

POLK REGIONAL WATER COOPERATIVE

Resolution 2024-28

**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 (4005-PE), (4005-TCE), (4006-PE), (4006-TCE), (4083-TCE), (7003-PE), (7003-TCE), (7004-PE), (7004-TCE), (7005-PE), (7005-TCE), (7008-PE), (7008-TCE), (7009-PE), (7009-TCE), (7010-PE) and (7010-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 18th day of September, 2024

Southeast Wellfield Project Board of the Polk Regional Water Cooperative:

Chair

Secretary/Treasurer

Approved as to Form:

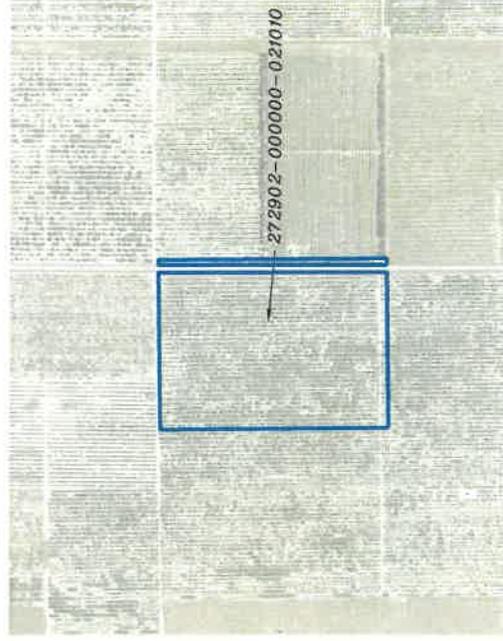
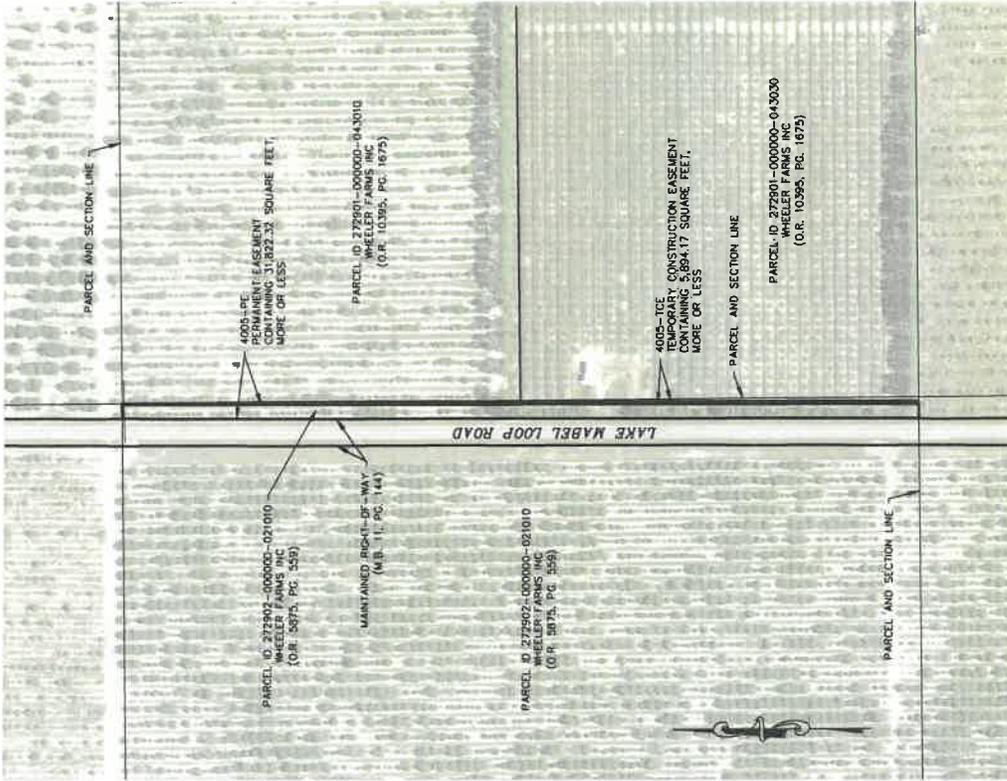
Edward P. de la Parte
Legal Counsel

EXHIBIT A

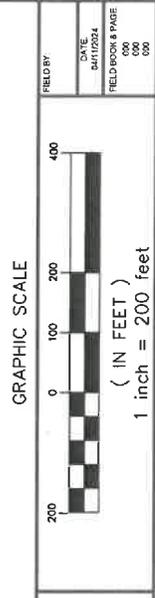
Nonexclusive Permanent Easement Legal Descriptions

[See Attached 24 Pages]

EXHIBIT



CS PROJECT NUMBER: 8825.03
PARCEL NUMBER: 4005
SHEET NUMBER: V-01



PRWC
WHEELER FARMS INC EXHIBIT



CHASTAIN SKILLMAN
205 EAST ORANGE STREET
LAKE ARTHUR, LA 70003
(850) 866-1422

CA No. 21

NUMBER	
DATE	
DESCRIPTION	

DESCRIPTION
4005-PE

DESCRIPTION:

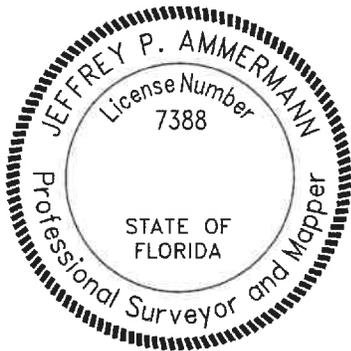
A parcel of land being a portion of "Parcel 2" as described in Official Records Book 5875, Pages 559 through 563, Public Records of Polk County, Florida, as located in Section 02, Township 29 South, Range 27 East, lying East of the maintained right-of-way for Lake Mabel Loop Road, being more particularly described as follows:

COMMENCE at the Northeast corner of the Southeast 1/4 of said Section 02; thence South 89°16'16" West, along the North line of said Southeast 1/4, a distance of 1.59 feet to the POINT OF BEGINNING; thence South 00°03'54" East, 1327.13 feet to the South line of the Northeast 1/4 of the Southeast 1/4 of said Section 2; thence South 89°16'16" West, 24.23 feet to the intersection with the East maintained right-of-way line of Lake Mabel Loop Road as depicted in Map Book 11, Pages 144 through 155, Public Records of Polk County, Florida; thence along said East maintained right-of-way line the following fourteen (14) courses; thence (1) North 00°01'37" East, 72.45 feet; thence (2) North 00°03'45" East, 100.00 feet; thence (3) North 00°03'07" West, 100.00 feet; thence (4) North 00°03'07" West, 100.00 feet; thence (5) North 00°03'07" West, 100.00 feet; thence (6) North 00°06'34" West, 100.00 feet; thence (7) North 00°07'11" East, 100.00 feet; thence (8) North 00°10'00" West, 100.00 feet; thence (9) North 00°10'00" West, 100.00 feet; thence (10) North 00°13'26" West, 100.00 feet; thence (11) North 00°13'26" West, 100.00 feet; thence (12) North 00°00'19" East, 100.00 feet; thence (13) North 00°03'45" East, 100.00 feet; thence (14) North 00°47'02" East, 54.70 feet to the North line of the Southeast 1/4 of said Section 02; thence North 89°16'16" East, along said North line, 23.33 feet to the POINT OF BEGINNING.

Said parcel contains 31,822.32 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 Ammerman
Date: 2024.04.12
13:15:58 -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

4005-PE

SHEET NO. V-01

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

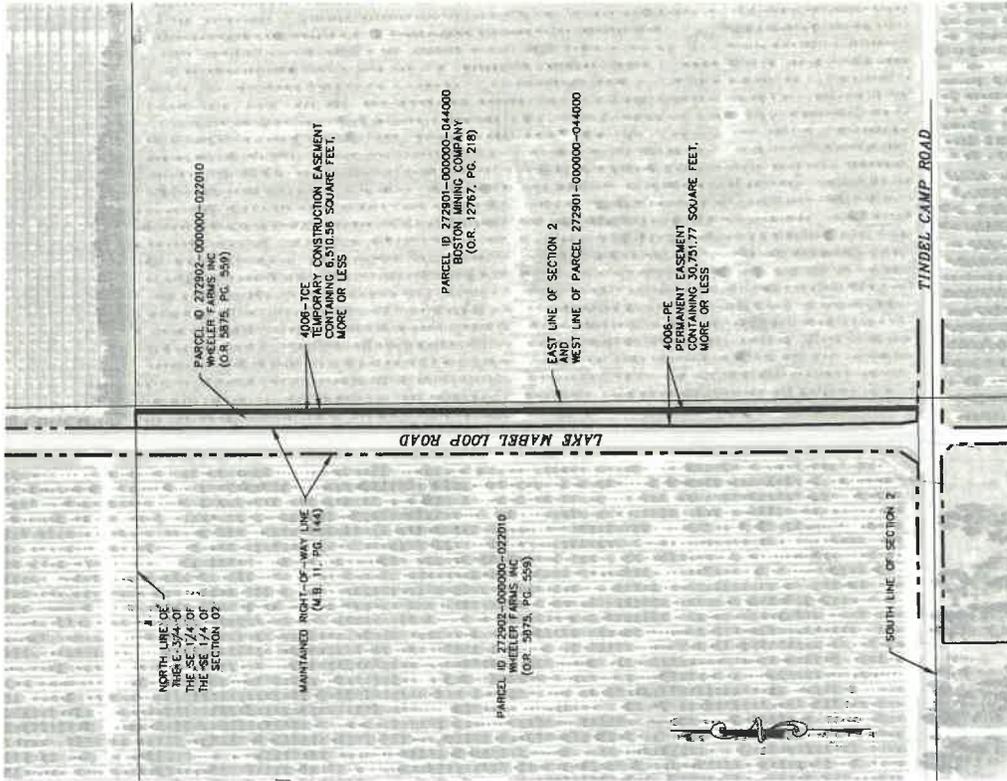
DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 04/12/2024

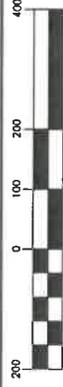
P:\882503\CAD\Survey\KEY SHEET 1\17-LAKE MABEL LOOP-TOWER ROAD\882503-SCC-2023-06-15-CSM\TS.dwg 4005-PE Apr 12, 2024 1:14pm by: jammermann

EXHIBIT



CS PROJECT NUMBER:	8825.03
FIELD BY:	NA
DATE:	04/17/2024
FIELD BOOK & PAGE:	NA
PARCEL NUMBER:	4008
SHEET NUMBER:	V-01

GRAPHIC SCALE



1 inch = 200 feet

PRWC

WHEELER FARMS EXHIBIT



CHASTAIN SKILLMAN
206 EAST ORANGE STREET
LAUREL, MD 21113-4811
(803) 644-1022

© 2024 CHASTAIN SKILLMAN CA, INC. 2/24

DESCRIPTION
4006-PE

DESCRIPTION:

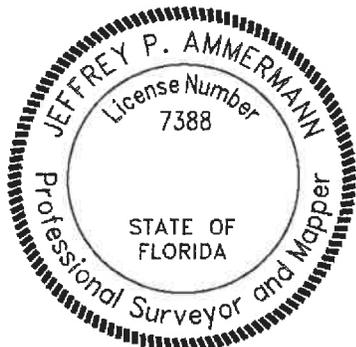
A parcel of land being a portion of "Parcel 3" as described in Official Records Book 5875, Pages 559 through 563, Public Records of Polk County, Florida, as located in Section 02, Township 29 South, Range 27 East, lying East of the maintained right-of-way for Lake Mabel Loop Road, being more particularly described as follows:

COMMENCE at the Northeast corner of the East 3/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 02; thence South 89°16'16" West, along the North line of said East 3/4 of the Southeast 1/4 of the Southeast 1/4, a distance of 12.05 feet to the POINT OF BEGINNING; thence South 00°03'54" East, 862.30 feet; thence South 00°30'33" East, 439.69 feet to the North maintained right-of-way line of Tindel Camp Road as depicted on Map Book 1, Pages 85 through 87, Public Records of Polk County, Florida; thence North 88°01'53" West, along said North maintained right-of-way line, 19.32 feet to the intersection with the East maintained right-of-way line of Lake Mabel Loop Road as depicted on Map Book 11, Pages 144 through 155, Public Records of Polk County, Florida; thence along said East maintained right-of-way line the following fifteen (15) courses; thence (1) North 08°56'45" West, 28.87 feet; thence (2) North 00°03'54" East, 45.00 feet; thence (3) North 00°52'38" West, 100.01 feet; thence (4) North 00°45'46" West, 100.00 feet; thence (5) North 00°18'16" West, 100.00 feet; thence (6) North 00°16'07" East, 100.00 feet; thence (7) North 00°07'57" West, 100.00 feet; thence (8) North 00°11'23" West, 100.00 feet; thence (9) North 00°21'42" West, 100.00 feet; thence (10) North 00°04'30" West, 100.00 feet; thence (11) North 00°14'49" West, 100.00 feet; thence (12) North 00°11'23" West, 100.00 feet; thence (13) North 00°11'23" West, 100.00 feet; thence (14) North 00°35'27" West, 100.00 feet; thence (15) North 02°06'09" East, 27.52 feet to the North line of said East 3/4 of the Southeast 1/4 of the Southeast 1/4; thence North 89°16'16" East, along said North line, 24.23 feet to the POINT OF BEGINNING.

Said parcel contains 30,751.77 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: 2024.09.05
14:49:51 -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

4006-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: 09/05/2024

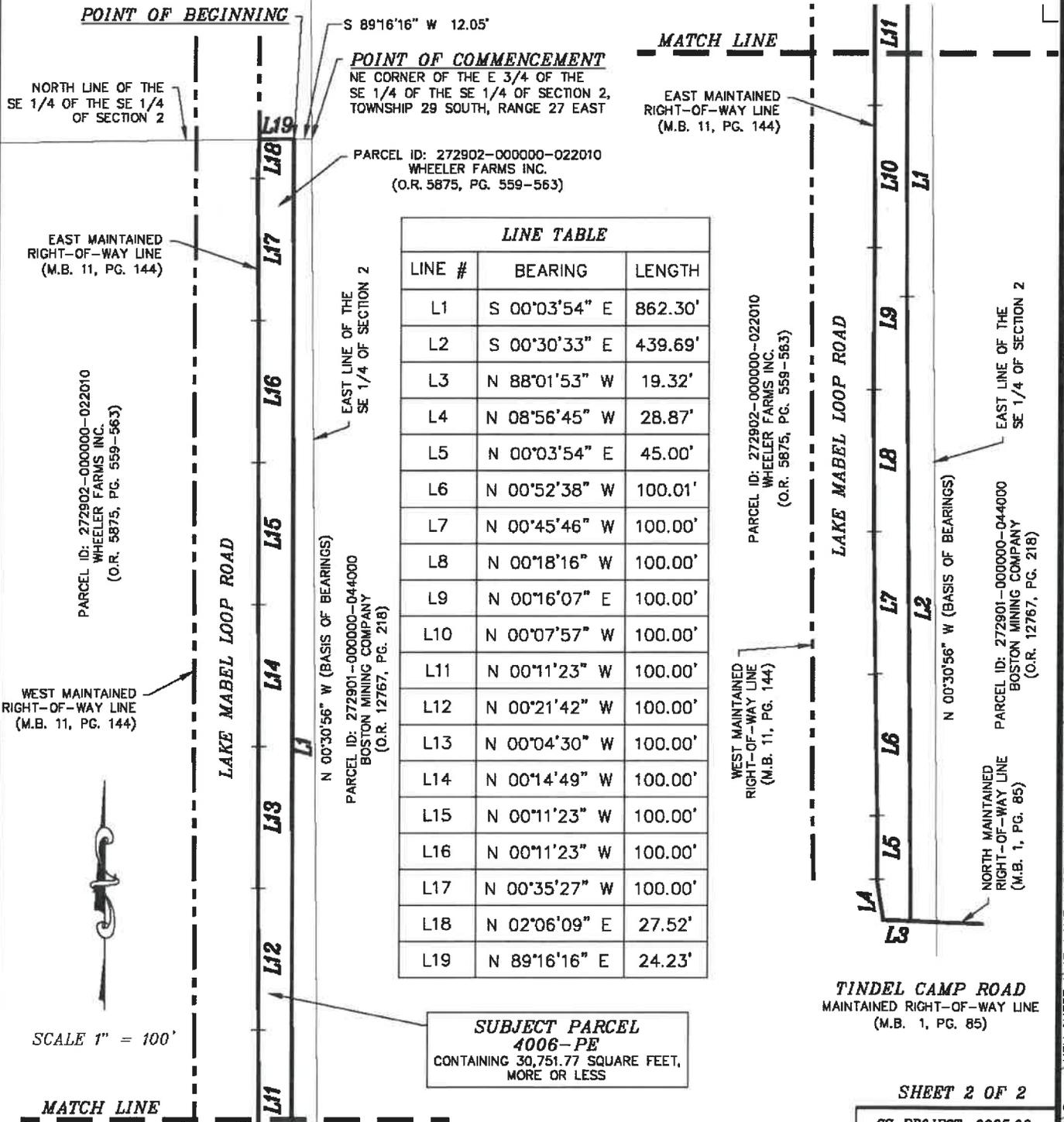
P:\882503\CAD\Survey\KEY SHEET 1\17-LAKE MABEL LOOP-TOWER ROAD\882503-SC-2023-06-15-ESM.TS.dwg 4006-PE Sep 05, 2024 2:48pm by: jammermann

NOTES:

- 1) This is not a Boundary survey.
- 2) Please see sheet 1 of 2 for description, certification, and Surveyor's signature and seal.
- 3) Bearings are based on the East line of the SE 1/4 of Section 02, Township 29 South, Range 27 East, Polk County, Florida, being North 00°30'56" West.

DESCRIPTION SKETCH **LEGEND:**
 4006-PE

- 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



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 00°03'54" E	862.30'
L2	S 00°30'33" E	439.69'
L3	N 88°01'53" W	19.32'
L4	N 08°56'45" W	28.87'
L5	N 00°03'54" E	45.00'
L6	N 00°52'38" W	100.01'
L7	N 00°45'46" W	100.00'
L8	N 00°18'16" W	100.00'
L9	N 00°16'07" E	100.00'
L10	N 00°07'57" W	100.00'
L11	N 00°11'23" W	100.00'
L12	N 00°21'42" W	100.00'
L13	N 00°04'30" W	100.00'
L14	N 00°14'49" W	100.00'
L15	N 00°11'23" W	100.00'
L16	N 00°11'23" W	100.00'
L17	N 00°35'27" W	100.00'
L18	N 02°06'09" E	27.52'
L19	N 89°16'16" E	24.23'

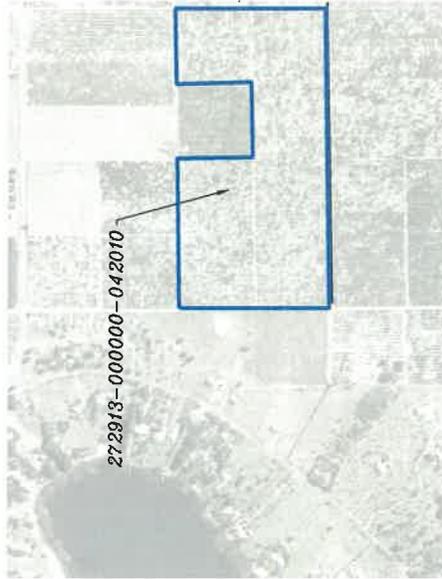
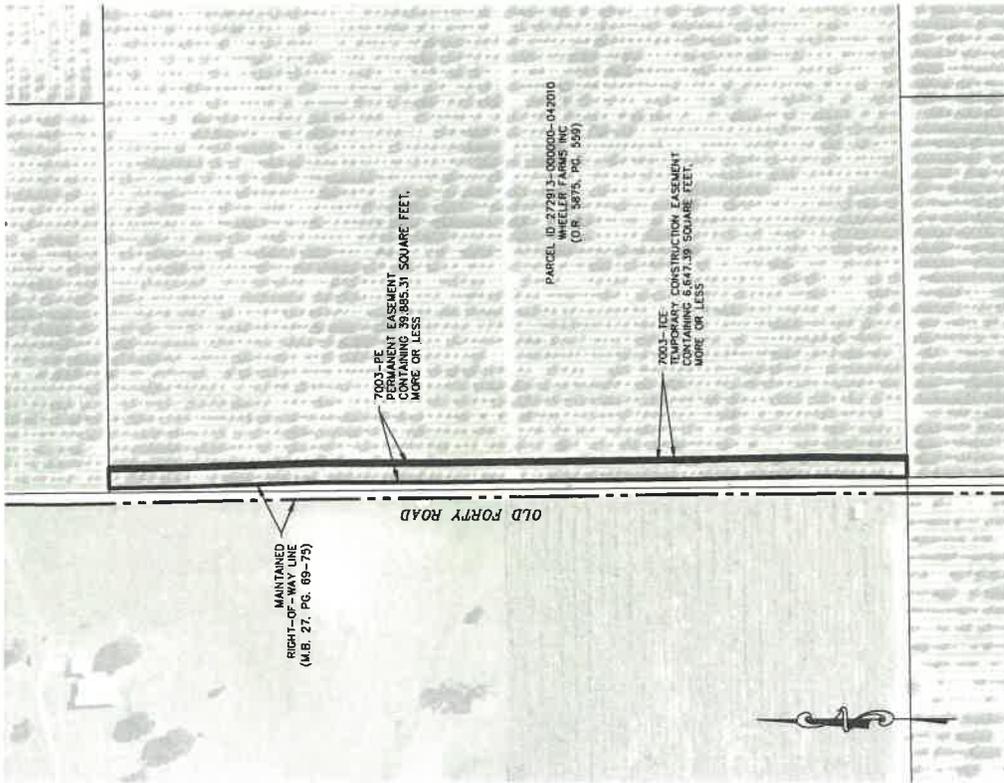
SUBJECT PARCEL
 4006-PE
 CONTAINING 30,751.77 SQUARE FEET,
 MORE OR LESS

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: **09/05/2024**

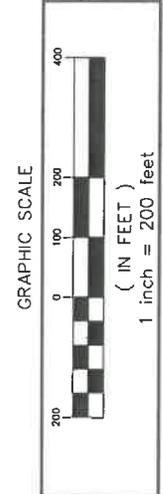
SHEET 2 OF 2
 CS PROJECT: 8825.03
 4006-PE
 SHEET NO. V-02

EXHIBIT



CS PROJECT NUMBER:	8825.03
PARCEL NUMBER:	7003
SHEET NUMBER:	V-01

FIELD BY:	
DATE:	02/15/2024
FIELD BOOK & PAGE:	200 200



PRWC
WHEELER FARMS INC EXHIBIT



CHASTAIN SKILLMAN
200 EAST ORANGE STREET
JACKSONVILLE, FL 32209-4811
(904) 648-1402
© 2024 CHASTAIN SKILLMAN

DATE	
DESCRIPTION	
MAP	

DESCRIPTION
7003-PE

DESCRIPTION:

A parcel of land being a portion of the parcel described in Official Records Book 5875, Pages 559 through 563, Public Records of Polk County, Florida, located in Section 13, Township 29 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Southwest corner of the Southwest 1/4 of said Section 13; thence North 88°51'00" East, along the South line of said Southwest 1/4, a distance of 15.34 feet to the intersection with the East maintained right-of-way line of Old Forty Road as depicted in Map Book 27, Pages 69 through 75, Public Records of Polk County, Florida and the POINT OF BEGINNING; thence along said East maintained right-of-way line the following seven (7) courses; thence (1) North 00°15'52" East, 155.57 feet; thence (2) North 01°10'14" West, 195.15 feet; thence (3) North 00°40'29" West, 193.52 feet; thence (4) North 00°40'29" West, 236.43 feet; thence (5) North 00°03'58" West, 198.06 feet; thence (6) North 01°52'39" West, 220.59 feet; thence (7) North 01°04'58" West, 130.22 feet to the North line of the South 1/2 of said Southwest 1/4 of Section 13; thence North 88°57'25" East along said North line, 30.00 feet to the intersection with a line lying 30.00 feet East of and parallel to said East maintained right-of-way line; thence along said parallel line the following seven (7) courses; thence (1) South 01°04'58" East, 129.99 feet; thence (2) South 01°52'39" East, 220.86 feet; thence (3) South 00°03'58" East, 198.37 feet; thence (4) South 00°40'49" East, 236.27 feet; thence (5) South 00°40'29" East, 193.39 feet; thence (6) South 01°10'14" East, 195.39 feet; thence (7) South 00°15'52" West, 155.21 feet to the South line of said Southwest 1/4; thence South 88°51'00" West, along said South line, 30.01 feet to the POINT OF BEGINNING.

Said parcel contains 39,885.31 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: 2024.02.19
17:53:08 -05'00'

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
7003-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: 02/19/2024

P:\882503\CAD\Survey\KEY SHEET 2\10-CSX-OLD FORTY RD\882503-SCC-2024-01-22-ESM\TS.dwg 7003-PE by: jammerrmann Feb 19, 2024 7:29am

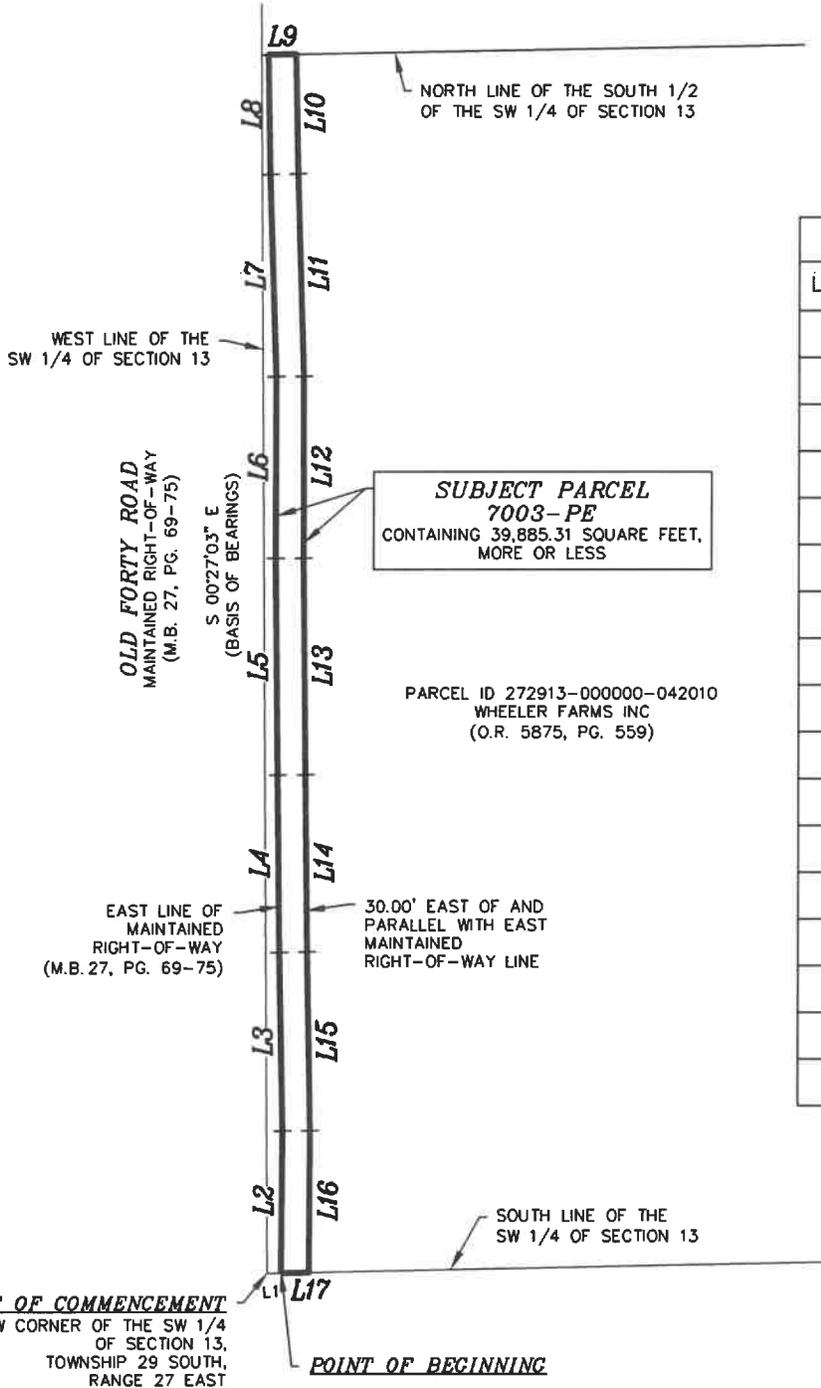
NOTES:

- 1) This is not a Boundary survey.
- 2) Bearings are based on the West line of the Southwest 1/4 of Section 13, Township 29 South, Range 27 East, Polk County, Florida, being South 00°27'03" East.
- 3) Please see sheet 1 of 2 for description, certification, and Surveyor's signature and seal.

DESCRIPTION SKETCH **LEGEND:**
7003-PE

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

SCALE 1" = 200'



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 88°51'00" E	15.34'
L2	N 00°15'52" E	155.57'
L3	N 01°10'14" W	195.15'
L4	N 00°40'29" W	193.52'
L5	N 00°40'49" W	236.43'
L6	N 00°03'58" W	198.06'
L7	N 01°52'39" W	220.59'
L8	N 01°04'58" W	130.22'
L9	N 88°57'25" E	30.00'
L10	S 01°04'58" E	129.99'
L11	S 01°52'39" E	220.86'
L12	S 00°03'58" E	198.37'
L13	S 00°40'49" E	236.27'
L14	S 00°40'29" E	193.39'
L15	S 01°10'14" E	195.39'
L16	S 00°15'52" W	155.21'
L17	S 88°51'00" W	30.01'

P:\882503\CAD\Survey\KEY SHEET 2\10-CSX-OLD FORTY RD\882503-SCC-2024-01-22-ESMITS.dwg 7003-PE (2) Feb 19, 2024 7:29am by: jammermonn

SHEET 2 OF 2

CS PROJECT: 8825.03

7003-PE

SHEET NO. V-02

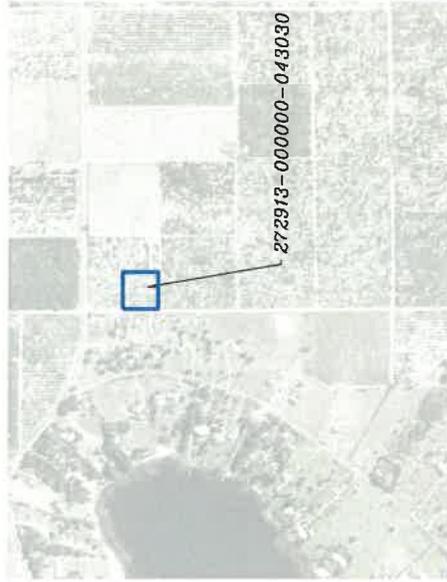
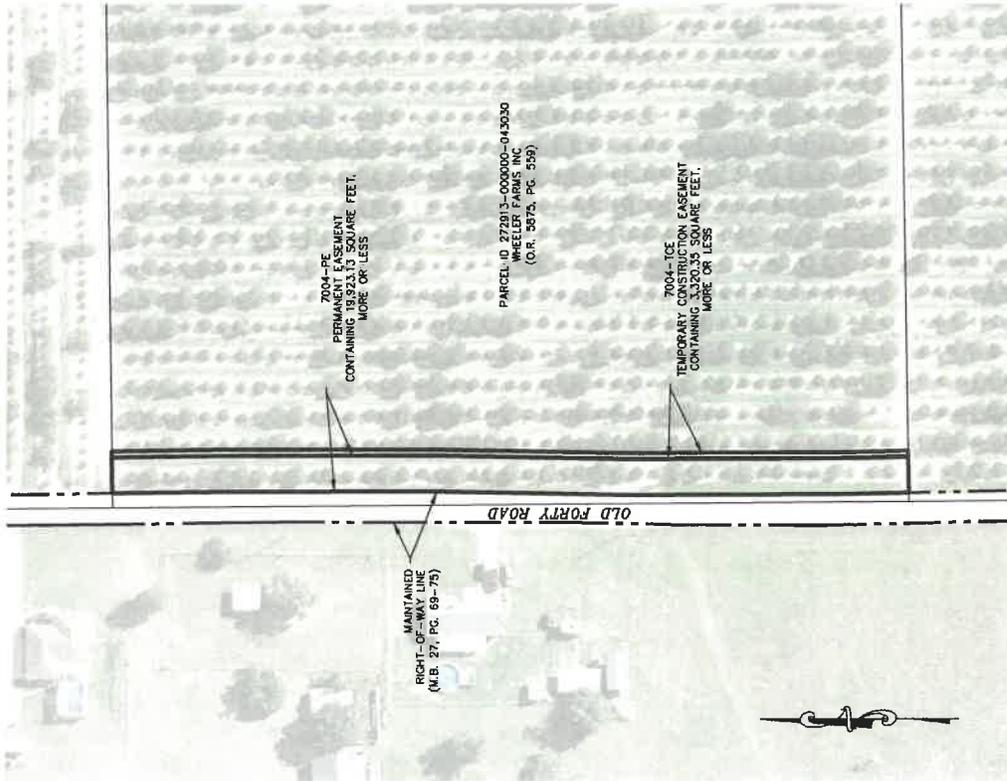
PREPARED BY: CHASTAIN-SKILLMAN, INC. - 205 EAST ORANGE STREET SUITE #110
 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/15/2024

EXHIBIT



DATE	DESCRPTION	NAME	PRWC		WHEELER FARMS INC EXHIBIT	GRAPHIC SCALE (IN FEET) 1 inch = 100 feet	CS PROJECT NUMBER: 8925.03
			FIELD NO.				PARCEL NUMBER: 7004
							DATE: 07/19/2024
							FIELD BOOK & PAGE: 000 000 000



CHASTAIN-SKILLMAN
200 EAST ORANGE STREET
LAUREL, MD 21030-4811
(855) 666-1022
© 2024 CHASTAIN-SKILLMAN

DESCRIPTION
7004-PE

DESCRIPTION:

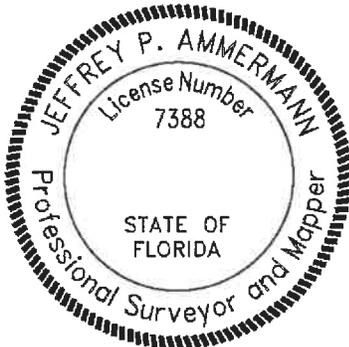
A parcel of land being a portion of the parcel described in Official Records Book 5875, Pages 559 through 563, Public Records of Polk County, Florida, located in Section 13, Township 29 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 13; thence North 89°03'58" East, along the North line of said Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4, a distance of 12.37 feet to the intersection with the East maintained right-of-way line of Old Forty Road as depicted in Map Book 27, Pages 69 through 75, Public Records of Polk County, Florida and the POINT OF BEGINNING; thence continue North 89°03'58" East, along said North line, 30.00 feet to the intersection with a line lying 30.00 feet East of and parallel to said East maintained right-of-way line; thence along said parallel line the following five (5) courses; thence (1) South 00°42'33" East, 92.46 feet; thence (2) South 00°00'23" East, 178.82 feet; thence (3) South 00°57'25" West, 153.47 feet; thence (4) South 00°09'42" East, 176.42 feet; thence (5) South 01°04'58" East, 62.91 feet to the South line of said Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4; thence South 88°57'25" West, along said South line, 30.00 feet to the intersection with said East maintained right-of-way line; thence along said maintained right-of-way line the following five (5) courses; thence (1) North 01°04'58" West, 63.13 feet; thence (2) North 00°09'42" West, 176.96 feet; thence (3) North 00°57'25" East, 153.51 feet; thence (4) North 00°00'23" West, 178.39 feet; thence (5) North 00°42'33" West, 92.16 feet to the POINT OF BEGINNING.

Said parcel contains 19,923.13 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: 2024.02.19
17:57:24 -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 2
SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

7004-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: 02/09/2024

P:\882503\CAD\Survey\KEY SHEET 2\10-CSX-OLD FORTY RD\882503-SCC-2024-01-22-ESM\TS.dwg 7004-PE Feb 19, 2024 7:45am by: jammermann

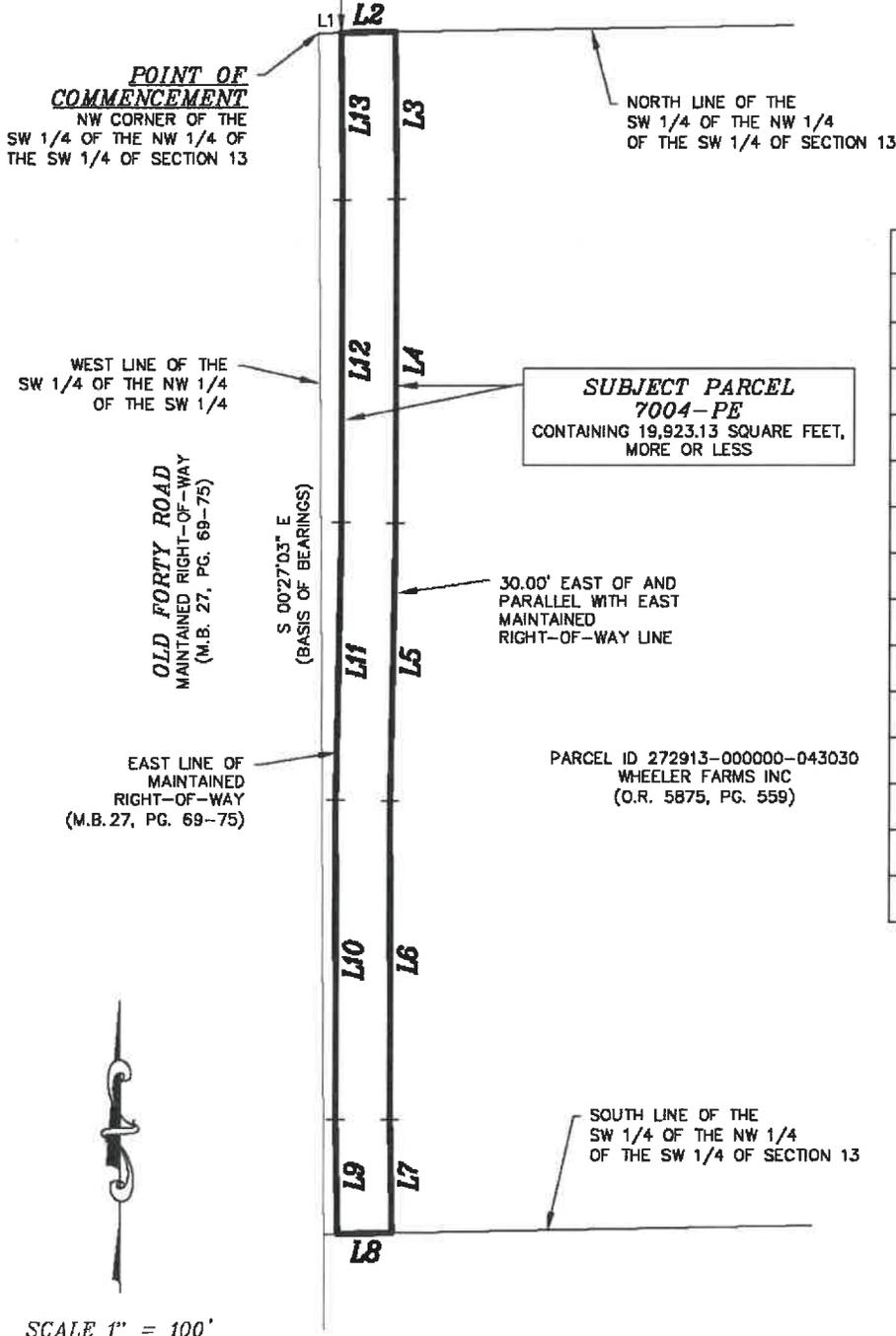
NOTES:

- 1) This is not a Boundary survey.
- 2) Bearings are based on the West line of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 13, Township 29 South, Range 27 East, Polk County, Florida, being South 00°27'03" East.
- 3) Please see sheet 1 of 2 for description, certification, and Surveyor's signature and seal.

DESCRIPTION SKETCH **LEGEND:**
7004-PE

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

POINT OF BEGINNING



SUBJECT PARCEL
7004-PE
CONTAINING 19,923.13 SQUARE FEET,
MORE OR LESS

PARCEL ID 272913-000000-043030
WHEELER FARMS INC
(O.R. 5875, PG. 559)

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 89°03'58" E	12.37'
L2	N 89°03'58" E	30.00'
L3	S 00°42'33" E	92.46'
L4	S 00°00'23" E	178.82'
L5	S 00°57'25" W	153.47'
L6	S 00°09'42" E	176.42'
L7	S 01°04'58" E	62.91'
L8	S 88°57'25" W	30.00'
L9	N 01°04'58" W	63.13'
L10	N 00°09'42" W	176.96'
L11	N 00°57'25" E	153.51'
L12	N 00°00'23" W	178.39'
L13	N 00°42'33" W	92.16'

SCALE 1" = 100'

SHEET 2 OF 2

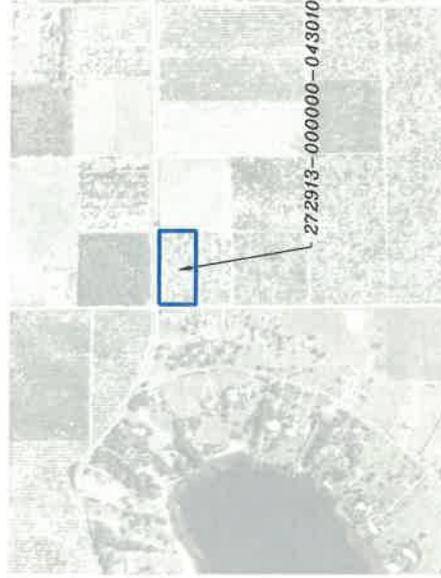
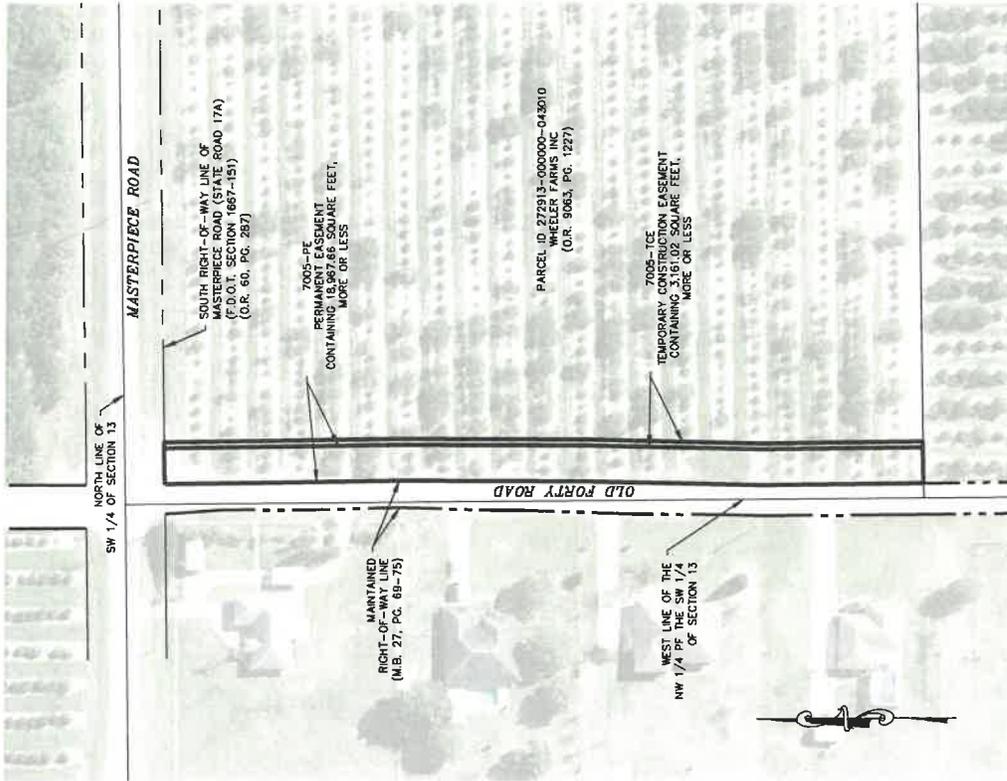
CS PROJECT: 8825.03
7004-PE
SHEET NO. V-02

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

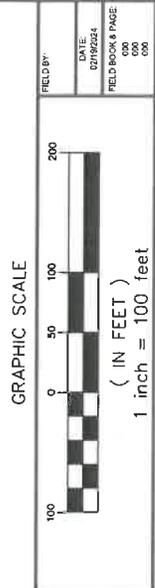
DRAWN BY: S. CHILDS FIELD BOOK: — PAGE: — DATE: 02/19/2024

P:\882503\CAD\Survey\KEY SHEET 2\10-CSX-OLD FORTY RD\882503-SCC-2024-01-22-ESM.TS.dwg 7004-PE (2) Feb 19, 2024 7:43am by: jammernonn

EXHIBIT



CS PROJECT NUMBER:	8825-03
PARCEL NUMBER:	7005
SHEET NUMBER:	V-01



PRWC
WHEELER FARMS INC EXHIBIT



CHASTAIN-SKILLMAN
205 EAST ORANGE STREET
LAFAYETTE, LA 70501-4611
(853) 846-1402
© 2025 CHASTAIN-SKILLMAN C.P. 100.002

DESCRIPTION
7005-PE

DESCRIPTION:

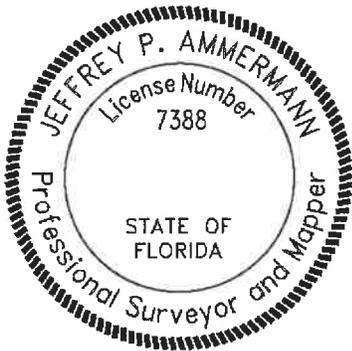
A parcel of land being a portion of the parcel described in Official Records Book 9063, Page 1227, Public Records of Polk County, Florida, located in Section 13, Township 29 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 13; thence South 00°27'03" East, along the West line of said Northwest 1/4 of the Southwest 1/4, a distance of 665.23 feet to the South line of the North 1/2 of said Northwest 1/4 of the Southwest 1/4; thence North 89°03'58" East, along said South line, 12.37 feet to the intersection with the East maintained right-of-way line of Old Forty Road as depicted in Map Book 27, Pages 69 through 75, public Records of Polk County, Florida and the POINT OF BEGINNING; thence along said East maintained right-of-way line the following four (4) courses; thence (1) North 00°42'33" West, 135.10 feet; thence (2) North 01°13'17" East, 147.41 feet; thence (3) North 00°14'26" East, 154.81 feet; thence (4) North 00°51'52" West, 194.99 feet to the intersection with the South right-of-way line of Masterpiece Road (State Road 17A) as depicted on the Florida Department of Transportation Section Map 1667-151) and described in Official Records Book 60, Pages 287 through 288, Public Records of Polk County, Florida; thence North 89°13'58" East, along said South right-of-way line, 30.00 feet to the intersection with a line lying 30.00 feet East of and parallel to said East maintained right-of-way line; thence along said parallel line the following four (4) courses; thence (1) South 00°51'52" East, 195.23 feet; thence (2) South 00°14'26" West, 155.35 feet; thence (3) South 01°13'17" West, 147.16 feet; thence (4) South 00°42'33" East, 134.47 feet to the intersection with said South line of the North 1/2 of the Northwest 1/4 of the Southwest 1/4; thence South 89°03'58" West, along said South line, 30.00 feet to the POINT OF BEGINNING.

Said parcel contains 18,967.66 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: 2024.02.19
18:00:29 -05'00'

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: 8826.03
7005-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: 02/19/2024

P:\882503\CAD\Survey\KEY SHEET 2\10-CSX-OLD FORTY RD\882503-SCC-2024-01-22-ESMITS.dwg 7005-PE Feb 19, 2024 8:08am by: jammerrmann

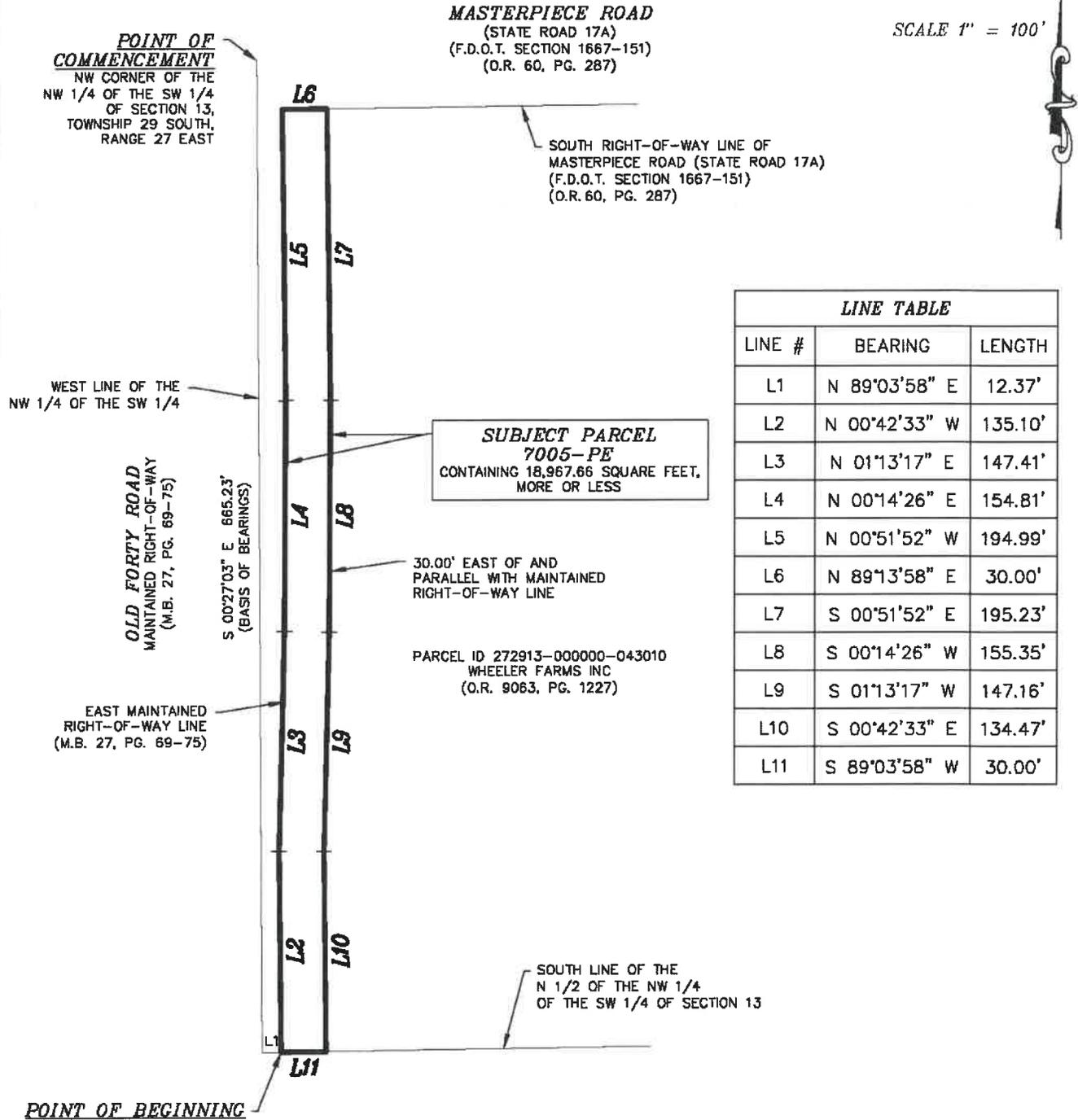
NOTES:

- 1) This is not a Boundary survey.
- 2) Bearings are based on the West line of the Northwest 1/4 of the Southwest 1/4 of Section 13, Township 29 South, Range 27 East, Polk County, Florida, being South 00°27'03" East.
- 3) Please see sheet 1 of 2 for description, certification, and Surveyor's signature and seal.

DESCRIPTION SKETCH **LEGEND:**
7005-PE

- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- M.B. = MAP BOOK
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION

SCALE 1" = 100'



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 89°03'58" E	12.37'
L2	N 00°42'33" W	135.10'
L3	N 01°13'17" E	147.41'
L4	N 00°14'26" E	154.81'
L5	N 00°51'52" W	194.99'
L6	N 89°13'58" E	30.00'
L7	S 00°51'52" E	195.23'
L8	S 00°14'26" W	155.35'
L9	S 01°13'17" W	147.16'
L10	S 00°42'33" E	134.47'
L11	S 89°03'58" W	30.00'

SHEET 2 OF 2

CS PROJECT: 8825.03

7005-PE

SHEET NO. V-02

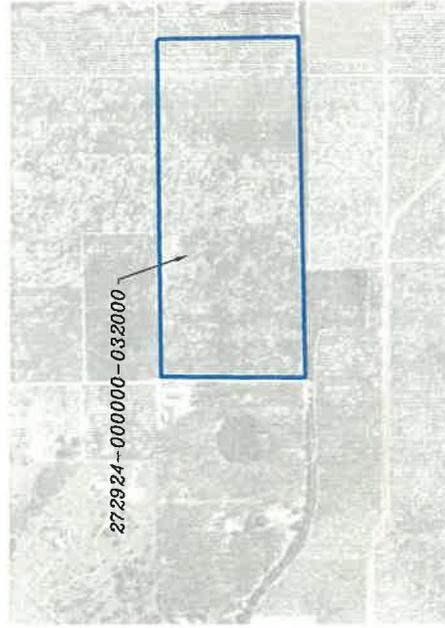
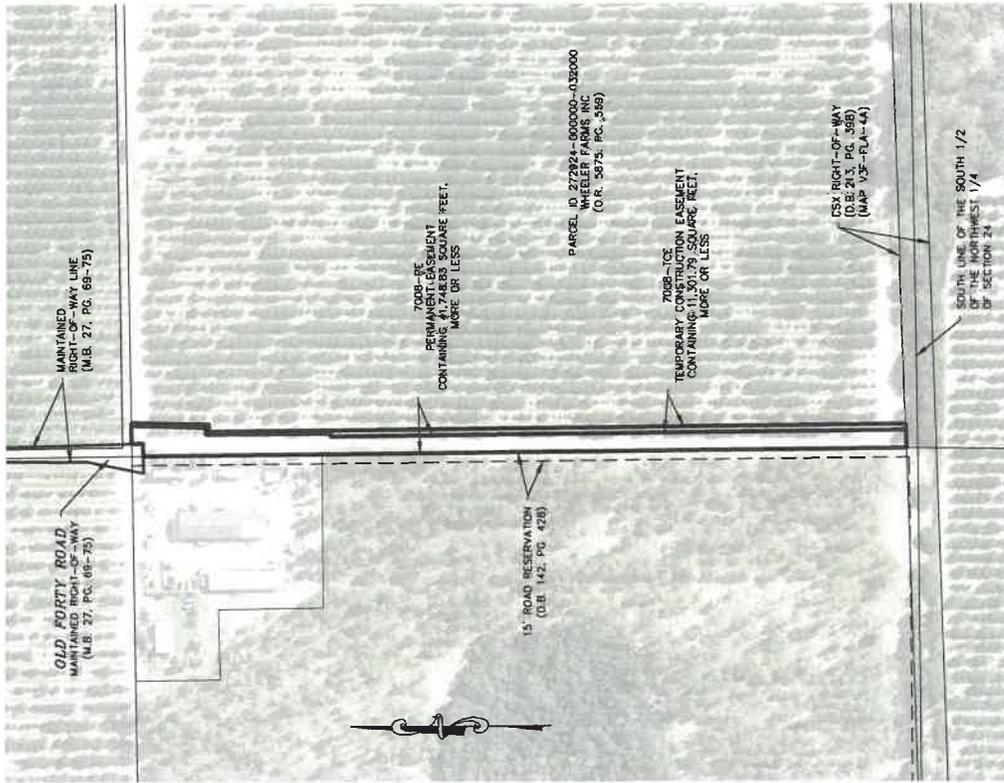
PREPARED BY: CHASTAIN-SKILLMAN, INC. - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

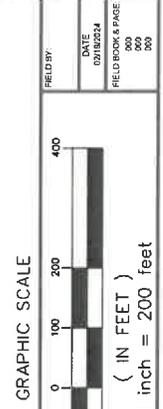
FIELD BOOK: — PAGE: —

DATE: 02/19/2024

EXHIBIT



CS PROJECT NUMBER: 8625.03	
FIELD BY:	DATE
FIELD BOOK & PAGE	DATE
700	200
800	300
PARCEL NUMBER: 7008	SHEET NUMBER: V-01



PRWC
WHEELER FARMS INC EXHIBIT



CHASTAIN SKILLMAN
205 EAST ORANGE STREET
LAKELAND, FL 32801-4811
(813) 645-1022
© 2015 CHASTAIN SKILLMAN CA, INC. 115

MAKER	DATE

DESCRIPTION
7008-PE

DESCRIPTION:

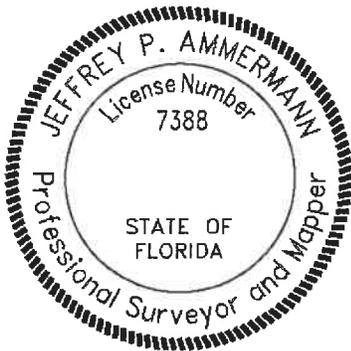
A parcel of land being a portion of the parcel described in Official Records Book 5875, Pages 559 through 563, Public Records of Polk County, Florida, located in Section 24, Township 29 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of the South 1/2 of the Northwest 1/4 of said Section 24; thence North 88°54'23" East, along the North line of said South 1/2, 21.13 feet to the intersection with the East maintained right-of-way line of Old Forty Road as depicted in Map Book 27, Pages 69 through 75, public Records of Polk County, Florida and the POINT OF BEGINNING; thence continue North 88°54'23" East, along said North line, 30.00 feet; thence South 01°17'15" West, 126.11 feet; thence South 89°24'42" West, 12.00 feet to the intersection with a line lying 35.00 feet East of and parallel to the West line of said South 1/2 of the Northwest 1/4; thence South 00°35'18" East, along said parallel line, 207.12 feet; thence South 89°24'42" West, 5.00 feet to the intersection with a line lying 30.00 feet East of and parallel to the West line of said South 1/2 of the Northwest 1/4; thence South 00°35'18" East, along said parallel line, 957.72 feet to the intersection with the South line of said parcel described in Official Records Book 5875, Pages 559 through 563, also being the North right-of-way line of CSX Transportation railroad right-of-way described in Deed Book 213, Pages 398 through 399, Public Records of Polk County, Florida; thence South 87°57'30" West, along said South parcel line and said North railroad right-of-way line, 30.01 feet to the intersection with the West line of said South 1/2 of the Northwest 1/4; thence North 00°35'18" West, along said West line, 1271.71 feet to the intersection with said maintained right-of-way line of Old Forty Road; thence North 89°04'25" East, along said maintained right-of-way line, 21.51 feet; thence North 01°42'35" West, along said maintained right-of-way line, 19.54 feet to the POINT OF BEGINNING.

Said parcel contains 41,748.83 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: 2024.02.19
18:03:09 -05'00'

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

7008-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: 02/19/2024

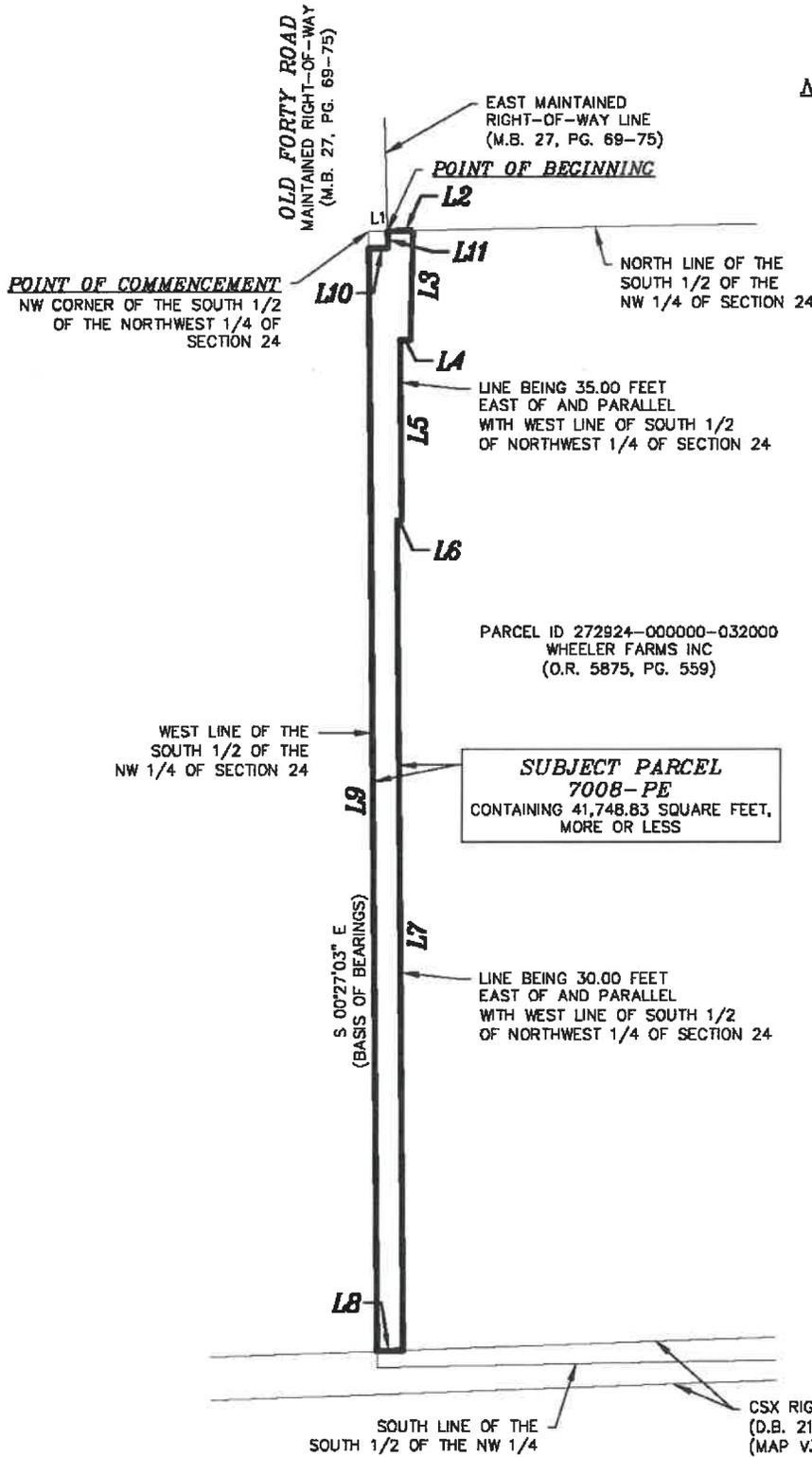
P:\882503\CAD\Survey\KEY SHEET 2\10-CSX-OLD FORTY RD\882503-SCC-2024-01-22-ESM\15.dwg 7008-PE Feb 19, 2024 8:59am by: jammerrmann

DESCRIPTION SKETCH **LEGEND:**
7008-PE

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

NOTES:

- 1) This is not a Boundary survey.
- 2) Bearings are based on the West line of the South 1/2 of the Northwest 1/4 of Section 24, Township 29 South, Range 27 East, Polk County, Florida, being South 00°35'18" East.
- 3) Please see sheet 1 of 2 for description, certification, and Surveyor's signature and seal.



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 88°54'23" E	21.13'
L2	N 88°54'23" E	30.00'
L3	S 01°17'15" W	126.11'
L4	S 89°24'42" W	12.00'
L5	S 00°35'18" E	207.12'
L6	S 89°24'42" W	5.00'
L7	S 00°35'18" E	957.72'
L8	S 87°57'30" W	30.01'
L9	N 00°35'18" W	1271.71'
L10	N 89°04'25" E	21.51'
L11	N 01°42'35" W	19.54'



SHEET 2 OF 2

CS PROJECT: 8825.03

7008-PE

SHEET NO. V-02

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

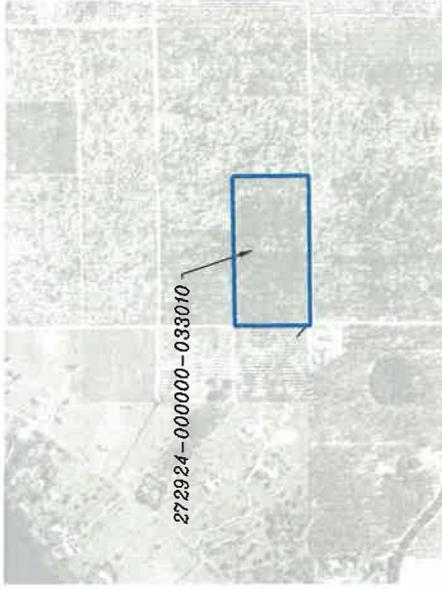
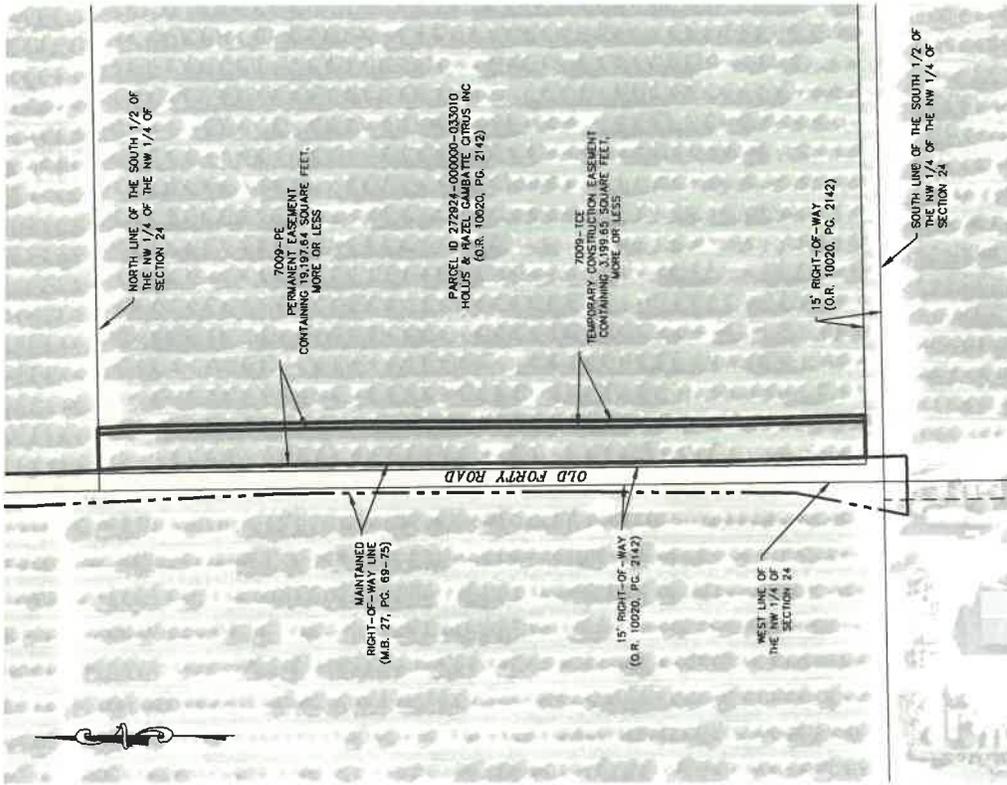
DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/19/2024

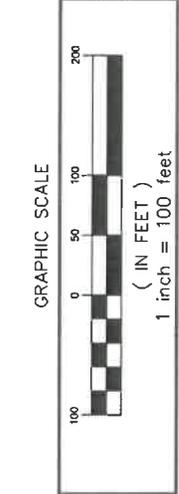
P:\882503\CAD\Survey\KEY SHEET 2\10-CSX-OLD FORTY RD\882503-SCC-2024-01-22-ESM\TS.dwg 7008-PE (2) Feb 19, 2024 8:59am by: jammermcm

EXHIBIT



GS PROJECT NUMBER:	8825.03
PARCEL NUMBER:	7009
SHEET NUMBER:	V-01

FIELD BY	
DATE	02/16/24
FIELD BOOK & PAGE	000 000



PRWC

HOLLIS & HAZEL GAMBATTE CITRUS INC EXHIBIT



CHASTAIN SKILLMAN
205 EAST ORANGE STREET
SUITE 415
LAKE LAKE, IL 60045-4811
(883) 842-1022
CA 000 200

DATE	
DESCRIPTION	

DESCRIPTION
7009-PE

DESCRIPTION:

A parcel of land being a portion of the parcel described in Official Records Book 10020, Pages 2142 through 2150, Public Records of Polk County, Florida, located in Section 24, Township 29 South, Range 27 East, being more particularly described as follows:

COMMENCE at the the Southwest corner of the South 1/2, of the Northwest 1/4, of the Northwest 1/4 of said Section 24; thence North 00°35'18" West, along the West line of the Northwest 1/4 of said Section 24, a distance of 15.00 feet; thence North 88°54'23" East, 15.00 feet to the Southwest corner of said parcel described in Official Records Book 10020, Pages 2142 through 2150; thence continue North 88°54'23" East, along the South line of said parcel, 5.83 feet to the intersection with the East maintained right-of-way line of Old Forty Road as depicted in Map Book 27, Pages 69 through 75, public Records of Polk County, Florida and the POINT OF BEGINNING; thence along said East maintained right-of-way line the following five (5) courses; thence (1) North 01°42'35" West, 114.90 feet; thence (2) North 00°30'57" West, 114.44 feet; thence (3) North 00°04'54" West, 191.07 feet; thence (4) North 01°04'39" West, 192.78 feet; thence (5) North 03°05'39" West, 26.73 feet to the intersection with the North line of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 24; thence North 88°52'38" East, along said North line, 30.02 feet to the intersection with a line lying 30.00 feet East of and parallel to said East maintained right-of-way line; thence along said parallel line the following five (5) courses; thence (1) South 03°05'39" East, 26.22 feet; thence (2) South 01°04'39" East, 193.57 feet; thence (3) South 00°04'54" East, 191.22 feet; thence (4) South 00°30'57" East, 114.01 feet; thence (5) South 01°42'35" East, 114.91 feet to the intersection with the South line of said parcel; thence South 88°54'23" West, along said South line, 30.00 feet to the POINT OF BEGINNING.

Said parcel contains 19,197.64 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: 2024.02.19
18:07:04 -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
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SHEET 1 OF 2
SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

7009-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: 02/19/2024

P:\882503\CAD\Survey\KEY SHEET 2\10-CSX-OLD FORTY RD\882503-SCC-2024-01-22-ESMITS.dwg 7009-PE Feb 19, 2024 3:41pm by: jammerrmann

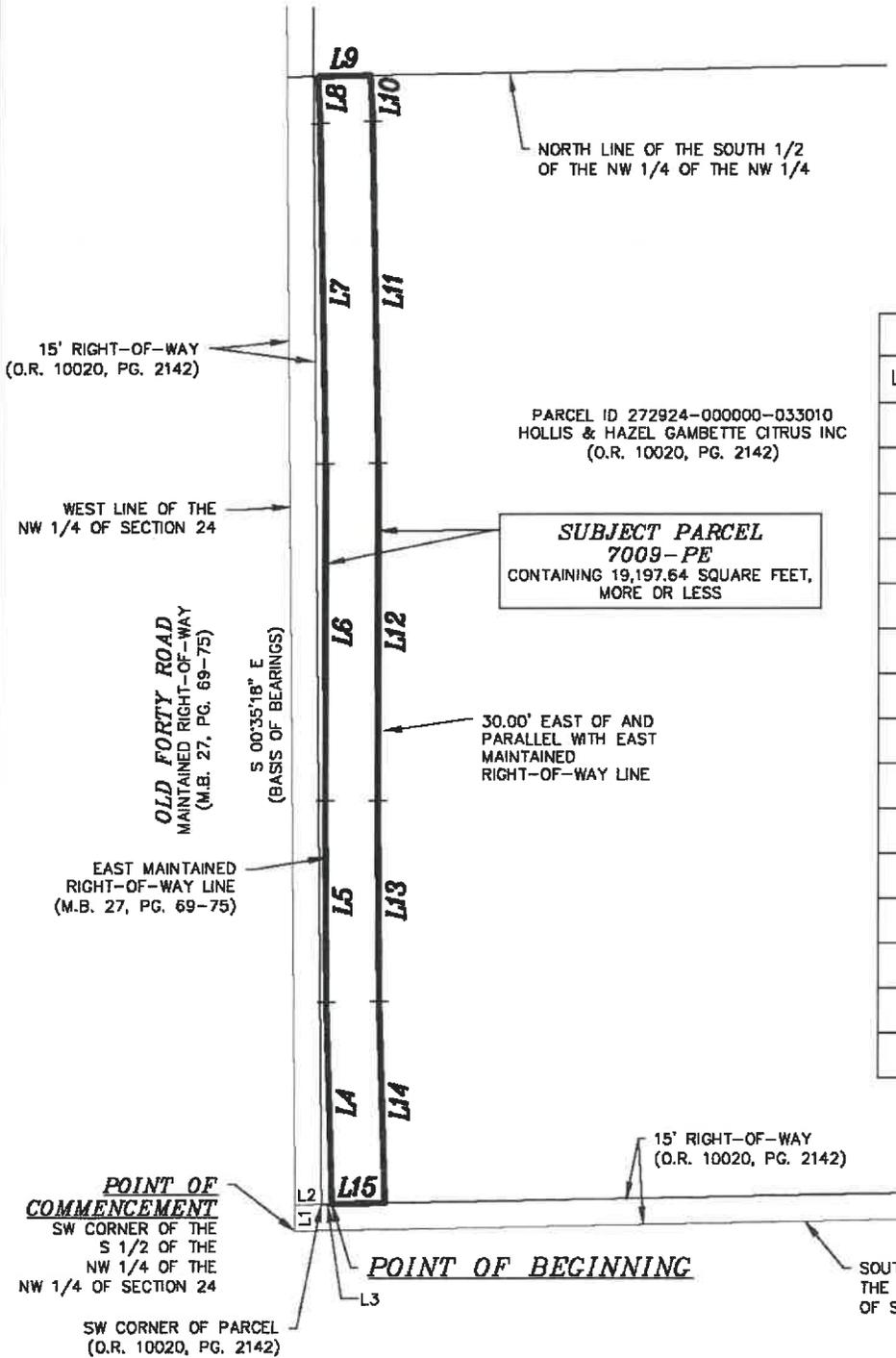
NOTES:

- 1) This is not a Boundary survey.
- 2) Bearings are based on the West line of the Northwest 1/4 of Section 24, Township 29 South, Range 27 East, Polk County, Florida, being South 00°35'18" East.
- 3) Please see sheet 1 of 2 for description, certification, and Surveyor's signature and seal.

DESCRIPTION SKETCH **LEGEND:**
 7009-PE

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

SCALE 1" = 100'



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 00°35'18" W	15.00'
L2	N 88°54'23" E	15.00'
L3	N 88°54'23" E	5.83'
L4	N 01°42'35" W	114.90'
L5	N 00°30'57" W	114.44'
L6	N 00°04'54" W	191.07'
L7	N 01°04'39" W	192.78'
L8	N 03°05'39" W	26.73'
L9	N 88°52'38" E	30.02'
L10	S 03°05'39" E	26.22'
L11	S 01°04'39" E	193.57'
L12	S 00°04'54" E	191.22'
L13	S 00°30'57" E	114.01'
L14	S 01°42'35" E	114.91'
L15	S 88°54'23" W	30.00'

SHEET 2 OF 2

CS PROJECT: 8825.03

7009-PE

SHEET NO. V-02

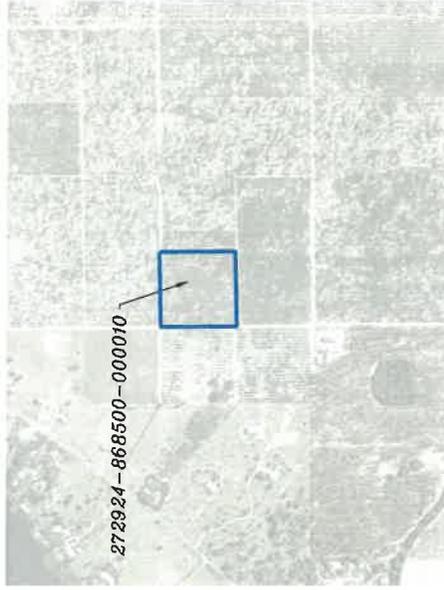
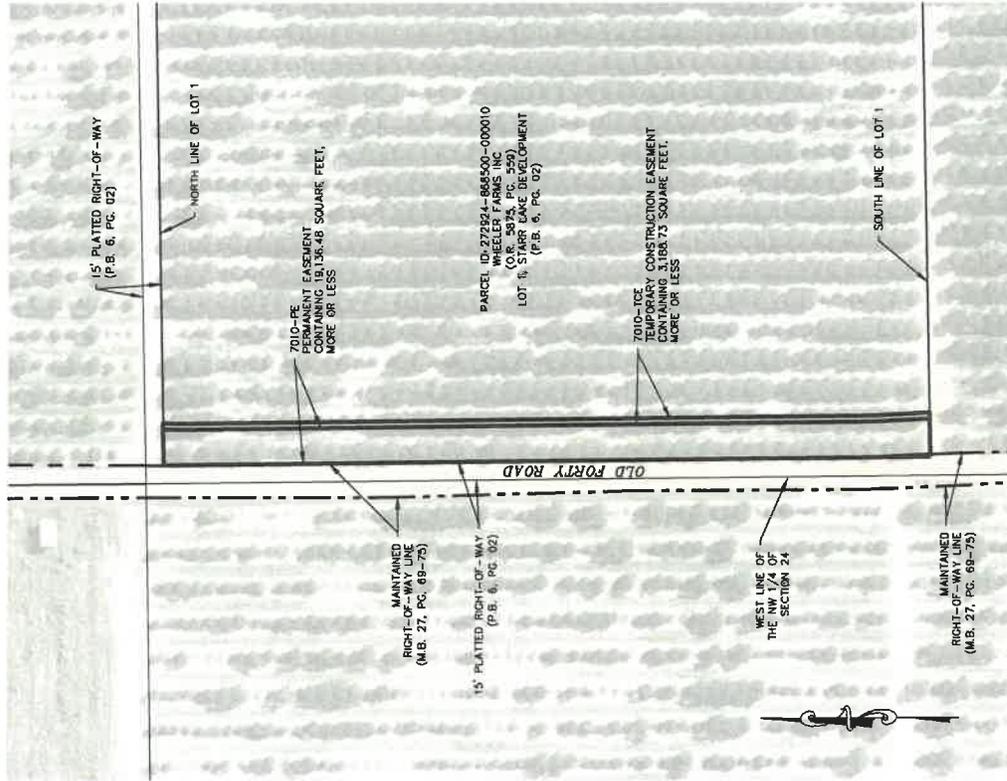
PREPARED BY: CHASTAIN-SKILLMAN, INC. - 205 EAST ORANGE STREET SUITE #110
 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

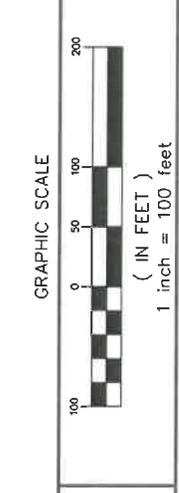
DATE: 02/19/2024

EXHIBIT



CS PROJECT NUMBER:	8825-03
PARCEL NUMBER:	7010
SHEET NUMBER:	V-01

FIELD BY:	
DATE:	02/2/2024
FIELD BOOK & PAGE:	000 000



PRWC
WHEELER FARMS INC EXHIBIT

CHASTAIN
SKILLMAN

CHASTAIN SKILLMAN
200 EAST ORANGE STREET
LAVELLE, MO, 64501-4811
(816) 848-4072
© 2024 CHASTAIN SKILLMAN C.S. NO. 030

NAME	
DATE	
DESCRIPTION	

DESCRIPTION
7010-PE

DESCRIPTION:

A parcel of land being a portion of Lot 1 of the plat of STARR LAKE DEVELOPMENT as recorded in Plat Book 6, Page 02, and as described in Official Records Book 5875, Pages 559 through 563, both Public Records of Polk County, Florida, located in Section 24, Township 29 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Southwest corner of said Lot 1; thence North 88°24'20" East, along the South line of said Lot 1, a distance of 2.52 feet to the intersection with the East maintained right-of-way line of Old Forty Road as depicted in Map Book 27, Pages 69 through 75, Public Records of Polk County, Florida; thence along said East maintained right-of-way line the following four (4) courses; thence (1) North 03°05'39" West, 42.34 feet; thence (2) North 00°39'33" West, 289.75 feet; thence (3) North 00°41'33" West, 289.63 feet; thence (4) North 00°15'52" East, 16.28 feet to the North line of said Lot 1; thence North 88°51'00" East, along said North line, 30.01 feet to the intersection with a line lying 30.00 feet East of and parallel to said East maintained right-of-way line; thence along said parallel line the following four (4) courses; thence (1) South 00°15'52" West, 16.77 feet; thence (2) South 00°41'33" East, 289.40 feet; thence (3) South 00°39'33" East, 289.12 feet; thence (4) South 03°05'39" East, 42.49 feet to the South line of said Lot 1; thence South 88°24'20" West, along said South line, 30.01 feet to the POINT OF BEGINNING.

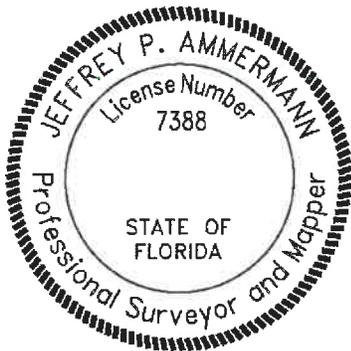
Said parcel contains 19,136.48 square feet, more or less.

NOTES:

- 1) This is not a Boundary survey.
- 2) The 15' platted right-of-way as shown hereon are reserved for private use as stated on the plat of STAR LAKE DEVELOPMENT, recorded in Plat Book 06, Page 02.
- 3) Bearings are based on the West line of the Northwest 1/4 of Section 24, Township 29 South, Range 27 East, Polk County, Florida, being South 00°35'18" East.
- 4) Please see sheet 2 of 2 for description sketch and legend.

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: 2024.02.24
11:47:39 -05'00'

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

CS PROJECT: 8825.03

7010-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

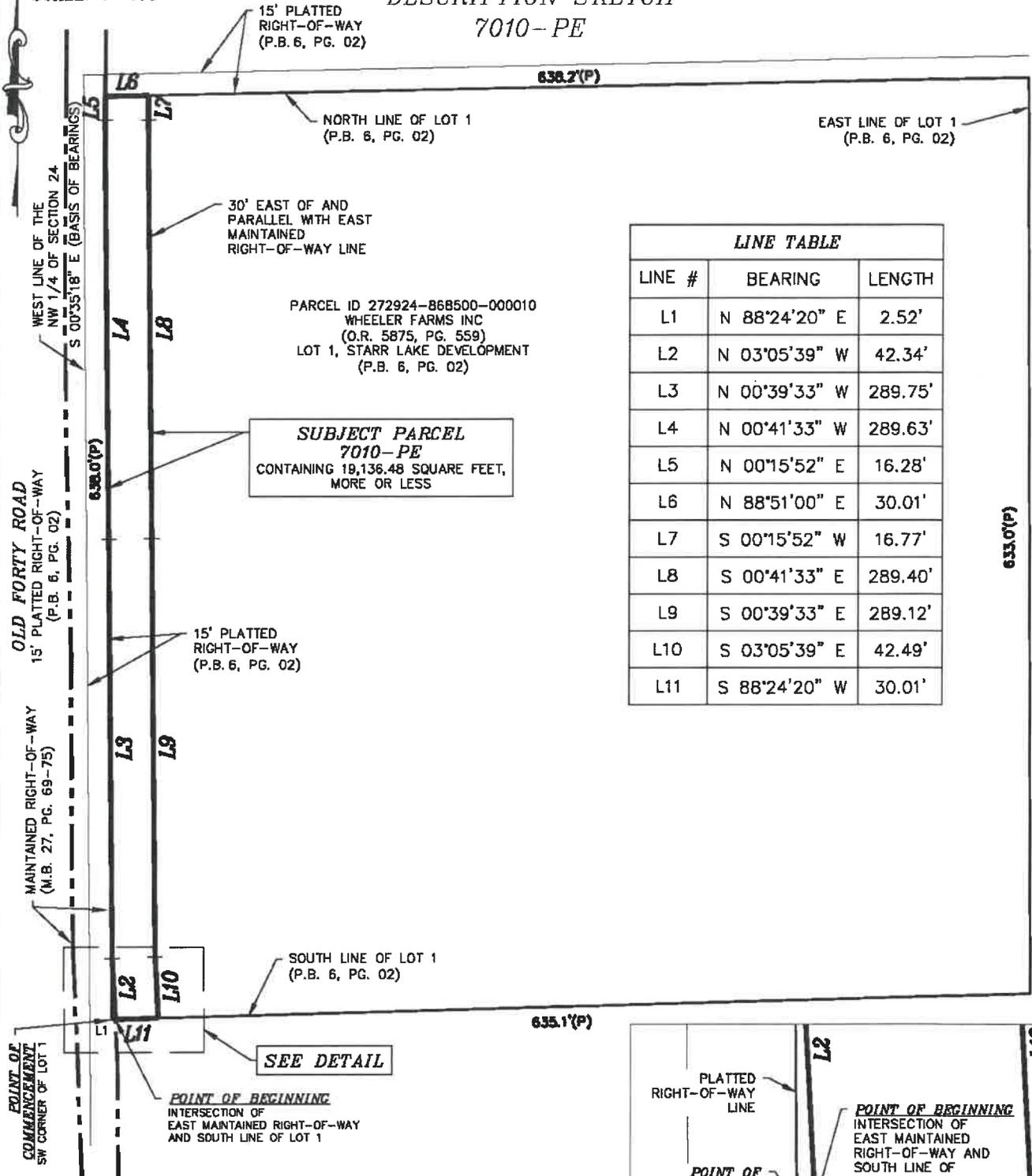
FIELD BOOK: — PAGE: —

DATE: 02/24/2024

P:\882503\CAD\Survey\KEY SHEET 2\10-CSX-OLD FORTY RD\882503-SCC-2024-01-22-ESM\TS.dwg 7010-PE Feb 24, 2024 11:38am by: jammermann

SCALE: 1"=100'

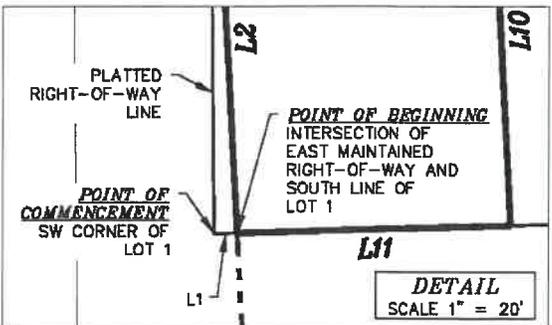
DESCRIPTION SKETCH
7010-PE



PARCEL ID 272924-868500-000010
WHEELER FARMS INC
(O.R. 5875, PG. 559)
LOT 1, STARR LAKE DEVELOPMENT
(P.B. 6, PG. 02)

SUBJECT PARCEL
7010-PE
CONTAINING 19,136.48 SQUARE FEET,
MORE OR LESS

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 88°24'20" E	2.52'
L2	N 03°05'39" W	42.34'
L3	N 00°39'33" W	289.75'
L4	N 00°41'33" W	289.63'
L5	N 00°15'52" E	16.28'
L6	N 88°51'00" E	30.01'
L7	S 00°15'52" W	16.77'
L8	S 00°41'33" E	289.40'
L9	S 00°39'33" E	289.12'
L10	S 03°05'39" E	42.49'
L11	S 88°24'20" W	30.01'



- LEGEND:**
- P.B. = PLAT BOOK
 - PG. = PAGE
 - O.R. = OFFICIAL RECORDS BOOK
 - M.B. = MAP BOOK
 - PE = PERMANENT EASEMENT
 - TCE = TEMPORARY CONSTRUCTION EASEMENT
 - (P) = PLAT DIMENSION

SEE SHEET 1 OF 1 FOR DESCRIPTION, CERTIFICATION,
SURVEYOR'S NOTES, SIGNATURE, AND SEAL

CS PROJECT: 8825.03

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: 02/24/2024

7010-PE
SHEET 2 OF 2
SHEET NO. V-02

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.

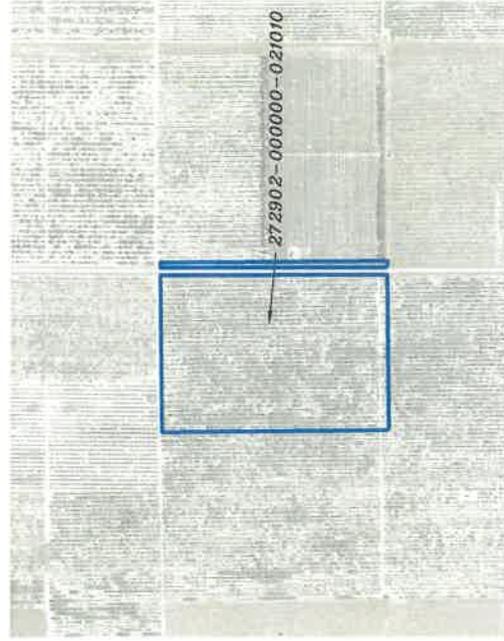
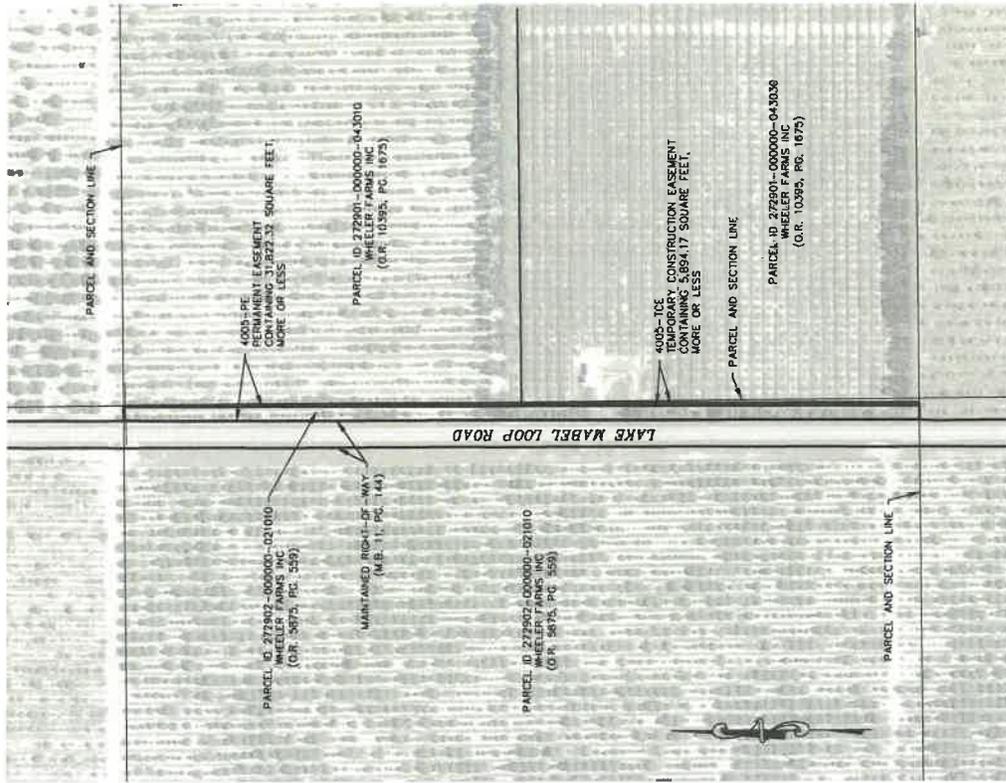
5. In the event that PRWC performs emergency related repairs, unscheduled infrastructure adjustment activities, or scheduled community improvement projects within said Easement, PRWC shall be responsible for restoring the disturbed portions of all existing approved and permitted improvements in as good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

EXHIBIT C

Nonexclusive Temporary Construction Easement Legal Descriptions

[See Attached 27 Pages]

EXHIBIT



CS PROJECT NUMBER: 8825-03		FIELD BY:	
PARCEL NUMBER: 4005		DATE: 04/11/2024	
SHEET NUMBER: V-01		FIELD BOOK & PAGE: 100 100	
GRAPHIC SCALE			
<p>(IN FEET) 1 inch = 200 feet</p>			
PRVC		WHEELER FARMS INC EXHIBIT	
<p>CHASTAIN SKILLMAN</p>		<p>CHASTAIN-SKILLMAN 205 EAST ORANGE STREET LAKELAND, FL 33851-4011 (883) 849-1402</p> <p>© 2024 CHASTAIN-SKILLMAN C.S. 100.10</p>	
DATE	DATE	DATE	DATE

DESCRIPTION
4005-TCE

DESCRIPTION:

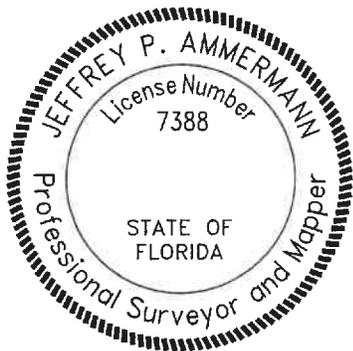
A parcel of land being a portion of "Parcel 2" as described in Official Records Book 5875, Pages 559 through 563, Public Records of Polk County, Florida, as located in Section 02, Township 29 South, Range 27 East, lying East of the maintained right-of-way for Lake Mabel Loop Road, being more particularly described as follows:

BEGIN at the Northeast corner of the Southeast 1/4 of said Section 02; thence South 00°30'56" East, along the East line of the Southeast 1/4 of said Section 02, a distance of 434.26 feet; thence South 00°03'54" East, 892.85 feet to the South line of the Northeast 1/4 of the Southeast 1/4 of said Section 2; thence South 89°16'16" West, along said South line, 5.00 feet; thence North 00°03'54" West, 1327.13 feet to the North line of said Southeast 1/4; thence North 89°16'16" East, along said North line, 1.59 feet to the POINT OF BEGINNING.

Said parcel contains 5,894.17 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 Ammerman
Date: 2024.04.11
13:06:23 -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

4005-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: 04/11/2024

P:\882503\CAD\Survey\KEY SHEET 1\17-LAKE MABEL LOOP-TOWER ROAD\882503-SCC-2023-06-15-ESMETS.dwg 4005-TCE Apr 11, 2024 1:00pm by: jammermann

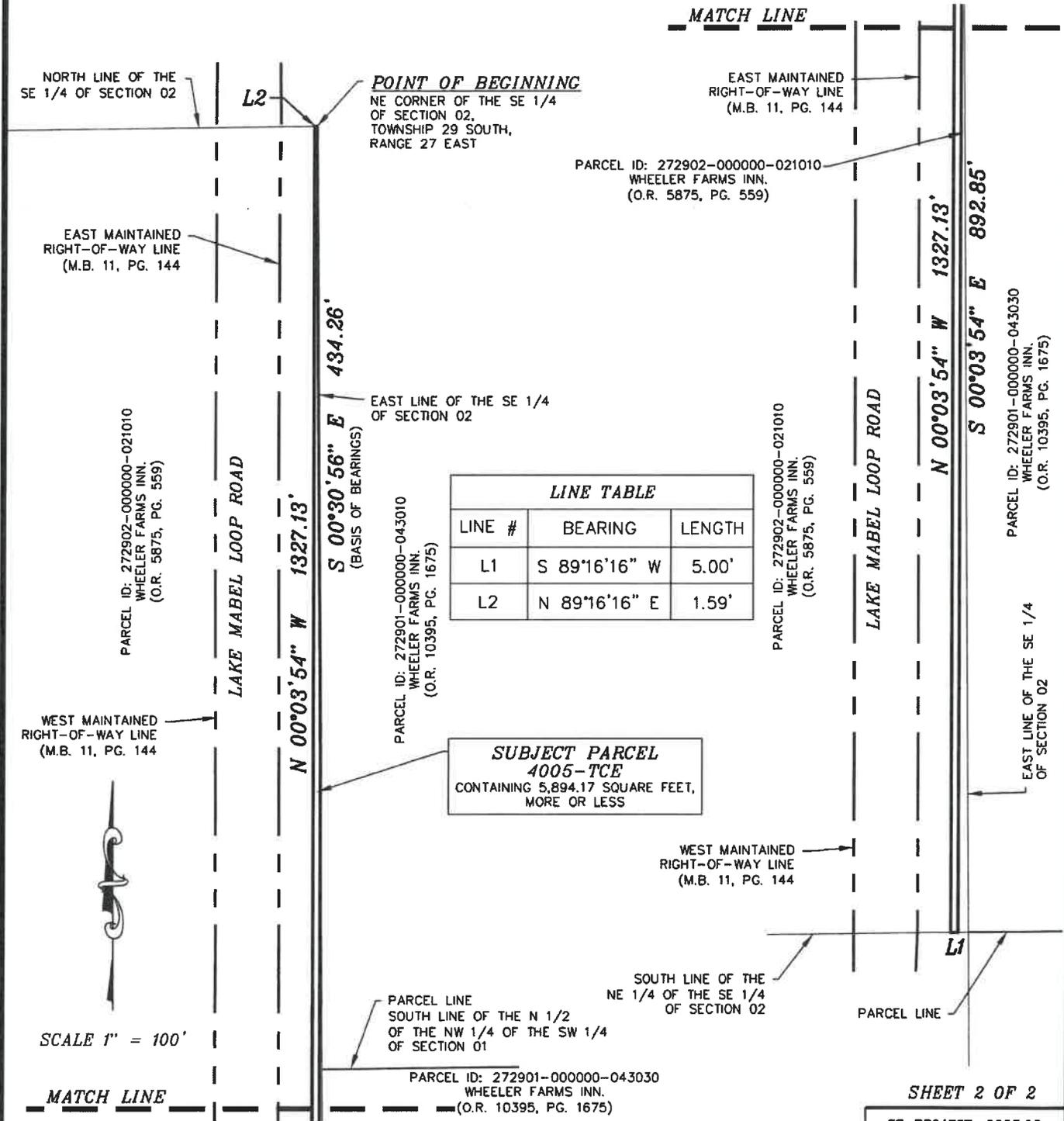
NOTES:

- 1) This is not a Boundary survey.
- 2) Please see sheet 1 of 2 for description, certification, and Surveyor's signature and seal.
- 3) Bearings are based on the East line of the SE 1/4 of Section 02, Township 29 South, Range 27 East, Polk County, Florida, being North 00°30'56" West.

DESCRIPTION SKETCH
4005-TCE

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



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 89°16'16" W	5.00'
L2	N 89°16'16" E	1.59'

SUBJECT PARCEL
4005-TCE
CONTAINING 5,894.17 SQUARE FEET,
MORE OR LESS

SHEET 2 OF 2

CS PROJECT: 8825.03

4005-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: **04/11/2024**

P:\882503\CAD\Survey\KEY SHEET 1\17-LAKE MABEL LOOP-TOWER ROAD\882503-SCC-2023-06-15-ESM\TS.dwg 4005-TCE (2) Apr 11, 2024 1:00pm by: jimmermann

DESCRIPTION
4006-TCE

DESCRIPTION:

A parcel of land being a portion of "Parcel 3" as described in Official Records Book 5875, Pages 559 through 563, Public Records of Polk County, Florida, as located in Section 02, Township 29 South, Range 27 East, lying East of the maintained right-of-way for Lake Mabel Loop Road, being more particularly described as follows:

COMMENCE at the Northeast corner of the East 3/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 02; thence South 89°16'16" West, along the North line of said East 3/4 of the Southeast 1/4 of the Southeast 1/4, a distance of 7.05 feet to the POINT OF BEGINNING; thence South 00°03'54" East, 862.34 feet; thence South 00°30'33" East, 439.89 feet to the North maintained right-of-way line of Tindel Camp Road as depicted on Map Book 1, Pages 85 through 87, Public Records of Polk County, Florida; thence North 88°01'53" West, along said North maintained right-of-way line, 5.00 feet; thence North 00°30'33" West, 439.69 feet; thence North 00°3'54" West, 862.30 feet to the North line of said East 3/4 of the Southeast 1/4 of the Southeast 1/4; thence North 89°16'16" East, along said North line, 5.00 feet to the POINT OF BEGINNING.

Said parcel contains 6,510.56 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: 2024.04.17
08:09:01 -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
4006-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: 04/17/2024
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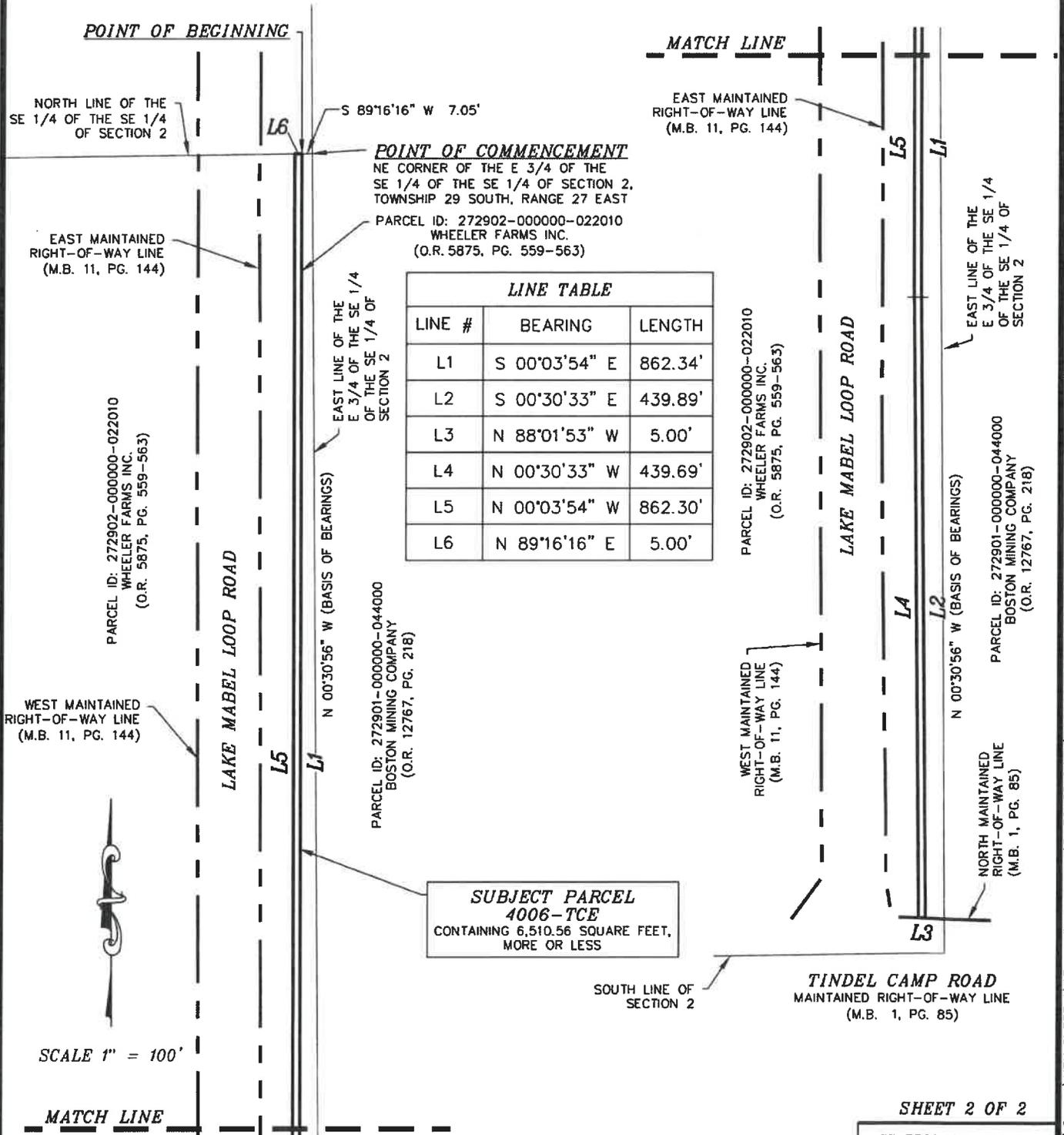
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NOTES:

- 1) This is not a Boundary survey.
- 2) Please see sheet 1 of 2 for description, certification, and Surveyor's signature and seal.
- 3) Bearings are based on the East line of the SE 1/4 of Section 02, Township 29 South, Range 27 East, Polk County, Florida, being North 00°30'56" West.

DESCRIPTION SKETCH **LEGEND:**
4006-TCE

- 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



SHEET 2 OF 2

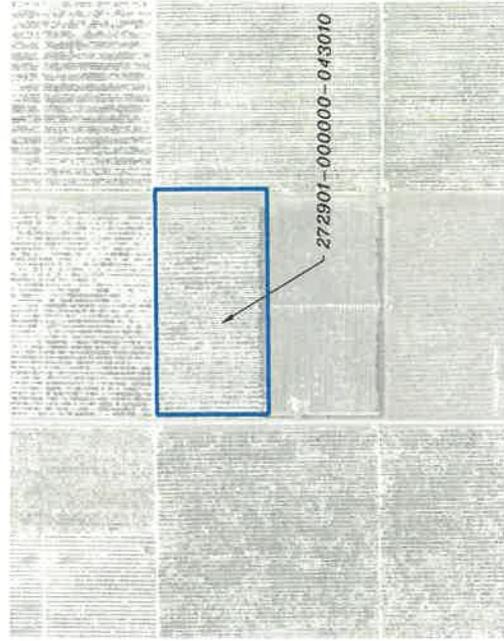
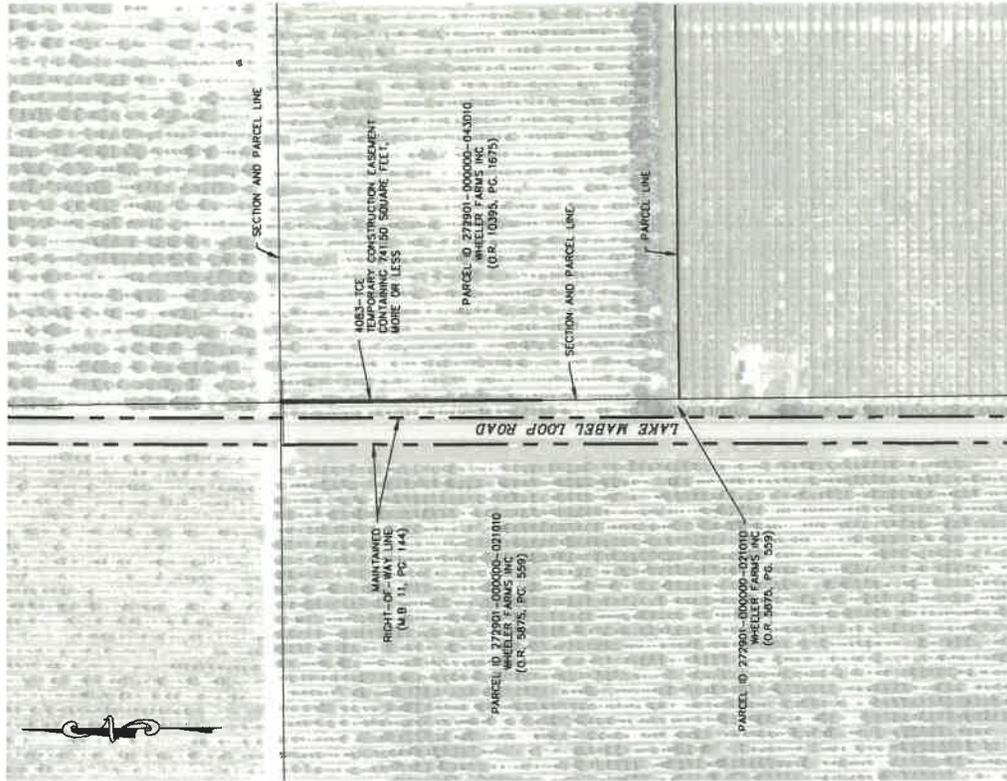
CS PROJECT: 8825.03
4008-TCE
SHEET NO. V-02

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: 04/17/2024

P:\882503\CAD\Survey\KEY SHEET 1\17-LAKE MABEL LOOP-TOWER ROAD\882503-SCC-2023-06-15-ESM\15.dwg 4006-TCE (2) Apr 17, 2024 8:08am by: jammermann

EXHIBIT



<p>CS PROJECT NUMBER: 8825.03</p>	<p>FIELD BY:</p>	<p>GRAPHIC SCALE 200 0 100 200 400 (IN FEET) 1 inch = 200 feet</p>
	<p>PARCEL NUMBER: 4083</p>	
<p>DATE: 04/10/24</p>	<p>FIELD BOOK & PAGE: 000 000</p>	<p>SHEET NUMBER: V-01</p>
<p>PRWC</p>		<p>WHEELER FARMS INC EXHIBIT</p>
<p>CHASTAIN SKILLMAN 200 EAST ORANGE STREET LAKELAND, FL 33501-4911 (813) 646-1022</p>		<p>© 2024 CHASTAIN SKILLMAN CA, INC. 2/1</p>
<p>DATE</p>	<p>DESCRIPTION</p>	<p>NUMBER</p>

DESCRIPTION
4083-TCE

DESCRIPTION:

A parcel of land being a portion of a parcel described in Official Records Book 10395, Pages 1675 through 1676, Public Records of Polk County, Florida, located in Section 01, Township 29 South, Range 27 East, being more particularly described as follows:

BEGIN at the Northwest corner of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 01; thence North 89°16'16" East, along the North line of said North 1/2 of the Northwest 1/4 of the Southwest 1/4, a distance of 3.42 feet; thence South 00°03'54" East, 434.28 feet to the intersection with the West line of said North 1/2 of the Northwest 1/4 of the Southwest 1/4; thence North 00°30'56" West, along said West line, 434.26 feet to the POINT OF BEGINNING.

Said parcel containing 741.50 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: 2024.04.10
21:50:53 -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

4083-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: 04/10/2024

P:\882503\CAD\Survey\KEY SHEET 1\17-LAKE MABEL LOOP-TOWER ROAD\882503-SCC-2023-06-15-ESM.TS.dwg 4083-TCE Apr 10, 2024 9:38pm by: jammermann

DESCRIPTION SKETCH
4083-TCE



SCALE
1" = 80'

MAINTAINED
RIGHT-OF-WAY
(M.B. 11, PG. 144)

PARCEL ID 272902-000000-021010
WHEELER FARMS INC
(O.R. 5875, PG. 559)
(HATCHED AREA)

PARCEL ID 272902-000000-021010
WHEELER FARMS INC
(O.R. 5875, PG. 559)

LAKE MABEL LOOP ROAD

N 00°30'56" W 434.26'
S 00°03'54" E 434.28'

EAST LINE OF SECTION 2
WEST LINE OF SECTION 1

POINT OF BEGINNING
NW CORNER OF THE NORTH 1/2 OF THE NW
1/4 OF THE SW 1/4 OF SECTION 01,
TOWNSHIP 29 SOUTH, RANGE 27 EAST

L1

NORTH LINE OF THE
NORTH 1/2 OF THE
NW 1/4 OF THE SW 1/4
OF SECTION 01

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 89°16'16" E	3.42'

SUBJECT PARCEL
4083-TCE
CONTAINING 741.50 SQUARE FEET,
MORE OR LESS

PARCEL ID 272901-000000-043010
WHEELER FARMS INC
(O.R. 10395, PG. 1675)

NOTES:

- 1) This is not a Boundary survey.
- 2) Bearings are based on the West line of the North 1/2 of the NW 1/4 of the SW 1/4 of Section 01, Township 29 South, Range 27 East, Polk County, Florida, being North 00°30'56" West.
- 3) See sheet 1 of 2 for description, surveyor's certification and signature.

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

SOUTH LINE OF THE
NORTH 1/2 OF THE
NW 1/4 OF THE SW 1/4
OF SECTION 01

SHEET 2 OF 2

CS PROJECT: 8825.03

4083-TCE

SHEET NO. V-02

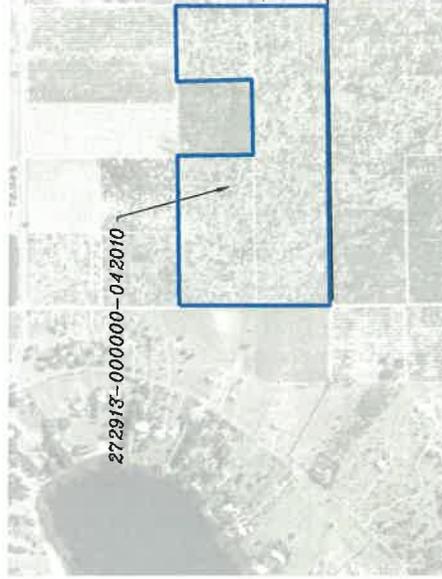
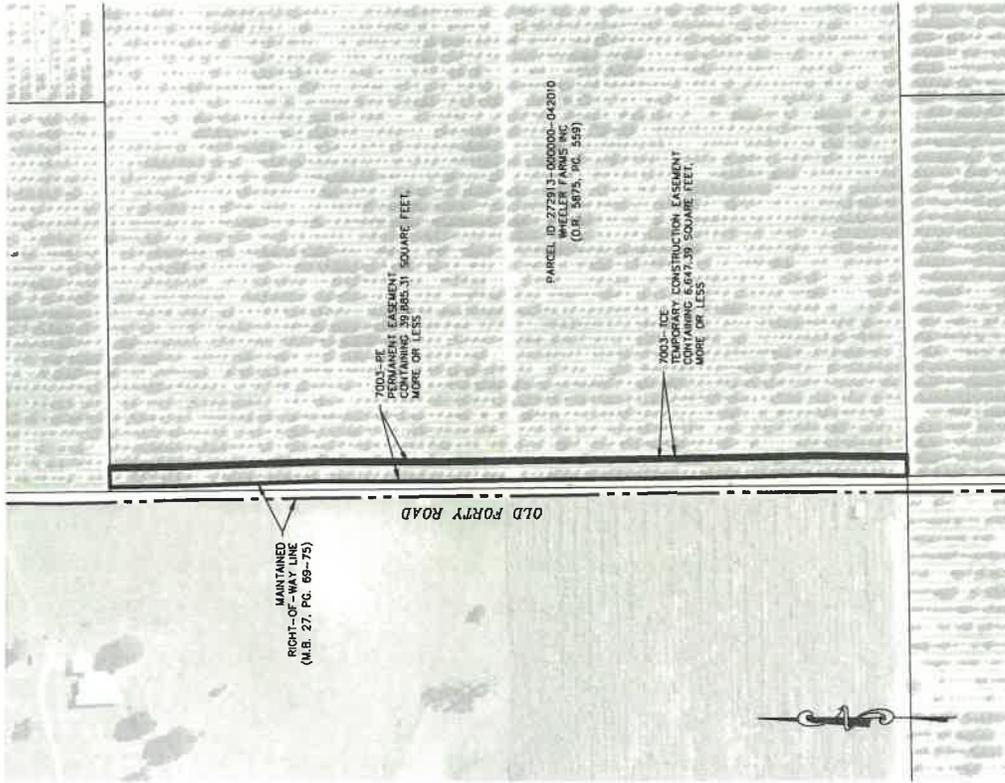
PREPARED BY: CHASTAIN-SKILLMAN, LLC. - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

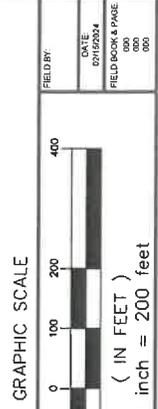
FIELD BOOK: — PAGE: —

DATE: 04/10/2024

EXHIBIT



CS PROJECT NUMBER:	8825.03
PARCEL NUMBER:	7003
SHEET NUMBER:	V-01



PRWC
WHEELER FARMS INC EXHIBIT



CHASTAIN SKILLMAN
200 EAST GRANGE STREET
LAVELAND, LA 70338-4811
(855) 846-1402
© 2024 CHASTAIN SKILLMAN, LLC

DATE	
REVISION	
NO.	
DATE	
BY	
DATE	
BY	

DESCRIPTION
7003-TCE

DESCRIPTION:

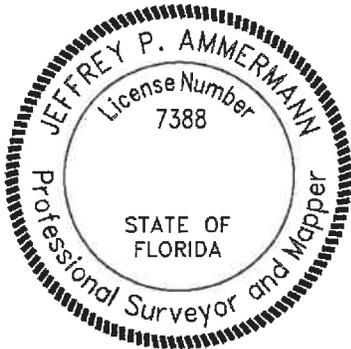
A parcel of land being a portion of the parcel described in Official Records Book 5875, Pages 559 through 563, Public Records of Polk County, Florida, located in Section 13, Township 29 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Southwest corner of the Southwest 1/4 of said Section 13; thence North 88°51'00" East, along the South line of said Southwest 1/4, a distance of 15.34 feet to the intersection with the East maintained right-of-way line of Old Forty Road as depicted in Map Book 27, Pages 69 through 75, Public Records of Polk County, Florida; thence continue North 88°51'00" East, along said South line, 30.01 feet to the intersection with a line lying 30.00 feet East of and parallel to said East maintained right-of-way line and the POINT OF BEGINNING; thence along said parallel line the following seven (7) courses; thence (1) North 00°15'52" East, 155.21 feet; thence (2) North 01°10'14" West, 195.39 feet; thence (3) North 00°40'29" West, 193.39 feet; thence (4) North 00°40'29" West, 236.27 feet; thence (5) North 00°03'58" West, 198.37 feet; thence (6) North 01°52'39" West, 220.86 feet; thence (7) North 01°04'58" West, 129.99 feet to the North line of the South 1/2 of said Southwest 1/4 of Section 13; thence North 88°57'25" East along said North line, 5.00 feet to the intersection with a line lying 35.00 feet East of and parallel to said East maintained right-of-way line; thence along said parallel line the following seven (7) courses; thence (1) South 01°04'58" East, 129.95 feet; thence (2) South 01°52'39" East, 220.90 feet; thence (3) South 00°03'58" East, 198.43 feet; thence (4) South 00°40'49" East, 236.25 feet; thence (5) South 00°40'29" East, 193.37 feet; thence (6) South 01°10'14" East, 195.43 feet; thence (7) South 00°15'52" West, 155.15 feet to the South line of said Southwest 1/4; thence South 88°51'00" West, along said South line, 5.00 feet to the POINT OF BEGINNING.

Said parcel contains 6,647.39 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: 2024.02.19
17:54:47 -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 2
SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

7003-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: 02/19/2024

P:\882503\CAD\Survey\KEY SHEET 2\10-CSX-OLD FORTY RD\882503-SCC-2024-01-22-ESMITS.dwg 7003-TCE Feb 19, 2024 7:42am by: jammermann

NOTES:

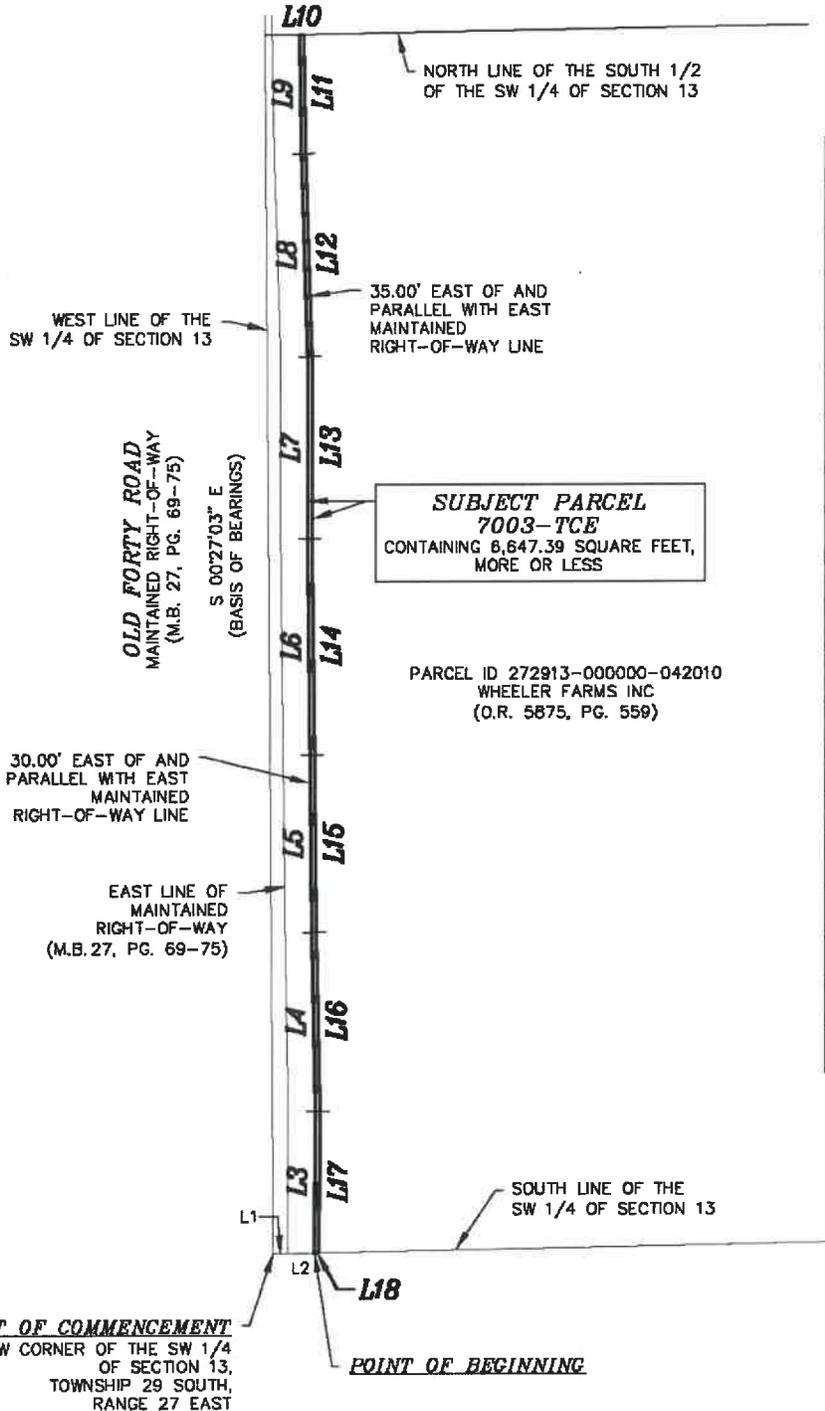
- 1) This is not a Boundary survey.
- 2) Bearings are based on the West line of the Southwest 1/4 of Section 13, Township 29 South, Range 27 East, Polk County, Florida, being South 00°27'03" East.
- 3) Please see sheet 1 of 2 for description, certification, and Surveyor's signature and seal.

DESCRIPTION SKETCH
7003-TCE

LEGEND:

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

SCALE 1" = 200'



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 88°51'00" E	15.34'
L2	N 88°51'00" E	30.01'
L3	N 00°15'52" E	155.21'
L4	N 01°10'14" W	195.39'
L5	N 00°40'29" W	193.39'
L6	N 00°40'49" W	236.27'
L7	N 00°03'58" W	198.37'
L8	N 01°52'39" W	220.86'
L9	N 01°04'58" W	129.99'
L10	N 88°57'25" E	5.00'
L11	S 01°04'58" E	129.95'
L12	S 01°52'39" E	220.90'
L13	S 00°03'58" E	198.43'
L14	S 00°40'49" E	236.25'
L15	S 00°40'29" E	193.37'
L16	S 01°10'14" E	195.43'
L17	S 00°15'52" W	155.15'
L18	S 88°51'00" W	5.00'

SHEET 2 OF 2

CS PROJECT: 8825.03

7003-TCE

SHEET NO. V-02

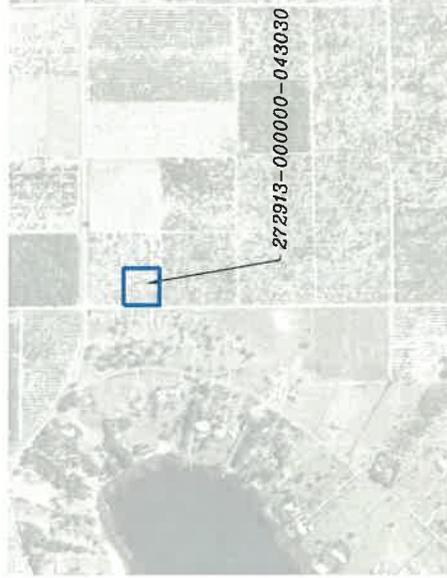
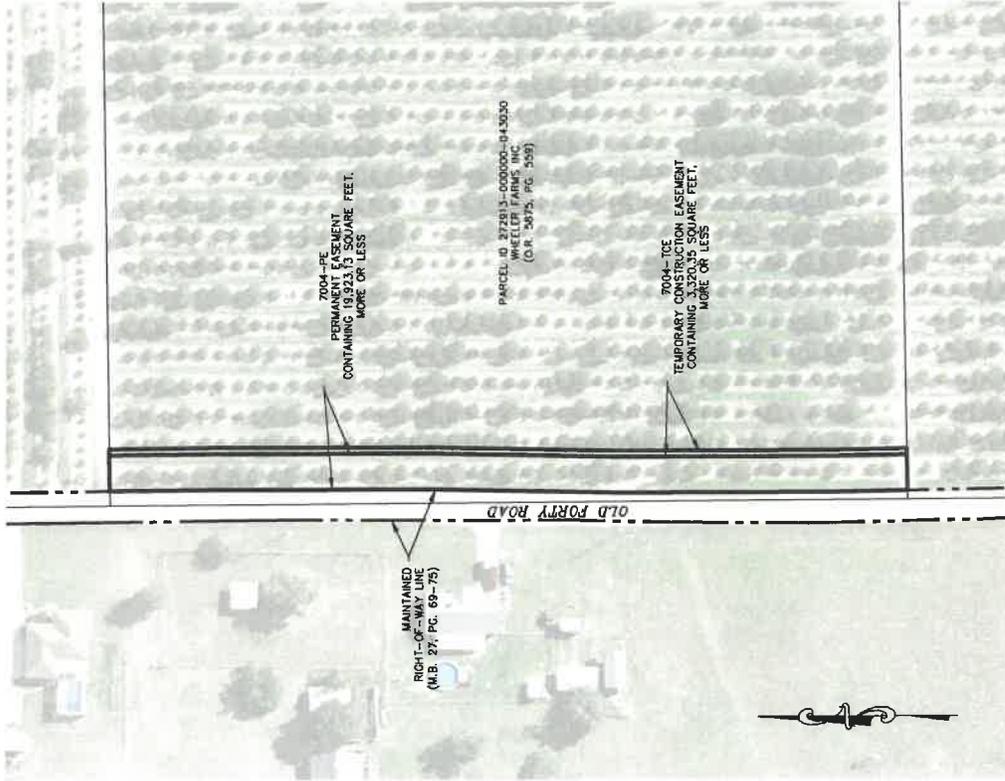
PREPARED BY: CHASTAIN-SKILLMAN, INC. - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

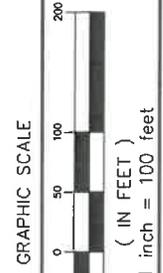
FIELD BOOK: — PAGE: —

DATE: 02/19/2024

EXHIBIT



CS PROJECT NUMBER: 8825.03	FIELD BY
PARCEL NUMBER: 7004	DATE 02/16/2024
SHEET NUMBER: V-01	FIELD BOOK & PAGE 000 000



PRWC
WHEELER FARMS INC EXHIBIT



CHASTAIN SKILLMAN
208 EAST ORANGE STREET
LAKELAND, FL 33801-0811
(883) 845-1402
© 2017 CHASTAIN SKILLMAN P.A. NO. 012

DATE	REVISION

DESCRIPTION
7004-TCE

DESCRIPTION:

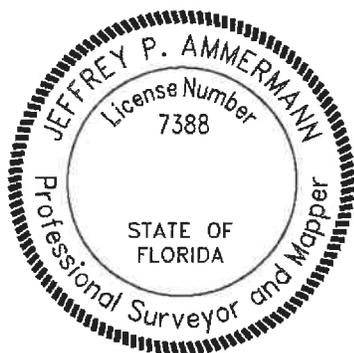
A parcel of land being a portion of the parcel described in Official Records Book 5875, Pages 559 through 563, Public Records of Polk County, Florida, located in Section 13, Township 29 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 13; thence North 89°03'58" East, along the North line of said Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4, a distance of 12.37 feet to the intersection with the East maintained right-of-way line of Old Forty Road as depicted in Map Book 27, Pages 69 through 75, Public Records of Polk County, Florida; thence continue North 89°03'58" East, along said North line, 30.00 feet to the intersection with a line lying 30.00 feet East of and parallel to said East maintained right-of-way line and the POINT OF BEGINNING; thence continue North 89°03'58" East, along said North line, 5.00 feet to the intersection with a line lying 35.00 feet East of and parallel to said East maintained right-of-way line; thence along said parallel line the following five (5) courses; thence (1) South 00°42'33" East, 92.51 feet; thence (2) South 00°00'23" East, 178.89 feet; thence (3) South 00°57'25" West, 153.46 feet; thence (4) South 00°09'42" East, 176.33 feet; thence (5) South 01°04'58" East, 62.87 feet to the South line of said Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4; thence South 88°57'25" West, along said South line, 5.00 feet to the intersection with said line lying 30.00 feet East of and parallel to said East maintained right-of-way line; thence along said parallel line the following five (5) courses; thence (1) North 01°04'58" West, 62.91 feet; thence (2) North 00°09'42" West, 176.42 feet; thence (3) North 00°57'25" East, 153.47 feet; thence (4) North 00°00'23" West, 178.82 feet; thence (5) North 00°42'33" West, 92.46 feet to the POINT OF BEGINNING.

Said parcel contains 3,320.35 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: 2024.02.19
17:58:04 -05'00'

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
7004-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: 02/19/2024

P:\882503\CAD\Survey\KEY SHEET 2\10-CSX-OLD FORTY RD\882503-SCC-2024-01-22-ESM\TS.dwg 7004-TCE Feb 19, 2024 7:49am by: jammermann

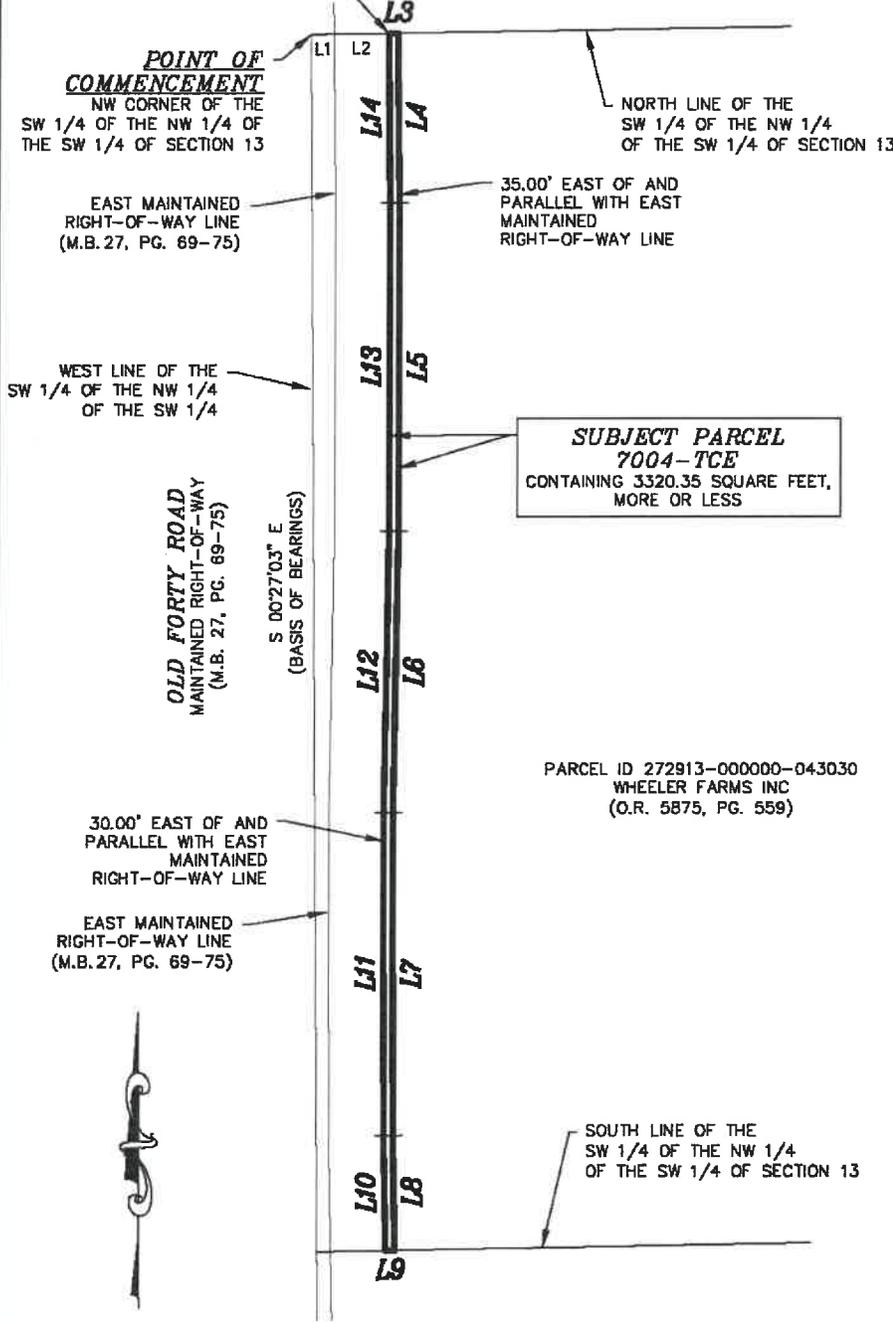
NOTES:

- 1) This is not a Boundary survey.
- 2) Bearings are based on the West line of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 13, Township 29 South, Range 27 East, Polk County, Florida, being South 00°27'03" East.
- 3) Please see sheet 1 of 2 for description, certification, and Surveyor's signature and seal.

DESCRIPTION SKETCH **LEGEND:**
7004-TCE

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

POINT OF BEGINNING



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 89°03'58" E	12.37'
L2	N 89°03'58" E	30.00'
L3	N 89°03'58" E	5.00'
L4	S 00°42'33" E	92.51'
L5	S 00°00'23" E	178.89'
L6	S 00°57'25" W	153.46'
L7	S 00°09'42" E	176.33'
L8	S 01°04'58" E	62.87'
L9	S 88°57'25" W	5.00'
L10	N 01°04'58" W	62.91'
L11	N 00°09'42" W	176.42'
L12	N 00°57'25" E	153.47'
L13	N 00°00'23" W	178.82'
L14	N 00°42'33" W	92.46'

SCALE 1" = 100'

SHEET 2 OF 2

CS PROJECT: 8825.03

7004-TCE

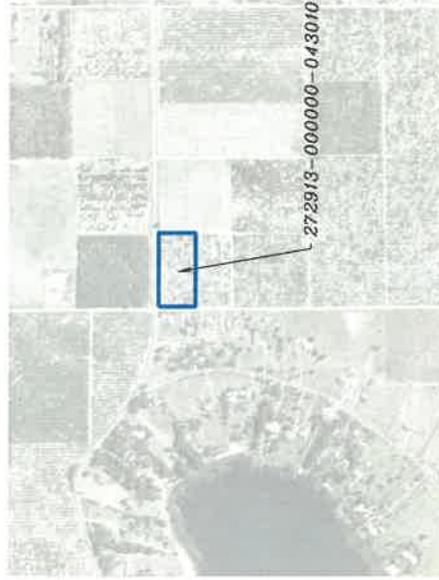
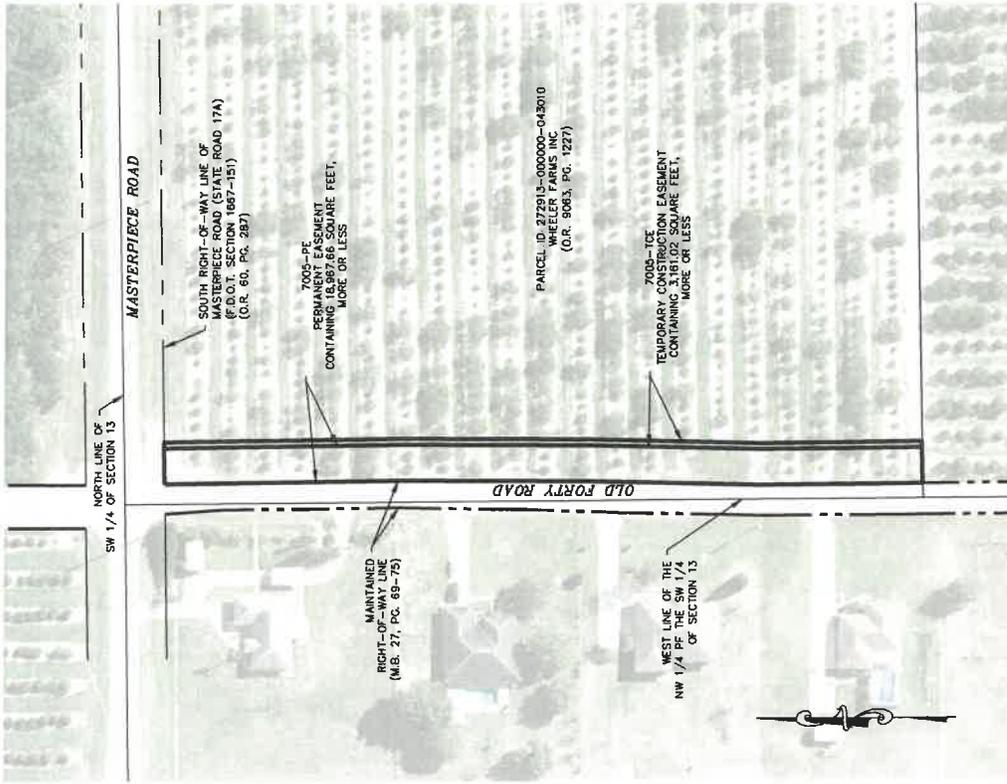
SHEET NO. V-02

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: 02/19/2024

P:\882503\CAD\Survey\KEY SHEET 2\10-CSX-OLD FORTY RD\882503-SCC-2024-01-22-ESK\TS.dwg 7004-TCE (2) Feb 19, 2024 7:49am by: jomirrmann

EXHIBIT



GRAPHIC SCALE



(IN FEET)
1 inch = 100 feet

CS PROJECT NUMBER:
8825.03

PARCEL NUMBER:
7005

SHEET NUMBER:
V-01

FIELD BY:
DATE: 07/18/2024
FIELD BOOK & PAGE: 000 000

PRWC

WHEELER FARMS INC EXHIBIT



CHASTAIN SKILLMAN
205 EAST ORANGE STREET
LAUREL, MD 21050-4511
(410) 545-1407

© 2024 CHASTAIN SKILLMAN C.S. No. 001

DESCRIPTION
7005-TCE

DESCRIPTION:

A parcel of land being a portion of the parcel described in Official Records Book 9063, Page 1227, Public Records of Polk County, Florida, as located in Section 13, Township 29 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 13; thence South 00°27'03" East, along the West line of said Northwest 1/4 of the Southwest 1/4, a distance of 665.23 feet to the South line of the North 1/2 of said Northwest 1/4 of the Southwest 1/4; thence North 89°03'58" East, along said South line, 12.37 feet to the intersection with the East maintained right-of-way line of Old Forty Road as depicted in Map Book 27, Pages 69 through 75, public Records of Polk County, Florida; thence continue North 89°03'58" East, along said South line, 30.00 feet to the intersection with a line lying 30.00 feet East of and parallel to said East maintained right-of-way line; thence along said parallel line the following four (4) courses; thence (1) North 00°42'33" West, 134.47 feet; thence (2) North 01°13'17" East, 147.16 feet; thence (3) North 00°14'26" East, 155.35 feet; thence (4) North 00°51'52" West, 195.23 feet to the intersection with the South right-of-way line of Masterpiece Road (State Road 17A) as depicted on the Florida Department of Transportation Section Map 1667-151) and described in Official Records Book 60, Pages 287 through 288, Public Records of Polk County, Florida; thence North 89°13'58" East, along said South right-of-way line, 5.00 feet to the intersection with a line lying 35.00 feet East of and parallel to said East maintained right-of-way line; thence along said parallel line the following four (4) courses; thence (1) South 00°51'52" East, 195.27 feet; thence (2) South 00°14'26" West, 155.44 feet; thence (3) South 01°13'17" West, 147.12 feet; thence (4) South 00°42'33" East, 134.37 feet to the intersection with said South line of the North 1/2 of the Northwest 1/4 of the Southwest 1/4; thence South 89°03'58" West, along said South line, 5.00 feet to the POINT OF BEGINNING.

Said parcel contains 3,161.02 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: 2024.02.19
18:01:23 -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 2
SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

7005-TCE

SHEET NO. V-01

PREPARED BY: **CHASTAIN-SKILLMAN, INC. - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 648-1402 - LB 282**

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/19/2024

P:\882503\CAD\Survey\KEY SHEET 2\10-CSX-OLD FORTY RD\882503-SCC-2024-01-22-ESM.TS.dwg 7005-TCE Feb 19, 2024 8:16am by: jammermann

NOTES:

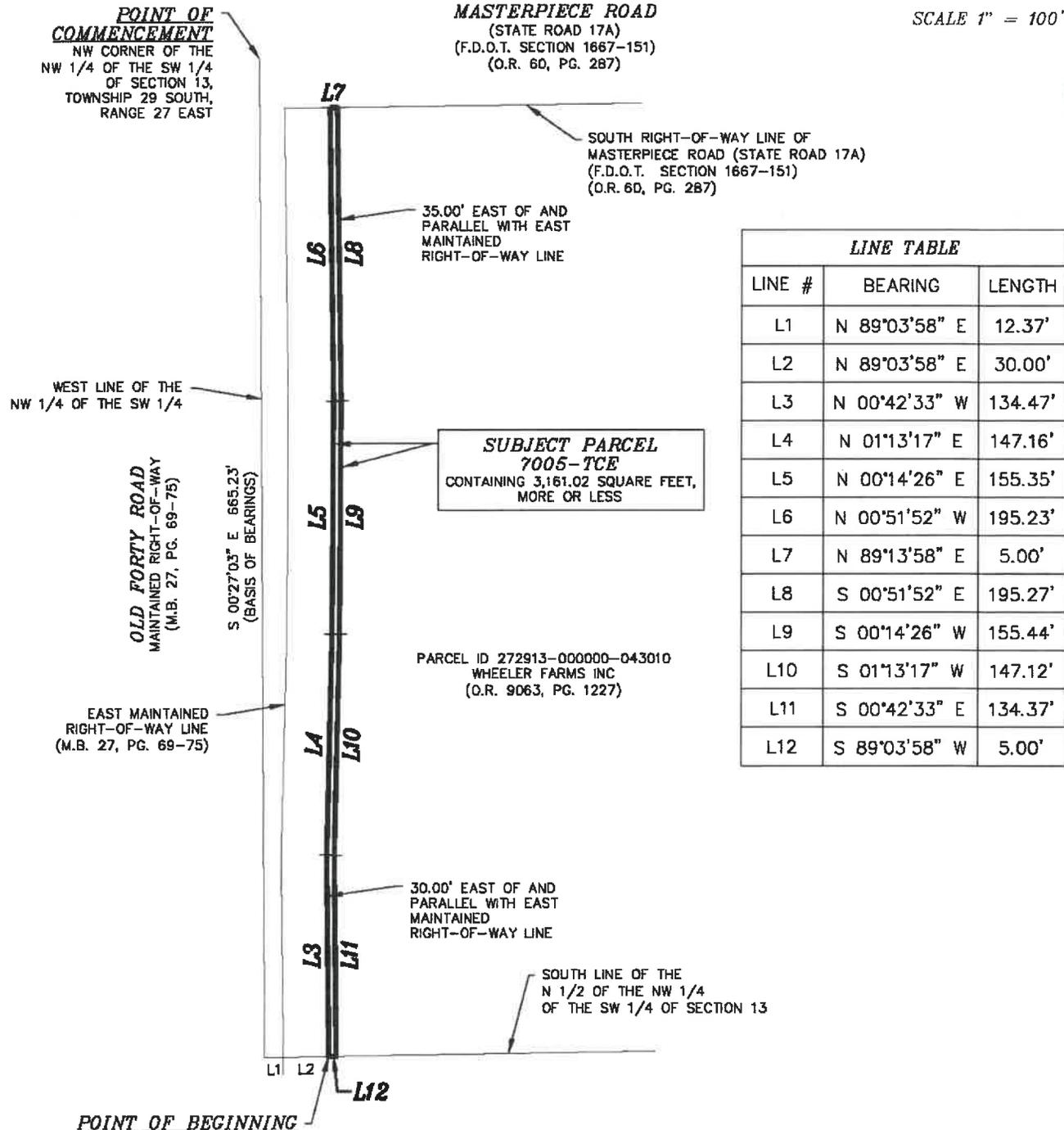
- 1) This is not a Boundary survey.
- 2) Bearings are based on the West line of the Northwest 1/4 of the Southwest 1/4 of Section 13, Township 29 South, Range 27 East, Polk County, Florida, being South 00°27'03" East.
- 3) Please see sheet 1 of 2 for description, certification, and Surveyor's signature and seal.

DESCRIPTION SKETCH
7005-TCE

LEGEND:

- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- M.B. = MAP BOOK
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION

SCALE 1" = 100'



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 89°03'58" E	12.37'
L2	N 89°03'58" E	30.00'
L3	N 00°42'33" W	134.47'
L4	N 01°13'17" E	147.16'
L5	N 00°14'26" E	155.35'
L6	N 00°51'52" W	195.23'
L7	N 89°13'58" E	5.00'
L8	S 00°51'52" E	195.27'
L9	S 00°14'26" W	155.44'
L10	S 01°13'17" W	147.12'
L11	S 00°42'33" E	134.37'
L12	S 89°03'58" W	5.00'

SHEET 2 OF 2

CS PROJECT: 8825.03

7005-TCE

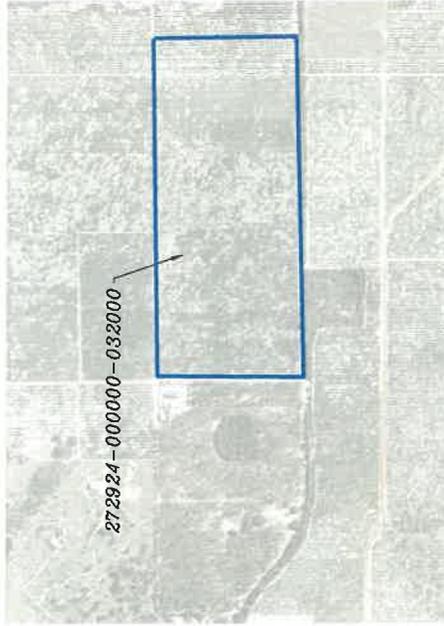
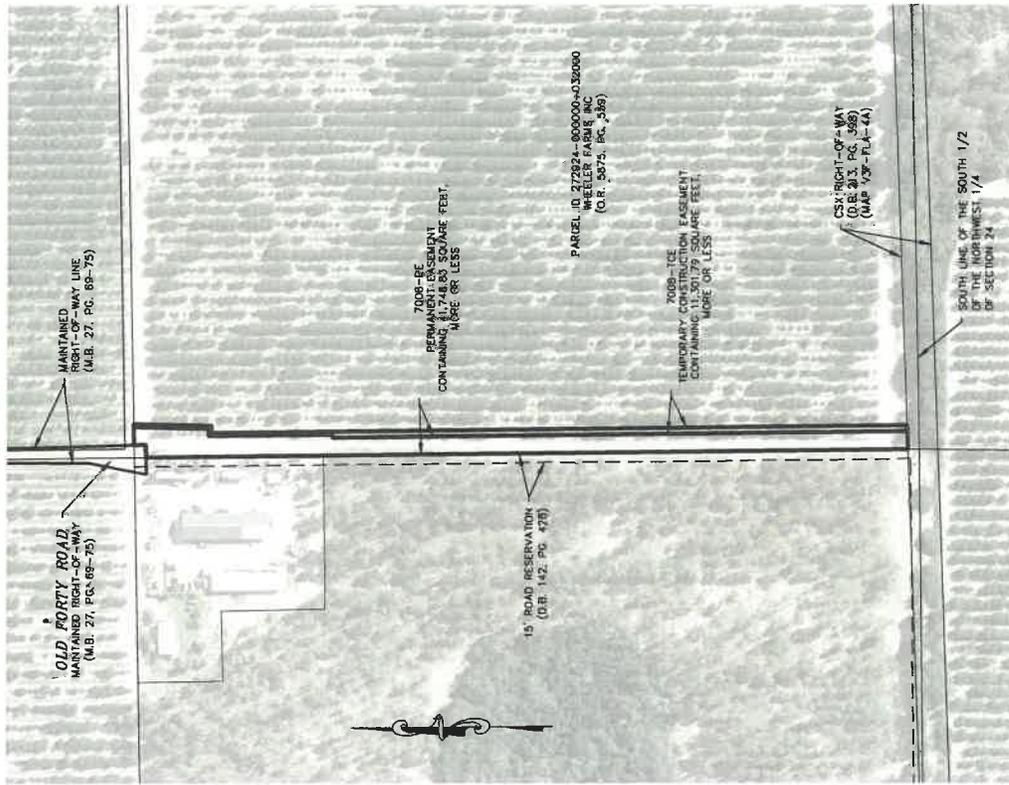
SHEET NO. V-02

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

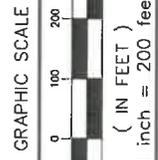
DRAWN BY: S. CHILDS FIELD BOOK: — PAGE: — DATE: 02/19/2024

P: 882503\CAD\Survey\KEY SHEET 2\10-CSX-OLD FORTY RD\882503-SOC-2024-01-22-ESM.TS.dwg 7005-TCE (2) Feb 19, 2024 8:16am by: jammernann

EXHIBIT



CS PROJECT NUMBER: 8825.03	
FIELD BY:	PARCEL NUMBER: 7008
DATE 03/18/24	FIELD BOOK & PAGE: D00 D00 D00
SHEET NUMBER: V-01	



PRWC

WHEELER FARMS INC EXHIBIT



CHASTAIN SKILLMAN
206 EAST ORANGE STREET
SUITE 1110
LAKE WORTH, FL 33464
(888) 845-1402
P.O. BOX 1012

REVISION	DATE	DESCRIPTION

DESCRIPTION
7008-TCE

DESCRIPTION:

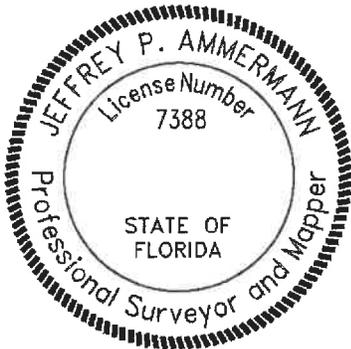
A parcel of land being a portion of the parcel described in Official Records Book 5875, Pages 559 through 563, Public Records of Polk County, Florida, located in Section 24, Township 29 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of the South 1/2 of the Northwest 1/4 of said Section 24; thence North 88°54'23" East, along the North line of said South 1/2, 21.13 feet to the intersection with the East maintained right-of-way line of Old Forty Road as depicted in Map Book 27, Pages 69 through 75, public Records of Polk County, Florida; thence continue North 88°54'23" East, along said North line, 30.00 feet to the POINT OF BEGINNING; thence continue North 88°54'23" East, along said North line, 5.00 feet; thence South 01°17'15" West, 131.15 feet; thence South 89°24'42" West, 11.84 feet to the intersection with a line lying 40.00 feet East of and parallel to the West line of said South 1/2 of the Northwest 1/4; thence South 00°35'18" East, along said parallel line, 1159.59 feet; to the intersection with the South line of said parcel described in Official Records Book 5875, Pages 559 through 563, also being the North right-of-way line of CSX Transportation railroad right-of-way described in Deed Book 213, Pages 398 through 399, Public Records of Polk County, Florida; thence South 87°57'30" West, along said South line and said North railroad right-of-way line, 10.00 feet to the intersection with a line lying 30.00 feet East of and parallel to the West line of said South 1/2 of the Northwest 1/4; thence North 00°35'18" West, along said parallel line, 957.72 feet; thence North 89°24'42" East, 5.00 feet to the intersection with a line lying 35.00 feet East of and parallel to said West line of said South 1/2 of the Northwest 1/4; thence North 00°35'18" West, along said parallel line, 207.12 feet; thence North 89°24'42" East, 12.00 feet; thence North 01°17'15" East, 126.11 feet to the POINT OF BEGINNING.

Said parcel contains 11,301.79 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: 2024.02.19
18:04:15 -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 2
SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

CS PROJECT: 8825.03

7008-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: 02/19/2024

P:\882503\CA01\Survey\KEY SHEET 2\10-CSX-OLD FORTY RD\882503-SCC-2024-01-22-ESMTS.dwg 7008-TCE Feb 19, 2024 10:14am by: jammermann

NOTES:

- 1) This is not a Boundary survey.
- 2) Bearings are based on the West line of the South 1/2 of the Northwest 1/4 of Section 24, Township 29 South, Range 27 East, Polk County, Florida, being South 00°35'18" East.
- 3) Please see sheet 1 of 2 for description, certification, and Surveyor's signature and seal.

DESCRIPTION SKETCH
7008-TCE

LEGEND:

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

OLD FORTY ROAD
MAINTAINED
RIGHT-OF-WAY
(M.B. 27, PG. 69-75)

EAST MAINTAINED
RIGHT-OF-WAY LINE
(M.B. 27, PG. 69-75)

POINT OF BEGINNING

POINT OF COMMENCEMENT
NW CORNER OF THE SOUTH 1/2
OF THE NORTHWEST 1/4 OF
SECTION 24

WEST LINE OF THE
SOUTH 1/2 OF THE
NW 1/4 OF SECTION 24

S 00°27'03" E
(BASIS OF BEARINGS)

N 00°35'18" W 957.72'

S 00°35'18" E 1159.59'

SUBJECT PARCEL
7008-TCE
CONTAINING 11,301.79 SQUARE FEET,
MORE OR LESS

PARCEL ID 272924-000000-032000
WHEELER FARMS INC
(O.R. 5875, PG. 559)

PARCEL ID 272924-000000-032000
WHEELER FARMS INC
(O.R. 5875, PG. 559)

LINE BEING 35.00 FEET
EAST OF AND PARALLEL
WITH WEST LINE OF SOUTH 1/2
OF NORTHWEST 1/4 OF SECTION 24

LINE BEING 40.00 FEET
EAST OF AND PARALLEL
WITH WEST LINE OF SOUTH 1/2
OF NORTHWEST 1/4 OF SECTION 24

LINE BEING 30.00 FEET
EAST OF AND PARALLEL
WITH WEST LINE OF SOUTH 1/2
OF NORTHWEST 1/4 OF SECTION 24

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 88°54'23" E	21.13'
L2	N 88°54'23" E	30.00'
L3	N 88°54'23" E	5.00'
L4	S 01°17'15" W	131.15'
L5	S 89°24'42" W	11.84'
L6	S 87°57'30" W	10.00'
L7	N 89°24'42" E	5.00'
L8	N 00°35'18" W	207.12'
L9	N 89°24'42" E	12.00'
L10	N 01°17'15" E	126.11'

S 00°27'03" E
(BASIS OF BEARINGS)

WEST LINE OF THE
SOUTH 1/2 OF THE
NW 1/4 OF SECTION 24

N 00°35'18" W 957.72'

S 00°35'18" E 1159.59'

CSX RIGHT-OF-WAY
(D.B. 213, PG. 398)
(MAP V3F-FLA-4A)

SOUTH LINE OF THE
SOUTH 1/2 OF THE NW 1/4

MATCH LINE

MATCH LINE

SCALE 1" = 100'

SHEET 2 OF 2

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: —

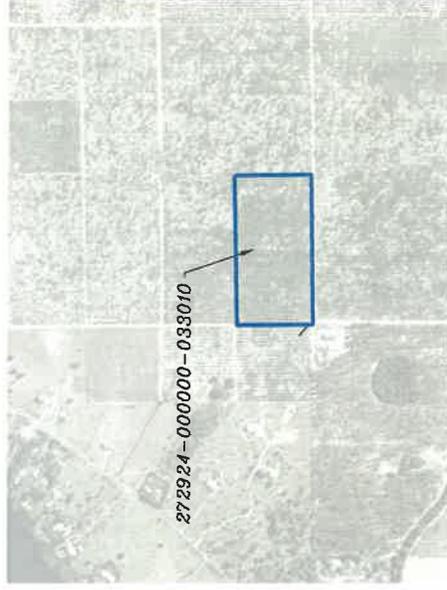
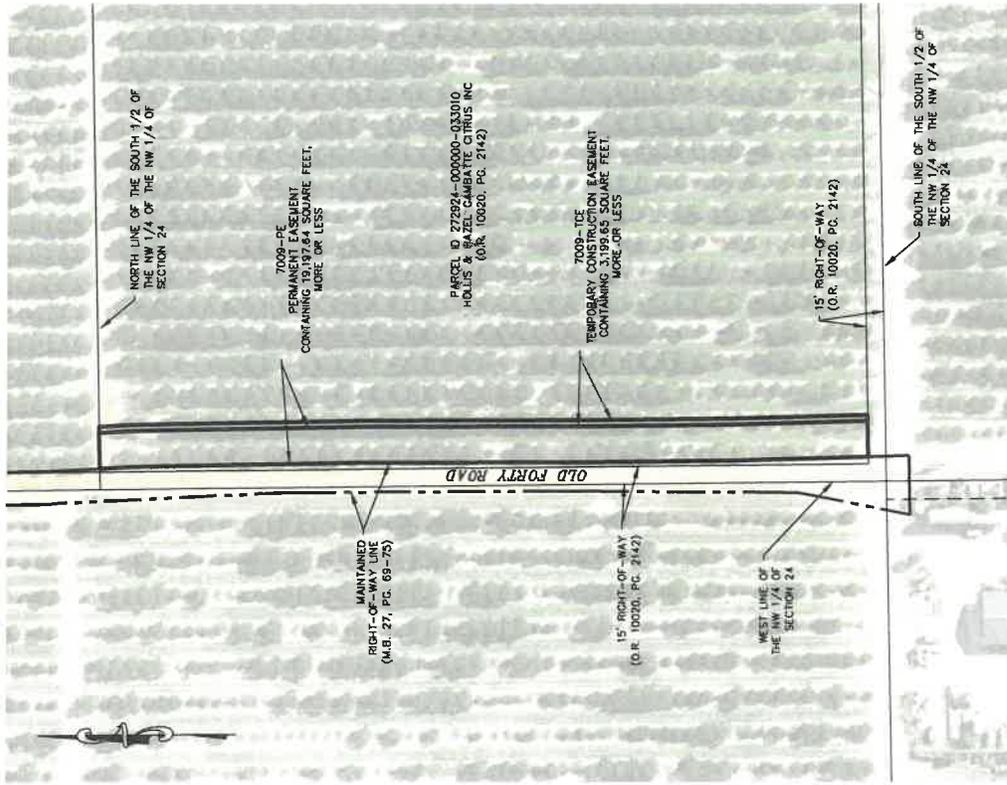
DATE: 02/19/2024

CS PROJECT: 8825.03

7008-TCE

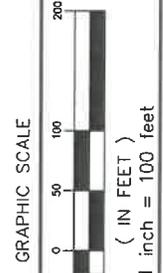
SHEET NO. V-02

EXHIBIT



CS PROJECT NUMBER:	8925.03
PARCEL NUMBER:	7009
SHEET NUMBER:	V-01

FIELD DT:	DATE
	02/19/2024
FIELD BOOK & PAGE	000
	000



PRWC

HOLLIS & HAZEL GAMBATTE CITRUS INC EXHIBIT



CHASTAIN SKILLMAN
205 EAST ORANGE STREET
LAKELAND, FL 33801-4811
(883) 646-1482

© 2024 CHASTAIN SKILLMAN C.S. No. 312

NUMBER	
DATE	
DESCRIPTION	

DESCRIPTION
7009-TCE

DESCRIPTION:

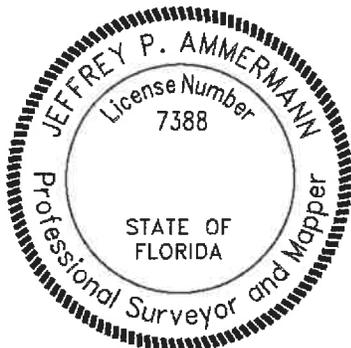
A parcel of land being a portion of the parcel described in Official Records Book 10020, Pages 2142 through 2150, Public Records of Polk County, Florida, located in Section 24, Township 29 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Southwest corner of the South 1/2, of the Northwest 1/4, of the Northwest 1/4, of said Section 24; thence North 00°35'18" West, along the West line of the Northwest 1/4 of said Section 24, a distance of 15.00 feet; thence North 88°54'23" East, 15.00 feet to the Southwest corner of said Parcel described in Official Records Book 10020, Pages 2142 through 2150; thence continue North 88°54'23" East, along the South line of said parcel, 5.83 feet to the intersection with the East maintained right-of-way line of Old Forty Road as depicted in Map Book 27, Pages 69 through 75, public Records of Polk County, Florida; thence continue North 88°54'23" East, along said South line, 30.00 feet to the intersection with a line lying 30.00 feet East of and parallel to said East maintained right-of-way line and the POINT OF BEGINNING; thence along said parallel line the following five (5) courses; thence (1) North 01°42'35" West, 114.91 feet; thence (2) North 00°30'57" West, 114.01 feet; thence (3) North 00°04'54" West, 191.22 feet; thence (4) North 01°04'39" West, 193.57 feet; thence (5) North 03°05'39" West, 26.22 feet to the intersection with the North line of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 24; thence North 88°52'38" East, along said North line, 5.00 feet to the intersection with a line lying 35.00 feet East of and parallel to said East maintained right-of-way line; thence along said parallel line the following five (5) courses; thence (1) South 03°05'39" East, 26.14 feet; thence (2) South 01°04'39" East, 193.70 feet; thence (3) South 00°04'54" East, 191.24 feet; thence (4) South 00°30'57" East, 113.94 feet; thence (5) South 01°42'35" East, 114.91 feet to the intersection with said South line of said parcel; thence South 88°54'23" West, along said South line, 5.00 feet to the POINT OF BEGINNING.

Said parcel contains 3,199.65 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: 2024.02.19
18:08:04 -05'00'

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, INC. - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: **S. CHILDS** FIELD BOOK: — PAGE: — DATE: **02/19/2024**

CS PROJECT: 8825.03

7009-TCE

SHEET NO. V-01

P:\882503\CAD\Survey\KEY SHEET 2\10-CSX-OLD FORTY RD\882503-SCC-2024-01-22-ESM.TS.dwg 7009-TCE Feb 19, 2024 3:52pm by: jammerrmann

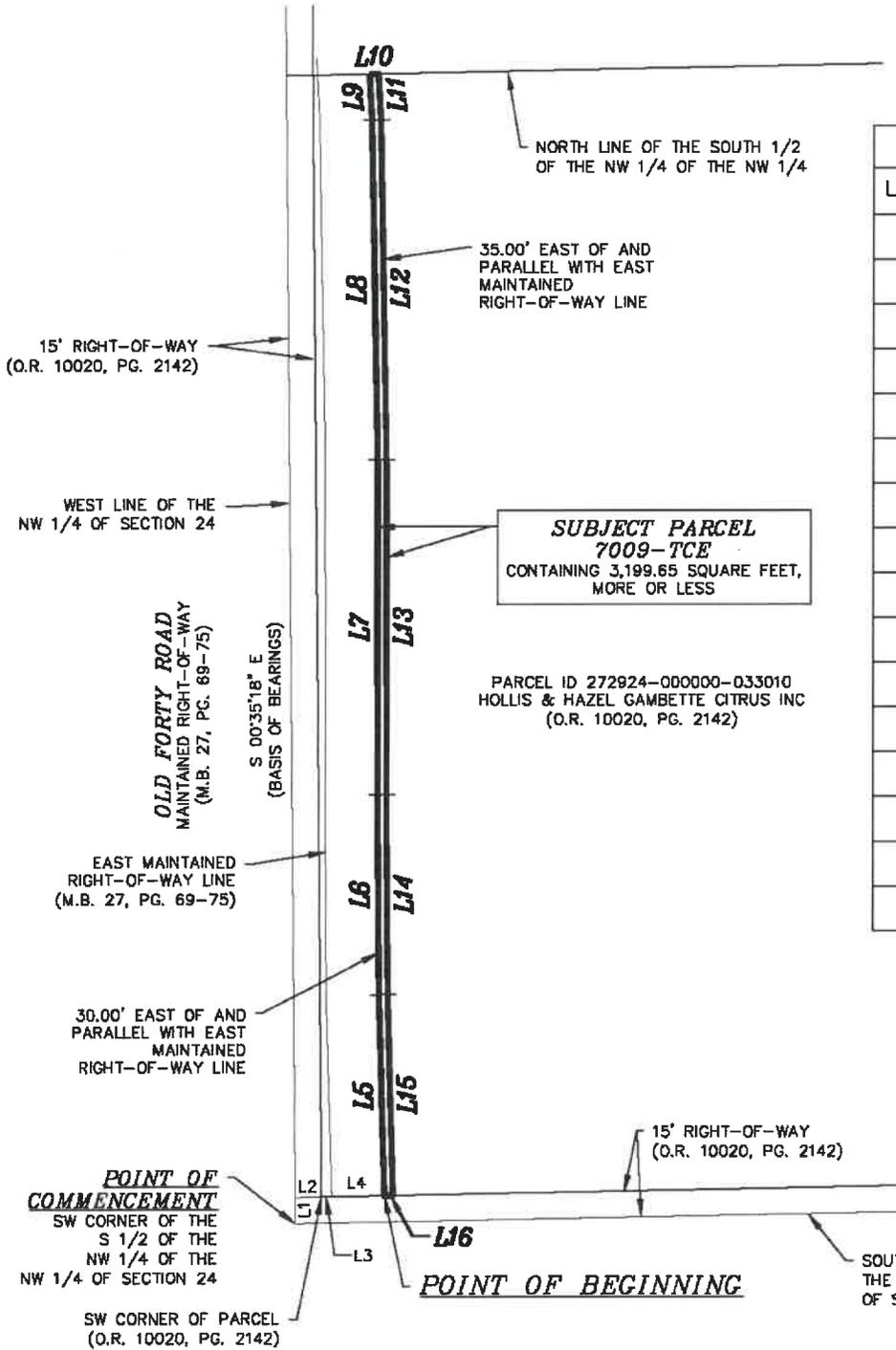
NOTES:

- 1) This is not a Boundary survey.
- 2) Bearings are based on the West line of the Northwest 1/4 of Section 24, Township 29 South, Range 27 East, Polk County, Florida, being South 00°35'18" East.
- 3) Please see sheet 1 of 2 for description, certification, and Surveyor's signature and seal.

DESCRIPTION SKETCH
7009-TCE

LEGEND:

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



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 00°35'18" W	15.00'
L2	N 88°54'23" E	15.00'
L3	N 88°54'23" E	5.83'
L4	N 88°54'23" E	30.00'
L5	N 01°42'35" W	114.91'
L6	N 00°30'57" W	114.01'
L7	N 00°04'54" W	191.22'
L8	N 01°04'39" W	193.57'
L9	N 03°05'39" W	26.22'
L10	N 88°52'38" E	5.00'
L11	S 03°05'39" E	26.14'
L12	S 01°04'39" E	193.70'
L13	S 00°04'54" E	191.24'
L14	S 00°30'57" E	113.94'
L15	S 01°42'35" E	114.91'
L16	S 88°54'23" W	5.00'

SCALE 1" = 100'



SHEET 2 OF 2

CS PROJECT: 8825.03

7009-TEC

SHEET NO. V-02

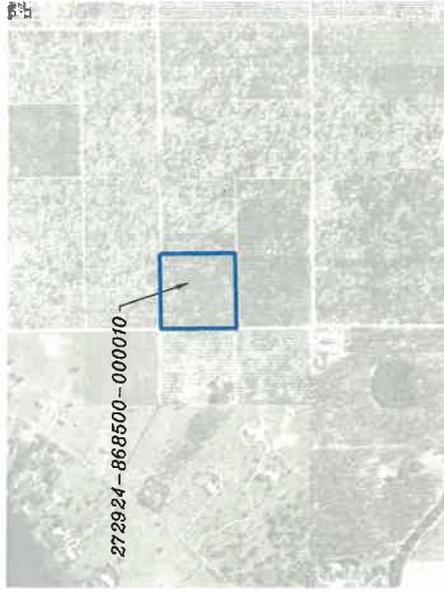
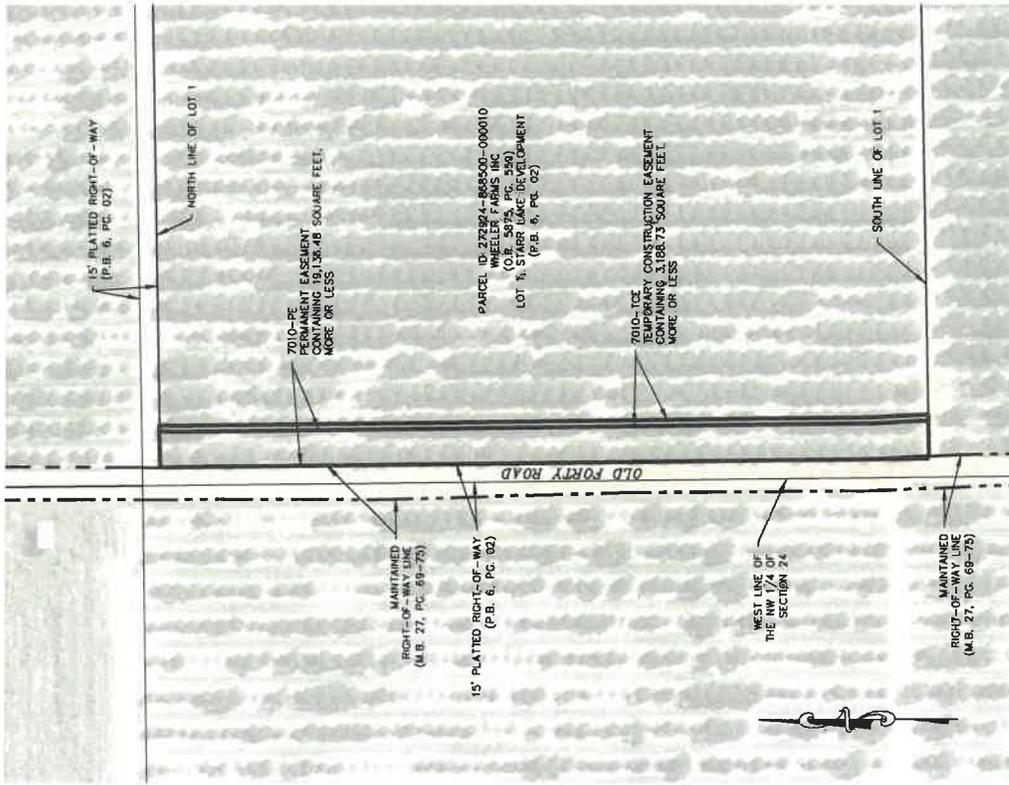
PREPARED BY: CHASTAIN-SKILLMAN, INC. - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/19/2024

EXHIBIT



CS PROJECT NUMBER: 8825.03		FIELD BY:	
PARCEL NUMBER: 7010		DATE: 02/29/2024	
SHEET NUMBER: V-01		FIELD BOOK & PAGE: 000 000	
GRAPHIC SCALE (IN FEET) 1 inch = 100 feet			
PRWC		WHEELER FARMS INC EXHIBIT	
		CHASTAIN SKILLMAN 206 EAST ORANGE STREET LAKELAND, FL 33801-1811 (888) 844-1422 <small>© 2024 CHASTAIN SKILLMAN</small>	
NAME:	DATE:	DESC:	SECTION:

DESCRIPTION
7010-TCE

DESCRIPTION:

A parcel of land being a portion of Lot 1 of the plat of STARR LAKE DEVELOPMENT as recorded in Plat Book 6, Page 02, and as described in Official Records Book 5875, Pages 559 through 563, both Public Records of Polk County, Florida, located in Section 24, Township 29 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Southwest corner of said Lot 1; thence North 88°24'20" East, along the South line of said Lot 1, a distance of 2.52 feet to the intersection with the East maintained right-of-way line as depicted in Map Book 27, Pages 69 through 75, Public Records of Polk County, Florida; thence continue North 88°24'20" East, along said South line, 30.01 feet to the intersection with a line lying 30.00 feet East of and parallel with said East maintained right-of-way line and the POINT OF BEGINNING; thence along said parallel line the following four (4) courses; thence (1) North 03°05'39" West, 42.49 feet; thence (2) North 00°39'33" West, 289.12 feet; thence (3) North 00°41'33" West, 289.40 feet; thence (4) North 00°15'52" East, 16.77 feet to the North line of said Lot 1; thence North 88°51'00" East, along said North line, 5.00 feet to the intersection with a line lying 35.00 feet East of and parallel with said East maintained right-of-way line; thence along said parallel line the following four (4) courses; thence South 00°15'52" West, 16.85 feet; thence (2) South 00°41'33" East, 289.35 feet; thence (3) South 00°39'33" East, 289.01 feet; thence (4) South 03°05'39" East, 42.51 feet to the South line of said Lot 1; thence South 88°24'20" West, along said South line, 5.00 feet to the POINT OF BEGINNING.

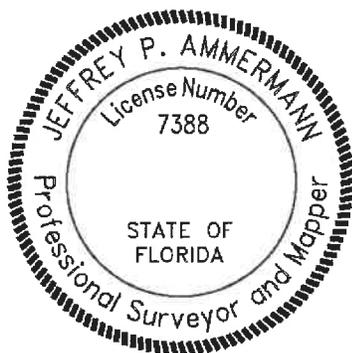
Said parcel contains 3,188.73 square feet, more or less.

NOTES:

- 1) This is not a Boundary survey.
- 2) The 15' platted right-of-way as shown hereon are reserved for private use as stated on the plat of STAR LAKE DEVELOPMENT, recorded in Plat Book 06, Page 02.
- 3) Bearings are based on the West line of the Northwest 1/4 of Section 24, Township 29 South, Range 27 East, Polk County, Florida, being South 00°35'18" East.
- 4) Please see sheet 2 of 2 for description sketch and legend.

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: 2024.02.24
11:48:55 -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 2

CS PROJECT: 8825.03

7010-TCE

SHEET NO. V-01

PREPARED BY: CHASTAIN-SKILLMAN, INC. - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 648-1402 - LB 262

DRAWN BY: S. CHILDS

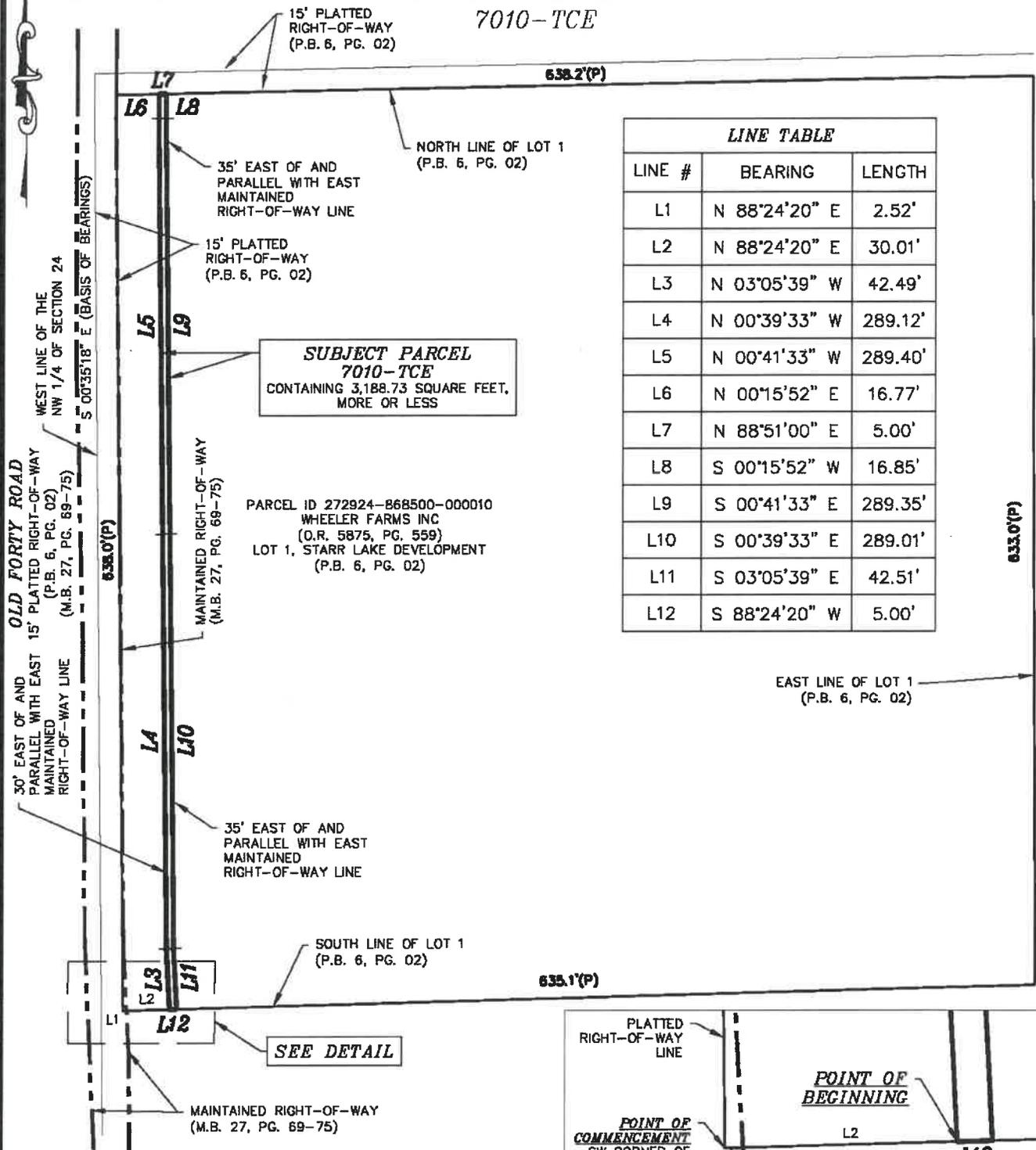
FIELD BOOK: — PAGE: —

DATE: 02/24/2024

P:\882503\CAD\Survey\KEY SHEET 2\10-CSX-OLD FORTY RD\882503-SCC-2024-01-22-ESM\TS.dwg 7010-TCE Feb 24, 2024 11:37am by: jammerrmann

SCALE 1" = 100'

DESCRIPTION SKETCH
7010-TCE

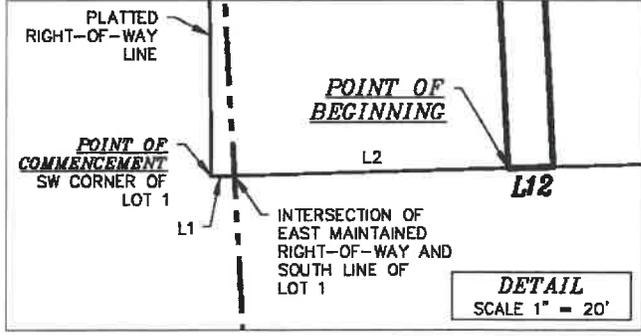


LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 88°24'20" E	2.52'
L2	N 88°24'20" E	30.01'
L3	N 03°05'39" W	42.49'
L4	N 00°39'33" W	289.12'
L5	N 00°41'33" W	289.40'
L6	N 00°15'52" E	16.77'
L7	N 88°51'00" E	5.00'
L8	S 00°15'52" W	16.85'
L9	S 00°41'33" E	289.35'
L10	S 00°39'33" E	289.01'
L11	S 03°05'39" E	42.51'
L12	S 88°24'20" W	5.00'

SUBJECT PARCEL
7010-TCE
CONTAINING 3,188.73 SQUARE FEET,
MORE OR LESS

PARCEL ID 272924-868500-000010
WHEELER FARMS INC
(O.R. 5875, PG. 559)
LOT 1, STARR LAKE DEVELOPMENT
(P.B. 6, PG. 02)

SEE DETAIL



LEGEND:

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

SEE SHEET 1 OF 1 FOR DESCRIPTION, CERTIFICATION,
SURVEYOR'S NOTES, SIGNATURE, AND SEAL.

CS PROJECT: 8825.03
7010-TCE
SHEET 2 OF 2
SHEET NO. V-02

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: 02/24/2024

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.