



North

Subject Area

Section 26,
Township 26 South,
Range 27 East

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

Utility Easement-Ernie Caldwell Blvd

Parent Parcel ID Nos.: 272626-000000-011000

UTILITY EASEMENT

THIS EASEMENT made this 1ST day of November, 2025, between **STANDARD SAND & SILICA COMPANY**, a Florida corporation, whose address is 1850 Highway 17/92 North, Davenport, Florida 33837, Grantor, and **POLK COUNTY**, a political subdivision organized and existing in the State of Florida, whose mailing address is Post Office Box 988, Bartow, Florida 33831-9005, Grantee.

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 utility easement for the purpose of clearing, excavating, constructing, inspecting, improving, repairing and maintaining utility facilities in, upon, under, over, 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.

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 not a public easement but is for the specific and sole use of Polk County owned utilities.

[SIGNATURE PAGE FOLLOWS]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, 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)

Gayle Stabo
Witness
Print Name Gayle Stabo

Address 7221 W Montview Ln
Littleton, CO 80125

Witness
Print Name Anne Yates
ANNE YATES

Address 9249 S. BROADWAY #200
HIGHLANDS RANCH, CO 80129

COLORADO
~~STATE OF FLORIDA~~ mk
DOUGLAS
~~COUNTY OF POLK~~ mk

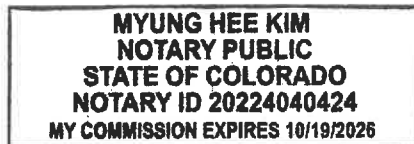
**STANDARD SAND & SILICA COMPANY, a
Florida corporation**

By: [Signature]

Robert Stabo, CEO

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 1st day of NOVEMBER, 2025, by Robert Stabo, as CEO of Standard Sand & Silica Company, a Florida corporation, who ☐ is personally known to me or ☒ has produced COLORADO DRIVER LICENSE as identification.

(AFFIX NOTARY SEAL)



[Signature]
Notary Public
Print Name MYUNG HEE KIM

My Commission Expires 10/19/2026

SKETCH OF DESCRIPTION

LEGAL DESCRIPTION:

A parcel of land being a portion of Section 26, Township 26 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Section 26, Township 26 South, Range 27 East, Polk County, Florida, thence S89°37'45"W, along the North line of said Section 26, a distance of 2,155.98 feet to the East Right of Way line of U.S. Highway 17-92; thence departing said North line, run S28°24'08"W, along said East Right of Way line, a distance of 1,031.86 feet to the Point of Beginning; thence departing said East Right of Way line, run thence N71°28'23"E, a distance of 39.87 feet; thence S28°24'08"W, a distance of 81.61 feet; thence S79°28'52"W, a distance of 35.00 feet to a point on the East Right of Way line of U.S. Highway 17-92; thence N28°24'08"E, along said East Right of Way line, a distance of 74.47 feet to the Point of Beginning.

Containing 2,125 square feet or 0.05 acres, more or less.

ABBREVIATIONS/LEGEND

SEC. SECTION
TWP. TOWNSHIP
RNG. RANGE
S. SOUTH
E. EAST
O.R.B. OFFICIAL RECORDS BOOK
PGS. PAGES
TEMP. TEMPORARY
NO./# NUMBER
● DESCRIPTIVE POINT
P.S.M. PROFESSIONAL SURVEYOR
& MAPPER

NOTES:

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, (NAD 83, 2007 ADJUSTMENT).
BASIS OF BEARING THE NORTH LINE OF SECTION 26, TOWNSHIP 26 SOUTH, RANGE 27 EAST, BEING S89°37'45"W.
THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS.
THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY.
NO CORNERS WERE SET AS A PART OF THIS SKETCH.

SHEET 1 OF 2

REQUESTED BY: PULTE GROUP

DATE OF SKETCH: 9/25/2025

REVISIONS:

SCALE: 1" = 100'

SEC. 26, TWP. 26 S, RNG. 27 E

CAD FILE: S-L UE 4

JOB NO.: 23-461

DRAWN BY: ELW

**JOHNSTON'S
SURVEYING, LLC**

900 Cross Prairie Parkway, Kissimmee, Florida 34744
(407) 847-2179 • Fax (407) 847-6140 LB 966

R.D.B.

9/25/2025

RICHARD D. BROWN, P.S.M. #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.



EASTERLY RIGHT
OF WAY LINE

EAST LINE OF NORTHWEST $\frac{1}{4}$ OF SEC. 26, TWP. 26 S., RNG. 27 E.

WEST LINE OF NORTHEAST $\frac{1}{4}$ OF SEC. 26, TWP. 26 S., RNG. 27 E.

POINT OF COMMENCEMENT/
NORTHEAST CORNER
OF SEC. 26, TWP.
26 S., RNG. 27 E.

23	24
26	25

UNPLATTED

UNPLATTED



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SHEET 2 OF 2