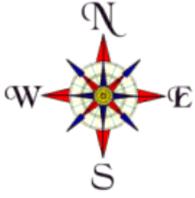


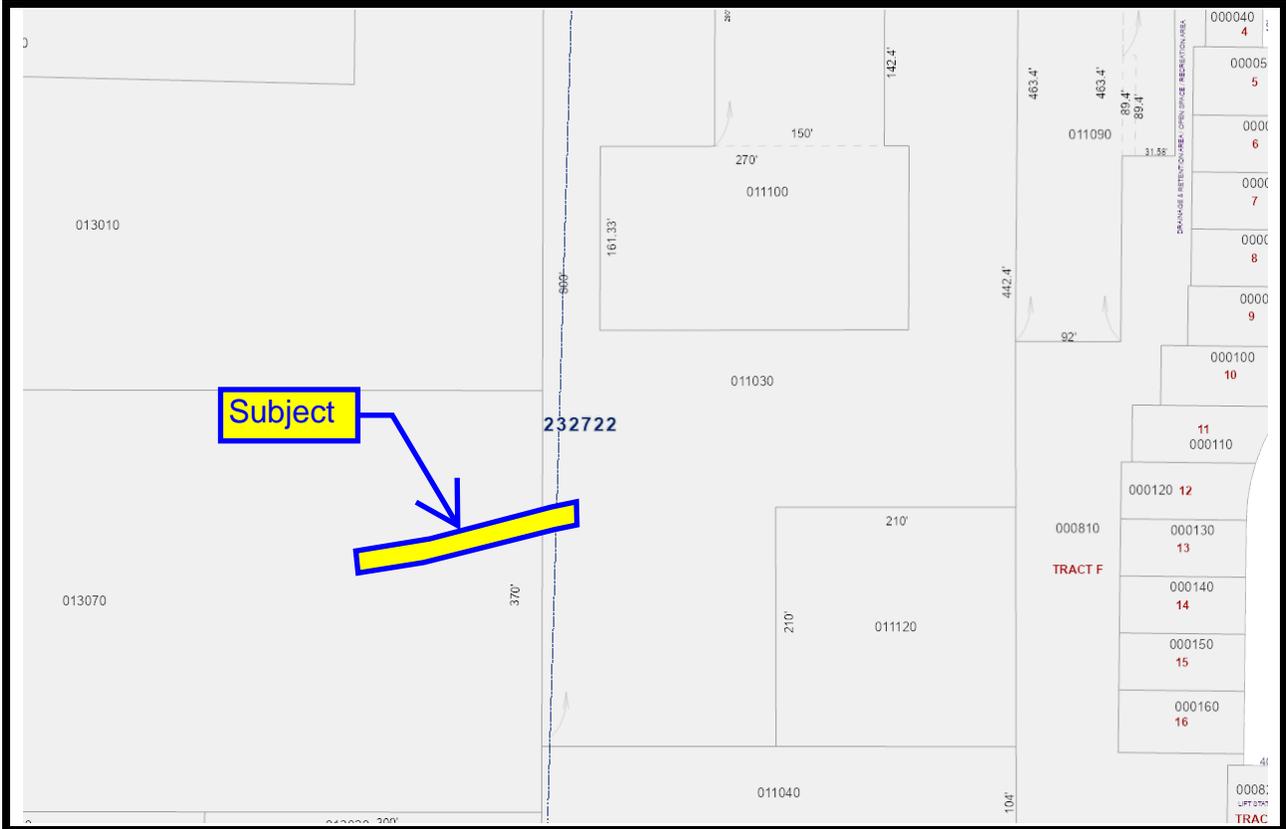
North

Subject Area

Section 22, Township 27 South, Range 23 East



SECTION 22, TOWNSHIP 27 SOUTH, RANGE 23 EAST



This instrument prepared under the direction of:
R. Wade Allen, Director
Polk County Real Estate Services
PO Box 9005, Drawer RE-01
Bartow, FL 33831-9005
By: Scott C. Lowery
Parent Parcel ID No.: 232722-000000-011030

Myrtle Road

DRAINAGE EASEMENT

THIS EASEMENT made this 4th day of November, 2025, between **CASEY GIFFORD**, a single man, whose address is 533 S. Combee Road, Lakeland, Florida 33801, Grantor, and **POLK COUNTY**, a political subdivision of the State of Florida, whose mailing address is P.O. Box 988, Bartow, FL 33830-0988, 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 perpetual drainage easement for the purpose of clearing, excavating, constructing, inspecting, improving, repairing and maintaining public drainage 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 he is lawfully seized of said lands and that he has good, right and lawful authority to grant this easement.

Grantor shall be responsible for maintenance of vegetation within the easement area.

[SIGNATURE PAGE FOLLOWS]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

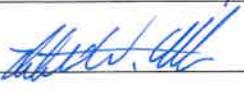
IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal the date first above written.

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

Witness 

Print Name Scott Lowery

Address 515 E. Blv 54, Bartow, FL 33830

Witness 

Print Name Robert W. Allon

Address 515 E. BLVD ST BARTOW FL 33830



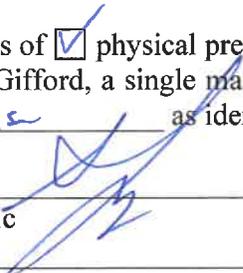
Casey Gifford

STATE OF FLORIDA

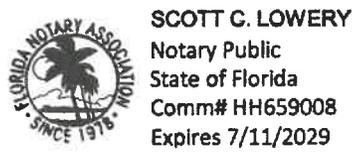
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of physical presence, or online notarization, this 4th day of November, 2025, by Casey Gifford, a single man who is personally known to me or has produced FL Drivers License as identification.

(AFFIX NOTARY SEAL)

Notary Public
Print Name 

My Commission Expires _____



U:\ACCOUNTS\HIGH\HIGH24001 - MYRTLEBROOK SUB. LAKELAND, FL - SURVEY\DESIGN\SECURE\PHASE 08 - DRAINAGE DESC\SKETCH\PRODUCTION\HIGH\HIGH24001-VWPH08-LGL6-20250917.DWG PLOTTED: 9/18/2025 8:23:53 AM, BY: SCOTT SEIBERT PLOTSTYLE: PENNONI NCS.STB, PROJECT STATUS: —

DESCRIPTION: (Prepared by Pennoni)

A parcel of land being a portion of that parcel described in Official Records Book 11685, Page 1799, Public records of Polk County, Florida, being in the Northeast 1/4 of Section 22, Township 27 South, Range 23 East, Polk County, Florida, described as follows:

Commencing at the northeast corner of the Northeast 1/4 of said Northeast 1/4 of Section 22; thence North 89°55'00" West, along the north line of the Northeast 1/4 of said Northeast 1/4 of Section 22, a distance of 1339.69 feet to the northwest corner of said Northeast 1/4 of the Northeast 1/4 of Section 22; thence South 00°28'39" West, along the west line of said Northeast 1/4 of the Northeast 1/4 of Section 22, a distance of 617.54 feet for the POINT OF BEGINNING; thence continue South 00°28'39" West, along said line, 20.73 feet; thence North 75°16'37" East, 20.73 feet; thence North 00°28'39" East, 20.73 feet; thence South 75°16'37" West, 20.73 feet to the POINT OF BEGINNING. Said parcel containing 415 square feet, more or less.

SURVEY NOTES:

- 1) This is not a survey.
- 2) Bearings based on the State of Florida, State Plane Coordinate System, North American Datum of 1983 (NAD 83), adjustment 1990, West Zone, the north line of the Northeast 1/4 of the Northeast 1/4 of Section 22, Township 27 South, Range 23 East, being North 89°55'00" West.

September 18, 2025
Date

Elizabeth K Merta
Digitally signed by Elizabeth K Merta
Date: 2025.09.19 14:05:37 -04'00'

ELIZABETH K. MERTA, PSM
Florida License No. LS6113
PENNONI ASSOCIATES INC.
Florida License No. LB8126

The seal and signature appearing on this document were authorized by Elizabeth K. Merta, PSM., (LS No. 6113) using a digital signature. Printed copies of this document are not considered signed and sealed. The signature must be verified on any electronic copies. Printed copies of this document are not valid without the original signature and seal of a Florida licensed surveyor and mapper.

SEE SHEET 2 OF 2 FOR SKETCH AND LEGEND



PENNONI ASSOCIATES INC.
401 Third Street SW
Winter Haven, FL 33880
T 863.324.1112 F 863.294.6185

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

MYRTLEBROOK
NE 1/4 OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FL

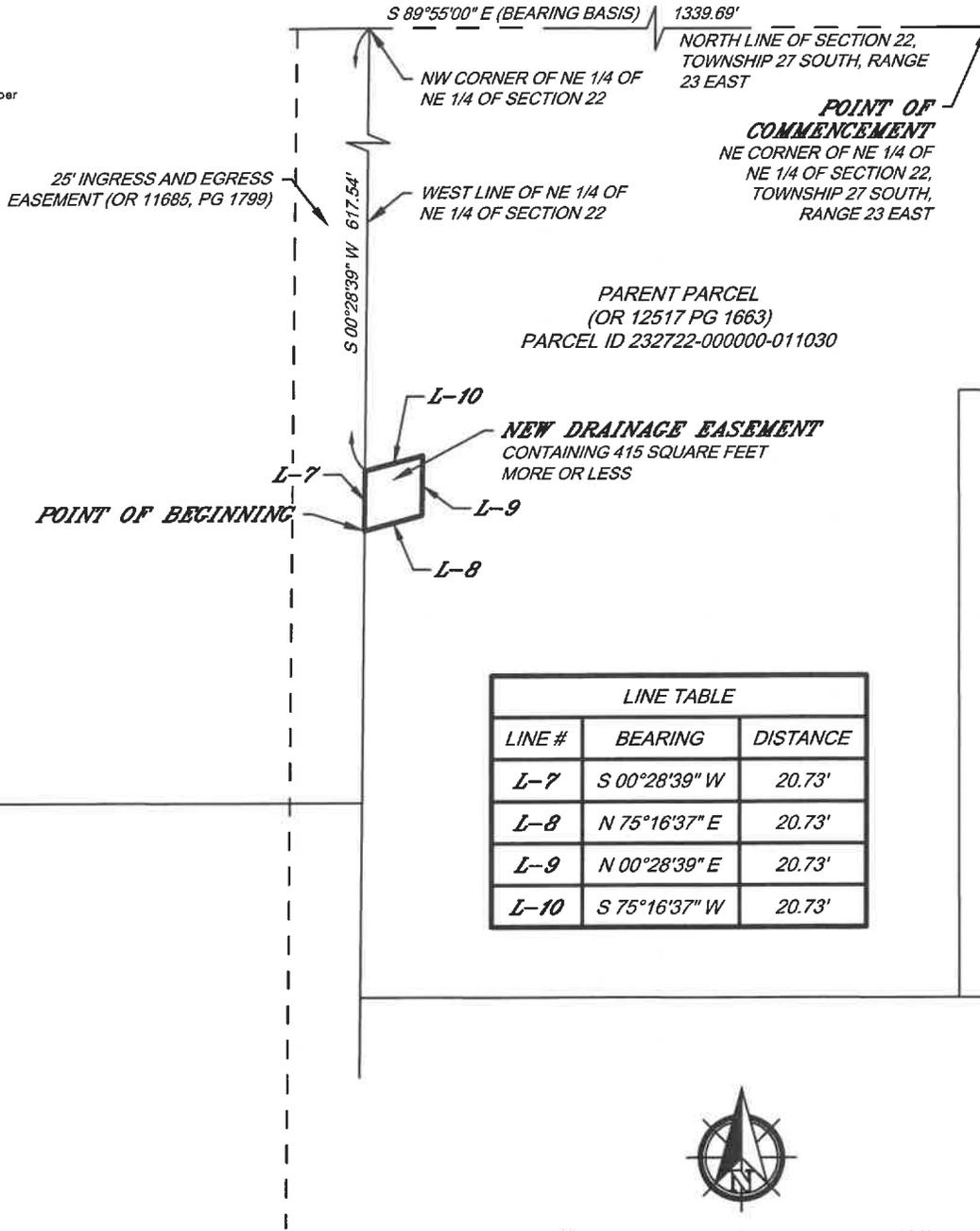
LEGAL DESCRIPTION
FILIPPONE DRAINAGE EASEMENT

HIGHLAND HOMES

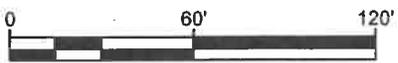
PROJECT	HIGHH24001
DATE	2025-09-18
DRAWING SCALE	1" = 60'
DRAWN BY	LSS
APPROVED BY	EKM
V-DESC-A1	
SHEET 1 OF 2	

LEGEND

- LB - Licensed Business
- LS - Licensed Surveyor
- OR - Official Records Book
- PG - Page
- PLS - Professional Land Surveyor
- PSM - Professional Surveyor & Mapper



LINE TABLE		
LINE #	BEARING	DISTANCE
L-7	S 00°28'39" W	20.73'
L-8	N 75°16'37" E	20.73'
L-9	N 00°28'39" E	20.73'
L-10	S 75°16'37" W	20.73'



SCALE: 1" = 60'

SEE SHEET 1 OF 2 FOR DESCRIPTION AND SURVEYOR'S NOTES



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 401 Third Street SW
 Winter Haven, FL 33880
 T 863.324.1112 F 863.294.6185

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MYRTLEBROOK
 NE 1/4 OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FL

**LEGAL DESCRIPTION
 FILIPPONE DRAINAGE EASEMENT**

HIGHLAND HOMES

PROJECT	HIGHH24001
DATE	2025-09-18
DRAWING SCALE	1" = 60'
DRAWN BY	LSS
APPROVED BY	EKM

V-DESC-A1

SHEET 2 OF 2

U:\ACCOUNTS\HIGHH24001 - MYRTLEBROOK SUB, LAKELAND, FL - SURVEY\DESIGN\SECURE\PHASE 08 - DRAINAGE\DESC-SKETCH\PRODUCTION\HIGHH24001-VW-PH08-LGL-5-2025\0917.DWG PLOTTED: 9/18/2025 8:23:54 AM BY: SCOTT SEIBERT PLOTSTYLE: PENNONI.NCS,STB. PROJECT STATUS: -

This instrument prepared under the direction of:

R. Wade Allen, Director
Polk County Real Estate Services
PO Box 9005, Drawer RE-01
Bartow, FL 33831-9005
By: Scott C. Lowery
Parent Parcel ID No.: 232722-000000-013070

Myrtle Road

DRAINAGE EASEMENT

THIS EASEMENT made this 7th day of November, 2025, between **WHITNEY L. FILIPPONE and VINCENT D. FILIPPONE, Jr.**, wife and husband, whose address is 2302 Myrtle Road, Lakeland, Florida 33810, Grantors, and **POLK COUNTY**, a political subdivision of the State of Florida, whose mailing address is P.O. Box 988, Bartow, FL 33830-0988, Grantee.

WITNESSETH, that the Grantors, 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, do hereby grant unto the Grantee, its successors and assigns forever, a perpetual drainage easement for the expressed, sole purpose of clearing, excavating, constructing, inspecting, improving, repairing and maintaining public drainage 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 Grantors for the purpose of exercising the rights herein granted.

Grantors covenant with the Grantee that they are lawfully seized of said lands and that they have good, right and lawful authority to grant this easement.

Grantors shall be responsible for maintenance of vegetation within the easement area.

Grantors agree that Grantee has the authority to:

- (a) Excavate or change the grade of the Easement Property as is reasonable, necessary, and proper for any and all purposes of the drainage easement, provided, however, that the Grantee will, upon completion of their work, backfill and restore any excavated areas to reasonably the same condition as existed prior to such excavation.
- (b) Pass and repass along the Easement Property to and from the adjoining lands and pass and repass over, across, and upon the Grantors' Land to and from the Easement Property, as is reasonable and necessary in order to exercise to the fullest extent the easement.

Grantee agrees, except in case of emergency, to provide forty-eight (48) hours' notice to the Grantor before accessing the Easement Property.

Grantee agrees to indemnify Grantors from all claims of injury and damages to Grantors and from all claims caused by any negligent act or omission of Grantee, its agents, representatives, or employees, arising from Grantee's permitted use of Easement Property during the term of this Easement. Nothing herein shall be deemed a waiver, express or implied, of Grantee's sovereign immunity, or an increase in the limits of liability pursuant to Section 768.28, Florida Statutes, regardless of whether any such obligations are based in tort, contract, statute, strict liability, negligence, product liability, or otherwise.

IN WITNESS WHEREOF, said Grantors have hereunto set their hands and seal the date first above written.

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

Witness as to all signatories

Print Name

Address

Witness as to all signatories

Print Name

Address

Whitney L. Filippone
Whitney L. Filippone

Vincent D. Filippone, Jr.
Vincent D. Filippone, Jr.

Heather Fuentes

515 E. Boulevard St Bartow FL 33830

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of physical presence, or online notarization, this 7th day of November, 2025, by Whitney L. Filippone and Vincent D. Filippone, Jr., wife and husband, who are personally known to me or have produced Driver License as identification.

(AFFIX NOTARY SEAL)

Heather Fuentes

Notary Public

Print Name Heather Fuentes

My Commission Expires 7/25/28



HEATHER FUENTES
Notary Public
State of Florida
Comm# HH538679
Expires 7/25/2028

DESCRIPTION: (Prepared by Pennoni)

A parcel of land being a portion of that parcel described in Official Records Book 11685, Page 1799, Public records of Polk County, Florida, being in the Northeast 1/4 of Section 22, Township 27 South, Range 23 East, Polk County, Florida, described as follows:

Commencing at the northeast corner of the Northeast 1/4 of said Northeast 1/4 of Section 22; thence North 89°55'00" West, along the north line of the Northeast 1/4 of said Northeast 1/4 of Section 22, a distance of 1339.69 feet to the northwest corner of said Northeast 1/4 of the Northeast 1/4 of Section 22; thence South 00°28'39" West, along the west line of said Northeast 1/4 of the Northeast 1/4 of Section 22, a distance of 617.54 feet for the POINT OF BEGINNING; thence continue South 00°28'39" West, along said line, 20.81 feet; thence South 75°16'37" West, 118.26 feet; thence South 80°49'46" West, 80.02 feet; thence North 09°05'28" West, 20.00 feet; thence North 80°49'46" East, 79.03 feet; thence North 75°14'47" East, 104.53 feet to the POINT OF BEGINNING. Said parcel containing 2674 square feet, more or less.

SURVEY NOTES:

- 1) This is not a survey.
- 2) Bearings based on the State of Florida, State Plane Coordinate System, North American Datum of 1983 (NAD 83), adjustment 1990, West Zone, the north line of the Northeast 1/4 of the Northeast 1/4 of Section 22, Township 27 South, Range 23 East, being North 89°55'00" West.

August 20, 2025
Date

Elizabeth K Merta
Digitally signed by Elizabeth K Merta
Date: 2025.09.19 14:03:49 -04'00'
ELIZABETH K. MERTA, PSM
Florida License No. LS6113
PENNONI ASSOCIATES INC.
Florida License No. LB8126

SEE SHEET 2 OF 2 FOR SKETCH AND LEGEND

The seal and signature appearing on this document were authorized by Elizabeth K. Merta, PSM., (LS No. 6113) using a digital signature. Printed copies of this document are not considered signed and sealed. The signature must be verified on any electronic copies. Printed copies of this document are not valid without the original signature and seal of a Florida licensed surveyor and mapper.

1	REVISED SKETCH AND LEGAL	09/18/2025	LSS
NO.	REVISION DESCRIPTION	DATE	BY



PENNONI ASSOCIATES INC.
401 Third Street SW
Winter Haven, FL 33880
T 863.324.1112 F 863.294.6185

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MYRTLEBROOK
NE 1/4 OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FL

LEGAL DESCRIPTION
FILIPPONE DRAINAGE EASEMENT

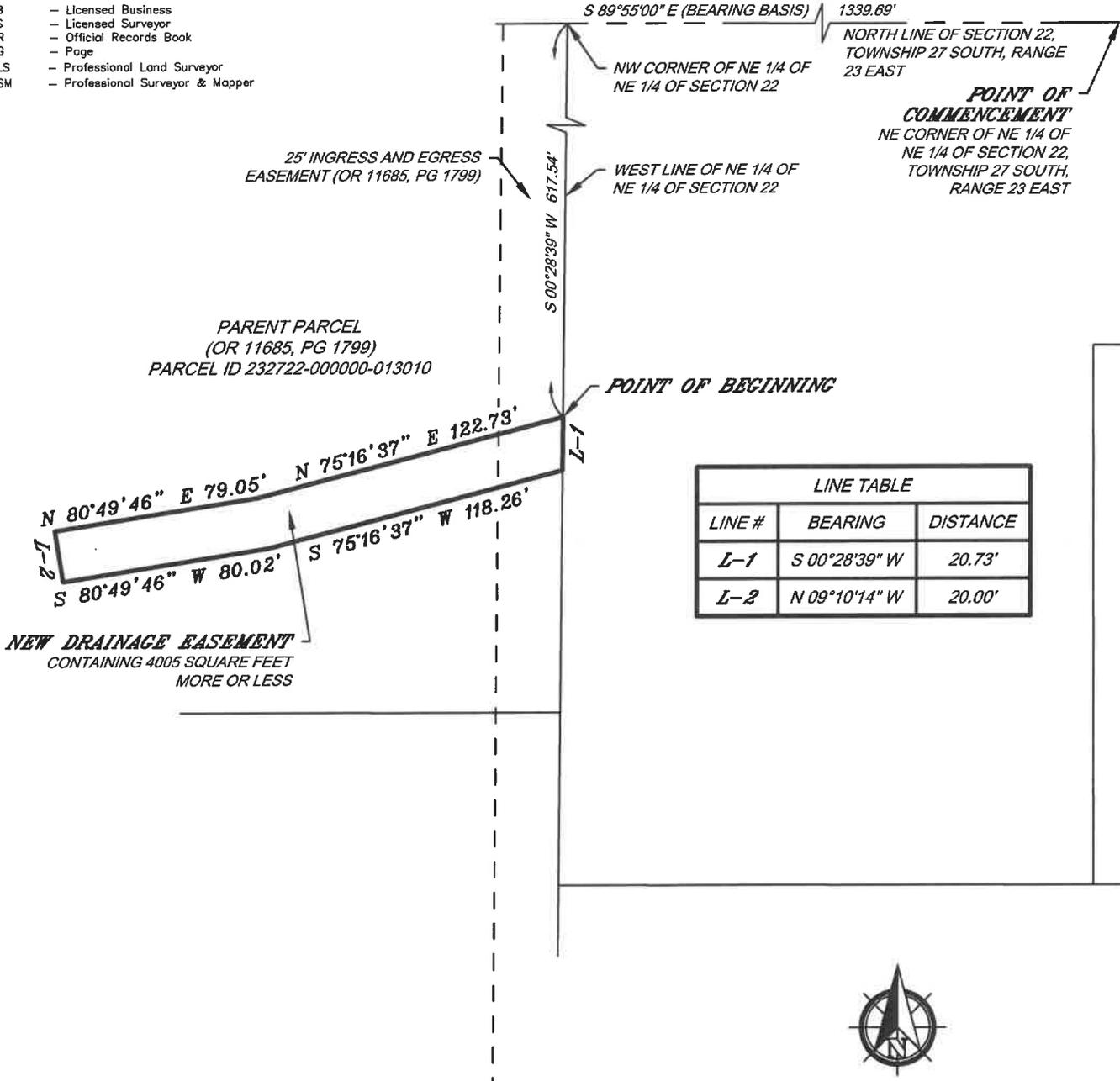
HIGHLAND HOMES

PROJECT	HIGHH24001
DATE	2025-08-20
DRAWING SCALE	1" = 60'
DRAWN BY	LSS
APPROVED BY	EKM
V-DESC-A	
SHEET 1 OF 2	

U:\ACCOUNTS\HIGH\HIGH24001 - MYRTLEBROOK SUB, LAKELAND, FL - SURVEY\DESIGN\SECURE\PHASE 08 - DRAINAGE DESC-SKETCH\PRODUCTION\HIGHH24001-WA-PH0A-GLS-20250917.DWG PLOTTED: 09/18/2025 8:23:51 AM, BY: SCOTT SEIBERT PLOTSTYLE: PENNONI NCS.STB, PROJECT STATUS: -

LEGEND

- LB - Licensed Business
- LS - Licensed Surveyor
- OR - Official Records Book
- PG - Page
- PLS - Professional Land Surveyor
- PSM - Professional Surveyor & Mapper



SEE SHEET 1 OF 2 FOR DESCRIPTION AND SURVEYOR'S NOTES

1	REVISED SKETCH AND LEGAL	09/18/2025	LSS
NO.	REVISION DESCRIPTION	DATE	BY

PENNONI ASSOCIATES INC.
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MYRTLEBROOK
NE 1/4 OF SECTION 22, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FL

LEGAL DESCRIPTION
FILIPPONE DRAINAGE EASEMENT

HIGHLAND HOMES

PROJECT	HIGHH24001
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SHEET 2 OF 2	

U:\ACCOUNTS\HIGHH24001 - MYRTLEBROOK SUB, LAKELAND, FL - SURVEY\DESIGN\SECURE\PHASE 08 - DRAINAGE DESC-SKETCH\PRODUCT\HIGHH24001-VW-PH08-LGL-S-20250817.DWG PLOTTED: 9/18/2025 8:23:52 AM, BY: SCOTT SEIBERT PLOTSTYLE: PENNONI NCS.STB, PROJECT STATUS: —