

**POLK REGIONAL WATER COOPERATIVE**

**Resolution 2024-16**

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

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

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

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

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

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

**WHEREAS**, pursuant to Cooperative Resolution 2023-06 the Cooperative Board designated the SELFA WPF and SETM Projects as approved projects pursuant to the Interlocal Agreement and the Implementation Agreement; and

**WHEREAS**, pursuant to Cooperative Resolution 2023-06 the Cooperative Board approved the construction of the SEFLA WPF raw water transmission line as depicted in said resolution and the SETM finished water pipeline as depicted in said resolution as necessary, practical and in the best interest of the Cooperative and its member governments and that the acquisition of such property and property rights are needed for such construction is necessary for the performance

of its duties and for the construction, reconstruction and maintenance of said facilities for the use of the general public; and that the Cooperative is authorized to make such acquisition by gift, purchase or condemnation.

**WHEREAS**, the Cooperative has been granted the power of eminent domain pursuant to the Interlocal Agreement and Section 163.01(7)(f), Florida Statutes for the condemnation of private property interest for public use, and to acquire any interest in such real property as is necessary for the purpose of carrying out the Interlocal Agreement; and

**WHEREAS**, before exercising the power of eminent domain the Cooperative Board of Directors is required to adopt a resolution authorizing the acquisition of property for any purpose set forth in the Interlocal Agreement for the Cooperative's purpose or use subject to limitations set forth in Sections 73.013 and 73.014, Florida Statutes; and

**WHEREAS**, the Cooperative has bifurcated its eminent domain resolution into two separate resolutions; the Project Resolution, authorizing acquisition of property and property rights for the SELFA WPF raw water transmission line and SETM finished water pipeline projects, and the Parcel Resolution, authorizing the parcel acquisition and identifying the specific property and property rights to be acquired for the projects; and

**WHEREAS**, this Resolution constitutes a Parcel Resolution for the Southeast Wellfield Project; and

**WHEREAS**, the Cooperative has determined the need to acquire a non-exclusive permanent easement for construction of the Southeast Wellfield Project on certain lands located in Polk County, Florida, as more fully described in **Exhibit "A"**, the nature, terms and duration of the nonexclusive permanent easement as set forth in **Exhibit "B"**; and

**WHEREAS**, the Cooperative has determined the need to acquire a non-exclusive temporary construction easement for construction of the Southeast Wellfield Project on certain lands located in Polk County, Florida, as more fully described in **Exhibit "C"**, the nature, term and duration of the nonexclusive temporary construction easement as set forth in **Exhibit "D"**; and

**WHEREAS**, absent a relinquishment of the property pursuant to Section 73.013(4), Florida Statutes, land to be acquired will not be conveyed to natural persons or private entities and the land is not being acquired to abate or eliminate a public nuisance or to prevent or eliminate a slum or blight; and

**WHEREAS**, the Cooperative intends in good faith to construct the Southeast Wellfield Project on, under or over the described property; and

**WHEREAS**, the Cooperative has caused to be surveyed the line and area of construction by map or survey and location for the project; and

**WHEREAS**, the Cooperative shall comply with Chapters 73 and 74, Florida Statutes; and

**WHEREAS**, upon compliance with Chapters 73 and 74, Florida Statutes, the Cooperative is hereby authorized to exercise its power of eminent domain to acquire an interest in real property by initiating condemnation proceedings under Chapters 73 and 74, Florida Statutes.

**NOW, THEREFORE, BE IT RESOLVED:**

Section 1. The forgoing findings are incorporated herein by reference and made a part hereof.

Section 2. That after consideration of the factors described in the foregoing recitals, the description of the property and interests described as Parcels (4072-PE), (4072-TCE), (10020-PE), (10020-TCE), (10021-PE), (10021-TCE), (10030-PE), (10030-TCE), (10043-PE) and (10043-TCE) in Exhibits "A," "B," "C," and "D" attached hereto and the same is ratified and confirmed and found to be reasonably necessary for the Cooperative's public purpose in constructing the Southeast Wellfield Project.

Section 3. That the Cooperative, its officers, employees, contractors and attorneys are hereby authorized and directed to acquire by negotiation, contract or legal proceedings, including eminent domain proceedings pursuant to Chapters 73 and 74, Florida Statutes, as may be necessary to acquire permanent and temporary construction easements in certain lands located in Polk County, Florida described in Exhibits "A," "B," "C" and "D."

Section 4. That the proper offices of the Cooperative are hereby authorized to do all things necessary and proper under the applicable provisions of Chapters 73, 74 and 163, Florida Statutes and the Interlocal Agreement and Implementation Agreements.

Section 5. That this Resolution shall take effect immediately upon its adoption.

Section 6. That if any phrase, portion or part of this Resolution is found to be invalid or unconstitutional by a court of competent jurisdiction, such phrase, portion or part shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remainder of the Resolution.

DONE at Auburndale, Florida this 15<sup>th</sup> day of May, 2024

Southeast Wellfield Project Board of the Polk Regional Water Cooperative:

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Secretary/Treasurer

Approved as to Form:

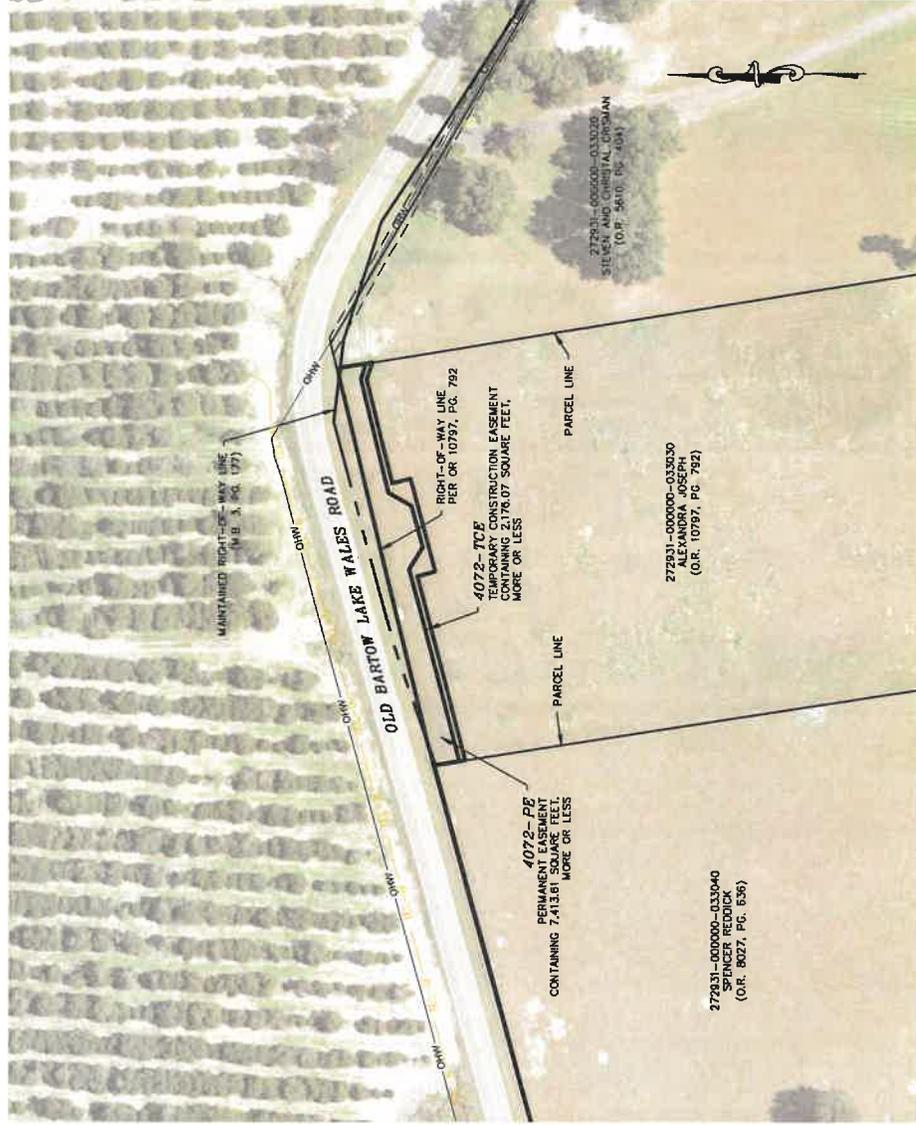
\_\_\_\_\_  
Edward P. de la Parte  
Legal Counsel

## **EXHIBIT A**

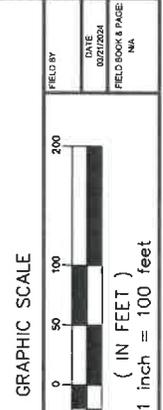
### **Nonexclusive Permanent Easement Legal Descriptions**

[See Attached 12 Pages]

EXHIBIT



CS PROJECT NUMBER:	8925.03
PARCEL NUMBER:	4072
DATE:	02/1/2024
FIELD BOOK & PAGE:	NA
SHEET NUMBER:	V-01



CHASTAIN SKILLMAN  
200 EAST ORANGE STREET  
LAUREL, MD 21046-0611  
(410) 963-1402  
© 2023 CHASTAIN SKILLMAN P.L.L.C. NY

NUMBER	DATE	DESCRIPTION

PRWC  
ALEXANDRA JOSEPH EXHIBIT

*DESCRIPTION*  
4072-PE

**DESCRIPTION:**

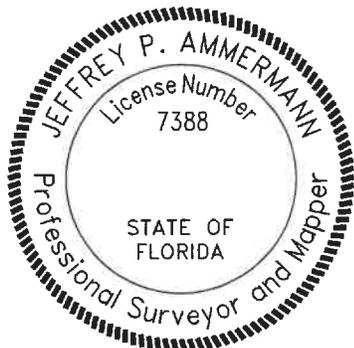
A parcel of land being a portion of a parcel described in Official Records Book 10797, Pages 792 through 793, Public Records of Polk County, Florida, located in Section 31, Township 29 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 31; thence North 74°01'39" East, 537.00 feet to the Northwest corner of said parcel; thence South 08°01'39" East, along the West line of said parcel, 1.86 feet to the intersection with the South maintained right-of-way line of Old Bartow Lake Wales Road as depicted in Map Book 3, Pages 177 through 184, Public Records of Polk County, Florida, and the POINT OF BEGINNING; thence North 72°05'53" East, along said South maintained right-of-way line, 20.34 feet to the North line of said parcel; thence North 77°20'05" East (South 77°20'21" West per Official Records Book 10797, Pages 792 through 793), along the North line of said parcel, 313.91 feet to the intersection with said South maintained right-of-way line; thence South 82°15'37" East, along said South line, 8.60 feet to the East line of said parcel; thence South 08°25'40" East, along said East line, 21.58 feet; thence North 71°43'17" West, 14.12 feet; thence South 77°04'21" West, 97.71 feet; thence South 31°23'44" West, 21.81 feet; thence South 75°57'50" West, 35.88 feet; thence North 58°33'04" West, 21.72 feet; thence South 76°06'05" West, 165.91 feet to the West line of said parcel; thence North 08°01'39" West, along said West line, 20.90 feet to the POINT OF BEGINNING.

Said parcel containing 7,413.61 square feet, more or less.

**CERTIFICATION:**

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



Jeffrey P  
Ammermann

Digitally signed by  
Jeffrey P Ammermann  
Date: 2024.03.21  
16:31:25 -04'00'

JEFFREY P. AMMERMAN, P.S.M.  
FLORIDA REGISTRATION PSM 7388  
JAMMERMANN@CHASTAINSKILLMAN.COM  
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE  
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE  
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT  
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

**SHEET 1 OF 2**  
SEE SHEET 2 FOR  
DESCRIPTION SKETCH, LEGEND,  
AND SURVEYOR'S NOTES

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

<b>CS PROJECT: 8825.03</b>
<b>4072-PE</b>
<b>SHEET NO. V-01</b>

DRAWN BY: S. CHILDS      FIELD BOOK: — PAGE: —      DATE: 03/21/2024

P: \882503\CAD\Survey\KEY SHEET 2\7-OLD BARTOW-LAKE WALE\882503-SCC-2023-08-21-ESM\T.S.dwg 4072-PE Mar 21, 2024 1:38pm by: jammermann

**LEGEND:**

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

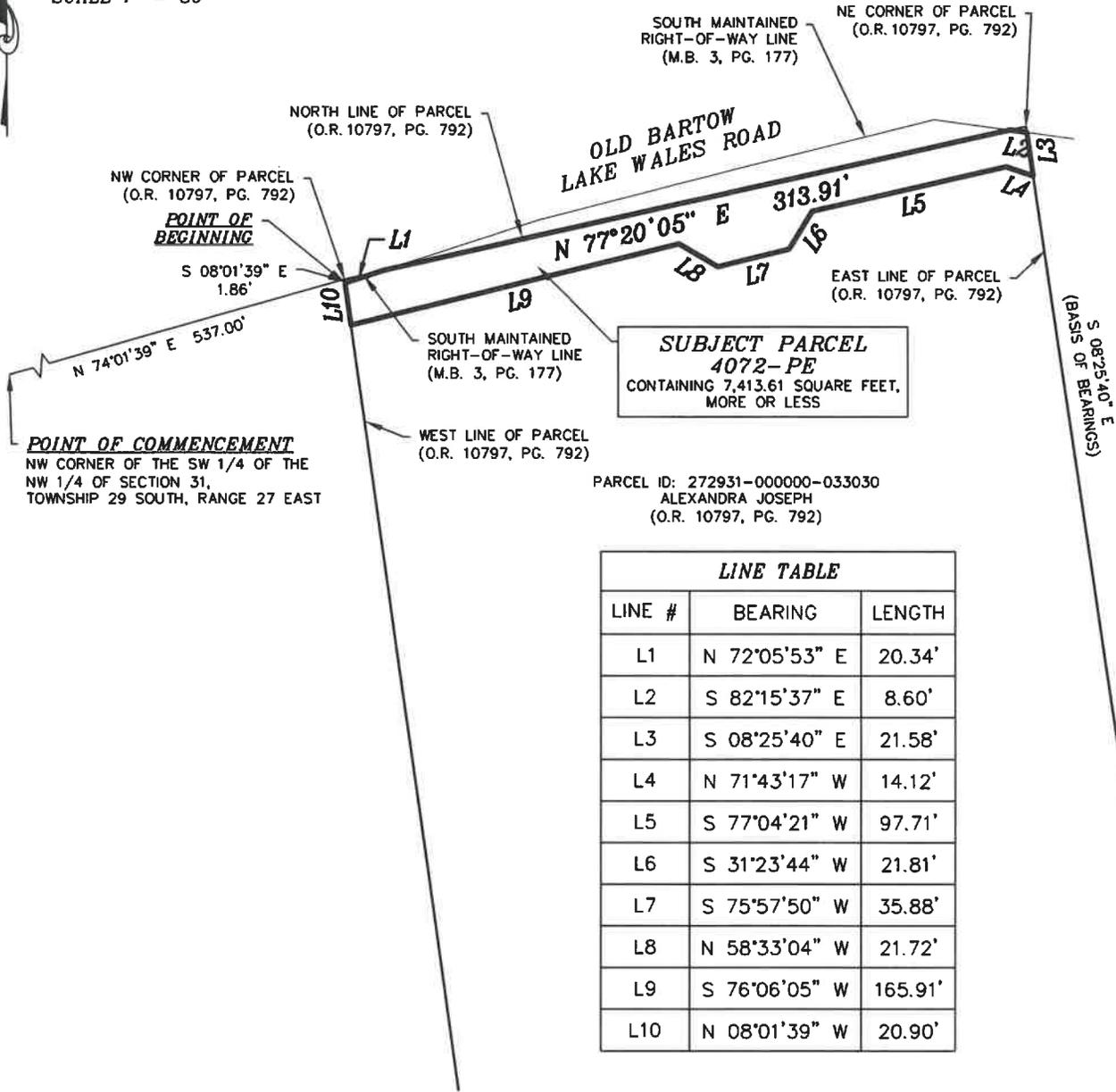
**DESCRIPTION SKETCH**  
**4072-PE**

**NOTES:**

- 1) This is not a Boundary survey.
- 2) Bearings are based on the East line of the parcel described in Official Records Book 10797, Page 792, Public Records of Polk County, Florida, being South 08°25'40" East.
- 3) See sheet 1 of 2 for description, Surveyor's certifications and signature.



SCALE 1" = 80'



PARCEL ID: 272931-000000-033030  
ALEXANDRA JOSEPH  
(O.R. 10797, PG. 792)

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 72°05'53" E	20.34'
L2	S 82°15'37" E	8.60'
L3	S 08°25'40" E	21.58'
L4	N 71°43'17" W	14.12'
L5	S 77°04'21" W	97.71'
L6	S 31°23'44" W	21.81'
L7	S 75°57'50" W	35.88'
L8	N 58°33'04" W	21.72'
L9	S 76°06'05" W	165.91'
L10	N 08°01'39" W	20.90'

SHEET 2 OF 2

CS PROJECT: 8825.03

4072-PE

SHEET NO. V-02

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

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 03/21/2024



*DESCRIPTION*  
*10020-PE*

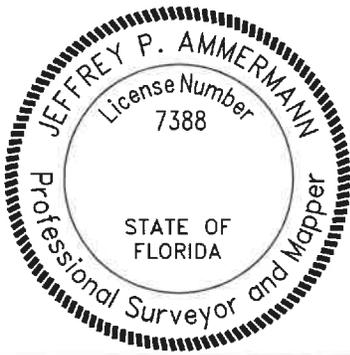
**DESCRIPTION:**

A parcel of land being a portion of a parcel described in Official Records Book 8847, Pages 1669 through 1672, Public Records of Polk County, Florida, located in Section 28, Township 29 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of said Section 28; thence South 89°03'12" West, along the South line of said Southwest 1/4 of the Southeast 1/4, a distance of 15.00 feet to the intersection with the West right-of-way line as described in said Official Records Book 8847, Pages 1669 through 1672; thence North 01°00'16" West, along said West right-of-way line, also being 15.00 feet West of and parallel to the East line of said Southwest 1/4 of the Southeast 1/4, a distance of 324.27 feet to the intersection with the North edge of pavement as scaled from the maintained right-of-way map of Mountain Lake Cutoff Road as depicted in Map Book 5, Pages 152 through 161, Public Records of Polk County, Florida, and the POINT OF BEGINNING; said point lying on a non-tangent curve to the left having a radius of 186.90 feet, a central angle of 33°55'20", a chord bearing of South 88°22'14" West, and a chord distance of 109.04 feet; thence along the arc of said curve and said scaled edge of pavement, 110.66 feet to the North maintained right-of-way line of said Mountain Lake Cutoff Road; thence along said North maintained right-of-way line the following seven (7) courses; thence (1) North 14°38'58" West, 18.04 feet; thence (2) South 77°48'46" West, 100.09 feet; thence (3) South 69°31'35" West, 100.52 feet; thence (4) South 62°18'07" West, 113.85 feet; thence (5) South 41°20'56" West, 100.35 feet; thence (6) South 46°05'36" West, 100.00 feet; thence (7) South 72°52'55" West, 35.52 feet to the intersection with a non-tangent curve to the left having a radius of 299.57 feet, a central angle of 04°06'31", a chord bearing of North 53°22'31" East, and a chord distance of 21.48 feet; thence along the arc of said curve, 21.48 feet; thence North 48°32'45" East, 98.28 feet; thence North 44°24'45" East, 129.77 feet; thence North 64°58'29" East, 138.76 feet; thence North 75°13'35" East, 183.47 feet; thence North 85°34'24" East, 93.52 feet to the intersection with said West right-of-way line described in Official Records Book 8847, Pages 1669 through 1672; thence South 01°00'16" East, along said West right-of-way line, 33.28 feet to the POINT OF BEGINNING. Said parcel containing 6,478.31 square feet, more or less.

**CERTIFICATION:**

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



Jeffrey P  
Ammermann

Digitally signed by  
Jeffrey P Ammermann  
Date: 2024.03.28  
11:29:18 -04'00'

JEFFREY P. AMMERMANN, P.S.M.  
FLORIDA REGISTRATION PSM 7388  
JAMMERMANN@CHASTAINSKILLMAN.COM  
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE  
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE  
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT  
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

**SHEET 1 OF 2**

SEE SHEET 2 FOR  
DESCRIPTION SKETCH, LEGEND,  
AND SURVEYOR'S NOTES

**CS PROJECT: 8825.03**

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

**DRAWN BY:** S. CHILDS

**FIELD BOOK:** — **PAGE:** —

**DATE:** 03/28/2024

**SHEET NO. V-01**

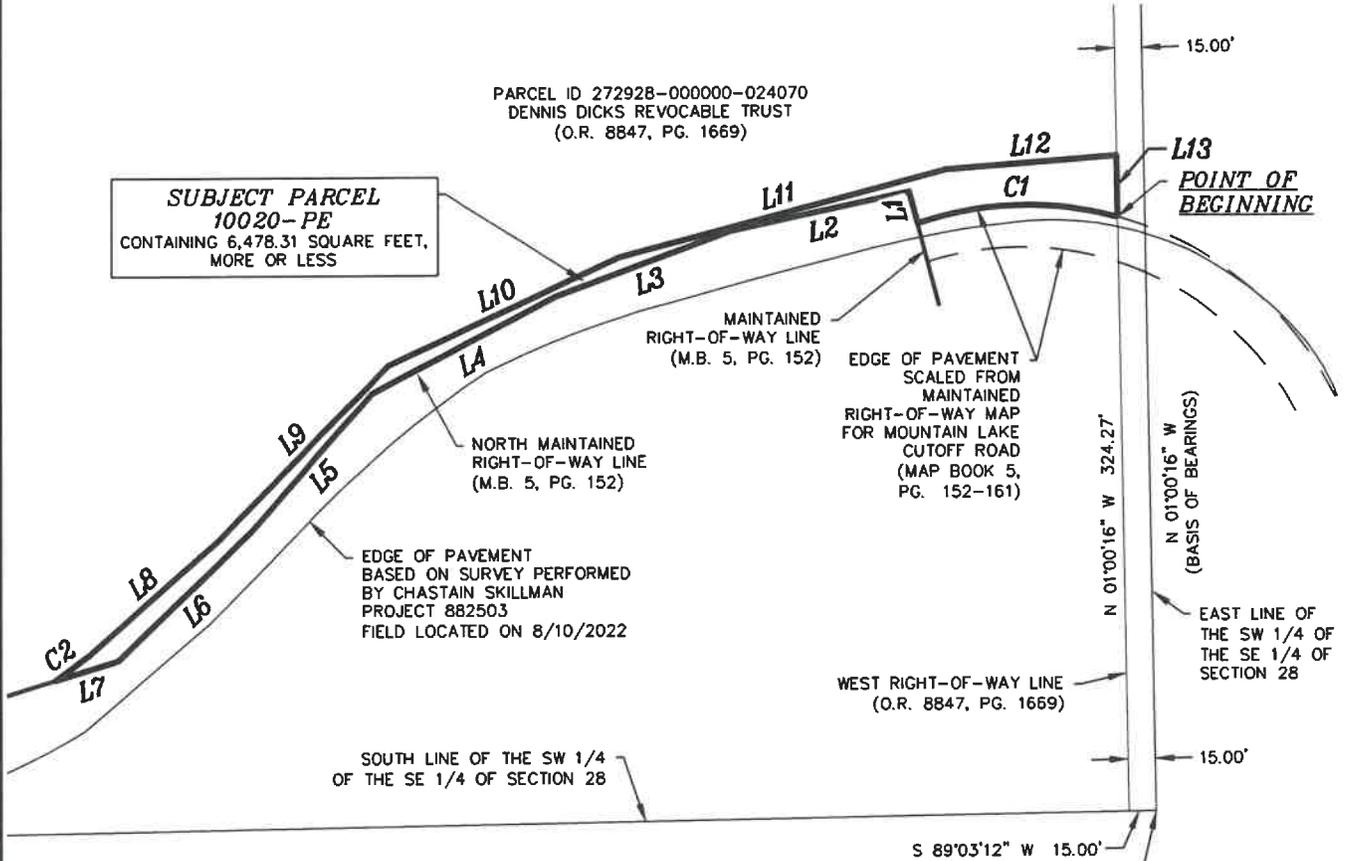
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**LEGEND:**

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

**DESCRIPTION SKETCH**  
**10020-PE**

CURVE TABLE					
CURVE #	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C1	186.90'	110.65'	109.04'	S 88°22'14" W	33°55'20"
C2	299.57'	21.48'	21.48'	N 53°22'31" E	4°06'31"



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 14°38'58" W	18.04'
L2	S 77°48'46" W	100.09'
L3	S 69°31'35" W	100.52'
L4	S 62°18'07" W	113.85'
L5	S 41°20'56" W	100.35'
L6	S 46°05'36" W	100.00'
L7	S 72°52'55" W	35.52'
L8	N 48°32'45" E	98.28'
L9	N 44°24'45" E	129.77'
L10	N 64°58'29" E	138.76'
L11	N 75°13'35" E	183.47'
L12	N 85°34'24" E	93.52'
L13	S 01°00'16" E	33.28'

**NOTES:**

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

SCALE 1" = 100'

SHEET 2 OF 2

CS PROJECT: 8825.03

10020-PE

SHEET NO. V-02

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

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 03/28/2024

P:\882503\CAD\Survey\KEY SHEET 2\8-MIN LAKE CUTOFF RD\882503-SCC-2023-09-18-ESMTS.dwg 10020-PE (2) Mar 28, 2024 11:03am by jommerrmann



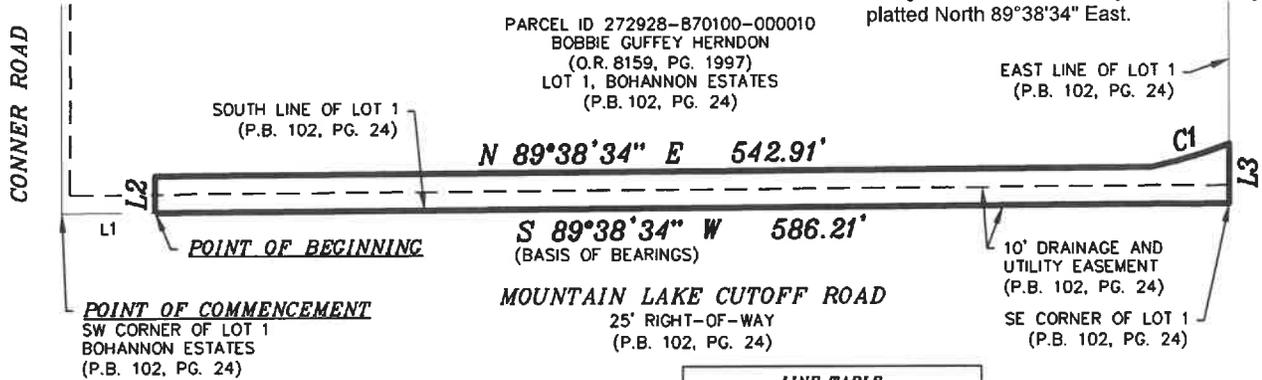
**LEGEND:**

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- TCE = TEMPORARY CONSTRUCTION EASEMENT

**DESCRIPTION AND SKETCH**  
**10021-PE**

**NOTES:**

- 1) This is not a Boundary survey.
- 2) Bearings are based on the South line of the Lot 1, Bohannon Estates as recorded in Plat Book 102, Page 24, Public Records of Polk County, Florida being in Section 28, Township 29 South, Range 27 East, Polk County, Florida, being platted North 89°38'34" East.



CURVE TABLE					
CURVE #	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C1	294.57'	45.05'	45.00'	N 73°28'16" E	8°45'43"

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 89°38'34" E	50.43'
L2	N 00°02'25" W	20.00'
L3	S 00°18'22" E	32.53'

SCALE 1" = 100'

**DESCRIPTION:**

A parcel of land being a portion of Lot 1, BOHANNON ESTATES, as recorded in Plat Book 102, Page 24, described in Official Records Book 8159, Pages 1997 through 1998, Public Records of Polk County, Florida, located in Section 28, Township 29 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Southwest corner of said Lot 1; thence North 89°38'34" East, along the South line of said Lot 1, a distance of 50.43 feet to the POINT OF BEGINNING; thence North 00°02'25" West, 20.00 feet to the intersection of a line being 20.00 feet North of and parallel to said South line of Lot 1; thence North 89°38'34" East, along said parallel line, 542.91 feet to a non-tangent curve to the left having a radius of 294.57 feet, a central angle of 08°45'43", a chord bearing of North 73°28'16" East, and a chord distance of 45.00 feet; thence along the arc of said curve, 45.05 feet to the East line of said Lot 1; thence South 00°18'22" East, along said East line, 32.53 feet to the Southeast corner of said Lot 1; thence South 89°38'34" West, along said South line of Lot 1, a distance of 586.21 feet to the POINT OF BEGINNING. Said parcel containing 11,968.31 square feet, more or less.

**CERTIFICATION:**

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



Jeffrey P  
Ammermann

Digitally signed by  
Jeffrey P Ammermann  
Date: 2024.03.13  
17:30:12 -04'00'

JEFFREY P. AMMERMAN, P.S.M.  
FLORIDA REGISTRATION PSM 7388  
JAMMERMANN@CHASTAINSKILLMAN.COM  
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 1

CS PROJECT: 8825.03

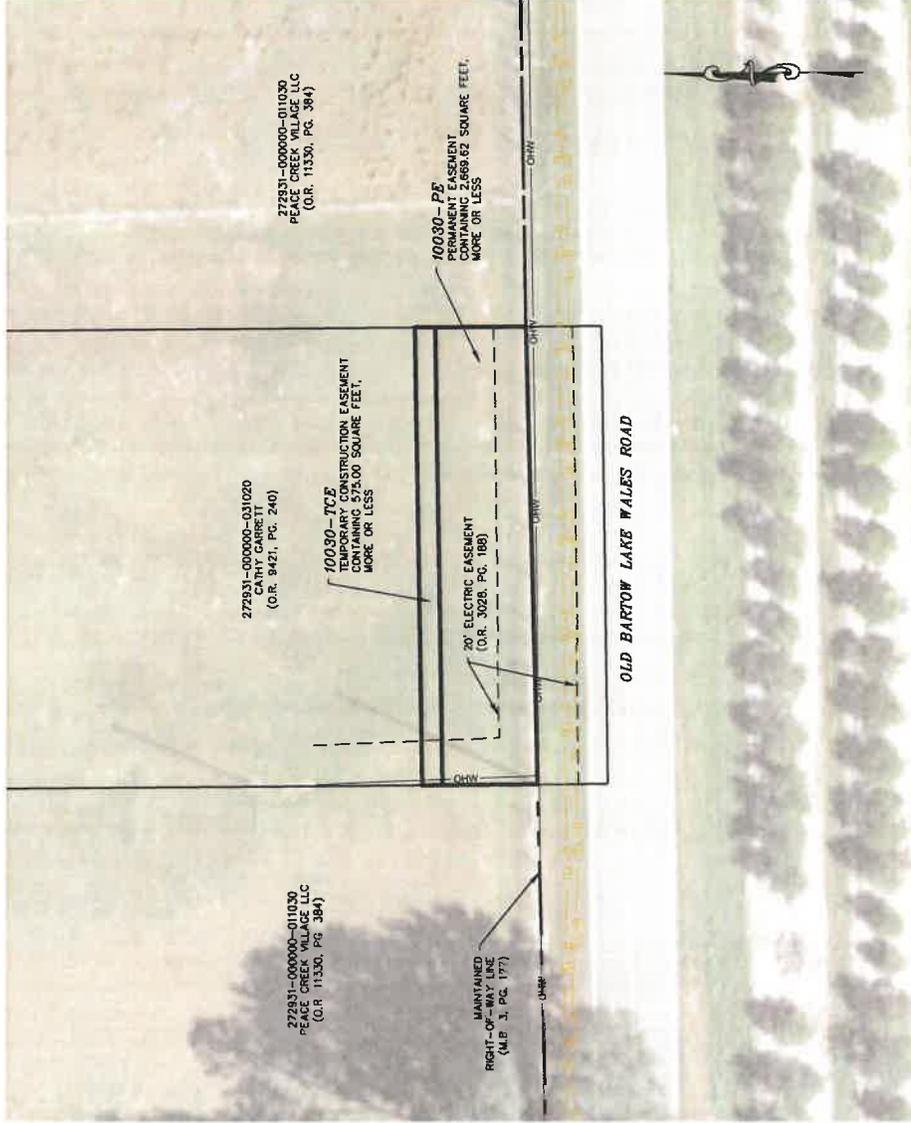
10021-PE

SHEET NO. V-01

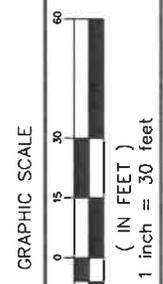
PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110  
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS      FIELD BOOK: — PAGE: —      DATE: 03/13/2024

EXHIBIT



CS PROJECT NUMBER: 8825.03	PARCEL NUMBER: 10030
FIELD BY: DATE: 03/10/2024	SHEET NUMBER: V-01
FIELD BOOK & PAGE: 000 000	



PRWC  
CATHY GARRETT EXHIBIT



CHASTAIN SKILLMAN  
200 DAVIDSON STREET  
SUITE #110  
LAKE WALES, FL 33801-9811  
(888) 454-7422  
© 2024 CHASTAIN SKILLMAN C.S. No. 202

NO.	DATE	DESCRIPTION

**LEGEND:**

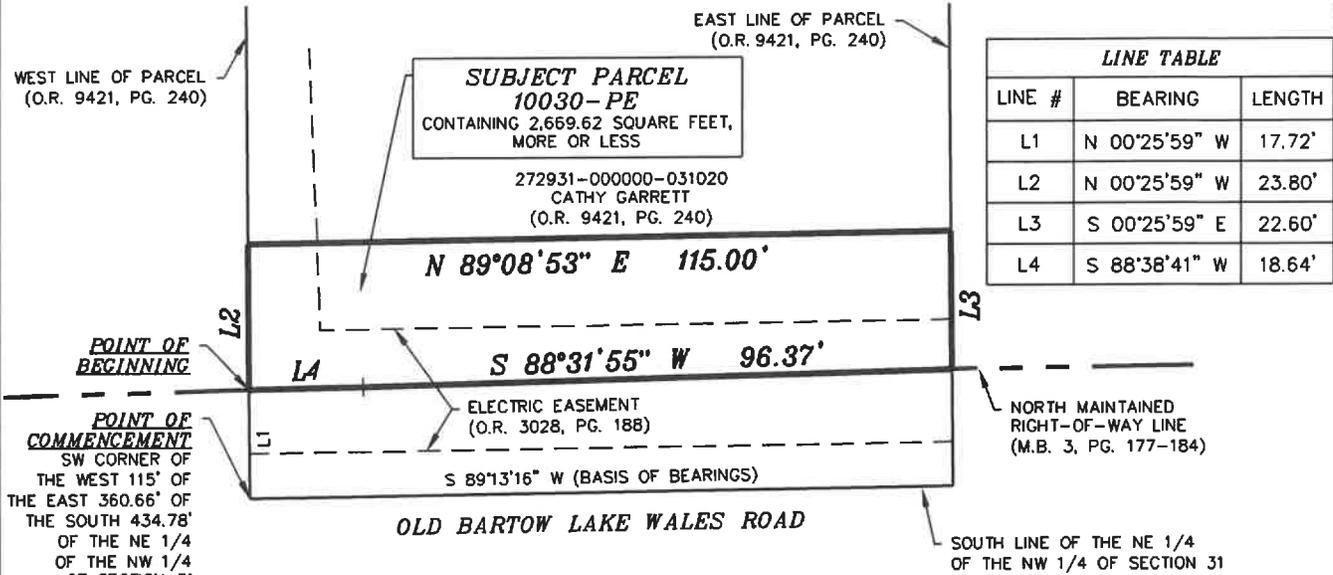
- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- M.B. = MAP BOOK
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

**DESCRIPTION AND SKETCH**  
**10030-PE**

SCALE 1" = 30'

**NOTES:**

- 1) This is not a Boundary survey.
- 2) Bearings are based on the South line of the NE 1/4, of the NW 1/4 of Section 31, being South 89°13'16" West.



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 00°25'59" W	17.72'
L2	N 00°25'59" W	23.80'
L3	S 00°25'59" E	22.60'
L4	S 88°38'41" W	18.64'

**DESCRIPTION:**

A parcel of land being a portion of a parcel described in Official Records Book 9421, Page 240, Public Records of Polk County, Florida, located in Section 31, Township 29 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Southwest corner of the West 115 feet of the East 360.66 feet of the South 434.78 feet of the Northeast 1/4 of the Northwest 1/4 of said Section 31; thence North 00°25'59" West, along the West line of said West 115 feet of the East 360.66 feet of the South 434.78 feet, 17.72 feet to the intersection with the North maintained right-of-way line of Old Bartow Lake Wales Road as depicted in Map Book 3, Pages 177 through 184, Public Records of Polk County, Florida, being the POINT OF BEGINNING; thence continue North 00°25'59" West, along the West line of said parcel, 23.80 feet; thence North 89°08'53" East, 115.00 feet to the intersection with the East line of said parcel; thence South 00°25'59" East, along said East line, 22.60 feet to the intersection with said North maintained right-of-way line; thence South 88°31'55" West, along said North line, 96.37 feet; thence South 88°38'41" West, along said North line, 18.64 feet the POINT OF BEGINNING. Said parcel containing 2,669.62 square feet, more or less.

**CERTIFICATION:**

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



Jeffrey P  
Ammermann

Digitally signed by  
Jeffrey P Ammermann  
Date: 2024.03.11  
12:52:00 -04'00'

JEFFREY P. AMMERMAN, P.S.M.  
FLORIDA REGISTRATION PSM 7388  
JAMMERMANN@CHASTAINSKILLMAN.COM  
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 1

CS PROJECT: 8825.03

10030-PE

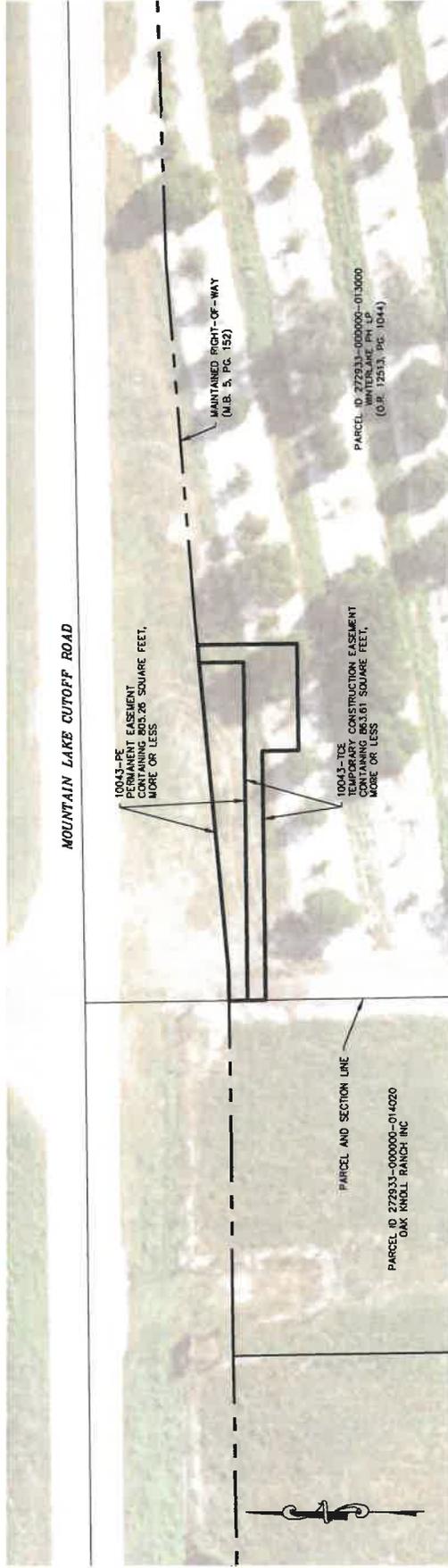
SHEET NO. V-01

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

DRAWN BY: S. CHILDS      FIELD BOOK: — PAGE: —      DATE: 03/11/2024

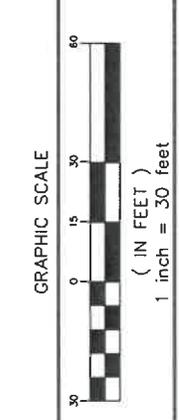
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EXHIBIT



CS PROJECT NUMBER:	8825.03
PARCEL NUMBER:	10043
SHEET NUMBER:	V-01

FIELD BY:	
DATE:	02/29/2024
FIELD BOOK & PAGE:	100 200



PRWC  
WINTERLAKE PH LP EXHIBIT



CHASTAIN SKILLMAN  
200 EAST ORANGE STREET  
LAKE ARROWHEAD, CA 92511  
(951) 862-1422  
CA. No. 242

DATE	DESCRIPTION

**LEGEND:**

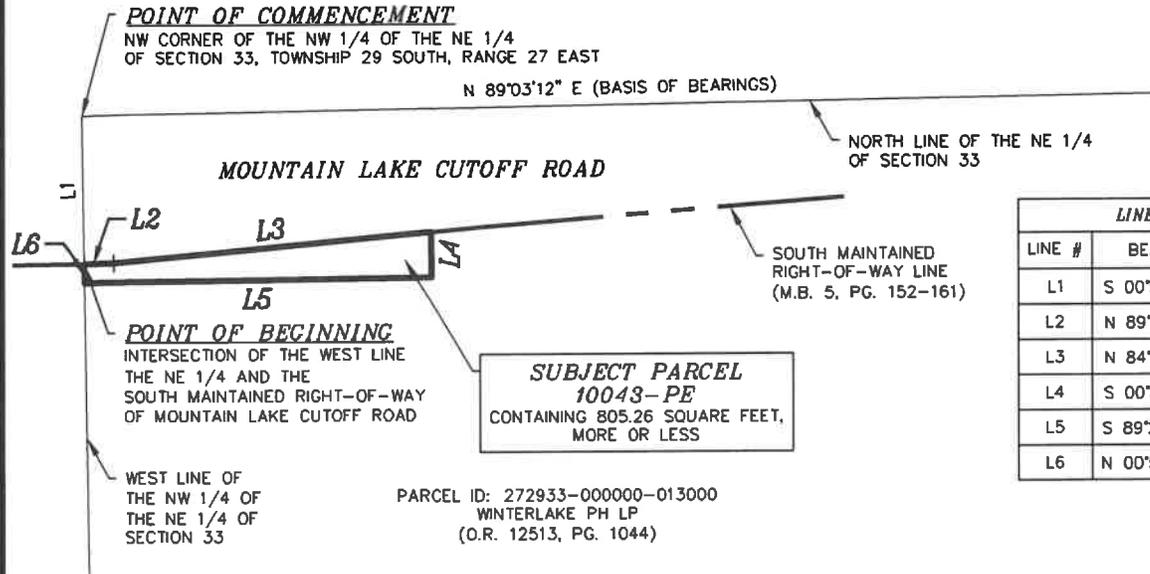
- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- M.B. = MAP BOOK
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT
- ID = IDENTIFICATION

**DESCRIPTION AND SKETCH**  
**10043-PE**

**NOTES:**

- 1) This is not a Boundary survey.
- 2) Bearings are based on the North line of the Northeast 1/4 of Section 33, Township 29 South, Range 27 East, Polk County, Florida, being North 89°03'12" East.

SCALE 1" = 50'



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 00°54'50" E	40.20'
L2	N 89°19'22" E	8.38'
L3	N 84°39'13" E	87.11'
L4	S 00°37'55" E	12.35'
L5	S 89°22'05" W	95.18'
L6	N 00°54'50" W	5.19'

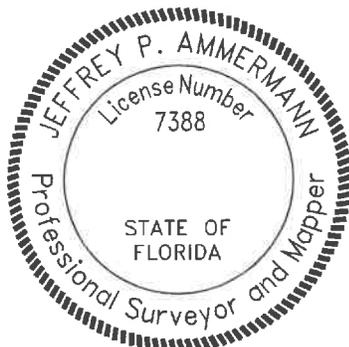
**DESCRIPTION:**

A parcel of land being a portion of a parcel described in Official Records Book 12513, Pages 1044 through 1045, located in Section 33, Township 29 South, Range 27 East, Public Records of Polk County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 33; thence South 00°54'50" East, along the West line of said Northwest 1/4 of the Northeast 1/4; a distance of 40.20 feet to the intersection with the South maintained right-of-way line of Mountain Lake Cutoff Road as depicted in Map Book 5, Pages 152 through 161, Public Records of Polk County, Florida, and the POINT OF BEGINNING; thence North 89°19'22" East, along said South line, 8.38 feet; thence North 84°39'13" East, along said South line, 87.11 feet; thence South 00°37'55" East, 12.35 feet; thence South 89°22'05" West, 95.18 feet to said West line of the Northwest 1/4 of the Northeast 1/4; thence North 00°54'50" West, along said West line, 5.19 feet to the POINT OF BEGINNING. Said parcel containing 805.26 square feet, more or less.

**CERTIFICATION:**

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



Jeffrey P  
Ammermann

Digitally signed by  
Jeffrey P Ammermann  
Date: 2024.02.29  
11:15:07 -05'00'

JEFFREY P. AMMERMANN, P.S.M.  
FLORIDA REGISTRATION PSM 7388  
JAMMERMANN@CHASTAINSKILLMAN.COM  
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 1

CS PROJECT: 8825.03

10043-PE

SHEET NO. V-01

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

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/29/2024

**EXHIBIT B**  
**Nonexclusive Permanent Easement**

[See Attached 2 Page]

The nature, terms and duration of the nonexclusive permanent easement (the "Easement") which the Polk Regional Water Cooperative ("PRWC") acquires from the property owners/interest holders ("Owner") of the real property shown and described on Exhibit "A" are:

The Easement in, upon and through the following described land in the County of Polk, State of Florida, to-wit:

SEE ATTACHED EXHIBIT "A"  
(the "Easement Area")

1. The permanent perpetual water line Easement interests and rights acquired by PRWC are the perpetual right, privilege and authority to construct, install, maintain, operate, inspect, patrol, ingress and egress, test, repair, alter, substitute, relocate, resize, replace and remove the water transmission line or lines and related fixtures and/or appurtenances thereto, and vehicular and pedestrian access over the easement area, for the transmission of water and such other improvements as are reasonably necessary in connection with the water supply project for the PRWC.
2. In the event that the construction and installation of the water transmission line or lines and related fixtures and/or appurtenances thereto impact Owner's improvements, PRWC shall, to the extent practicable, relocate or replace with the same, like, or better quality and at their original locations or as near as is reasonably practicable, all fences, roads, driveways, sidewalks, parking areas, irrigation systems, wells, septic tanks and septic drain fields, that PRWC damaged or caused to be removed, relocated or replaced from the Easement before or during initial construction and installation of the water transmission line or lines and related fixtures and/or appurtenances. Furthermore subject to PRWC's acquired easement rights, PRWC will restore the surface of all disturbed areas within the Easement to its original contour and condition, as near as is reasonably practicable.
3. This Grant of Easement shall not be construed as a grant of right of way and is limited to a PRWC Easement. The Owner shall have the right to use the area subject to the Easement granted hereby, including without limitation for improved parking areas, improved driveways, and landscaping, which are not inconsistent with the use of the Easement by PRWC for the purposes granted hereby. Inconsistent improvements to the use of the Easement by Owner for the purposes granted hereby, including mounded landscaping, building foundations and overhangs, foundations for pole mounted commercial signage, and other permanent structures and related foundations shall be strictly prohibited. With the specific written approval of PRWC, the limited use of trees, walls, and mounded landscaping may be utilized within the Easement by Owner.
4. Owner reserves the right to grant permission or other easements to other parties for ingress and egress. In addition, the Owner reserves the right to grant

permission or other easements to other parties for the purpose of installing and maintaining underground utilities, including without limitation, electrical, gas, broadband, fiber optic and cable (but not other water transmission lines), with the prior written consent of PRWC. PRWC shall not unreasonably withhold, condition, or delay its decision concerning such utility easements. Owner's request to grant permission or an easement to other parties must be written and delivered 1) in person, 2) via certified or registered mail (return receipt), or 3) via nationally recognized overnight delivery service to the attention of the Executive Director of the Polk Regional Water Cooperative at the then-current address of the PRWC as reflected on the PRWC website. If after sixty (60) days, PRWC has not responded to Owner's request to grant permission or an easement to other parties, Owner may assume PRWC has granted permission for same. Any permissions or easements granted under this Paragraph prior to Owner's development of the subject property must be perpendicular to the PRWC easement.

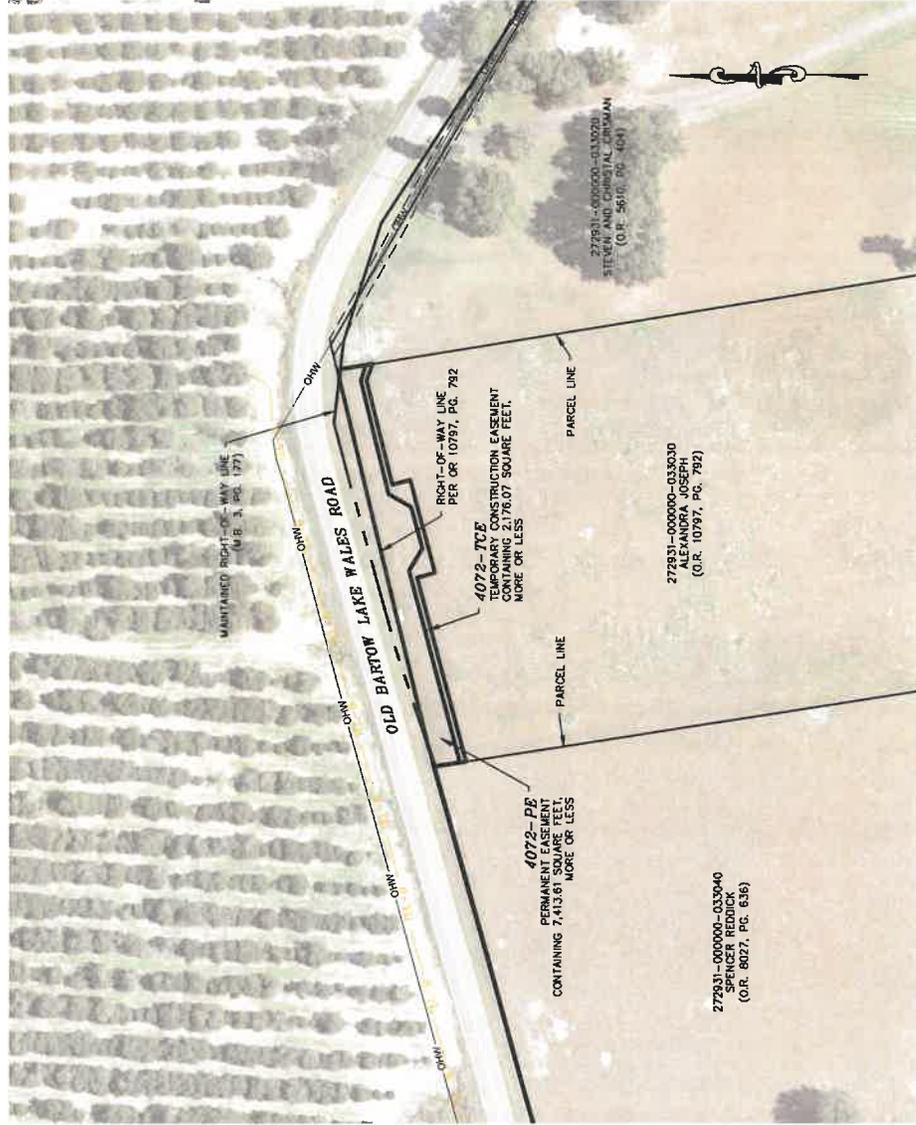
5. In the event that PRWC performs emergency related repairs, unscheduled infrastructure adjustment activities, or scheduled community improvement projects within said Easement, PRWC shall be responsible for restoring the disturbed portions of all existing approved and permitted improvements in as good or better condition that existed prior to the disturbance activity by PRWC.

## **EXHIBIT C**

### **Nonexclusive Temporary Construction Easement Legal Descriptions**

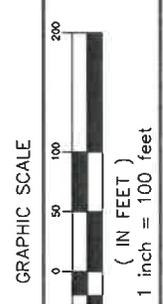
[See Attached 12 Pages]

EXHIBIT



CS PROJECT NUMBER:	8825.03
PARCEL NUMBER:	4072
SHEET NUMBER:	V-01

FIELD BY:	
DATE:	03/27/2024
FIELD BOOK & PAGE:	N/A



PRWC  
ALEXANDRA JOSEPH EXHIBIT



CHASTAIN SKILLMAN  
200 CHANDLER STREET  
LAKE WALE, FL 33901  
(888) 686-1402  
© 2024 CHASTAIN SKILLMAN C.A. NO. 31

DATE	
DESCRIPTION	

DESCRIPTION  
4072-TCE

DESCRIPTION:

A parcel of land being a portion of a parcel described in Official Records Book 10797, Pages 792 through 793, Public Records of Polk County, Florida, located in the Northwest 1/4 of Section 31, Township 29 South, Range 27 East, being more particularly described as follows:

COMMENCE at Northwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 31; thence North 74°01'39" East, 537.00 feet to the Northwest corner of said parcel; thence South 08°01'39" East, along the West line of said parcel, 1.86 feet; thence continue South 08°01'39" East, along said West line, 20.90 feet to the POINT OF BEGINNING; thence North 76°06'05" East, 165.91 feet; thence South 58°33'04" East, 21.72 feet; thence North 75°57'50" East, 35.88 feet; thence North 31°23'44" East, 21.81 feet; thence North 77°04'21" East, 97.71 feet; thence South 71°43'17" East, 14.12 feet to the East line of said parcel; thence South 08°25'40" East, along said East line, 5.99 feet; thence North 69°45'30" West, 15.14 feet; thence South 77°04'21" West, 89.53 feet; thence South 12°55'39" East, 15.17 feet; thence South 75°57'50" West, 80.48 feet; thence North 13°56'30" West, 15.50 feet; thence South 76°06'02" West, 159.34 feet to the West line of said parcel; thence North 08°01'39" West, along said West line, 5.03 feet to the POINT OF BEGINNING.

Said parcel containing 2,176.07 square feet, more or less.

CERTIFICATION:

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



Jeffrey P  
Ammermann

Digitally signed by  
Jeffrey P Ammermann  
Date: 2024.03.21  
16:32:14 -04'00'

JEFFREY P. AMMERMAN, P.S.M.  
FLORIDA REGISTRATION PSM 7388  
JAMMERMANN@CHASTAINSKILLMAN.COM  
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE  
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE  
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT  
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

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

CS PROJECT: 8825.03
4072-TCE
SHEET NO. V-01

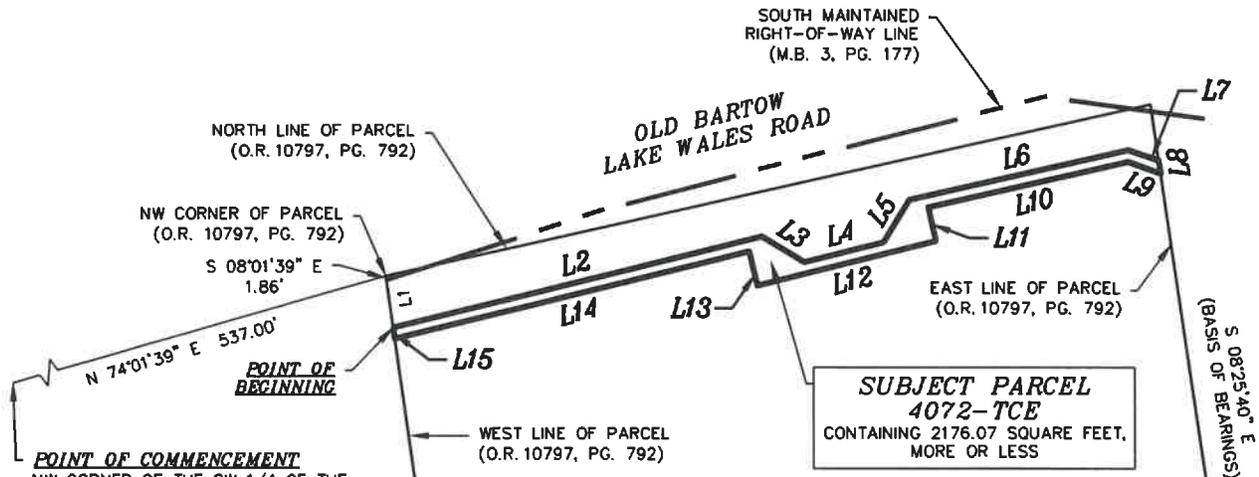
PREPARED BY: CHASTAIN-SKILLMAN, LLC. - 205 EAST ORANGE STREET SUITE #110 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262
DRAWN BY: S. CHILDS
FIELD BOOK: — PAGE: —
DATE: 03/21/2024

P:\882503\CAD\Survey\KEY-SHEET 2\7-OLD BARTOW-LAKE WALES\882503-SGC-2023-08-21-ESMITS.dwg 4072-TCE Mar 21, 2024 4:24pm by jammermann

**LEGEND:**

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

**DESCRIPTION SKETCH**  
**4072-TCE**



**SUBJECT PARCEL**  
**4072-TCE**  
CONTAINING 2176.07 SQUARE FEET,  
MORE OR LESS

PARCEL ID: 272931-000000-033030  
ALEXANDRA JOSEPH  
(O.R. 10797, PG. 792)

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 08°01'39" E	20.90'
L2	N 76°06'05" E	165.91'
L3	S 58°33'04" E	21.72'
L4	N 75°57'50" E	35.88'
L5	N 31°23'44" E	21.81'
L6	N 77°04'21" E	97.71'
L7	S 71°43'17" E	14.12'
L8	S 08°25'40" E	5.99'
L9	N 69°45'30" W	15.14'
L10	S 77°04'21" W	89.53'
L11	S 12°55'39" E	15.17'
L12	S 75°57'50" W	80.48'
L13	N 13°56'30" W	15.50'
L14	S 76°06'02" W	159.34'
L15	N 08°01'39" W	5.03'

SCALE 1" = 80'

**NOTES:**

- 1) This is not a Boundary survey.
- 2) Bearings are based on the East line of the parcel described in Official Records Book 10797, Pages 792 through 793, Public Records of Polk County, Florida, being South 08°25'40" East.
- 3) See sheet 1 of 2 for description, Surveyor's certifications and signature.

**SHEET 2 OF 2**

CS PROJECT: 8825.03

4072-TCE

SHEET NO. V-02

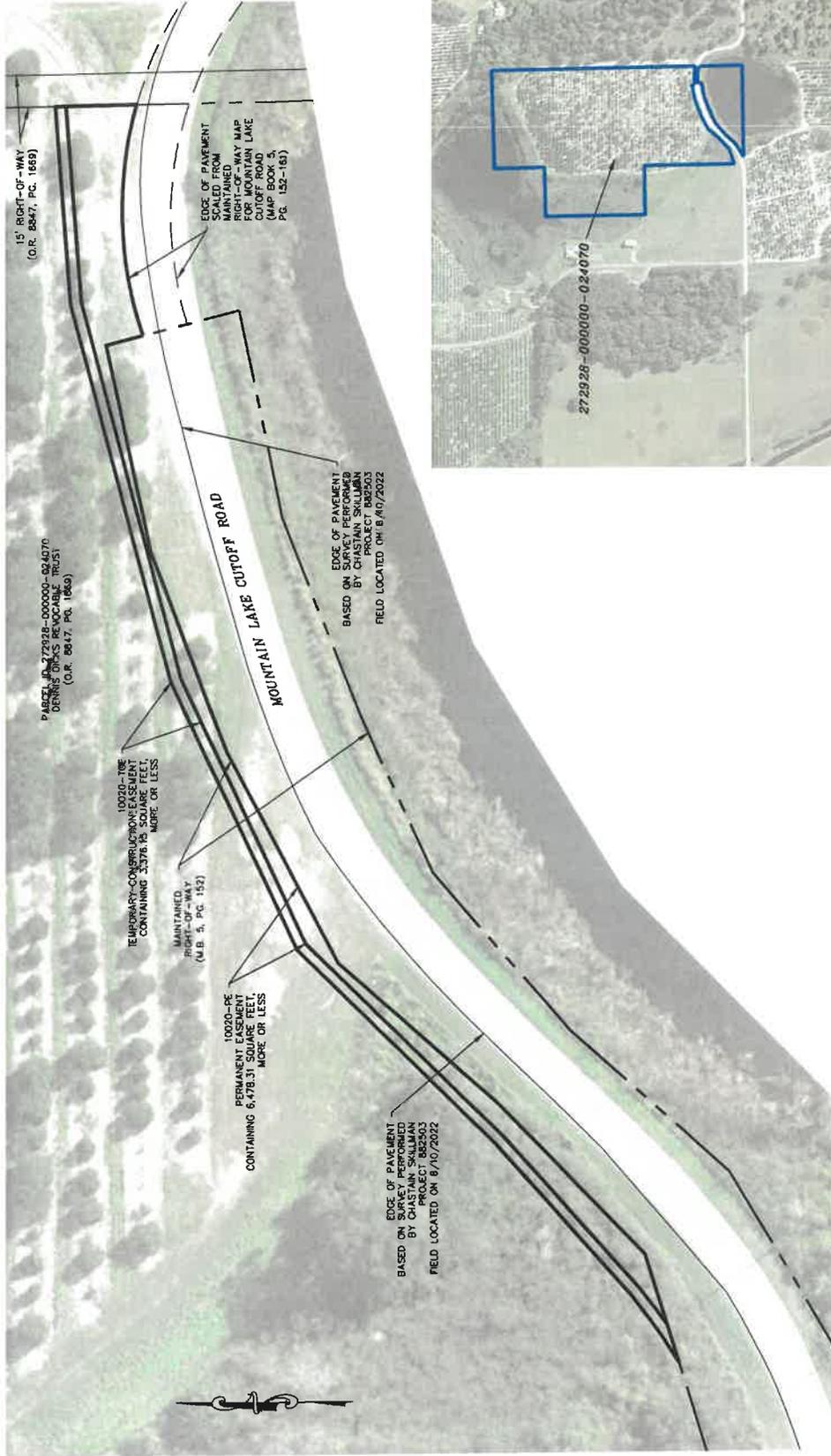
PREPARED BY: **CHASTAIN-SKILLMAN, LLC. - 205 EAST ORANGE STREET SUITE #110  
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: **S. CHILDS**

FIELD BOOK: — PAGE: —

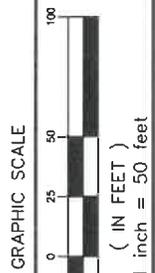
DATE: **03/21/2024**

EXHIBIT



CS PROJECT NUMBER:	8825.03
PARCEL NUMBER:	10020
SHEET NUMBER:	V-01

FIELD BY:	N/A
DATE:	02/26/24
FIELD BOOK & PAGE:	N/A



PRWC

DENNIS DICKS REVOCABLE TRUST EXHIBIT



CHASTAINSKILLMAN  
295 EAST ORANGE STREET  
LAKELAND, FL 33801-4811  
(863) 945-1622  
© 2024 CHASTAINSKILLMAN.COM 04/20/2024

REVISION	
DATE	
MAKER	

**DESCRIPTION**  
**10020-TCE**

**DESCRIPTION:**

A parcel of land being a portion of a parcel described in Official Records Book 8847, Pages 1669 through 1672, Public Records of Polk County, Florida, located in Section 28, Township 29 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of said Section 28; thence South 89°03'12" West, along the South line of said Southwest 1/4 of the Southeast 1/4, a distance of 15.00 feet to the intersection with the West right-of-way line as described in said Official Records Book 8847, Pages 1669 through 1672; thence North 01°00'16" West, along said West right-of-way line, also being 15.00 feet West of and parallel to the East line of said Southwest 1/4 of the Southeast 1/4, a distance of 324.27 feet to the intersection with the North edge of pavement as scaled from the maintained right-of-way map of Mountain Lake Cutoff Road as depicted in Map Book 5, Pages 152 through 161, Public Records of Polk County, Florida; thence continue North 01°00'16" West, along said West right-of-way line, 33.28 feet to the POINT OF BEGINNING; thence South 85°34'24" West, 93.52 feet; thence South 75°13'35" West, 183.47 feet; thence South 64°58'29" West, 138.76 feet; thence South 44°24'45" West, 129.77 feet; thence South 48°32'45" West, 98.28 feet to a non-tangent curve to the right having a radius of 299.57 feet, a central angle of 04°06'31", a chord bearing of South 53°22'31" West, and a chord distance of 21.48 feet; thence along the arc of said curve, 21.48 feet to the intersection with said North maintained right-of-way line of Mountain Lake Cutoff Road; thence South 72°52'55" West, along said North line, 18.42 feet to a non-tangent curve to the left having a radius of 294.57 feet, a central angle of 07°30'18", a chord bearing of North 55°05'50" East, and a chord distance of 38.56 feet; thence along the arc of said curve, 38.59 feet; thence North 48°32'45" East, 97.97 feet; thence North 44°24'45" East, 130.50 feet; thence North 64°58'29" East, 140.11 feet; thence North 75°13'35" East, 184.37 feet; thence North 85°34'24" East, 94.27 feet to the intersection with said West right-of-way line described in Official Records Book 8847, Pages 1669 through 1672; thence South 01°00'16" East, along said West right-of-way line, 5.01 feet to the POINT OF BEGINNING. Said parcel containing 3,376.15 square feet, more or less.

**CERTIFICATION:**

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



**Jeffrey P  
Ammermann**

Digitally signed by  
Jeffrey P Ammermann  
Date: 2024.03.28  
11:30:36 -04'00'

JEFFREY P. AMMERMANN, P.S.M.  
FLORIDA REGISTRATION PSM 7388  
JAMMERMANN@CHASTAINSKILLMAN.COM  
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE  
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE  
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT  
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

**SHEET 1 OF 2**

SEE SHEET 2 FOR  
DESCRIPTION SKETCH, LEGEND,  
AND SURVEYOR'S NOTES

**CS PROJECT: 8825.03**

**10020-TCE**

**SHEET NO. V-01**

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

**DRAWN BY:** S. CHILDS

**FIELD BOOK:** — **PAGE:** —

**DATE:** 03/28/2024

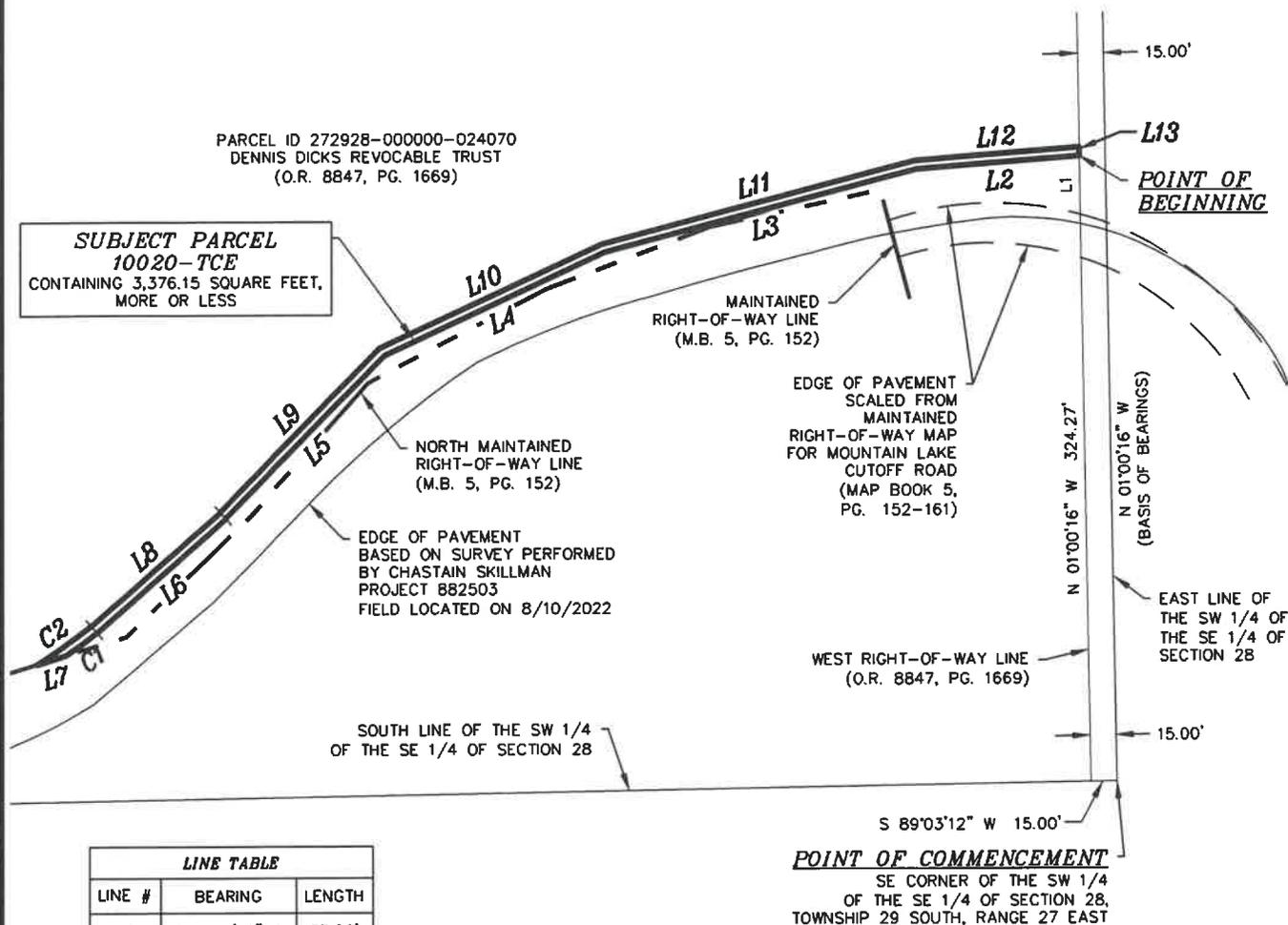
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**LEGEND:**

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

**DESCRIPTION SKETCH**  
**10020-TCE**

CURVE TABLE					
CURVE #	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C1	299.57'	21.48'	21.48'	S 53°22'31" W	4°06'31"
C2	294.57'	38.59'	38.56'	N 55°05'50" E	7°30'18"



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 01°00'16" W	33.28'
L2	S 85°34'24" W	93.52'
L3	S 75°13'35" W	183.47'
L4	S 64°58'29" W	138.76'
L5	S 44°24'45" W	129.77'
L6	S 48°32'45" W	98.28'
L7	S 72°52'55" W	18.42'
L8	N 48°32'45" E	97.97'
L9	N 44°24'45" E	130.50'
L10	N 64°58'29" E	140.11'
L11	N 75°13'35" E	184.37'
L12	N 85°34'24" E	94.27'
L13	S 01°00'16" E	5.01'

**NOTES:**

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

SCALE 1" = 100'

SHEET 2 OF 2

CS PROJECT: 8825.03

10020-TCE

SHEET NO. V-02

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

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 03/28/2024



**LEGEND:**

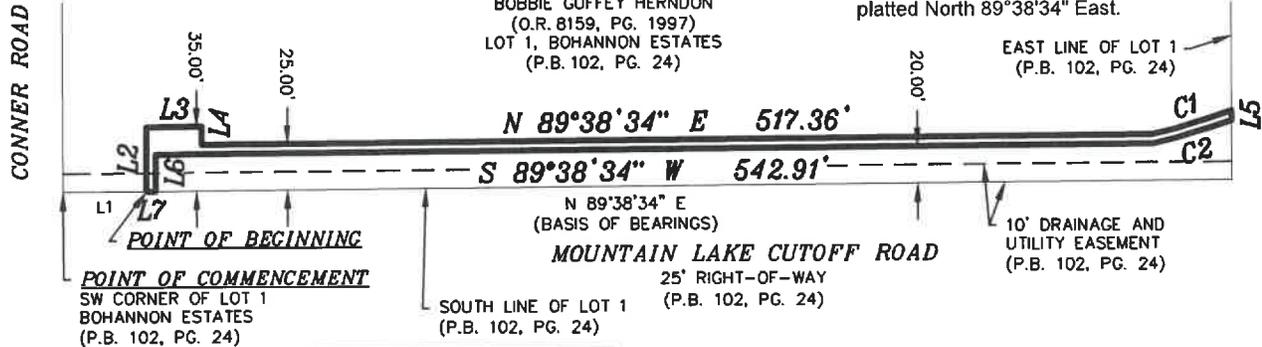
- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

**DESCRIPTION AND SKETCH**  
**10021-TCE**

**NOTES:**

- 1) This is not a Boundary survey.
- 2) Bearings are based on the South line of the Lot 1, Bohannon Estates as recorded in Plat Book 102, Page 24, Public Records of Polk County, Florida being in Section 28, Township 29 South, Range 27 East, Polk County, Florida, being platted North 89°38'34" East.

PARCEL ID 272928-870100-000010  
BOBBIE GUFFEY HERNDON  
(O.R. 8159, PG. 1997)  
LOT 1, BOHANNON ESTATES  
(P.B. 102, PG. 24)



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 89°38'34" E	45.43'
L2	N 00°02'25" W	35.00'
L3	N 89°38'34" E	30.00'
L4	S 00°02'25" E	10.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L5	S 00°18'22" E	5.35'
L6	S 00°02'25" E	20.00'
L7	S 89°38'34" W	5.00'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C1	289.57'	45.65'	45.60'	N 73°14'02" E	9°01'57"
C2	294.57'	45.05'	45.00'	S 73°28'16" W	8°45'43"

SCALE 1" = 100'

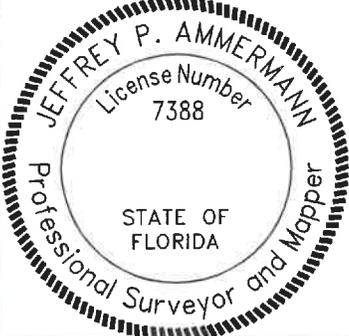
**DESCRIPTION:**

A parcel of land being a portion of Lot 1, BOHANNON ESTATES, as recorded in Plat Book 102, Page 24, described in Official Records Book 8159, Pages 1997 through 1998, Public Records of Polk County, Florida, located in Section 28, Township 29 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Southwest corner of said Lot 1; thence North 89°38'34" East, along the South line of said Lot 1, a distance of 45.43 feet to the POINT OF BEGINNING; thence North 00°02'25" West, 35.00 feet to the intersection of a line being 35.00 feet North of and parallel to said South line of Lot 1; thence North 89°38'34" East, along said parallel line, 30.00 feet; thence South 00°02'25" East, 10.00 feet to the intersection of a line being 25.00 feet North of and parallel to said South line of Lot 1; thence North 89°38'34" East along said parallel line, 517.36 feet to a non-tangent curve to the left having a radius of 289.57 feet, a central angle of 09°01'57", a chord bearing of North 73°14'02" East, and a chord distance of 45.60 feet; thence along the arc of said curve, 45.65 feet to the East line of said Lot 1; thence South 00°18'22" East, along said East line, 5.35 feet to a non-tangent curve to the right having a radius of 294.57 feet, a central angle of 08°45'43", a chord bearing of South 73°28'16" West, and a chord distance of 45.00 feet; thence along the arc of said curve, 45.05 feet; thence South 89°38'34" West, 542.91 feet; thence South 00°02'25" East, 20.00 feet to said South line of Lot 1; thence South 89°38'34" West, along said South line, 5.00 feet to the POINT OF BEGINNING. Said parcel containing 3,364.91 square feet, more or less.

**CERTIFICATION:**

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



Jeffrey P  
Ammermann

Digitally signed by Jeffrey P Ammermann  
Date: 2024.03.13 17:33:54 -04'00'

JEFFREY P. AMMERMAN, P.S.M.  
FLORIDA REGISTRATION PSM 7388  
JAMMERMANN@CHASTAINSKILLMAN.COM  
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 1

CS PROJECT: 8825.03

10021-TCE

SHEET NO. V-01

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

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 03/13/2024



**LEGEND:**

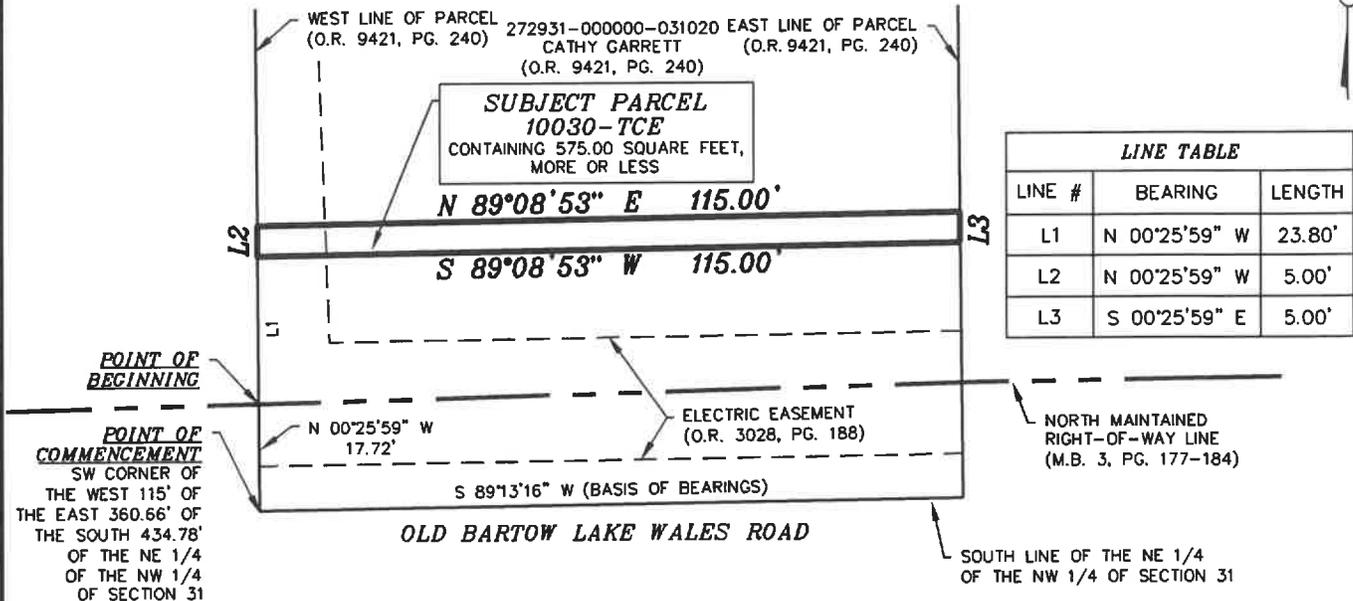
- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- M.B. = MAP BOOK
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

**DESCRIPTION AND SKETCH**  
**10030-TCE**

**NOTES:**

- 1) This is not a Boundary survey.
- 2) Bearings are based on the South line of the NE 1/4, of the NW 1/4 of Section 31, being South 89°13'16" West.

SCALE 1" = 30'



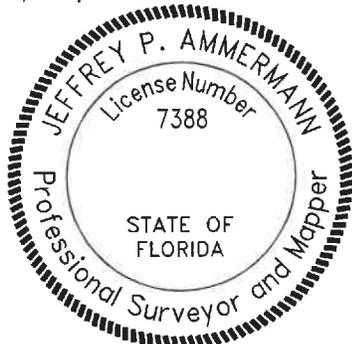
**DESCRIPTION:**

A parcel of land being a portion of a parcel described in Official Records Book 9421, Page 240, Public Records of Polk County, Florida, located in Section 31, Township 29 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Southwest corner of the West 115 feet of the East 360.66 feet of the South 434.78 feet of the Northeast 1/4 of the Northwest 1/4 of said Section 31; thence North 00°25'59" West, along the West line of said West 115 feet of the East 360.66 feet of the South 434.78 feet, 17.72 feet to the intersection with the North maintained right-of-way line of Old Bartow Lake Wales Road as depicted in Map Book 3, Pages 177 through 184, Public Records of Polk County, Florida, thence continue North 00°25'59" West, along the West line of said Parcel, 23.80 feet to the POINT OF BEGINNING; thence continue North 00°25'59" West, along said West line of parcel, 5.00 feet; thence North 89°08'53" East, 115.00 feet to the East line of said parcel; thence South 00°25'59" East, along said East line, 5.00 feet; thence South 89°08'53" West, 115.00 feet the POINT OF BEGINNING. Said parcel containing 575.00 square feet, more or less.

**CERTIFICATION:**

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



Jeffrey P  
Ammermann

Digitally signed by  
Jeffrey P Ammermann  
Date: 2024.03.11  
12:53:48 -04'00'

JEFFREY P. AMMERMAN, P.S.M.  
FLORIDA REGISTRATION PSM 7388  
JAMMERMANN@CHASTAINSKILLMAN.COM  
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

**SHEET 1 OF 1**

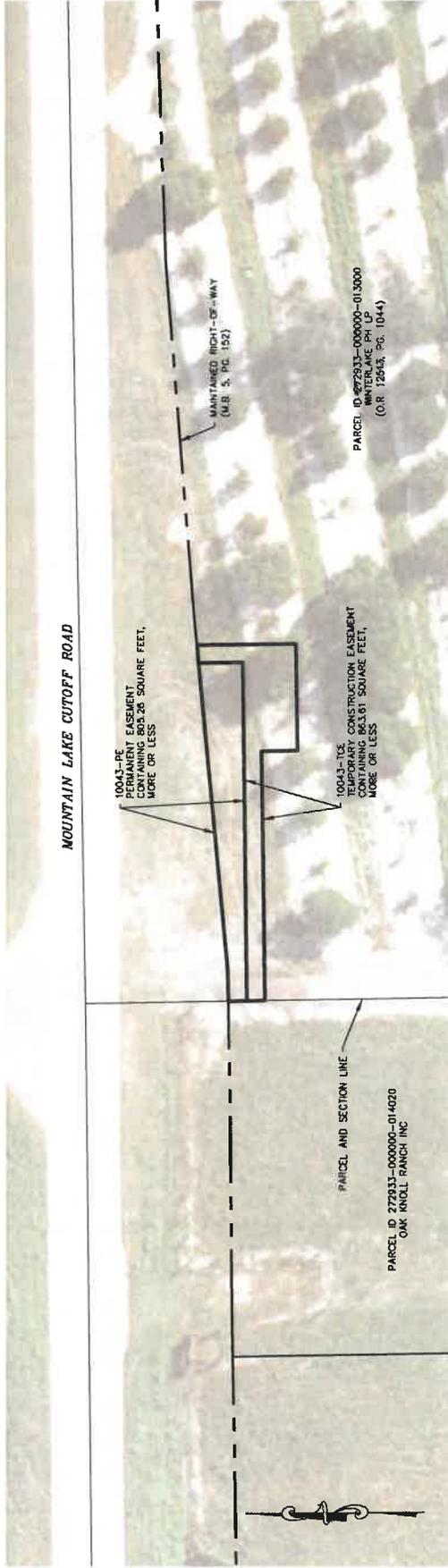
PREPARED BY: CHASTAIN-SKILLMAN, INC. - 205 EAST ORANGE STREET SUITE #110  
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS      FIELD BOOK: — PAGE: —      DATE: 03/11/2024

CS PROJECT: 8825.03
10030-TCE
SHEET NO. V-01

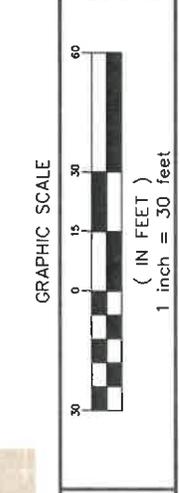
P:\882503\CAD\Survey\KEY SHEET 2\7-OLD BARTOW-LAKE WALES\882503-SCC-2023-08-21-ESM\TS.dwg 10030-TCE Mar 11, 2024 12:53pm by: jammermann

EXHIBIT



CS PROJECT NUMBER:	8825.03
PARCEL NUMBER:	10043
SHEET NUMBER:	V-01

FIELD BY:	
DATE:	02/27/2024
FIELD BOOK & PAGE:	000 000



PRWC  
WINTERLAKE PH LP EXHIBIT



CHASTAIN SKILLMAN  
290 OAK KNOLL RANCH INC  
LAKELAKE, FL 33451  
(888) 463-1492  
© 2024 CHASTAIN SKILLMAN P.L.L.C. 02/27

NAME	
DATE	
DESCRIPTION	

**LEGEND:**

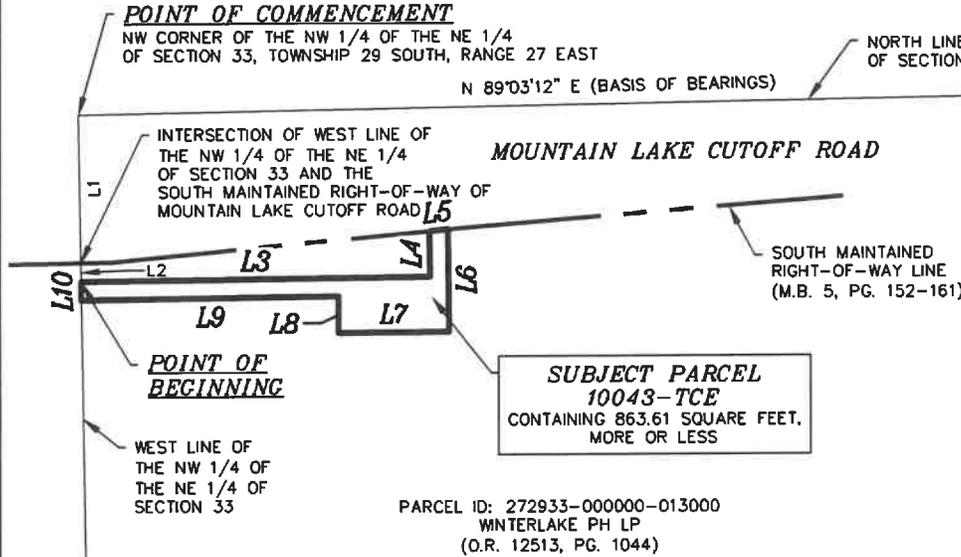
- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- M.B. = MAP BOOK
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT
- ID = IDENTIFICATION

**DESCRIPTION AND SKETCH**  
**10043-TCE**

**NOTES:**

- 1) This is not a Boundary survey.
- 2) Bearings are based on the North line of the Northeast 1/4 of Section 33, Township 29 South, Range 27 East, Polk County, Florida, being North 89°03'12" East.

SCALE 1" = 50'



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 00°54'50" E	40.20'
L2	S 00°54'50" E	5.19'
L3	N 89°22'05" E	95.18'
L4	N 00°37'55" W	12.35'
L5	N 84°39'13" E	5.02'
L6	S 00°37'50" E	27.77'
L7	S 89°22'10" W	30.00'
L8	N 00°37'50" W	10.00'
L9	S 89°22'05" W	70.15'
L10	N 00°54'50" W	5.00'

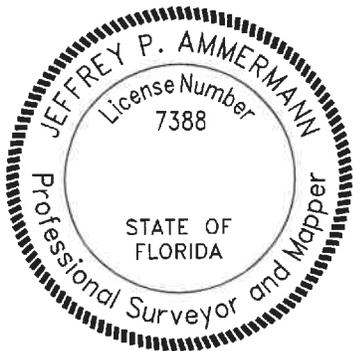
**DESCRIPTION:**

A parcel of land being a portion of a parcel described in Official Records Book 12513, Pages 1044 through 1045, located in Section 33, Township 29 South, Range 27 East, Public Records of Polk County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 33; thence South 00°54'50" East, along the West line of said Northwest 1/4 of the Northeast 1/4; a distance of 40.20 feet to the intersection with the South maintained right-of-way line of Mountain Lake Cutoff Road as depicted in Map Book 5, Pages 152 through 161, Public Records of Polk County, Florida; thence continue South 00°54'50" East, along said West line of the Northwest 1/4 of the Northeast 1/4, 5.19 feet to the POINT OF BEGINNING; thence North 89°22'05" East, 95.18 feet; thence North 00°37'55" West, 12.35 feet to the intersection with said South maintained right-of-way line of Mountain Lake Cutoff Road; thence North 84°39'13" East, along said South line, 5.02 feet; thence South 00°37'50" East, 27.77 feet; thence South 89°22'10" West, 30.00 feet; thence North 00°37'50" West, 10.00 feet; thence South 89°22'05" West, 70.15 feet to said West line of the Northwest 1/4 of the Northeast 1/4; thence North 00°54'50" West, along said West line, 5.00 feet to the POINT OF BEGINNING. Said parcel containing 863.61 square feet, more or less.

**CERTIFICATION:**

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



Jeffrey P  
Ammermann

Digitally signed by Jeffrey P Ammermann

Date: 2024.02.29 11:14:21  
-05'00'

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 JAMMERMANN@CHASTAINSKILLMAN.COM  
 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 1

CS PROJECT: 8825.03

10043-TCE

SHEET NO. V-01

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

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/29/2024

**EXHIBIT D**

**Nonexclusive Temporary Construction Easement**

[See Attached 1 Page]

The nature, terms and duration of the nonexclusive temporary construction easement (the "Easement") which the Polk Regional Water Cooperative ("PRWC") acquires from the property owners/interest holders ("Owner) of the real property shown and described on Exhibit "A" are:

The Easement in, upon and through the following described land in the County of Polk, State of Florida to-wit:

SEE ATTACHED EXHIBIT "A"  
(the "Easement Area")

1. The Easement interests and rights acquired by PRWC are the right, privilege and authority to construct, install, maintain, operate, inspect, patrol, ingress and egress, test, repair, alter, substitute, relocate, resize, replace and remove the water transmission line or lines and related fixtures and/or appurtenances thereto, and vehicular and pedestrian access over the easement area, for the transmission of water and such other improvements as are reasonably necessary in connection with the water supply project for the PRWC.
2. After construction is complete, the lands of the Owner shall be restored to the same, or as good as, condition as existed before construction began.
3. Within a reasonable time after construction is complete, paving, grassed areas and other improvements will be replaced by PRWC.
4. The rights granted herein shall expire upon completion of construction within this Easement or sixty (60) months from the date the Easement is established, whichever occurs sooner.