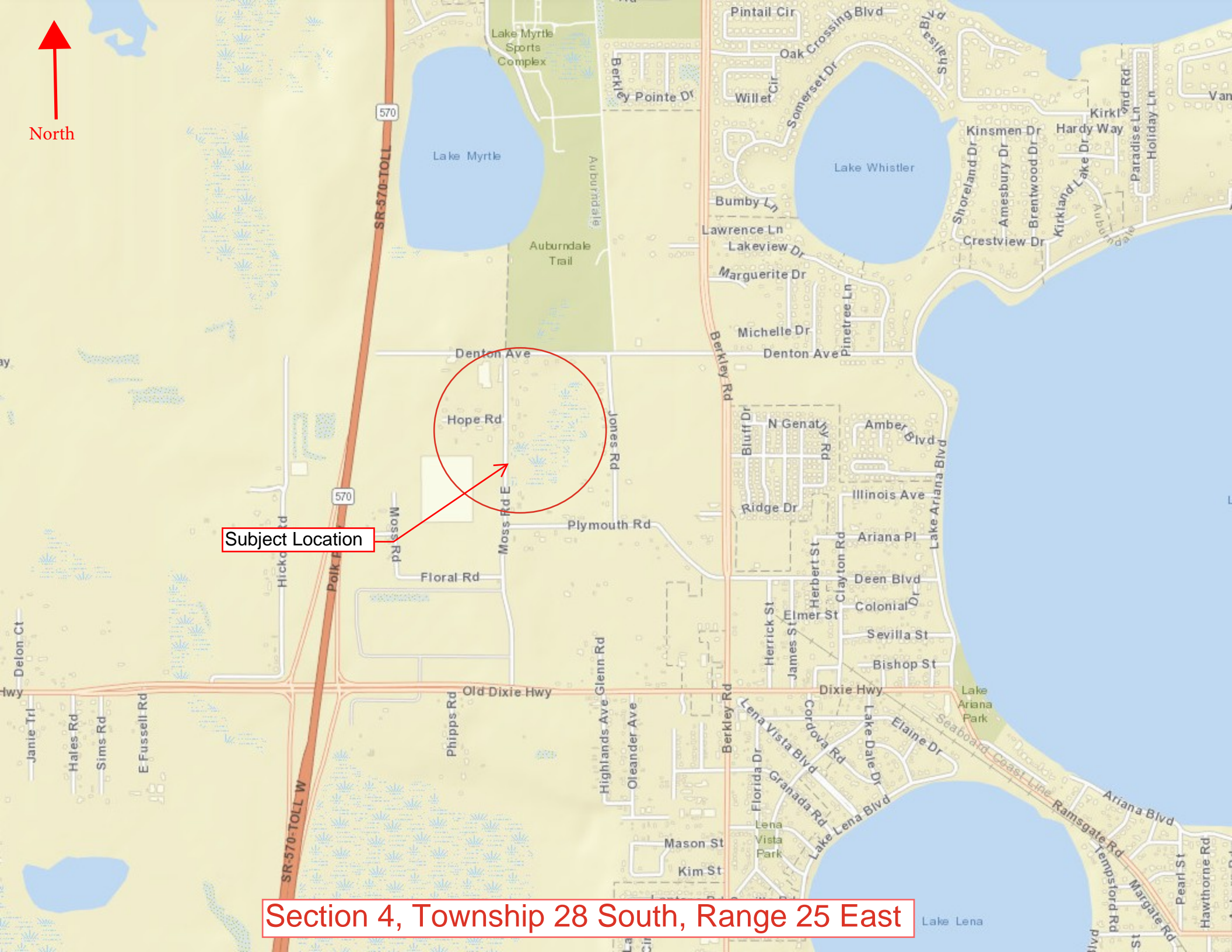


Subject Location

Section 4, Township 28 South, Range 25 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: Chris Eisenhauer
Project: Moss Road Drainage Easement
Parent Parcel ID No.: 252804-313000-009405

DRAINAGE EASEMENT

THIS EASEMENT made this 9th day of July 2025, between **OTONIEL ORTIZ**, a single man, whose address is 731 NW 30th Court, Miami, Florida 33125-2931, 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, do 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 covenant with the Grantee that they are lawfully seized of said lands and have good, right, and lawful authority to grant this easement.

THIS DRAINAGE EASEMENT IS FOR THE USE OF POLK COUNTY ONLY AND IS NOT TO BE CONSTRUED AS A GENERAL PUBLIC DRAINAGE EASEMENT.

[SIGNATURE PAGE FOLLOWS]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the 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: PHIL IRVEN

Address 3000 Sheffield
Winter Haven, FL 33880


Witness

Print Name: Gloria Reyes

Address 3000 Sheffield Rd
Winter Haven, FL 33880


Otoniel Ortiz

STATE OF FLORIDA


COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 09 day of July 2025, by Otoniel Ortiz, who ☐ is personally known to me or ☒ has produced OH Driver licence as identification.

(AFFIX NOTARY SEAL)



GLORIA REYES
Notary Public
State of Florida
Comm# HH400593
Expires 5/21/2027


Notary Public
Print Name Gloria Reyes

My Commission Expires 5/21/27

Exhibit "A"
Sheet 1 of 2

Project Name: Moss Road Drainage
Tax Folio Number: 25-28-04-313000-009405

Project Number: 8504E23-1

DESCRIPTION

A parcel of land being a portion of Lot 94 and Lot 95 of AUBURNDALE LAKESIDE PARK as recorded in Plat Book 3, Pages 20, Public Records of Polk County, Florida, lying in the Northwest 1/4 of Section 4, Township 28 South, Range 25 East, Polk County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of said Northwest 1/4 of Section 4, also being the Northwest corner of said Lot 95; thence South 00°12'25" East, along the west line of said Southwest 1/4 of the Northwest 1/4, a distance of 230.04 feet to the north line of the south 103.00 feet of said Lot 95; thence North 89°56'24" East, along said north line, 20.00 feet to the east right-of-way line of Moss Road as described in Deed Book 954, Page 21, Public Records of Polk County, Florida; thence North 00°12'25" West, along said right-of-way line, 9.25 feet to the **Point of Beginning**; thence continue North 00°12'25" West, along said right-of-way line, 62.06 feet; thence North 75°00'18" East, 79.67 feet; thence North 82°35'29" East, 74.00 feet; thence North 66°51'31" East, 66.20 feet; thence North 57°23'34" East, 163.90 feet; thence North 51°16'39" East, 336.35 feet to the west line of the east 685.00 feet of said Lot 94; thence South 00°10'38" East, along said west line, 76.72 feet; thence South 51°16'39" West, 291.75 feet; thence South 57°23'34" West, 172.07 feet; thence South 66°51'31" West, 79.45 feet; thence South 82°35'29" West, 78.31 feet; thence South 75°00'18" West, 91.53 feet to said east right-of-way line of Moss Road, and the **Point of Beginning**.

Said Parcel containing 1 acre more or less.

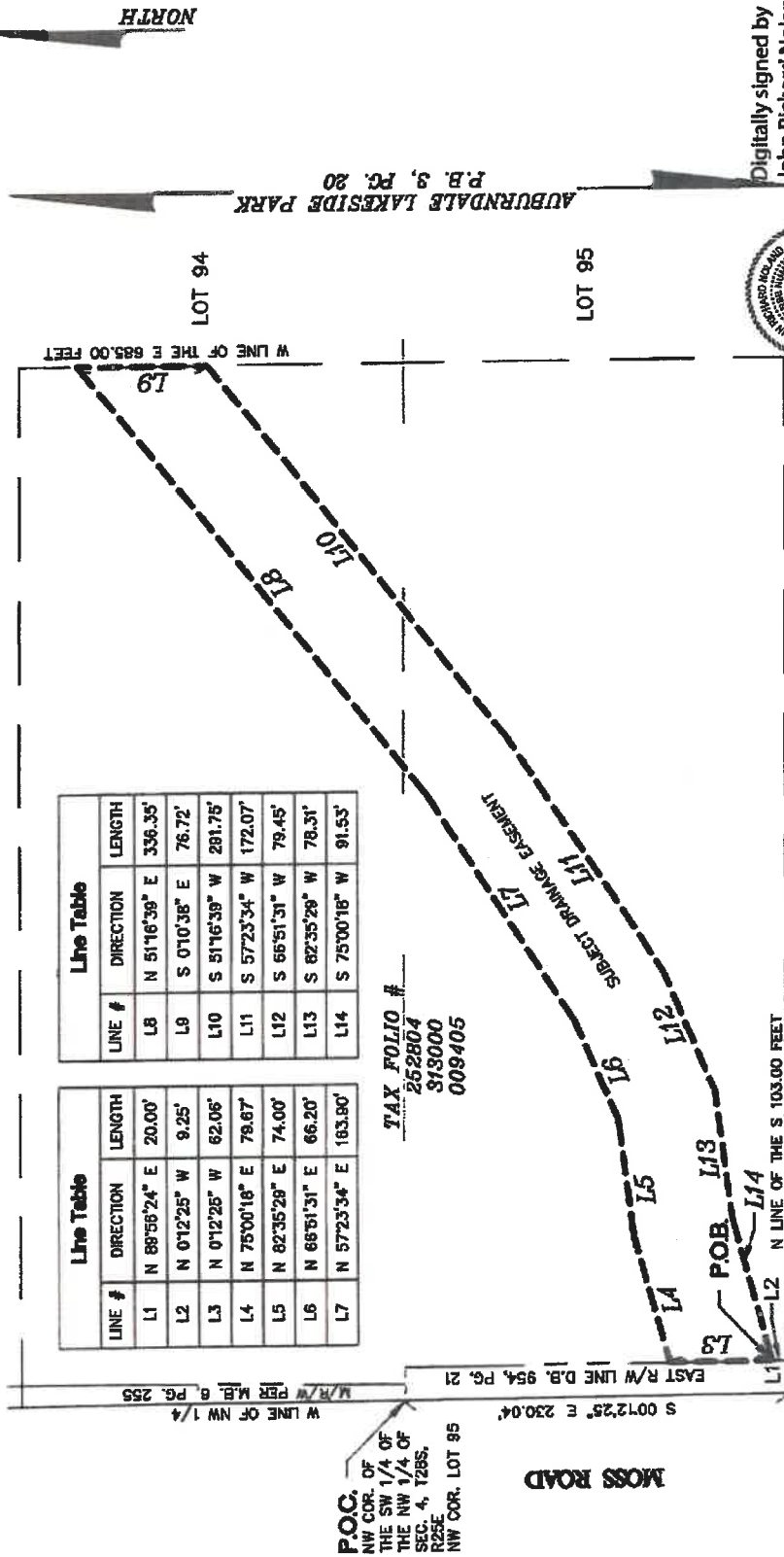
SHEET 1 OF 2

FOR SKETCH SEE SHEET 2 OF 2

REVISION	DATE	BY

THIS IS NOT A SURVEY

SCALE
1" = 100 feet



LEGEND

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

SURVEYOR'S NOTES
BEARINGS AND DISTANCES ARE BASED ON THE FLORIDA
STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE,
NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011.
SEE SHEET 1 OF 2 FOR DESCRIPTION.



DESCRIPTION SKETCH
LOCATED IN SECTION 4,
TOWNSHIP 28 SOUTH, RANGE 25 EAST,
POLK COUNTY, FLORIDA.

POLK COUNTY ROADS AND DRAINAGE
3000 SHEFFIELD ROAD, WINTER HAVEN, FL 33880

PHONE: (863) 535-2200 FAX: (863) 519-8117
Drawn by: MSK Checked by: JRN
Sheet No. 2 of 2
Prepared for: REAL ESTATE SERVICES
Job Number: 850423-1

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

Digitally signed by
John Richard Noland
Jr. P.S.M.
Date: 2023.08.08
10:17:30 -04'00'

JOHN RICHARD NOLAND, JR. P.S.M.
FLORIDA REGISTRATION #5923
SURVEYING & MAPPING MANAGER
SURVEYING AND MAPPING SECTION