REGIONAL WATER COOPERATIVE,  
an independent special district of the State of  
Florida**

By: \_\_\_\_\_  
Eric DeHaven, Executive Director





DONE at Auburndale, Florida this 20<sup>th</sup> day of November, 2024

Southeast Lower Floridan Aquifer Project Board of the Polk Regional Water Cooperative

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Secretary / Treasurer

Approved as to Form:

\_\_\_\_\_  
Edward P. de la Parte  
Legal Counsel



DESCRIPTION  
4005-PE

DESCRIPTION:

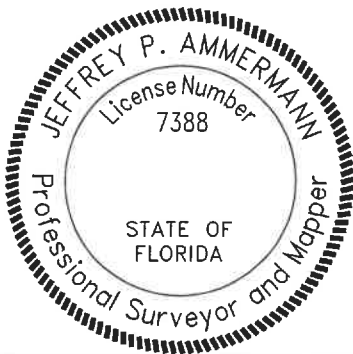
A parcel of land being a portion of "Parcel 2" as described in Official Records Book 5875, Pages 559 through 563, Public Records of Polk County, Florida, as located in Section 02, Township 29 South, Range 27 East, lying East of the maintained right-of-way for Lake Mabel Loop Road, being more particularly described as follows:

COMMENCE at the Northeast corner of the Southeast 1/4 of said Section 02; thence South 89°16'16" West, along the North line of said Southeast 1/4, a distance of 1.59 feet to the POINT OF BEGINNING; thence South 00°03'54" East, 1327.13 feet to the South line of the Northeast 1/4 of the Southeast 1/4 of said Section 2; thence South 89°16'16" West, 24.23 feet to the intersection with the East maintained right-of-way line of Lake Mabel Loop Road as depicted in Map Book 11, Pages 144 through 155, Public Records of Polk County, Florida; thence along said East maintained right-of-way line the following fourteen (14) courses; thence (1) North 00°01'37" East, 72.45 feet; thence (2) North 00°03'45" East, 100.00 feet; thence (3) North 00°03'07" West, 100.00 feet; thence (4) North 00°03'07" West, 100.00 feet; thence (5) North 00°03'07" West, 100.00 feet; thence (6) North 00°06'34" West, 100.00 feet; thence (7) North 00°07'11" East, 100.00 feet; thence (8) North 00°10'00" West, 100.00 feet; thence (9) North 00°10'00" West, 100.00 feet; thence (10) North 00°13'26" West, 100.00 feet; thence (11) North 00°13'26" West, 100.00 feet; thence (12) North 00°00'19" East, 100.00 feet; thence (13) North 00°03'45" East, 100.00 feet; thence (14) North 00°47'02" East, 54.70 feet to the North line of the Southeast 1/4 of said Section 02; thence North 89°16'16" East, along said North line, 23.33 feet to the POINT OF BEGINNING.

Said parcel contains 31,822.32 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, 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

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: 04/12/2024

SHEET NO. V-01

CS PROJECT: 8825.03

4005-PE

P:\882503\CAD\Survey\KEY SHEET 1\17-LAKE MABEL LOOP-TOWER ROAD\882503-SCC-2023-06-15-ESMITS.dwg 4005-PE Apr 12, 2024 1:14pm by jammerrmann

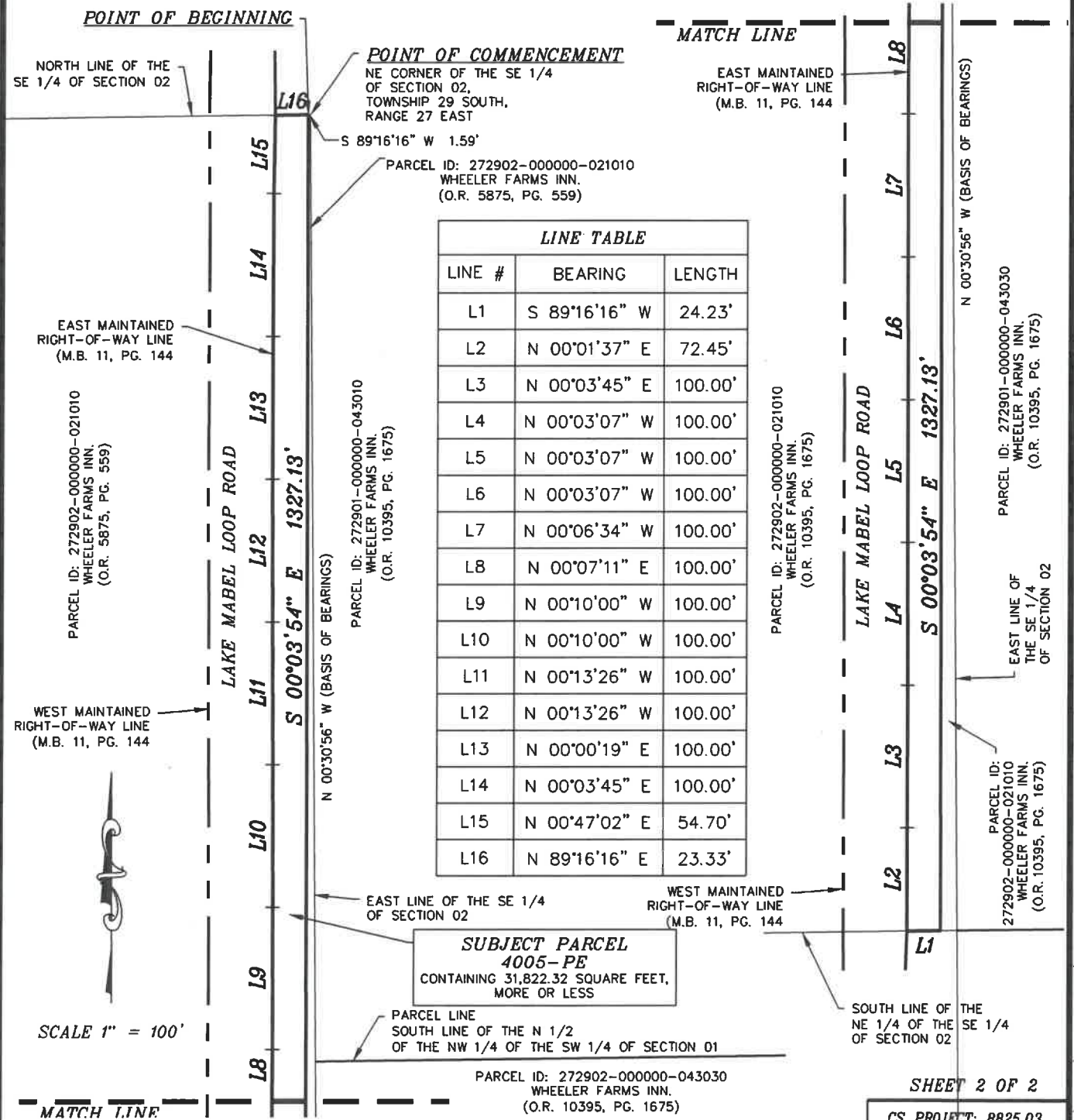
**NOTES:**

- 1) This is not a Boundary survey.
- 2) Please see sheet 1 of 2 for description, certification, and Surveyor's signature and seal.
- 3) Bearings are based on the East line of the SE 1/4 of Section 02, Township 29 South, Range 27 East, Polk County, Florida, being North 00°30'56" West.

**DESCRIPTION SKETCH**  
**4005-PE**

**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



P:\882503\CAD\Survey\KEY SHEET 1\17-LAKE MABEL LOOP-TOWER ROAD\882503-SCC-2023-06-15-ESMTS.dwg 4005-PE (2) Apr 12, 2024 1:15pm by: jommermann

SHEET 2 OF 2

CS PROJECT: 8825.03

4005-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: 04/12/2024

DESCRIPTION  
4005-TCE

DESCRIPTION:

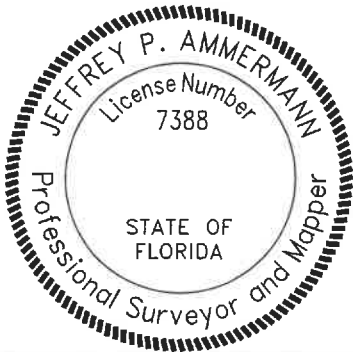
A parcel of land being a portion of "Parcel 2" as described in Official Records Book 5875, Pages 559 through 563, Public Records of Polk County, Florida, as located in Section 02, Township 29 South, Range 27 East, lying East of the maintained right-of-way for Lake Mabel Loop Road, being more particularly described as follows:

BEGIN at the Northeast corner of the Southeast 1/4 of said Section 02; thence South 00°30'56" East, along the East line of the Southeast 1/4 of said Section 02, a distance of 434.26 feet; thence South 00°03'54" East, 892.85 feet to the South line of the Northeast 1/4 of the Southeast 1/4 of said Section 2; thence South 89°16'16" West, along said South line, 5.00 feet; thence North 00°03'54" West, 1327.13 feet to the North line of said Southeast 1/4; thence North 89°16'16" East, along said North line, 1.59 feet to the POINT OF BEGINNING.

Said parcel contains 5,894.17 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, P.S.M.  
FLORIDA REGISTRATION PSM 7388  
JAMMERMANN@CHASTAINSKILLMAN.COM  
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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

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 04/11/2024

SHEET NO. V-01

P:\882503\CAD\Survey\KEY SHEET 1\17-LAKE MABEL LOOP-TOWER ROAD\882503-SCC-2023-06-15-ESMITS.dwg 4005-TCE Apr 11, 2024 1:00pm by: jammermann



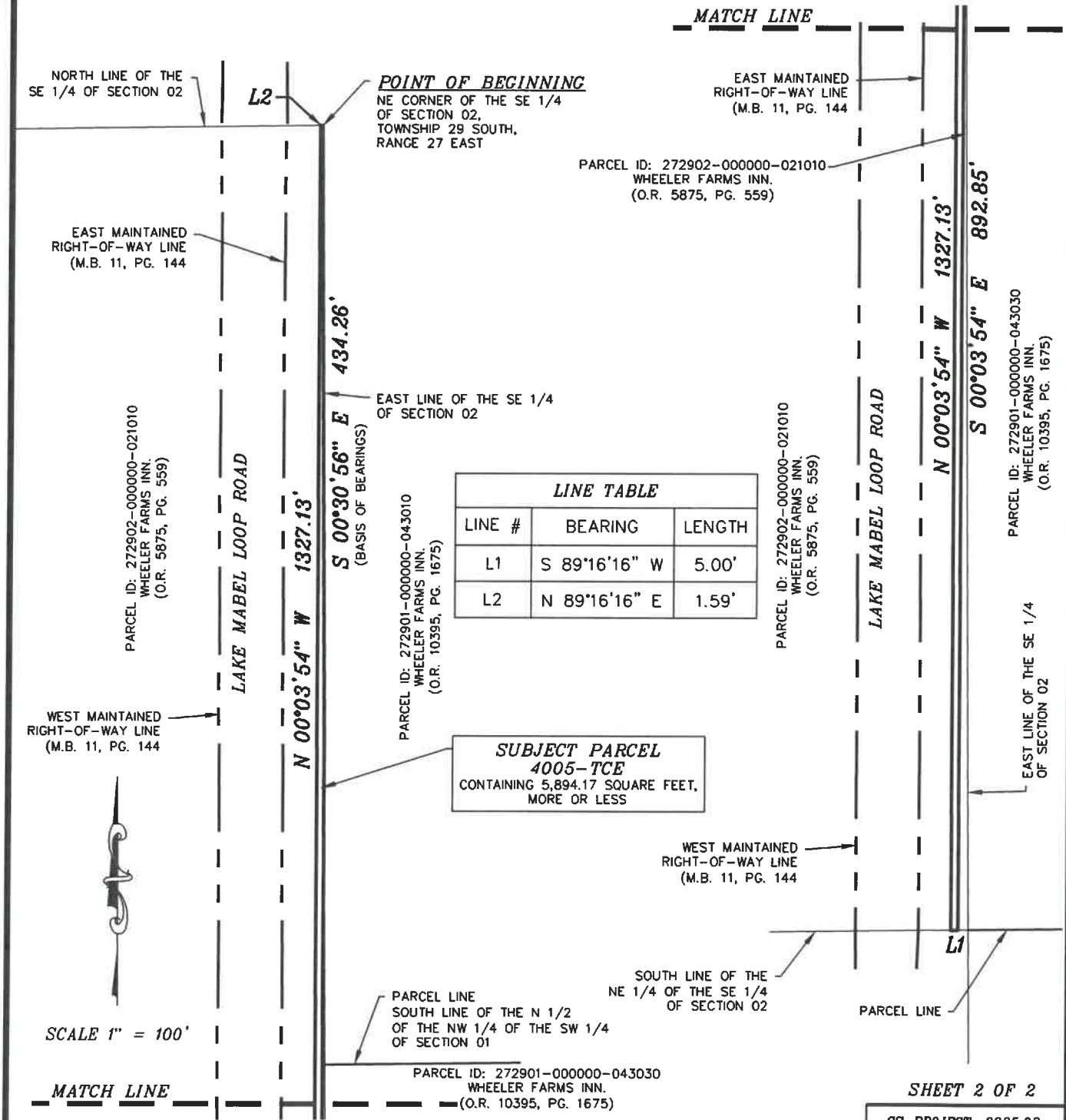
**NOTES:**

- 1) This is not a Boundary survey.
- 2) Please see sheet 1 of 2 for description, certification, and Surveyor's signature and seal.
- 3) Bearings are based on the East line of the SE 1/4 of Section 02, Township 29 South, Range 27 East, Polk County, Florida, being North 00°30'56" West.

**DESCRIPTION SKETCH**  
**4005-TCE**

**LEGEND:**

- P.B. = PLAT BOOK
- PG. = PAGE(S)
- O.R. = OFFICIAL RECORDS BOOK
- M.B. = MAP BOOK
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- ID = IDENTIFICATION



P: \882503\CAD\Survey\KEY SHEET 1\17-LAKE MABEL LOOP-TOWER ROAD\882503-SCC-2023-06-15-ESMITS.dwg 4005-TCE (2) Apr 11, 2024 1:00pm by: jommerrmann

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: 04/11/2024

SHEET 2 OF 2  
CS PROJECT: 8825.03  
4005-TCE  
SHEET NO. V-02

*DESCRIPTION*  
4006-PE

DESCRIPTION:

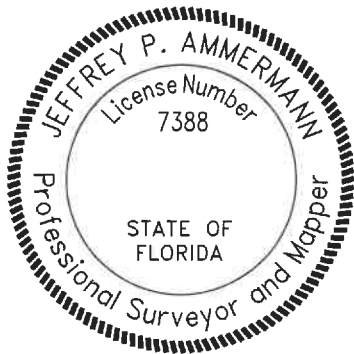
A parcel of land being a portion of "Parcel 3" as described in Official Records Book 5875, Pages 559 through 563, Public Records of Polk County, Florida, as located in Section 02, Township 29 South, Range 27 East, lying East of the maintained right-of-way for Lake Mabel Loop Road, being more particularly described as follows:

COMMENCE at the Northeast corner of the East 3/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 02; thence South 89°16'16" West, along the North line of said East 3/4 of the Southeast 1/4 of the Southeast 1/4, a distance of 12.05 feet to the POINT OF BEGINNING; thence South 00°03'54" East, 862.30 feet; thence South 00°30'33" East, 439.69 feet to the North maintained right-of-way line of Tindel Camp Road as depicted on Map Book 1, Pages 85 through 87, Public Records of Polk County, Florida; thence North 88°01'53" West, along said North maintained right-of-way line, 19.32 feet to the intersection with the East maintained right-of-way line of Lake Mabel Loop Road as depicted on Map Book 11, Pages 144 through 155, Public Records of Polk County, Florida; thence along said East maintained right-of-way line the following fifteen (15) courses; thence (1) North 08°56'45" West, 28.87 feet; thence (2) North 00°03'54" East, 45.00 feet; thence (3) North 00°52'38" West, 100.01 feet; thence (4) North 00°45'46" West, 100.00 feet; thence (5) North 00°18'16" West, 100.00 feet; thence (6) North 00°16'07" East, 100.00 feet; thence (7) North 00°07'57" West, 100.00 feet; thence (8) North 00°11'23" West, 100.00 feet; thence (9) North 00°21'42" West, 100.00 feet; thence (10) North 00°04'30" West, 100.00 feet; thence (11) North 00°14'49" West, 100.00 feet; thence (12) North 00°11'23" West, 100.00 feet; thence (13) North 00°11'23" West, 100.00 feet; thence (14) North 00°35'27" West, 100.00 feet; thence (15) North 02°06'09" East, 27.52 feet to the North line of said East 3/4 of the Southeast 1/4 of the Southeast 1/4; thence North 89°16'16" East, along said North line, 24.23 feet to the POINT OF BEGINNING.

Said parcel contains 30,751.77 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. AMMERMAN, P.S.M.  
FLORIDA REGISTRATION PSM 7388  
JAMMERMANN@CHASTAINSKILLMAN.COM  
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**SHEET 1 OF 2**  
SEE SHEET 2 FOR  
DESCRIPTION SKETCH, LEGEND,  
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

4006-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: 04/17/2024

P:\882503\CAD\Survey\KEY SHEET 1\17-LAKE MABEL LOOP-TOWER ROAD\882503-SCC-2023-06-15-ESM\T.S.dwg 4006-PE Apr 17, 2024 8:01am by: jammermann





DESCRIPTION  
4006-TCE

DESCRIPTION:

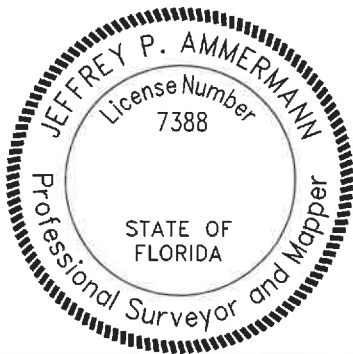
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COMMENCE at the Northeast corner of the East 3/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 02; thence South 89°16'16" West, along the North line of said East 3/4 of the Southeast 1/4 of the Southeast 1/4, a distance of 7.05 feet to the POINT OF BEGINNING; thence South 00°03'54" East, 862.34 feet; thence South 00°30'33" East, 439.89 feet to the North maintained right-of-way line of Tindel Camp Road as depicted on Map Book 1, Pages 85 through 87, Public Records of Polk County, Florida; thence North 88°01'53" West, along said North maintained right-of-way line, 5.00 feet; thence North 00°30'33" West, 439.69 feet; thence North 00°3'54" West, 862.30 feet to the North line of said East 3/4 of the Southeast 1/4 of the Southeast 1/4; thence North 89°16'16" East, along said North line, 5.00 feet to the POINT OF BEGINNING.

Said parcel contains 6,510.56 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.



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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

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 04/17/2024

SHEET NO. V-01

CS PROJECT: 8825.03

4006-TCE

P:\882503\CAD\Survey\KEY SHEET 1\17-LAKE MABEL LOOP-TOWER ROAD\882503-SCC-2023-06-15-ESMITS.dwg 4006-TCE Apr 17, 2024 8:08am by: jammermann



DESCRIPTION  
4083-TCE

**DESCRIPTION:**

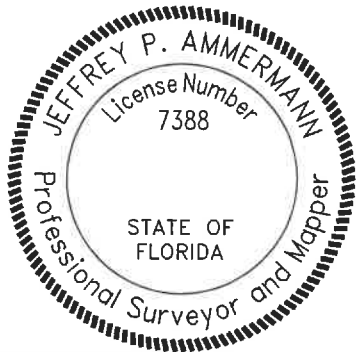
A parcel of land being a portion of a parcel described in Official Records Book 10395, Pages 1675 through 1676, Public Records of Polk County, Florida, located in Section 01, Township 29 South, Range 27 East, being more particularly described as follows:

BEGIN at the Northwest corner of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 01; thence North 89°16'16" East, along the North line of said North 1/2 of the Northwest 1/4 of the Southwest 1/4, a distance of 3.42 feet; thence South 00°03'54" East, 434.28 feet to the intersection with the West line of said North 1/2 of the Northwest 1/4 of the Southwest 1/4; thence North 00°30'56" West, along said West line, 434.26 feet to the POINT OF BEGINNING.

Said parcel containing 741.50 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, 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**  
**4083-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: 04/10/2024

P: \BB2503\CAD\Survey\KEY SHEET 1\17-LAKE MABEL LOOP-TOWER ROAD\BB2503-SCC-2023-06-15-ESM\T.S.dwg 4083-TCE Apr 10, 2024 9:38pm by: jammermann

**DESCRIPTION SKETCH**  
**4083-TCE**



**SCALE**  
1" = 80'

MAINTAINED  
RIGHT-OF-WAY  
(M.B. 11, PG. 144)

PARCEL ID 272902-000000-021010  
WHEELER FARMS INC  
(O.R. 5875, PG. 559)  
(HATCHED AREA)

PARCEL ID 272902-000000-021010  
WHEELER FARMS INC  
(O.R. 5875, PG. 559)

LAKE MABEL LOOP ROAD

N 00°30'56" W 434.26'

S 00°03'54" E 434.28'

EAST LINE OF SECTION 2

WEST LINE OF SECTION 1

WEST LINE OF THE NORTH 1/2  
OF THE NW 1/4 OF THE SW 1/4  
OF SECTION 01

SOUTH LINE OF THE  
NORTH 1/2 OF THE  
NW 1/4 OF THE SW 1/4  
OF SECTION 01

**POINT OF BEGINNING**

NW CORNER OF THE NORTH 1/2 OF THE NW  
1/4 OF THE SW 1/4 OF SECTION 01,  
TOWNSHIP 29 SOUTH, RANGE 27 EAST

L1

NORTH LINE OF THE  
NORTH 1/2 OF THE  
NW 1/4 OF THE SW 1/4  
OF SECTION 01

**LINE TABLE**

LINE #	BEARING	LENGTH
L1	N 89°16'16" E	3.42'

**SUBJECT PARCEL**  
**4083-TCE**  
CONTAINING 741.50 SQUARE FEET,  
MORE OR LESS

PARCEL ID 272901-000000-043010  
WHEELER FARMS INC  
(O.R. 10395, PG. 1675)

**NOTES:**

- 1) This is not a Boundary survey.
- 2) Bearings are based on the West line of the North 1/2 of the NW 1/4 of the SW 1/4 of Section 01, Township 29 South, Range 27 East, Polk County, Florida, being North 00°30'56" West.
- 3) See sheet 1 of 2 for description, surveyor's certification and signature.

**LEGEND:**

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

**SHEET 2 OF 2**

**CS PROJECT: 8825.03**

**4083-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: 04/10/2024**



DESCRIPTION  
7003-PE

DESCRIPTION:

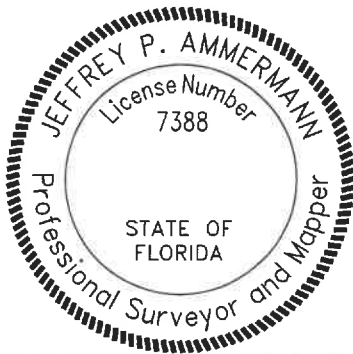
A parcel of land being a portion of the parcel described in Official Records Book 5875, Pages 559 through 563, Public Records of Polk County, Florida, located in Section 13, Township 29 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Southwest corner of the Southwest 1/4 of said Section 13; thence North 88°51'00" East, along the South line of said Southwest 1/4, a distance of 15.34 feet to the intersection with the East maintained right-of-way line of Old Forty Road as depicted in Map Book 27, Pages 69 through 75, Public Records of Polk County, Florida and the POINT OF BEGINNING; thence along said East maintained right-of-way line the following seven (7) courses; thence (1) North 00°15'52" East, 155.57 feet; thence (2) North 01°10'14" West, 195.15 feet; thence (3) North 00°40'29" West, 193.52 feet; thence (4) North 00°40'29" West, 236.43 feet; thence (5) North 00°03'58" West, 198.06 feet; thence (6) North 01°52'39" West, 220.59 feet; thence (7) North 01°04'58" West, 130.22 feet to the North line of the South 1/2 of said Southwest 1/4 of Section 13; thence North 88°57'25" East along said North line, 30.00 feet to the intersection with a line lying 30.00 feet East of and parallel to said East maintained right-of-way line; thence along said parallel line the following seven (7) courses; thence (1) South 01°04'58" East, 129.99 feet; thence (2) South 01°52'39" East, 220.86 feet; thence (3) South 00°03'58" East, 198.37 feet; thence (4) South 00°40'49" East, 236.27 feet; thence (5) South 00°40'29" East, 193.39 feet; thence (6) South 01°10'14" East, 195.39 feet; thence (7) South 00°15'52" West, 155.21 feet to the South line of said Southwest 1/4; thence South 88°51'00" West, along said South line, 30.01 feet to the POINT OF BEGINNING.

Said parcel contains 39,885.31 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, 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

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

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/19/2024

SHEET NO. V-01

CS PROJECT: 8825.03

7003-PE

P:\882503\CAD\Survey\KEY SHEET 2\10-CSX-OLD FORTY RD\882503-SCC-2024-01-22-ESMITS.dwg 7003-PE Feb 19, 2024 7:29am by: jammermann



**NOTES:**

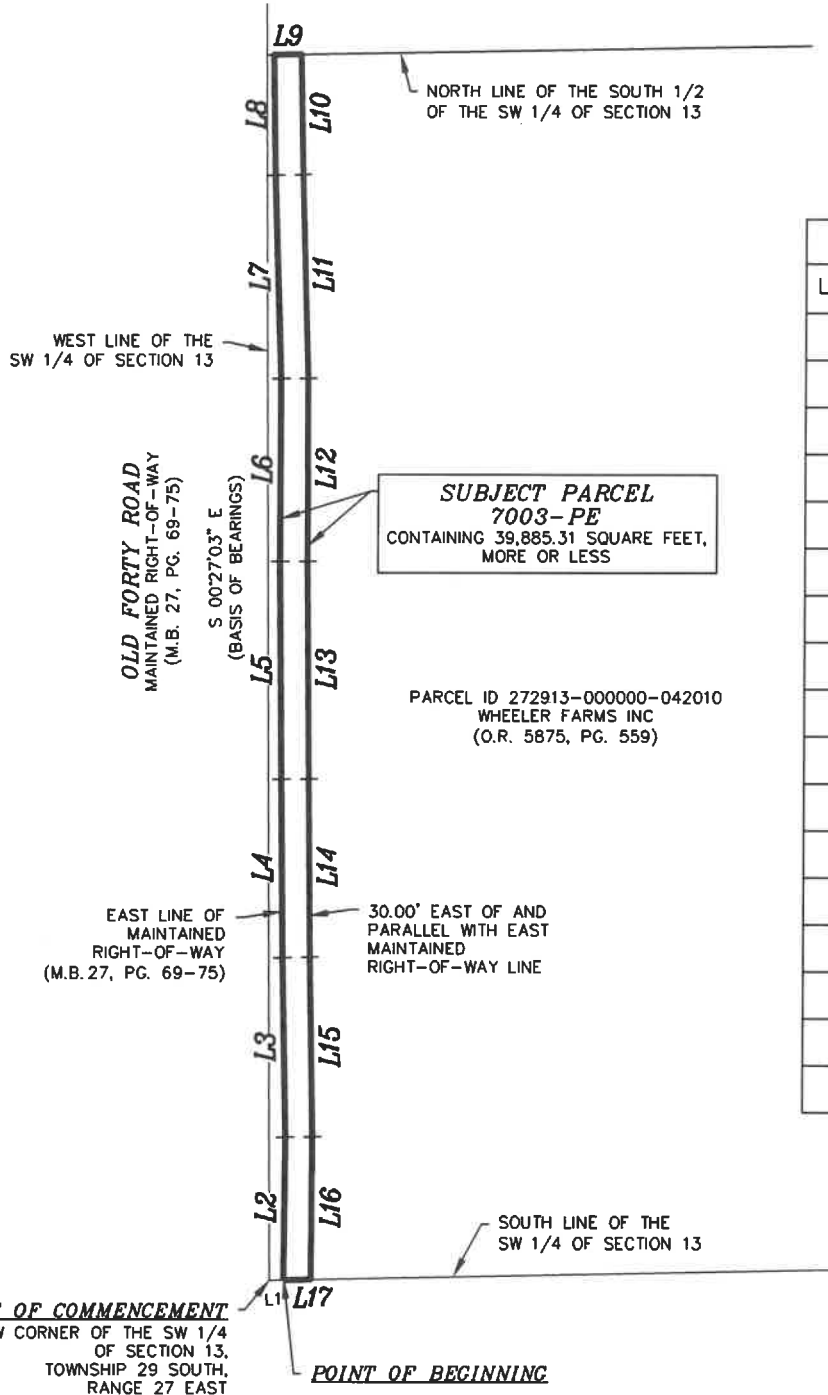
- 1) This is not a Boundary survey.
- 2) Bearings are based on the West line of the Southwest 1/4 of Section 13, Township 29 South, Range 27 East, Polk County, Florida, being South 00°27'03" East.
- 3) Please see sheet 1 of 2 for description, certification, and Surveyor's signature and seal.

**DESCRIPTION SKETCH**  
**7003-PE**

**LEGEND:**

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

SCALE 1" = 200'



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 88°51'00" E	15.34'
L2	N 00°15'52" E	155.57'
L3	N 01°10'14" W	195.15'
L4	N 00°40'29" W	193.52'
L5	N 00°40'49" W	236.43'
L6	N 00°03'58" W	198.06'
L7	N 01°52'39" W	220.59'
L8	N 01°04'58" W	130.22'
L9	N 88°57'25" E	30.00'
L10	S 01°04'58" E	129.99'
L11	S 01°52'39" E	220.86'
L12	S 00°03'58" E	198.37'
L13	S 00°40'49" E	236.27'
L14	S 00°40'29" E	193.39'
L15	S 01°10'14" E	195.39'
L16	S 00°15'52" W	155.21'
L17	S 88°51'00" W	30.01'

SHEET 2 OF 2

CS PROJECT: 8825.03

7003-PE

SHEET NO. V-02

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

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/15/2024

DESCRIPTION  
7003-TCE

DESCRIPTION:

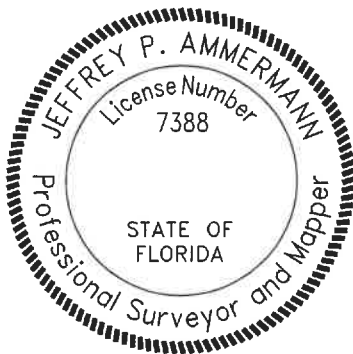
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Said parcel contains 6,647.39 square feet, more or less.

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. AMMERMAN, P.S.M.  
FLORIDA REGISTRATION PSM 7388  
JAMMERMANN@CHASTAINSKILLMAN.COM  
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**SHEET 1 OF 2**  
SEE SHEET 2 FOR  
DESCRIPTION SKETCH, LEGEND,  
AND SURVEYOR'S NOTES

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

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/19/2024

CS PROJECT: 8825.03

7003-TCE

SHEET NO. V-01

P:\882503\CAD\Survey\KEY SHEET 2\10-CSX-OLD FORTY RD\882503-SCC-2024-01-22-ESMITS.dwg 7003-TCE Feb 19, 2024 7:42am by: jammermann

**NOTES:**

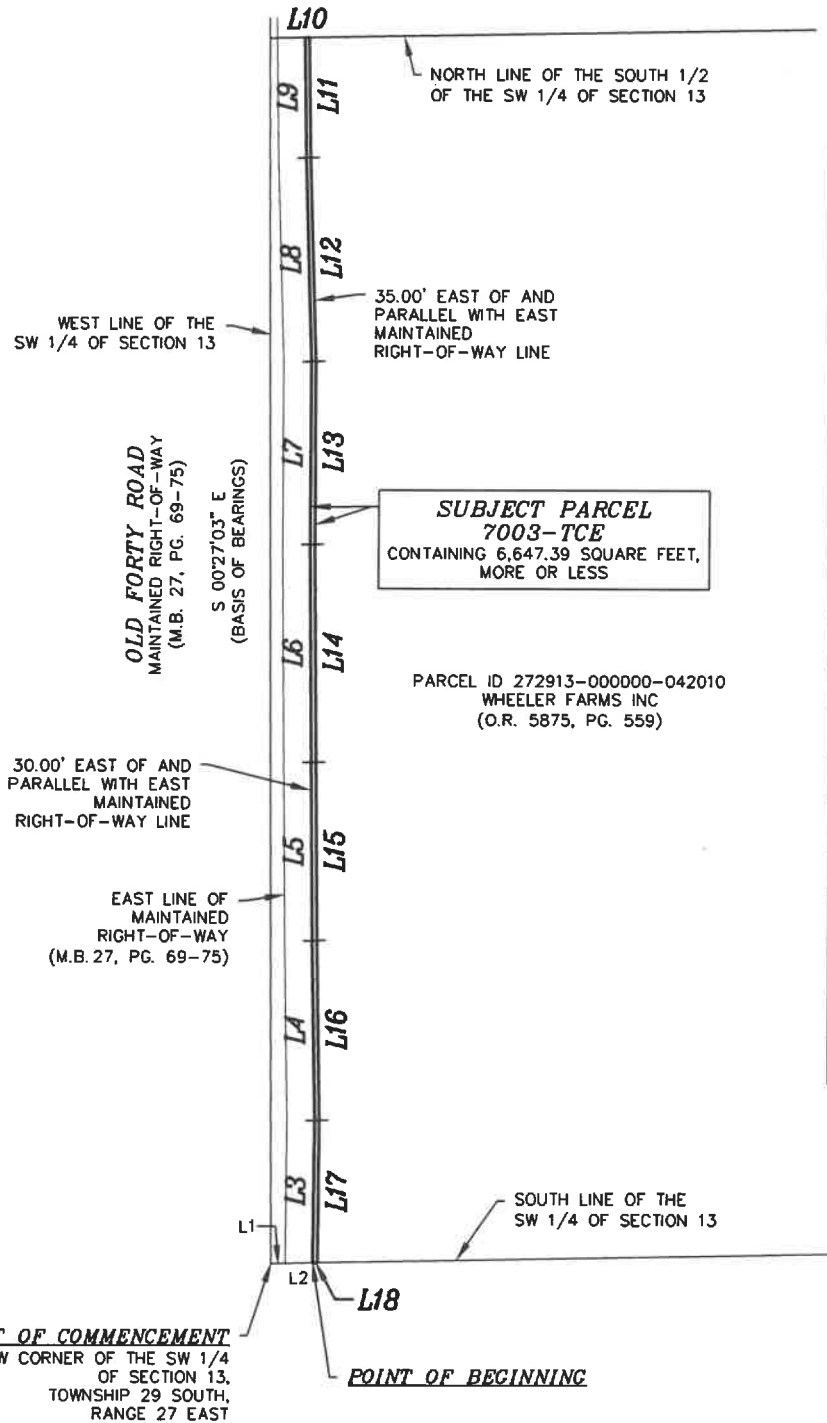
- 1) This is not a Boundary survey.
- 2) Bearings are based on the West line of the Southwest 1/4 of Section 13, Township 29 South, Range 27 East, Polk County, Florida, being South 00°27'03" East.
- 3) Please see sheet 1 of 2 for description, certification, and Surveyor's signature and seal.

**DESCRIPTION SKETCH**  
**7003-TCE**

**LEGEND:**

- P.B. = PLAT BOOK  
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 O.R. = OFFICIAL RECORDS BOOK  
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 TCE = TEMPORARY CONSTRUCTION EASEMENT

SCALE 1" = 200'



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 88°51'00" E	15.34'
L2	N 88°51'00" E	30.01'
L3	N 00°15'52" E	155.21'
L4	N 01°10'14" W	195.39'
L5	N 00°40'29" W	193.39'
L6	N 00°40'49" W	236.27'
L7	N 00°03'58" W	198.37'
L8	N 01°52'39" W	220.86'
L9	N 01°04'58" W	129.99'
L10	N 88°57'25" E	5.00'
L11	S 01°04'58" E	129.95'
L12	S 01°52'39" E	220.90'
L13	S 00°03'58" E	198.43'
L14	S 00°40'49" E	236.25'
L15	S 00°40'29" E	193.37'
L16	S 01°10'14" E	195.43'
L17	S 00°15'52" W	155.15'
L18	S 88°51'00" W	5.00'

SHEET 2 OF 2

CS PROJECT: 8825.03

7003-TCE

SHEET NO. V-02

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

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/19/2024

DESCRIPTION  
7004-PE

**DESCRIPTION:**

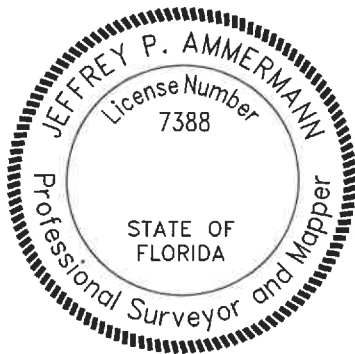
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Said parcel contains 19,923.13 square feet, more or less.

**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: 2024.02.19  
17:57:24 -05'00'

JEFFREY P. AMMERMAN, P.S.M.  
FLORIDA REGISTRATION PSM 7388  
JAMMERMANN@CHASTAINSKILLMAN.COM  
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SHEET 1 OF 2  
SEE SHEET 2 FOR  
DESCRIPTION SKETCH, LEGEND,  
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

7004-PE

SHEET NO. V-01

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

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/09/2024

P:\882503\CAD\Survey\KEY-SHEET 2\10-CSX-OLD FORTY RD\882503-SCC-2024-01-22-ESMITS.dwg 7004-PE Feb 19, 2024 7:43am by: jammermann

**NOTES:**

- 1) This is not a Boundary survey.
- 2) Bearings are based on the West line of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 13, Township 29 South, Range 27 East, Polk County, Florida, being South 00°27'03" East.
- 3) Please see sheet 1 of 2 for description, certification, and Surveyor's signature and seal.

**DESCRIPTION SKETCH**     **LEGEND:**  
**7004-PE**

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

**POINT OF BEGINNING**

**POINT OF COMMENCEMENT**  
 NW CORNER OF THE SW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 13

NORTH LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 13

WEST LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SW 1/4

**OLD FORTY ROAD**  
 MAINTAINED RIGHT-OF-WAY  
 (M.B. 27, PG. 69-75)

S 00°27'03" E  
 (BASIS OF BEARINGS)

EAST LINE OF MAINTAINED RIGHT-OF-WAY  
 (M.B. 27, PG. 69-75)

**SUBJECT PARCEL**  
**7004-PE**  
 CONTAINING 19,923.13 SQUARE FEET,  
 MORE OR LESS

30.00' EAST OF AND PARALLEL WITH EAST MAINTAINED RIGHT-OF-WAY LINE

PARCEL ID 272913-000000-043030  
 WHEELER FARMS INC  
 (O.R. 5875, PG. 559)

SOUTH LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 13



SCALE 1" = 100'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 89°03'58" E	12.37'
L2	N 89°03'58" E	30.00'
L3	S 00°42'33" E	92.46'
L4	S 00°00'23" E	178.82'
L5	S 00°57'25" W	153.47'
L6	S 00°09'42" E	176.42'
L7	S 01°04'58" E	62.91'
L8	S 88°57'25" W	30.00'
L9	N 01°04'58" W	63.13'
L10	N 00°09'42" W	176.96'
L11	N 00°57'25" E	153.51'
L12	N 00°00'23" W	178.39'
L13	N 00°42'33" W	92.16'

SHEET 2 OF 2

CS PROJECT: 8825.03

7004-PE

SHEET NO. V-02

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

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/19/2024



DESCRIPTION  
7004-TCE

**DESCRIPTION:**

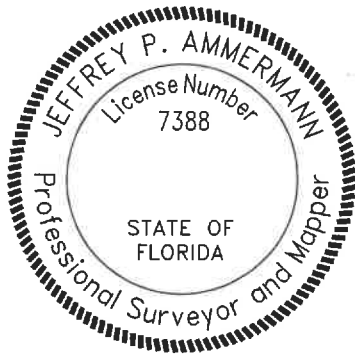
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Said parcel contains 3,320.35 square feet, more or less.

**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: 2024.02.19  
17:58:04 -05'00'

JEFFREY P. AMMERMAN, P.S.M.  
FLORIDA REGISTRATION PSM 7388  
JAMMERMANN@CHASTAINSKILLMAN.COM  
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SHEET 1 OF 2  
SEE SHEET 2 FOR  
DESCRIPTION SKETCH, LEGEND,  
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

7004-TCE

SHEET NO. V-01

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

DRAWN BY: S. CHILDS

FIELD BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

DATE: 02/19/2024

P:\882503\CAD\Survey\KEY SHEET 2\10-CSX-OLD FORTY RD\882503-SCC-2024-01-22-ESM.TS.dwg 7004-TCE Feb 19, 2024 7:49am by: jammerrmann



**NOTES:**

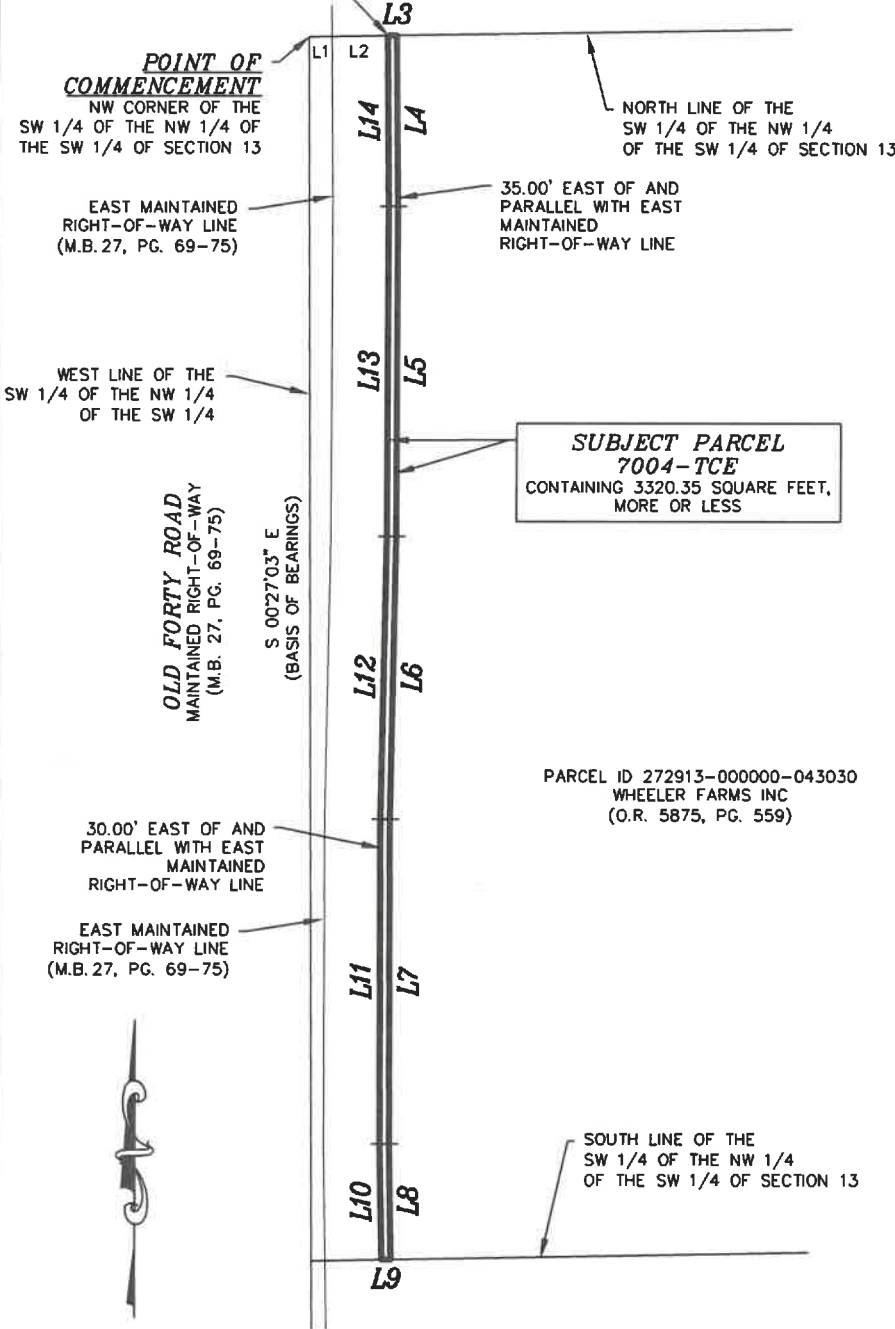
- 1) This is not a Boundary survey.
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**DESCRIPTION SKETCH**  
**7004-TCE**

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- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

**POINT OF BEGINNING**



LINE TABLE		
LINE #	BEARING	LENGTH
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L6	S 00°57'25" W	153.46'
L7	S 00°09'42" E	176.33'
L8	S 01°04'58" E	62.87'
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L10	N 01°04'58" W	62.91'
L11	N 00°09'42" W	176.42'
L12	N 00°57'25" E	153.47'
L13	N 00°00'23" W	178.82'
L14	N 00°42'33" W	92.46'

SCALE 1" = 100'

SHEET 2 OF 2

CS PROJECT: 8825.03

7004-TCE

SHEET NO. V-02

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

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/19/2024

**DESCRIPTION**  
**7005-PE**

**DESCRIPTION:**

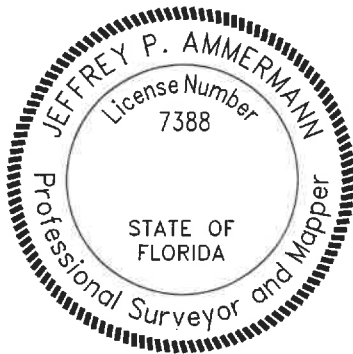
A parcel of land being a portion of the parcel described in Official Records Book 9063, Page 1227, Public Records of Polk County, Florida, located in Section 13, Township 29 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 13; thence South 00°27'03" East, along the West line of said Northwest 1/4 of the Southwest 1/4, a distance of 665.23 feet to the South line of the North 1/2 of said Northwest 1/4 of the Southwest 1/4; thence North 89°03'58" East, along said South line, 12.37 feet to the intersection with the East maintained right-of-way line of Old Forty Road as depicted in Map Book 27, Pages 69 through 75, public Records of Polk County, Florida and the POINT OF BEGINNING; thence along said East maintained right-of-way line the following four (4) courses; thence (1) North 00°42'33" West, 135.10 feet; thence (2) North 01°13'17" East, 147.41 feet; thence (3) North 00°14'26" East, 154.81 feet; thence (4) North 00°51'52" West, 194.99 feet to the intersection with the South right-of-way line of Masterpiece Road (State Road 17A) as depicted on the Florida Department of Transportation Section Map 1667-151) and described in Official Records Book 60, Pages 287 through 288, Public Records of Polk County, Florida; thence North 89°13'58" East, along said South right-of-way line, 30.00 feet to the intersection with a line lying 30.00 feet East of and parallel to said East maintained right-of-way line; thence along said parallel line the following four (4) courses; thence (1) South 00°51'52" East, 195.23 feet; thence (2) South 00°14'26" West, 155.35 feet; thence (3) South 01°13'17" West, 147.16 feet; thence (4) South 00°42'33" East, 134.47 feet to the intersection with said South line of the North 1/2 of the Northwest 1/4 of the Southwest 1/4; thence South 89°03'58" West, along said South line, 30.00 feet to the POINT OF BEGINNING.

Said parcel contains 18,967.66 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. 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

<b>PREPARED BY:</b> CHASTAIN-SKILLMAN, INC. - 205 EAST ORANGE STREET SUITE #110 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262		<b>CS PROJECT:</b> 8825.03
<b>DRAWN BY:</b> S. CHILDS	<b>FIELD BOOK:</b> — PAGE: —	<b>7005-PE</b>
<b>DATE:</b> 02/19/2024		<b>SHEET NO.</b> V-01

P:\882503\CAD\Survey\KEY SHEET 2\10-CSX-OLD FORTY RD\882503-SCC-2024-01-22-ESM.TS.dwg 7005-PE Feb 19, 2024 8:08am by: jammermann

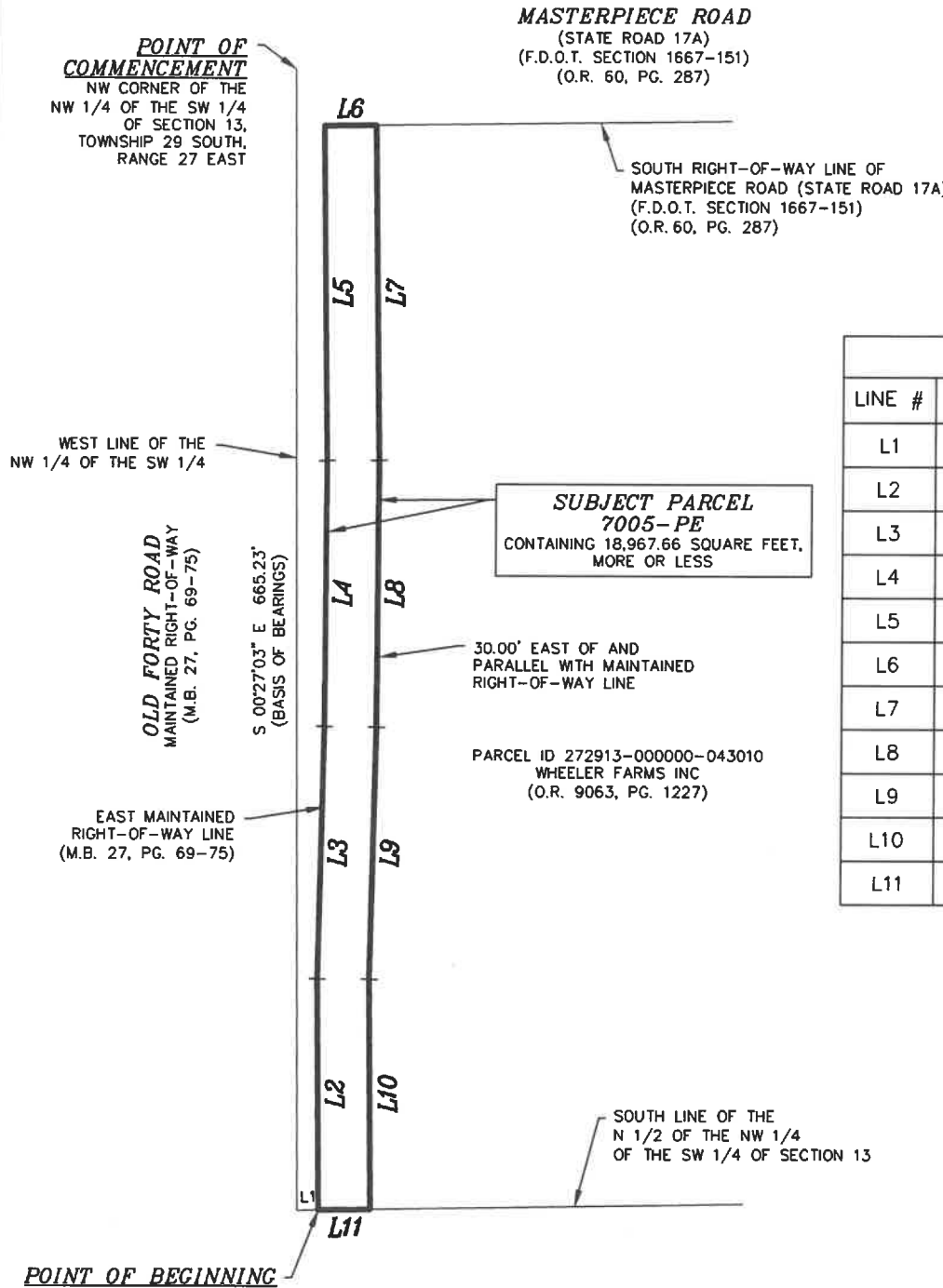
**NOTES:**

- 1) This is not a Boundary survey.
- 2) Bearings are based on the West line of the Northwest 1/4 of the Southwest 1/4 of Section 13, Township 29 South, Range 27 East, Polk County, Florida, being South 00°27'03" East.
- 3) Please see sheet 1 of 2 for description, certification, and Surveyor's signature and seal.

**DESCRIPTION SKETCH**    **LEGEND:**  
**7005-PE**

- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- M.B. = MAP BOOK
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION

SCALE 1" = 100'



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 89°03'58" E	12.37'
L2	N 00°42'33" W	135.10'
L3	N 01°13'17" E	147.41'
L4	N 00°14'26" E	154.81'
L5	N 00°51'52" W	194.99'
L6	N 89°13'58" E	30.00'
L7	S 00°51'52" E	195.23'
L8	S 00°14'26" W	155.35'
L9	S 01°13'17" W	147.16'
L10	S 00°42'33" E	134.47'
L11	S 89°03'58" W	30.00'

SHEET 2 OF 2

CS PROJECT: 8825.03
7005-PE
SHEET NO. V-02

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

DRAWN BY: **S. CHILDS**    FIELD BOOK: — PAGE: —    DATE: **02/19/2024**

DESCRIPTION  
7005-TCE

DESCRIPTION:

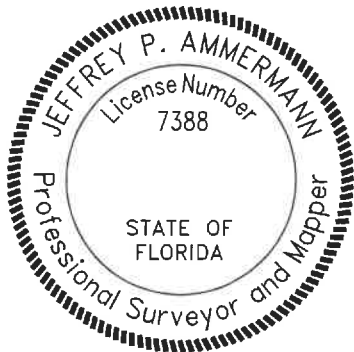
A parcel of land being a portion of the parcel described in Official Records Book 9063, Page 1227, Public Records of Polk County, Florida, as located in Section 13, Township 29 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 13; thence South 00°27'03" East, along the West line of said Northwest 1/4 of the Southwest 1/4, a distance of 665.23 feet to the South line of the North 1/2 of said Northwest 1/4 of the Southwest 1/4; thence North 89°03'58" East, along said South line, 12.37 feet to the intersection with the East maintained right-of-way line of Old Forty Road as depicted in Map Book 27, Pages 69 through 75, public Records of Polk County, Florida; thence continue North 89°03'58" East, along said South line, 30.00 feet to the intersection with a line lying 30.00 feet East of and parallel to said East maintained right-of-way line; thence along said parallel line the following four (4) courses; thence (1) North 00°42'33" West, 134.47 feet; thence (2) North 01°13'17" East, 147.16 feet; thence (3) North 00°14'26" East, 155.35 feet; thence (4) North 00°51'52" West, 195.23 feet to the intersection with the South right-of-way line of Masterpiece Road (State Road 17A) as depicted on the Florida Department of Transportation Section Map 1667-151) and described in Official Records Book 60, Pages 287 through 288, Public Records of Polk County, Florida; thence North 89°13'58" East, along said South right-of-way line, 5.00 feet to the intersection with a line lying 35.00 feet East of and parallel to said East maintained right-of-way line; thence along said parallel line the following four (4) courses; thence (1) South 00°51'52" East, 195.27 feet; thence (2) South 00°14'26" West, 155.44 feet; thence (3) South 01°13'17" West, 147.12 feet; thence (4) South 00°42'33" East, 134.37 feet to the intersection with said South line of the North 1/2 of the Northwest 1/4 of the Southwest 1/4; thence South 89°03'58" West, along said South line, 5.00 feet to the POINT OF BEGINNING.

Said parcel contains 3,161.02 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. 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
7005-TCE
SHEET NO. V-01

PREPARED BY: CHASTAIN-SKILLMAN, INC. - 205 EAST ORANGE STREET SUITE #110 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262
DRAWN BY: S. CHILDS
FIELD BOOK: — PAGE: —
DATE: 02/19/2024

P:\882503\CAD\Survey\KEY SHEET 2\10-CSX-OLD FORTY RD\882503-SCC-2024-01-22-ESM.TS.dwg 7005-TCE Feb 19, 2024 8:16am by: jammermann

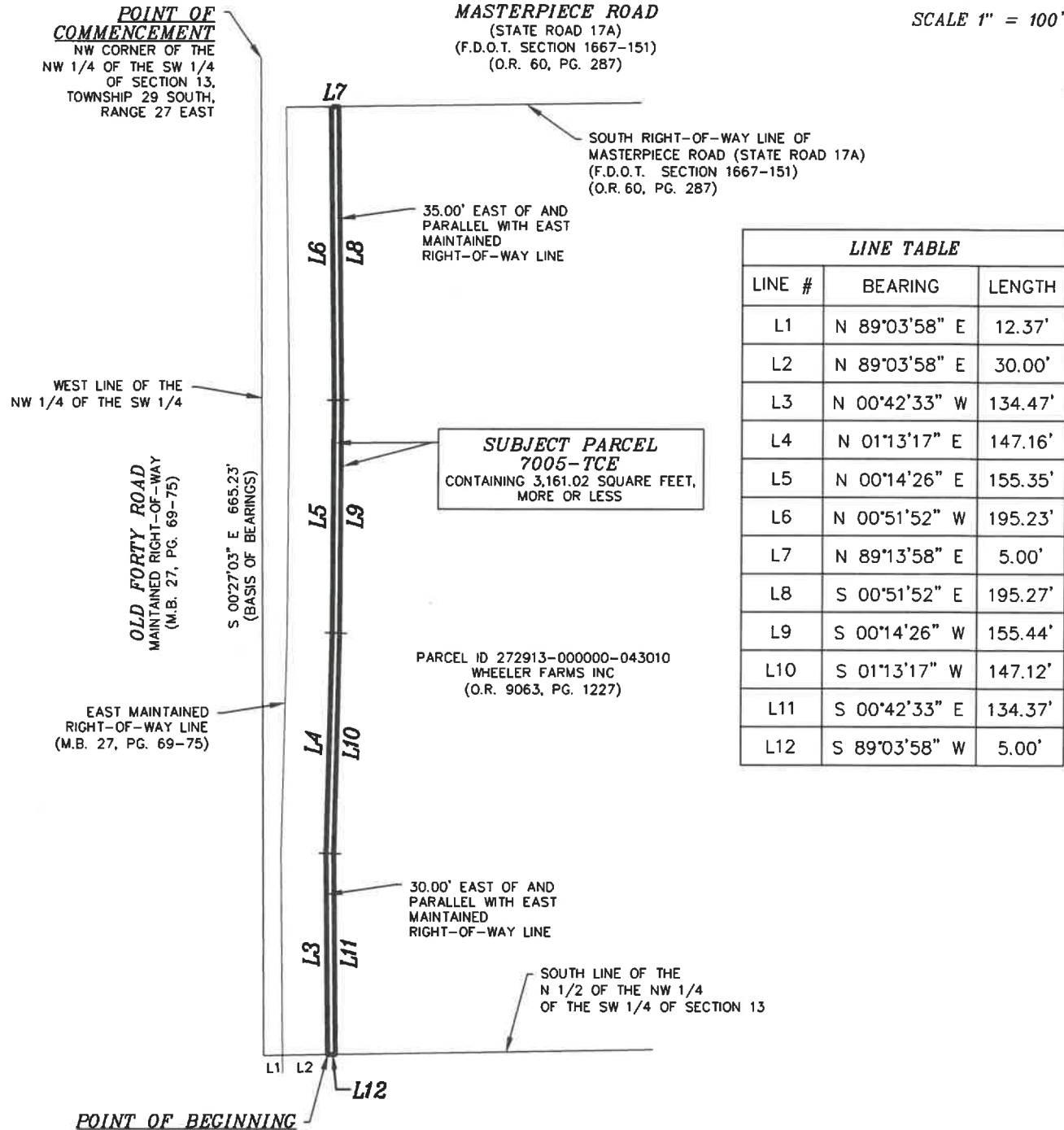
**NOTES:**

- 1) This is not a Boundary survey.
- 2) Bearings are based on the West line of the Northwest 1/4 of the Southwest 1/4 of Section 13, Township 29 South, Range 27 East, Polk County, Florida, being South 00°27'03" East.
- 3) Please see sheet 1 of 2 for description, certification, and Surveyor's signature and seal.

**DESCRIPTION SKETCH**     **LEGEND:**  
**7005-TCE**

- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- M.B. = MAP BOOK
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION

SCALE 1" = 100'



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 89°03'58" E	12.37'
L2	N 89°03'58" E	30.00'
L3	N 00°42'33" W	134.47'
L4	N 01°13'17" E	147.16'
L5	N 00°14'26" E	155.35'
L6	N 00°51'52" W	195.23'
L7	N 89°13'58" E	5.00'
L8	S 00°51'52" E	195.27'
L9	S 00°14'26" W	155.44'
L10	S 01°13'17" W	147.12'
L11	S 00°42'33" E	134.37'
L12	S 89°03'58" W	5.00'

SHEET 2 OF 2

CS PROJECT: 8825.03

7005-TCE

SHEET NO. V-02

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

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/19/2024



DESCRIPTION  
7008-PE

DESCRIPTION:

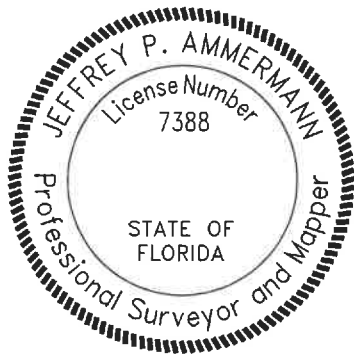
A parcel of land being a portion of the parcel described in Official Records Book 5875, Pages 559 through 563, Public Records of Polk County, Florida, located in Section 24, Township 29 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of the South 1/2 of the Northwest 1/4 of said Section 24; thence North 88°54'23" East, along the North line of said South 1/2, 21.13 feet to the intersection with the East maintained right-of-way line of Old Forty Road as depicted in Map Book 27, Pages 69 through 75, public Records of Polk County, Florida and the POINT OF BEGINNING; thence continue North 88°54'23" East, along said North line, 30.00 feet; thence South 01°17'15" West, 126.11 feet; thence South 89°24'42" West, 12.00 feet to the intersection with a line lying 35.00 feet East of and parallel to the West line of said South 1/2 of the Northwest 1/4; thence South 00°35'18" East, along said parallel line, 207.12 feet; thence South 89°24'42" West, 5.00 feet to the intersection with a line lying 30.00 feet East of and parallel to the West line of said South 1/2 of the Northwest 1/4; thence South 00°35'18" East, along said parallel line, 957.72 feet to the intersection with the South line of said parcel described in Official Records Book 5875, Pages 559 through 563, also being the North right-of-way line of CSX Transportation railroad right-of-way described in Deed Book 213, Pages 398 through 399, Public Records of Polk County, Florida; thence South 87°57'30" West, along said South parcel line and said North railroad right-of-way line, 30.01 feet to the intersection with the West line of said South 1/2 of the Northwest 1/4; thence North 00°35'18" West, along said West line, 1271.71 feet to the intersection with said maintained right-of-way line of Old Forty Road; thence North 89°04'25" East, along said maintained right-of-way line, 21.51 feet; thence North 01°42'35" West, along said maintained right-of-way line, 19.54 feet to the POINT OF BEGINNING.

Said parcel contains 41,748.83 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. 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

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

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/19/2024

SHEET NO. V-01

CS PROJECT: 8825.03

7008-PE

P:\882503\CAD\Survey\KEY SHEET 2\10-CSX-OLD FORTY RD\882503-SCC-2024-01-22-ESM.TS.dwg 7008-PE Feb 19, 2024 8:59am by: jammerrmann

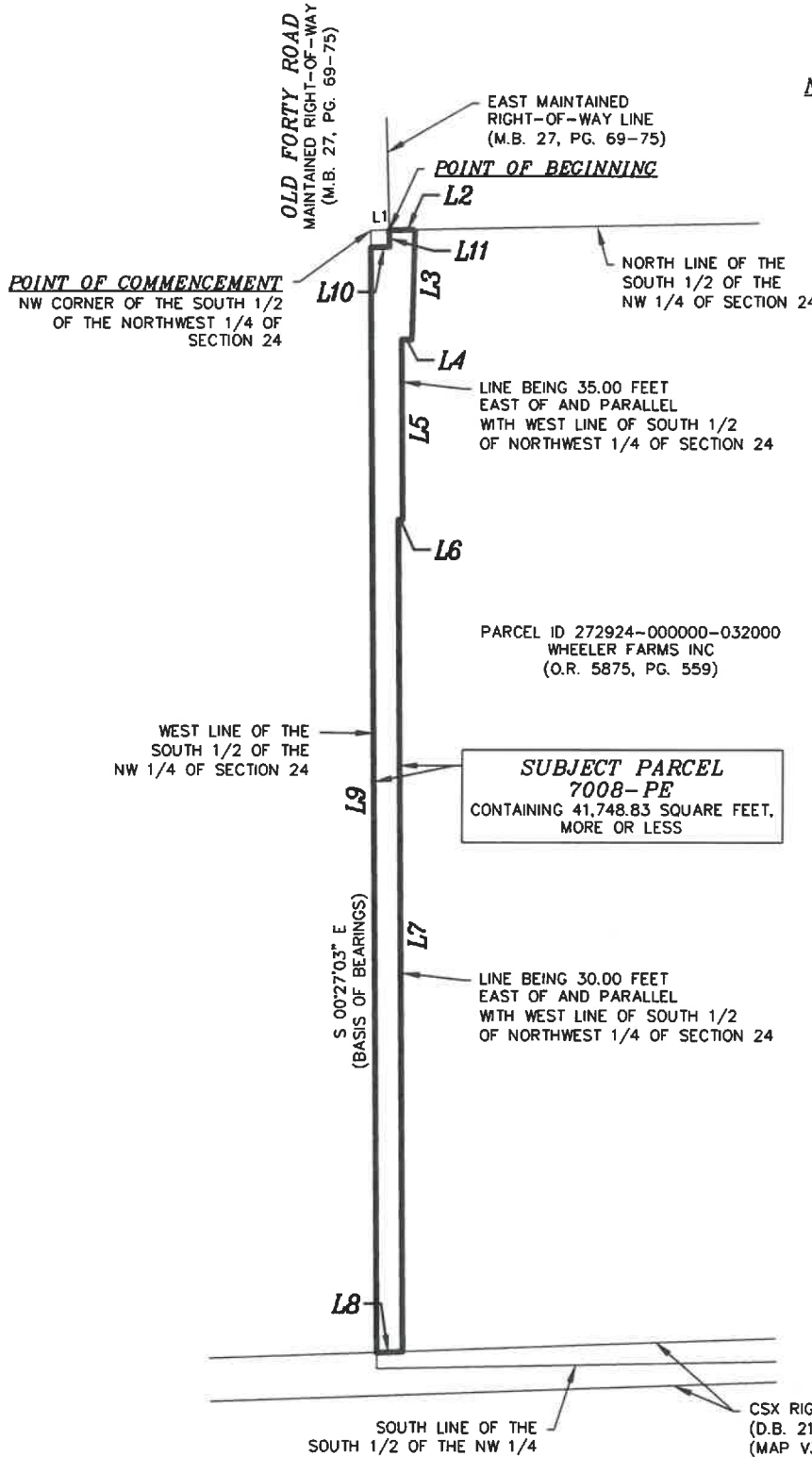


**DESCRIPTION SKETCH**     **LEGEND:**  
**7008-PE**

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

**NOTES:**

- 1) This is not a Boundary survey.
- 2) Bearings are based on the West line of the South 1/2 of the Northwest 1/4 of Section 24, Township 29 South, Range 27 East, Polk County, Florida, being South 00°35'18" East.
- 3) Please see sheet 1 of 2 for description, certification, and Surveyor's signature and seal.



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 88°54'23" E	21.13'
L2	N 88°54'23" E	30.00'
L3	S 01°17'15" W	126.11'
L4	S 89°24'42" W	12.00'
L5	S 00°35'18" E	207.12'
L6	S 89°24'42" W	5.00'
L7	S 00°35'18" E	957.72'
L8	S 87°57'30" W	30.01'
L9	N 00°35'18" W	1271.71'
L10	N 89°04'25" E	21.51'
L11	N 01°42'35" W	19.54'



SHEET 2 OF 2

CS PROJECT: 8825.03

7008-PE

SHEET NO. V-02

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

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/19/2024

DESCRIPTION  
7008-TCE

DESCRIPTION:

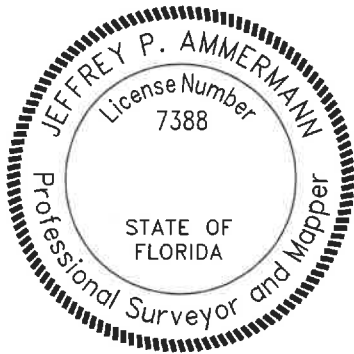
A parcel of land being a portion of the parcel described in Official Records Book 5875, Pages 559 through 563, Public Records of Polk County, Florida, located in Section 24, Township 29 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of the South 1/2 of the Northwest 1/4 of said Section 24; thence North 88°54'23" East, along the North line of said South 1/2, 21.13 feet to the intersection with the East maintained right-of-way line of Old Forty Road as depicted in Map Book 27, Pages 69 through 75, public Records of Polk County, Florida; thence continue North 88°54'23" East, along said North line, 30.00 feet to the POINT OF BEGINNING; thence continue North 88°54'23" East, along said North line, 5.00 feet; thence South 01°17'15" West, 131.15 feet; thence South 89°24'42" West, 11.84 feet to the intersection with a line lying 40.00 feet East of and parallel to the West line of said South 1/2 of the Northwest 1/4; thence South 00°35'18" East, along said parallel line, 1159.59 feet; to the intersection with the South line of said parcel described in Official Records Book 5875, Pages 559 through 563, also being the North right-of-way line of CSX Transportation railroad right-of-way described in Deed Book 213, Pages 398 through 399, Public Records of Polk County, Florida; thence South 87°57'30" West, along said South line and said North railroad right-of-way line, 10.00 feet to the intersection with a line lying 30.00 feet East of and parallel to the West line of said South 1/2 of the Northwest 1/4; thence North 00°35'18" West, along said parallel line, 957.72 feet; thence North 89°24'42" East, 5.00 feet to the intersection with a line lying 35.00 feet East of and parallel to said West line of said South 1/2 of the Northwest 1/4; thence North 00°35'18" West, along said parallel line, 207.12 feet; thence North 89°24'42" East, 12.00 feet; thence North 01°17'15" East, 126.11 feet to the POINT OF BEGINNING.

Said parcel contains 11,301.79 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. AMMERMAN, P.S.M.  
FLORIDA REGISTRATION PSM 7388  
JAMMERMANN@CHASTAINSKILLMAN.COM  
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SHEET 1 OF 2  
SEE SHEET 2 FOR  
DESCRIPTION SKETCH, LEGEND,  
AND SURVEYOR'S NOTES

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

DRAWN BY: S. CHILDS

FIELD BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

DATE: 02/19/2024

CS PROJECT: 8825.03

7008-TCE

SHEET NO. V-01

P:\882503\CAD\Survey\KEY SHEET 2\10-CSX-OLD FORTY RD\882503-SCC-2024-01-22-ESMTS.dwg 7008-TCE Feb 19, 2024 10:14am by: jammermann

**NOTES:**

- 1) This is not a Boundary survey.
- 2) Bearings are based on the West line of the South 1/2 of the Northwest 1/4 of Section 24, Township 29 South, Range 27 East, Polk County, Florida, being South 00°35'18" East.
- 3) Please see sheet 1 of 2 for description, certification, and Surveyor's signature and seal.

**DESCRIPTION SKETCH**  
7008-TCE

**LEGEND:**

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

**OLD FORTY ROAD**  
MAINTAINED  
RIGHT-OF-WAY  
(M.B. 27, PG. 69-75)

EAST MAINTAINED  
RIGHT-OF-WAY LINE  
(M.B. 27, PG. 69-75)

**POINT OF BEGINNING**

**POINT OF COMMENCEMENT**  
NW CORNER OF THE SOUTH 1/2  
OF THE NORTHWEST 1/4 OF  
SECTION 24

WEST LINE OF THE  
SOUTH 1/2 OF THE  
NW 1/4 OF SECTION 24

S 00°27'03" E  
(BASIS OF BEARINGS)

N 00°35'18" W 957.72'  
S 00°35'18" E 1159.59'

**SUBJECT PARCEL**  
7008-TCE  
CONTAINING 11,301.79 SQUARE FEET,  
MORE OR LESS

PARCEL ID 272924-000000-032000  
WHEELER FARMS INC  
(O.R. 5875, PG. 559)

LINE BEING 30.00 FEET  
EAST OF AND PARALLEL  
WITH WEST LINE OF SOUTH 1/2  
OF NORTHWEST 1/4 OF SECTION 24

LINE BEING 40.00 FEET  
EAST OF AND PARALLEL  
WITH WEST LINE OF SOUTH 1/2  
OF NORTHWEST 1/4 OF SECTION 24

LINE BEING 35.00 FEET  
EAST OF AND PARALLEL  
WITH WEST LINE OF SOUTH 1/2  
OF NORTHWEST 1/4 OF SECTION 24

WEST LINE OF THE  
SOUTH 1/2 OF THE  
NW 1/4 OF SECTION 24

S 00°27'03" E  
(BASIS OF BEARINGS)

N 00°35'18" W 957.72'  
S 00°35'18" E 1159.59'

PARCEL ID 272924-000000-032000  
WHEELER FARMS INC  
(O.R. 5875, PG. 559)

LINE BEING 40.00 FEET  
EAST OF AND PARALLEL  
WITH WEST LINE OF SOUTH 1/2  
OF NORTHWEST 1/4 OF SECTION 24

CSX RIGHT-OF-WAY  
(D.B. 213, PG. 398)  
(MAP V3F-FLA-4A)

SOUTH LINE OF THE  
SOUTH 1/2 OF THE NW 1/4

**MATCH LINE**

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 88°54'23" E	21.13'
L2	N 88°54'23" E	30.00'
L3	N 88°54'23" E	5.00'
L4	S 01°17'15" W	131.15'
L5	S 89°24'42" W	11.84'
L6	S 87°57'30" W	10.00'
L7	N 89°24'42" E	5.00'
L8	N 00°35'18" W	207.12'
L9	N 89°24'42" E	12.00'
L10	N 01°17'15" E	126.11'

**MATCH LINE**

SCALE 1" = 100'

SHEET 2 OF 2

CS PROJECT: 8825.03

7008-TCE

SHEET NO. V-02

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

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/19/2024

DESCRIPTION  
7010-PE

**DESCRIPTION:**

A parcel of land being a portion of Lot 1 of the plat of STARR LAKE DEVELOPMENT as recorded in Plat Book 6, Page 02, and as described in Official Records Book 5875, Pages 559 through 563, both Public Records of Polk County, Florida, located in Section 24, Township 29 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Southwest corner of said Lot 1; thence North 88°24'20" East, along the South line of said Lot 1, a distance of 2.52 feet to the intersection with the East maintained right-of-way line of Old Forty Road as depicted in Map Book 27, Pages 69 through 75, Public Records of Polk County, Florida; thence along said East maintained right-of-way line the following four (4) courses; thence (1) North 03°05'39" West, 42.34 feet; thence (2) North 00°39'33" West, 289.75 feet; thence (3) North 00°41'33" West, 289.63 feet; thence (4) North 00°15'52" East, 16.28 feet to the North line of said Lot 1; thence North 88°51'00" East, along said North line, 30.01 feet to the intersection with a line lying 30.00 feet East of and parallel to said East maintained right-of-way line; thence along said parallel line the following four (4) courses; thence (1) South 00°15'52" West, 16.77 feet; thence (2) South 00°41'33" East, 289.40 feet; thence (3) South 00°39'33" East, 289.12 feet; thence (4) South 03°05'39" East, 42.49 feet to the South line of said Lot 1; thence South 88°24'20" West, along said South line, 30.01 feet to the POINT OF BEGINNING.

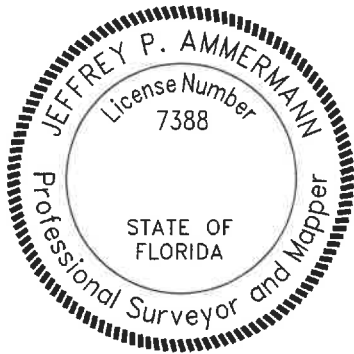
Said parcel contains 19,136.48 square feet, more or less.

**NOTES:**

- 1) This is not a Boundary survey.
- 2) The 15' platted right-of-way as shown hereon are reserved for private use as stated on the plat of STAR LAKE DEVELOPMENT, recorded in Plat Book 06, Page 02.
- 3) Bearings are based on the West line of the Northwest 1/4 of Section 24, Township 29 South, Range 27 East, Polk County, Florida, being South 00°35'18" East.
- 4) Please see sheet 2 of 2 for description sketch and legend.

**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, 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

CS PROJECT: 8825.03

7010-PE

SHEET NO. V-01

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

DRAWN BY: S. CHILDS

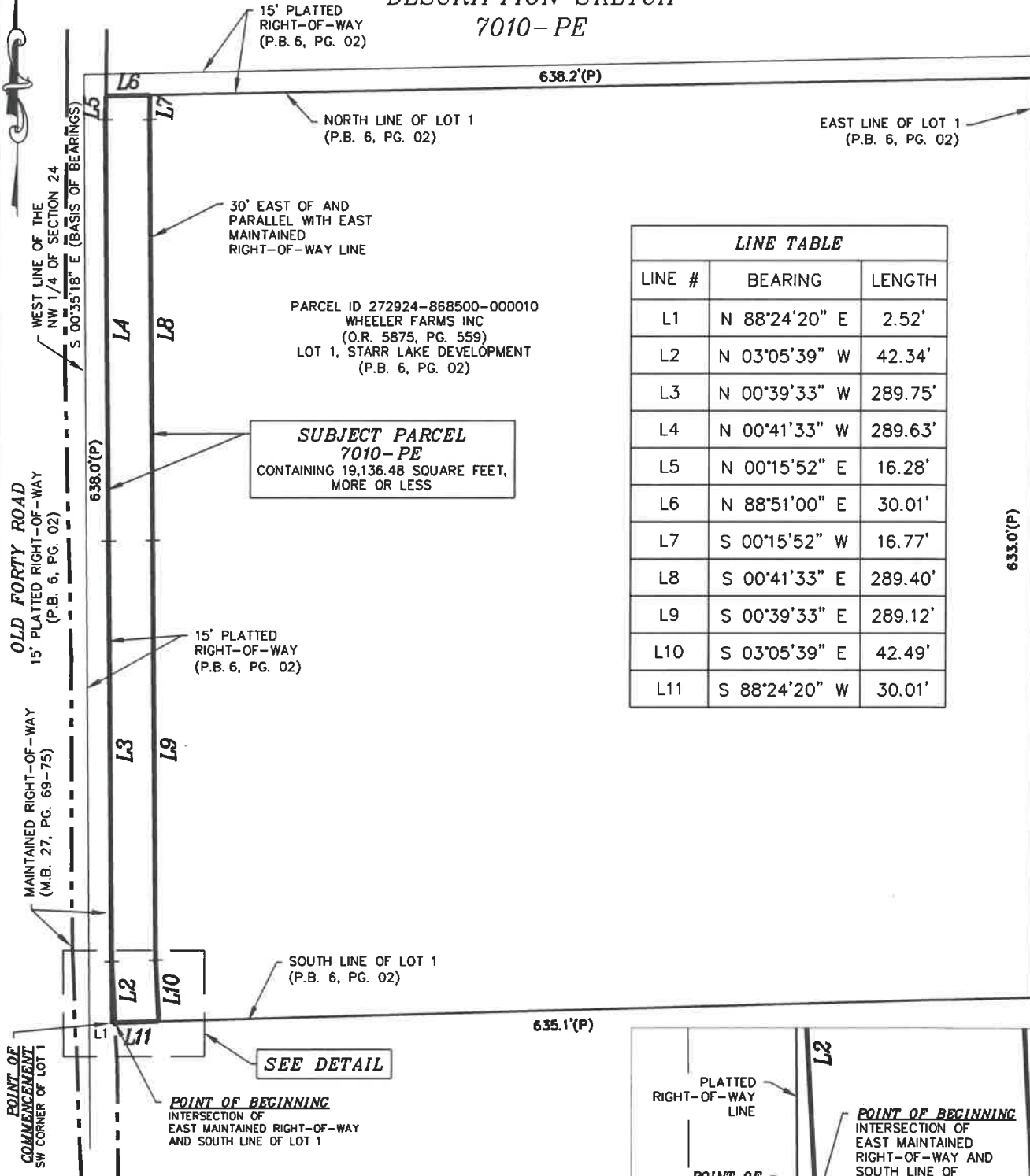
FIELD BOOK: — PAGE: —

DATE: 02/24/2024

P:\882503\CAD\Survey\KEY SHEET 2\10-CSX-OLD FORTY RD\882503-SCC-2024-01-22-ESMITS.dwg 7010-PE Feb 24, 2024 11:38am by: jammerrmann

SCALE: 1"=100'

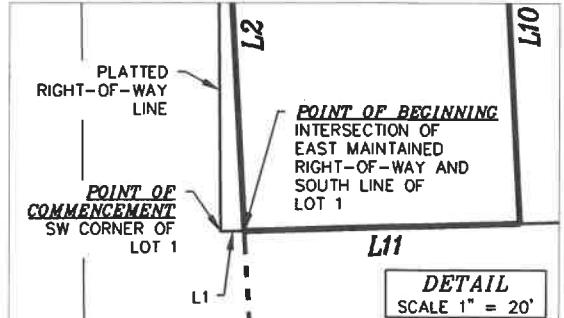
DESCRIPTION SKETCH  
7010-PE



PARCEL ID 272924-868500-000010  
WHEELER FARMS INC  
(O.R. 5875, PG. 559)  
LOT 1, STARR LAKE DEVELOPMENT  
(P.B. 6, PG. 02)

**SUBJECT PARCEL**  
**7010-PE**  
CONTAINING 19,136.48 SQUARE FEET,  
MORE OR LESS

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 88°24'20" E	2.52'
L2	N 03°05'39" W	42.34'
L3	N 00°39'33" W	289.75'
L4	N 00°41'33" W	289.63'
L5	N 00°15'52" E	16.28'
L6	N 88°51'00" E	30.01'
L7	S 00°15'52" W	16.77'
L8	S 00°41'33" E	289.40'
L9	S 00°39'33" E	289.12'
L10	S 03°05'39" E	42.49'
L11	S 88°24'20" W	30.01'



- LEGEND:**
- P.B. = PLAT BOOK
  - PG. = PAGE
  - O.R. = OFFICIAL RECORDS BOOK
  - M.B. = MAP BOOK
  - PE = PERMANENT EASEMENT
  - TCE = TEMPORARY CONSTRUCTION EASEMENT
  - (P) = PLAT DIMENSION

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

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

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/24/2024

CS PROJECT: 8825.03  
7010-PE  
SHEET 2 OF 2  
SHEET NO. V-02

P:\882503\CAD\Survey\KEY SHEET 2\10-CSX-OLD FORTY RD\882503-SCC-2024-01-22-ESMIS.dwg 7010-PE (2) Feb 24, 2024 11:38am by: jommerronn



**DESCRIPTION**  
**7010-TCE**

**DESCRIPTION:**

A parcel of land being a portion of Lot 1 of the plat of STARR LAKE DEVELOPMENT as recorded in Plat Book 6, Page 02, and as described in Official Records Book 5875, Pages 559 through 563, both Public Records of Polk County, Florida, located in Section 24, Township 29 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Southwest corner of said Lot 1; thence North 88°24'20" East, along the South line of said Lot 1, a distance of 2.52 feet to the intersection with the East maintained right-of-way line as depicted in Map Book 27, Pages 69 through 75, Public Records of Polk County, Florida; thence continue North 88°24'20" East, along said South line, 30.01 feet to the intersection with a line lying 30.00 feet East of and parallel with said East maintained right-of-way line and the POINT OF BEGINNING; thence along said parallel line the following four (4) courses; thence (1) North 03°05'39" West, 42.49 feet; thence (2) North 00°39'33" West, 289.12 feet; thence (3) North 00°41'33" West, 289.40 feet; thence (4) North 00°15'52" East, 16.77 feet to the North line of said Lot 1; thence North 88°51'00" East, along said North line, 5.00 feet to the intersection with a line lying 35.00 feet East of and parallel with said East maintained right-of-way line; thence along said parallel line the following four (4) courses; thence South 00°15'52" West, 16.85 feet; thence (2) South 00°41'33" East, 289.35 feet; thence (3) South 00°39'33" East, 289.01 feet; thence (4) South 03°05'39" East, 42.51 feet to the South line of said Lot 1; thence South 88°24'20" West, along said South line, 5.00 feet to the POINT OF BEGINNING.

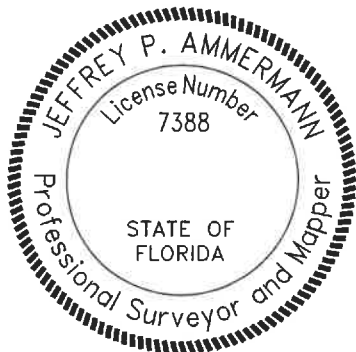
Said parcel contains 3,188.73 square feet, more or less.

**NOTES:**

- 1) This is not a Boundary survey.
- 2) The 15' platted right-of-way as shown hereon are reserved for private use as stated on the plat of STAR LAKE DEVELOPMENT, recorded in Plat Book 06, Page 02.
- 3) Bearings are based on the West line of the Northwest 1/4 of Section 24, Township 29 South, Range 27 East, Polk County, Florida, being South 00°35'18" East.
- 4) Please see sheet 2 of 2 for description sketch and legend.

**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.



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**SHEET 1 OF 2**

<b>CS PROJECT:</b> 8825.03
7010-TCE
<b>SHEET NO.</b> V-01

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

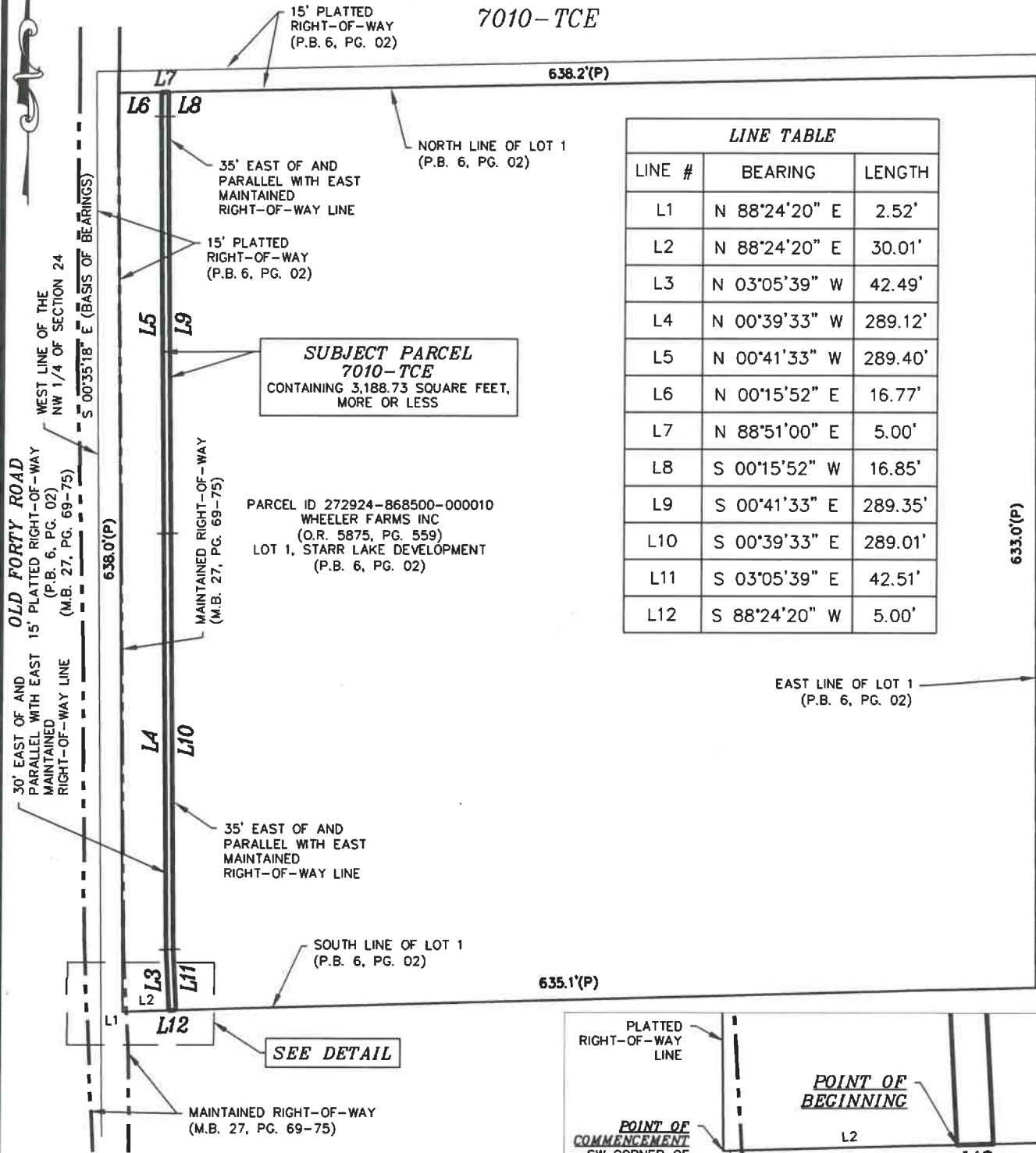
**DRAWN BY:** S. CHILDS      **FIELD BOOK:** — **PAGE:** —      **DATE:** 02/24/2024

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SCALE 1" = 100'

DESCRIPTION SKETCH  
7010-TCE

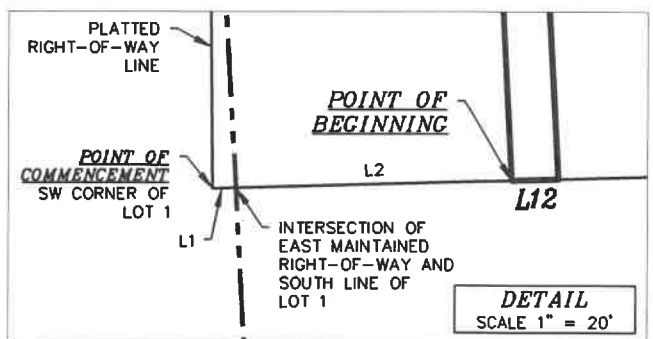


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L8	S 00°15'52" W	16.85'
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L10	S 00°39'33" E	289.01'
L11	S 03°05'39" E	42.51'
L12	S 88°24'20" W	5.00'

**SUBJECT PARCEL**  
7010-TCE  
CONTAINING 3,188.73 SQUARE FEET,  
MORE OR LESS

PARCEL ID 272924-868500-000010  
WHEELER FARMS INC  
(O.R. 5875, PG. 559)  
LOT 1, STARR LAKE DEVELOPMENT  
(P.B. 6, PG. 02)

SEE DETAIL



- LEGEND:**
- P.B. = PLAT BOOK
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SEE SHEET 1 OF 1 FOR DESCRIPTION, CERTIFICATION,  
SURVEYOR'S NOTES, SIGNATURE, AND SEAL

CS PROJECT: 8825.03  
7010-TCE  
SHEET 2 OF 2  
SHEET NO. V-02

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

DRAWN BY: S. CHILDS      FIELD BOOK: — PAGE: —      DATE: 02/24/2024