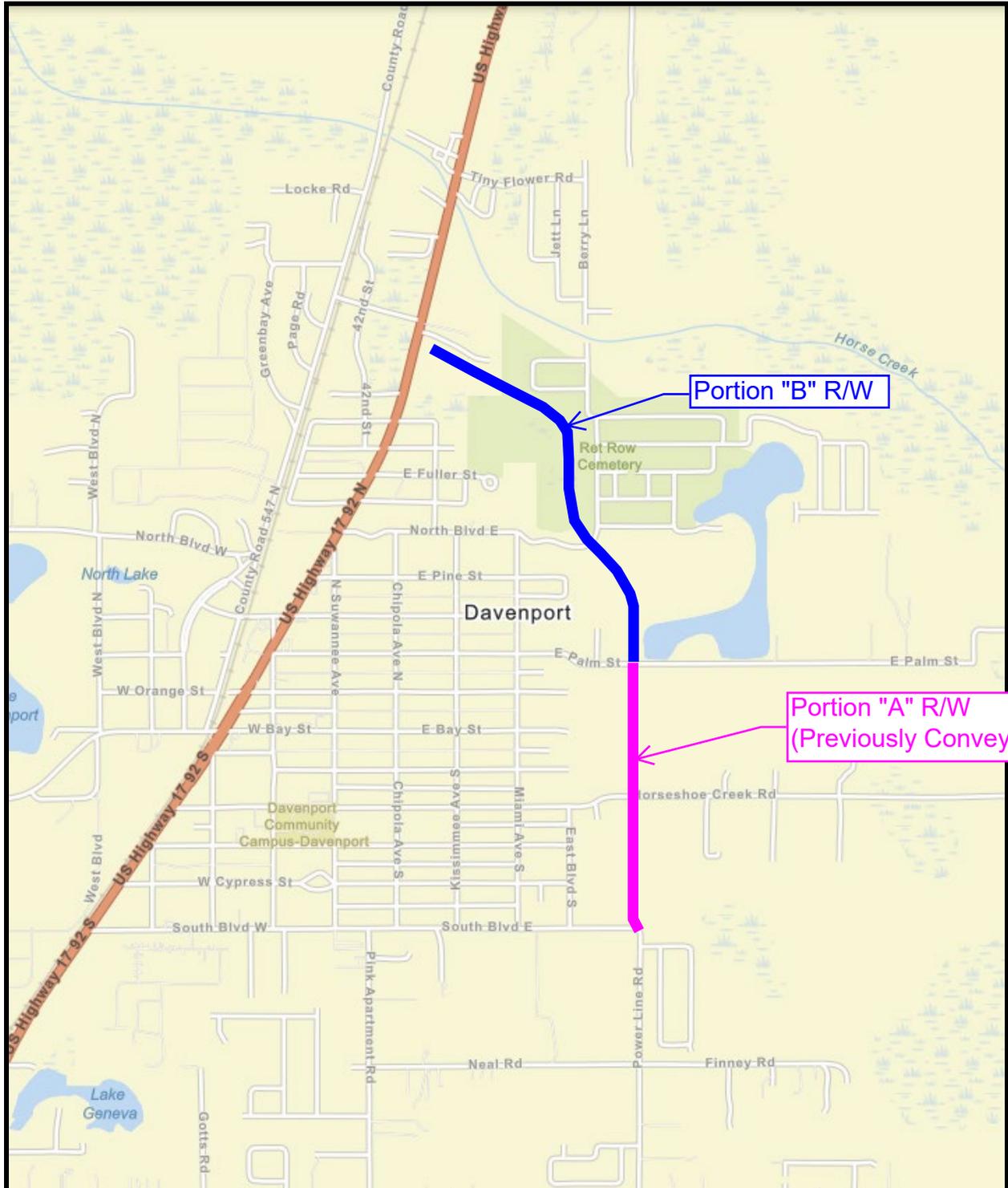




SECTIONS 3 & 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST



This Instrument prepared under the direction of: R.
Wade Allen, Administrator
Real Estate Services
P.O. Box 9005, Drawer RE-01
Bartow, Florida 33831-9005
By: Scott C. Lowery
Project Name: Power Line Road Extension (North)

Parent Parcel ID No.: 272703-721523-002730

WARRANTY DEED

THIS INDENTURE, made this 4th day of April, 2024, between **NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, whose address is 219 East Livingston Street, Orlando, Florida 32801, Grantor, and **POLK COUNTY**, a political subdivision of the State of Florida, whose address is P.O. Box 988, Bartow, Florida 33831, Grantee.

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

WITNESSETH, that the said Grantor, for and in consideration of the sum of One Dollar, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns forever the following described land, situate, lying and being in the County of Polk, State of Florida, to-wit:

SEE EXHIBIT "A"

TO HAVE AND TO HOLD THE SAME, in fee simple together with all and singular the appurtenances thereto belonging or in anywise incident or appertaining forever; and the said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

[SIGNATURE PAGE FOLLOWS]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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)

Lindsey Roden

Witness

Print Name Lindsey Roden

Address: 346 E Central Ave.

Winter Haven, FL 33880

Jessica Petrucci

Witness

Print Name Jessica Petrucci

Address: 346 E Central Ave

Winter Haven, FL 33880

NORTH POWERLINE ROAD COMMUNITY
DEVELOPMENT DISTRICT, a local unit of
special-purpose government



By:

Rennie Heath, Chair

STATE OF FLORIDA

COUNTY OF Polk

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 4th day of April, 2024, by Rennie Heath, as Chair of the North Powerline Road Community Development District, a local unit of special-purpose government, on behalf of the district, who is personally known to me or has produced _____ as identification.

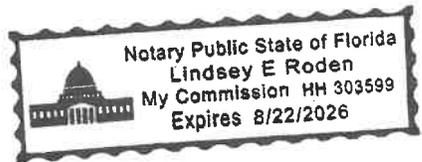
(AFFIX NOTARY SEAL)

Lindsey E Roden

Notary Public

Print Name Lindsey E Roden

My Commission Expires 8/22/2026



Description Sketch

(Not A Survey)

DESCRIPTION: A portion of TRACT C-4 and EAST NORTH BOULEVARD, per BELLA VITA PHASE 1B-2 and 2, according to the plat thereof as recorded in Plat Book 188, Pages 8 through 17, of the public records of Polk County, Florida, lying in Section 3, Township 27 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at the East 1/4 corner of said Section 3, run thence along the South boundary of the Northeast 1/4 of said Section 3, S.89°55'51"W., a distance of 661.72 feet to a point on the West boundary of the Future Road Right-of-Way of POWERLINE ROAD of said BELLA VITA PHASE 1B2 and 2, said point also being the **POINT OF BEGINNING**; thence along the West, South and East boundary of said POWERLINE ROAD the following four (4) courses: (1) Southerly, 148.60 feet along the arc of a non-tangent curve to the left having a radius of 480.00 feet and a central angle of 17°44'14" (chord bearing S.15°56'45"E., 148.00 feet); (2) N.89°46'49"E., a distance of 54.03 feet; (3) Easterly, 64.25 feet along the arc of a non-tangent curve to the left having a radius of 135.00 feet and a central angle of 27°16'14" (chord bearing N.76°08'39"E., 63.65 feet); (4) Northwesterly, 45.00 feet along the arc of a non-tangent curve to the right having a radius of 370.00 feet and a central angle of 06°58'05" (chord bearing N.26°41'40"W., 44.97 feet) to the point of cusp of two (2) curves; thence Easterly, 75.76 feet along the arc of non-tangent curve to the left having a radius of 35.00 feet and a central angle of 124°00'50" (chord bearing S.85°13'02"E., 61.81 feet); thence S.57°13'27"E., a distance of 50.00 feet to a point on the South boundary of said BELLA VITA PHASE 1B-2 and 2; thence along said South boundary the following four (4) courses: (1) Southwesterly, 31.80 feet along the arc of a non-tangent curve to the right having a radius of 125.00 feet and a central angle of 14°34'30" (chord bearing S.40°03'48"W., 31.71 feet); (2) Westerly, 137.00 feet along the arc of a compound curve to the right having a radius of 185.00 feet and a central angle of 42°25'43" (chord bearing S.68°33'55"W., 133.89 feet); (3) S.89°46'46"W., a distance of 107.80 feet; (4) Westerly, 0.44 feet along the arc of a tangent curve to the right having a radius of 125.00 feet and a central angle of 00°12'03" (chord bearing S.89°52'48"W., 0.44 feet) to the West boundary of said BELLA VITA PHASE 1B-2 and 2; thence along said West boundary, N.00°51'39"W., a distance of 51.00 feet; thence departing said West boundary, Northeasterly, 57.75 feet along the arc of a non-tangent curve to the left having a radius of 35.00 feet and a central angle of 94°32'08" (chord bearing N.28°47'31"E., 51.42 feet); thence Northerly, 114.11 feet along the arc of a reverse curve to the right having a radius of 491.00 feet and a central angle of 13°18'58" (chord bearing N.11°49'03"W., 113.86 feet) to a point on the South boundary of the lands described in Official Records Book 11422, Page 431 of the public records of said county; thence along said South boundary, N.89°55'51"E., a distance of 11.04 feet to a point on said West boundary of POWERLINE ROAD; thence along said West boundary, Southerly, 15.09 feet along the arc of a non-tangent curve to the left having a radius of 480.00 feet and a central angle of 01°48'03" (chord bearing S.06°10'37"E., 15.09 feet) to the **POINT OF BEGINNING**.

Containing 0.356 acres, more or less.

SURVEYOR'S NOTES:

1. Bearings shown hereon are based on the South boundary of the Northeast 1/4 corner of Section 3, Township 27 South, Range 27 East Polk County, Florida, having a Grid bearing of S.89°55'51"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
2. I do hereby certify that this sketch & description was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, 5J-17.052, and 5J-17-053, Florida administrative code, pursuant to Section 472.027, Florida statutes.

 <p>Digitally signed by Charles Arnett Date: 2024.03.01 16:46:01 -05'00'</p> <p>Charles M. Arnett LS6884</p>	<p>JOB #: PLR ROW-DS-Tract C-4 and N Blvd</p> <p>DRAWN: LAT DATE: 01/16/24 CHECKED: CMA</p> <p>Prepared For: CASSIDY</p>	<p>West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business No.: LB7768</p>  <p style="font-size: 2em; font-weight: bold;">GeoPoint</p> <p style="font-weight: bold;">Surveying, Inc.</p>																	
	<p>Revisions</p>																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">DATE</th> <th style="width: 65%;">DESCRIPTION</th> <th style="width: 20%;">DRAWN</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">03/01/24</td> <td>Revised Description and scrivener's errors</td> <td style="text-align: center;">CMA</td> </tr> <tr> <td style="text-align: center;">---</td> <td style="text-align: center;">---</td> <td style="text-align: center;">---</td> </tr> <tr> <td style="text-align: center;">---</td> <td style="text-align: center;">---</td> <td style="text-align: center;">---</td> </tr> <tr> <td style="text-align: center;">---</td> <td style="text-align: center;">---</td> <td style="text-align: center;">---</td> </tr> </tbody> </table>		DATE	DESCRIPTION	DRAWN	03/01/24	Revised Description and scrivener's errors	CMA	---	---	---	---	---	---	---	---	---		
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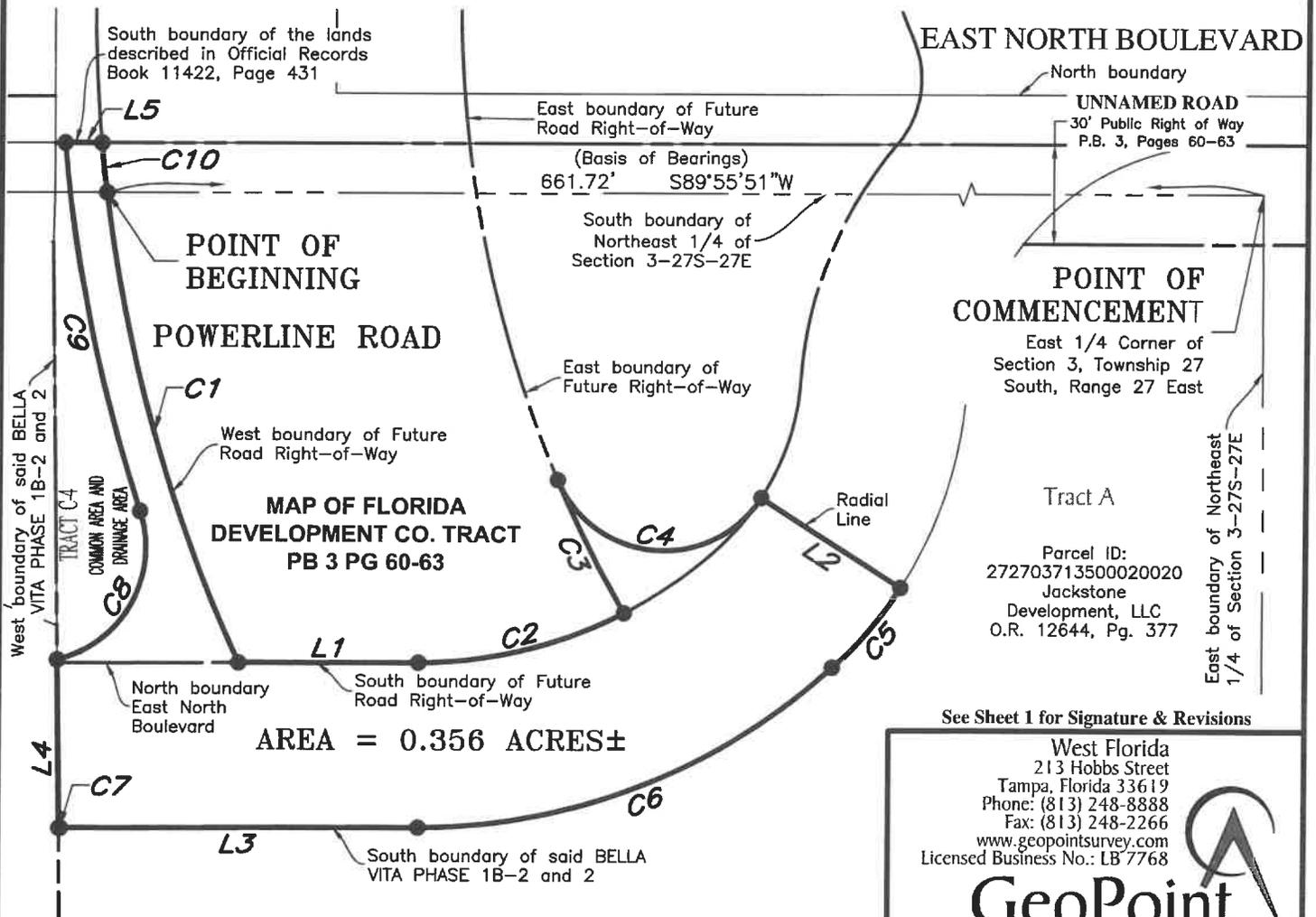
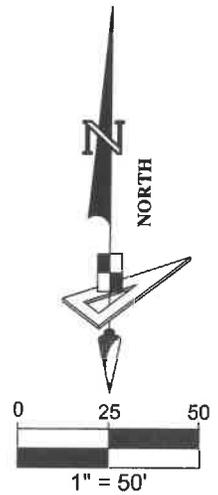
Description Sketch (Not A Survey)

Line Data Table

No.	Bearing	Length
L1	N89°46'49"E	54.03'
L2	S57°13'27"E	50.00'
L3	S89°46'46"W	107.80'
L4	N00°51'39"W	51.00'
L5	N89°55'51"E	11.04'

Curve Data Table

No.	Radius	Arc	Δ	Bearing	Chord
C1	480.00'	148.60'	17°44'14"	S15°56'45"E	148.00'
C2	135.00'	64.25'	27°16'14"	N76°08'39"E	63.65'
C3	370.00'	45.00'	6°58'05"	N26°41'40"W	44.97'
C4	35.00'	75.76'	124°00'50"	S85°13'02"E	61.81'
C5	125.00'	31.80'	14°34'30"	S40°03'48"W	31.71'
C6	185.00'	137.00'	42°25'43"	S68°33'55"W	133.89'
C7	125.00'	0.44'	0°12'03"	S89°52'48"W	0.44'
C8	35.00'	57.75'	94°32'08"	N28°47'31"E	51.42'
C9	491.00'	114.11'	13°18'58"	N11°49'03"W	113.86'
C10	480.00'	15.09'	1°48'03"	S06°10'37"E	15.09'



See Sheet 1 for Signature & Revisions

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

This instrument prepared under the direction of
R. Wade Allen, Administrator
Polk County Real Estate Services
P.O. Box 9005, Drawer RE-01
Bartow, FL 33831-9005
By: Scott C. Lowery
Parent Parcel ID No.: 272703-721523-002730

PERPETUAL JOINT USE DRAINAGE EASEMENT

4th THIS PERPETUAL JOINT USE DRAINAGE EASEMENT (“Easement”) made this day of April, 2024, between **NORTH POWERLINE ROAD COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, whose mailing address is 219 East Livingston Street, Orlando, Florida 32801, and its successors and assigns (“Grantor”), and **POLK COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 988, Bartow, Florida 33831-9005, (“Grantee”).

WITNESSETH

WHEREAS, the Grantor is owner of certain property located in the County of Polk, State of Florida, as more particularly described on **Exhibit “A”** attached hereto and incorporated herein by reference (“**Grantor Property**”); and

WHEREAS, the Grantor is the successor in title, of the real property described later herein, to CH-Dev, LLC, a Florida limited liability company which entered into an Infrastructure and Impact Fee Credit Agreement with Grantee having an effective date of March 9, 2023 regarding certain transportation improvements to Powerline Road (“**Roadway**”) which was recorded in Official Records Book 12609 at Pages 1457 through 1492, Public Records of Polk County, Florida (“**Agreement**”); and

WHEREAS, as part of the Agreement the Grantor, as the successor in title, shall be responsible for granting easements to the Grantee necessary for the management of stormwater discharge generated from the Roadway.

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 on the terms and conditions set forth herein.

1. **Recitals.** The foregoing recitals are true and correct and are a material part of this Agreement.

2. **Grant of Easement.** Grantor hereby grants unto Grantee, a, non-exclusive drainage easement (“**Drainage Easement**”) over, under and across that certain property located in the County of Polk, State of Florida, as more particularly described on **Exhibit “B”** attached hereto and incorporated herein by reference (“**Easement Area**”). The Drainage Easement granted here in shall be used solely for the purpose of drainage and storage of stormwater discharged from the Roadway in an amount sufficient to hold such stormwater discharged from the Roadway

("Drainage Limit") within the stormwater pond located within the Easement Area ("DRA") and for outfall pipes from the Roadway into the Easement Area. The Drainage Easement granted herein is subject to any and all prior easements and all other matters currently of record to the extent that the same affect the Easement Area or Grantor's Property. Grantor and its successors and assigns reserve the right to use and to grant others rights and easements over the Easement Area and the DRA, including but not limited rights and easements for the drainage and storage of stormwater generated from the Grantor's Property, provided that such rights do not unreasonably interfere with Grantee's use of the Easement Area or DRA for the purposes provided herein, subject in all events to the Drainage Limit.

3. **Relocation of Easement Area.** Grantor shall at any time and from time to time have the right to relocate the Easement Area to another location and/or reconfigure the Easement Area, provided that: (i) Grantor provides Grantee written notice of its intent to relocate or reconfigure the Easement Area, including the approximate location and specifications of the Easement Area, as relocated and/or reconfigured ("**Grantee Notice**"); (ii) Grantor, at its sole cost and expense, obtains all necessary governmental permits and authorizations to relocate and/or reconfigure the Easement Area; (iii) Grantor pays all costs associated with the relocation and/or reconfiguration of the Easement Area, including, but not limited to, relocating or modifying the outfall pipes necessary to convey the stormwater generated from the Roadway to the relocated and/or reconfigured Easement Area; and (iv) the DRA within the Easement Area, as relocated and/or reconfigured shall be of sufficient size and capacity to accommodate the Drainage Limit. In the event Grantee, in its commercially reasonable discretion, objects to the relocated and/or reconfigured Easement Area, Grantee shall provide its objections (together with reasoning therefore) to Grantor in writing within thirty (30) days following receipt of the Grantee Notice.

4. **Documentation related to Relocation of Easement Property.** In the event of the relocation or reconfiguration of the Easement Area that complies with all of the requirements and provisions of this Agreement, the legal description of the Easement Area set forth on **Exhibit "A"** shall be deemed to be modified to the new Easement Area legal description upon recordation of an amendment to this Agreement, which amendment is only required to be executed by Grantor. In such event, the Easement Area described herein shall be deemed to be released from this Agreement and this Agreement shall be deemed to encumber the new Easement Area legal description and the term "Easement Area" as used in this Agreement shall be deemed to refer to the new Easement Area. Without limiting the effectiveness of the foregoing, in the event of relocation or reconfiguration of the Easement Area as contemplated herein, Grantee shall promptly execute documentation, in recordable form, reasonably requested by Grantor confirming the same.

5. **Maintenance Obligations.** Grantor, its successors and assigns, shall be responsible for any required permits and permit recertifications associated with the DRA. Grantor, its successors and assigns, shall also be responsible for the maintenance of the DRA, including turf and any landscaping located within the Easement Area. Notwithstanding the foregoing, if the Grantor or its successors and assigns, fail to obtain, and when necessary re-certify, permits or perform necessary maintenance or repairs associated with the DRA, the Grantee is authorized to take such actions as are reasonably necessary to permit, recertify or maintain and repair the DRA (collectively, "**Maintenance Actions**"). In such event, Grantee shall have a right of reasonable access over Grantor's Property for the purpose of performing the foregoing Maintenance Actions.

Grantor shall reimburse the Grantee for any documented reasonable out-of-pocket costs incurred by Grantee in connection with Grantee's performance of the Maintenance Actions within thirty (30) days of the Grantee sending an invoice or notice of the costs to Grantor.

6. **Miscellaneous.** Grantor covenants with the Grantee that it is lawfully seized of said lands and that it has good, right and lawful authority to grant the Drainage Easement. The rights and obligations granted to or imposed upon Grantor hereunder are not personal or in gross, but rather shall inure to the benefit of and run with title to the Grantor's successors and assigns in title to the Easement Area.

[SIGNATURE PAGE FOLLOWS]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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:

Lindsey Roden
Witness
Print Name: Lindsey Roden
Address: 346 E Central Ave
Winter Haven, FL 33880

Jessica Petrucci
Witness
Print Name: Jessica Petrucci
Address: 346 E Central Ave
Winter Haven, FL 33880

Grantor:

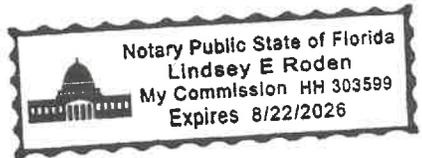
**NORTH POWERLINE ROAD
COMMUNITY DEVELOPMENT
DISTRICT**, a local unit of special-purpose
government

By: [Signature]
Rennie Heath, Chair

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of April, 2024, by Rennie Heath, as Chair of the Board of the North Powerline Road Community Development District, a local unit of special-purpose government, who is personally known to me or who has produced _____ as identification.

[Notary Seal]



Lindsey E Roden
Notary Public
Lindsey E Roden
Name printed

My Commission Expires: 8/22/2026

Exhibit "A"
[Sketch & Legal Description of Grantor Property]

*Sketch & Description
CDD Existing "I"*

*Sections 34 & 35, Township 26 South, Range 27 East
Sections 2 & 3, Township 27 South, Range 27 East
Polk County, Florida*

CDD Existing "I": As Written by SurvTech Solutions

A parcel of land being BELLA VITA PHASE 1A AND 1B-1, as recorded in Plat Book 183, Page 8, of the Public Records of Polk County, Florida, BELLA VITA PHASE 1B-2 AND 2, as recorded in Plat Book 188, Page 8, of the Public Records of Polk County, Florida, BELLA VITA PHASE 3, as recorded in Plat Book 198, Page 1, of the Public Records of Polk County, Florida, lying and being in Sections 34, 35, Township 26 South, Range 27 East, Polk County, Florida, and Sections 2, 3, Township 27 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

BEGIN at a point marking the Northeast corner of the Northeast 1/4 of Section 3, Township 27 South, Range 27 East, Polk County, Florida, said point being coincident with the Easterly boundary of BELLA VITA PHASE 1A AND 1B-1, as recorded in Plat Book 183, Page 8, of the Public Records of Polk County, Florida; thence coincident with the East boundary of the Northeast 1/4 of said Section 3, and said Easterly boundary of BELLA VITA PHASE 1A AND 1B-1, S 00°13'11" E a distance of 728.38 feet to a point marking the Northeast corner of BELLA VITA PHASE 1B-2 AND 2, as recorded in Plat Book 188, Page 8, of the Public Records of Polk County, Florida; thence departing said Easterly boundary of BELLA VITA PHASE 1A AND 1B-1, coincident with the East boundary of the Northeast 1/4 of said Section 3, and the Easterly boundary of said BELLA VITA PHASE 1B-2 AND 2, S 00°13'11" E a distance of 585.58 feet; thence continue coincident with said East boundary and said Easterly boundary of BELLA VITA PHASE 1B-2 AND 2, S 00°12'52" E a distance of 15.00 feet; thence departing said East boundary, coincident with said Easterly boundary of BELLA VITA PHASE 1B-2 AND 2, N 89°43'43" E a distance of 986.81 feet to a point marking the Northwest corner of BELLA VITA PHASE 3, as recorded in Plat Book 198, Page 1, of the Public Records of Polk County, Florida; thence departing said Easterly boundary of BELLA VITA PHASE 1B-2 AND 2, coincident with the boundary of said BELLA VITA PHASE 3 for the following five (5) courses: 1.) N 89°43'43" E a distance of 1629.77 feet; 2.) S 00°37'24" E a distance of 1281.12 feet; 3.) thence S 89°39'34" W a distance of 1380.59 feet; 4.) thence N 00°17'30" W a distance of 200.00 feet; 5.) thence S 89°39'34" W a distance of 750.01 feet to a point coincident with the aforesaid Easterly boundary of BELLA VITA PHASE 1B-2 AND 2; thence departing said boundary of BELLA VITA PHASE 3, coincident with said Easterly boundary, S 00°17'30" E a distance of 200.00 feet to a point coincident with the Southerly boundary of said BELLA VITA PHASE 1B-2 AND 2; thence departing said Easterly boundary, coincident with said Southerly boundary for the following twenty-four (24) courses: 1.) S 89°39'34" W a distance of 495.14 feet; 2.) thence S 89°55'51" W a distance of 329.18 feet to a point coincident with a non-tangent curve concave to the Southeast, said curve having a radius of 80.00 feet, a delta angle of 81°23'06" and being subtended by a chord bearing S 44°20'40" W for a distance of 104.32 feet; 3.) thence coincident with the arc of said curve a distance of 113.64 feet to a point of reverse curvature with a curve concave to the Northwest, said curve having a radius of 125.00 feet, a delta angle of 43°41'52" and being subtended by a chord bearing S 25°30'09" W for a distance of 93.04 feet; 4.) thence coincident with the arc of said curve a distance of 95.33 feet to a point of compound curvature with a curve concave to the North, said curve having a radius of 185.00 feet, a delta angle of 42°25'46" and being subtended by a chord bearing S 68°33'55" W for a distance of 133.89 feet;

CONTINUED ON SHEET 22...

PROJECT NO.: 240176
PRIOR NO.: N/A
LAST FIELD DATE: 03/12/24



SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS

10220 U.S. Highway 92 East, Tampa, FL 33610
phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

*Sketch & Description
CDD Existing "I"*

*Sections 34 & 35, Township 26 South, Range 27 East
Sections 2 & 3, Township 27 South, Range 27 East
Polk County, Florida*

...CONTINUED FROM SHEET 21

5.) thence coincident with the arc of said curve a distance of 137.00 feet; 6.) thence S 89°46'46" W a distance of 107.80 feet to a point coincident with a tangent curve concave to the North, said curve having a radius of 125.00 feet, a delta angle of 00°12'03" and being subtended by a chord bearing S 89°52'48" W for a distance of 0.44 feet; 7.) thence coincident with the arc of said curve a distance of 0.44 feet; 8.) thence N 00°51'39" W a distance of 177.52 feet; 9.) thence N 01°26'16" E a distance of 15.01 feet; 10.) thence N 00°14'53" W a distance of 29.08 feet; 11.) thence S 89°45'56" W a distance of 677.38 feet; 12.) thence N 00°16'52" W a distance of 313.97 feet; 13.) thence S 89°51'24" E a distance of 338.79 feet; 14.) thence N 00°15'53" W a distance of 330.31 feet; 15.) thence N 84°23'22" W a distance of 230.47 feet; 16.) thence S 84°13'10" W a distance of 181.35 feet; 17.) thence S 13°16'52" W a distance of 154.95 feet; 18.) thence N 77°32'30" W a distance of 11.12 feet to a point coincident with a tangent curve concave to the South, said curve having a radius of 575.00 feet, a delta angle of 13°43'21" and being subtended by a chord bearing N 84°24'11" W for a distance of 137.39 feet; 19.) thence coincident with the arc of said curve a distance of 137.71 feet; 20.) thence S 88°44'10" W a distance of 84.11 feet; 21.) thence N 00°17'51" W a distance of 801.03 feet; 22.) thence S 89°13'12" E a distance of 339.12 feet; 23.) thence N 00°16'52" W a distance of 807.13 feet; 24.) thence N 76°15'52" W a distance of 7.16 feet to a point coincident with the Westerly boundary of the aforesaid BELLA VITA PHASE 1A AND 1B-1; thence departing said Southerly boundary of BELLA VITA PHASE 1B-2 AND 2, coincident with said Westerly boundary of BELLA VITA PHASE 1A AND 1B-1, N 76°15'52" W a distance of 697.66 feet to a point coincident with the East Right-of-way boundary of US Highway 17-92, per said plat of BELLA VITA PHASE 1A AND 1B-1; thence coincident with said Westerly boundary, and said East Right-of-way boundary, N 13°44'24" E a distance of 366.40 feet; thence departing said East Right-of-way boundary, coincident with said Westerly boundary for the following three (3) courses: 1.) S 89°00'46" E a distance of 584.64 feet; 2.) thence N 00°48'09" E a distance of 360.00 feet; 3.) thence N 89°00'48" W a distance of 502.02 feet to a point coincident with the aforesaid East Right-of-way boundary of US Highway 17-92; thence coincident with said Westerly boundary, and said East Right-of-way boundary, N 13°44'01" E a distance of 542.26 feet; thence departing said East Right-of-way boundary, coincident with said Westerly boundary for the following two (2) courses: 1.) S 89°00'46" E a distance of 380.68 feet; 2.) thence N 00°48'09" E a distance of 420.63 feet to a point coincident with the North boundary of said BELLA VITA PHASE 1A AND 1B-1; thence departing said Westerly boundary, coincident with said North boundary for the following two (2) courses: 1.) S 89°56'45" E a distance of 1334.04 feet; 2.) thence N 89°46'08" E a distance of 1312.59 feet to a point coincident with the aforesaid Easterly boundary of BELLA VITA PHASE 1A AND 1B-1; thence departing said North boundary, coincident with said Easterly boundary for the following two (2) courses: 1.) S 00°37'26" E a distance of 1333.53 feet to a point coincident with the South boundary of the Southwest 1/4 of Section 35, Township 26 South, Range 27 East, Polk County, Florida; 2.) thence coincident with the South boundary of the Southwest 1/4 of said Section 35, S 89°47'25" W a distance of 1311.11 feet to the POINT OF BEGINNING.

Containing an area of 11010574.87 square feet, 252.768 acres, more or less.

PROJECT NO.: 240176
PRIOR NO.: N/A
LAST FIELD DATE: 03/12/24



SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS
10220 U.S. Highway 92 East, Tampa, FL 33610
phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

*Sketch & Description
CDD Existing "I"*

*Sections 34 & 35, Township 26 South, Range 27 East
Sections 2 & 3, Township 27 South, Range 27 East
Polk County, Florida*

Line Information:

LINE	BEARING	DISTANCE
L33	S 00°12'52" E	15.00'
L34	N 00°17'30" W	200.00'
L35	S 00°17'30" E	200.00'
L36	S 89°39'34" W	495.14'
L37	S 89°55'51" W	329.18'
L38	S 89°46'46" W	107.80'
L39	N 00°51'39" W	177.52'
L40	N 01°26'16" E	15.01'
L41	N 00°14'53" W	29.08'
L42	S 89°45'56" W	677.38'
L43	N 00°16'52" W	313.97'
L44	S 89°51'24" E	338.79'
L45	N 00°15'53" W	330.31'
L46	N 84°23'22" W	230.47'
L47	S 84°13'10" W	181.35'
L48	S 13°16'52" W	154.95'
L49	N 77°32'30" W	11.12'
L50	S 88°44'10" W	84.11'
L51	S 89°13'12" E	339.12'
L52	N 76°15'52" W	7.16'
L53	N 76°15'52" W	697.66'
L54	N 13°44'24" E	366.40'
L55	S 89°00'46" E	584.64'
L56	N 00°48'09" E	360.00'
L57	N 89°00'48" W	502.02'
L58	N 13°44'01" E	542.26'
L59	S 89°00'46" E	380.68'
L60	N 00°48'09" E	420.63'

Curve Information:

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C2	80.00'	113.64'	S 44°20'40" W	104.32'	81°23'06"	68.79'
C3	125.00'	95.33'	S 25°30'09" W	93.04'	43°41'52"	50.12'
C4	185.00'	137.00'	S 68°33'55" W	133.89'	42°25'46"	71.81'
C5	125.00'	0.44'	S 89°52'48" W	0.44'	0°12'03"	0.22'
C6	575.00'	137.71'	N 84°24'11" W	137.39'	13°43'21"	69.19'

PROJECT NO.: 240176
PRIOR NO.: N/A
LAST FIELD DATE: 03/12/24



SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS

10220 U.S. Highway 92 East, Tampa, FL 33610
phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
email: sbrown@survtechsolutions.com <http://www.survtechsolutions.com>

Exhibit "B"

[Sketch & Legal Description of Easement Area]

Description Sketch

(Not A Survey)

DESCRIPTION: A portion of TRACT C-2, per BELLA VITA PHASE 1B-2 and 2, according to the plat thereof as recorded in Plat Book 188, Pages 8 through 17, of the public records of Polk County, Florida, lying in Section 3, Township 27 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast Corner of the Northwest 1/4 of the Northeast 1/4 of said Section 3, run thence along the East boundary thereof, N.00°16'52"W., a distance of 170.85 feet to the North corner of POWERLINE ROAD, a Future Road Right-of-Way, of said BELLA VITA PHASE 1B-2 and 2; thence along the Northeast boundary of said POWERLINE ROAD, S.59°10'35"E., a distance of 10.01 feet to the **POINT OF BEGINNING**; thence departing said Northeast boundary, N.39°07'14"E., a distance of 51.71 feet; thence N.30°12'31"E., a distance of 301.52 feet; thence N.24°54'35"E., a distance of 65.78 feet; thence N.27°46'14"E., a distance of 134.85 feet; thence N.30°51'02"E., a distance of 85.20 feet; thence Easterly, 42.00 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 96°15'11" (chord bearing N.78°58'37"E., 37.23 feet); thence S.52°53'47"E., a distance of 73.78 feet; thence S.64°21'19"E., a distance of 150.53 feet; thence S.68°02'30"E., a distance of 96.62 feet; thence S.66°31'01"E., a distance of 134.50 feet; thence S.61°51'05"E., a distance of 54.07 feet; thence Easterly, 12.07 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 27°40'25" (chord bearing S.75°41'17"E., 11.96 feet) to the West Right-of-Way of BERRY LANE of said BELLA VITA PHASE 1B-2 and 2; thence along said West Right-of-Way, Southerly, 20.36 feet along the arc of a non-tangent curve to the right having a radius of 180.00 feet and a central angle of 06°28'45" (chord bearing S.03°57'02"E., 20.34 feet) to the North boundary of Tract B-3 and Lots 12 through 20 of said BELLA VITA PHASE 1B-2 and 2; thence along said North boundary, S.89°46'46"W., a distance of 519.99 feet to the West boundary of said Lot 12; thence along said West boundary, S.00°13'14"E., a distance of 134.10 feet to the West Right-of-Way of FRIENDLY CONFINES ROAD of said BELLA VITA PHASE 1B-2 and 2; thence along said West Right-of-Way, Southwesterly, 28.70 feet along the arc of a non-tangent curve to the left having a radius of 75.00 feet and a central angle of 21°55'29" (chord bearing S.37°00'25"W., 28.52 feet) to the North boundary of Lot 11 of said BELLA VITA PHASE 1B-2 and 2; thence along said North boundary, S.89°46'46"W., a distance of 122.74 feet to the West boundary of Lots 8 through 11; thence along said West boundary, S.00°13'14"E., a distance of 225.00 feet to the Southwest corner of said Lot 8; thence S.10°03'29"E., a distance of 29.26 feet to the Northeast boundary of said POWERLINE ROAD; thence along said Northeast boundary, N.59°10'35"W., a distance of 197.84 feet to the **POINT OF BEGINNING**.

Containing 3.096 acres, more or less.

SURVEYOR'S NOTES:

1. Bearings shown hereon are based on the East boundary of Northwest 1/4 of of the Northeast of Section 3, Township 27 South, Range 27 East Polk County, Florida, having a Grid bearing of N.00°16'52"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
2. I do hereby certify that this sketch & description was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, 5J-17.052, and 5J-17-053, Florida administrative code, pursuant to Section 472.027, Florida statutes.

Charles M. Arnett LS6884	JOB #: PLR ROW-DS-Pond 3	West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business No.: LB 7768 													
	DRAWN: LAT DATE: 01/15/24 CHECKED: CMA														
	Prepared For: CASSIDY														
	Revisions														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">DATE</th> <th style="width: 65%;">DESCRIPTION</th> <th style="width: 20%;">DRAWN</th> </tr> </thead> <tbody> <tr><td>---</td><td>---</td><td>---</td></tr> <tr><td>---</td><td>---</td><td>---</td></tr> <tr><td>---</td><td>---</td><td>---</td></tr> <tr><td>---</td><td>---</td><td>---</td></tr> </tbody> </table>		DATE	DESCRIPTION	DRAWN	---	---	---	---	---	---	---	---	---	---
DATE	DESCRIPTION	DRAWN													
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Description Sketch

(Not A Survey)

Line Data Table

No.	Bearing	Length
L1	N00°16'52"W	170.85'
L2	S59°10'35"E	10.01'
L3	N39°07'14"E	51.71'
L4	N30°12'31"E	301.52'
L5	N24°54'35"E	65.78'
L6	N27°46'14"E	134.85'
L7	N30°51'02"E	85.20'
L8	S52°53'47"E	73.78'
L9	S64°21'19"E	150.53'
L10	S68°02'30"E	96.62'
L11	S66°31'01"E	134.50'
L12	S61°51'05"E	54.07'
L13	S89°46'46"W	519.99'
L14	S00°13'14"E	134.10'
L15	S89°46'46"W	122.74'
L16	S00°13'14"E	225.00'
L17	S10°03'29"E	29.26'
L18	N59°10'35"W	197.84'

Curve Data Table

No.	Radius	Arc	Δ	Bearing	Chord
C1	25.00'	42.00'	96°15'11"	N78°58'37"E	37.23'
C2	25.00'	12.07'	27°40'25"	S75°41'17"E	11.96'
C3	180.00'	20.36'	6°28'45"	S03°57'02"E	20.34'
C4	75.00'	28.70'	21°55'29"	S37°00'25"W	28.52'

See Sheet 1 for Signature & Revisions

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB 7768



GeoPoint
Surveying, Inc.

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

Parent Parcel ID No.: 272710-730000-011202

WARRANTY DEED

THIS INDENTURE, made this 4th day of April, 2024, between **GLK REAL ESTATE LLC**, a Florida limited liability company, whose address is 346 E. Central Avenue, Winter Haven, Florida 33880, Grantor, and **POLK COUNTY**, a political subdivision of the State of Florida, whose address is P.O. Box 988, Bartow, Florida 33831, Grantee.

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

WITNESSETH, that the said Grantor, for and in consideration of the sum of One Dollar, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns forever the following described land, situate, lying and being in the County of Polk, State of Florida, to-wit:

SEE EXHIBIT "A"

TO HAVE AND TO HOLD THE SAME, in fee simple together with all and singular the appurtenances thereto belonging or in anywise incident or appertaining forever; and the said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

[SIGNATURE PAGE FOLLOWS]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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)

Maith Cassidy

Witness

Print Name Kristin Cassidy

Address: 346 E Central Ave

Winter Haven, FL 33880

Witness Emily Cassidy

Print Name Emily Cassidy

Address: 346 E Central Ave

Winter Haven, FL 33880

GLK REAL ESTATE LLC, a Florida limited liability company

By: [Signature]

Lauren Schwenk, Manager

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 3rd day of April, 2024, by Lauren Schwenk, as Manager of GLK Real Estate LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

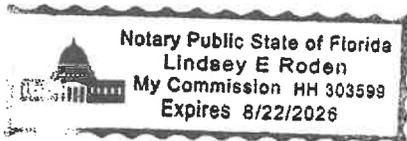
(AFFIX NOTARY SEAL)

Lindsey E Roden

Notary Public

Print Name Lindsey E Roden

My Commission Expires 8/22/2026



Description Sketch

(Not A Survey)

Parcel 1

DESCRIPTION: A portion of Tract M of the MAP OF FLORIDA DEVELOPMENT COMPANY TRACT, according to the map or plat thereof, as recorded in Plat Book 3, Pages 60 through 63, of the public records of Polk County, Florida, said parcel of land lying in Section 10, Township 27 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of Section 10, run thence along the East boundary of the Northeast 1/4 of said Section 10, S.00°09'46"E., a distance of 1252.35 feet; thence departing said East boundary, S.89°50'14"W., a distance of 15.00 feet to the West Right-of-Way of an UNNAMED ROAD lying East of said Tract M, said point also being the **POINT OF BEGINNING**; thence along said West Right-of-Way, S.00°09'46"E., a distance of 5.62 feet to a point on the East boundary of the lands described in Official Records Book 12658, Page 2241, of the public records of said county; thence along said East boundary the following three (3) courses: (1) N.49°04'03"W., a distance of 9.61 feet; (2) Northwesterly, 70.80 feet along the arc of a tangent curve to the right having a radius of 85.00 feet and a central angle of 47°43'20" (chord bearing N.25°12'24"W., 68.77 feet); (3) thence Northerly, 4.46 feet along the arc of a reverse curve to the left having a radius of 80.00 feet and a central angle of 03°11'30" (chord bearing N.02°56'29"W., 4.46 feet); thence Southeasterly, 54.79 feet along the arc of a non-tangent curve to the left having a radius of 85.00 feet and a central angle of 36°55'52" (chord bearing S.23°00'10"E., 53.84 feet); thence S.41°28'06"E., a distance of 23.73 feet to the **POINT OF BEGINNING**.

Containing 0.007 acres or 285 square feet, more or less.

Together With

Parcel 2

DESCRIPTION: A portion of Tract M of the MAP OF FLORIDA DEVELOPMENT COMPANY TRACT, according to the map or plat thereof, as recorded in Plat Book 3, Pages 60 through 63, of the public records of Polk County, Florida, said parcel of land lying in Section 10, Township 27 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of Section 10, run thence along the East boundary of the Northeast 1/4 of said Section 10, S.00°09'46"E., a distance of 1264.57 feet to a point on the Easterly Extension of the Monumented North Right-of-Way of SOUTH BOULEVARD; thence along said Easterly Extension and the Monumented North Right-of-Way of said SOUTH BOULEVARD; thence S.89°43'42"W., a distance of 227.88 feet to a point on the West Boundary of the lands described in Official Records Book 12658, Page 2241, of the public records of said county, said point being the **POINT OF BEGINNING**; thence continue along said Monumented North Right-of-Way, S.89°43'42"W., a distance of 27.28 feet; thence departing said Monumented North Right-of-Way, Northeasterly, 90.38 feet along the arc of a non-tangent curve to the left having a radius of 85.00 feet and a central angle of 60°55'11" (chord bearing N.30°24'06"E., 86.18 feet) to a point on said West boundary; thence along said West boundary the following four (4) courses: (1) Southerly, 14.78 feet along the arc of a compound curve to the left having a radius of 80.00 feet and a central angle of 10°34'59" (chord bearing S.05°20'59"E., 14.76 feet); (2) Southerly, 54.11 feet along the arc of a reverse curve to the right having a radius of 65.00 feet and a central angle of 47°41'45" (chord bearing S.13°12'23"W., 52.56 feet); (3) S.37°03'16"W., a distance of 8.70 feet; (4) S.18°18'32"W., a distance of 1.47 feet to the **POINT OF BEGINNING**.

Containing 0.018 acres or 785 square feet, more or less.

The total area of both Parcels 0.025 acres or 1070 square feet, more or less.

SURVEYOR'S NOTES:

1. Bearings shown hereon are based on the East boundary of Northeast 1/4 of Section 10, Township 27 South, Range 27 East Polk County, Florida, having a Grid bearing of S.00°09'46"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
2. I do hereby certify that this sketch & description was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, 5J-17.052, and 5J-17-053, Florida administrative code, pursuant to Section 472.027, Florida statutes.

Digitally signed
by Charles
Arnett
Date:
2024.03.28
10:31:58 -04'00'

Charles M. Arnett LS6884

JOB #: PLR ROW-DS-Additional in Tract M
DRAWN: LAT DATE: 01/15/24 CHECKED: CMA
Prepared For: CASSIDY

Revisions		
DATE	DESCRIPTION	DRAWN
03/01/24	Modified Parcel 1 to match record	CMA
03/28/24	Added C6 to table; fixed scrivener's error in Parcel 1 description	---
---	---	---
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West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
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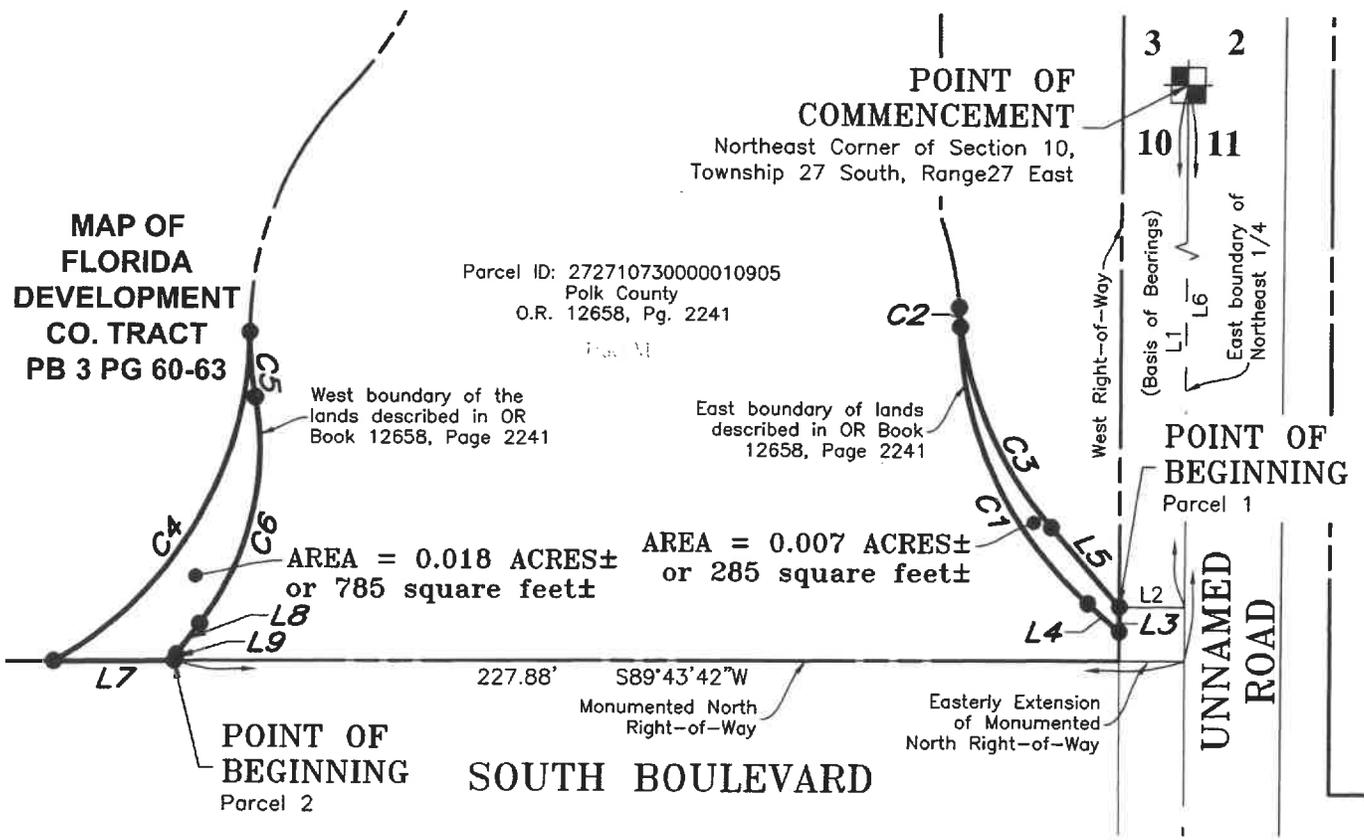
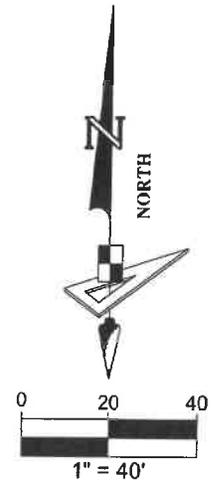
GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)

No.	Bearing	Length
L1	S00°09'46"E	1252.35'
L2	S89°50'14"W	15.00'
L3	S00°09'46"E	5.62'
L4	N49°04'03"W	9.61'
L5	S41°28'06"E	23.73'
L6	S00°09'46"E	1264.57'
L7	S89°43'42"W	27.28'
L8	S37°03'16"W	8.70'
L9	S18°18'32"W	1.47'

No.	Radius	Arc	Δ	Bearing	Chord
C1	85.00'	70.80'	47°43'20"	N25°12'24"W	68.77'
C2	80.00'	4.46'	3°11'30"	N02°56'29"W	4.46'
C3	85.00'	54.79'	36°55'52"	S23°00'10"E	53.84'
C4	85.00'	90.38'	60°55'11"	N30°24'06"E	86.18'
C5	80.00'	14.78'	10°34'59"	S05°20'59"E	14.76'
C6	65.00'	54.11'	47°41'45"	S13°12'23"W	52.56'



See Sheet 1 for Signature & Revisions

West Florida
 213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Fax: (813) 248-2266
 www.geopointsurvey.com
 Licensed Business No.: LB7768

GeoPoint
 Surveying, Inc.

This instrument prepared under the direction of
R. Wade Allen, Administrator
Polk County Real Estate Services
P.O. Box 9005, Drawer RE-01
Bartow, FL 33831-9005
By: Scott C. Lowery
Parent Parcel ID Nos.: 272710-730000-010901/011202

PERPETUAL JOINT USE DRAINAGE EASEMENT

3rd THIS PERPETUAL JOINT USE DRAINAGE EASEMENT (“Easement”) made this day of April, 2024, between **GLK REAL ESTATE LLC**, a Florida limited liability company, whose mailing address is 346 E. Central Ave., Winter Haven, Florida 33880 and its successors and assigns (“Grantor”), and **POLK COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 988, Bartow, Florida 33831-9005, (“Grantee”).

WITNESSETH

WHEREAS, Grantor is owner of certain property located in the County of Polk, State of Florida, as more particularly described on **Exhibit “A”** attached hereto and incorporated herein by reference (“**Grantor Property**”); and

WHEREAS, Grantor is a party to that certain Infrastructure and Impact Fee Credit Agreement with Grantee having an effective date of March 9, 2023 regarding certain transportation improvements to Powerline Road (“**Roadway**”) which was recorded in Official Records Book 12609 at Pages 1457 through 1492, Public Records of Polk County, Florida (“**Agreement**”); and

WHEREAS, as part of the Agreement the Grantor is responsible for granting easements to the Grantee necessary for the management of stormwater discharge generated from the Roadway.

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 on the terms and conditions set forth herein.

1. **Recitals.** The foregoing recitals are true and correct and are a material part of this Agreement.

2. **Grant of Easement.** Grantor hereby grants unto Grantee, a, non-exclusive drainage easement (“**Drainage Easement**”) over, under and across that certain property located in the County of Polk, State of Florida, as more particularly described on **Exhibit “B”** attached hereto and incorporated herein by reference (“**Easement Area**”). The Drainage Easement granted here in shall be used solely for the purpose of drainage and storage of stormwater discharged from the Roadway in an amount sufficient to hold such stormwater discharged from the Roadway (“**Drainage Limit**”) within the stormwater pond located within the Easement Area (“**DRA**”) and for outfall pipes from the Roadway into the Easement Area. The Drainage Easement granted

herein is subject to any and all prior easements and all other matters currently of record to the extent that the same affect the Easement Area or Grantor's Property. Grantor and its successors and assigns reserve the right to use and to grant others rights and easements over the Easement Area and the DRA, including but not limited rights and easements for the drainage and storage of stormwater generated from the Grantor's Property, provided that such rights do not unreasonably interfere with Grantee's use of the Easement Area or DRA for the purposes provided herein, subject in all events to the Drainage Limit.

3. **Relocation of Easement Area.** Grantor shall at any time and from time to time have the right to relocate the Easement Area to another location and/or reconfigure the Easement Area, provided that: (i) Grantor provides Grantee written notice of its intent to relocate or reconfigure the Easement Area, including the approximate location and specifications of the Easement Area, as relocated and/or reconfigured ("**Grantee Notice**"); (ii) Grantor, at its sole cost and expense, obtains all necessary governmental permits and authorizations to relocate and/or reconfigure the Easement Area; (iii) Grantor pays all costs associated with the relocation and/or reconfiguration of the Easement Area, including, but not limited to, relocating or modifying the outfall pipes necessary to convey the stormwater generated from the Roadway to the relocated and/or reconfigured Easement Area; and (iv) the DRA within the Easement Area, as relocated and/or reconfigured shall be of sufficient size and capacity to accommodate the Drainage Limit. In the event Grantee, in its commercially reasonable discretion, objects to the relocated and/or reconfigured Easement Area, Grantee shall provide its objections (together with reasoning therefore) to Grantor in writing within thirty (30) days following receipt of the Grantee Notice.

4. **Documentation related to Relocation of Easement Property.** In the event of the relocation or reconfiguration of the Easement Area that complies with all of the requirements and provisions of this Agreement, the legal description of the Easement Area set forth on **Exhibit "A"** shall be deemed to be modified to the new Easement Area legal description upon recordation of an amendment to this Agreement, which amendment is only required to be executed by Grantor. In such event, the Easement Area described herein shall be deemed to be released from this Agreement and this Agreement shall be deemed to encumber the new Easement Area legal description and the term "Easement Area" as used in this Agreement shall be deemed to refer to the new Easement Area. Without limiting the effectiveness of the foregoing, in the event of relocation or reconfiguration of the Easement Area as contemplated herein, Grantee shall promptly execute documentation, in recordable form, reasonably requested by Grantor confirming the same.

5. **Maintenance Obligations.** Grantor, its successors and assigns, shall be responsible for any required permits and permit recertifications associated with the DRA. Grantor, its successors and assigns, shall also be responsible for the maintenance of the DRA, including turf and any landscaping located within the Easement Area. Notwithstanding the foregoing, if the Grantor or its successors and assigns, fail to obtain, and when necessary re-certify, permits or perform necessary maintenance or repairs associated with the DRA, the Grantee is authorized to take such actions as are reasonably necessary to permit, recertify or maintain and repair the DRA (collectively, "**Maintenance Actions**"). In such event, Grantee shall have a right of reasonable access over Grantor's Property for the purpose of performing the foregoing Maintenance Actions. Grantor shall reimburse the Grantee for any documented reasonable out-of-pocket costs incurred

by Grantee in connection with Grantee's performance of the Maintenance Actions within thirty (30) days of the Grantee sending an invoice or notice of the costs to Grantor.

6. **Miscellaneous**. Grantor covenants with the Grantee that it is lawfully seized of said lands and that it has good, right and lawful authority to grant the Drainage Easement. The rights and obligations granted to or imposed upon Grantor hereunder are not personal or in gross, but rather shall inure to the benefit of and run with title to the Grantor's successors and assigns in title to the Easement Area.

[SIGNATURE PAGE FOLLOWS]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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:

Grantor:

GLK REAL ESTATE LLC, a Florida limited liability company

Kristen Cassidy
Witness
Print Name: Kristen Cassidy
Address: 346 E Central Ave
Winter Haven, FL 33880

By: [Signature]
Lauren Schwenk, Manager

Emily Cassidy
Witness
Print Name: Emily Cassidy
Address: 346 E Central Ave
Winter Haven, FL 33880

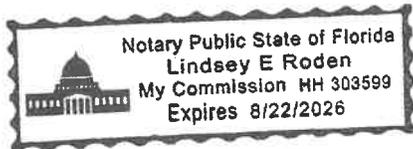
STATE OF FLORIDA
COUNTY OF POLK_

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3rd day of April, 2024, by Lauren Schwenk, as Manager of **GLK REAL ESTATE LLC**, a Florida limited liability company, who is personally known to me or who has produced _____ as identification.

[Notary Seal]

Lindsey E Roden
Notary Public
Lindsey E Roden
Name printed

My Commission Expires: 8/22/2026



DESCRIPTION:

**PARCEL 1: (Per Official Records Book 11140, Page 1421)
PARCEL 011202**

TRACTS "L" AND "M" OF FLORIDA DEVELOPMENT CO. TRACT SUBDIVISION, LYING IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA;

LESS AND EXCEPT THE FOLLOWING FIVE DESCRIBED LANDS:

(1) BEGINNING AT A POINT 411.63 FEET NORTH AND 30 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST; THENCE WEST 61.25 FEET, THENCE SOUTH 190.82 FEET, THENCE EAST 61.15 FEET, THENCE NORTH 190.81 FEET TO THE POINT OF BEGINNING; ABOVE DESCRIBED PARCEL BEING A PART OF LOT "M" OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION.

(2) BEGINNING AT A POINT IN THE CENTERLINE OF A CONCRETE DRIVEWAY AT ITS INTERSECTION WITH THE SOUTH LINE OF LOT "M" IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, ACCORDING TO THE PLAT OF FLORIDA DEVELOPMENT CO. TRACT SUBDIVISION, RECORDED IN PLAT BOOK 3, PAGES 60, ET SEQ., 577.92 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT "M" AND RUN THENCE NORTHERLY WITH THE CENTERLINE OF SAID CONCRETE DRIVEWAY 125 FEET, THENCE WEST TO THE WEST LINE OF SAID LOT "M", THENCE SOUTH ALONG THE WEST LINE OF SAID LOT "M" TO THE SOUTH LINE OF LOT "M", THENCE EAST TO THE POINT OF BEGINNING.

(3) BEGINNING AT A POINT IN THE CENTERLINE OF A CONCRETE DRIVEWAY AT ITS INTERSECTION WITH THE SOUTH LINE OF LOT "M" IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, 577.92 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT "M", THENCE NORTHERLY WITH THE CENTERLINE OF SAID CONCRETE DRIVEWAY 125 FEET, THENCE EAST 75 FEET, THENCE SOUTH 125 FEET, THENCE WEST 78.5 FEET TO THE POINT OF BEGINNING.

(4) BEGINNING AT A POINT IN THE WEST LINE OF LOT "M" IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, WHERE AN IRON PIPE IS SET IN THE WEST LINE OF SAID LOT "M" APPROXIMATELY 225 FEET NORTH OF THE SOUTH LINE OF SAID LOT "M", RUN THENCE EAST 150 FEET, THENCE NORTH 50 FEET, THENCE WEST 150 FEET TO THE WEST LINE OF SAID

Exhibit "A" – Sheet 2 of 3

LOT "M", THENCE SOUTH ON THE WEST LINE OF SAID LOT "M" TO THE POINT OF BEGINNING.

(5) BEGIN AT A POINT IN THE WEST LINE OF LOT "M" OF FLORIDA DEVELOPMENT CO. TRACT SUBDIVISION, PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, WHERE AN IRON PIPE IS SET IN THE WEST LINE OF SAID LOT "M" APPROXIMATELY 225 FEET NORTH OF THE SOUTH LINE OF SAID LOT "M" FOR A POINT OF BEGINNING, RUN THENCE EAST 150 FEET, THENCE SOUTH 100 FEET, MORE OR LESS, TO A POINT 125 FEET NORTH OF THE SOUTH BOUNDARY LINE OF SAID LOT "M", THENCE WEST 150 FEET TO THE WEST BOUNDARY LINE OF SAID LOT "M", THENCE NORTH ALONG THE WEST LINE OF SAID LOT "M" TO THE POINT OF BEGINNING.

Parcel 2: Parcel 010901

THAT PORTION OF TRACTS I AND K IN THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, AS SHOWN ON THE PLAT OF FLORIDA DEVELOPMENT COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DESCRIBED AS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 10 AND RUN SOUTH 00 DEGREES 16 MINUTES 36 SECONDS WEST, 15.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HORSE SHOE CREEK ROAD, ALSO KNOWN AS PALMETTO STREET; THENCE NORTH 89 DEGREES 47 MINUTES 39 SECONDS WEST ALONG SAID SOUTH RIGHT OF WAY LINE, 15.00 FEET TO THE WEST RIGHT OF WAY LINE OF AN UNOPENED PLATTED RIGHT OF WAY, AND THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 16 MINUTES 36 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE, 647.46 FEET TO THE SOUTH BOUNDARY OF SAID TRACT K; THENCE NORTH 89 DEGREES 49 MINUTES 06 SECONDS WEST ALONG SAID SOUTH BOUNDARY OF TRACT K, 625.98 FEET TO THE EAST RIGHT OF WAY LINE OF EAST BOULEVARD; THENCE NORTH 00 DEGREES 20 MINUTES 54 SECONDS WEST ALONG SAID EAST RIGHT OF LINE, 15.00 FEET TO THE SOUTHWEST CORNER OF LOT 6 OF HARTTS SUBDIVISION, FIRST ADDITION, RECORDED IN PLAT BOOK 90, PAGE 15, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 49 MINUTES 06 SECONDS EAST ALONG THE SOUTH BOUNDARY OF SAID LOT 6, 145.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE NORTH 00 DEGREES 20 MINUTES 54 SECONDS WEST ALONG THE EAST BOUNDARY OF SAID LOT 6, AND THE EAST BOUNDARY OF LOT 1 OF HARTTS SUBDIVISION, RECORDED IN PLAT BOOK 89, PAGE 33, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, 132.50 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 06 SECONDS EAST, 155.00 FEET; THENCE NORTH 00 DEGREES 20 MINUTES 54 SECONDS WEST PARALLEL WITH THE EAST BOUNDARY OF SAID HARTTS SUBDIVISION, 500.12 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF A PLATTED RIGHT OF WAY LINE

Exhibit "A" – Sheet 3 of 3

LYING 15.00 FEET SOUTH OF THE NORTH BOUNDARY OF SAID SECTION 10; THENCE SOUTH 89 DEGREES 47 MINUTES 39 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, 333.04 FEET TO THE POINT OF BEGINNING.

PARCEL 3: Parcel 010904

THAT PORTION OF SAID TRACT I OF SAID FLORIDA DEVELOPMENT COMPANY SUBDIVISION IN THE NORTHEAST 1/4 OF SAID SECTION 10, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LYING NORTH OF PALMETTO STREET/HORSE SHOE CREEK ROAD, AS NOW IN USE. LESS AND EXCEPT RIGHTS OF WAY OF RECORD AND/OR IN USE.

TOGETHER WITH:

The parcel of land known as Parcel Identification Number: 27-27-10-730000-011201, with a latest recording document of Official Records Book 468, Page 119, per the Polk County Property Appraiser.

Description Sketch

(Not A Survey)

DESCRIPTION: A portion of Tract I of the MAP OF FLORIDA DEVELOPMENT COMPANY TRACT, according to the map or plat thereof, as recorded in Plat Book 3, Pages 60 through 63, of the public records of Polk County, Florida, said parcel of land lying in Section 10, Township 27 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 10, run thence along the North boundary of the Northeast 1/4 of said Section 10, S.89°45'36"W., a distance of 182.91 feet; thence S.00°14'24"E., a distance of 37.85 feet to a point on the West boundary of the lands described in Official Records Book 12658, Page 2241 of the public records of said county, said point being the **POINT OF BEGINNING**; thence along said West boundary, Southeasterly, 20.31 feet along the arc of a non-tangent curve to the right having a radius of 35.00 feet and a central angle of 33°14'45" (chord bearing S.24°09'18"E., 20.02 feet); thence departing said West boundary S.68°42'28"W., a distance of 69.81 feet; thence S.00°12'29"W., a distance of 165.20 feet; thence N.87°19'42"W., a distance of 100.55 feet; thence N.04°03'19"E., a distance of 79.15 feet; thence N.07°11'47"E., a distance of 27.94 feet; thence N.06°48'33"E., a distance of 31.29 feet; thence N.03°06'14"E., a distance of 55.89 feet; thence N.79°40'28"E., a distance of 9.51 feet; thence N.77°29'32"E., a distance of 19.04 feet; thence N.77°17'17"E., a distance of 18.73 feet; thence N.77°02'04"E., a distance of 40.22 feet; thence S.00°12'29"W., a distance of 30.50 feet; thence N.68°42'28"E., a distance of 60.93 feet to the **POINT OF BEGINNING**.

Containing 0.466 acres, more or less.

SURVEYOR'S NOTES:

1. Bearings shown hereon are based on the North boundary of Northeast 1/4 of Section 10, Township 27 South, Range 27 East Polk County, Florida, having a Grid bearing of S.89°45'36"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
2. I do hereby certify that this sketch & description was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, 5J-17.052, and 5J-17-053, Florida administrative code, pursuant to Section 472.027, Florida statutes.



Digitally signed by Charles Arnett
Date: 2024.03.01 17:14:18 -05'00'

Charles M. Arnett LS6884

JOB #: Powerline Road-Pond 40
DRAWN: LAT DATE: 01/16/24 CHECKED: CMA
Prepared For: CASSIDY

Revisions		
DATE	DESCRIPTION	DRAWN
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West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB 7768



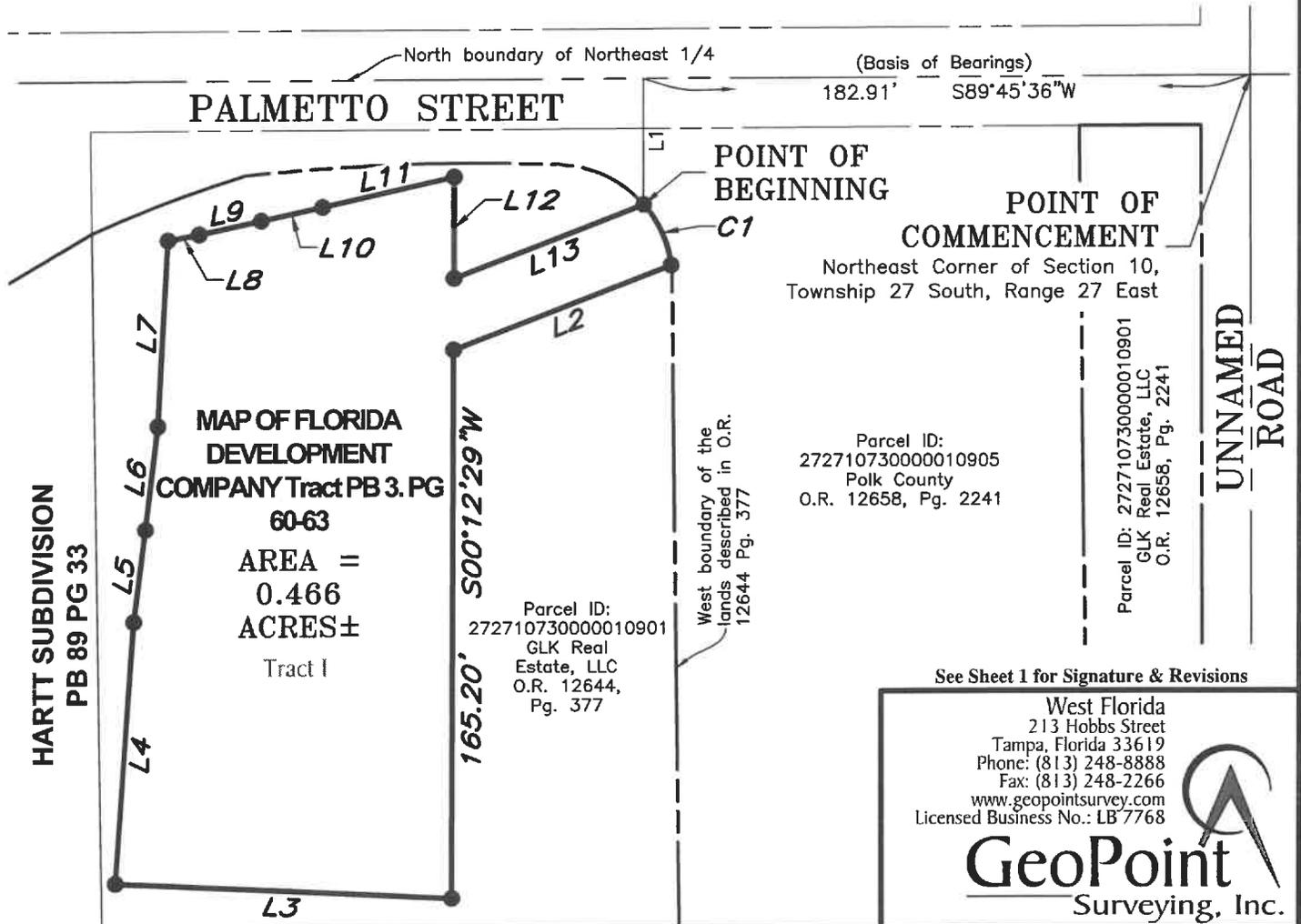
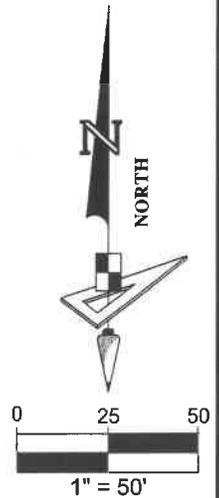
GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)

Line Data Table		
No.	Bearing	Length
L1	S00°14'24"E	37.85'
L2	S68°42'28"W	69.81'
L3	N87°19'42"W	100.55'
L4	N04°03'19"E	79.15'
L5	N07°11'47"E	27.94'
L6	N06°48'33"E	31.29'
L7	N03°06'14"E	55.89'
L8	N79°40'28"E	9.51'
L9	N77°29'32"E	19.04'
L10	N77°17'17"E	18.73'
L11	N77°02'04"E	40.22'
L12	S00°12'29"W	30.50'
L13	N68°42'28"E	60.93'

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C1	35.00'	20.31'	33°14'45"	S24°09'18"E	20.02'



Description Sketch

(Not A Survey)

DESCRIPTION: A portion of Tract M of the MAP OF FLORIDA DEVELOPMENT COMPANY TRACT, according to the map or plat thereof, as recorded in Plat Book 3, Pages 60 through 63, of the public records of Polk County, Florida, said parcel of land lying in Section 10, Township 27 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 10, run thence along the East boundary of the Northeast 1/4 of said Section 10, S.00°09'46"E., a distance of 1264.57 feet to a point on the Easterly Extension of the Monumented North Right-of-Way of SOUTH BOULEVARD; thence along said Easterly Extension and the Monumented North Right-of-Way of said SOUTH BOULEVARD, S.89°43'42"W., a distance of 255.16 feet to the **POINT OF BEGINNING**; thence continue along said Monumented North Right-of-Way, S.89°43'42"W., a distance of 58.75 feet; thence departing said Monumented North Right-of-Way, N.00°04'32"W., a distance of 131.98 feet; thence N.89°55'28"E., a distance of 126.62 feet to a point on the West boundary of the lands described in Official Records Book 12658, Page 2241 of the public records of said county; thence along said West boundary the following two (2) courses: (1) Southwesterly, 3.82 feet along the arc of a non-tangent curve to the right having a radius of 85.00 feet and a central angle of 02°34'24" (chord bearing S.41°45'58"W., 3.82 feet); (2) Southerly, 60.19 feet along the arc of a reverse curve to the left having a radius of 80.00 feet and a central angle of 43°06'39" (chord bearing S.21°29'50"W., 58.78 feet); thence Southwesterly, 90.38 feet along the arc of a reverse curve to the right having a radius of 85.00 feet and a central angle of 60°55'11" (chord bearing S.30°24'06"W., 86.18 feet) to the **POINT OF BEGINNING**.

Containing 0.299 acres, more or less.

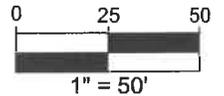
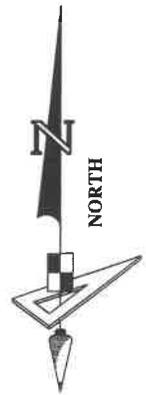
SURVEYOR'S NOTES:

1. Bearings shown hereon are based on the East boundary of Northeast 1/4 of Section 10, Township 27 South, Range 27 East Polk County, Florida, having a Grid bearing of S.00°09'46"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
2. I do hereby certify that this sketch & description was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, 5J-17.052, and 5J-17-053, Florida administrative code, pursuant to Section 472.027, Florida statutes.

 <p>Digitally signed by Charles Arnett Date: 2024.03.01 17:20:21 -05'00'</p> <p>Charles M. Arnett LS6884</p>	<p>JOB #: PLR ROW-DS-POND-50A</p> <p>DRAWN: DS DATE: 1/16/24 CHECKED: CMA</p> <p>Prepared For: CASSIDY</p>	<p>West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business No.: LB 7768</p>  <p style="font-size: 2em; font-weight: bold;">GeoPoint</p> <p style="font-weight: bold;">Surveying, Inc.</p>																
	<p>Revisions</p>																	
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">DATE</th> <th style="width: 65%;">DESCRIPTION</th> <th style="width: 20%;">DRAWN</th> </tr> </thead> <tbody> <tr><td style="text-align: center;">---</td><td style="text-align: center;">---</td><td style="text-align: center;">---</td></tr> </tbody> </table>		DATE	DESCRIPTION	DRAWN	---	---	---	---	---	---	---	---	---	---	---	---	
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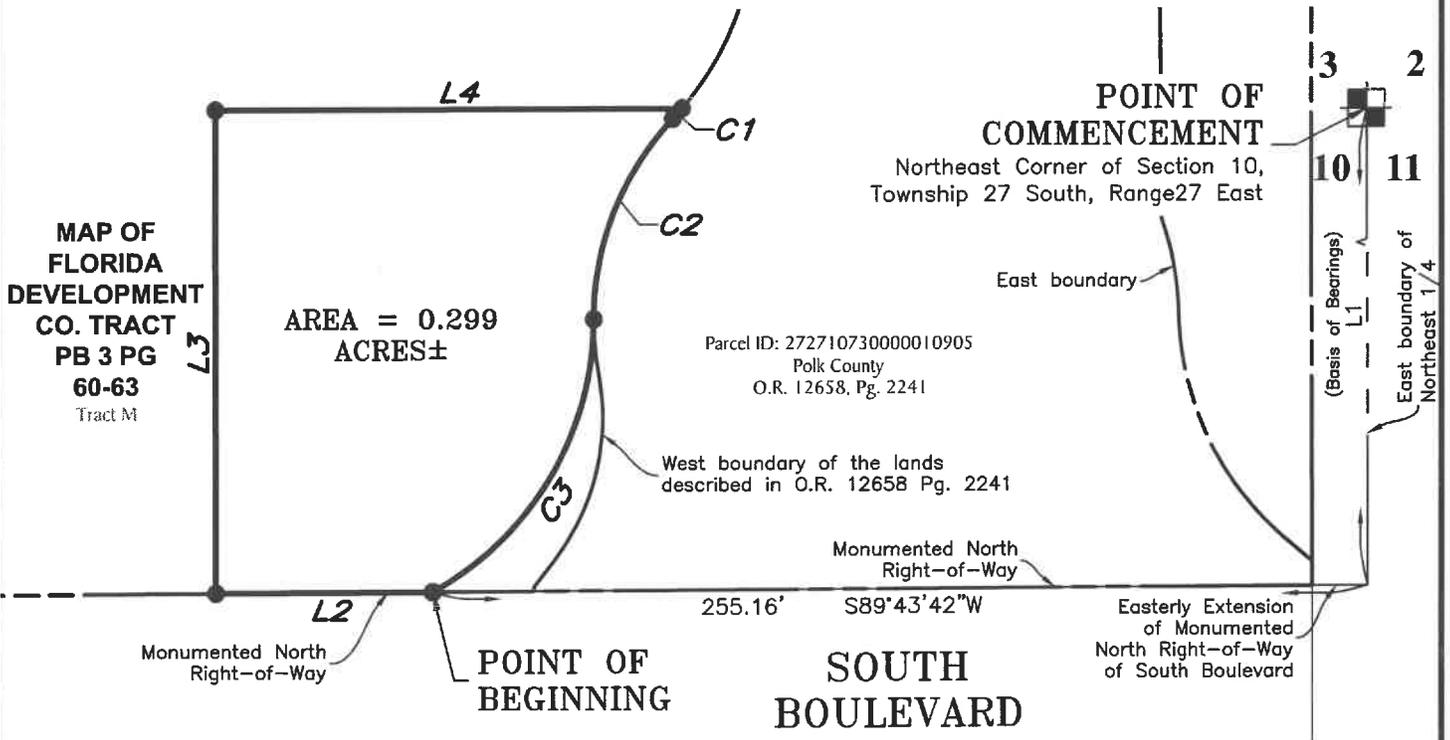
Description Sketch

(Not A Survey)



No.	Bearing	Length
L1	S00°09'46"E	1264.57'
L2	S89°43'42"W	58.75'
L3	N00°04'32"W	131.98'
L4	N89°55'28"E	126.62'

No.	Radius	Arc	Δ	Bearing	Chord
C1	85.00'	3.82'	2°34'24"	S41°45'58"W	3.82'
C2	80.00'	60.19'	43°06'39"	S21°29'50"W	58.78'
C3	85.00'	90.38'	60°55'11"	S30°24'06"W	86.18'



See Sheet 1 for Signature & Revisions

West Florida
 213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Fax: (813) 248-2266
 www.geopointsurvey.com
 Licensed Business No.: LB 7768

GeoPoint
 Surveying, Inc.

Description Sketch

(Not A Survey)

DESCRIPTION: A portion of Tract K of the MAP OF FLORIDA DEVELOPMENT COMPANY TRACT, according to the map or plat thereof, as recorded in Plat Book 3, Pages 60 through 63, of the public records of Polk County, Florida, said parcel of land lying in Section 10, Township 27 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 10, run thence along the East boundary of the Northeast 1/4 of said Section 10, S.00°09'46"E., a distance of 662.37 feet to the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 10; thence along the South boundary thereof, S.89°44'39"W., a distance of 169.78 feet to a point on the West boundary of the lands described in Official Records Book 12658, Page 2241 of the public records of said county, said point also being the **POINT OF BEGINNING**; thence continue along said South boundary, S.89°44'39"W., a distance of 324.93 feet; thence departing said South boundary, N.10°34'30"E., a distance of 16.69 feet; thence N.19°17'14"E., a distance of 12.08 feet; thence N.23°57'13"E., a distance of 9.04 feet; thence N.05°19'09"E., a distance of 36.76 feet; thence N.13°18'32"E., a distance of 16.41 feet; thence N.07°29'36"E., a distance of 27.92 feet; thence Northeasterly, 13.24 feet along the arc of a tangent curve to the right having a radius of 10.00 feet and a central angle of 75°51'35" (chord bearing N.45°25'23"E., 12.29 feet); thence N.83°21'11"E., a distance of 18.36 feet; thence N.80°44'43"E., a distance of 24.55 feet; thence N.84°56'38"E., a distance of 44.19 feet; thence N.82°30'30"E., a distance of 16.34 feet; thence Southeasterly, 12.14 feet along the arc of a tangent curve to the right having a radius of 10.00 feet and a central angle of 69°32'04" (chord bearing S.62°43'28"E., 11.40 feet); thence S.27°57'26"E., a distance of 22.67 feet; thence S.00°36'17"E., a distance of 95.05 feet; thence N.89°48'17"E., a distance of 170.00 feet to a point on said West boundary; thence along said West boundary, S.00°36'17"E., a distance of 15.88 feet to the **POINT OF BEGINNING**.

Containing 0.483 acres, more or less.

SURVEYOR'S NOTES:

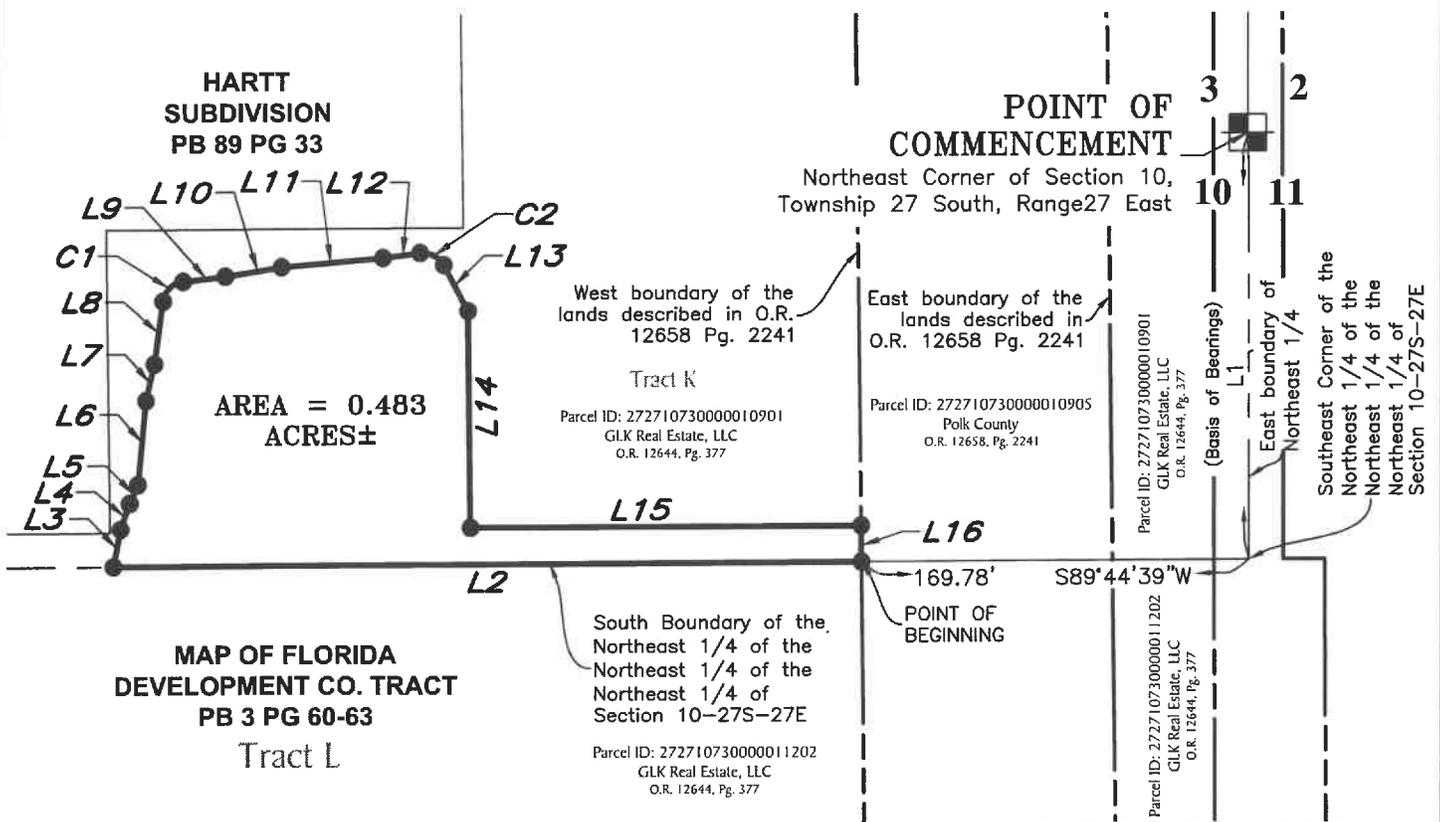
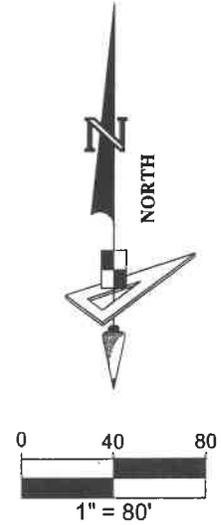
1. Bearings shown hereon are based on the East boundary of Northeast 1/4 of Section 10, Township 27 South, Range 27 East Polk County, Florida, having a Grid bearing of S.00°09'46"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
2. I do hereby certify that this sketch & description was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, 5J-17.052, and 5J-17-053, Florida administrative code, pursuant to Section 472.027, Florida statutes.

 <p>Digitally signed by Charles Arnett Date: 2024.03.01 17:24:19 -05'00'</p> <p>Charles M. Arnett LS6884</p>	JOB #: PLR ROW-DS-POND-50-NORTH		West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business No.: LB7768  GeoPoint Surveying, Inc.
	DRAWN: DS DATE: 01/16/24 CHECKED: MHC		
	Prepared For: CASSIDY		
	Revisions		
	DATE	DESCRIPTION	DRAWN
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Description Sketch (Not A Survey)

Line Data Table		
No.	Bearing	Length
L1	S00°09'46"E	662.37'
L2	S89°44'39"W	324.93'
L3	N10°34'30"E	16.69'
L4	N19°17'14"E	12.08'
L5	N23°57'13"E	9.04'
L6	N05°19'09"E	36.76'
L7	N13°18'32"E	16.41'
L8	N07°29'36"E	27.92'

Line Data Table		
No.	Bearing	Length
L9	N83°21'11"E	18.36'
L10	N80°44'43"E	24.55'
L11	N84°56'38"E	44.19'
L12	N82°30'30"E	16.34'
L13	S27°57'26"E	22.67'
L14	S00°36'17"E	95.05'
L15	N89°48'17"E	170.00'
L16	S00°36'17"E	15.88'



Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C1	10.00'	13.24'	75°51'35"	N45°25'23"E	12.29'
C2	10.00'	12.14'	69°32'04"	S62°43'28"E	11.40'

See Sheet 1 for Signature & Revisions

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB7768

GeoPoint

Surveying, Inc.

Description Sketch

(Not A Survey)

DESCRIPTION: A portion of Tract L of the MAP OF FLORIDA DEVELOPMENT COMPANY TRACT, according to the map or plat thereof, as recorded in Plat Book 3, Pages 60 through 63, of the public records of Polk County, Florida, said parcel of land lying in Section 10, Township 27 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 10, run thence along the East boundary of the Northeast 1/4 of said Section 10, S.00°09'46"E., a distance of 662.37 feet to the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 10; thence along the North boundary thereof, S.89°44'39"W., a distance of 169.78 feet to a point on the West boundary of the lands described in Official Records Book 12658, Page 2241 of the public records of said county, said point also being the **POINT OF BEGINNING**; thence along said West boundary, S.00°36'17"E., a distance of 4.12 feet; thence departing said West boundary, S.89°48'17"W., a distance of 170.00 feet; thence S.00°36'17"E., a distance of 20.95 feet; thence S.89°23'43"W., a distance of 160.20 feet; thence N.11°00'04"E., a distance of 22.50 feet; thence N.10°34'30"E., a distance of 3.87 feet to a point on said North boundary; thence along said North boundary, N.89°44'39"E., a distance of 324.93 feet to the **POINT OF BEGINNING**.

Containing 0.107 acres or 4681 square feet, more or less.

SURVEYOR'S NOTES:

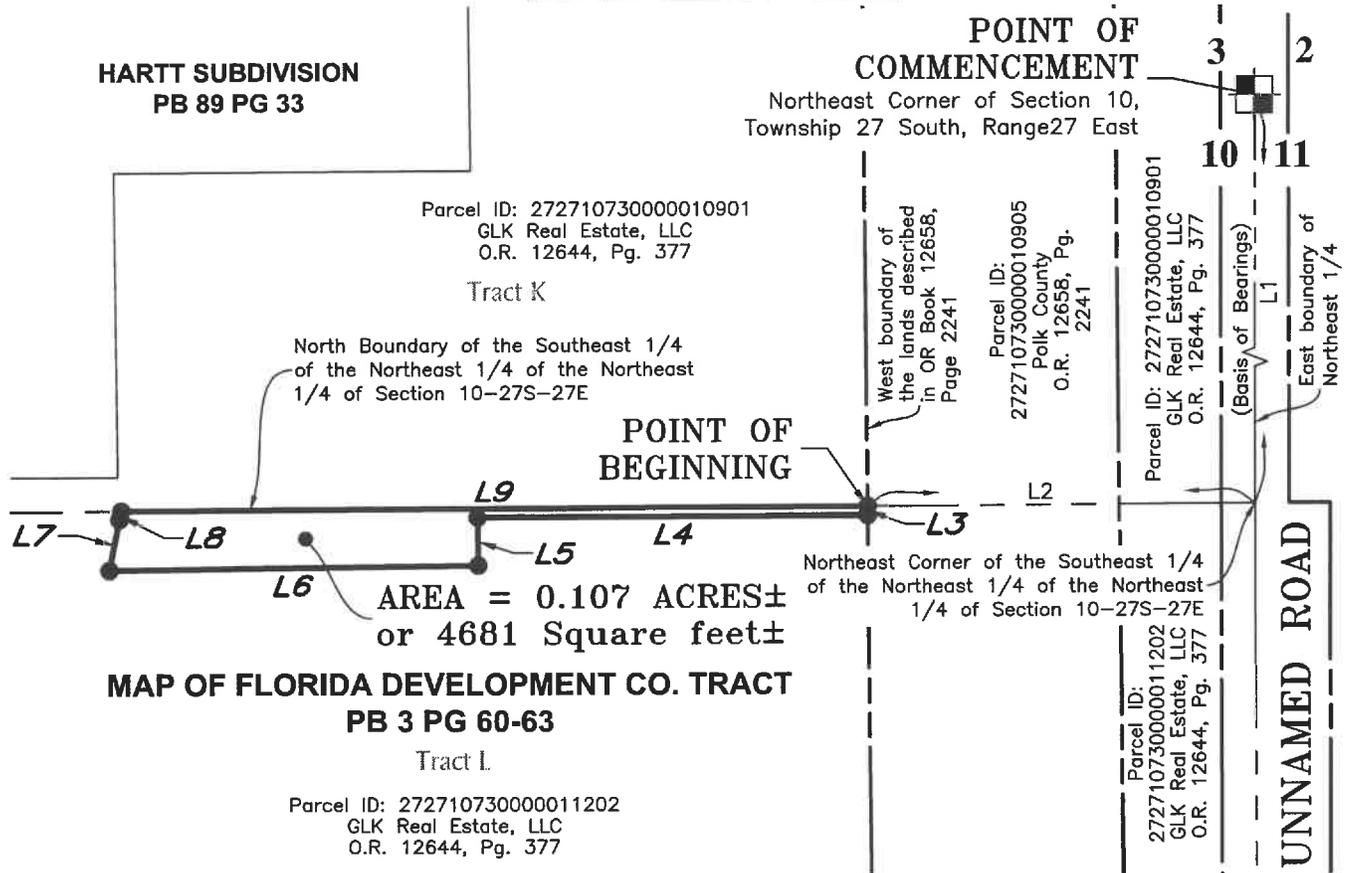
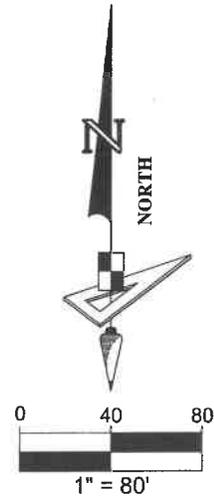
1. Bearings shown hereon are based on the East boundary of Northeast 1/4 of Section 10, Township 27 South, Range 27 East Polk County, Florida, having a Grid bearing of S.00°09'46"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
2. I do hereby certify that this sketch & description was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, 5J-17.052, and 5J-17-053, Florida administrative code, pursuant to Section 472.027, Florida statutes.

 <p>Digitally signed by Charles Arnett Date: 2024.03.01 17:28:01 -05'00'</p> <p>Charles M. Arnett LS6884</p>	<p>JOB #: Powerline Road-Pond 50-South</p> <p>DRAWN: LAT DATE: 01/15/24 CHECKED: CMA</p> <p>Prepared For: CASSIDY</p>	<p>West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business No.: LB 7768</p>  <p style="font-size: 2em; font-weight: bold;">GeoPoint</p> <p style="font-weight: bold;">Surveying, Inc.</p>																
	<p>Revisions</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">DATE</th> <th style="width: 60%;">DESCRIPTION</th> <th style="width: 25%;">DRAWN</th> </tr> </thead> <tbody> <tr><td>---</td><td>---</td><td>---</td></tr> <tr><td>---</td><td>---</td><td>---</td></tr> <tr><td>---</td><td>---</td><td>---</td></tr> <tr><td>---</td><td>---</td><td>---</td></tr> </tbody> </table>		DATE	DESCRIPTION	DRAWN	---	---	---	---	---	---	---	---	---	---	---	---	
	DATE		DESCRIPTION	DRAWN														
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Description Sketch

(Not A Survey)

Line Data Table		
No.	Bearing	Length
L1	S00°09'46"E	662.37'
L2	S89°44'39"W	169.78'
L3	S00°36'17"E	4.12'
L4	S89°48'17"W	170.00'
L5	S00°36'17"E	20.95'
L6	S89°23'43"W	160.20'
L7	N11°00'04"E	22.50'
L8	N10°34'30"E	3.87'
L9	N89°44'39"E	324.93'



See Sheet 1 for Signature & Revisions

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 Tampa, Florida 33619
 Phone: (813) 248-8888
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 www.geopointsurvey.com
 Licensed Business No.: LB 7768

GeoPoint

Surveying, Inc.

This Instrument prepared under the direction of:
R. Wade Allen, Administrator
Real Estate Services
P.O. Box 9005, Drawer RE-01
Bartow, Florida 33831-9005
By: Scott C. Lowery
Project Name: Power Line Road Extension (North)

Parent Parcel ID Nos.: 272703-721523-002770/002790 and
272703-713500-020020

WARRANTY DEED

THIS INDENTURE, made this 3rd day of April, 2024, between **JACKSTONE DEVELOPMENT LLC**, a Florida limited liability company, whose address is 346 E. Central Avenue, Winter Haven, Florida 33880, Grantor, and **POLK COUNTY**, a political subdivision of the State of Florida, whose address is P.O. Box 988, Bartow, Florida 33831, Grantee.

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

WITNESSETH, that the said Grantor, for and in consideration of the sum of One Dollar, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns forever the following described land, situate, lying and being in the County of Polk, State of Florida, to-wit:

SEE EXHIBITS "A", "B" and "C"

TO HAVE AND TO HOLD THE SAME, in fee simple together with all and singular the appurtenances thereto belonging or in anywise incident or appertaining forever; and the said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

[SIGNATURE PAGE FOLLOWS]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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)

[Signature]
Witness

Print Name Jessica Perry
Address: 346 E Central Ave
Winter Haven, FL 33880

[Signature]
Witness

Print Name Jessica Peturri
Address: 346 E Central Ave
Winter Haven, FL 33880

JACKSTONE DEVELOPMENT LLC,
a Florida limited liability company

By: [Signature]
Kevin Chinoy, Manager

STATE OF FLORIDA

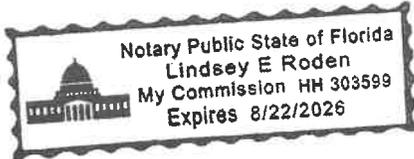
COUNTY OF POLK

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 3rd day of April, 2024, by Kevin Chinoy, as Manager of Jackstone Development LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

(AFFIX NOTARY SEAL)

[Signature]
Notary Public
Print Name Lindsey E Roden

My Commission Expires 8/22/2026



Description Sketch

(Not A Survey)

DESCRIPTION: A portion of POWERLINE ROAD, a Future Road Right-of-Way, per BELLA VITA PHASE 1B-2 and 2, according to the plat thereof as recorded in Plat Book 188, Pages 8 through 17, of the public records of Polk County, Florida, lying in Section 3, Township 27 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at the East 1/4 corner of said Section 3, run thence along the South boundary of the Northeast 1/4 of said Section 3, S.89°55'51"W., a distance of 550.65 feet to the East boundary of Future Road Right-of-Way of said POWERLINE ROAD; thence along said East boundary, Northerly, 15.15 feet along the arc of a non-tangent curve to the right having a radius of 370.00 feet and a central angle of 02°20'44" (chord bearing N.08°00'13"W., 15.14 feet) to a point on the South boundary of the lands described in Official Records Book 11422, Page 431 of the public records of said county, said point also being the **POINT OF BEGINNING**; thence along said South boundary, S.89°55'51"W., a distance of 110.59 feet to a point on the West boundary of said POWERLINE ROAD; thence along said West boundary the following three (3) courses: (1) Northerly, 42.96 feet along the arc of a non-tangent curve to the right having a radius of 480.00 feet and a central angle of 05°07'41" (chord bearing N.02°42'45"W., 42.95 feet); (2) N.00°08'54"W., a distance of 694.59 feet; (3) Northerly, 13.58 feet along the arc of a tangent curve to the left having a radius of 370.00 feet and a central angle of 02°06'12" (chord bearing N.01°12'00"W., 13.58 feet) to a point on the North boundary of said lands described in Official Records Book 11422, Page 431; thence along said North boundary the following three (3) courses: (1) S.89°16'30"E., a distance of 71.53 feet; (2) S.00°14'53"E., a distance of 735.09 feet; (3) N.89°55'51"E., a distance of 38.51 feet to a point on said East boundary; thence along said East boundary, Southerly, 15.07 feet along the arc of a non-tangent curve to the left having a radius of 370.00 feet and a central angle of 02°20'03" (chord bearing S.05°39'50"E., 15.07 feet) to the **POINT OF BEGINNING**.

Containing 1.252 acres, more or less.

SURVEYOR'S NOTES:

1. Bearings shown hereon are based on the South boundary of the Northeast 1/4 of Section 3, Township 27 South, Range 27 East Polk County, Florida, having a Grid bearing of S.89°55'51"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
2. I do hereby certify that this sketch & description was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, 5J-17.052, and 5J-17-053, Florida administrative code, pursuant to Section 472.027, Florida statutes.

 <p>Digitally signed by Charles Arnett Date: 2024.03.28 10:33:12 -04'00'</p> <p>Charles M. Arnett LS6884</p>	<p>JOB #: Powerline Road-Jackstone</p> <p>DRAWN: LAT DATE: 01/16/24 CHECKED: CMA</p> <p>Prepared For: CASSIDY</p>	<p>West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business No.: LB 7768</p>  <p>GeoPoint Surveying, Inc.</p>																
	<p>Revisions</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">DATE</th> <th style="width: 65%;">DESCRIPTION</th> <th style="width: 20%;">DRAWN</th> </tr> </thead> <tbody> <tr> <td>03/28/24</td> <td>Updated recording info on sketch</td> <td>CMA</td> </tr> <tr> <td>---</td> <td>---</td> <td>---</td> </tr> <tr> <td>---</td> <td>---</td> <td>---</td> </tr> <tr> <td>---</td> <td>---</td> <td>---</td> </tr> </tbody> </table>		DATE	DESCRIPTION	DRAWN	03/28/24	Updated recording info on sketch	CMA	---	---	---	---	---	---	---	---	---	
	DATE		DESCRIPTION	DRAWN														
	03/28/24		Updated recording info on sketch	CMA														
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Description Sketch

(Not A Survey)

DESCRIPTION: A portion of TRACT C-4, per BELLA VITA PHASE 1B-2 and 2, according to the plat thereof as recorded in Plat Book 188, Pages 8 through 17, of the public records of Polk County, Florida, lying in Section 3, Township 27 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at the East 1/4 corner of said Section 3, run thence along the South boundary of the Northeast 1/4 of said Section 3, S.89°55'51"W., a distance of 661.72 feet to the West boundary of Future Road Right-of-Way of POWERLINE ROAD of said BELLA VITA PHASE 1B-2 and 2; thence along said West boundary, Northerly, 15.09 feet along the arc of a non-tangent curve to the right having a radius of 480.00 feet and a central angle of 01°48'03" (chord bearing N.06°10'37"W., 15.09) feet to a point on the South boundary of the lands described in Official Records Book 11422, Page 431 of the public records of said county, said point also being the **POINT OF BEGINNING**; thence along said South boundary, S.89°55'51"W., a distance of 11.04 feet; thence departing said South boundary, Northerly, 42.94 feet along the arc of a non-tangent curve to the right having a radius of 491.00 feet and a central angle of 05°00'40" (chord bearing N.02°39'14"W., 42.93 feet); thence N.00°08'54"W., a distance of 108.46 feet; thence, N.12°15'33"E., a distance of 51.20 feet to a point on said West boundary of POWERLINE ROAD; thence along said West boundary the following two (2) courses: (1) S.00°08'54"E., a distance of 158.46 feet; (2) Southerly, 42.96 feet along the arc of a tangent curve to the left having a radius of 480.00 feet and a central angle of 05°07'41" (chord bearing S.02°42'45"E., 42.95 feet) to the **POINT OF BEGINNING**.

Containing 0.045 acres or 1940 sq.ft, more or less.

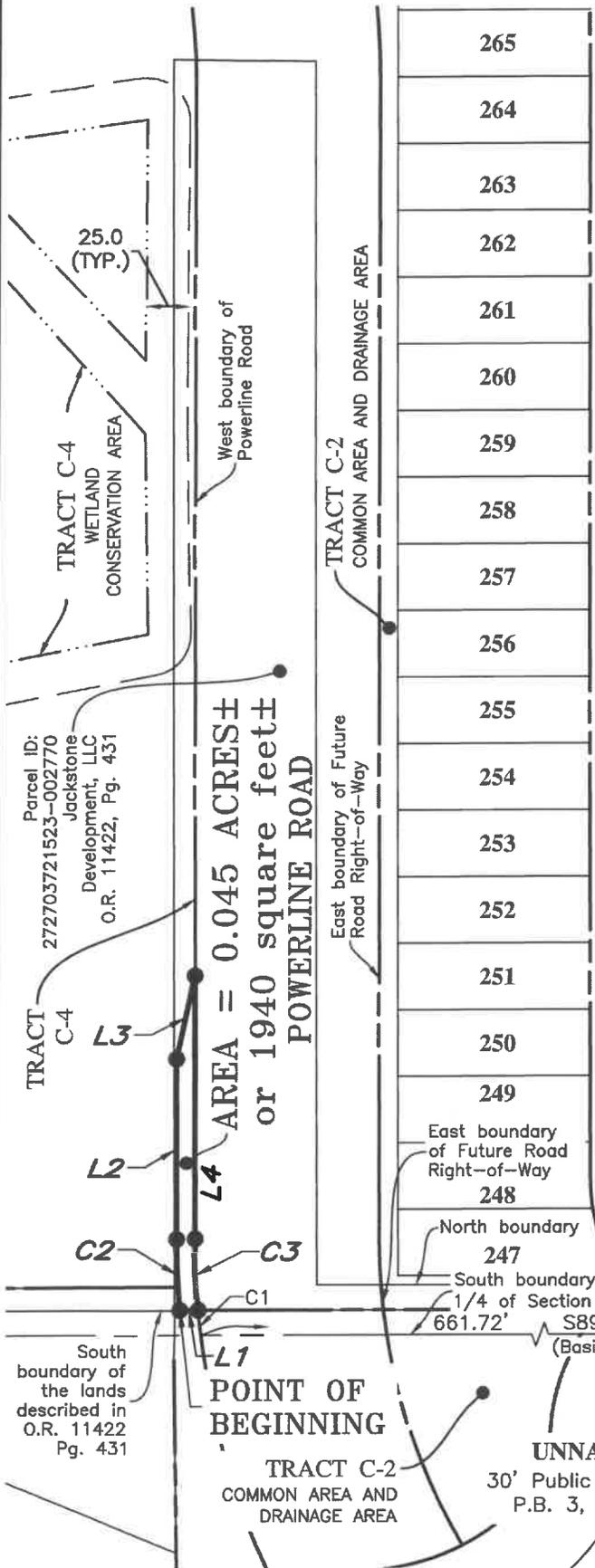
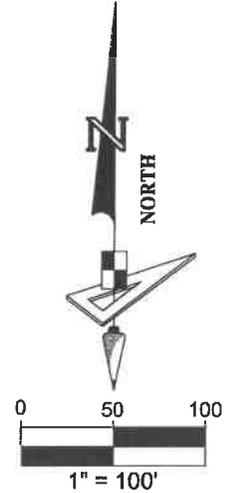
SURVEYOR'S NOTES:

1. Bearings shown hereon are based on the South boundary of the Northeast 1/4 of Section 3, Township 27 South, Range 27 East Polk County, Florida, having a Grid bearing of S.89°55'51"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
2. I do hereby certify that this sketch & description was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, 5J-17.052, and 5J-17-053, Florida administrative code, pursuant to Section 472.027, Florida statutes.

 <p>Digitally signed by Charles Arnett Date: 2024.03.01 20:52:23 -05'00'</p> <p>Charles M. Arnett LS6884</p>	<p>JOB #: Powerline Road Jackstone-Tract C4</p> <p>DRAWN: LAT DATE: 01/16/24 CHECKED: CMA</p> <p>Prepared For: CASSIDY</p>	<p>West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business No.: LB7768</p>  <p style="font-size: 24pt; font-weight: bold;">GeoPoint</p> <p style="font-size: 18pt;">Surveying, Inc.</p>																
	<p>Revisions</p>																	
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Description Sketch

(Not A Survey)



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BELLA VITA PHASE 1B-2 AND 2 PB 188 PG 8-17		
164	165	166

218	217	216
219	220	221

246	245	244
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No.	Bearing	Length
L1	S89°55'51"W	11.04'
L2	N00°08'54"W	108.46'
L3	N12°15'33"E	51.20'
L4	S00°08'54"E	158.46'

No.	Radius	Arc	Δ	Bearing	Chord
C1	480.00'	15.09'	1°48'03"	N06°10'37"W	15.09'
C2	491.00'	42.94'	5°00'40"	N02°39'14"W	42.93'
C3	480.00'	42.96'	5°07'41"	S02°42'45"E	42.95'

EAST NORTH BOULEVARD

POINT OF COMMENCEMENT
East 1/4 Corner of Section 3, Township 27 South, Range 27 East

South boundary of Northeast 1/4 of Section 3-27S-27E
661.72' S89°55'51"W (Basis of Bearings)

See Sheet 1 for Signature & Revisions

UNNAMED ROAD
30' Public Right of Way P.B. 3, Pages 60-63

West Florida
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GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)

DESCRIPTION: A portion of Tracts A, B, C and D of MAP OF FLORIDA DEVELOPMENT COMPANY TRACT, according to the map or plat thereof, as recorded in Plat Book 3, Pages 60 through 63, of the public records of Polk County, Florida, lying in Section 3, Township 27 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of BELLA VITA, PHASES 1B-2 and 2, according to the plat thereof as recorded in Plat Book 188, Pages 8 through 17, of the public records of said county; run thence along said South boundary the following two (2) courses: (1) Easterly, 0.44 feet along the arc of a non-tangent curve to the left having a radius of 125.00 feet and a central angle of 00°12'03" (chord bearing N.89°52'48"E., 0.44 feet); (2) N.89°46'46"E., a distance of 61.11 feet to the **POINT OF BEGINNING**; thence continue along said South boundary the following two (3) courses: (1) N.89°46'46"E., a distance of 46.68 feet; (2) Easterly, 137.00 feet along the arc of a tangent curve to the left having a radius of 185.00 feet and a central angle of 42°25'43" (chord bearing N.68°33'55"E., 133.89 feet); (3) Northeasterly, 1.48 feet along the arc of a compound curve to the left having a radius of 125.00 feet and a central angle of 00°40'45" (chord bearing N.47°00'40"E., 1.48 feet); thence Southerly, 54.33 feet along the arc of a non-tangent curve to the left having a radius of 35.00 feet and a central angle of 88°56'07" (chord bearing S.02°12'14"W., 49.04 feet); thence S.42°15'49"E., a distance of 252.71 feet; thence S.29°51'23"E., a distance of 51.20 feet; thence S.42°15'49"E., a distance of 72.00 feet; thence Southerly, 349.00 feet along the arc of a tangent curve to the right having a radius of 480.00 feet and a central angle of 41°39'33" (chord bearing S.21°26'03"E., 341.37 feet); thence S.00°36'17"E., a distance of 489.79 feet to the monumented North Right-of-Way of EAST PALM STREET; thence along said monumented Right-of-Way, S.89°51'08"W., a distance of 99.50 feet to the West boundary of the lands described in Official Records Book 11537, Page 515, of the public records of said county; thence along said West boundary the following six (6) courses: (1) N.00°13'14"E., a distance of 225.42 feet; (2) S.89°46'46"E., a distance of 15.00 feet; (3) N.00°13'14"E., a distance of 222.54 feet; (4) Northerly, 32.35 feet along the arc of a tangent curve to the left having a radius of 370.00 feet and a central angle of 05°00'36" (chord bearing N.02°17'04"W., 32.34 feet); (5) S.85°12'38"W., a distance of 15.00 feet; (6) Northerly, 142.33 feet along the arc of a non-tangent curve to the left having a radius of 355.00 feet and a central angle of 22°58'18" (chord bearing N.16°16'31"W., 141.38 feet); thence Northwesterly, 140.38 feet along the arc of a non-tangent curve to the left having a radius of 370.00 feet and a central angle of 21°44'16" (chord bearing N.31°23'41"W., 139.54 feet); thence N.42°15'49"W., a distance of 386.68 feet; thence Northwesterly, 70.99 feet along the arc of a tangent curve to the right having a radius of 480.00 feet and a central angle of 08°28'25" (chord bearing N.38°01'37"W., 70.92 feet); thence Northwesterly, 34.47 feet along the arc of a reverse curve to the left having a radius of 35.00 feet and a central angle of 56°25'49" (chord bearing N.62°00'19"W., 33.09 feet) to the **POINT OF BEGINNING**.

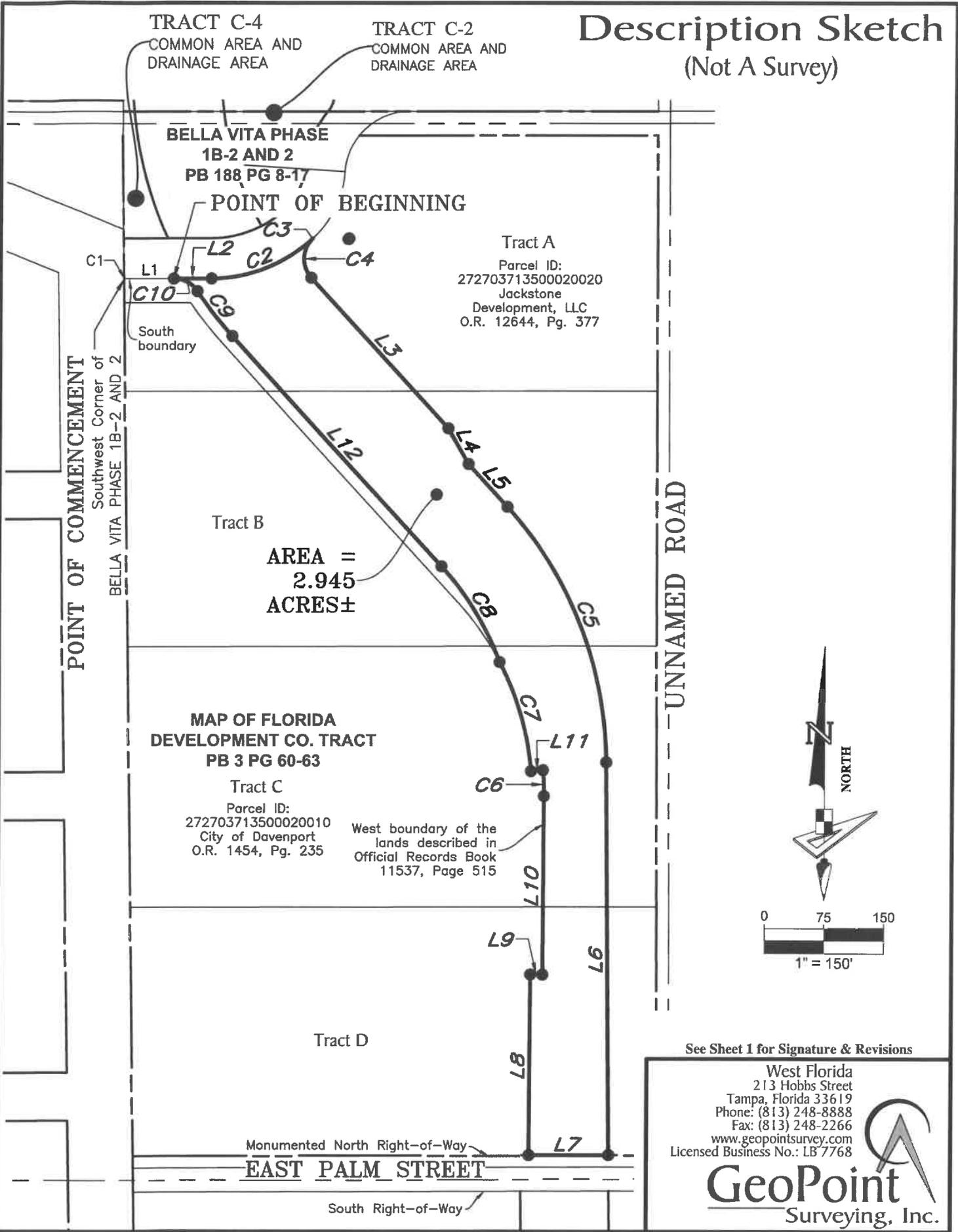
Containing 2.945 acres, more or less.

SURVEYOR'S NOTES:

1. Bearings shown hereon are based on the monumented North Right-of-Way of East Palm Street, having a Grid bearing of S.89°51'08"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
2. I do hereby certify that this sketch & description was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, 5J-17.052, and 5J-17-053, Florida administrative code, pursuant to Section 472.027, Florida statutes.

Charles M. Arnett LS6884	JOB #: PLR ROW-DS-Tract A, B, C and D	West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business No.: LB 7768 													
	DRAWN: LAT DATE: 01/16/24 CHECKED: CMA														
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DATE	DESCRIPTION	DRAWN													
03/01/24	Modified Description and Sketch to address Scrivener's errors	CMA													
03/21/24	Corrected ORB & Page in description for L10 segment	JMW													
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Description Sketch (Not A Survey)



See Sheet 1 for Signature & Revisions

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www.geopointsurvey.com
Licensed Business No.: LB7768



GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)

Line Data Table

No.	Bearing	Length
L1	N89°46'46"E	61.11'
L2	N89°46'46"E	46.68'
L3	S42°15'49"E	252.71'
L4	S29°51'23"E	51.20'
L5	S42°15'49"E	72.00'
L6	S00°36'17"E	489.79'
L7	S89°51'08"W	99.50'
L8	N00°13'14"E	225.42'
L9	S89°46'46"E	15.00'
L10	N00°13'14"E	222.54'
L11	S85°12'38"W	15.00'
L12	N42°15'49"W	386.68'

Curve Data Table

No.	Radius	Arc	Δ	Bearing	Chord
C1	125.00'	0.44'	0°12'03"	N89°52'48"E	0.44'
C2	185.00'	137.00'	42°25'43"	N68°33'55"E	133.89'
C3	125.00'	1.48'	0°40'45"	N47°00'40"E	1.48'
C4	35.00'	54.33'	88°56'07"	S02°12'14"W	49.04'
C5	480.00'	349.00'	41°39'33"	S21°26'03"E	341.37'
C6	370.00'	32.35'	5°00'36"	N02°17'04"W	32.34'
C7	355.00'	142.33'	22°58'18"	N16°16'31"W	141.38'
C8	370.00'	140.38'	21°44'16"	N31°23'41"W	139.54'
C9	480.00'	70.99'	8°28'25"	N38°01'37"W	70.92'
C10	35.00'	34.47'	56°25'49"	N62°00'19"W	33.09'

See Sheet 1 for Signature & Revisions

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB 7768



GeoPoint
Surveying, Inc.

This instrument prepared under the direction of
R. Wade Allen, Administrator
Polk County Real Estate Services
P.O. Box 9005, Drawer RE-01
Bartow, FL 33831-9005
By: Scott C. Lowery
Parent Parcel ID No.: 272703-713500-020020

PERPETUAL JOINT USE DRAINAGE EASEMENT

3rd THIS PERPETUAL JOINT USE DRAINAGE EASEMENT (“Easement”) made this day of April, 2024, between JACKSTONE DEVELOPMENT LLC, a Florida limited liability company, whose mailing address is 346 E. Central Ave., Winter Haven, Florida 33880 and its successors and assigns (“Grantor”), and POLK COUNTY, a political subdivision of the State of Florida, whose mailing address is Post Office Box 988, Bartow, Florida 33831-9005, (“Grantee”).

WITNESSETH

WHEREAS, Grantor is owner of certain property located in the County of Polk, State of Florida, as more particularly described on **Exhibit “A”** attached hereto and incorporated herein by reference (“**Grantor Property**”); and

WHEREAS, Grantor is a party to that certain Infrastructure and Impact Fee Credit Agreement with Grantee having an effective date of March 9, 2023 regarding certain transportation improvements to Powerline Road (“**Roadway**”) which was recorded in Official Records Book 12609 at Pages 1457 through 1492, Public Records of Polk County, Florida (“**Agreement**”); and

WHEREAS, as part of the Agreement the Grantor is responsible for granting easements to the Grantee necessary for the management of stormwater discharge generated from the Roadway.

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 on the terms and conditions set forth herein.

1. **Recitals.** The foregoing recitals are true and correct and are a material part of this Agreement.

2. **Grant of Easement.** Grantor hereby grants unto Grantee, a, non-exclusive drainage easement (“**Drainage Easement**”) over, under and across that certain property located in the County of Polk, State of Florida, as more particularly described on **Exhibit “B”** attached hereto and incorporated herein by reference (“**Easement Area**”). The Drainage Easement granted here in shall be used solely for the purpose of drainage and storage of stormwater discharged from the Roadway in an amount sufficient to hold such stormwater discharged from the Roadway (“**Drainage Limit**”) within the stormwater pond located within the Easement Area (“**DRA**”) and for outfall pipes from the Roadway into the Easement Area. The Drainage Easement granted

herein is subject to any and all prior easements and all other matters currently of record to the extent that the same affect the Easement Area or Grantor's Property. Grantor and its successors and assigns reserve the right to use and to grant others rights and easements over the Easement Area and the DRA, including but not limited rights and easements for the drainage and storage of stormwater generated from the Grantor's Property, provided that such rights do not unreasonably interfere with Grantee's use of the Easement Area or DRA for the purposes provided herein, subject in all events to the Drainage Limit.

3. **Relocation of Easement Area.** Grantor shall at any time and from time to time have the right to relocate the Easement Area to another location and/or reconfigure the Easement Area, provided that: (i) Grantor provides Grantee written notice of its intent to relocate or reconfigure the Easement Area, including the approximate location and specifications of the Easement Area, as relocated and/or reconfigured ("**Grantee Notice**"); (ii) Grantor, at its sole cost and expense, obtains all necessary governmental permits and authorizations to relocate and/or reconfigure the Easement Area; (iii) Grantor pays all costs associated with the relocation and/or reconfiguration of the Easement Area, including, but not limited to, relocating or modifying the outfall pipes necessary to convey the stormwater generated from the Roadway to the relocated and/or reconfigured Easement Area; and (iv) the DRA within the Easement Area, as relocated and/or reconfigured shall be of sufficient size and capacity to accommodate the Drainage Limit. In the event Grantee, in its commercially reasonable discretion, objects to the relocated and/or reconfigured Easement Area, Grantee shall provide its objections (together with reasoning therefore) to Grantor in writing within thirty (30) days following receipt of the Grantee Notice.

4. **Documentation related to Relocation of Easement Property.** In the event of the relocation or reconfiguration of the Easement Area that complies with all of the requirements and provisions of this Agreement, the legal description of the Easement Area set forth on **Exhibit "A"** shall be deemed to be modified to the new Easement Area legal description upon recordation of an amendment to this Agreement, which amendment is only required to be executed by Grantor. In such event, the Easement Area described herein shall be deemed to be released from this Agreement and this Agreement shall be deemed to encumber the new Easement Area legal description and the term "Easement Area" as used in this Agreement shall be deemed to refer to the new Easement Area. Without limiting the effectiveness of the foregoing, in the event of relocation or reconfiguration of the Easement Area as contemplated herein, Grantee shall promptly execute documentation, in recordable form, reasonably requested by Grantor confirming the same.

5. **Maintenance Obligations.** Grantor, its successors and assigns, shall be responsible for any required permits and permit recertifications associated with the DRA. Grantor, its successors and assigns, shall also be responsible for the maintenance of the DRA, including turf and any landscaping located within the Easement Area. Notwithstanding the foregoing, if the Grantor or its successors and assigns, fail to obtain, and when necessary re-certify, permits or perform necessary maintenance or repairs associated with the DRA, the Grantee is authorized to take such actions as are reasonably necessary to permit, recertify or maintain and repair the DRA (collectively, "**Maintenance Actions**"). In such event, Grantee shall have a right of reasonable access over Grantor's Property for the purpose of performing the foregoing Maintenance Actions. Grantor shall reimburse the Grantee for any documented reasonable out-of-pocket costs incurred

by Grantee in connection with Grantee's performance of the Maintenance Actions within thirty (30) days of the Grantee sending an invoice or notice of the costs to Grantor.

6. **Miscellaneous.** Grantor covenants with the Grantee that it is lawfully seized of said lands and that it has good, right and lawful authority to grant the Drainage Easement. The rights and obligations granted to or imposed upon Grantor hereunder are not personal or in gross, but rather shall inure to the benefit of and run with title to the Grantor's successors and assigns in title to the Easement Area.

[SIGNATURE PAGE FOLLOWS]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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:

Jessica Perry

Witness
Print Name: Jessica Perry

Address: 346 E Central Ave.
Winter Haven, FL 33880

Jessica Petrucci

Witness
Print Name: Jessica Petrucci

Address: 346 E Central Ave
Winter Haven, FL 33880

Grantor:

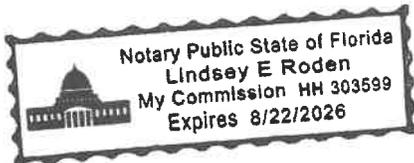
JACKSTONE DEVELOPMENT LLC, a
Florida limited liability company

By: Kevin Chinoy
Kevin Chinoy, Manager

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization, this 3rd day of APRIL, 2024, by
Kevin Chinoy of **JACKSTONE DEVELOPMENT LLC**, a Florida
limited liability company, who is personally known to me or who has produced
as identification.

[Notary Seal]



Lindsey E Roden

Notary Public
Lindsey E Roden

Name printed

My Commission Expires: 8/22/2026

Exhibit "A"
[Sketch & Legal Description of Grantor Property]

Description Sketch

DESCRIPTION:

A parcel of land lying in Lots A, B, C, and D of the Southeast 1/4 of Section 3, Township 27 South, Range 27 East of the Map of Florida Development Company Tract, according to the map or plat thereof as recorded in Plat Book 3, Pages 60 through 63, of the public records of Polk County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Southeast 1/4 of said Section 3, thence along the East line of said Southeast 1/4, S.00°12'52"E., a distance of 15.00 feet to the Easterly extension of the South Right of Way line of an Unnamed Road also being the North boundary of the aforesaid Lot A; thence along said Easterly extension, S.89°50'26"W., a distance of 15.00 feet to the Northeast corner of said Lot A, said point being the **POINT OF BEGINNING**; thence along the West Right-of-Way of an Unnamed Road also being the East boundary of said Lots A, B, C, and D, S.00°12'52"E., a distance of 1283.97 feet to the Southeast corner of said Lot D; thence along the North Right of Way of an Unnamed Road also being the South boundary of said Lot D, S.89°56'08"W., a distance of 158.65 feet thence departing said North Right-of-Way line, N.00°13'14"E., a distance of 240.17 feet; thence S.89°46'46"E., a distance of 15.00 feet; thence N.00°13'14"E., a distance of 222.54 feet; thence Northerly, 32.35 feet along the arc of a tangent curve to the left having a radius of 370.00 feet and a central angle of 05°00'36" (chord bearing N.02°17'04"W., 32.34 feet); thence S.85°12'38"W., a distance of 15.00 feet; thence Northwesterly, 232.19 feet along the arc of a non-tangent curve to the left having a radius of 355.00 feet and a central angle of 37°28'27" (chord bearing N.23°31'36"W., 228.07 feet); thence N.42°15'49"W., a distance of 434.81 feet; thence Northwesterly, 65.90 feet along the arc of a tangent curve to the right having a radius of 495.00 feet and a central angle of 07°37'40" (chord bearing N.38°27'00"W., 65.85 feet); thence S.89°46'46"W., a distance of 82.50 feet to the East Right-of-Way line of East Boulevard, of the MAP OF DAVENPORT, according to the map or plat thereof, as recorded in Plat Book 3, Pages 58 through 59, of the public records of Polk County, Florida, also being the West boundary of said Lot A; thence along said East Right-of-Way, N.00°51'45"W., a distance of 206.45 feet to the Northwest corner of said Lot A; thence along the South Right of Way line of an Unnamed Road also being the North boundary of said Lot A; thence along said South Right-of-Way line, N.89°50'26"E., a distance of 663.32 feet to the **POINT OF BEGINNING**.

Containing 9.296 acres, more or less.

SURVEYOR'S NOTES:

Bearings shown hereon are based on the East line of the Southeast 1/4 of Section 3, Township 27 South, Range 27 East, Polk County, Florida, having a Grid bearing of S.00°12'52"E., The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.

PROJECT: POWERLINE ROAD		Prepared For: ABSOLUTE ENGINEERING, INC.	
PHASE: 4 SKETCHES OF CITY OF PARCEL		<p>(Not A Survey)</p> 	
DRAWN: LAT	DATE: 10/19/20		
REVISIONS			
DATE	DESCRIPTION	DRAWN BY	
10/20/20	Revised Sketch and Description	CMA	
<p>Charles M. Arnett FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6884</p>		<p>213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768</p>  <p style="font-size: 24pt; font-weight: bold;">GeoPoint</p> <p style="font-size: 18pt;">Surveying, Inc.</p>	
FILE PATH: P:\POWERLINE ROAD - POLK COUNTY\DESCRIPTIONS\POWERLINE-CITY PARCEL N OF PALM-PARCEL 1.DWG			LAST SAVED BY: CARNETT
			01 of 03

Description Sketch

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	370.00'	5°00'36"	32.35'	32.34'	N 02°17'04" W
C2	355.00'	37°28'27"	232.19'	228.07'	N 23°31'36" W
C3	495.00'	7°37'40"	65.90'	65.85'	N 38°27'00" W

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	S 00°12'52" E	15.00'
L2	S 89°50'26" W	15.00'
L3	S 89°56'08" W	158.65'
L4	N 00°13'14" E	240.17'
L5	S 89°46'46" E	15.00'
L6	N 00°13'14" E	222.54'
L7	S 85°12'38" W	15.00'
L8	S 89°46'46" W	82.50'
L9	N 00°51'45" W	206.45'
L10	N 89°50'26" E	663.32'

PROJECT: POWERLINE ROAD		Prepared For: ABSOLUTE ENGINEERING, INC.		
PHASE: 4 SKETCHES OF CITY OF PARCEL		<p style="font-size: 1.2em;">See Sheet No. 1 For Surveyor's Certification</p>		
DRAWN: LAT	DATE: 10/19/20			CHECKED BY: CMA
REVISIONS				
DATE	DESCRIPTION			DRAWN BY
10/20/20	Revised Sketch and Description			CMA
213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768		 <h2 style="margin: 0;">GeoPoint</h2> Surveying, Inc.		
FILE PATH: P:\POWERLINE ROAD - POLK COUNTY\DESCRIPTIONS\POWERLINE-CITY PARCEL N OF PALM-PARCEL 1.DWG LAST SAVED BY: CARNETT			03 of 03	

Exhibit "B"

[Sketch & Legal Description of Easement Area]

Description Sketch

(Not A Survey)

DESCRIPTION: A portion of Tract A and Tract B of the MAP OF FLORIDA DEVELOPMENT COMPANY TRACT, according to the map or plat thereof, as recorded in Plat Book 3, Pages 60 through 63, of the public records of Polk County, Florida, said parcel of land lying in Section 3, Township 27 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at the East 1/4 corner of said Section 3, run thence along the North boundary of the Southeast 1/4 of said Section 3, S.89°55'51"W., a distance of 374.79 feet; thence departing said South boundary, S.00°04'09"E., a distance of 15.00 feet to a point on the South Right-of-Way an UNNAMED ROAD lying North of said TRACT A, said point being the **POINT OF BEGINNING**; thence along said South Right-of-Way, N.89°55'51"E., a distance of 54.86 feet; thence Southerly, 3.54 feet along the arc of a non-tangent curve to the right having a radius of 22.00 feet and a central angle of 09°12'45" (chord bearing S.01°25'18"W., 3.53 feet); thence Southeasterly, 44.77 feet along the arc of a reverse curve to the left having a radius of 28.00 feet and a central angle of 91°36'40" (chord bearing S.39°46'39"E., 40.15 feet); thence S.85°34'59"E., a distance of 165.08 feet; thence Easterly, 8.76 feet along the arc of a tangent curve to the right having a radius of 20.00 feet and a central angle of 25°05'24" (chord bearing S.73°02'17"E., 8.69 feet); thence Southeasterly, 25.78 feet along the arc of a compound curve to the right having a radius of 26.97 feet and a central angle of 54°45'57" (chord bearing S.33°06'36"E., 24.81 feet); thence S.00°39'20"E., a distance of 392.46 feet; thence Southerly, 13.84 feet along the arc of a tangent curve to the right having a radius of 22.00 feet and a central angle of 36°01'57" (chord bearing S.17°21'38"W., 13.61 feet); thence S.35°22'36"W., a distance of 67.59 feet; thence Northwesterly, 87.41 feet along the arc of a non-tangent curve to the left having a radius of 480.00 feet and a central angle of 10°26'02" (chord bearing N.37°02'49"W., 87.29 feet); thence N.42°15'49"W., a distance of 72.00 feet; thence N.29°51'23"W., a distance of 51.20 feet; thence N.42°15'49"W., a distance of 252.71 feet; thence Northerly, 34.46 feet along the arc of a tangent curve to the right having a radius of 35.00 feet and a central angle of 56°24'32" (chord bearing N.14°03'33"W., 33.08 feet); thence N.85°49'53"E., a distance of 13.20 feet; thence Northeasterly, 12.22 feet along the arc of a non-tangent curve to the right having a radius of 20.00 feet and a central angle of 34°59'52" (chord bearing N.27°58'50"E., 12.03 feet); thence Northeasterly, 98.41 feet along the arc of a reverse curve to the left having a radius of 135.00 feet and a central angle of 41°46'01" (chord bearing N.24°35'45"E., 96.25 feet); thence Northerly, 49.44 feet along the arc of a non-tangent curve to the right having a radius of 74.91 feet and a central angle of 37°49'01" (chord bearing N.21°01'15"E., 48.55 feet) to the **POINT OF BEGINNING**.

Containing 2.500 acres, more or less.

SURVEYOR'S NOTES:

1. Bearings shown hereon are based on the North boundary of the Southeast 1/4 of Section 3, Township 27 South, Range 27 East Polk County, Florida, having a Grid bearing of S.89°55'51"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
2. I do hereby certify that this sketch & description was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, 5J-17.052, and 5J-17-053, Florida administrative code, pursuant to Section 472.027, Florida statutes.



Digitally signed
by Charles
Arnett
Date:
2024.03.01
17:12:40 -05'00'

Charles M. Arnett LS6884

JOB #: PLR ROW-DS-Pond 20		
DRAWN: LAT	DATE: 01/16/24	CHECKED: CMA
Prepared For: CASSIDY		
Revisions		
DATE	DESCRIPTION	DRAWN
---	---	---
---	---	---
---	---	---
---	---	---

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB 7768

GeoPoint

Surveying, Inc.

Description Sketch

(Not A Survey)

BELLA VITA PHASE 1B-2 AND 2
PB 188 PG 8-17

EAST NORTH BOULEVARD

North boundary of Southeast
1/4 of Section 3-27S-27E (Basis of Bearings)

374.79' S89°55'51"W

South Right-of-Way
UNNAMED ROAD
30' Public Right of Way
P.B. 3, Pages 60-63

POINT OF COMMENCEMENT

East 1/4 Corner of
Section 3, Township 27
South, Range 27 East

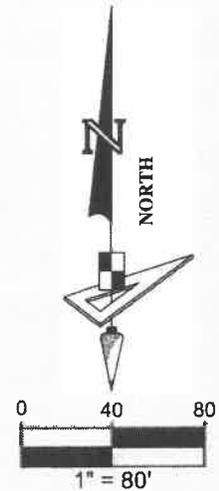
POINT OF BEGINNING

AREA = 2.500
ACRES±

MAP OF FLORIDA
DEVELOPMENT CO.
TRACT
PB 3 PG 60-63

Tract A

Parcel ID: 272703713500020020
Jackstone Development, LLC
O.R. 12644, Pg. 377



Tract B

See Sheet 1 for Signature & Revisions

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GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)

Line Data Table

No.	Bearing	Length
L1	S00°04'09"E	15.00'
L2	N89°55'51"E	54.86'
L3	S85°34'59"E	165.08'
L4	S00°39'20"E	392.46'
L5	S35°22'36"W	67.59'
L6	N42°15'49"W	72.00'
L7	N29°51'23"W	51.20'
L8	N42°15'49"W	252.71'
L9	N85°49'53"E	13.20'

Curve Data Table

No.	Radius	Arc	Δ	Bearing	Chord
C1	22.00'	3.54'	9°12'45"	S01°25'18"W	3.53'
C2	28.00'	44.77'	91°36'40"	S39°46'39"E	40.15'
C3	20.00'	8.76'	25°05'24"	S73°02'17"E	8.69'
C4	26.97'	25.78'	54°45'57"	S33°06'36"E	24.81'
C5	22.00'	13.84'	36°01'57"	S17°21'38"W	13.61'
C6	480.00'	87.41'	10°26'02"	N37°02'49"W	87.29'
C7	35.00'	34.46'	56°24'32"	N14°03'33"W	33.08'
C8	20.00'	12.22'	34°59'52"	N27°58'50"E	12.03'
C9	135.00'	98.41'	41°46'01"	N24°35'45"E	96.25'
C10	74.91'	49.44'	37°49'01"	N21°01'15"E	48.55'

See Sheet 1 for Signature & Revisions

West Florida
 213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Fax: (813) 248-2266
 www.geopointsurvey.com
 Licensed Business No.: LB7768



GeoPoint
 Surveying, Inc.

This Instrument prepared under the direction of:
R. Wade Allen, Administrator
Real Estate Services
P.O. Box 9005, Drawer RE-01
Bartow, Florida 33831-9005
By: Scott C. Lowery
Project Name: Power Line Road Extension (North)

Parent Parcel ID No.: 272703-721523-002760

WARRANTY DEED

THIS INDENTURE, made this 1st day of April, 2024, between **CH DEV LLC**, a Florida limited liability company, whose address is 346 E. Central Avenue, Winter Haven, Florida 33880, Grantor, and **POLK COUNTY**, a political subdivision of the State of Florida, whose address is P.O. Box 988, Bartow, Florida 33831, Grantee.

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

WITNESSETH, that the said Grantor, for and in consideration of the sum of One Dollar, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns forever the following described land, situate, lying and being in the County of Polk, State of Florida, to-wit:

SEE EXHIBITS "A" and "B"

TO HAVE AND TO HOLD THE SAME, in fee simple together with all and singular the appurtenances thereto belonging or in anywise incident or appertaining forever; and the said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

[SIGNATURE PAGE FOLLOWS]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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)

Lindsey Roden

Witness
Print Name Lindsey Roden

Address: 346 E Central Ave.
Winter Haven, FL 33880

Jessica Petrucci

Witness
Print Name Jessica Petrucci

Address: 346 E Central Ave.
Winter Haven, FL 33880

CH DEV LLC, a Florida limited liability company

By: [Signature]
Albert B. Cassidy, Manager

STATE OF FLORIDA

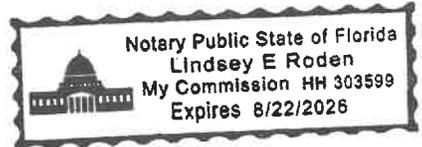
COUNTY OF POLK

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 1st day of April, 2024, by Albert B. Cassidy, as Manager of CH DEV LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

(AFFIX NOTARY SEAL)

Lindsey E Roden
Notary Public
Print Name Lindsey E Roden

My Commission Expires 8/22/2026



Description Sketch

(Not A Survey)

DESCRIPTION: A portion of POWERLINE ROAD, a Future Road Right-of-Way, per BELLA VITA PHASE 1B-2 and 2, according to the plat thereof as recorded in Plat Book 188, Pages 8 through 17, of the public records of Polk County, Florida, lying in Section 3, Township 27 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast Corner of the Northwest 1/4 of the Northeast 1/4 of said Section 3, run thence along the East boundary thereof, N.00°16'52"W., a distance of 42.38 feet to the Southwest corner of said POWERLINE ROAD, said point also being the **POINT OF BEGINNING**; thence continue along said East boundary, N.00°16'52"W., a distance of 128.47 feet to the North corner of said POWERLINE ROAD; thence along the Northeast and East boundary of said POWERLINE ROAD the following four (4) courses: (1) S.59°10'35"E., a distance of 664.79 feet; (2) Southeasterly, 494.51 feet along the arc of a tangent curve to the right having a radius of 480.00 feet and a central angle of 59°01'41" (chord bearing S.29°39'45"E., 472.93 feet); (3) S.00°08'54"E., a distance of 694.59 feet; (4) Southerly, 28.08 feet along the arc of a tangent curve to the left having a radius of 370.00 feet and a central angle of 04°20'55" (chord bearing S.02°19'21"E., 28.07 feet) to a point on the North boundary of the lands described in Official Records Book 11422, Page 431 of the public records of said county; thence along said North boundary the following three (3) courses: (1) S.89°55'51"W., a distance of 38.51 feet; (2) N.00°14'53"W., a distance of 735.09 feet; (3) N.89°16'30"W., a distance of 71.53 feet to a point on the Southwest boundary of said POWERLINE ROAD; thence along said Southwest boundary the following two (2) courses: (1) Northwesterly, 367.60 feet along the arc of a non-tangent curve to the left having a radius of 370.00 feet and a central angle of 56°55'29" (chord bearing N.30°42'50"W., 352.67 feet); (2) N.59°10'35"W., a distance of 598.42 feet to the **POINT OF BEGINNING**.

Containing 3.311 acres, more or less.

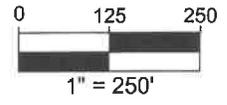
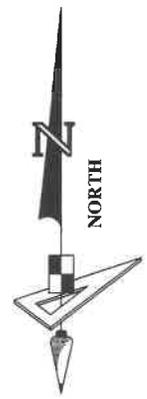
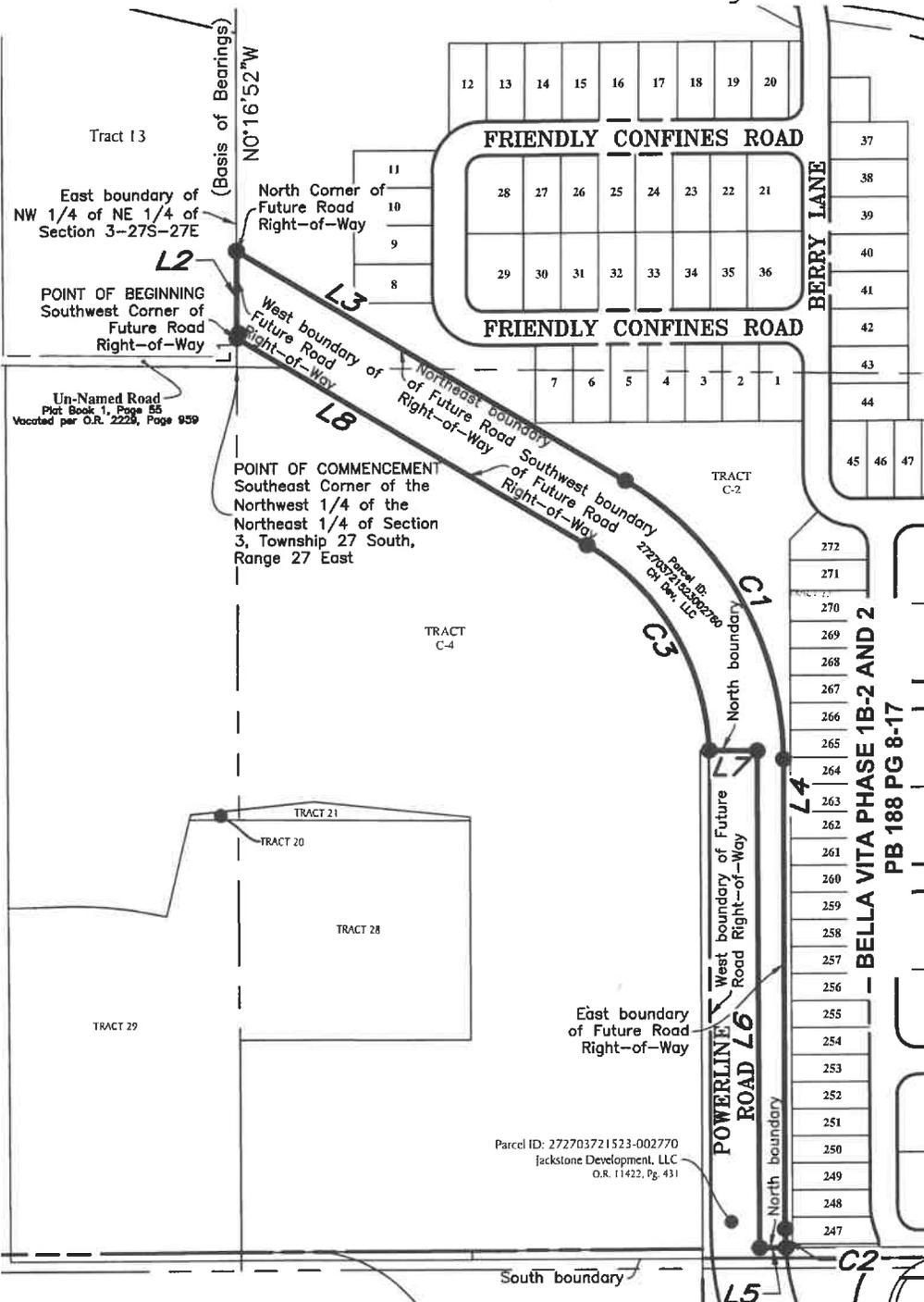
SURVEYOR'S NOTES:

1. Bearings shown hereon are based on the East boundary of Northwest 1/4 of the Northeast 1/4 of Section 3, Township 27 South, Range 27 East Polk County, Florida, having a Grid bearing of N.00°16'52"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
2. I do hereby certify that this sketch & description was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, 5J-17.052, and 5J-17-053, Florida administrative code, pursuant to Section 472.027, Florida statutes.

 <p>Digitally signed by Charles Arnett Date: 2024.03.01 15:59:47 -05'00'</p> <p>Charles M. Arnett LS6884</p>	<p>JOB #: PLR ROW-DS-PB-188-PGS-8-17-CH Dev-North</p> <p>DRAWN: DS DATE: 01/17/24 CHECKED: MHC</p> <p>Prepared For: CASSIDY</p>	<p>West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business No.: LB 7768</p>  <p style="font-size: 2em; font-weight: bold;">GeoPoint</p> <p style="font-weight: bold;">Surveying, Inc.</p>																
	<p>Revisions</p>																	
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">DATE</th> <th style="width: 60%;">DESCRIPTION</th> <th style="width: 25%;">DRAWN</th> </tr> </thead> <tbody> <tr><td>---</td><td>---</td><td>---</td></tr> <tr><td>---</td><td>---</td><td>---</td></tr> <tr><td>---</td><td>---</td><td>---</td></tr> <tr><td>---</td><td>---</td><td>---</td></tr> </tbody> </table>		DATE	DESCRIPTION	DRAWN	---	---	---	---	---	---	---	---	---	---	---	---	
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<p>FILE PATH: P:\POWERLINE ROAD - POLK COUNTY\DESCRIPTIONS\PLR ROW-DS-PB-188-PGS-8-17-CH DEV-NORTH.DWG LAST SAVED BY: DARKOS 01 of 02</p>																		

Description Sketch

(Not A Survey)



Line Data Table

No.	Bearing	Length
L1	N00°16'52"W	42.38'
L2	N00°16'52"W	128.47'
L3	S59°10'35"E	664.79'
L4	S00°08'54"E	694.59'
L5	S89°55'51"W	38.51'
L6	N00°14'53"W	735.09'
L7	N89°16'30"W	71.53'
L8	N59°10'35"W	598.42'

Curve Data Table

No.	Radius	Arc	Δ	Bearing	Chord
C1	480.00'	494.51'	59°01'41"	S29°39'45"E	472.93'
C2	370.00'	28.08'	4°20'55"	S02°19'21"E	28.07'
C3	370.00'	367.60'	56°55'29"	N30°42'50"W	352.67'

See Sheet 1 for Signature & Revisions

West Florida
 213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Fax: (813) 248-2266
 www.geopointsurvey.com
 Licensed Business No.: LB7768

GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)

DESCRIPTION: A portion of POWERLINE ROAD, a Future Road Right-of-Way, per BELLA VITA PHASE 1B-2 and 2, according to the plat thereof as recorded in Plat Book 188, Pages 8 through 17, of the public records of Polk County, Florida, lying in Section 3, Township 27 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at the East 1/4 corner of said Section 3, run thence along the South boundary of the Northeast 1/4 of said Section 3, S.89°55'51"W., a distance of 550.65 feet to a point on the East boundary of said POWERLINE ROAD, said point being the **POINT OF BEGINNING**; thence along the East, South and West boundary of said POWERLINE ROAD the following four (4) courses: (1) Southerly, 135.63 feet along the arc of a non-tangent curve to the left having a radius of 370.00 feet and a central angle of 21°00'08" (chord bearing S.19°40'39"E., 134.87 feet); (2) Westerly, 64.25 feet along the arc of a non-tangent curve to the right having a radius of 135.00 feet and a central angle of 27°16'14" (chord bearing S.76°08'39"W., 63.65 feet); (3) S.89°46'49"W., a distance of 54.03 feet; (4) Northerly, 163.68 feet along the arc of a non-tangent curve to the right having a radius of 480.00 feet and a central angle of 19°32'17" (chord bearing N.15°02'44"W., 162.89 feet) to a point on the South boundary of the lands described in Official Records Book 11422, Page 431 of the public records of said county; thence along said South boundary, N.89°55'51"E., a distance of 110.59 feet to a point on said East boundary; thence along said East boundary, Southerly, 15.15 feet along the arc of a non-tangent curve to the left having a radius of 370.00 feet and a central angle of 02°20'44" (chord bearing S.08°00'13"E., 15.14 feet) to the **POINT OF BEGINNING**.

Containing 0.410 acres, more or less.

SURVEYOR'S NOTES:

1. Bearings shown hereon are based on the South boundary of the Northeast 1/4 of said Section 3, Township 27 South, Range 27 East Polk County, Florida, having a Grid bearing of S.89°55'51"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
2. I do hereby certify that this sketch & description was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, 5J-17.052, and 5J-17-053, Florida administrative code, pursuant to Section 472.027, Florida statutes.

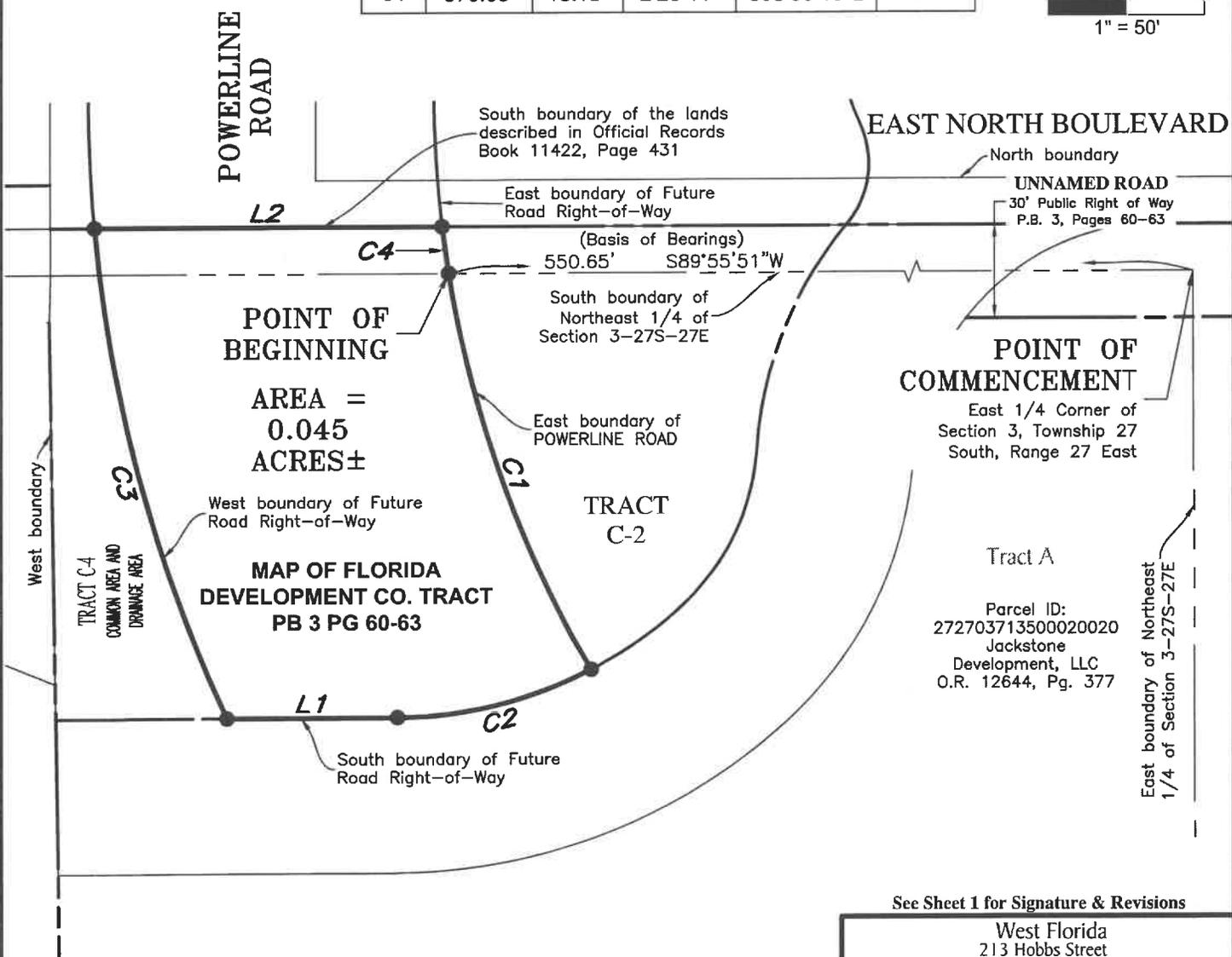
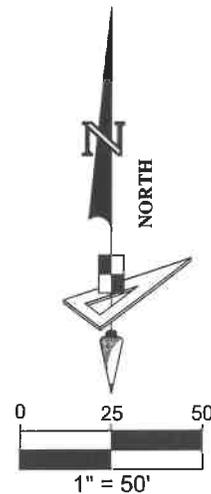
 <p>Digitally signed by Charles Arnett Date: 2024.03.01 17:08:59 -05'00'</p> <p>Charles M. Arnett LS6884</p>	<p>JOB #: PLR ROW-DS-PB-188-PGS-8-17-CH Dev-South</p> <p>DRAWN: LAT DATE: 01/16/24 CHECKED: CMA</p> <p>Prepared For: CASSIDY</p>	<p>West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business No.: LB 7768</p>  <p style="font-size: 2em; font-weight: bold;">GeoPoint</p> <p style="font-weight: bold;">Surveying, Inc.</p>																	
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	DATE		DESCRIPTION	DRAWN															
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Description Sketch

(Not A Survey)

Line Data Table		
No.	Bearing	Length
L1	S89°46'49"W	54.03'
L2	N89°55'51"E	110.59'

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C1	370.00'	135.63'	21°00'08"	S19°40'39"E	134.87'
C2	135.00'	64.25'	27°16'14"	S76°08'39"W	63.65'
C3	480.00'	163.68'	19°32'17"	N15°02'44"W	162.89'
C4	370.00'	15.15'	2°20'44"	S08°00'13"E	15.14'



See Sheet 1 for Signature & Revisions

West Florida
 213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Fax: (813) 248-2266
 www.geopointsurvey.com
 Licensed Business No.: LB7768

GeoPoint

Surveying, Inc.

This Instrument prepared under the direction of:
R. Wade Allen, Administrator
Real Estate Services
P.O. Box 9005, Drawer RE-01
Bartow, Florida 33831-9005
By: Scott C. Lowery
Project Name: Power Line Road Extension (North)

Parent Parcel ID No.: 272703-713500-010131

WARRANTY DEED

THIS INDENTURE, made this 2nd day of April, 2024, between **JMBI REAL ESTATE, LLC**, a Florida limited liability company, whose address is 346 E. Central Avenue, Winter Haven, Florida 33880, Grantor, and **POLK COUNTY**, a political subdivision of the State of Florida, whose address is P.O. Box 988, Bartow, Florida 33831, Grantee.

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

WITNESSETH, that the said Grantor, for and in consideration of the sum of One Dollar, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns forever the following described land, situate, lying and being in the County of Polk, State of Florida, to-wit:

SEE EXHIBIT "A"

TO HAVE AND TO HOLD THE SAME, in fee simple together with all and singular the appurtenances thereto belonging or in anywise incident or appertaining forever; and the said Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

[SIGNATURE PAGE FOLLOWS]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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)

Jessica Petrucci
Witness
Print Name Jessica Petrucci
Address: 346 E Central Ave Winter Haven 33880

Lindsey Roden
Witness
Print Name Lindsey Roden
Address: 346 E Central Ave Winter Haven 33880

JMBI REAL ESTATE, LLC,
a Florida limited liability company

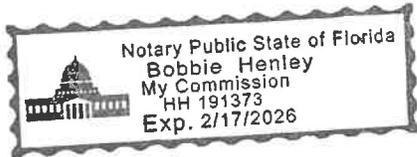
By: [Signature]
Warren K. Heath II, Manager

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 2nd day of April, 2024, by Warren K. Heath, II, as Manager of JMBI REAL ESTATE, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

(AFFIX NOTARY SEAL)



Bobbie Henley
Notary Public
Print Name Bobbie Henley
My Commission Expires 02/17/2026

Description Sketch

(Not A Survey)

DESCRIPTION: A portion of Tracts 13 and 14, of the Northeast 1/4 of Section 3, Township 27 South, Range 27 East of a MAP OF FLORIDA DEVELOPMENT COMPANY TRACT, according to the map or plat thereof, as recorded in Plat Book 3, Pages 60 through 63 of the public records of Polk County, and being more particularly described as follows:

COMMENCE at the Southeast Corner of the Northwest 1/4 of the Northeast 1/4 of said Section 3, run thence along the East boundary thereof, N.00°16'52"W., a distance of 42.38 feet to the **POINT OF BEGINNING**; thence departing said East boundary, N.59°10'35"W., a distance of 136.78 feet; thence Westerly, 596.37 feet along the arc of a tangent curve to the left having a radius of 2000.00 feet and a central angle of 17°05'05" (chord bearing N.67°43'07"W., 594.16 feet); thence N.76°15'40"W., a distance of 18.35 feet to a point on the East Right-of-Way of 43rd Street, of a REPLAT OF DAVENPORT TERMINALS, according to the map or plat thereof, as recorded in Plat Book 29, Page 4 of the public record of said county; thence along said East Right-of-Way, N.00°17'38"W., a distance of 113.38 feet to a point on the North boundary of the lands described in Official Records Book 11351, Page 2092 of the public records of said county; thence along said North boundary the following three (3) courses: (1) S.76°15'40"E., a distance of 45.84 feet; (2) Easterly, 629.17 feet along the arc of a tangent curve to the right having a radius of 2110.00 feet and a central angle of 17°05'05" (chord bearing S.67°43'07"E., 626.84 feet); (3) S.59°10'35"E., a distance of 70.42 feet to the Northwest corner of Future Road Right-of-Way of POWERLIJNE ROAD of Bella Vita Phase 1B-2 AND 2, according to the Plat thereof as recorded in PB 188, Pages 8 through 17 a point on aforesaid East boundary; thence along said East boundary, S.00°16'52"E., a distance of 128.47 feet to the **POINT OF BEGINNING**.

Containing 1.890 acres, more or less.

SURVEYOR'S NOTES:

1. Bearings shown hereon are based on the East boundary of Northwest 1/4 of Northeast 1/4 of Section 3, Township 27 South, Range 27 East Polk County, Florida, having a Grid bearing of N.00°16'52"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
2. I do hereby certify that this sketch & description was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, 5J-17.052, and 5J-17-053, Florida administrative code, pursuant to Section 472.027, Florida statutes.

 <p>Digitally signed by Charles Arnett Date: 2024.03.01 15:50:50 -05'00'</p>	JOB #: PLR ROW-NE-Sec-3-Tract-13-14-PB-3-PG-60 DRAWN: DS DATE: 01/16/24 CHECKED: MHC Prepared For: CASSIDY	West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business No.: LB7768  GeoPoint Surveying, Inc.																
	Revisions																	
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">DATE</th> <th style="width: 60%;">DESCRIPTION</th> <th style="width: 25%;">DRAWN</th> </tr> </thead> <tbody> <tr><td>---</td><td>---</td><td>---</td></tr> <tr><td>---</td><td>---</td><td>---</td></tr> <tr><td>---</td><td>---</td><td>---</td></tr> <tr><td>---</td><td>---</td><td>---</td></tr> </tbody> </table>		DATE	DESCRIPTION	DRAWN	---	---	---	---	---	---	---	---	---	---	---	---	
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Charles M. Arnett LS6884																		

Description Sketch

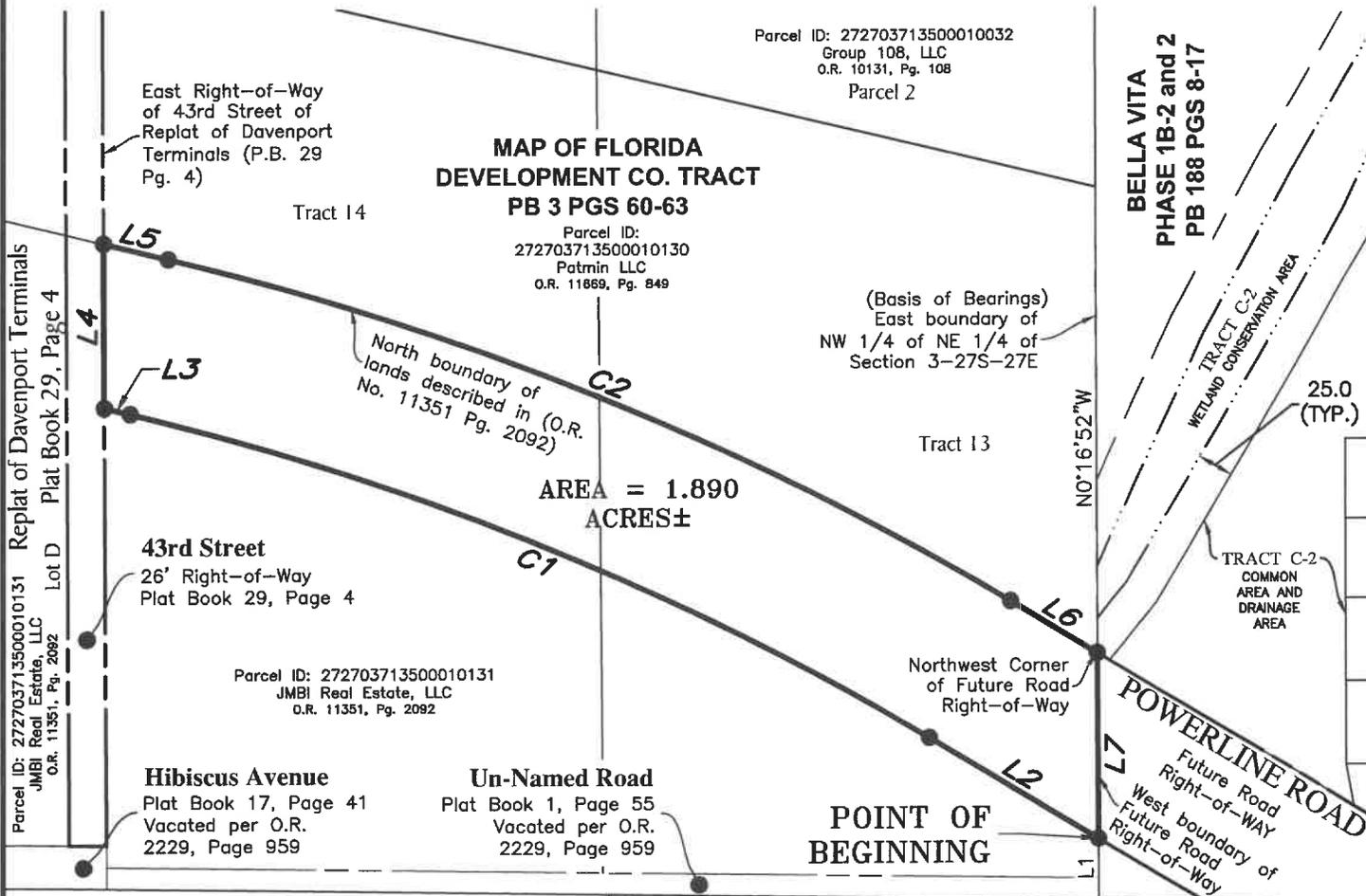
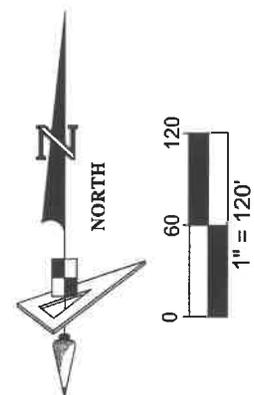
(Not A Survey)

Line Data Table

No.	Bearing	Length
L1	N00°16'52"W	42.38'
L2	N59°10'35"W	136.78'
L3	N76°15'40"W	18.35'
L4	N00°17'38"W	113.38'

Line Data Table

No.	Bearing	Length
L5	S76°15'40"E	45.84'
L6	S59°10'35"E	70.42'
L7	S00°16'52"E	128.47'



**MAP OF FLORIDA
DEVELOPMENT CO. TRACT
PB 3 PGS 60-63**

Parcel ID:
272703713500010130
Patrin LLC
O.R. 11869, Pg. 849

Parcel ID: 272703713500010032
Group 108, LLC
O.R. 10131, Pg. 108
Parcel 2

(Basis of Bearings)
East boundary of
NW 1/4 of NE 1/4 of
Section 3-27S-27E

AREA = 1.890
ACRES±

North boundary of
lands described in (O.R.
No. 11351 Pg. 2092)

East Right-of-Way
of 43rd Street of
Replat of Davenport
Terminals (P.B. 29
Pg. 4)

**BELLA VITA
PHASE 1B-2 and 2
PB 188 PGS 8-17**

TRACT C-2
WETLAND CONSERVATION AREA

TRACT C-2
COMMON
AREA AND
DRAINAGE
AREA

43rd Street
26' Right-of-Way
Plat Book 29, Page 4

Parcel ID: 272703713500010131
JMBI Real Estate, LLC
O.R. 11351, Pg. 2092

Hibiscus Avenue
Plat Book 17, Page 41
Vacated per O.R.
2229, Page 959

Un-Named Road
Plat Book 1, Page 55
Vacated per O.R.
2229, Page 959

Northwest Corner
of Future Road
Right-of-Way

**POINT OF
BEGINNING**

POWERLINE ROAD
Future Road
Right-of-Way
West boundary of
Future Road
Right-of-Way

**JAMESTOWN SUBDIVISION
PB 9 PG 14**

POINT OF COMMENCEMENT

Southeast Corner of the Northwest 1/4 of the
Northeast 1/4 of Section 3, Township 27
South, Range 27 East

TRACT C-4
WETLAND CONSERVATION AREA

See Sheet 1 for Signature & Revisions

Curve Data Table

No.	Radius	Arc	Δ	Bearing	Chord
C1	2000.00'	596.37'	17°05'05"	N67°43'07"W	594.16'
C2	2110.00'	629.17'	17°05'05"	S67°43'07"E	626.84'

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB 7768



GeoPoint
Surveying, Inc.

This instrument prepared under the direction of:
R. Wale Allen, Administrator
Polk County Real Estate Services
P.O. Box 9005, Drawer RE-01
Bartow, FL 33831-9005
By: Scott C. Lowery
DRC – Powerline Road (North) R/W

Parent Parcel ID Nos.: 272703-713500-020010/020050

CITY DEED

THIS DEED, made this 1st day of April, 2024, by the **CITY OF DAVENPORT**, a Florida municipal corporation, whose mailing address is 1 South Allapaha Avenue, Davenport, Florida 33837, Grantor, and **POLK COUNTY**, a political subdivision of the State of Florida, whose address is Post Office Box 988, Bartow, Florida 33831, Grantee.

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

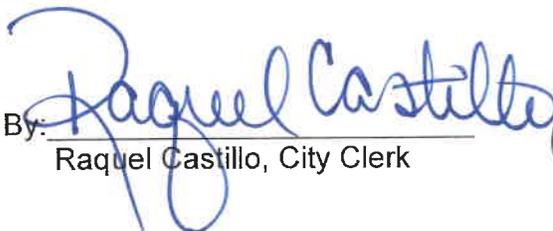
WITNESSETH: That the Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells to the Grantee, its successors and assigns forever, all the right, title, interest, including interests, if any, in rights which may have been reserved by operation of Section 270.11 Florida Statutes, claim and demand which the Grantor has in and to the following described land lying and being in Polk County, Florida to wit:

SEE EXHIBITS "A" and "B"

IN WITNESS WHEREOF, said Grantor has caused these presents to be executed in Grantor's name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST:

GRANTOR:
CITY OF DAVENPORT, FLORIDA
a Florida municipal corporation

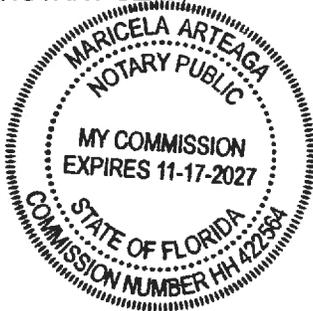
By: 
Raquel Castillo, City Clerk

By: 
Brynn Summerlin, Mayor

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 8th day of April, 2024, by Brynn Summerlin, as Mayor of the City of Davenport, a Florida municipal corporation, on behalf of the City, who is personally known to me or has produced na as identification.

(AFFIX NOTARY SEAL)



Maricela Arteaga
Notary Public

maricela Arteaga
Print Name

My Commission Expires: 11/17/2027

Description Sketch

(Not A Survey)

DESCRIPTION: A portion of Tract C and Tract D of the MAP OF FLORIDA DEVELOPMENT COMPANY TRACT, according to the map or plat thereof, as recorded in Plat Book 3, Pages 60 through 63, of the public records of Polk County, Florida, said parcel of land lying in Section 3, Township 27 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at the East 1/4 corner of said Section 3, run thence along the East boundary of the Southeast 1/4 of said Section 3, S.00°12'52"E., a distance of 791.13 feet; thence departing said East boundary, S.85°12'38"W., a distance of 156.80 feet a point on the West boundary of the lands described in Official Records Book 11537, Page 515, said point also being the **POINT OF BEGINNING**; thence continue along said West boundary the following three (3) courses: (1) Southerly, 32.35 feet along the arc of a non-tangent curve to the right having a radius of 370.00 feet and a central angle of 05°00'36" (chord bearing S.02°17'04"E., 32.34 feet); (2) S.00°13'14"W., a distance of 222.54 feet; (3) N.89°46'46"W., a distance of 15.00 feet to a point on a line 15.00 feet West of and parallel with said West boundary; thence along said parallel line the following two (2) courses: (1) N.00°13'14"E., a distance of 222.54 feet; (2) Northerly, 31.04 feet along the arc of a tangent curve to the left having a radius of 335.00 feet and a central angle of 05°00'36" (chord bearing N.02°17'04"W., 31.03 feet) to a point on said West boundary; thence along said West boundary, N.85°12'38"E., a distance of 15.00 feet to the **POINT OF BEGINNING**.

Containing 0.088 acres or 3813 square feet, more or less.

SURVEYOR'S NOTES:

1. Bearings shown hereon are based on the East boundary of Southeast 1/4 of Section 10, Township 27 South, Range 27 East Polk County, Florida, having a Grid bearing of S.00°12'52"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
2. I do hereby certify that this sketch & description was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, 5J-17.052, and 5J-17-053, Florida administrative code, pursuant to Section 472.027, Florida statutes.

 <p>Digitally signed by Charles Arnett Date: 2024.03.01 15:22:35 -05'00'</p> <p>Charles M. Arnett LS6884</p>	<p>JOB #: PLR ROW-DS-Davenport-Tracts C and D</p> <p>DRAWN: DSW DATE: 01/15/24 CHECKED: CMA</p> <p>Prepared For: CASSIDY</p>	<p>West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business No.: LB7768</p>  <p>GeoPoint Surveying, Inc.</p>																
	<p>Revisions</p>																	
		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">DATE</th> <th style="width: 70%;">DESCRIPTION</th> <th style="width: 15%;">DRAWN</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">03/01/24</td> <td>Revised recording instrument in Description and Sketch</td> <td style="text-align: center;">CMA</td> </tr> <tr> <td style="text-align: center;">---</td> <td style="text-align: center;">---</td> <td style="text-align: center;">---</td> </tr> <tr> <td style="text-align: center;">---</td> <td style="text-align: center;">---</td> <td style="text-align: center;">---</td> </tr> <tr> <td style="text-align: center;">---</td> <td style="text-align: center;">---</td> <td style="text-align: center;">---</td> </tr> </tbody> </table>	DATE	DESCRIPTION	DRAWN	03/01/24	Revised recording instrument in Description and Sketch	CMA	---	---	---	---	---	---	---	---	---	
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<p>FILE PATH: P:\POWERLINE ROAD - POLK COUNTY\DESCRIPTIONS\PLR ROW-DS-DAVENPORT-TRACTS C AND D-PB-3-PGS-60-63.DWG LAST SAVED BY: CARNETT 01 of 02</p>																		

Description Sketch

(Not A Survey)

Parcel ID: 272703713500020010
City of Davenport
O.R. 1454, Pg. 235

POINT OF COMMENCEMENT
East 1/4 Corner of Section 3, Township 27
South, Range 27 East

**MAP OF FLORIDA
DEVELOPMENT CO.
TRACT
PB 3 PG 60-63**

Parcel ID: 272703713500020010
City of Davenport
O.R. 1454, Pg. 235

**POINT OF
BEGINNING**

AREA = 0.088
ACRES or 3813
square feet±

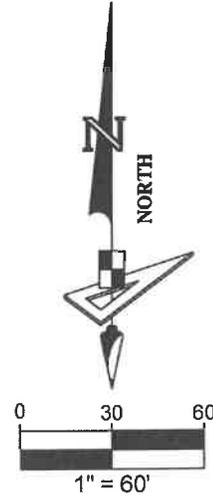
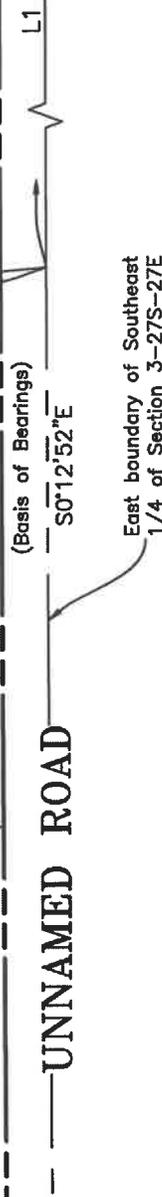
Parcel ID: 272703713500020010
Jackstone Development LLC
O.R. 11537, Pg. 515

Tract C

Tract D

15.0'

West boundary of the
lands described in
O.R. 11537 Pg. 515



Line Data Table

No.	Bearing	Length
L1	S00°12'52"E	791.13'
L2	S85°12'38"W	156.80'
L3	N89°46'46"W	15.00'
L4	N85°12'38"E	15.00'

Curve Data Table

No.	Radius	Arc	Δ	Bearing	Chord
C1	370.00'	32.35'	5°00'36"	S02°17'04"E	32.34'
C2	355.00'	31.04'	5°00'36"	N02°17'04"W	31.03'

See Sheet 1 for Signature & Revisions

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB7768



Description Sketch

(Not A Survey)

DESCRIPTION: A portion of Tract E and Tract F of the MAP OF FLORIDA DEVELOPMENT COMPANY TRACT, according to the map or plat thereof, as recorded in Plat Book 3, Pages 60 through 63, of the public records of Polk County, Florida, said parcel of land lying in Section 3, Township 27 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at the East 1/4 corner of said Section 3, run thence along the East boundary of the Southeast 1/4 of said Section 3, S.00°12'52"E., a distance of 1329.00 feet to a point on the Easterly Extension of the South Right-of-Way an UNNAMED ROAD (also known as E. Palm Street in the field) lying North of said Tract E; thence along said Easterly Extension and the South Right-of-Way of said UNNAMED ROAD, S.89°51'08"W., a distance of 173.87 feet to the Northwest boundary of lands described in Official Records Book 12658, Page 2251 of the public records of said county, said point being the **POINT OF BEGINNING**; thence along the West boundary of said lands described in Official Records Book 12658, Page 2251, S.00°12'52"E., a distance of 642.33 feet to a point on the North boundary of the lands described in Official Records Book 12658, Page 2246, of the public records of said county; thence along said North boundary, S.89°43'12"W., a distance of 5.49 feet; thence departing said North boundary, N.00°36'17"W., a distance of 642.39 feet to aforesaid South Right-of-Way; thence along said South Right-of-Way, N.89°51'08"E., a distance of 9.87 feet to the **POINT OF BEGINNING**.

Containing 0.113 acres or 4933 square feet, more or less.

SURVEYOR'S NOTES:

1. Bearings shown hereon are based on the East boundary of Southeast 1/4 of Section 3, Township 27 South, Range 27 East Polk County, Florida, having a Grid bearing of S.00°12'52"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
2. I do hereby certify that this sketch & description was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, 5J-17.052, and 5J-17-053, Florida administrative code, pursuant to Section 472.027, Florida statutes.

 <p>Digitally signed by Charles Arnett Date: 2024.03.01 19:38:33 -05'00'</p> <p>Charles M. Arnett LS6884</p>	<p>JOB #: PLR ROW-DS-Davenport-Tracts E and F</p> <p>DRAWN: LAT DATE: 01/15/24 CHECKED: CMA</p> <p>Prepared For: CASSIDY</p>		<p>West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business No.: LB 7768</p>  <p>GeoPoint Surveying, Inc.</p>	
	<p>Revisions</p>			
	DATE	DESCRIPTION		DRAWN
	03/01/24	Revised Description and Sketch per comments		CMA
	---	---		---

Description Sketch

(Not A Survey)

POINT OF COMMENCEMENT

East 1/4 Corner of Section 3, Township 27 South, Range 27 East

UNNAMED ROAD (P)

EAST PALM STREET (FIELD)

30' Public Right of Way
P.B. 3, Pages 60-63

Monumented North Right-of-Way

North boundary of lands described in Official Records Book 12658, Page 2251

South Right-of-Way

Easterly Extension of South Right-of-Way

POINT OF BEGINNING

Northwest Corner

Tract E

West boundary of said lands described in OR Book 12658, Page 2251

AREA = 0.483 ACRES or 4933 square feet±

642.36'

S00°12'52"E

N00°36'17"W

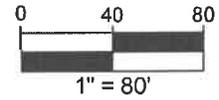
642.33'

(Basis of Bearings)

S0°12'52"E

East boundary of Southeast 1/4 of Section 3--27S--27E

UNNAMED ROAD



Line Data Table

No.	Bearing	Length
L1	S00°12'52"E	1329.00'
L2	S89°51'08"W	173.87'
L3	S89°43'12"W	5.49'
L4	N89°51'08"E	9.87'

MAP OF FLORIDA DEVELOPMENT CO. TRACT PB 3 PG 60-63

MAP OF FLORIDA DEVELOPMENT CO. TRACT PB 3 PG 60-63

Parcel ID: 272703713500020050
City of Davenport
No Online Records

Tract F

Parcel ID: 272703713500020031
Polk County
O.R. 12658, Pg. 2251

Parcel ID: 272703713500020030
Jackstone Development, LLC
O.R. 12644, Pg. 377

Parcel ID: 272703713500020070
Northeast Polk Land Investments, LLC O.R. 12644, Pg. 377

North boundary of the lands described in OR Book 12658, Page 2246

Tract G

See Sheet 1 for Signature & Revisions

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