

POLK REGIONAL WATER COOPERATIVE

Resolution 2024-22

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

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

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

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

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

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

WHEREAS, pursuant to Cooperative Resolution 2023-06 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 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), 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 (4057-PE), (4057-TCE), (4058-PE), (4058-TCE), (10019-PE), (10019-TCE), (10041-PE), (10041-TCE), (10042-PE), (10042-TCE), (10049-PE) (10049-PE-A), (10049-TCE) (10049-TCE-A) (10049-TCE-B), (10052-PE), (10052-TCE) (10054-PE) and (10054-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 24th day of July, 2024

Southeast Wellfield Project Board of the Polk Regional Water Cooperative:

Chair

Secretary/Treasurer

Approved as to Form:

Edward P. de la Parte
Legal Counsel

EXHIBIT A

Nonexclusive Permanent Easement Legal Descriptions

[See Attached 25 Pages]

DESCRIPTION
4057-PE

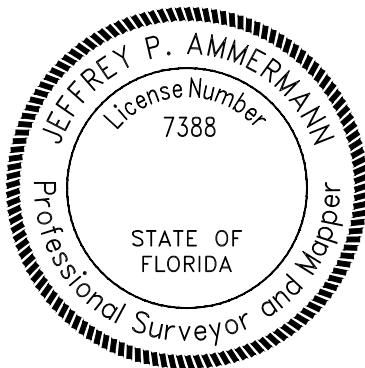
DESCRIPTION:

A parcel of land being a portion of a parcel described in Official Records Book 12355, Pages 510 through 511, Public Records of Polk County, Florida, located in Section 34, Township 29 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of the Northwest 1/4 of said Section 34; thence North 89°18'56" East, along the North line of said Northwest 1/4, a distance of 1436.77 feet to the intersection with the West right-of-way line of US Highway 27 (State Road 25) as depicted on Florida Department of Transportation Section Map 1618-202, also being described in Deed Book 1050, Pages 365 through 368, Public Records of Polk County, Florida; thence South 14°24'11" East, along said West right-of-way line, 590.58 feet to the POINT OF BEGINNING; thence continue South 14°24'11" East, along said West right-of-way line, 20.29 feet to the intersection with the North edge of pavement of Mountain Lake Cutoff Road as scaled from the Maintained Right-of-way Map for Mountain Lake Cutoff Road recorded in Map Book 5, Pages 152 through 161, Public Records of Polk County, Florida; thence South 64°21'07" West, along said edge of pavement, 57.32 feet to the intersection with the North maintained right-of-way line of said Mountain Lake Cutoff Road; thence along said North maintained right-of-way line the following eight (8) courses; thence (1) North 14°40'01" West, 27.57 feet; thence (2) South 75°09'40" West, 100.00 feet; thence (3) South 75°23'25" West, 100.00 feet; thence (4) South 73°05'58" West, 100.08 feet; thence (5) South 74°55'55" West, 100.00 feet; thence (6) South 75°02'47" West, 100.00 feet; thence (7) South 71°02'38" West, 100.28 feet; thence (8) South 78°04'52" West, 32.55 feet to the centerline of a branch lying between two lakes; thence North 26°38'43" West, along said centerline, 12.04 feet; thence North 77°04'02" East, 104.58 feet; thence North 71°21'48" East, 98.55 feet; thence North 75°23'55" East, 488.52 feet to the POINT OF BEGINNING. Said parcel containing 5,640.78 square feet, more or less.

CERTIFICATION:

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



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2024.06.06
11:10:47 -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

4057-PE

DRAWN BY: S. CHILDS

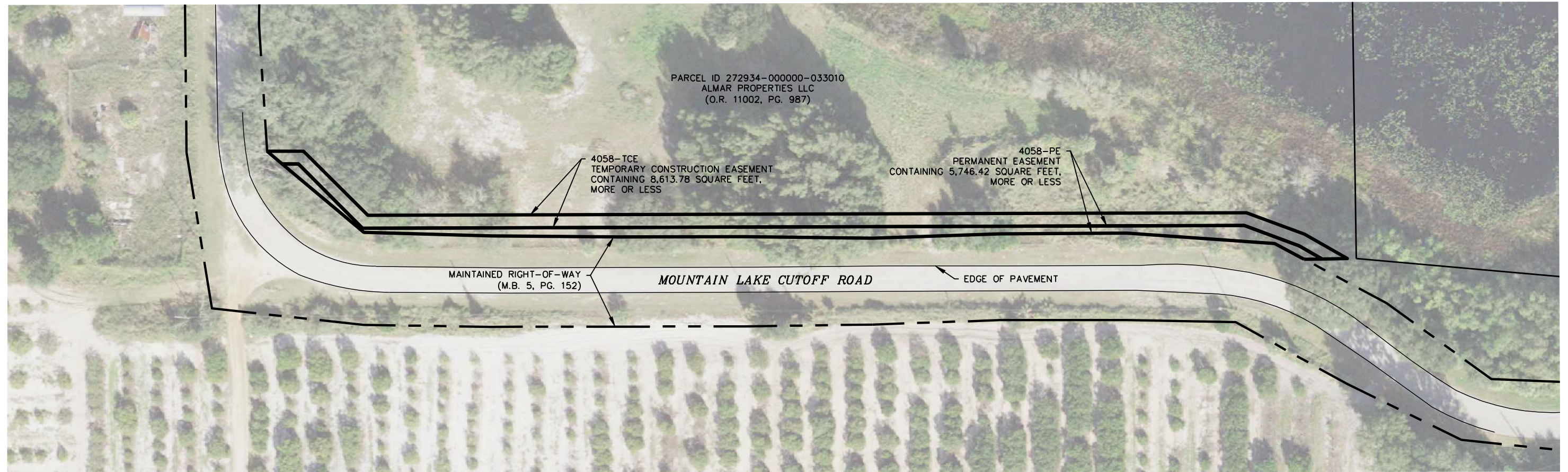
FIELD BOOK: — **PAGE:** —

DATE: 06/06/2024

SHEET NO. V-01

P:\882503\CAD\Survey\KEY SHEET 2\8-MTN LAKE CUTOFF RD\882503-SCC-2023-09-18-ESM\IS.dwg 4057-PE Jun 06, 2024 10:59am by: jammermann

EXHIBIT



GRAPHIC SCALE



(IN FEET)
1 inch = 80 feet

[illegible]

CHASTAIN-SKILLMAN
205 EAST ORANGE STREET
SUITE #110
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(863) 646-1402

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PRWC

ALMAR PROPERTIES LLC EXHIBIT

CS PROJECT NUMBER:
8825.03

PARCEL NUMBER:
4058

SHEET NUMBER:
V-01

FIELD BY:

DATE:
06/05/2024

FIELD BOOK & PAGE:
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DESCRIPTION
4058-PE

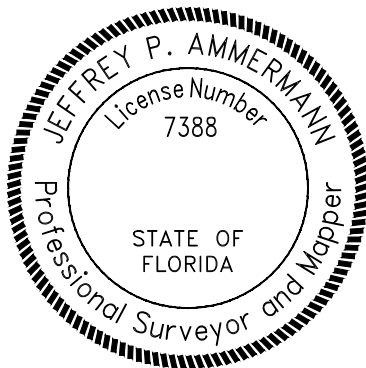
DESCRIPTION:

A parcel of land being a portion of the parcel described in Official Records Book 11002, Pages 987 through 989, Public Records of Polk County, Florida, located in Sections 33 and 34, Township 29 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of the Northwest 1/4 of the Northwest 1/4, of the Northwest 1/4 of said Section 34; thence South 00°55'10" East, along the West line of said Northwest 1/4, a distance of 635.58 feet to the POINT OF BEGINNING, having a Northing of 1304762.49 and an Easting of 781738.80, being on the Florida State Plane Coordinate System, West Zone (0902), North American Datum of 1983, 2011 adjustment, U.S. Surveyor's Feet (sFT); thence North 89°49'56" East, 575.58 feet; thence South 69°45'43" East, 45.85 feet; thence South 60°25'06" East, 21.03 feet to the South line of said Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4; thence South 89°18'17" West, along said South line, 14.29 feet to the intersection with the North maintained right-of-way line of Mountain Lake Cutoff Road as depicted in Map Book 5, Pages 152 through 161, Public Records of Polk County, Florida; thence along said North maintained right-of-way line the following nine (9) courses; thence (1) North 61°56'29" West, 26.22 feet; thence (2) North 85°56'37" West, 116.46 feet; thence (3) South 89°36'55" West, 100.00 feet; thence (4) South 88°04'08" West, 100.06 feet; thence (5) North 89°17'46" West, 100.01 feet; thence (6) South 89°54'06" West, 100.00 feet; thence (7) North 89°38'24" West, 100.00 feet; thence (8) North 88°22'47" West, 100.04 feet; thence (9) North 50°03'42" West, 83.73 feet; thence North 89°50'39" East, 12.69 feet; thence South 45°00'20" East, 71.35 feet; thence North 89°49'56" East, 117.77 feet to the POINT OF BEGINNING. Said parcel containing 5,746.42 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: 2024.06.05
15:09:09 -04'00'

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SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
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SHEET 1 OF 2

SEE SHEET 2 OF 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

4058-PE

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

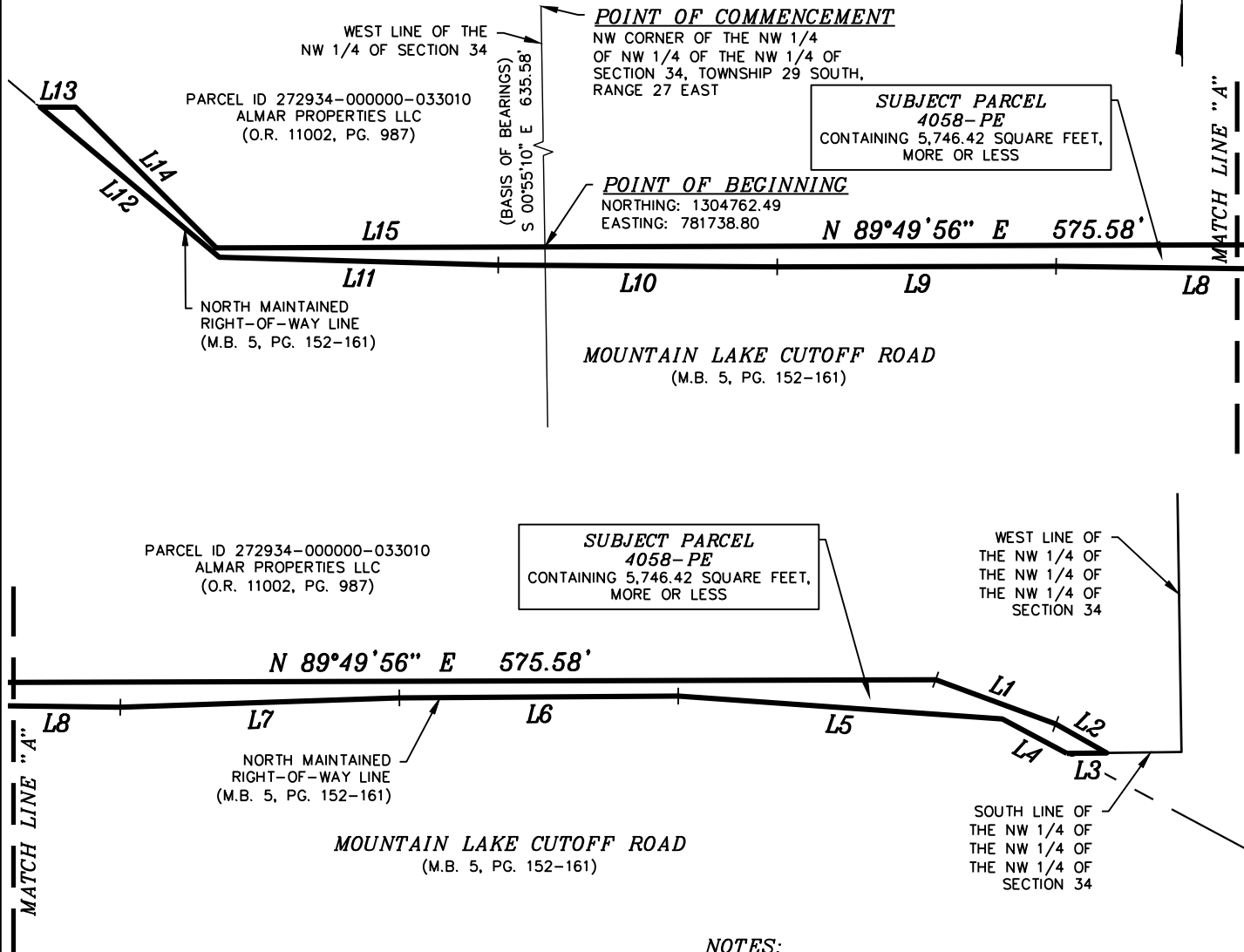
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SHEET NO. V-01

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SCALE 1" = 60'

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



NOTES:

- 1) This is not a Boundary survey.
- 2) Bearings are based on the West line of the Northwest 1/4 of Section 34, Township 29 South, Range 27 East, Polk County, Florida, being South 00°55'10" East.
- 3) See sheet 1 of 2 for description, certification, and surveyor's signature and seal.
- 4) The coordinates shown hereon, are based on the Florida Permanent Reference Network (FPRN), being on the Florida State Plane Coordinate System, West Zone (0902), North American Datum of 1983, 2011 Adjustment, U.S. Surveyor's Feet (sFT).

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 69°45'43" E	45.85'
L2	S 60°25'06" E	21.03'
L3	S 89°18'17" W	14.29'
L4	N 61°56'29" W	26.22'
L5	N 85°56'37" W	116.46'
L6	S 89°36'55" W	100.00'
L7	S 88°04'08" W	100.06'
L8	N 89°17'46" W	100.01'

LINE TABLE		
LINE #	BEARING	LENGTH
L9	S 89°54'06" W	100.00'
L10	N 89°38'24" W	100.00'
L11	N 88°22'47" W	100.04'
L12	N 50°03'42" W	83.73'
L13	N 89°50'39" E	12.69'
L14	S 45°00'20" E	71.35'
L15	N 89°49'56" E	117.77'

SHEET 2 OF 2

CS PROJECT: 8825.03

4058-PE

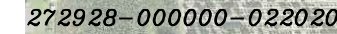
SHEET NO. V-02

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

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 06/05/2024

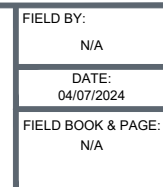


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MARY PRESSLEY AND PRESSLEY DAVIS INC EXHIBIT



CS PROJECT NUMBER: 8825.03
PARCEL NUMBER: 10019
SHEET NUMBER: V-01

DESCRIPTION
10019-PE

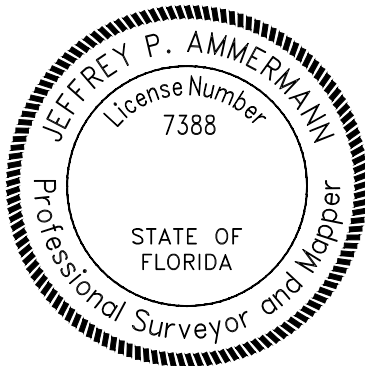
DESCRIPTION:

A parcel of land being a portion of a parcel described in Official Records Book 3208, Pages 1098 through 1099, Public Records of Polk County, Florida, located in Section 28, Township 29 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 28; thence North 01°00'16" West, along the West line of said Southeast 1/4, a distance of 319.19 feet to the intersection with the North edge of pavement as scaled from the maintained right-of-way map of Mountain Lake Cutoff Road as depicted in Map Book 5, Pages 152 through 161, Public Records of Polk County, Florida, and the POINT OF BEGINNING; thence continue North 01°00'16" West, along said West line, 39.27 feet; thence North 85°34'24" East, 32.01 feet; thence South 50°24'09" East, 92.76 feet; thence South 28°50'28" East, 74.60 feet; thence South 17°34'00" East, 209.19 feet to the North maintained right-of-way line of said Mountain Lake Cutoff Road; thence along said North maintained right-of-way line the following four (4) courses; thence (1) North 73°05'23" West, 17.63 feet; thence (2) North 26°31'28" West, 100.78 feet; thence (3) North 03°35'53" West, 103.93 feet; thence (4) South 70°36'02" West, 31.66 feet to the intersection with said scaled North edge of pavement of Mountain Lake Cutoff Road; said point lying on a non-tangent curve to the left having a radius of 186.90 feet, a central angle of 43°52'21", a chord bearing of North 47°52'26" West, and a chord distance of 139.64 feet; thence along the arc of said curve and said scaled edge of pavement, 143.11 feet to the POINT OF BEGINNING. Said parcel containing 11,086.31 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

Digitally signed by
Jeffrey P
Ammermann

Date: 2024.04.07
10:44:52 -04'00'

JEFFREY P. AMMERMAN, P.S.M.
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JAMMERMANN@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
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
LAKE LAND, FLORIDA 33801 - (863) 646-1402 - LB 262

10019-PE

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 04/07/2024

SHEET NO. V-01

P:\882503\CAD\Survey\KEY SHEET 2\8-MTN LAKE CUTOFF RD\882503-SCC-2023-09-18-ESM\IS.dwg 10019-PE Apr 07, 2024 10:21am by: jammermann

LEGEND:

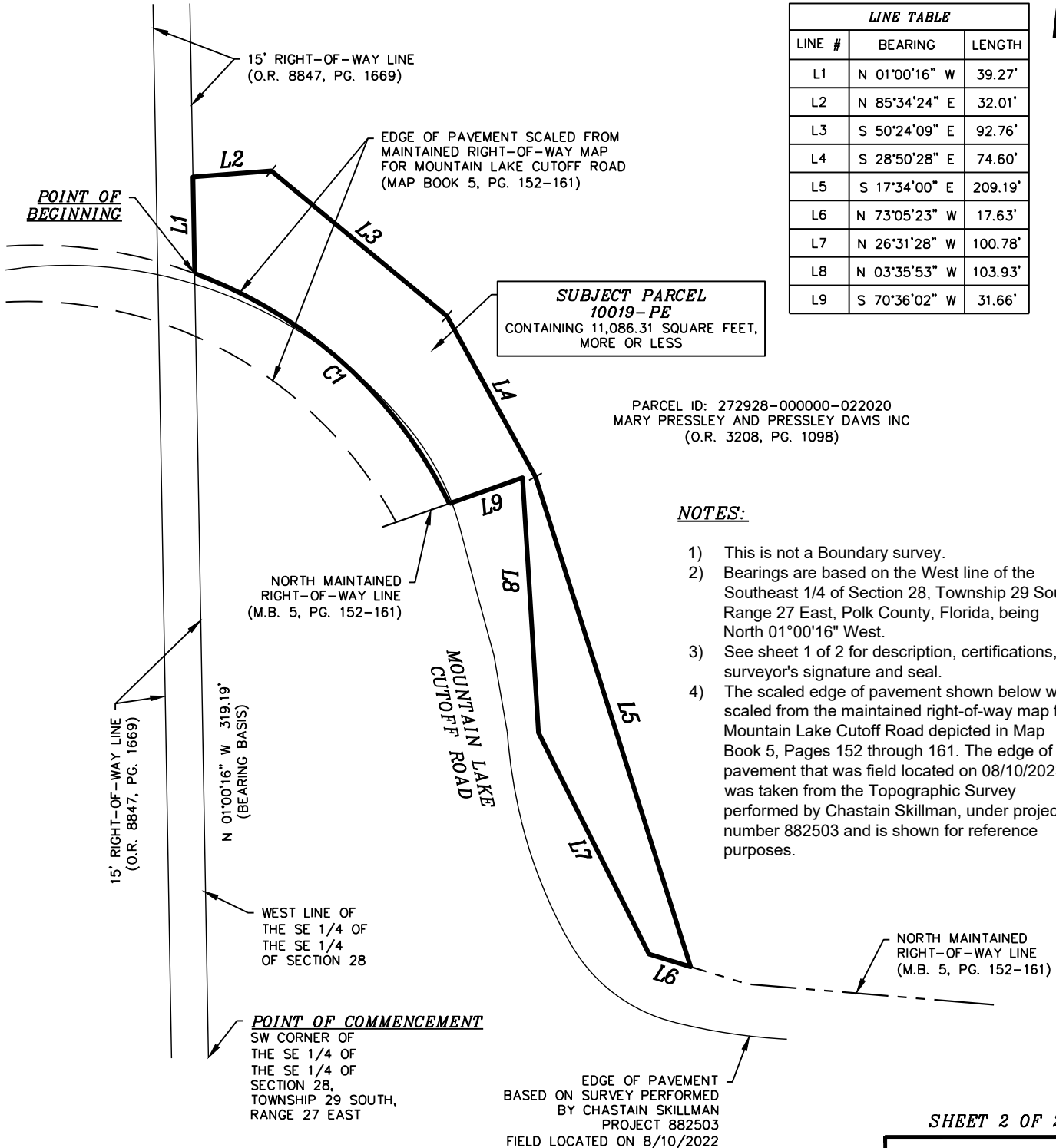
P.B. = PLAT BOOK
PG. = PAGE(S)
O.R. = OFFICIAL RECORDS BOOK
M.B. = MAP BOOK
PE = PERMANENT EASEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT
ID = IDENTIFICATION

DESCRIPTION SKETCH
10019-PE

SCALE 1" = 60'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C1	186.90'	143.11'	139.64'	N 47°52'26" W	43°52'21"

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 01°00'16" W	39.27'
L2	N 85°34'24" E	32.01'
L3	S 50°24'09" E	92.76'
L4	S 28°50'28" E	74.60'
L5	S 17°34'00" E	209.19'
L6	N 73°05'23" W	17.63'
L7	N 26°31'28" W	100.78'
L8	N 03°35'53" W	103.93'
L9	S 70°36'02" W	31.66'



SHEET 2 OF 2

CS PROJECT: 8825.03

10019-PE

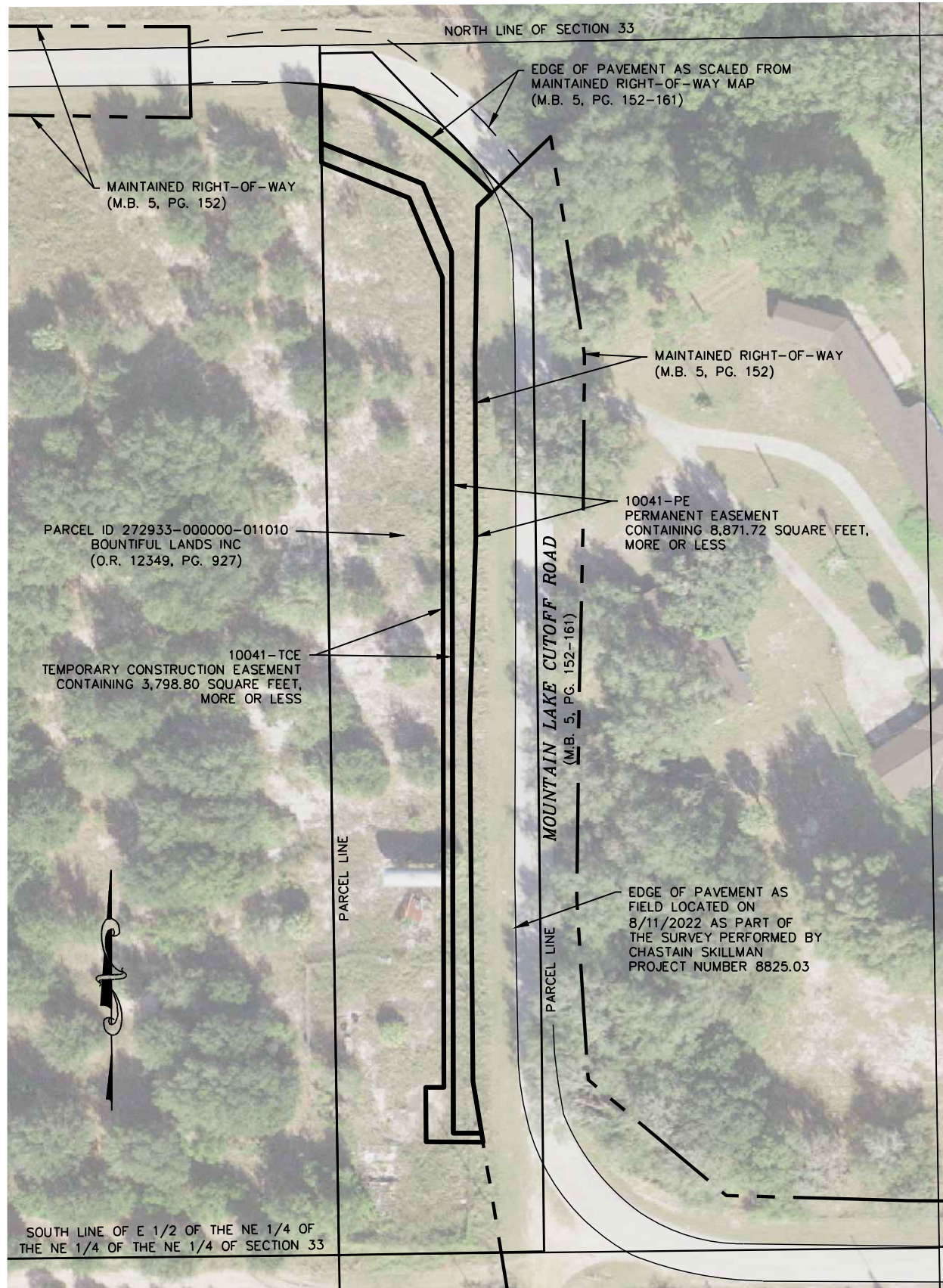
SHEET NO. V-02

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: 04/07/2024



GRAPHIC SCALE



(IN FEET)
1 inch = 80 feet

CS PROJECT NUMBER:
8825.03

PARCEL NUMBER:
10041

SHEET NUMBER:	V-01
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FIELD BY:

DATE:
06/08/2024

FIELD BOOK & PAGE:
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PRWC

BOUNTIFUL LANDS INC EXHIBIT

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

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[illegible]

DESCRIPTION
10041-PE

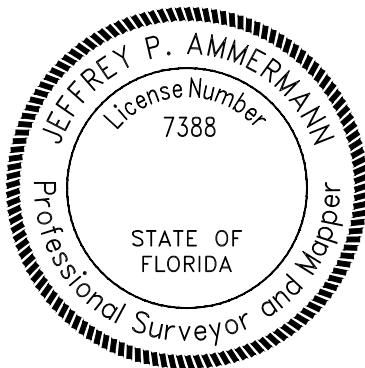
DESCRIPTION:

A parcel of land being a portion of the parcel described in Official Records Book 12349, Page 927, Public Records of Polk County, Florida, located in Section 33, Township 29 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Southwest corner of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 33; thence North 01°00'40" West, along the West line of said East 1/2 also being the West line of said parcel, 612.65 feet to the POINT OF BEGINNING; thence continue North 01°00'40" West, along said West line of parcel, 32.04 feet to the intersection with the South edge of pavement as scaled from the Maintained Right-of-Way map of Mountain Lake Cutoff Road as depicted on Map Book 5, Pages 152 through 161, Public Records of Polk County, Florida; thence South 83°32'56" East, along said scaled edge of pavement, 17.66 feet to a non-tangent curve to the right having a radius of 298.37 feet, a central angle of 18°30'06", a chord bearing of South 53°11'30" East, and a chord distance of 95.93 feet; thence along the arc of said curve and said scaled edge of pavement, 96.35 feet to the North and West Maintained Right-of-Way line of said Mountain Lake Cutoff Road; thence along said Maintained Right-of-Way line the following six (6) courses; thence (1) South 46°05'41" West, 10.76 feet; thence (2) South 00°47'56" West, 81.80 feet; thence (3) South 00°16'23 East, 100.00 feet; thence (4) South 01°43'51" West, 100.10 feet; thence (5) South 00°37'00" East, 200.00 feet; thence (6) South 09°22'31" East, 28.99 feet; thence North 89°44'23" West, 15.60 feet; thence North 00°13'00" West, 485.40 feet; thence North 22°51'14" West, 40.66 feet; thence North 68°12'17" West, 60.32 feet to the POINT OF BEGINNING. Said parcel containing 8,871.72 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: 2024.06.08
11:09:53 -04'00'

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JAMMERMANN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
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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

10041-PE

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 06/08/2024

SHEET NO. V-01

P:\882503\CAD\Survey\KEY SHEET 2\8-MTN LAKE CUTOFF RD\882503-SCC-2023-09-18-ESM\1S.dwg 10041-PE Jun 08, 2024 10:19am by: jammermann

LEGEND:

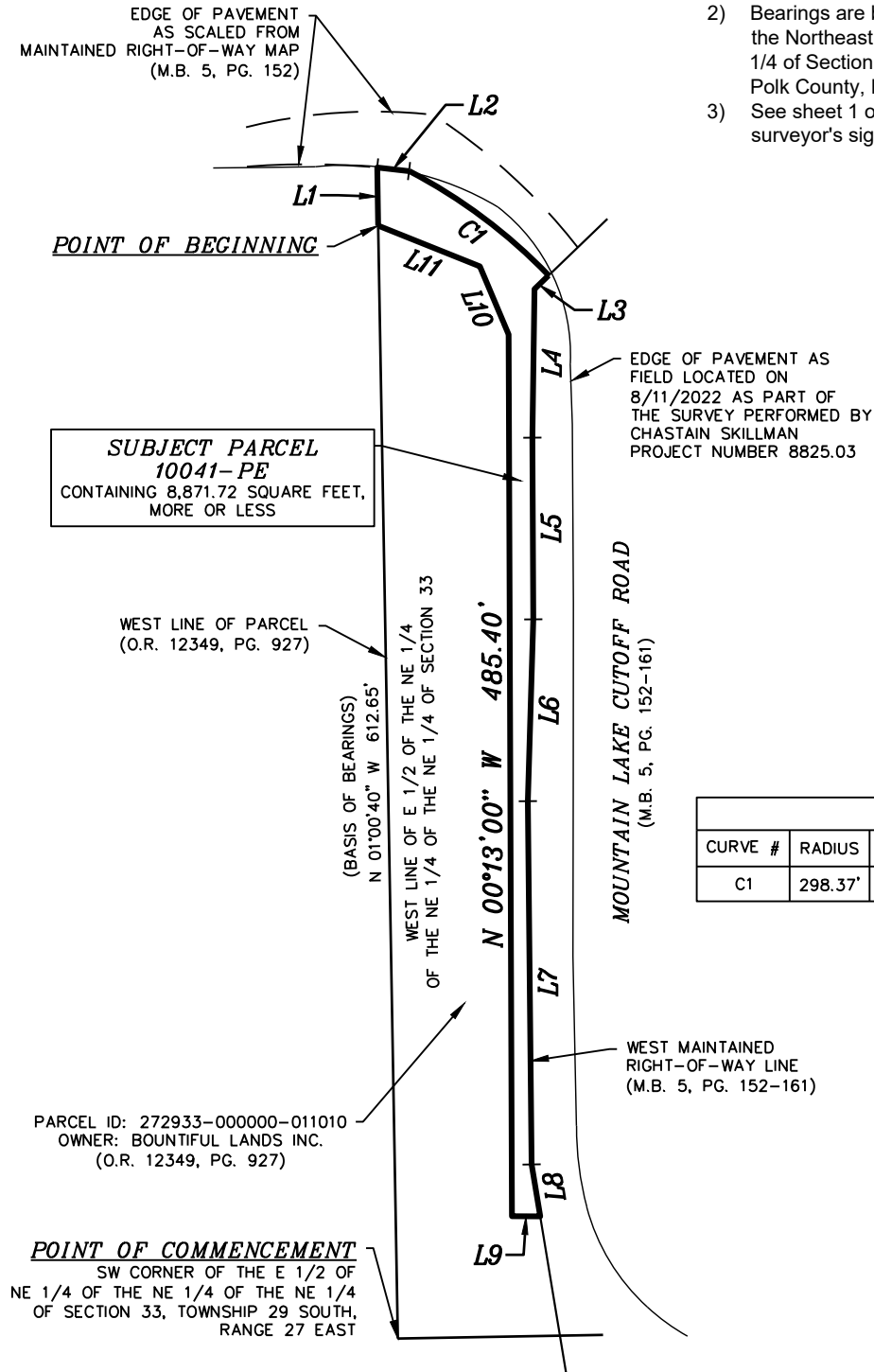
P.B. = PLAT BOOK
PG. = PAGE(S)
O.R. = OFFICIAL RECORDS BOOK
M.B. = MAP BOOK
PE = PERMANENT EASEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT
ID = IDENTIFICATION

DESCRIPTION SKETCH
10041-PE

SCALE 1" = 100'

NOTES:

- 1) This is not a Boundary survey.
- 2) Bearings are based on the West line of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 33, Township 29 South, Range 27 East, Polk County, Florida, being North 01°00'40" West.
- 3) See sheet 1 of 2 for description, certification, and surveyor's signature and seal.



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 01°00'40" W	32.04'
L2	S 83°32'56" E	17.66'
L3	S 46°05'41" W	10.76'
L4	S 00°47'56" W	81.80'
L5	S 00°16'23" E	100.00'
L6	S 01°43'51" W	100.10'
L7	S 00°37'00" E	200.00'
L8	S 09°22'31" E	28.99'
L9	N 89°44'23" W	15.60'
L10	N 22°51'14" W	40.66'
L11	N 68°12'17" W	60.32'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C1	298.37'	96.35'	95.93'	S 53°11'30" E	18°30'06"

SHEET 2 OF 2

CS PROJECT: 8825.03

10041-PE

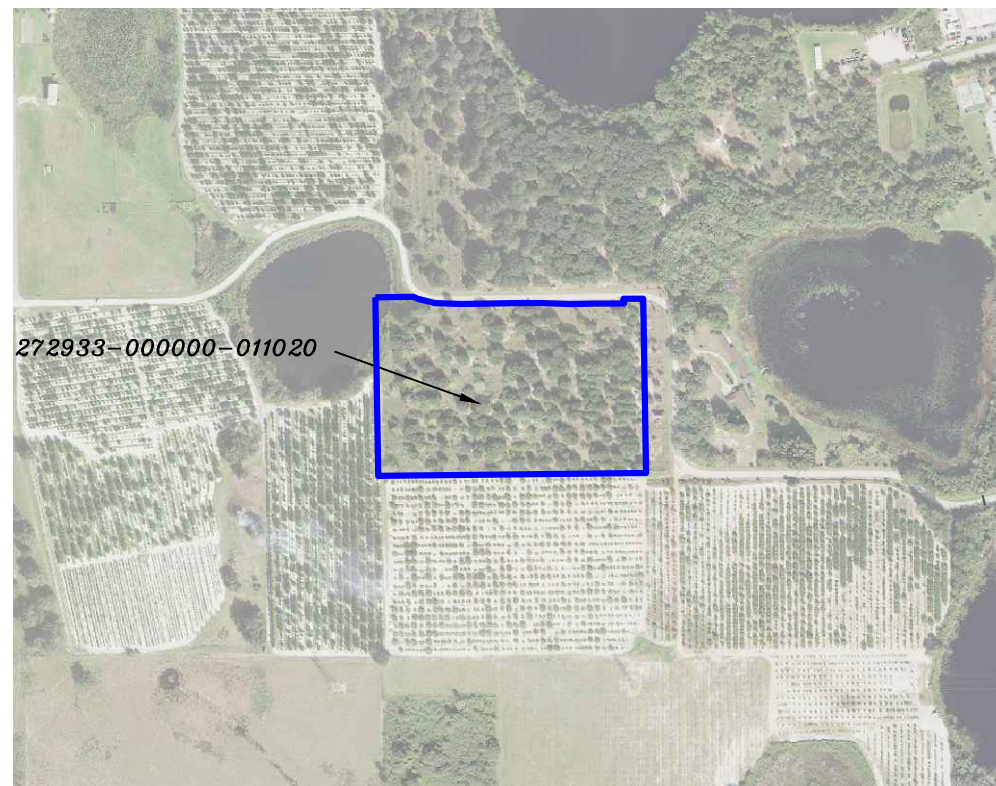
SHEET NO. V-02

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

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 06/08/2024



FIELD BY:	
DATE:	06/15/2024
FIELD BOOK & PAGE:	000 000 000

SHEET NUMBER:
V-01

[illegible]

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MARY PRESSLEY AND PRESSLEY DAVIS INC EXHIBIT

DESCRIPTION
10042-PE

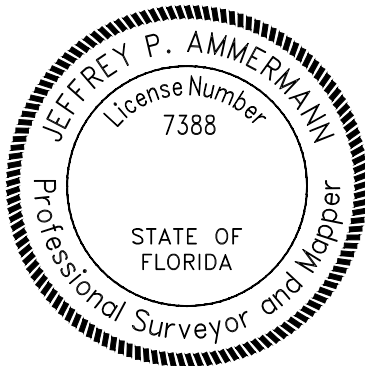
DESCRIPTION:

A parcel of land being a portion of a parcel described in Official Records Book 3208, Pages 1098 through 1099, Public Records of Polk County, Florida, located in Section 33, Township 29 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Southeast corner of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 33; thence North 01°00'40" West, along the East line of said West 1/2, also being the East line of said parcel described in Official Records Book 3208, Pages 1098 through 1099, a distance of 612.65 feet to the POINT OF BEGINNING; thence North 68°12'17" West, 7.39 feet; thence South 89°15'42" West, 665.94 feet to a non-tangent curve to the right having a radius of 1282.16 feet, a central angle of 06°35'51", a chord bearing of North 87°06'30" West, and a chord distance of 147.56 feet; thence along the arc of said curve, 147.64 feet; thence North 05°03'03" East, 25.06 feet to the intersection with the South maintained right-of-way line of said Mountain Lake Cutoff Road as depicted in Map Book 5, Pages 152 through 161, Public Records of Polk County, Florida; thence along said South maintained right-of-way line the following nine (9) courses; thence (1) South 75°35'49" East, 47.30 feet; thence (2) South 88°09'48" East, 100.15 feet; thence (3) North 88°27'33" East, 100.00 feet; thence (4) North 89°29'25" East, 100.01 feet; thence (5) South 89°59'39" East, 100.02 feet; thence (6) South 88°54'24" East, 100.08 feet; thence (7) North 88°55'03" East, 100.00 feet; thence (8) South 89°14'59" East, 100.06 feet; thence (9) North 01°15'16" West, 18.71 feet to the intersection with said South edge of pavement as scaled from said Maintained Right-of-Way map of Mountain Lake Cutoff Road, said point lying on a non-tangent curve to the right having a radius of 423.55 feet, a central angle of 09°43'06", a chord bearing of South 89°36'11" East, and a chord distance of 71.76 feet; thence along the arc of said curve and said scaled edge of pavement, 71.84 feet to the intersection with said East line of the West 1/2, also being the East line of said parcel described in Official Records Book 3208, Pages 1098 through 1099; thence South 01°00'40" East along said East line, 32.04 feet to the POINT OF BEGINNING. Said parcel containing 14,804.32 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

Digitally signed by
Jeffrey P Ammermann
Date: 2024.06.18
10:44:51 -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

10042-PE

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 06/18/2024

SHEET NO. V-01

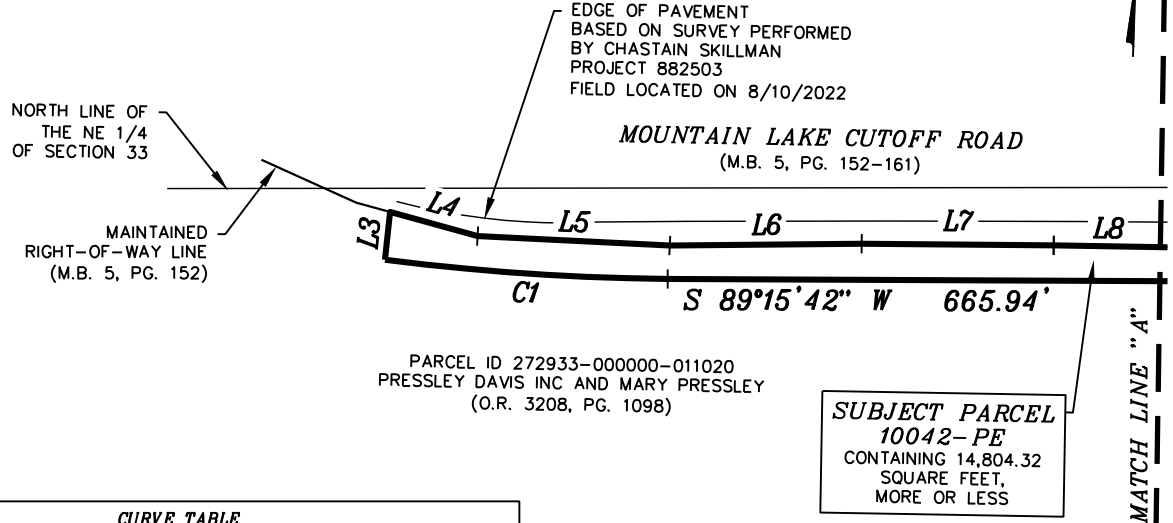
P:\882503\CAD\Survey\KEY SHEET 2\8-MTN LAKE CUTOFF RD\882503-SCC-2023-09-18-ESM\1S.dwg 10042-PE Jun 18, 2024 10:37am by: jammermann

LEGEND:

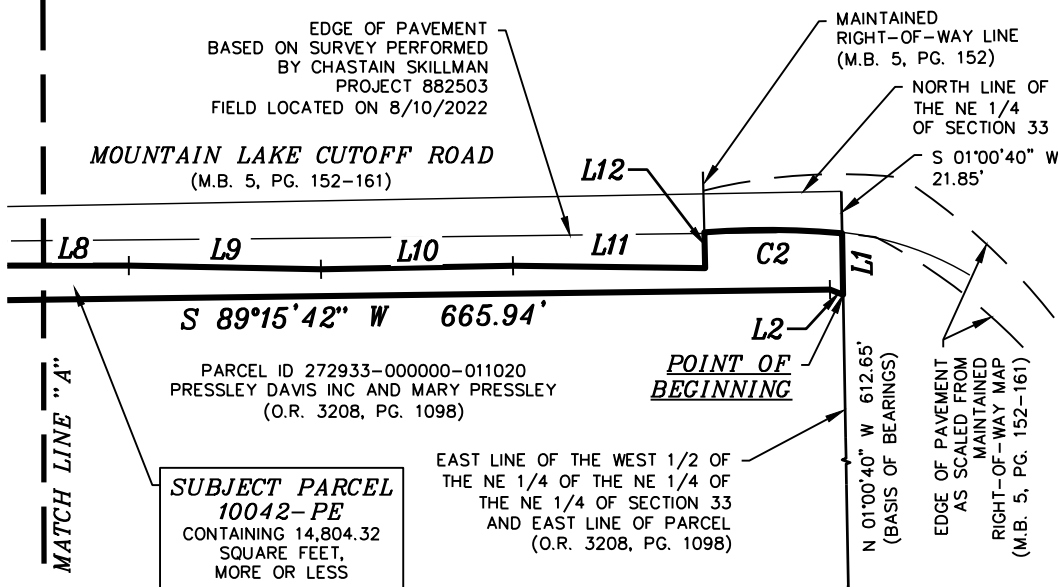
P.B. = PLAT BOOK
PG. = PAGE(S)
O.R. = OFFICIAL RECORDS BOOK
M.B. = MAP BOOK
PE = PERMANENT EASEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT
ID = IDENTIFICATION

DESCRIPTION SKETCH
10042-PE

SCALE 1" = 100'



CURVE TABLE					
CURVE #	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C1	1282.16'	147.64'	147.56'	N 87°06'30" W	6°35'51"
C2	423.55'	71.84'	71.76'	S 89°36'11" E	9°43'06"



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 01°00'40" E	32.04'
L2	N 68°12'17" W	7.39'
L3	N 05°03'03" E	25.06'
L4	S 75°35'49" E	47.30'
L5	S 88°09'48" E	100.15'
L6	N 88°27'33" E	100.00'
L7	N 89°29'25" E	100.01'
L8	S 89°59'39" E	100.02'
L9	S 88°54'24" E	100.08'
L10	N 88°55'03" E	100.00'
L11	S 89°14'59" E	100.06'
L12	N 01°15'16" W	18.71'

NOTES:

- 1) This is not a Boundary survey.
- 2) Bearings are based on the North line of the Northeast 1/4 of Section 33, Township 29 South, Range 27 East, Polk County, Florida, being South 89°03'12" West.
- 3) See sheet 1 of 2 for description, certifications, surveyor's signature and seal.
- 4) The scaled edge of pavement shown hereon was scaled from the maintained right-of-way map for Mountain Lake Cutoff Road depicted in Map Book 5, Pages 152 through 161.

SHEET 2 OF 2

CS PROJECT: 8825.03

10042-PE

SHEET NO. V-02

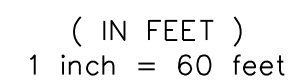
PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 06/18/2024

P:\882503\CAD\Survey\KEY SHEET 2\8-MTN LAKE CUTOFF RD\882503-SCC-2023-09-18-ESMTS.dwg 10049-EX Jun 06, 2024 10:12am by: jammermann

[illegible]

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ALMAR PROPERTIES LLC EXHIBIT

LEGEND:

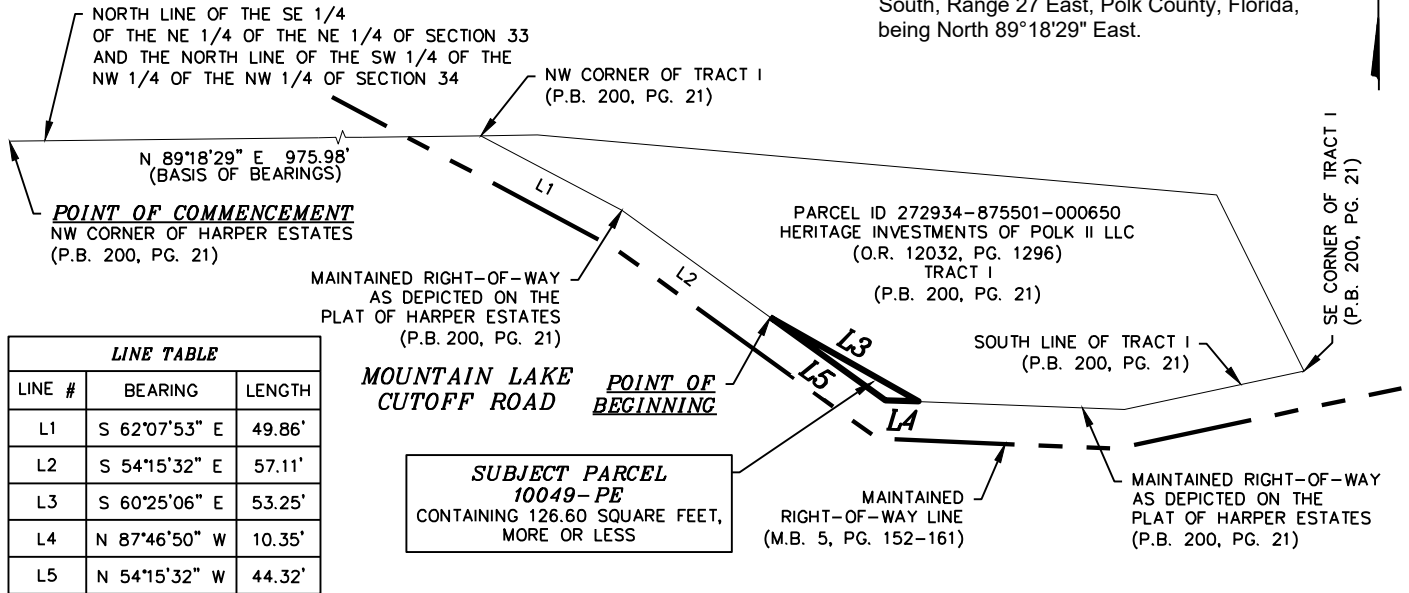
P.B. = PLAT BOOK
PG. = PAGE
O.R. = OFFICIAL RECORDS BOOK
PE = PERMANENT EASEMENT
TCE = TEMPORARY CONSTRUCTION EASEMENT
M.B. = MAP BOOK
ID = IDENTIFICATION

DESCRIPTION AND SKETCH
10049-PE

SCALE 1" = 60'

NOTES:

- 1) This is not a Boundary survey.
- 2) Bearings are based on the North line of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 34, Township 29 South, Range 27 East, Polk County, Florida, being North 89°18'29" East.

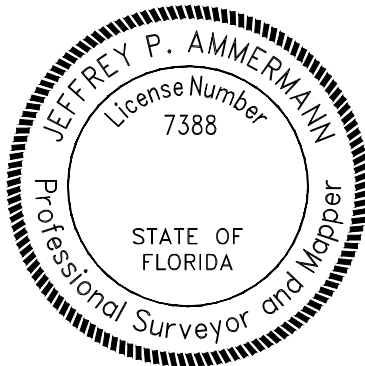
**DESCRIPTION:**

A parcel of land being a portion of Tract I, of the plat of HARPER ESTATES, as recorded in Plat Book 200, Pages 21 through 22, Public Records of Polk County, Florida, located in Section 34, Township 29 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of said plat; thence North 89°18'29" East, along the North line of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 33 and the North line of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 34, a distance of 975.98 feet to the Northwest corner of said Tract I; thence South 62°07'53" East, along the South line of Tract I also being the North maintained right-of-way line of Mountain Lake Cutoff Road as depicted on said plat of HARPER ESTATES, 49.86 feet; thence South 54°15'32" East, along said South line of Tract I, 57.11 feet to the POINT OF BEGINNING; thence South 60°25'06" East, 53.25 feet to the intersection with said South line of Tract I; thence North 87°46'50" West, along said South line, 10.35 feet; thence North 54°15'32" West, along said South line, 44.32 feet to the POINT OF BEGINNING. Said parcel containing 126.60 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: 2024.06.06

10:09:35 -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 1

CS PROJECT: 8825.03

10049-PE

SHEET NO. V-01

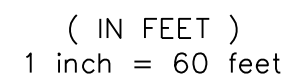
PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 06/05/2024

P: \882503\CAD\Survey\KEY SHEET 2\8-MTN LAKE CUTOFF RD\882503-SCC-2023-09-18-ESMTS.dwg 10049-EX Jun 06, 2024 10:12am by: jammermann



		CS PROJECT NUMBER: 8825.03	
FIELD BY:		PARCEL NUMBER: 10049	
DATE: 06/06/2024			
FIELD BOOK & PAGE: 000 000 000		SHEET NUMBER: V-01	

DESCRIPTION
10049-PE-A

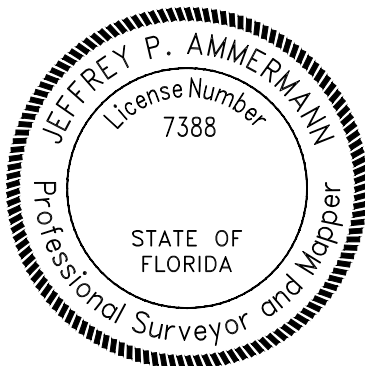
DESCRIPTION:

A parcel of land being a portion of the parcel described in Official Records Book 12032, Pages 1296 through 1297, Public Records of Polk County, Florida, located in Section 34, Township 29 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of HARPER ESTATES as recorded in Plat Book 200, Pages 21 through 22, Public Records of Polk County, Florida; thence North 89°18'29" East, along the North line of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 33 and the North line of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 34, a distance of 952.49 feet to the intersection with the Northerly maintained right-of-way line of Mountain Lake Cutoff Road as depicted in Map Book 5, Page 152 through 161, Public Records of Polk County, Florida and the POINT OF BEGINNING, said point being South 89°18'29" West, 23.49 feet from the Northwest corner of Tract I of said plat of Harper Estates; thence continue North 89°18'29" East, along said North line, 14.29 feet; thence South 60°25'06" East, 114.56 feet to the intersection with the South line of Tract I of said plat of Harper Estates; thence South 54°15'32" East, along said South line, 44.32 feet; thence South 87°46'50" East, along said South line, 10.35 feet; thence South 60°25'06" East, 12.05 feet; thence South 81°55'23" East, 34.33 feet; thence North 76°12'29" East, 79.04 feet to the intersection with the Southerly extension of the East line of said Tract I; thence South 26°25'23" East, along said Southerly extension, 10.35 feet to the intersection with said Northerly maintained right-of-way line of Mountain Lake Cutoff Road; thence South 78°04'52" West, along said Northerly line, 65.47 feet; thence North 87°35'26" West, along said Northerly line, 74.78 feet; thence North 54°04'08" West, along said Northerly line, 101.43 feet; thence North 61°56'32" West, along said Northerly line, 73.83 feet to the POINT OF BEGINNING. Said parcel containing 2,442.08 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: 2024.06.06
10:08:00 -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

10049-PE-A

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 06/06/2024

SHEET NO. V-01

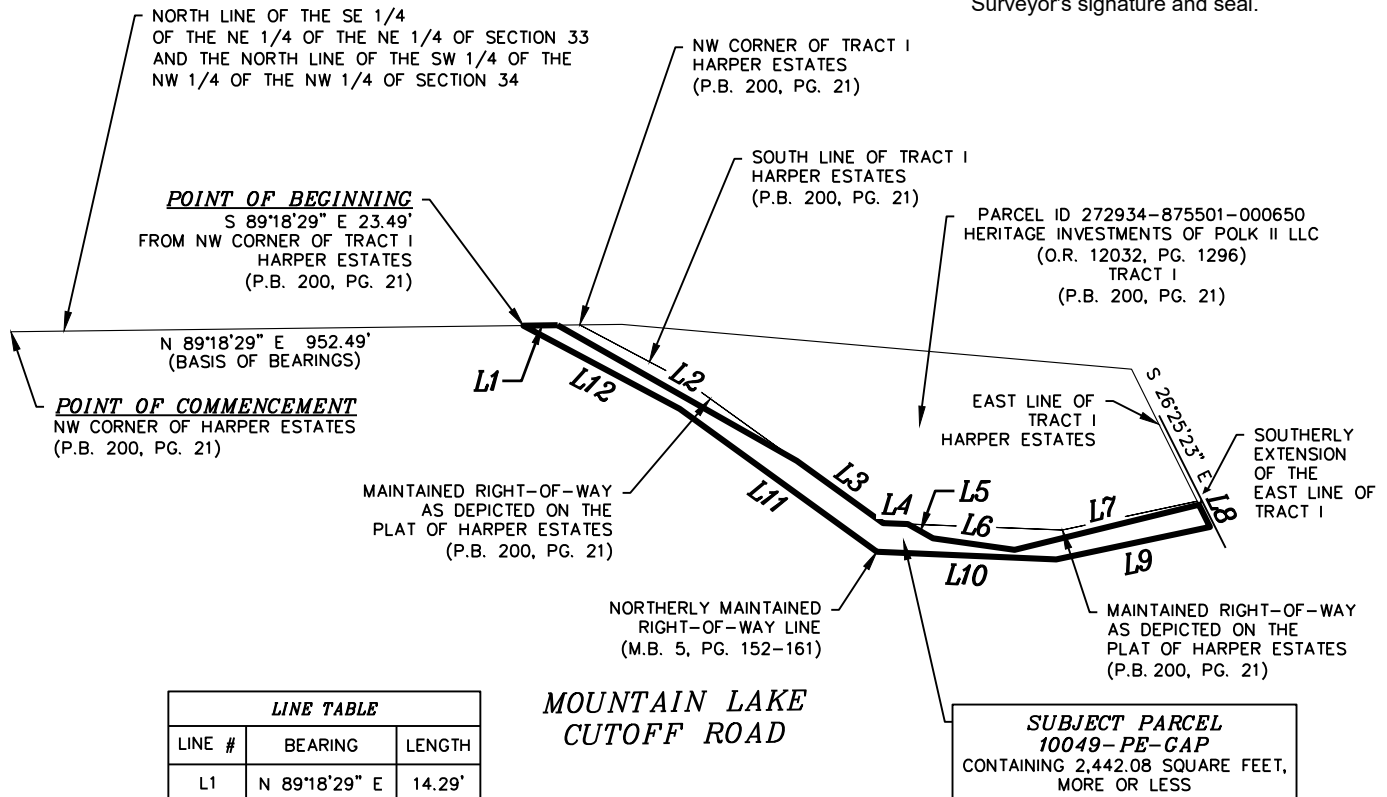
P:\882503\CAD\Survey\KEY SHEET 2\8-MTN LAKE CUTOFF RD\882503-SCC-2023-09-18-ESM\1S.dwg 10049-PE-A Jun 06, 2024 9:57am by: jammermann

LEGEND:

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

DESCRIPTION SKETCH
10049-PE-A**NOTES:**

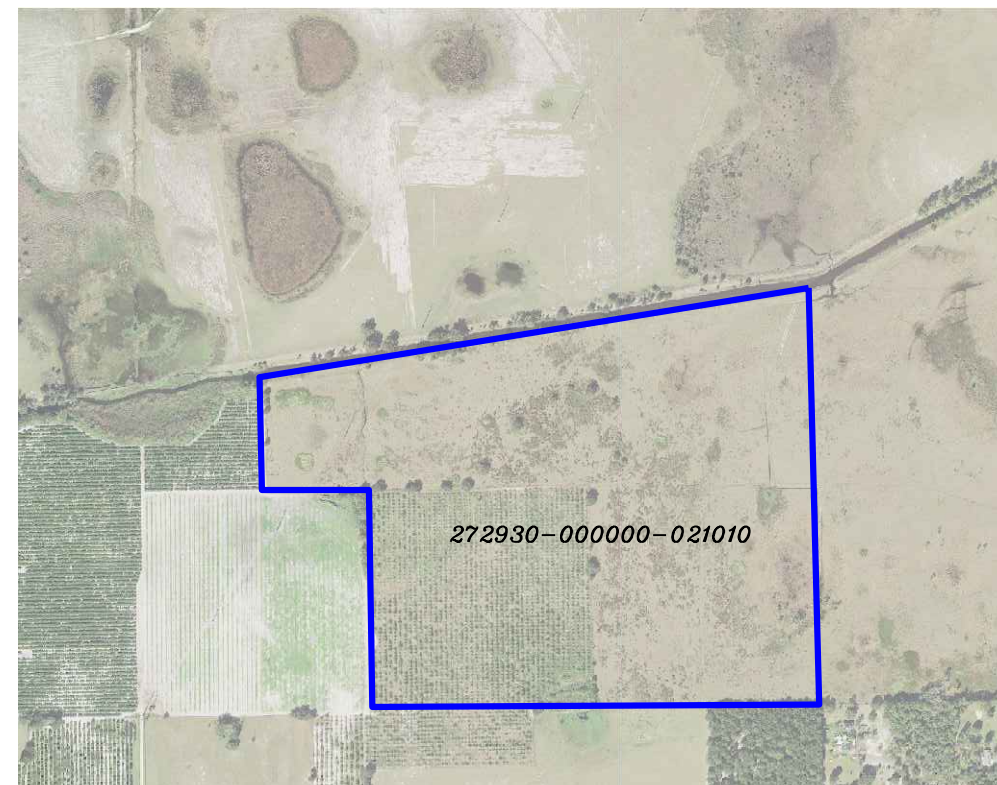
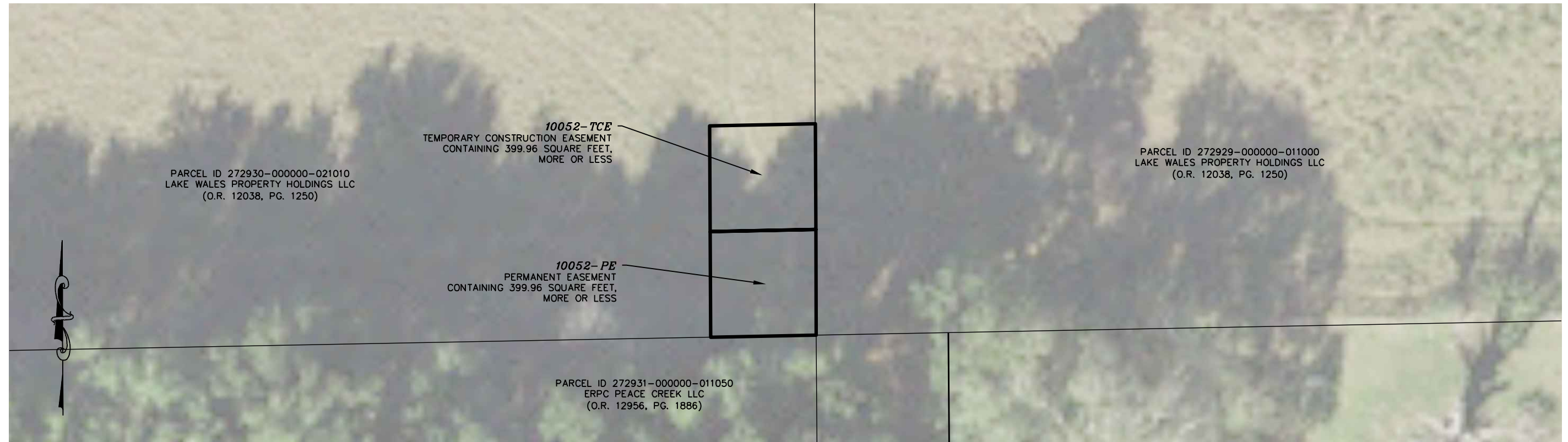
- 1) This is not a Boundary survey.
- 2) Bearings are based on the North line of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 34, Township 29 South, Range 27 East, Polk County, Florida, being North 89°18'29" East.
- 3) See sheet 1 for description, certification, and Surveyor's signature and seal.

**SHEET 2 OF 2****CS PROJECT: 8825.03****10049-PE-GAP****SHEET NO. V-02**

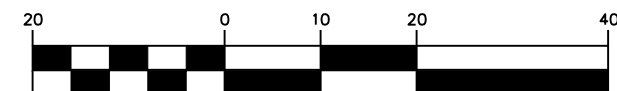
PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: S. CHILDS**FIELD BOOK: — PAGE: —****DATE: 06/06/2024**

EXHIBIT



GRAPHIC SCALE



(IN FEET)
1 inch = 20 feet

CS PROJECT NUMBER:
8825.03

PARCEL NUMBER:
10052

SHEET NUMBER:
V-01

FIELD BY:

DATE:
02/26/2024

FIELD BOOK & PAGE:
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[illegible]

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

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PRWC

LAKE WALES PROPERTY HOLDING LLC EXHIBIT

LEGEND:

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

DESCRIPTION AND SKETCH**10052-PE****NOTES:**

- 1) This is not a Boundary survey.
- 2) Bearings are based on the South line of the Southeast 1/4 of Section 30, Township 29 South, Range 27 East, Polk County, Florida, being South 88°55'28" West.

PARCEL ID 272930-000000-021010
LAKE WALES PROPERTY HOLDINGS LLC
(O.R. 12038, PG. 1250)

SUBJECT PARCEL
10052-PE
CONTAINING 399.96 SQUARE FEET,
MORE OR LESS

EAST LINE OF THE
SE 1/4 OF SECTION 30

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 88°55'28" W	20.00'
L2	N 00°16'49" W	20.00'
L3	N 88°55'28" E	20.00'
L4	S 00°16'49" E	20.00'

S 88°55'28" W (BASIS OF BEARINGS)

SOUTH LINE OF THE
SE 1/4 OF SECTION 30

SCALE 1" = 20'

POINT OF BEGINNING

SE CORNER OF THE SE 1/4
OF SECTION 30,
TOWNSHIP 29 SOUTH,
RANGE 27 EAST

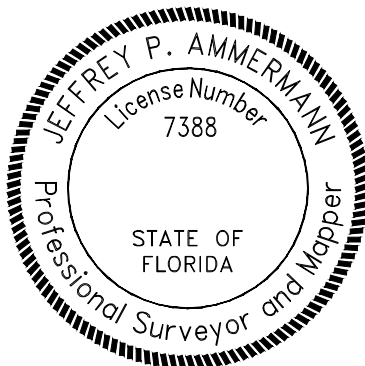
DESCRIPTION:

A parcel of land being a portion of "Parcel 6" as described in Official Records Book 12038, Pages 1250 through 1253, Public Records of Polk County, Florida, located in the Southeast 1/4 of Section 30, Township 29 South, Range 27 East, being more particularly described as follows:

BEGIN at the Southeast corner of said Southeast 1/4 of Section 30; thence South 88°55'28" West, along the South line of said Southeast 1/4, a distance of 20.00 feet; thence North 00°16'49" West, 20.00 feet; thence North 88°55'28" East, 20.00 feet to the East line of said Southeast 1/4; thence South 00°16'49" East, along said East line, 20.00 feet to the POINT OF BEGINNING. Said parcel containing 399.96 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: 2024.02.26

21:00:22 -05'00'

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 1

CS PROJECT: 8825.03

10052-PE

SHEET NO. V-01

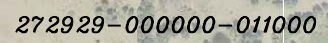
PREPARED BY: CHASTAIN-SKILLMAN, INC. - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/26/2024

P: \882503\CAD\Survey\KEY SHEET 2\8-MTN LAKE CUTOFF RD\882503-SCC-2023-09-18-ESMTS.dwg 10054-EX Jun 19, 2024 12:40pm by: jammerrmann



FIELD BY:	
DATE:	06/19/2024
FIELD BOOK & PAGE:	000 000 000

SHEET NUMBER:
V-01

[illegible]

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LAKE WALES PROPERTY HOLDING LLC EXHIBIT

DESCRIPTION
10054-PE

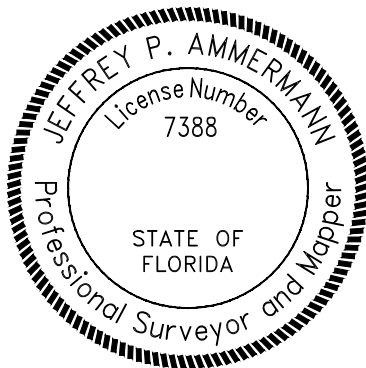
DESCRIPTION:

A parcel of land being a portion of "Parcel 5" as described in Official Records Book 12038, Pages 1250 through 1253, Public Records of Polk County, Florida, located in Section 29, Township 29 South, Range 27 East, being more particularly described as follows:

BEGIN at the Southwest corner of the Southwest 1/4 of said Section 29; thence North 00°16'49" West, along the West line of said Southwest 1/4, a distance of 20.00 feet; thence North 88°53'05" East, 1426.91 feet to a non-tangent curve to the left having a radius of 249.31 feet, a central angle of 27°37'02", a chord bearing of North 75°26'11" East, and a chord distance of 119.01 feet, thence along the arc of said curve, 120.17 feet; thence North 88°47'12" East, 294.74 feet to the intersection with the North maintained right-of-way line of Mountain Lake Cutoff Road as depicted on Map Book 5, Pages 152 through 161, Public Records of Polk County, Florida; thence along said North maintained right-of-way line the following four (4) courses; thence (1) South 88°24'56" West, 100.00 feet; thence (2) South 87°50'15" West, 99.78 feet; thence (3) South 83°03'46" West, 100.51 feet; thence (4) South 60°05'21" West, 73.38 feet to the intersection with the South line of said Southwest 1/4 of said Section 29; thence South 88°53'05" West, along said South line, 1473.64 feet to the POINT OF BEGINNING. Said parcel containing 31,419.96 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: 2024.06.20
13:02:51 -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**

10054-PE

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 06/19/2024

SHEET NO. V-01

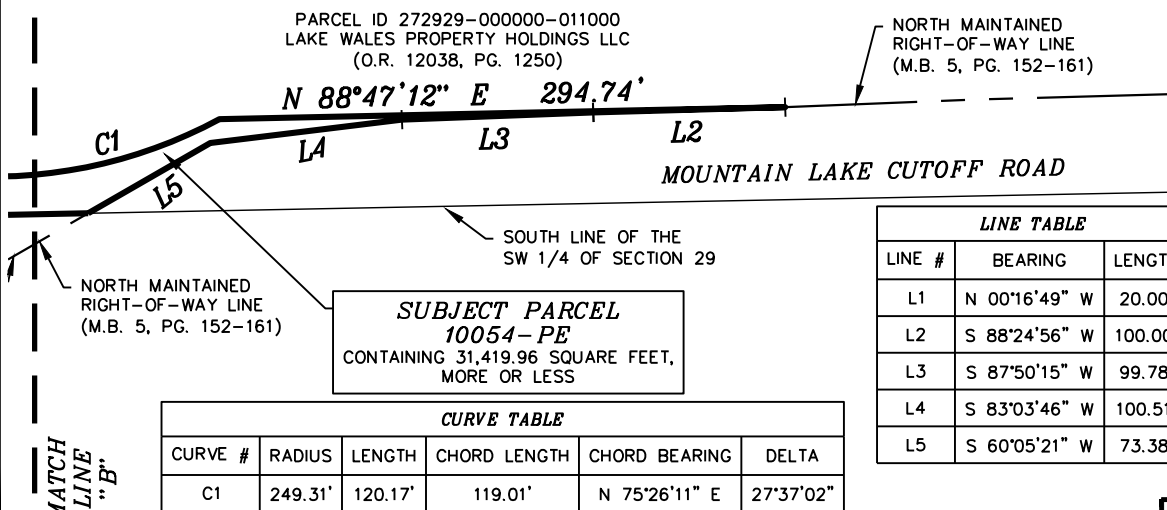
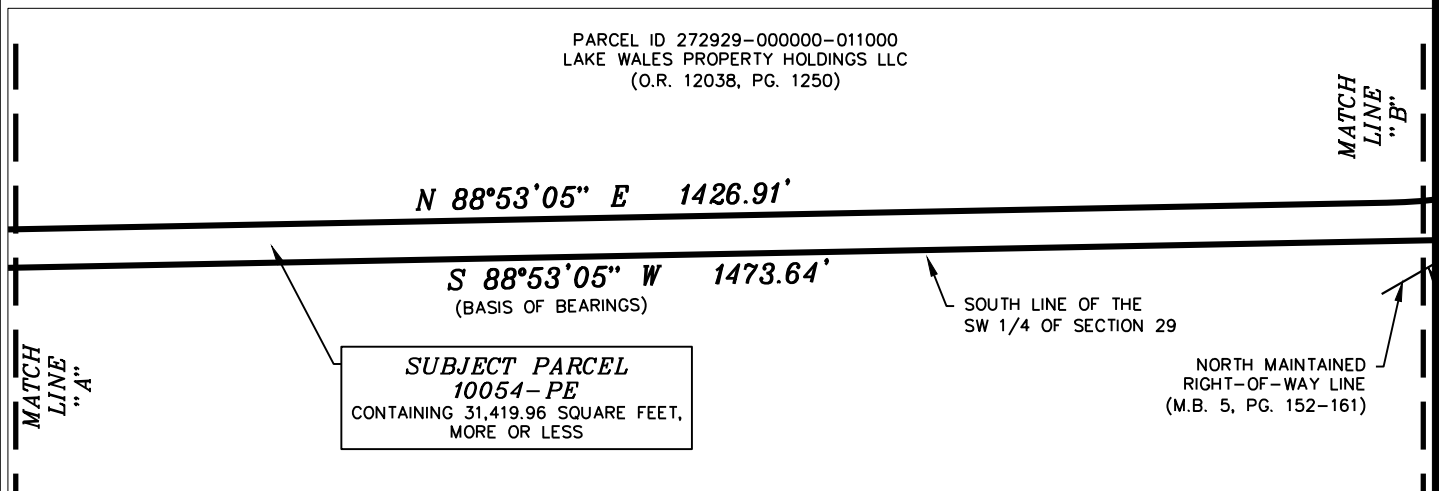
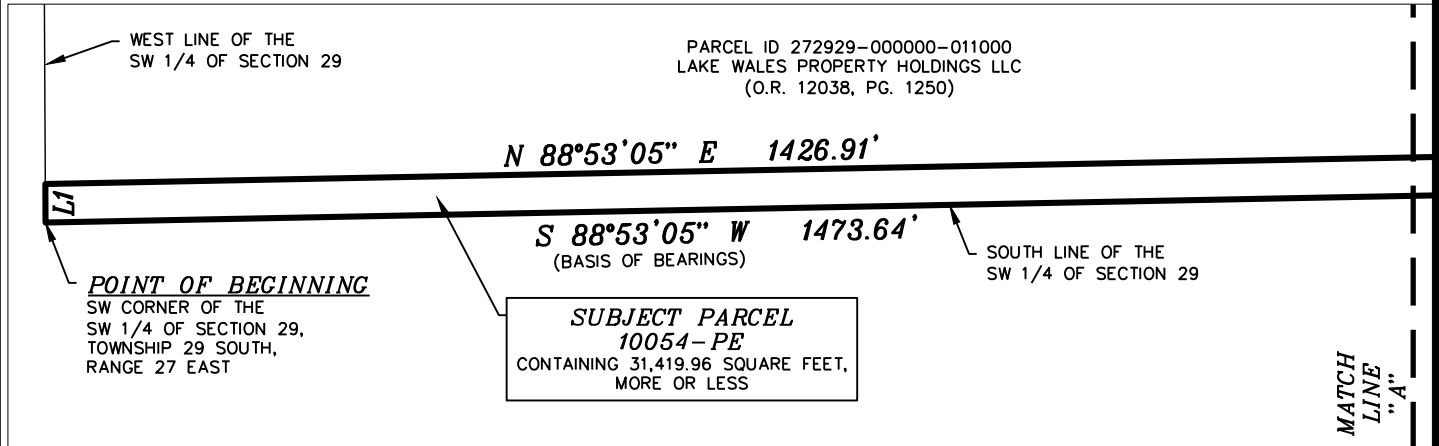
P: \882503\CAD\Survey\KEY SHEET 2\8-MTN LAKE CUTOFF RD\882503-SCC-2023-09-18-ESM\TS.dwg 10054-PE Jun 20, 2024 1:00pm by: jammermann

LEGEND:

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

DESCRIPTION SKETCH**10054-PE****NOTES:**

- 1) This is not a Boundary survey.
- 2) Bearings are based on the South line of the Southwest 1/4 of Section 29, Township 29 South, Range 27 East, Polk County, Florida, being South 88°53'05" West.
- 3) See sheet 1 of 2 for description, certification, and surveyor's signature and seal.



SCALE 1" = 100'

SHEET 2 OF 2

CS PROJECT: 8825.03

10054-PE

SHEET NO. V-02

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

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 06/19/2024

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 26 Pages]

DESCRIPTION
4057-TCE

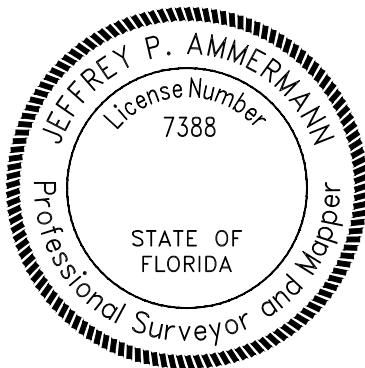
DESCRIPTION:

A parcel of land being a portion of the parcel described in Official Records Book 12355, Pages 510 through 511, Public Records of Polk County, Florida, located in Section 34, Township 29 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of the Northwest 1/4 of said Section 34; thence North 89°18'56" East, along the North line of said Northwest 1/4, a distance of 1436.77 feet to the intersection with the West right-of-way line of US Highway 27 (State Road 25) as depicted on Florida Department of Transportation Section Map 1618-202, also described in Deed Book 1050, Pages 365 through 368, Public Records of Polk County, Florida; thence South 14°24'11" East, along said West right-of-way line, 553.58 feet to the POINT OF BEGINNING; thence continue South 14°24'11" East, along said West right-of-way line, 37.00 feet; thence South 75°23'55" West, 488.52 feet; thence South 71°21'48" West, 98.55 feet; thence South 77°04'02" West, 104.58 feet to the centerline of a branch connecting two lakes; thence North 26°38'43" West, along said centerline, 8.65 feet; thence North 76°12'29" East, 106.07 feet; thence North 71°21'48" East, 27.42 feet; thence North 75°23'55" East, 465.77 feet; thence North 14°24'11" West, 32.00 feet; thence North 75°23'55" East, 94.00 feet to the POINT OF BEGINNING. Said parcel containing 7,228.34 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: 2024.06.06
11:11:54 -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

4057-TCE

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 06/06/2024

SHEET NO. V-01

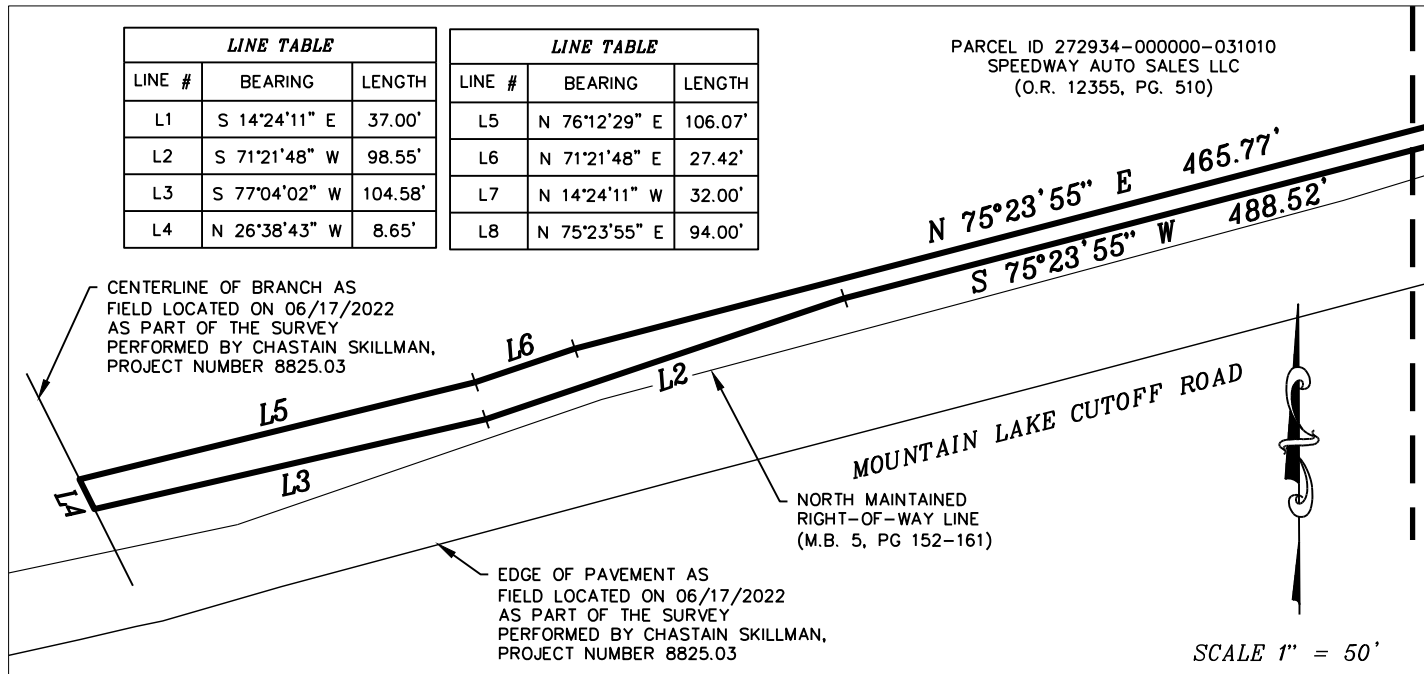
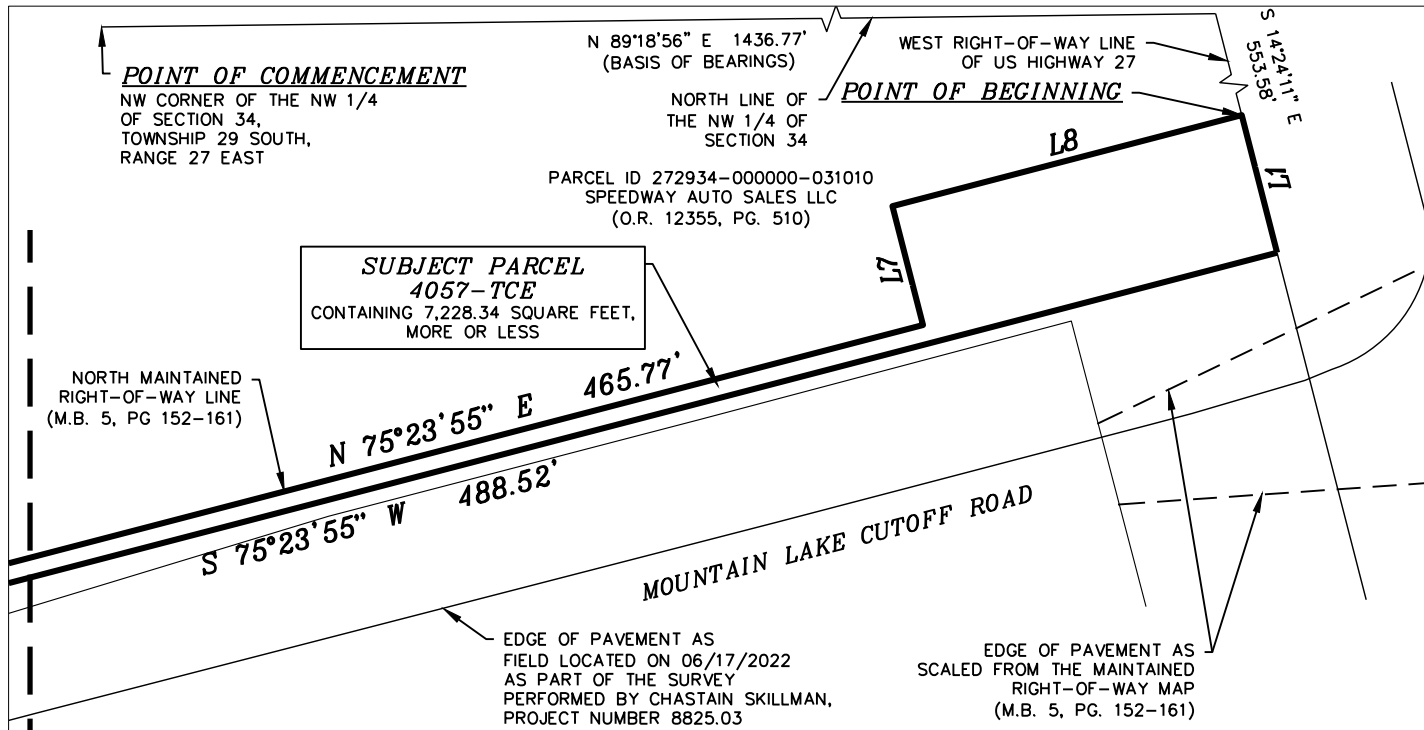
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LEGEND:

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

DESCRIPTION SKETCH**4057-TCE****NOTES:**

- 1) This is not a Boundary survey.
- 2) Bearings are based on the North line of the Northwest 1/4 of Section 34, Township 29 South, Range 27 East, Polk County, Florida, being North 89°18'56" East.
- 3) See sheet 1 of 2 for description, certification, and surveyor's signature and seal.

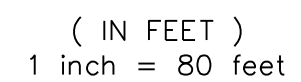
**SHEET 2 OF 2****CS PROJECT: 8825.03****4057-TCE****SHEET NO. V-02**

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: 06/06/2024**

P:\882503\CAD\Survey\KEY SHEET 2\8-MTN LAKE CUTOFF RD\882503-SCC-2023-09-18-ESM\5.dwg 4057-TCE (2) Jun 06, 2024 11:08am by: jammermann

P: \882503\CAD\Survey\KEY SHEET 2\8-MTN LAKE CUTOFF RD\882503-SCC-2023-09-18-ESMTS.dwg 4058-EX Jun 05, 2024 3:07pm by: jammermann

[illegible]

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ALMAR PROPERTIES LLC EXHIBIT

DESCRIPTION
4058-TCE

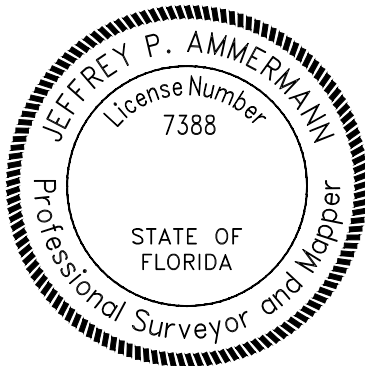
DESCRIPTION:

A parcel of land being a portion of the parcel described in Official Records Book 11002, Pages 987 through 989, Public Records of Polk County, Florida, located in Sections 33 and 34, Township 29 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 34; thence South 00°55'10" East, along the West line of said Northwest 1/4, a distance of 635.58 feet to the POINT OF BEGINNING, having a Northing of 1304762.49 and an Easting of 781738.80, being on the Florida State Plane Coordinate System, West Zone (0902), North American Datum of 1983, 2011 adjustment, U.S. Surveyor's Feet (sFT); thence South 89°49'56" West, 117.77 feet; thence North 45°00'20" West, 71.35 feet; thence South 89°50'39" West, 12.69 feet to the intersection with the North maintained right-of-way line of Mountain Lake Cutoff Road as depicted in Map Book 5, Pages 152 through 161, Public Records of Polk County, Florida; thence North 50°03'42" West, along said North line, 15.53 feet; thence North 89°50'39" East, 28.72 feet; thence South 45°00'20" East, 71.34 feet; thence North 89°49'56" East, 113.48 feet to the intersection with the West line of the Northwest 1/4 of said Section 34; thence North 89°49'56" East, 577.51 feet; thence South 69°45'43" East, 48.47 feet; thence South 60°25'06" East, 38.98 feet to the South line of said parcel; thence South 89°18'17" West, along said South line, 19.83 feet; thence North 60°25'06" West, 21.03 feet; thence North 69°45'43" West, 45.85 feet; thence South 89°49'56" West, 575.58 feet, to the POINT OF BEGINNING. Said parcel containing 8,613.78 square feet, more or less.

CERTIFICATION:

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



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2024.06.05
15:08:15 -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
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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

4058-TCE

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 06/05/2024

SHEET NO. V-01

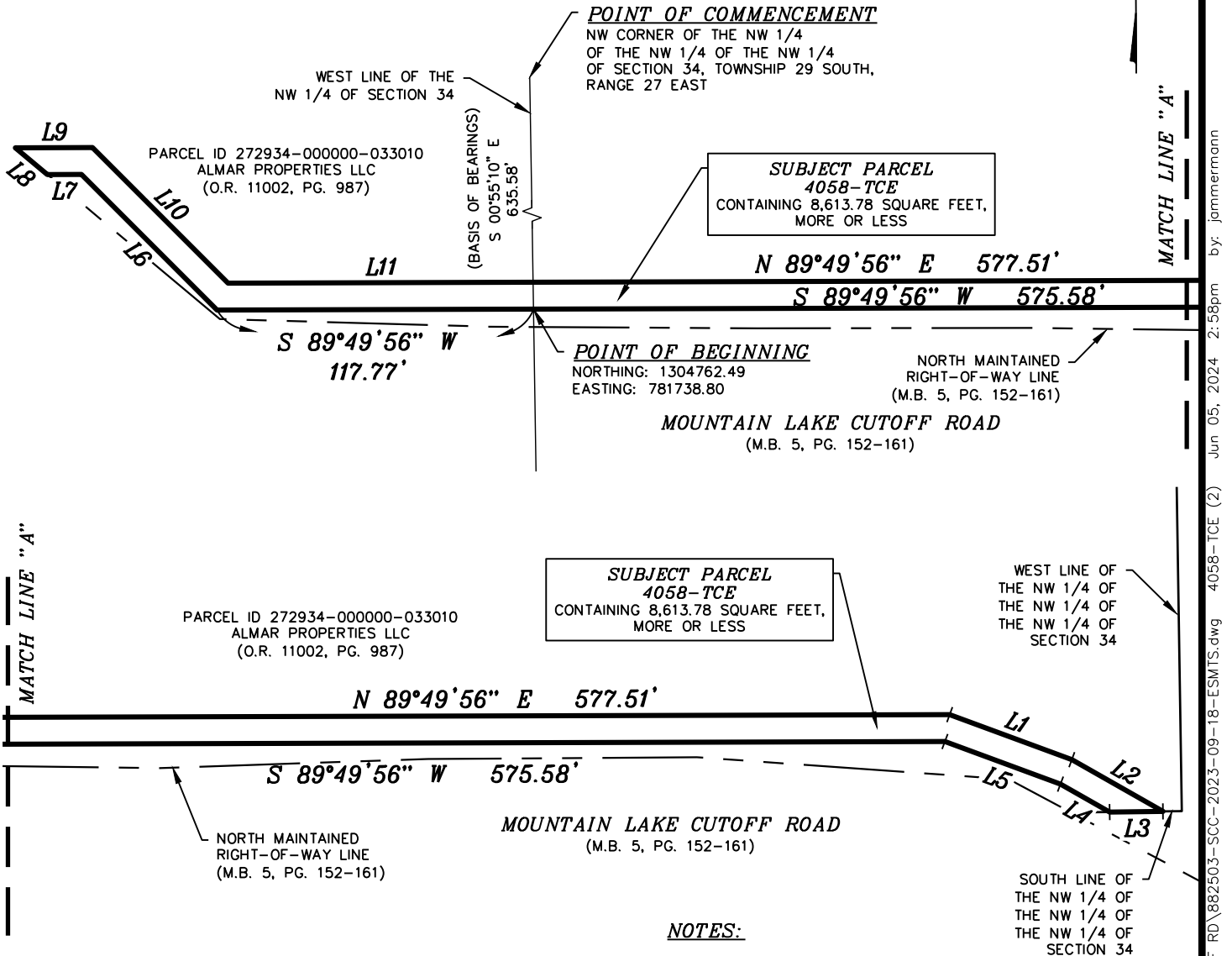
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LEGEND:

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

DESCRIPTION SKETCH
4058-TCE

SCALE 1" = 60'

**NOTES:**

- 1) This is not a Boundary survey.
- 2) Bearings are based on the West line of the Northwest 1/4 of Section 34, Township 29 South, Range 27 East, Polk County, Florida, being South 00°55'10" East.
- 3) See sheet 1 of 2 for description, certification, and surveyor's signature and seal.
- 4) The coordinates shown hereon, are based on the Florida Permanent Reference Network (FPRN), being on the Florida State Plane Coordinate System, West Zone (0902), North American Datum of 1983, 2011 Adjustment, U.S. Surveyor's Feet (SFT).

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 69°45'43" E	48.47'
L2	S 60°25'06" E	38.98'
L3	S 89°18'17" W	19.83'
L4	N 60°25'06" W	21.03'
L5	N 69°45'43" W	45.85'
L6	N 45°00'20" W	71.35'

LINE TABLE		
LINE #	BEARING	LENGTH
L7	S 89°50'39" W	12.69'
L8	N 50°03'42" W	15.53'
L9	N 89°50'39" E	28.72'
L10	S 45°00'20" E	71.34'
L11	N 89°49'56" E	113.48'

SHEET 2 OF 2

CS PROJECT: 8825.03

4058-TCE

SHEET NO. V-02

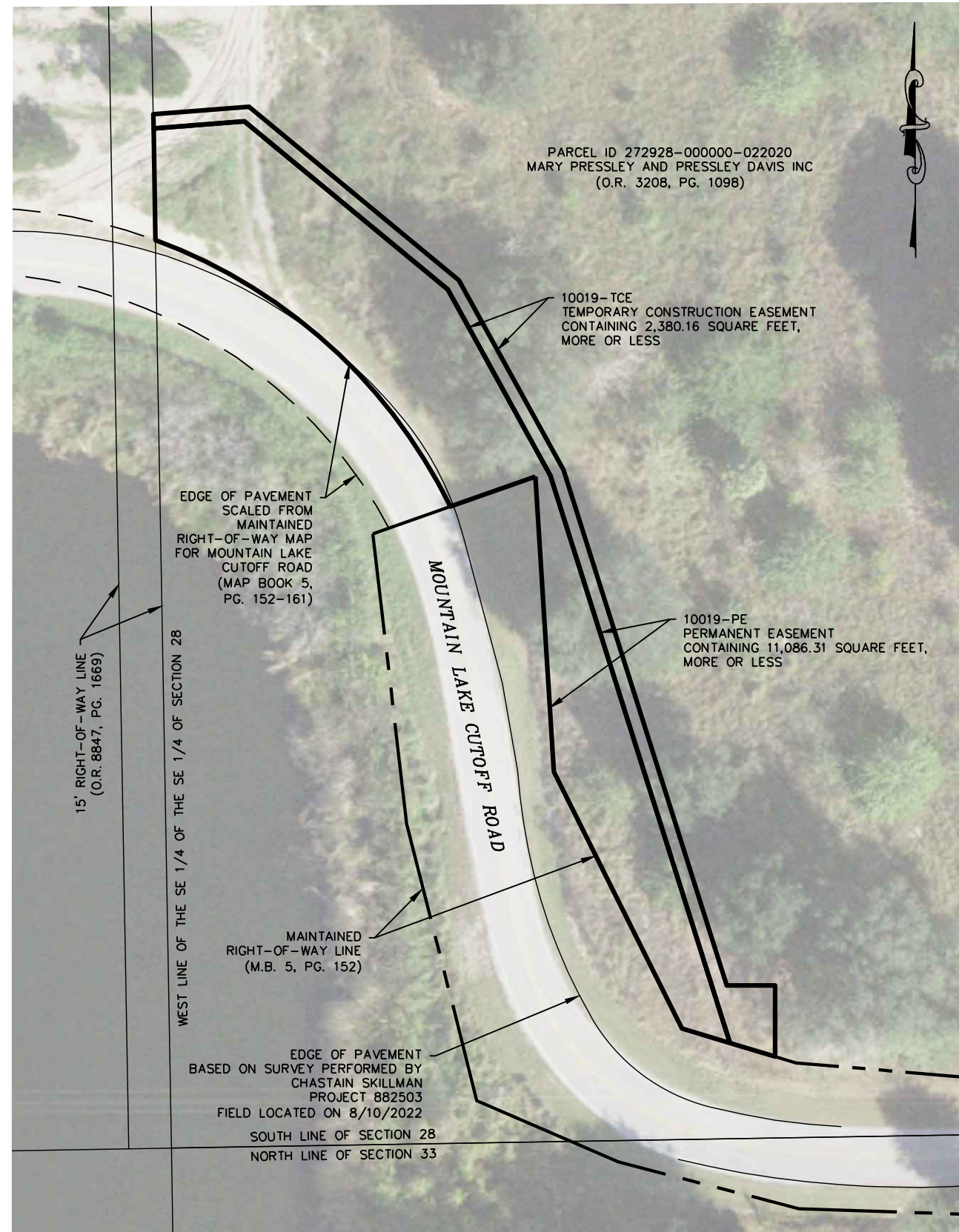
PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 06/05/2024

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[illegible]

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

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PRWC

MARY PRESSLEY AND PRESSLEY DAVIS INC EXHIBIT

GRAPHIC SCALE



(IN FEET)
1 inch = 50 feet

FIELD BY: N/A

DATE:
04/07/2024

FIELD BOOK & PAGE:
N/A

CS PROJECT NUMBER:
8825.03

PARCEL NUMBER:
10019

SHEET NUMBER:
V-01

DESCRIPTION
10019-TCE

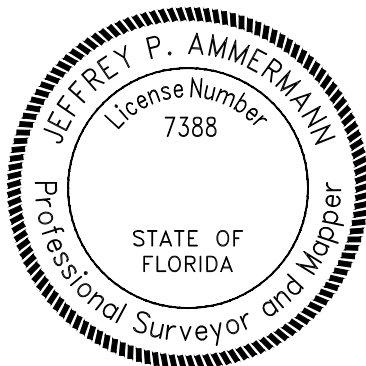
DESCRIPTION:

A parcel of land being a portion of a parcel described in Official Records Book 3208, Pages 1098 through 1099, Public Records of Polk County, Florida, located in Section 28, Township 29 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 28; thence North 01°00'16" West, along the West line of said Southeast 1/4, a distance of 319.19 feet to the intersection with the North edge of pavement as scaled from the maintained right-of-way map of Mountain Lake Cutoff Road as depicted in Map Book 5, Pages 152 through 161, Public Records of Polk County, Florida; thence continue North 01°00'16" West, along said West line, 39.27 feet to the POINT OF BEGINNING; thence continue North 01°00'16" West, along said West line, 5.01 feet; thence North 85°34'24" East, 33.73 feet; thence South 50°24'09" East, 95.73 feet; thence South 28°50'28" East, 76.05 feet; thence South 17°34'00" East, 190.10 feet; thence North 90°00'00" East, 17.00 feet; thence South 00°00'00" East, 25.00 feet to the North maintained right-of-way line of said Mountain Lake Cutoff Road; thence North 73°05'23" West, along said North line, 16.57 feet; thence North 17°34'00" west, 209.19 feet; thence North 28°50'28" west, 74.60 feet; thence North 50°24'09" West, 92.76 feet; thence South 85°34'24" West, 32.01 feet to the POINT OF BEGINNING. Said parcel containing 2,380.16 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: 2024.04.07
10:46:59 -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

10019-TCE

DRAWN BY: S. CHILDS

FIELD BOOK: — **PAGE:** —

DATE: 04/07/2024

SHEET NO. V-01

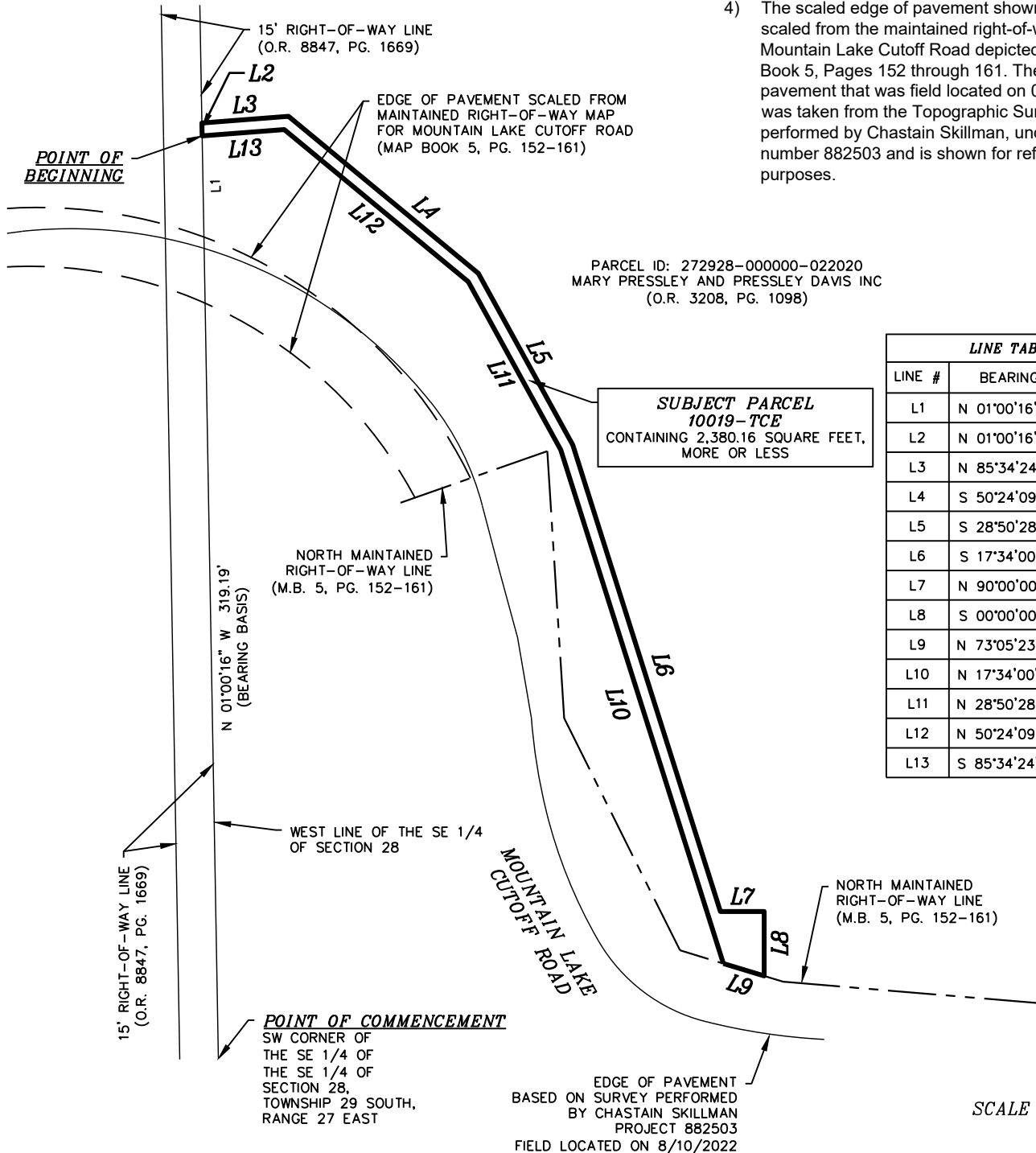
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LEGEND:

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

DESCRIPTION SKETCH**10019-TCE****NOTES:**

- 1) This is not a Boundary survey.
- 2) Bearings are based on the West line of the Southeast 1/4 of Section 28, Township 29 South, Range 27 East, Polk County, Florida, being North 01°00'16" West.
- 3) See sheet 1 of 2 for description, certifications, surveyor's signature and seal.
- 4) The scaled edge of pavement shown below was scaled from the maintained right-of-way map for Mountain Lake Cutoff Road depicted in Map Book 5, Pages 152 through 161. The edge of pavement that was field located on 08/10/2023 was taken from the Topographic Survey performed by Chastain Skillman, under project number 882503 and is shown for reference purposes.



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 01°00'16" W	39.27'
L2	N 01°00'16" W	5.01'
L3	N 85°34'24" E	33.73'
L4	S 50°24'09" E	95.73'
L5	S 28°50'28" E	76.05'
L6	S 17°34'00" E	190.10'
L7	N 90°00'00" E	17.00'
L8	S 00°00'00" E	25.00'
L9	N 73°05'23" W	16.57'
L10	N 17°34'00" W	209.19'
L11	N 28°50'28" W	74.60'
L12	N 50°24'09" W	92.76'
L13	S 85°34'24" W	32.01'

SCALE 1" = 60'

SHEET 2 OF 2

CS PROJECT: 8825.03

10019-TCE

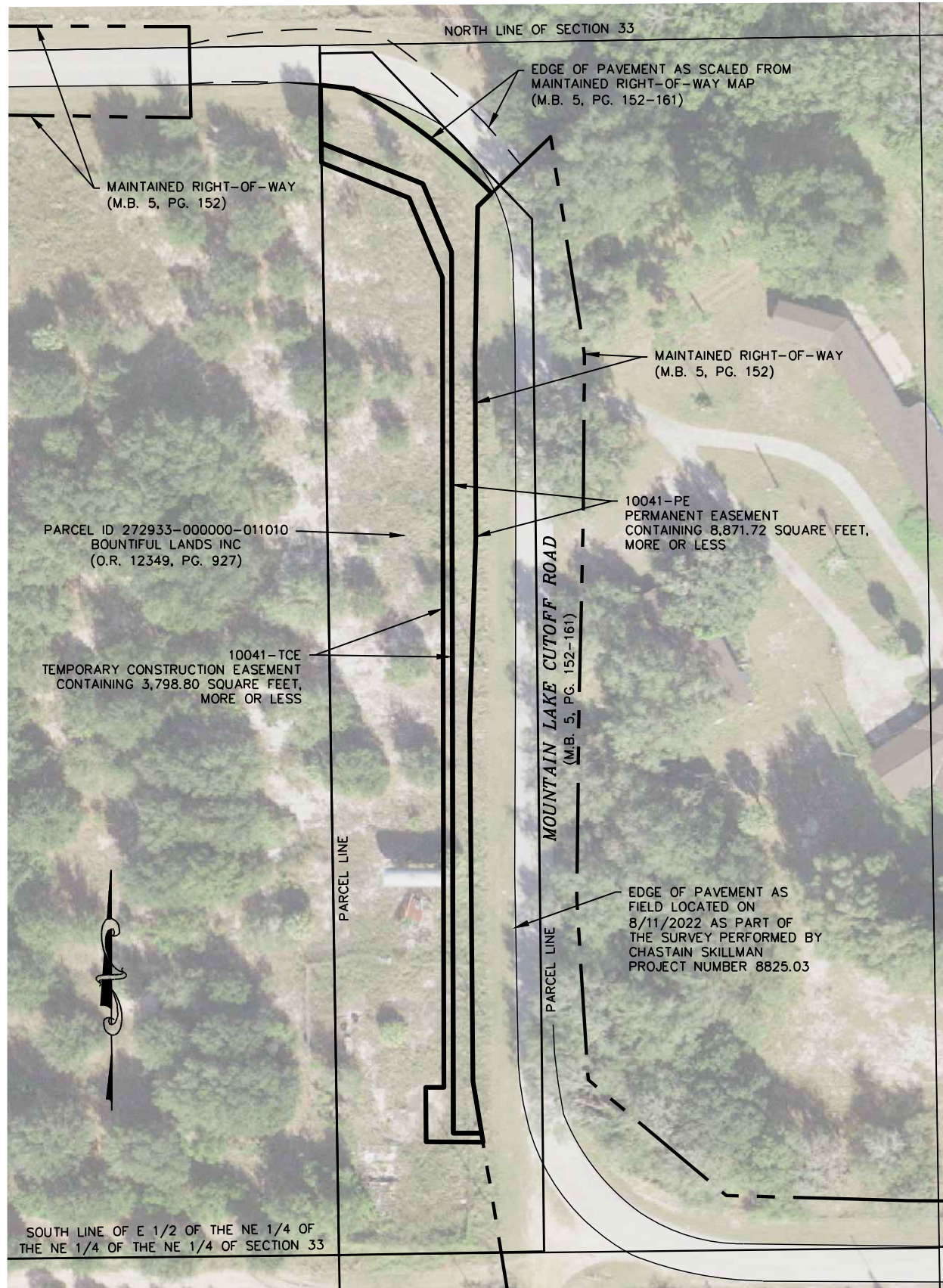
SHEET NO. V-02

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: 04/07/2024



p:\882503\CAD\Survey\KEY SHEET 2\8-MTN LAKE CUTOFF RD\882503-SCC-2023-09-18-ESMTS.dwg 10041-EX Jun 08, 2024 11:08am by: jammerrmann

[illegible]

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

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PRWC

BOUNTIFUL LANDS INC EXHIBIT

GRAPHIC SCALE



(IN FEET)
1 inch = 80 feet

FIELD BY:

DATE:
06/08/2024

FIELD BOOK & PAGE:
000
000
000

CS PROJECT NUMBER:
8825.03

PARCEL NUMBER:
10041

SHEET NUMBER:
V-01

DESCRIPTION
10041-TCE

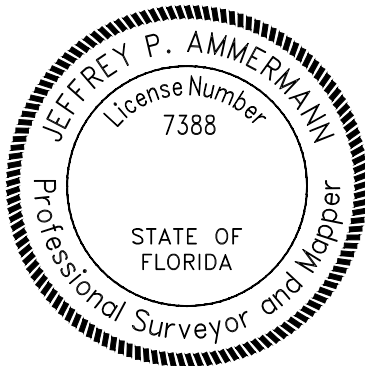
DESCRIPTION:

A parcel of land being a portion of the parcel described in Official Records Book 12349, Page 927, Public Records of Polk County, Florida, located in Section 33, Township 29 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Southwest corner of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 33; thence North 01°00'40" West, along the West line of said East 1/2 also being the West line of said parcel, 601.80 feet to the POINT OF BEGINNING; thence continue North 01°00'40" West, along said West line, 10.85 feet; thence South 68°12'17" East, 60.32 feet; thence South 22°51'14" East, 40.66 feet; thence South 00°13'00" East, 485.40 feet; thence South 89°44'23" East, 15.60 feet to the West Maintained Right-of-Way line of Mountain Lake Cutoff Road as depicted on Map Book 5, Pages 152 through 161, Public Records of Polk County, Florida; thence South 09°22'31" East, along said West Maintained Right-of-Way line, 5.07 feet; thence North 89°44'23" West, 31.40 feet; thence North 00°13'00" West, 30.00 feet; thence South 89°44'23" East, 10.00 feet; thence North 00°13'00" West, 446.36 feet; thence North 22°51'14" West, 47.47 feet; thence North 68°12'17" West, 51.93 feet to the POINT OF BEGINNING. Said parcel containing 3,798.80 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: 2024.06.08
11:13:15 -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

10041-TCE

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 06/08/2024

SHEET NO. V-01

P:\882503\CAD\Survey\KEY SHEET 2\8-MTN LAKE CUTOFF RD\882503-SCC-2023-09-18-ESM\T.S.dwg 10041-TCE Jun 08, 2024 10:53am by: jammermann

LEGEND:

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

DESCRIPTION SKETCH
10041-TCE

SCALE 1" = 100'

**NOTES:**

- 1) This is not a Boundary survey.
- 2) Bearings are based on the West line of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 33, Township 29 South, Range 27 East, Polk County, Florida, being North 89°03'12" West.
- 3) See sheet 1 of 2 for description, certification, and surveyor's signature and seal.

EDGE OF PAVEMENT AS
SCALED FROM MAINTAINED
RIGHT-OF-WAY MAP
(M.B. 5, PG. 152)

POINT OF BEGINNING

SUBJECT PARCEL
10041-TCE
CONTAINING 3,798.80 SQUARE FEET,
MORE OR LESS

WEST LINE OF PARCEL
(O.R. 12349, PG. 927)

(BASIS OF BEARINGS)
N 01°00'40" W 601.80'

WEST LINE OF THE E 1/2 OF THE NE 1/4
OF THE NE 1/4 OF THE NE 1/4 OF SECTION 33

N 00°13'00" W 446.36'

E 485.40'

MOUNTAIN LAKE CUTOFF ROAD
(M.B. 5, PG. 152-161)

EDGE OF PAVEMENT AS
FIELD LOCATED ON
8/11/2022 AS PART OF
THE SURVEY PERFORMED BY
CHASTAIN SKILLMAN
PROJECT NUMBER 8825.03

WEST MAINTAINED
RIGHT-OF-WAY LINE
(M.B. 5, PG. 152-161)

PARCEL ID: 272933-000000-011010
OWNER: BOUNTIFUL LANDS INC.
(O.R. 12349, PG. 927)

POINT OF COMMENCEMENT

SW CORNER OF THE E 1/2 OF
THE NE 1/4 OF THE NE 1/4 OF THE NE 1/4
OF SECTION 33, TOWNSHIP 29 SOUTH,
RANGE 27 EAST

LINE TABLE

LINE #	BEARING	LENGTH
L1	N 01°00'40" W	10.85'
L2	S 68°12'17" E	60.32'
L3	S 22°51'14" E	40.66'
L4	S 89°44'23" E	15.60'
L5	S 09°22'31" E	5.07'
L6	N 89°44'23" W	31.40'
L7	N 00°13'00" W	30.00'
L8	S 89°44'23" E	10.00'
L9	N 22°51'14" W	47.47'
L10	N 68°12'17" W	51.93'

SHEET 2 OF 2

CS PROJECT: 8825.03

10041-TCE

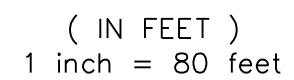
SHEET NO. V-02

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: 06/08/2024

[illegible]

© 2023 CHASTAIN SKILLMAN C.A. NO. 262



MARY PRESSLEY AND PRESSLEY DAVIS INC EXHIBIT

DESCRIPTION
10042-TCE

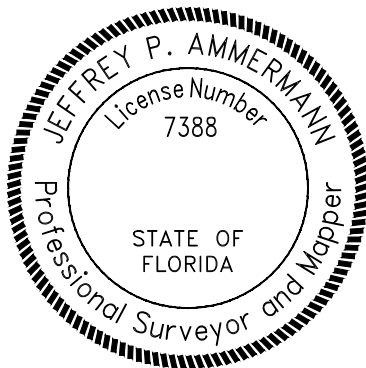
DESCRIPTION:

A parcel of land being a portion of the parcel described in Official Records Book 3208, Pages 1098 through 1099, Public Records of Polk County, Florida, located in Section 33, Township 29 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Southeast corner of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 33; thence North 01°00'40" West, along the East line of said West 1/2, also being the East line of said parcel described in Official Records Book 3208, Pages 1098 through 1099, a distance of 601.80 feet to the POINT OF BEGINNING; thence North 68°12'17" West, 9.60 feet; thence South 89°15'42" West, 663.94 feet to a non-tangent curve to the right having a radius of 1292.16 feet, a central angle of 05°15'40", a chord bearing of North 87°46'46" West, and a chord distance of 118.61 feet; thence along the arc of said curve, 118.65 feet; thence South 05°24'34" West, 10.30 feet; thence North 84°35'26" West, 40.00 feet; thence North 05°07'40" East, 47.00 feet to the intersection with the South maintained right-of-way line of Mountain Lake Cutoff Road as depicted in Map Book 5, Pages 152 through 161, Public Records of Polk County, Florida; thence South 75°35'49" East, along said South line, 10.13 feet; thence South 05°03'03" West, 25.06 feet to a non-tangent curve to the left having a radius of 1282.16 feet, a central angle of 06°35'51", a chord bearing of South 87°06'30" East, and a chord distance of 147.56 feet; thence along the arc of said curve, 147.64 feet; thence North 89°15'42" East, 665.94 feet; thence South 68°12'17" East, 7.39 feet to the intersection with said East line of the West 1/2, also being the East line of said parcel described in Official Records Book 3208, Pages 1098 through 1099; thence South 01°00'40" East, along said East line, 10.85 feet to the POINT OF BEGINNING. Said parcel containing 8,987.23 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: 2024.06.15
10:53:30 -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

10042-TCE

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 06/10/2024

SHEET NO. V-01

P:\882503\CAD\Survey\KEY SHEET 2\8-MTN LAKE CUTOFF RD\882503-SCC-2023-09-18-ESM\1S.dwg 10042-TCE Jun 15, 2024 10:37am by: jammermann

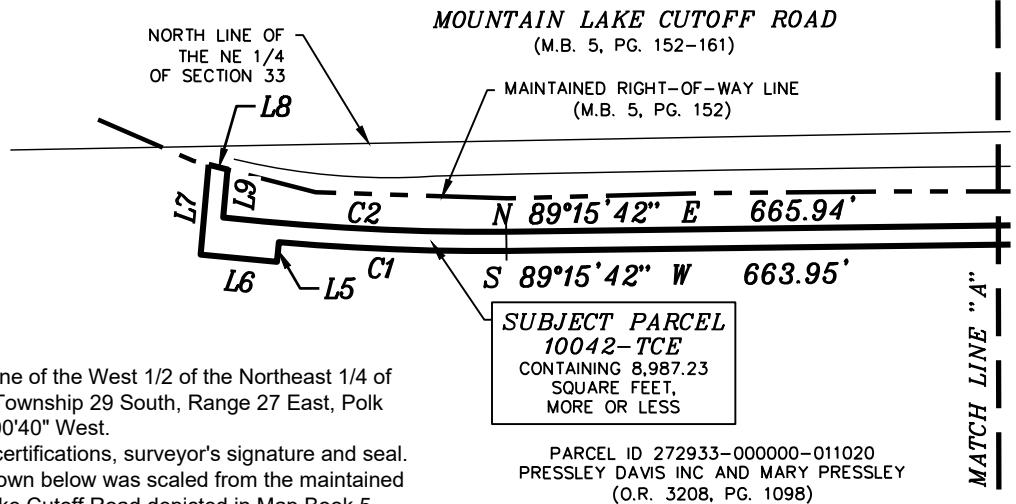
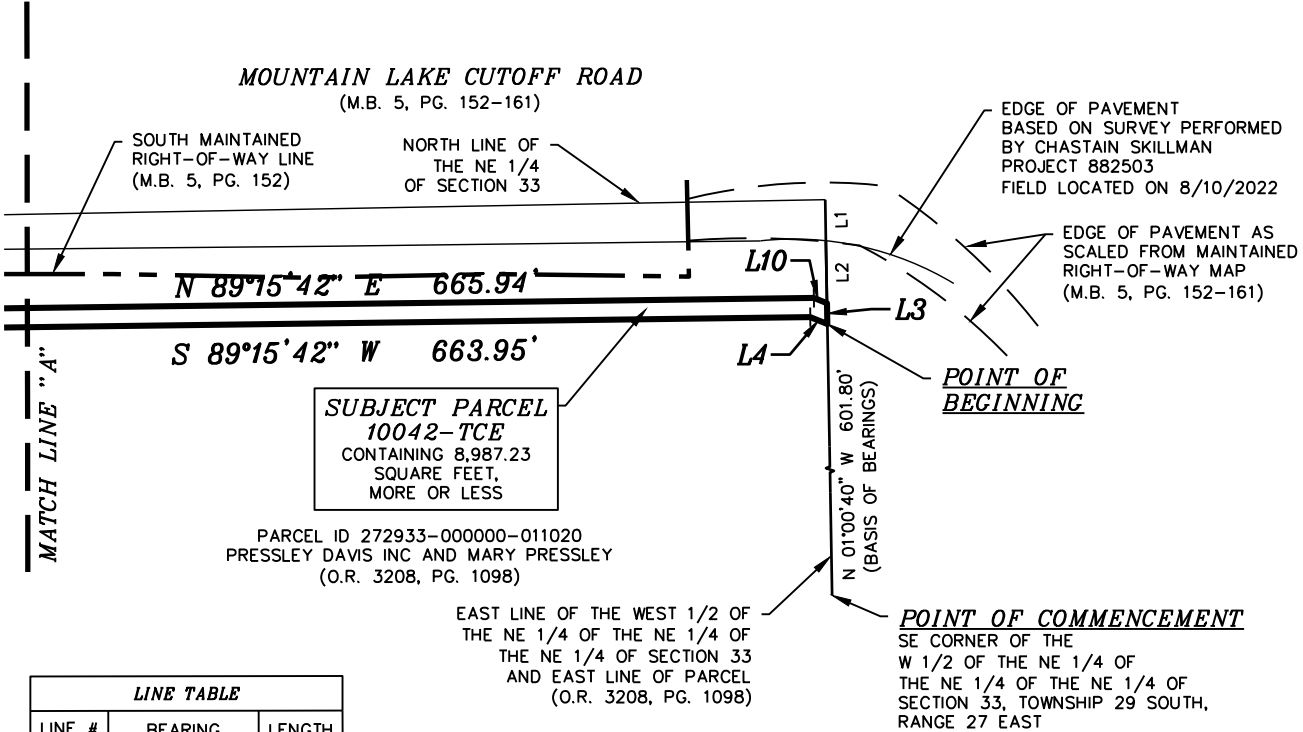
LEGEND:

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

DESCRIPTION SKETCH
10042-TCE

SCALE 1" = 100'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C1	1292.16'	118.65'	118.61'	N 87°46'46" W	5°15'40"
C2	1282.16'	147.64'	147.56'	S 87°06'30" E	6°35'51"

**NOTES:**

- 1) This is not a Boundary survey.
- 2) Bearings are based on the East line of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 33, Township 29 South, Range 27 East, Polk County, Florida, being North 01°00'40" West.
- 3) See sheet 1 of 2 for description, certifications, surveyor's signature and seal.
- 4) The scaled edge of pavement shown below was scaled from the maintained right-of-way map for Mountain Lake Cutoff Road depicted in Map Book 5, Pages 152 through 161. The edge of pavement that was field located on 08/10/2023 was taken from the Topographic Survey performed by Chastain Skillman, under project number 882503 and is shown for reference purposes.

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

10042-TCE

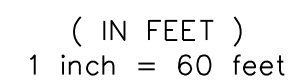
DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 06/15/2024

SHEET NO. V-02

P: \882503\CAD\Survey\KEY SHEET 2\8-MTN LAKE CUTOFF RD\882503-SCC-2023-09-18-ESMTS.dwg 10049-EX Jun 06, 2024 10:12am by: jammermann



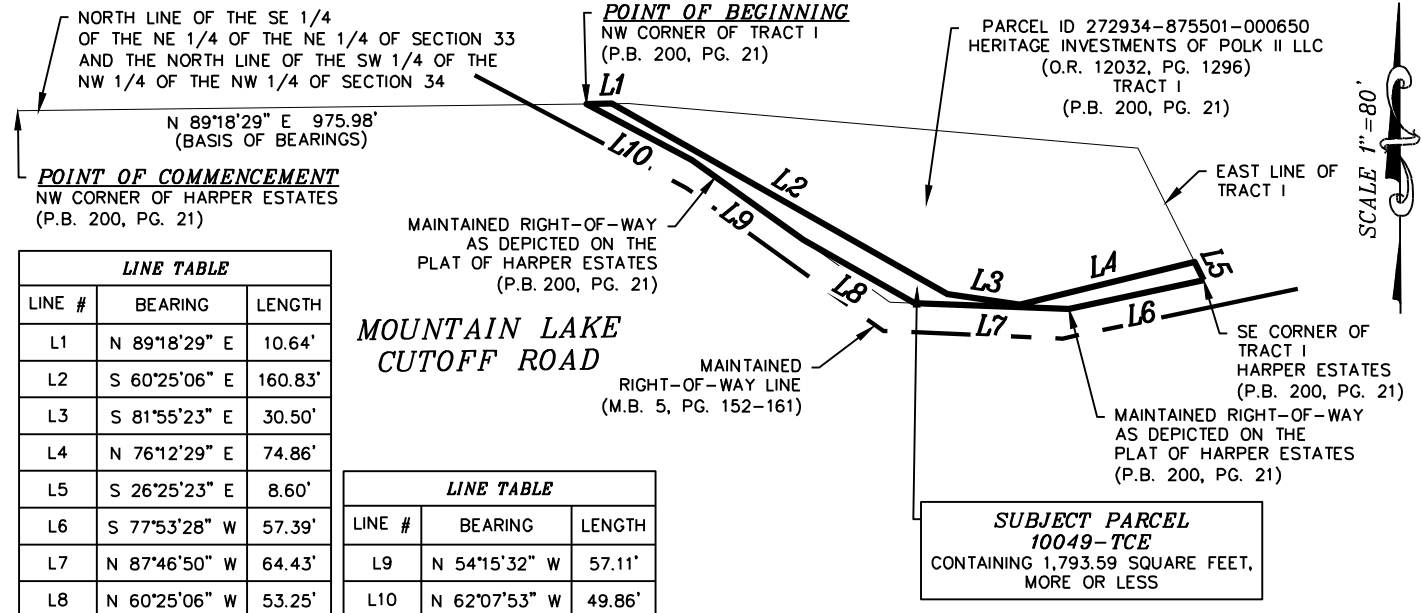
		CS PROJECT NUMBER: 8825.03	
FIELD BY:		PARCEL NUMBER: 10049	
DATE: 06/06/2024			
FIELD BOOK & PAGE: 000 000 000		SHEET NUMBER: V-01	

LEGEND:

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

DESCRIPTION AND SKETCH
10049-TCE**NOTES:**

- 1) This is not a Boundary survey.
- 2) Bearings are based on the North line of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 34, Township 29 South, Range 27 East, Polk County, Florida, being North 89°18'29" East.

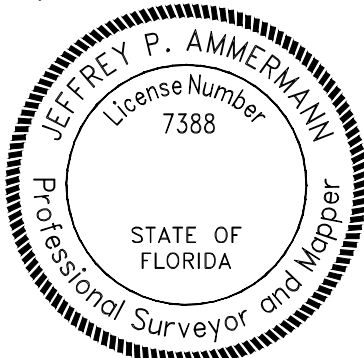
**DESCRIPTION:**

A parcel of land being a portion of Tract I, of the plat of HARPER ESTATES, as recorded in Plat Book 200, Pages 21 through 22, Public Records of Polk County, Florida, located in Section 34, Township 29 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of said plat; thence North 89°18'29" East, along the North line of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 33 and the North line of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 34, a distance of 975.98 feet to the Northwest corner of said Tract I and the POINT OF BEGINNING; thence continue North 89°18'29" East, along said North line, 10.64 feet; thence South 60°25'08" East, 160.83 feet; thence South 81°55'23" East, 30.50 feet; thence North 76°12'29" East, 74.86 feet to the East line of said Tract I; thence South 26°25'23" East, along said East line, 8.60 feet to the Southeast corner of said Tract I; thence South 77°53'28" West, along the South line of said Tract I, 57.39 feet; thence North 87°46'50" West, along said South line, 64.43 feet; thence North 60°25'06" West, 53.25 feet to said South line of Tract I; thence North 54°15'32" West, along said South line, 57.11 feet; thence North 62°07'53" West, along said South line, 49.86 feet to the POINT OF BEGINNING. Said parcel containing 1,793.59 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: 2024.06.06 10:08:59
-04'00'

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

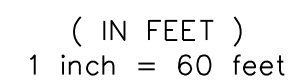
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
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SHEET 1 OF 1**CS PROJECT: 8825.03**

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

10049-TCE**DRAWN BY: S. CHILDS****FIELD BOOK: — PAGE: —****DATE: 06/05/2024****SHEET NO. V-01**

P: \882503\CAD\Survey\KEY SHEET 2\8-MTN LAKE CUTOFF RD\882503-SCC-2023-09-18-ESMTS.dwg 10049-EX Jun 06, 2024 10:12am by: jammermann



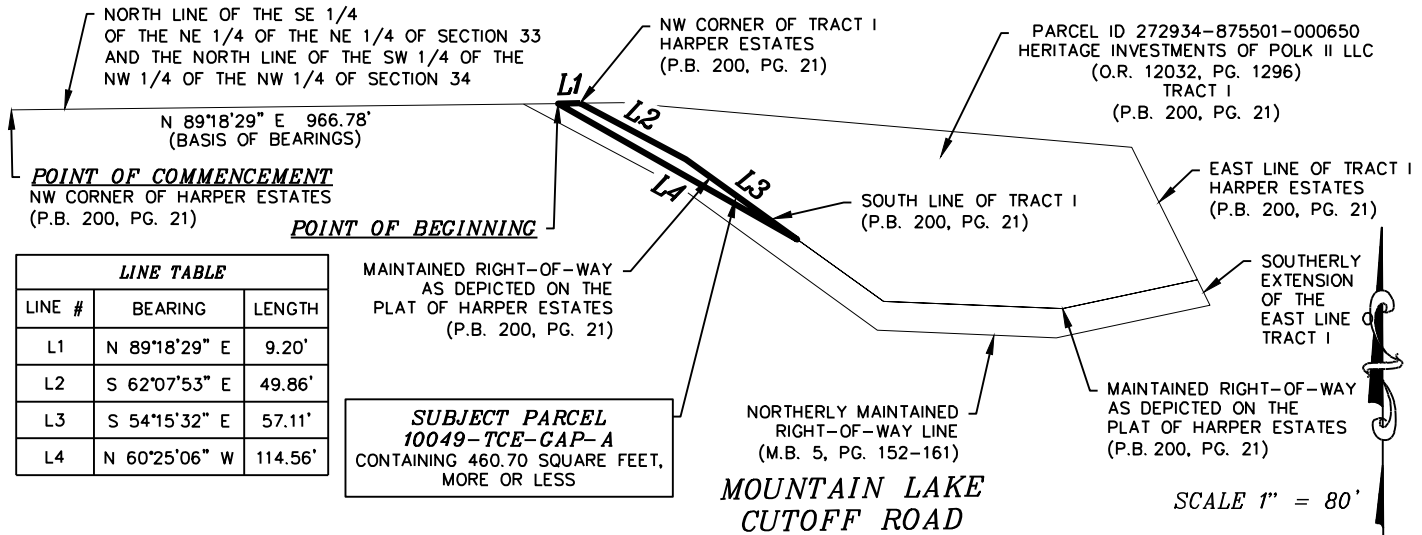
		CS PROJECT NUMBER: 8825.03	
FIELD BY:		PARCEL NUMBER: 10049	
DATE: 06/06/2024			
FIELD BOOK & PAGE: 000 000 000		SHEET NUMBER: V-01	

LEGEND:

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

DESCRIPTION AND SKETCH
10049-TCE-A**NOTES:**

- 1) This is not a Boundary survey.
- 2) Bearings are based on the North line of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 34, Township 29 South, Range 27 East, Polk County, Florida, being North 89°18'29" East.

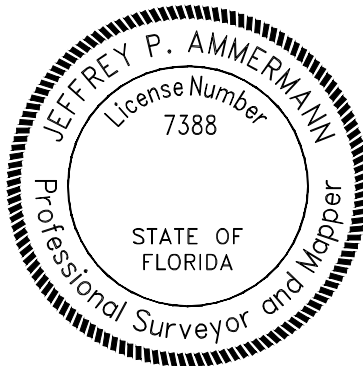
**DESCRIPTION:**

A parcel of land being a portion of a parcel described in Official Records Book 12032, Pages 1296 through 1297, Public Records of Polk County, Florida, located in Section 34, Township 29 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of HARPER ESTATES, as recorded in Plat Book 200, Pages 21 through 22, Public Records of Polk County, Florida; thence North 89°18'29" East, along the North line of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 33 and the North line of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 34, a distance of 966.78 feet to the POINT OF BEGINNING; thence continue North 89°18'29" East, along said North line, 9.20 feet to the Northwest corner of said Tract I; thence South 62°07'53" East, along the South line of Tract I and the maintained right-of-way line of Mountain Lake Cutoff Road as depicted on the plat of said Harper Estates, 49.86 feet; thence South 54°15'32" East, along said South line, 57.11 feet; thence North 60°25'06" West, 114.56 feet to the POINT OF BEGINNING. Said parcel containing 460.70 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: 2024.06.06

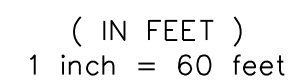
10:07:21 -04'00'

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 1**CS PROJECT: 8825.03****10049-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:** 06/06/2024

P:\882503\CAD\Survey\KEY SHEET 2\8-MTN LAKE CUTOFF RD\882503-SCC-2023-09-18-ESMTS.dwg 10049-EX Jun 06, 2024 10:12am by: jammermann

[illegible]

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ALMAR PROPERTIES LLC EXHIBIT

LEGEND:

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

POINT OF COMMENCEMENT

NW CORNER OF HARPER ESTATES
(P.B. 200, PG. 21)

NORTH LINE OF THE SE 1/4
OF THE NE 1/4 OF THE NE 1/4 OF SECTION 33
AND THE NORTH LINE OF THE SW 1/4 OF THE
NW 1/4 OF THE NW 1/4 OF SECTION 34

N 89°18'29" E 975.98'
(BASIS OF BEARINGS)

LINE TABLE

LINE #	BEARING	LENGTH
L1	S 62°07'53" E	49.86'
L2	S 54°15'32" E	101.43'
L3	S 87°46'50" E	10.35'
L4	S 87°46'50" E	64.43'
L5	N 77°53'28" E	57.39'
L6	S 26°25'23" E	1.65'
L7	S 76°12'29" W	79.04'
L8	N 81°55'23" W	34.33'
L9	N 60°25'06" W	12.05'

MAINTAINED RIGHT-OF-WAY
AS DEPICTED ON THE
PLAT OF HARPER ESTATES
(P.B. 200, PG. 21)

POINT OF BEGINNING

SUBJECT PARCEL
10049-TCE-CAP-B
CONTAINING 542.93 SQUARE FEET,
MORE OR LESS

**MOUNTAIN LAKE
CUTOFF ROAD**

NORTHERLY MAINTAINED
RIGHT-OF-WAY LINE
(M.B. 5, PG. 152-161)

SCALE 1" = 80'

NOTES:

- 1) This is not a Boundary survey.
- 2) Bearings are based on the North line of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 34, Township 29 South, Range 27 East, Polk County, Florida, being North 89°18'29" East.

PARCEL ID 272934-875501-000650
HERITAGE INVESTMENTS OF POLK II LLC
(O.R. 12032, PG. 1296)
TRACT I
(P.B. 200, PG. 21)

SOUTH LINE OF TRACT I
HARPER ESTATES
(P.B. 200, PG. 21)

EAST LINE OF
TRACT I

SOUTHERLY
EXTENSION
OF THE
EAST LINE OF
TRACT I

MAINTAINED RIGHT-OF-WAY
AS DEPICTED ON THE
PLAT OF HARPER ESTATES
(P.B. 200, PG. 21)

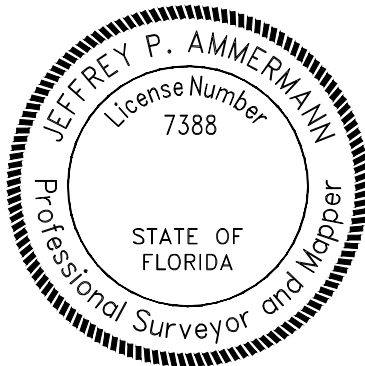
DESCRIPTION:

A parcel of land being a portion of the parcel described in Official Records Book 12032, Pages 1296 through 1297, Public Records of Polk County, Florida, located in Section 34, Township 29 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of HARPER ESTATES, as recorded in Plat Book 200, Pages 21 through 22, Public Records of Polk County, Florida; thence North 89°18'29" East, along the North line of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 33 and the North line of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 34, a distance of 975.98 feet to the Northwest corner of said Tract I; thence South 62°07'53" East, along the South line of Tract I and the maintained right-of-way line of Mountain Lake Cutoff Road as depicted on the plat of said Harper Estates, 49.86 feet; thence South 54°15'32" East, along said South line, 101.43 feet; thence South 87°46'50" East, along said South line, 10.35 feet to the POINT OF BEGINNING; thence continue South 87°46'50" East, along said South line, 64.43 feet; thence North 77°53'28" East, along said South line, 57.39 feet to the Southerly extension of the East line of said Tract I; thence South 26°25'23" East, along said Southerly extension, 1.65 feet; thence South 76°12'29" West, 79.04 feet; thence North 81°55'23" West, 34.33 feet; thence North 60°25'06" West, 12.05 feet to the POINT OF BEGINNING. Said parcel containing 543.05 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: 2024.06.06
10:06:12 -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 1

CS PROJECT: 8825.03

10049-TCE-B

SHEET NO. V-01

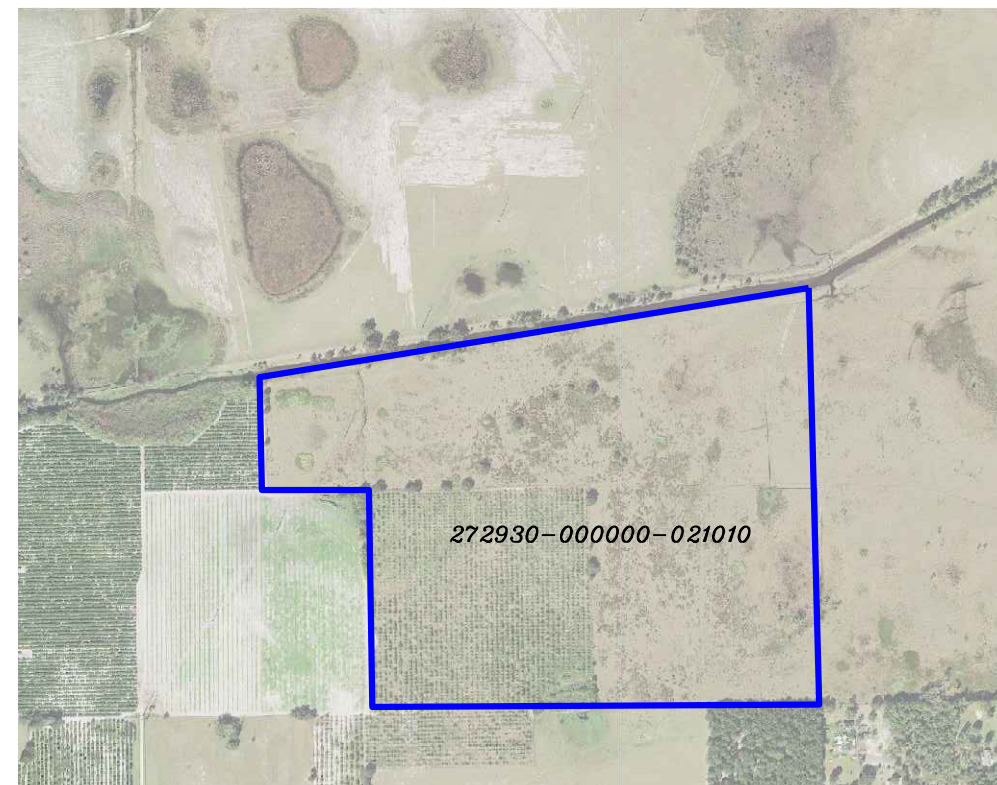
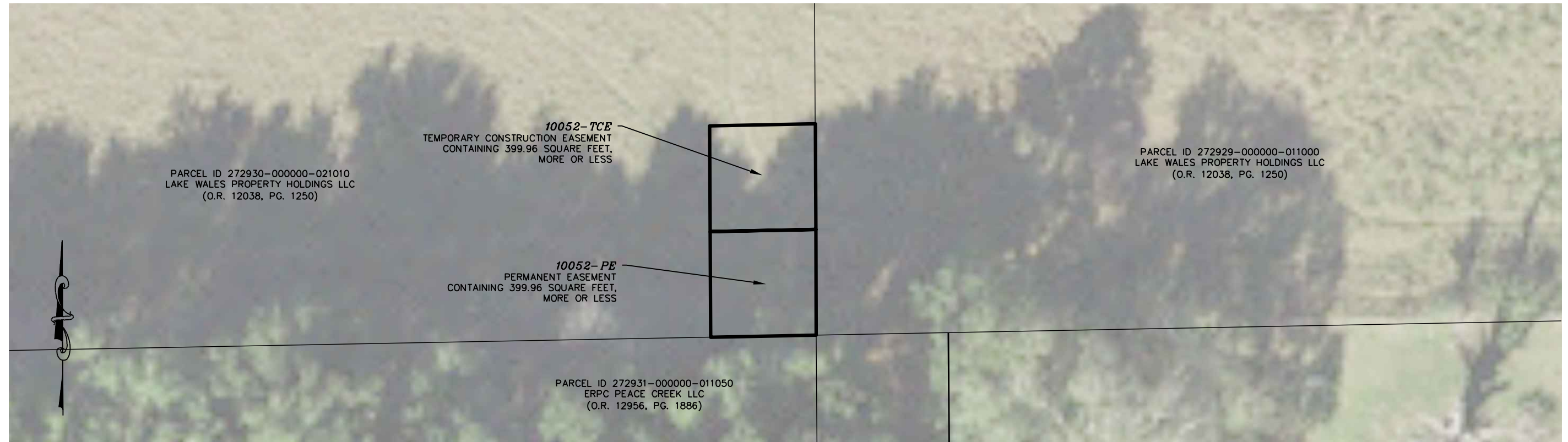
PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

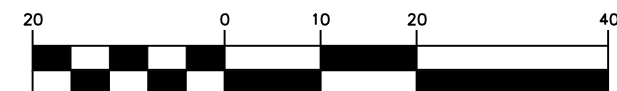
FIELD BOOK: — PAGE: —

DATE: 06/06/2024

EXHIBIT



GRAPHIC SCALE



(IN FEET)
1 inch = 20 feet

		CS PROJECT NUMBER: 8825.03	
FIELD BY:		PARCEL NUMBER: 10052	
DATE: 02/26/2024			
FIELD BOOK & PAGE: 000 000 000		SHEET NUMBER: V-01	

LEGEND:

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

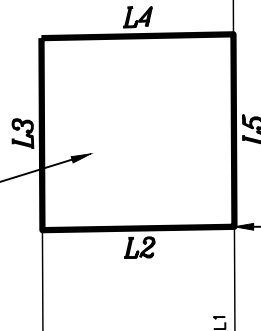
DESCRIPTION AND SKETCH**10052-TCE****NOTES:**

- 1) This is not a Boundary survey.
- 2) Bearings are based on the South line of the Southeast 1/4 of Section 30, Township 29 South, Range 27 East, Polk County, Florida, being South 88°55'28" West.

PARCEL ID 272930-000000-021010
LAKE WALES PROPERTY HOLDINGS LLC
(O.R. 12038, PG. 1250)

SUBJECT PARCEL
10052-TCE
CONTAINING 399.96 SQUARE FEET,
MORE OR LESS

EAST LINE OF THE
SE 1/4 OF SECTION 30



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 00°16'49" W	20.00'
L2	S 88°55'28" W	20.00'
L3	N 00°16'49" W	20.00'
L4	N 88°55'28" E	20.00'
L5	S 00°16'49" E	20.00'

POINT OF BEGINNING

SCALE 1" = 20'

S 88°55'28" W (BASIS OF BEARINGS)

SOUTH LINE OF THE
SE 1/4 OF SECTION 30

POINT OF COMMENCEMENT

SE CORNER OF THE SE 1/4
OF SECTION 30,
TOWNSHIP 29 SOUTH,
RANGE 27 EAST

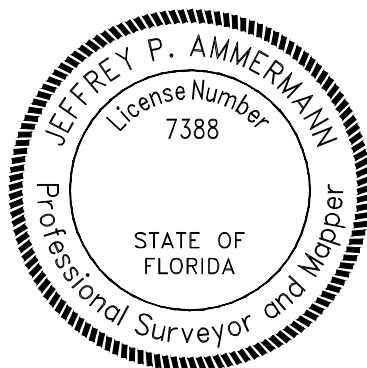
DESCRIPTION:

A parcel of land being a portion of "Parcel 6" as described in Official Records Book 12038, Pages 1250 through 1253, Public Records of Polk County, Florida, located in the Southeast 1/4 of Section 30, Township 29 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Southeast corner of said Southeast 1/4 of Section 30; thence North 00°16'49" West, along the East line of Southeast 1/4 of said Section 30, a distance of 20.00 feet to the POINT OF BEGINNING; thence South 88°55'28" West, 20.00 feet; thence North 00°16'49" West, 20.00 feet; thence North 88°55'28" East, 20.00 feet to said East line of the Southeast 1/4; thence South 00°16'49" East, along said East line, 20.00 feet to the POINT OF BEGINNING. Said parcel containing 399.96 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: 2024.02.26
21:04:08 -05'00'

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

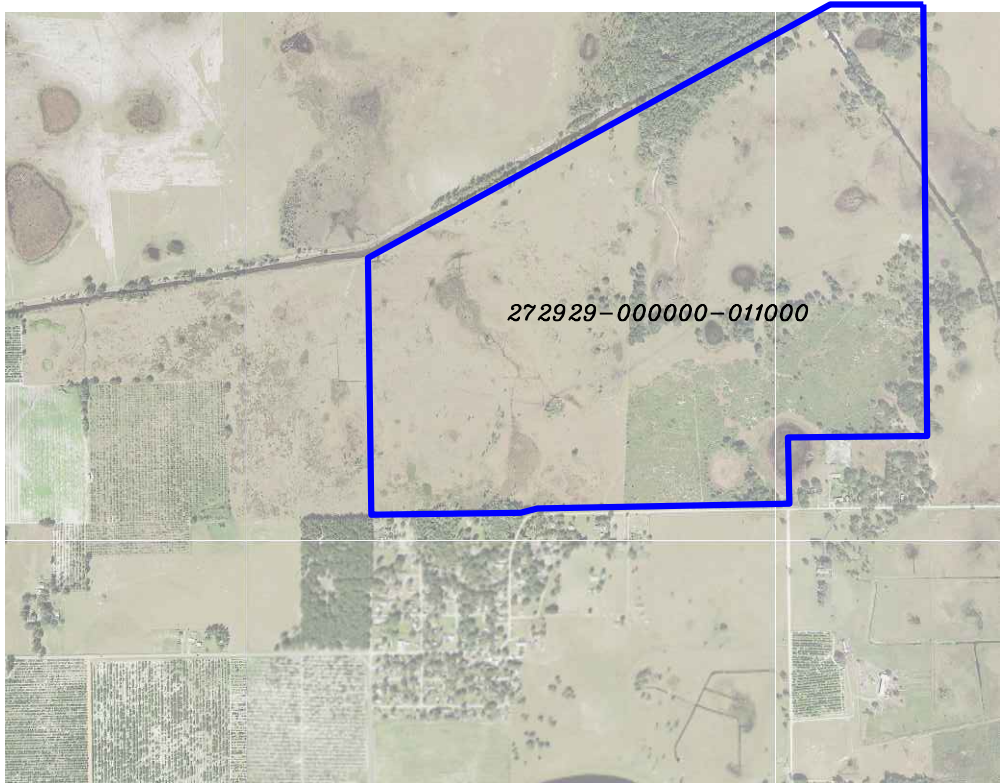
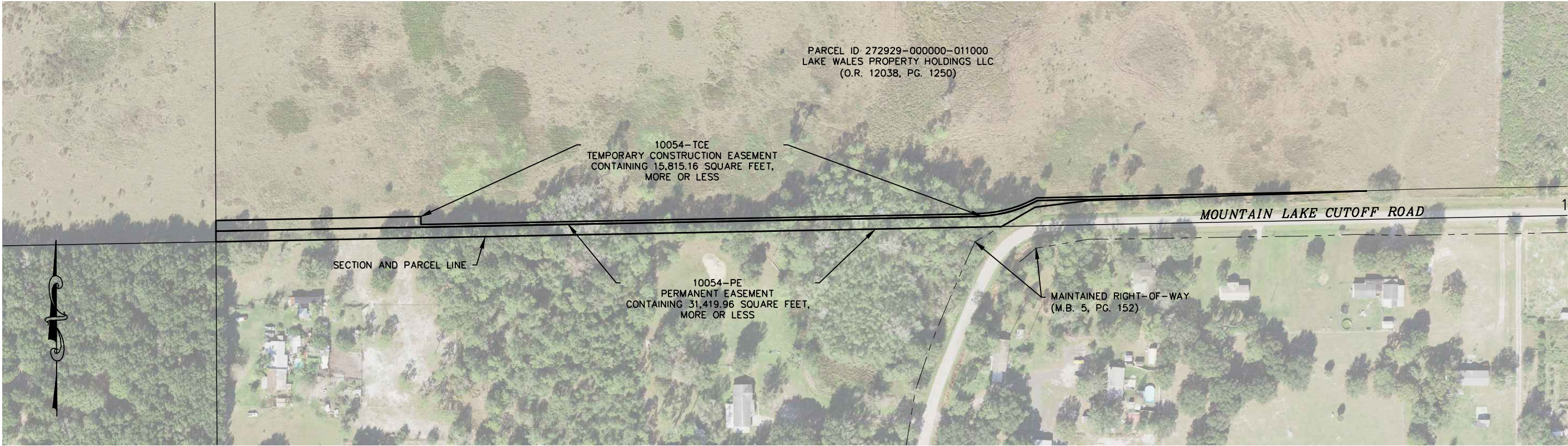
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
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SHEET 1 OF 1**CS PROJECT: 8825.03****10052-TCE****SHEET NO. V-01**

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: 02/26/2024**

EXHIBIT



GRAPHIC SCALE



(IN FEET)
1 inch = 200 feet

CS PROJECT NUMBER:
8825.03

PARCEL NUMBER:
10054

SHEET NUMBER:
V-01

FIELD BY:

DATE:
06/19/2024

FIELD BOOK & PAGE:
000
000
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PRWC

LAKE WALES PROPERTY HOLDING LLC EXHIBIT



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

© 2023 CHASTAIN SKILLMAN C.A. NO. 262

DESCRIPTION
10054-TCE

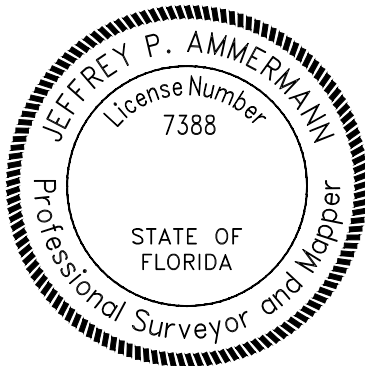
DESCRIPTION:

A parcel of land being a portion of "Parcel 5" as described in Official Records Book 12038, Pages 1250 through 1253, Public Records of Polk County, Florida, located in Section 29, 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 29; thence North 00°16'49" West, along the West line of said Southwest 1/4, a distance of 20.00 feet to the POINT OF BEGINNING; thence continue North 00°16'49" West, along said West line, 20.00 feet; thence North 88°53'05" East, 384.46 feet; thence South 01°06'55" East, 15.00 feet; thence North 88°53'05" East, 1042.19 feet to a non-tangent curve to the left having a radius of 244.31 feet, a central angle of 27°53'57", a chord bearing of North 75°17'44" East, and a chord distance of 117.79 feet; thence along the arc of said curve, 118.96 feet; thence North 88°47'12" East, 619.02 feet to the intersection with the North maintained right-of-way line of Mountain Lake Cutoff Road as depicted on Map Book 5, Pages 152 through 161, Public Records of Polk County, Florida; thence along said North maintained right-of-way line the following four (4) courses; thence (1) South 87°54'00" West, 23.08 feet; thence (2) South 87°33'23" West, 100.02 feet; thence (3) South 88°24'56" West, 100.00 feet; thence (4) South 87°43'42" West, 100.01 feet; thence South 88°47'12" West, 294.74 feet to a non-tangent curve to the right having a radius of 249.31 feet, a central angle of 27°37'03", a chord bearing of South 75°26'11" West, and a chord distance of 119.01 feet; thence along the arc of said curve, 120.17 feet; thence South 88°53'05" West, 1426.91 feet to the POINT OF BEGINNING. Said parcel containing 15,815.16 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: 2024.06.20
13:01:32 -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

10054-TCE

DRAWN BY: S. CHILDS

FIELD BOOK: — **PAGE:** —

DATE: 06/19/2024

SHEET NO. V-01

P:\882503\CAD\Survey\KEY SHEET 2\8-MTN LAKE CUTOFF RD\882503-SCC-2023-09-18-ESM\IS.dwg 10054-TCE Jun 20, 2024 12:58pm by: jammermann

LEGEND:

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

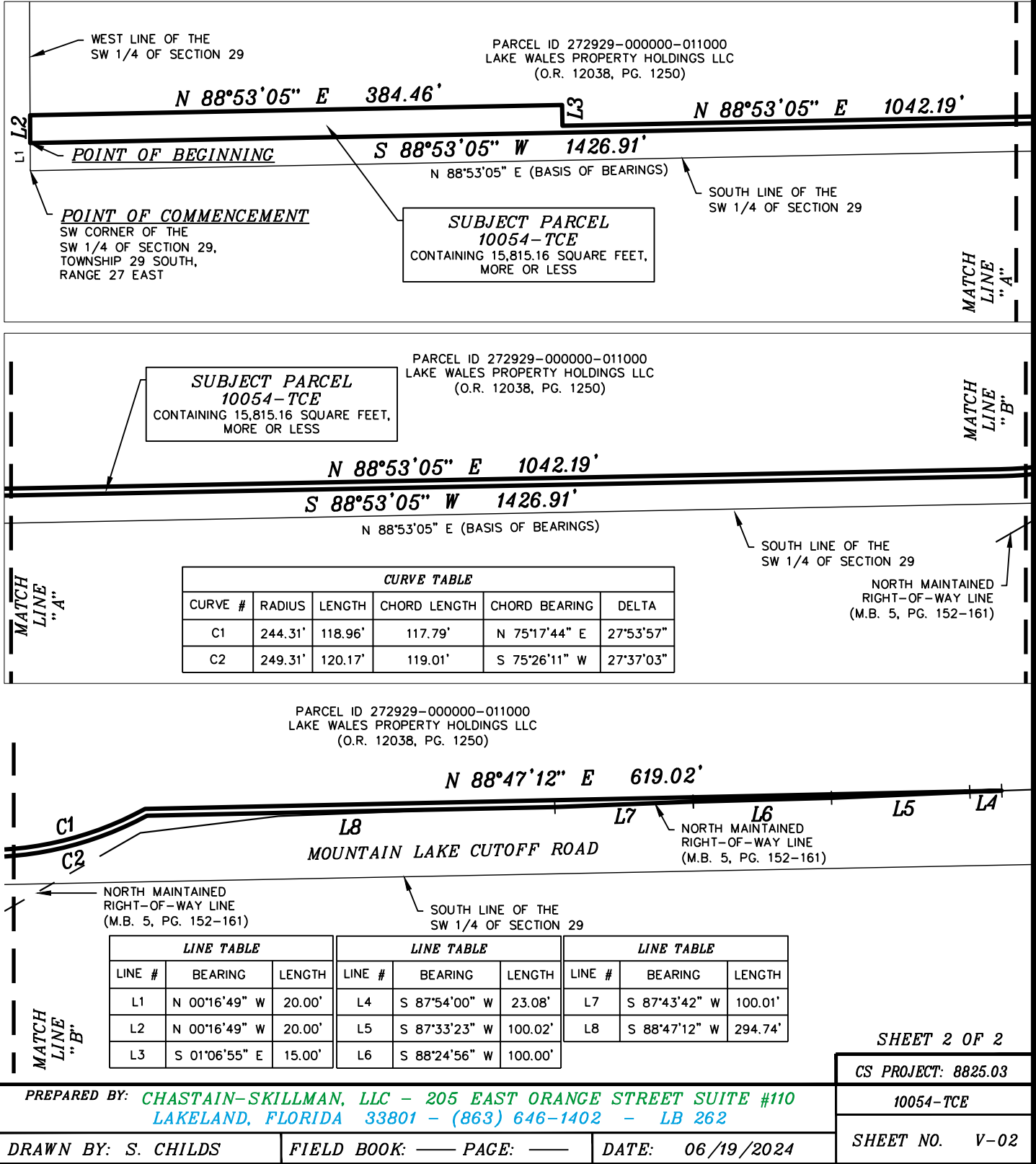
DESCRIPTION SKETCH

10054-TCE

NOTES:

SCALE 1" = 100'

- 1) This is not a Boundary survey.
- 2) Bearings are based on the South line of the Southwest 1/4 of Section 29, Township 29 South, Range 27 East, Polk County, Florida, being South 88°53'05" West.
- 3) See sheet 1 of 2 for description, certification, and surveyor's signature and seal.



P: \882503\CAD\Survey\KEY SHEET 2\8-MTN LAKE CUTOFF RD\882503-SCC-2023-09-18-ESM\1S.dwg 10054-TCE (2) Jun 20, 2024 12:58pm by: jammermann

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.