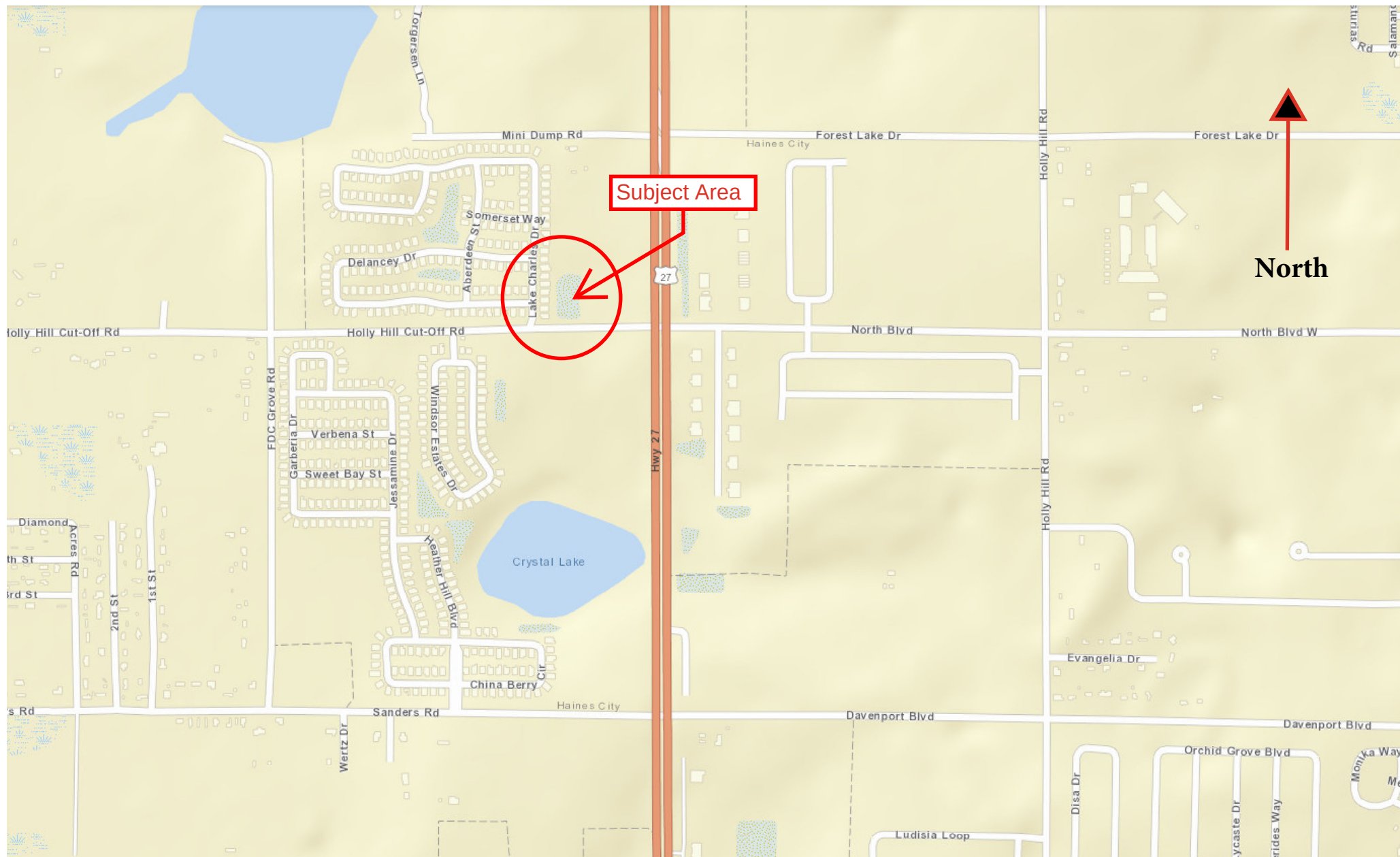
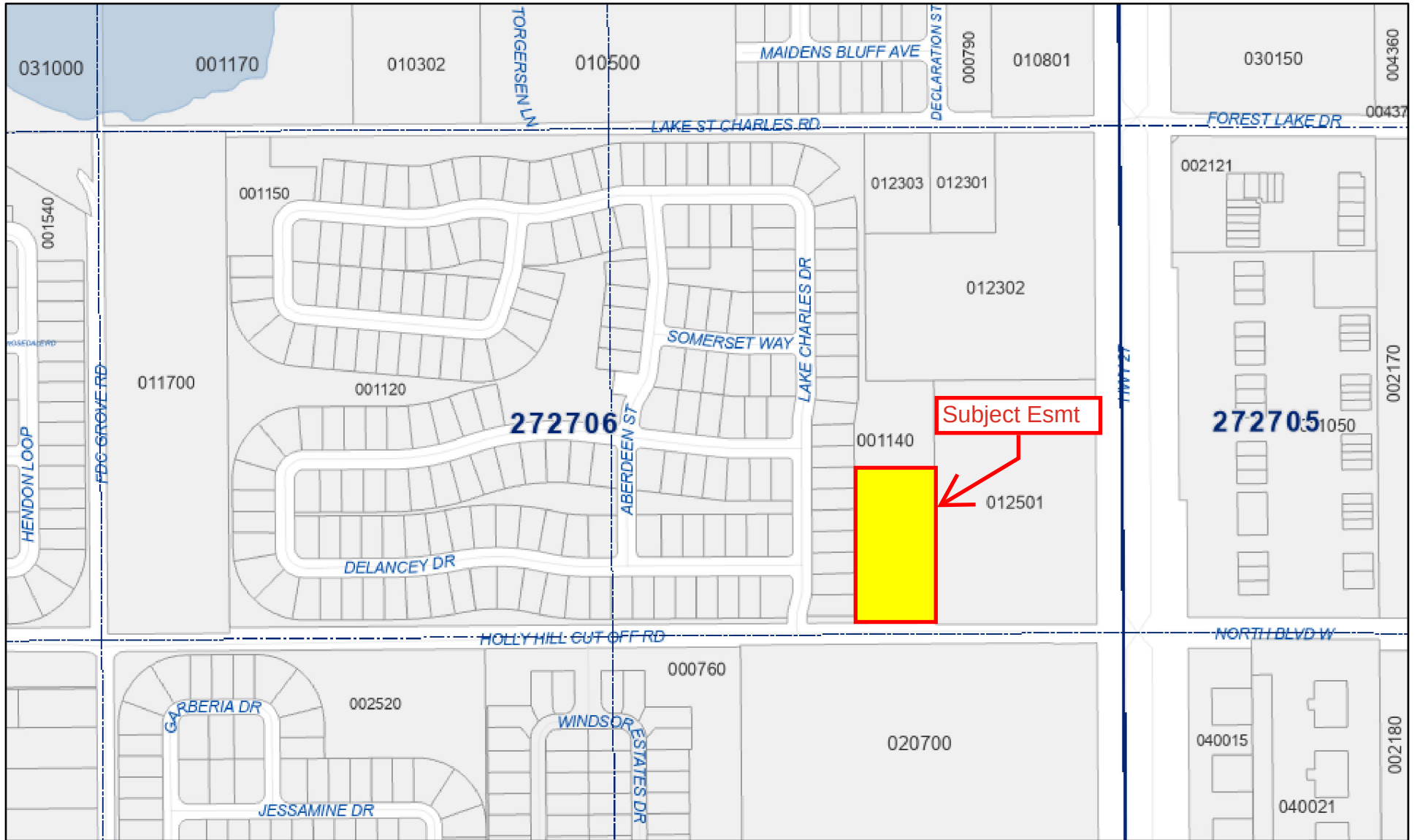


Section 06, Township 27 South, Range 27 East



Section 06, Township 27 South, Range 27 East



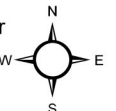
0 195 390 780 Feet

All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is".



Polk County Property Appraiser
Polk County, Florida

October 1, 2025



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

Parent Parcel ID No.: 272706-726503-001140

PERPETUAL JOINT USE DRAINAGE EASEMENT

THIS EASEMENT made this 7th day of August, 2025, between **THE ESTATES OF LAKE ST CHARLES HOME OWNERS ASSOCIATION**, a Florida Not For Profit Corporation, Grantor, whose mailing address is 1326 Pleasant Ridge Place, Orlando, Florida 32835 and **POLK COUNTY**, a political subdivision of the State of Florida, Grantee, whose mailing address is Post Office Box 988, Bartow, Florida 33831-9005.

WHEREAS, the Grantee has a project to improve drainage along a public roadway known as Holly Hill Cutoff Road which consists of the installation of inlets, pipelines and a mitered end section to divert storm water runoff from the roadway into an existing storm water retention pond owned by the Grantor; and

WHEREAS, the Grantee has agreed to modify the Grantor's existing water management district permit to accommodate for the additional storm water associated with the project; and

WHEREAS, Grantor and Grantee agree that the storm water retention pond ("Pond") as constructed within the property described in Exhibit "A" shall be for the perpetual, non-exclusive joint use of Grantor and Grantee, their respective successors and assigns; and

NOW, THEREFORE, and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations paid, the receipt of which is hereby acknowledged, Grantor does hereby grant unto the Grantee, its successors and assigns forever, a perpetual non-exclusive drainage easement for the purpose of storm water drainage and associated facilities in, upon, under, over, across and through the following described land in the County of Polk, State of Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

Grantee shall be responsible for the required permit modification of the Grantor's existing permit to accommodate for the Grantee's project. Grantor shall continue to be responsible for subsequent permit re-certifications and shall continue to be responsible for the maintenance of the Pond including turf and any landscaping located within the easement area. Grantee shall be responsible for the drainage pipe and mitered end section installed in the easement area as part of its project.

If Grantor fails to meet any of its obligations stated above, the Grantee is authorized to take the necessary steps including, without limitation, to re-certify, and perform any maintenance, upgrade and repair activities necessary to accommodate the Grantee's storm water retention requirements. Grantor shall reimburse the grantee for any and all reasonable costs incurred by the County within thirty (30) days of the County sending an invoice or notice of the costs to Grantor.

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

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

Signed, Sealed and Delivered in the Presence of:
(Signature of two witnesses required by Florida Law)

Kiara Rivera
Witness

Kiara Rivera

Print Name

39873 US 27 Davenport, FL 33837

Address

Delany P.
Witness

Delany Pryor

Print Name

39873 US 27 Davenport, FL 33837

Address

THE ESTATES OF LAKE ST. CHARLES
HOMEOWNERS' ASSOCIATION

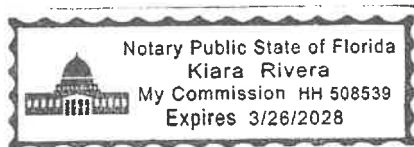
By:

Raquel Rodriguez
Raquel Rodriguez, President

STATE OF Florida
COUNTY OF polk

The foregoing instrument was acknowledged before me by ☒ means of physical presence or ☐ online notarization, this 17th day of August, 2025, by Raquel Rodriguez, as President of The Estates of Lake St. Charles Homeowners' Association, who ☐ is personally known to me or ☒ has produced Drivers License as identification.

(AFFIX NOTARY SEAL)



Kiara Rivera
Notary Public

Kiara Rivera
Print Name

My Commission Expires: 03/26/2028

Project Name: HOLLY HILL CUTOFF ROAD
Tax Folio Number: 272706-726503-001140

Project Number: 7706E25-1

DESCRIPTION

A parcel of land being a portion of Tract "G", ESTATES OF LAKE ST. CHARLES, as recorded in Plat Book 124, Pages 5-6, Public Records of Polk County, Florida, lying in Section 6, Township 27 South, Range 27 East, Polk County, Florida, being described as follows:

Commence at the Southeast corner of said Tract "G" for the **Point of Beginning**; thence South 89°35'16" West, along the South line of said Tract "G", 208.42 feet to the Southerly extension of the East line of Lots 1 through 7 of said ESTATES OF LAKE ST. CHARLES; thence North 00°10'11" West, along said Southerly extension and said East line, 403.89 feet to the North line of said Lot 7; thence North 89°49'49" East, along the Easterly extension of said North line, 206.71 feet to the East line of said Tract "G"; thence South 00°24'44" East, along said East line, 403.01 feet to said **Point of Beginning**.

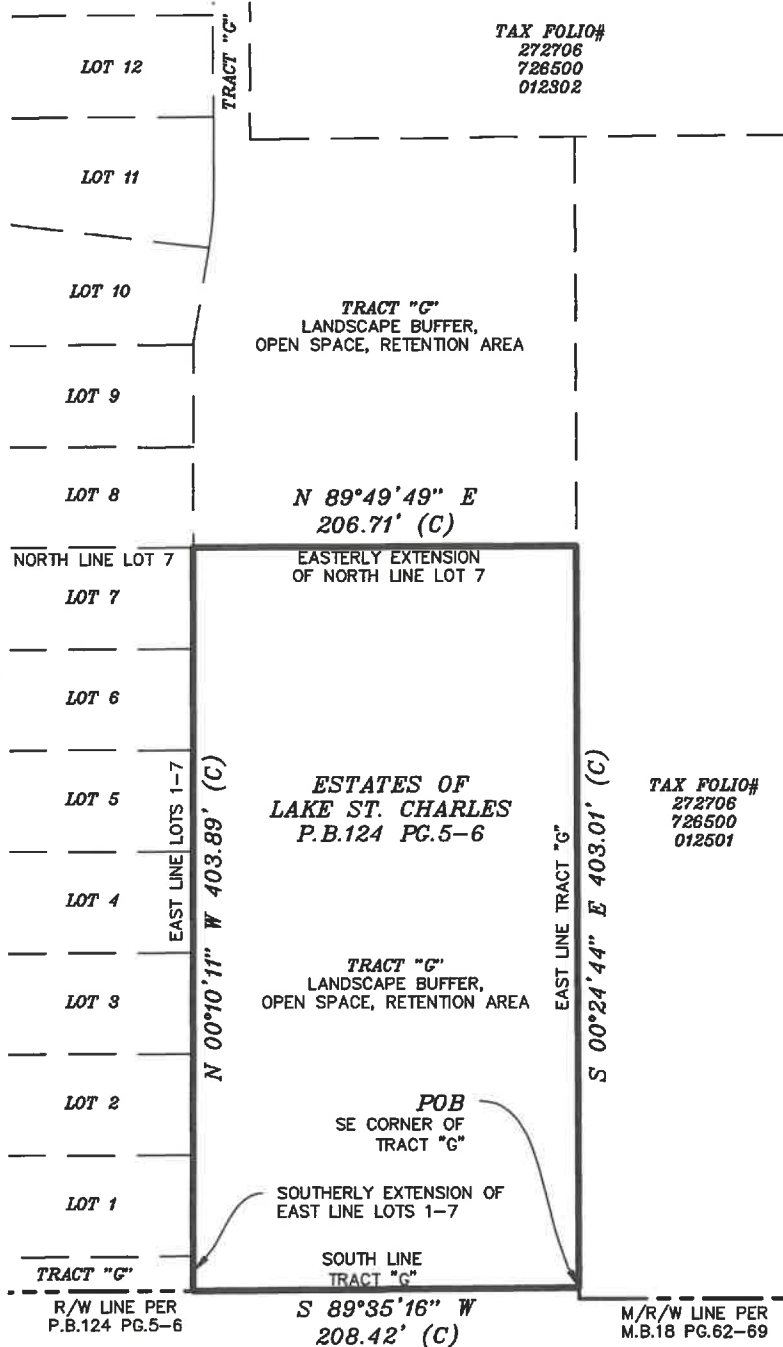
Containing 1.92 acres, more or less.

SHEET 1 OF 2

FOR SKETCH SEE SHEET 2 OF 2

REVISION	DATE	BY

THIS IS NOT
A SURVEY



NORTH

SCALE
1" = 100 feet

LEGEND

(C) = CALCULATED
(P) = PLAT
COR. = CORNER
M.B. = MAP BOOK
M/R/W = MAINTAINED RIGHT-OF-WAY
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG(S). = PAGE(S)
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
R = RANGE
R/W = RIGHT-OF-WAY
SEC = SECTION
T = TOWNSHIP

SURVEYOR'S NOTES.

BEARINGS AND DISTANCES ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011.

SEE SHEET 1 OF 2 FOR DESCRIPTION.

DATE
03/25/25



Digitally signed by
Bryan Zelenenki
Date: 2025.03.26
16:11:58 -04'00'

BRYAN C. ZELENENKI, P.S.M.
FLORIDA REGISTRATION #7140
SURVEYING AND MAPPING SECTION

THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR AND MAPPER.

DESCRIPTION SKETCH
LOCATED IN SECTION 06,
TOWNSHIP 27 SOUTH, RANGE 27
EAST, POLK COUNTY, FLORIDA.

REVISION	DATE	BY

POLK COUNTY ROADS AND DRAINAGE

3000 SHEFFIELD ROAD,
WINTER HAVEN, FL 33880

PHONE: (863) 535-2200 FAX: (863) 519-8117

Sheet No. 2 of 2	Drawn by: BCZ	Checked by: JRN	Check Date: 03/25/25
Parcel Number: N/A	PREPARED FOR: REAL ESTATE SERVICES		File Name: 7706E25-1

