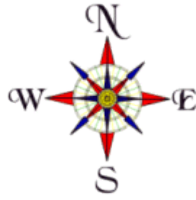


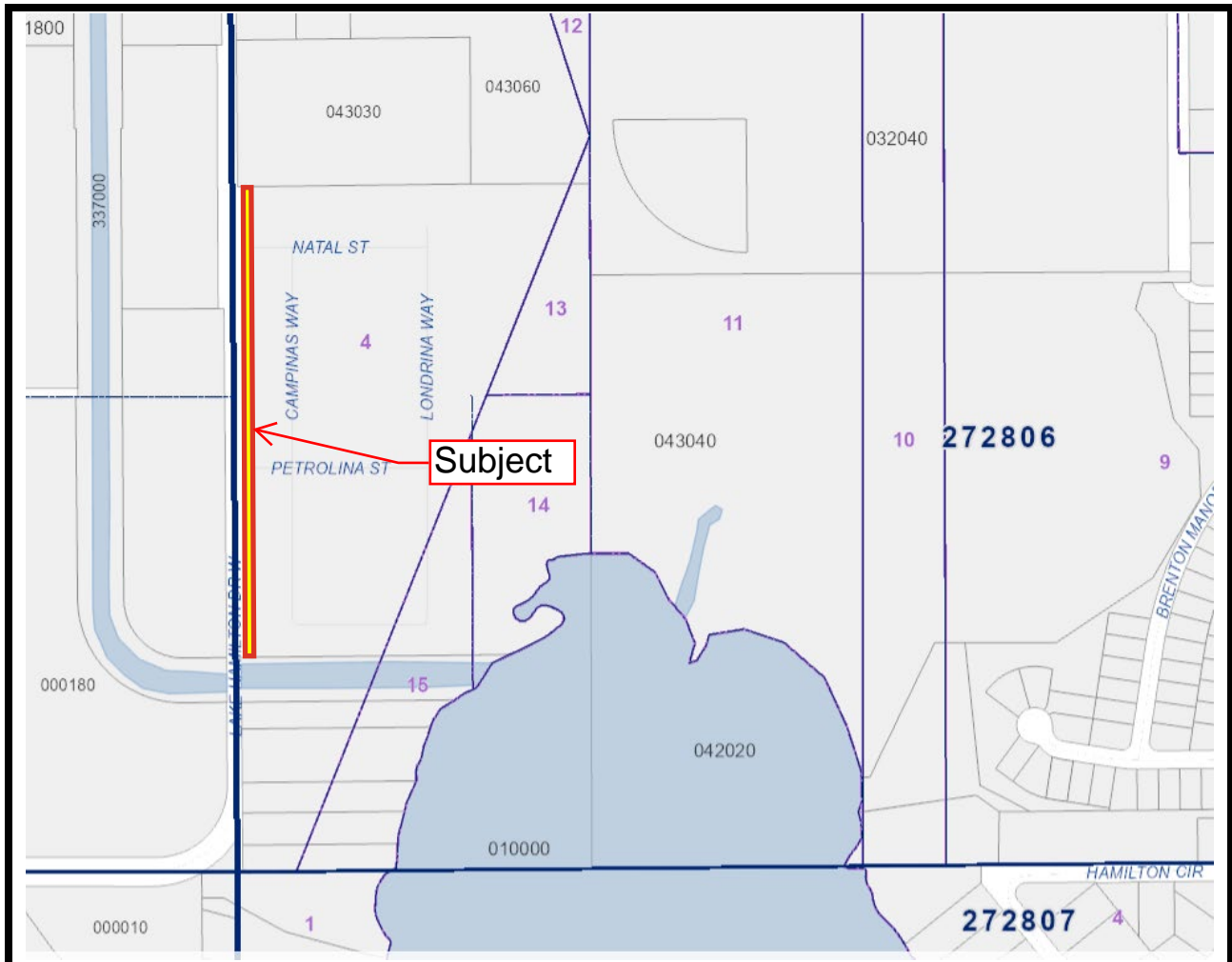
Subject Area

North

Section 6, Township 28 South, Range 27 East



SECTION 06, TOWNSHIP 28 SOUTH, RANGE 27 EAST



This Instrument prepared under the direction of:
R. Wade Allen, Director
Polk County Real Estate Services
P.O. Box 9005, Drawer RE-01
Bartow, Florida 33831-9005
By: Scott C. Lowery
Project Name: DRC- Sidewalk – Lake Hamilton Dr.
LDNON-2023-124 – Cottage @ Lake Hamilton

Parent Parcel ID No.: 272806-000000-043040

SIDEWALK EASEMENT

THIS EASEMENT made this 16 day of December, 2025, between **COTTAGES AT LAKE HAMILTON, LLC**, a Florida limited liability company, whose address is 2875 NE 191st Street, Suite 305, Aventura, Florida 33180, Grantor, and **POLK COUNTY**, a political subdivision of the State of Florida, P.O. Box 988, Bartow, FL 33831-0988, Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations paid, the receipt of which is hereby acknowledged, does hereby grant unto the Grantee, its successors and assigns forever, a non-exclusive perpetual sidewalk easement and right of ingress and egress to same for the purpose of clearing, excavating, constructing, inspecting, improving, repairing and maintaining public sidewalk facilities in, upon, under, over, across and through the following described land in the County of Polk, State of Florida, to-wit:

SEE EXHIBIT "A"

TO HAVE AND TO HOLD THE SAME, together with the reasonable right to enter and depart over and upon adjoining lands of the Grantor for the purpose of exercising the rights herein granted. Grantor covenants with the Grantee that it is lawfully seized of said lands and that it has good, right and lawful authority to grant this easement.

[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 #1
Stephanie Roque
Print Name
2875 NE 191st St. Aventura, FL 33180
Address

[Signature]
Witness #2
Helen L. Cruz
Print Name
2875 NE 191 St. Aventura, FL 33180
Address

COTTAGES AT LAKE HAMILTON, LLC
a Florida limited liability company

By: Cottages at Lake Hamilton Management,
LLC, a Florida limited liability company,
its Manager

[Signature]
By: Alan Benenson, Manager

STATE OF FLORIDA

COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16th day of December, 2025, by Alan Benenson, as Manager of Cottages at Lake Hamilton Management, LLC, a Florida limited liability company as Manager of Cottages at Lake Hamilton, 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
Helen L. Cruz
Printed Name of Notary
HH 464502 12/26/27
Commission Number and Expiration Date

LEGAL DESCRIPTION

NOT A SURVEY

Exhibit "A" - Sheet 1 of 2

LEGAL DESCRIPTION:

A 5.00 FOOT STRIP OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE RUN NORTH 00°25'54" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 FOR A DISTANCE OF 600.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 600.00 FEET OF SAID SOUTHWEST QUARTER; THENCE RUN NORTH 89°27'04" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 36.63 FEET TO A POINT ON THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12858, PAGE 628 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND THE **POINT OF BEGINNING**; THENCE RUN NORTH 00°18'31" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 1314.93 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 740.00 FEET OF THE WEST 660.00 FEET OF SAID SOUTHWEST QUARTER; THENCE RUN NORTH 89°37'15" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 5.00 FEET; THENCE DEPARTING SAID SOUTH LINE RUN SOUTH 00°18'31" EAST FOR A DISTANCE OF 1314.92 FEET TO A POINT ON THE AFORESAID NORTH LINE OF THE SOUTH 600.00 FEET OF SAID SOUTHWEST QUARTER; THENCE RUN SOUTH 89°27'04" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 5.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 6574.63 SQUARE FEET OR 0.151 ACRES, MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



SURVEYING • MAPPING
GEOSPATIAL SERVICES
www.allen-company.com
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LB#8627

SURVEYOR'S NOTES:

1. THIS LEGAL DESCRIPTION AND SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
2. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM EAST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 6-28-27 AS BEING N 00°25'54" W.
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE POLK COUNTY PUBLIC ACCESS WEBSITE.

JOB #: 20250930
DATE: 11-03-25
SCALE: NA

CALC BY: AR
DRAWN BY: BF
CHECKED BY: AR

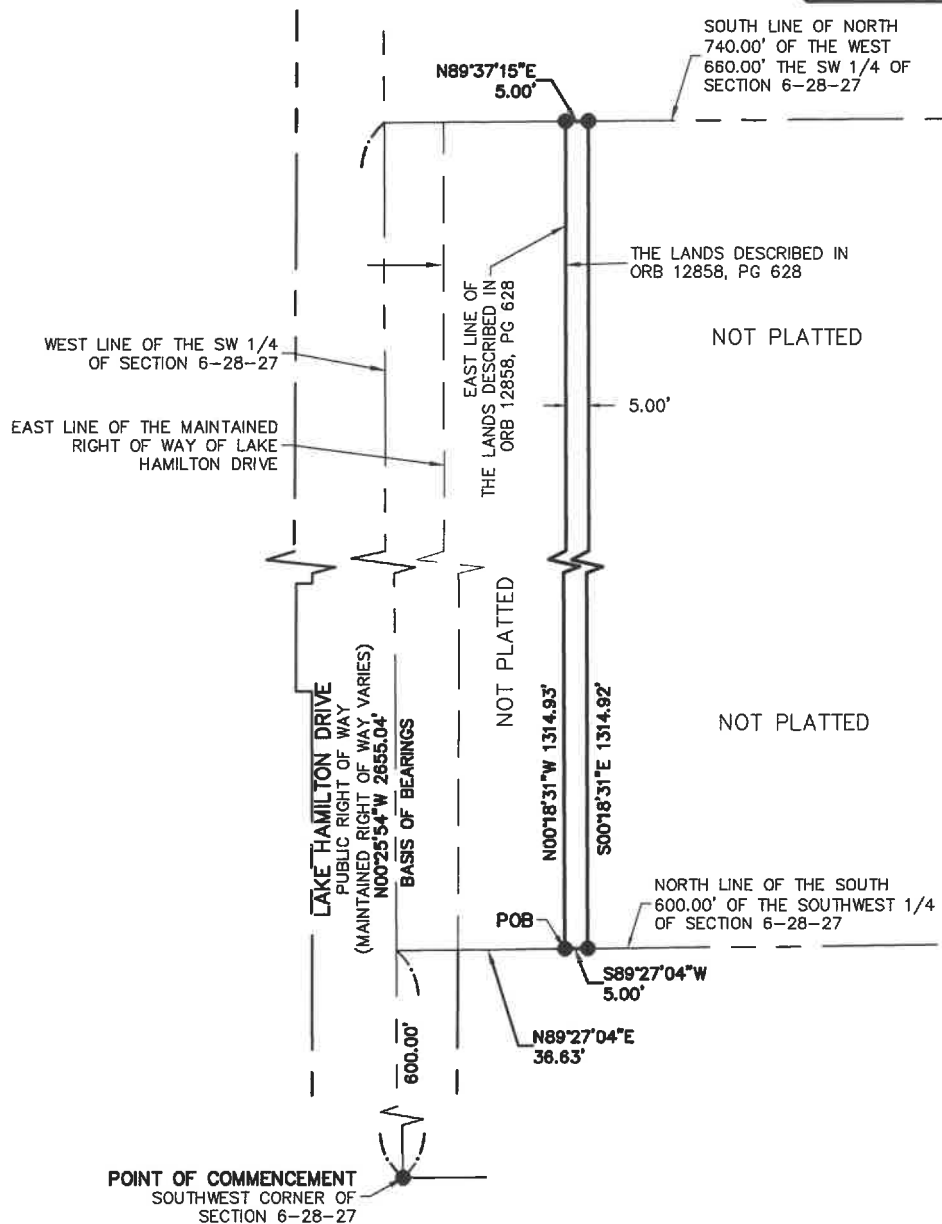
FOR THE LICENSED BUSINESS #8627 BY:

JAMES L. RICKMAN, PSM #5633

SKETCH OF DESCRIPTION

NOT A SURVEY

Exhibit "A" - Sheet 2 of 2



SHEET 2 OF 2
SEE SHEET 1 FOR LEGAL DESCRIPTION



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SYMBOL AND ABBREVIATION LEGEND:

- CHANGE IN DIRECTION
- LB LICENSED BUSINESS
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- POB POINT OF BEGINNING
- ORB OFFICIAL RECORDS BOOK
- PG(S) PAGE(S)

JOB #: 20250930
DATE: 11-03-25
SCALE: 1" = 40'

CALC BY: AR
DRAWN BY: BF
CHECKED BY: AR