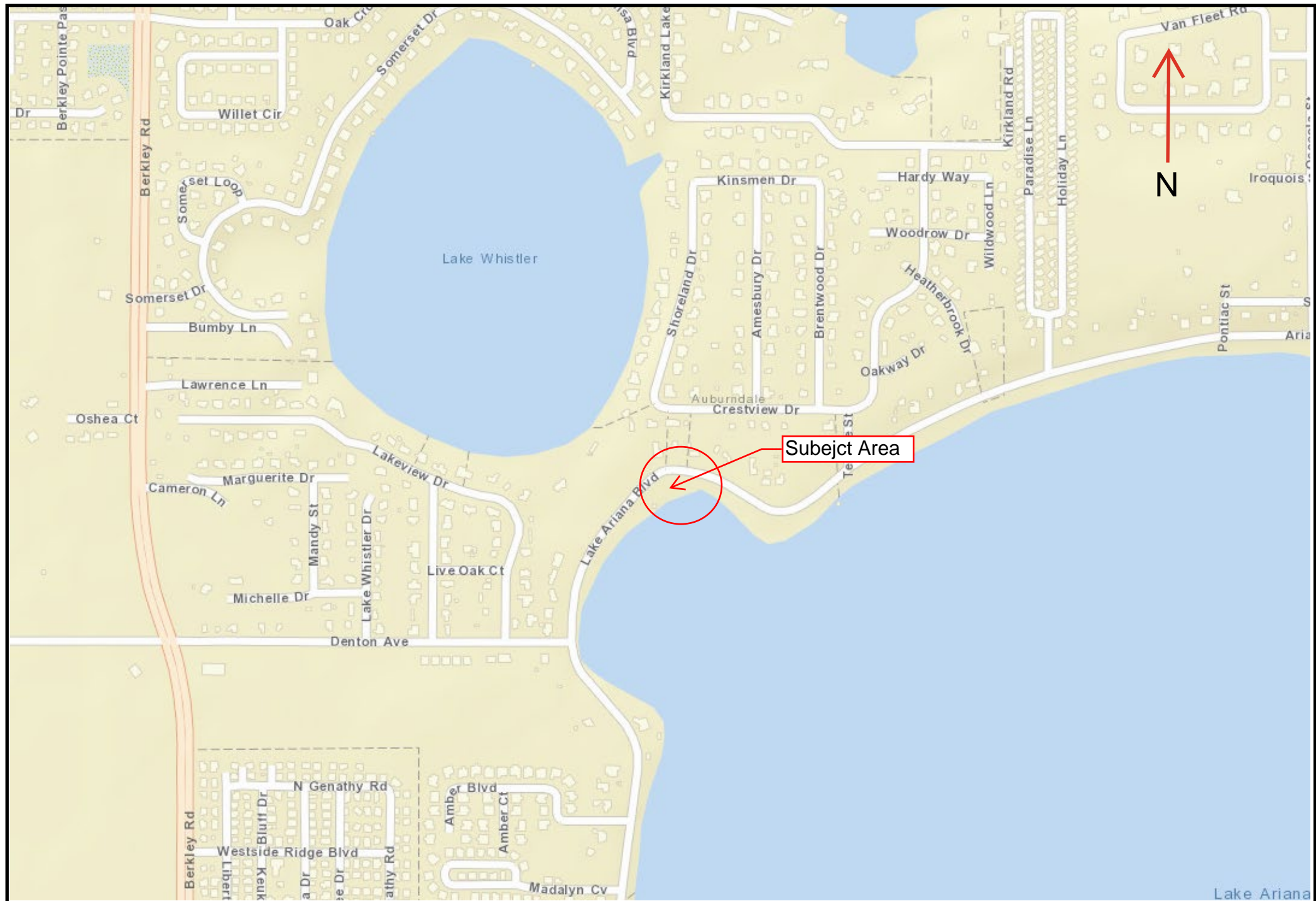
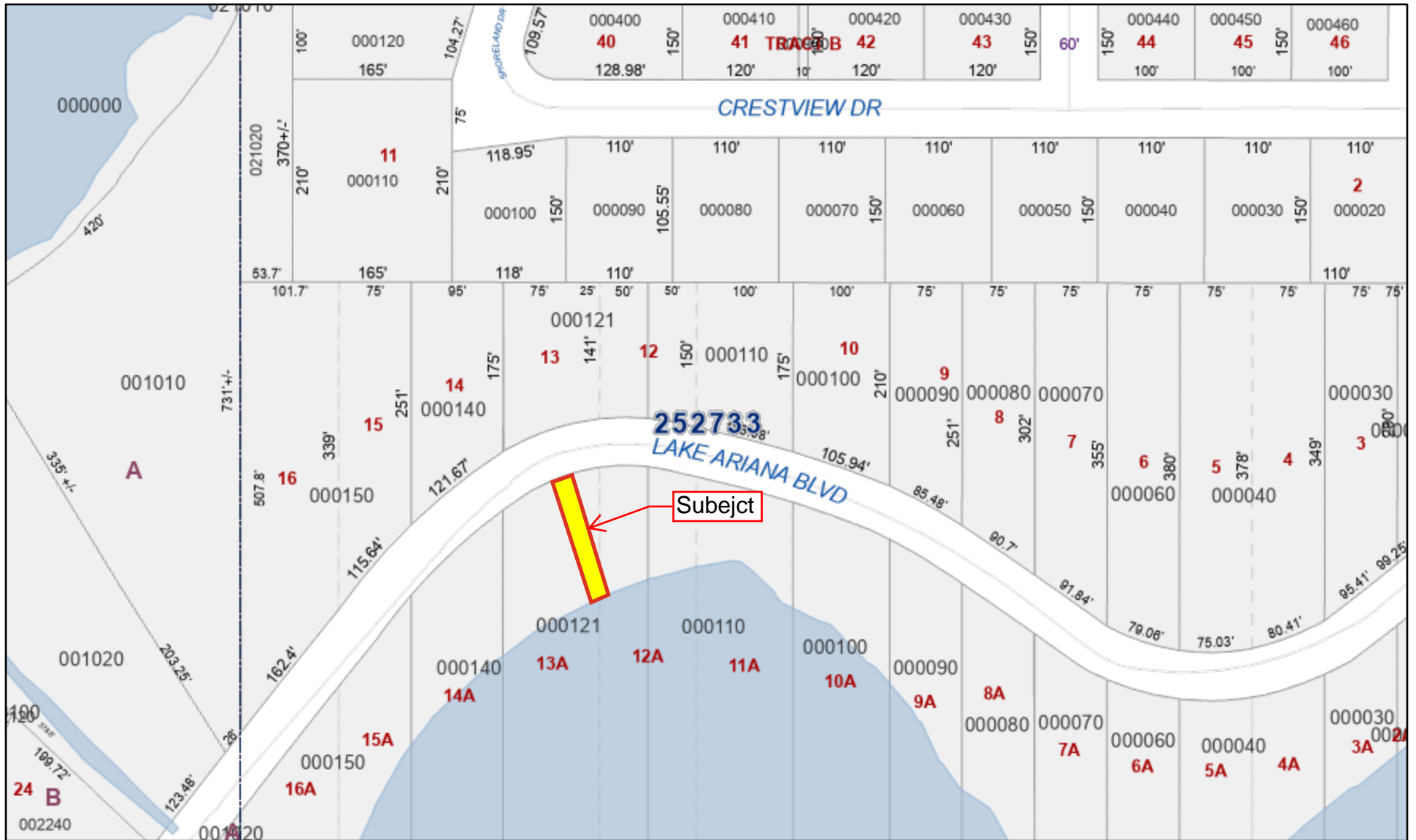


Section 33, Township 27 South, Range 25 East



Section 33, Township 27 South, Range 25 East



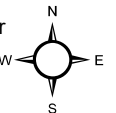
0 75 150 300 Feet

All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is".



Polk County Property Appraiser
Polk County, Florida

August 11, 2025



This instrument prepared under the direction of:

R. Wade Allen, Director
Polk County Real Estate Services
PO Box 9005, Drawer RE-01
Bartow, FL 33831-9005
By: Melanea Hough
Parent Parcel ID No.: 252733-301800-000121

DRAINAGE EASEMENT

THIS EASEMENT made this 25th day of AUGUST, 2025, between **GARY S. ROBERTS AND MONICA E. ROBERTS, husband and wife**, whose address is 2056 Lake Ariana Blvd., Auburndale, FL 33823, Grantor, and **POLK COUNTY**, a political subdivision of the State of Florida, whose mailing address is P.O. Box 988, Bartow, FL 33830-0988, Grantee.

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

SEE EXHIBIT "A"

TO HAVE AND TO HOLD THE SAME, together with the reasonable right to enter and depart over and upon adjoining lands of the Grantors for the purpose of exercising the rights herein granted.

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

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

[SIGNATURE PAGE FOLLOWS]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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

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

Nellie Vice
Witness

Gary S. Roberts
Gary S. Roberts

Print Name Hallie Vice

Address 105 Kinsle Hill Dr
Auburndale, FL 33823
Witness James A. Roberts Jr

Monica E. Roberts
Monica E. Roberts

Print Name James A. Roberts Jr

Address 102 Kinsle Hill Dr
Auburndale, FL 33823

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ☒ physical presence, or ☐ online notarization, this _____ day of _____, 2025, by Gary S. Roberts and Monica E. Roberts, husband and wife who ☒ are personally known to me or ☐ have produced _____ as identification.

(AFFIX NOTARY SEAL)

Dianna M. Whatley
Notary Public
Print Name


My Commission  **DIANNA M. WHATLEY**
Notary Public
State of Florida
Comm# HH431375
Expires 9/5/2027

EXHIBIT "A"

Project Name: Lake Ariana Blvd Drainage
Tax Folio Number: 25-27-33-301800-000121

Project Number: 7533E25-2
Road Number: 850301

DESCRIPTION

A parcel of land being a portion of Lot 12A and Lot 13A of TRIPLE LAKE Subdivision as recorded in Plat Book 33, Page 41, Public Records of Polk County, Florida, lying in Section 33, Township 27 South, Range 25 East, Polk County, Florida, lying 7.50 feet each side of the following described centerline:

Commence at the northwest corner of Lot 13 of said TRIPLE LAKE Subdivision, thence South 89°55'32" East, along the north line of said Lot 13, a distance of 100.18 feet to the northeast corner of said Lot 13; thence South 00°01'31" West, along the east line of said Lot 13, its southerly extension, and the east line of said Lot 13A, a distance of 286.49 feet to the **Point of Beginning** of said centerline: thence North 18°12'53" West, 116.2 feet to the centerline of Lake Ariana Boulevard and the **Point of Terminus**.

The sidelines are to be extended or trimmed as to terminate at the south right-of-way line of Lake Ariana Boulevard and the water's edge of Lake Ariana.

SHEET 1 OF 2

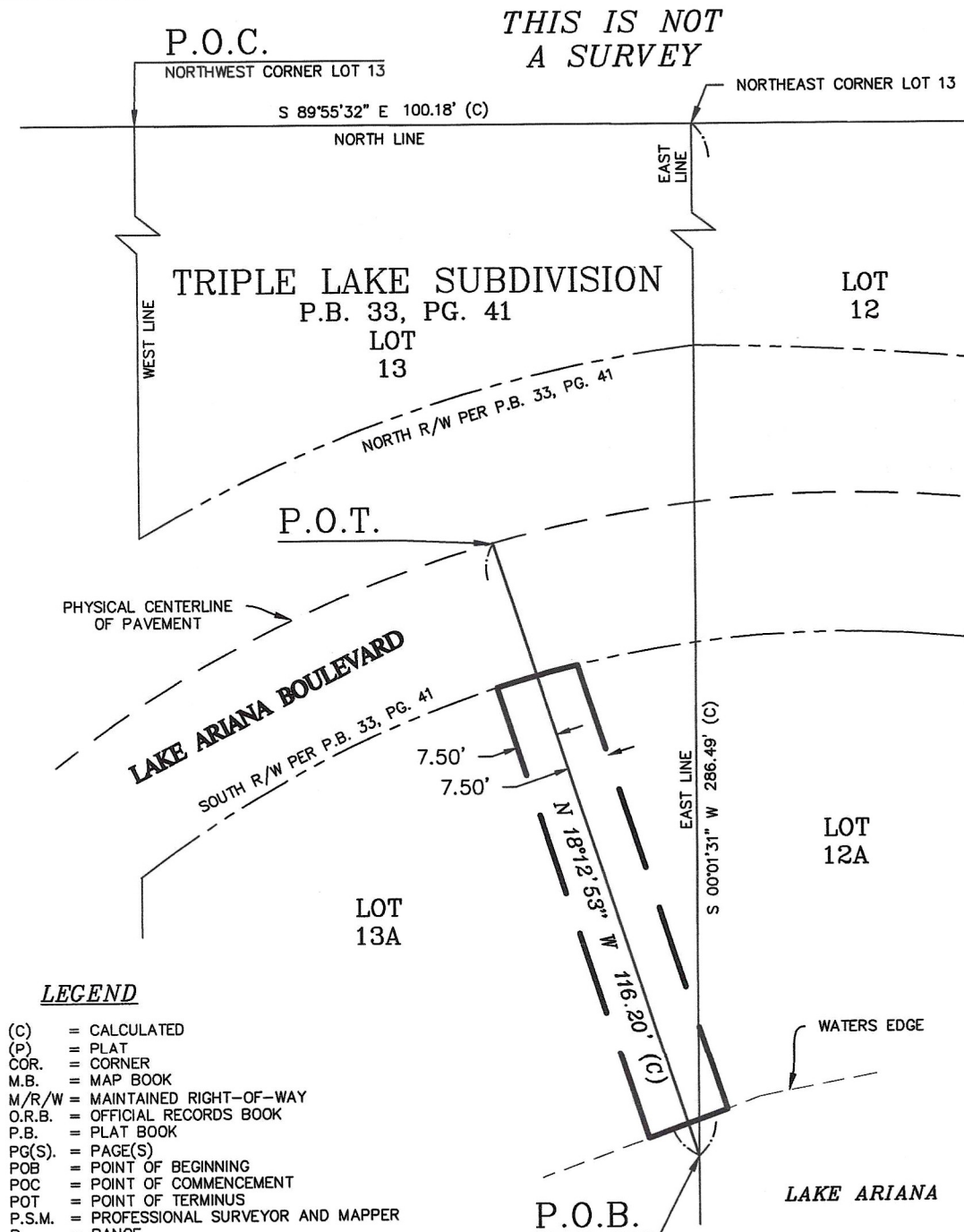
FOR SKETCH SEE SHEET 2 OF 2

REVISION	DATE	BY

**THIS IS NOT
A SURVEY**

NORTH

SCALE
1" = 30 feet



LEGEND

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

SURVEYOR'S NOTES.

BEARINGS AND DISTANCES ARE BASED ON THE FLORIDA
STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE,
NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011.

SEE SHEET 1 OF 2 FOR DESCRIPTION.

DATE
06/09/25

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

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

DESCRIPTION SKETCH
LOCATED IN SECTION 33,
TOWNSHIP 27 SOUTH, RANGE 25
EAST, POLK COUNTY, FLORIDA.

REVISION	DATE	BY

POLK COUNTY ROADS AND DRAINAGE

3000 SHEFFIELD ROAD,
WINTER HAVEN, FL 33880

PHONE: (863) 535-2200

FAX: (863) 519-8117

Sheet No. 2 of 2	Drawn by: RWY	Checked by: JRN	Check Date: 06/09/25
Parcel Number: N/A	PREPARED FOR: REAL ESTATE SERVICES		File Name: 7533E25-2

