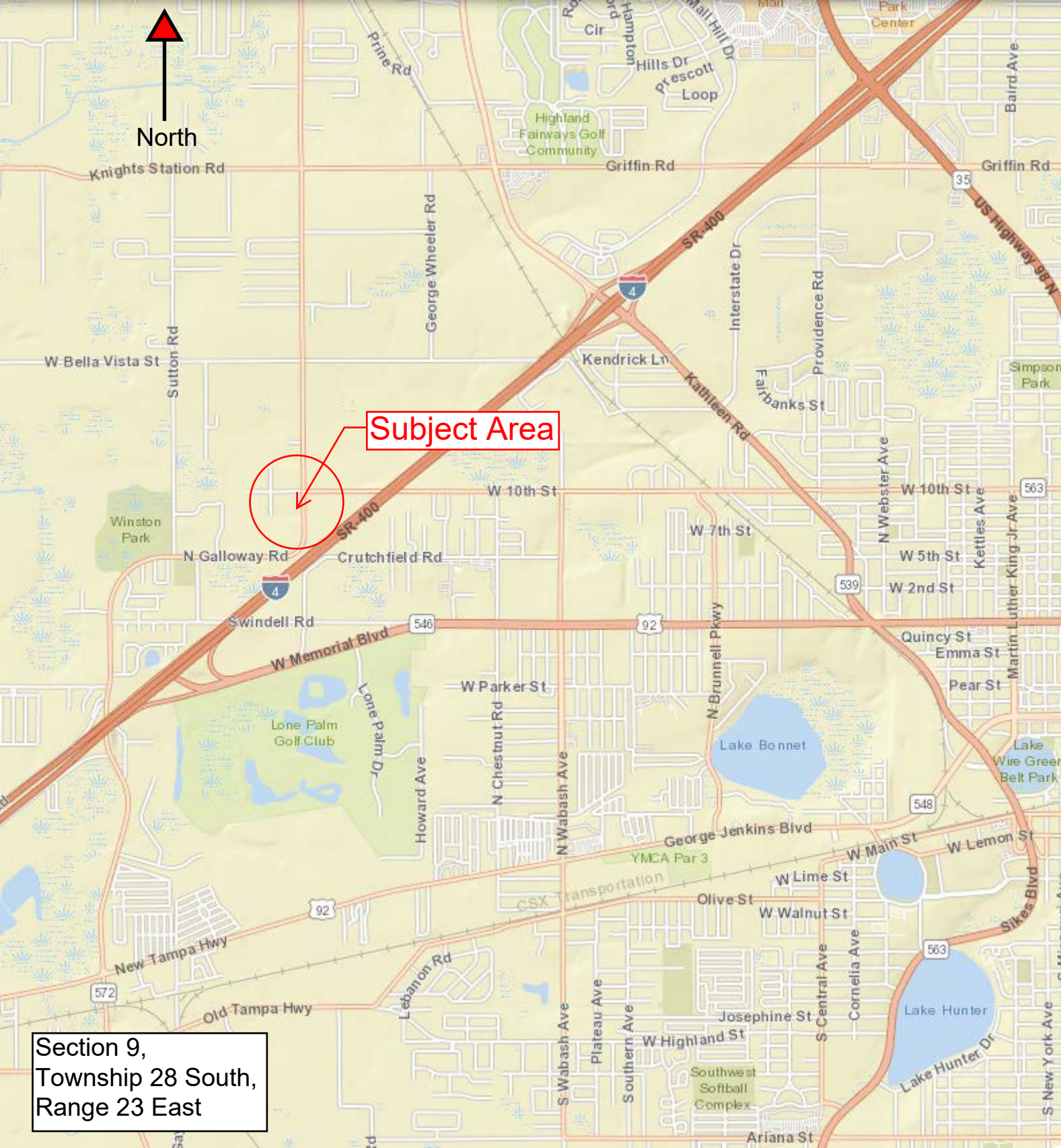




North

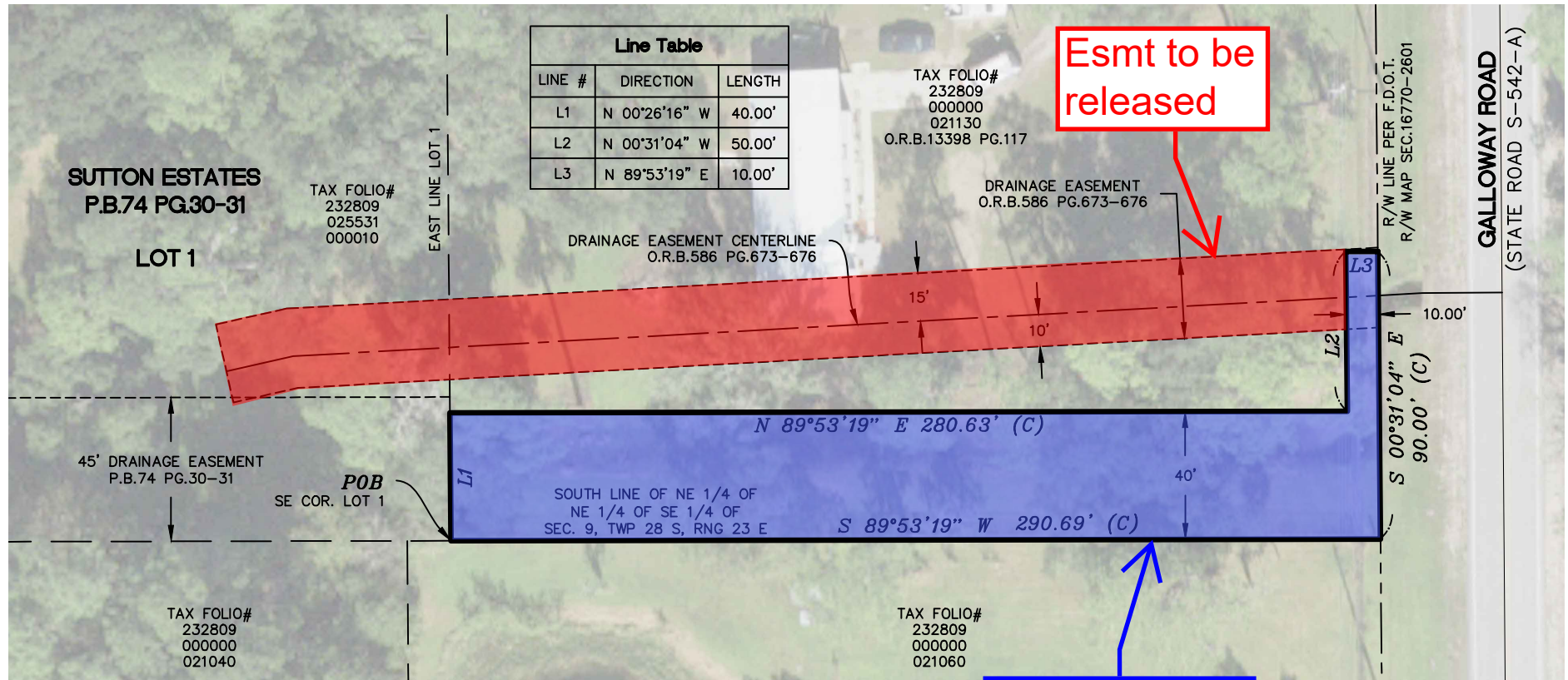
Subject Area

Section 9,  
Township 28 South,  
Range 23 East





THIS IS NOT A SURVEY



**LEGEND**

- (C) = CALCULATED
- COR. = CORNER
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
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- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- RNG = RANGE
- R/W = RIGHT-OF-WAY
- SEC = SECTION
- TWP = 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.

**SCALE**  
1" = 50 feet



**AERIAL EXHIBIT**

LOCATED IN SECTION 9,  
TOWNSHIP 28 SOUTH, RANGE 23 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: BCZ	Checked by: JRN	Checked Date: 09/02/25
Parcel Number: N/A	PREPARED FOR: REAL ESTATE SERVICES		Job Number: 8309E25-1

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

This instrument prepared under the direction of  
R. Wade Allen, Director  
Polk County Real Estate Services  
P.O. Box 9005, Drawer RE-01  
Bartow, FL 33831-9005  
By: Scott C. Lowery

Parent Parcel I.D. No.: 232809-000000-021130

Galloway Road Drainage Easement

## **DRAINAGE EASEMENT**

**THIS EASEMENT** made this 5 day of NOVEMBER, 2025, between **CONNIE CRISTANCHO and FABIO CASTRO**, as Successor Trustees of the Galloway Land Trust, dated March 27, 2024, whose mailing address is 3225 McLeod Drive, Suite 777, Las Vegas, Nevada 89121, Grantors, and **POLK COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 988, Bartow, Florida 33830-9005, Grantee.

**WITNESSETH**, that the said 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, does hereby grant unto the Grantee, its successors and assigns forever, a perpetual drainage easement for the purpose of clearing, excavating, constructing, inspecting, improving, repairing and maintaining public drainage facilities in, upon, under, over, across and through the following described land in the County of Polk, State of Florida, to-wit:

### **SEE EXHIBIT "A"**

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

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

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

[SIGNATURE PAGE FOLLOWS]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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

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

[Signature]  
Witness #1 as to both signatories  
Print Name: Carissa Christensen

4937 US Hwy 98 N., Lakeland  
Address FL 33805

[Signature]  
Witness #2 as to both signatories  
Print Name: Megan Edwards

4937 US Hwy 98 N Lakeland  
Address FL 33805

[Signature]  
Connie Cristancho, as Successor Trustee  
of the Galloway Land Trust dated March 27, 2024

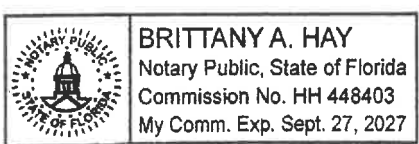
[Signature]  
Fabio Castro, as Successor Trustee of the  
Galloway Land Trust dated March 27, 2024

**STATE OF FLORIDA**

**COUNTY OF POLK**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or by ☐ online notarization, this 5<sup>th</sup> day of November, 2025, by Connie Cristancho and Fabio Castro, as Successor Trustees of the Galloway Land Trust dated March 27, 2024 who ☐ are personally known to me or ☒ have produced Driver's License as identification.

(AFFIX SEAL)



[Signature]  
Notary Public  
Brittany A Hay  
Print Name

Commission Expiration: 09/27/2027

## Exhibit "A" - Sheet 1 of 2

Project Name: GALLOWAY DRAINAGE  
Tax Folio Number: 232809-000000-021130

Project Number: 8309E25-1

### DESCRIPTION

A parcel of land being a portion of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 9, Township 28 South, Range 23 East, Polk County, Florida, being described as follows:

**Commence** at a point on the south line of said Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4, said point also being the southeast corner of Lot 1 of SUTTON ESTATES, a subdivision as recorded in Plat Book 74, Page 30-31, Public Records of Polk County, Florida, and being the **Point of Beginning**; thence North 00°26'16" West, along the east line of said Lot 1, a distance of 40.00 feet to a line being 40.00 feet north of and parallel with the said south line; thence North 89°53'19" East, along said parallel line, 280.63 feet to a line being 10.00 feet west of and parallel with the west right-of-way line of Galloway Road (State Road S-542-A) per Florida Department of Transportation Right-of-way Map Section 16770-2601; thence North 00°31'04" West, along said parallel line, 50.00 feet to a line being 90.00 feet north of and parallel with the said south line; thence North 89°53'19" East, along said parallel line, 10.00 feet to the said west right-of-way line; thence South 00°31'04" East, along said west right-of-way line, 90.00 feet to the said south line; thence South 89°53'19" West, along said south line, 290.69 feet to said **Point of Beginning**.

Containing 12,126 square feet, more or less.

SHEET 1 OF 2

FOR SKETCH SEE SHEET 2 OF 2

REVISION	DATE	BY

THIS IS NOT A SURVEY

SUTTON ESTATES  
P.B.74 PG.30-31

TAX FOLIO#  
232809  
025531  
000010

LOT 1

Line Table		
LINE #	DIRECTION	LENGTH
L1	N 00°26'16" W	40.00'
L2	N 00°31'04" W	50.00'
L3	N 89°53'19" E	10.00'

TAX FOLIO#  
232809  
000000  
021130  
O.R.B.13398 PG.117

DRAINAGE EASEMENT  
O.R.B.586 PG.673-676

R/W LINE PER F.D.O.T.  
R/W MAP SEC.16770-2601

GALLOWAY ROAD  
(STATE ROAD S-542-A)

45' DRAINAGE EASEMENT  
P.B.74 PG.30-31

POB  
SE COR. LOT 1

SOUTH LINE OF NE 1/4 OF  
NE 1/4 OF SE 1/4 OF  
SEC. 9, TWP 28 S, RNG 23 E

N 89°53'19" E 280.63' (C)

S 89°53'19" W 290.69' (C)

40'

S 00°31'04" E  
90.00' (C)

TAX FOLIO#  
232809  
000000  
021040

TAX FOLIO#  
232809  
000000  
021060

LEGEND

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- SEC = SECTION
- TWP = TOWNSHIP

DATE  
08/28/25

BRYAN C. ZELENENKI, P.S.M.  
FLORIDA REGISTRATION #7140  
SURVEYING AND MAPPING SECTION

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.

SCALE  
1" = 60 feet



DESCRIPTION SKETCH

LOCATED IN SECTION 9,  
TOWNSHIP 28 SOUTH, RANGE 23 EAST,  
POLK COUNTY, FLORIDA.

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

PHONE: (863) 535-2200

FAX: (863) 519-8117

REVISION  
DATE  
BY

Parcel Number  
2 of 2  
N/A

Drawn by:  
BCZ

Checked by:  
JRM

PREPARED FOR:  
REAL ESTATE SERVICES

Job Number:  
8309E25-1

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

POLK  
COUNTY

This instrument prepared under the direction of:  
R. Wade Allen, Director  
Real Estate Services  
P.O. Box 9005, Drawer RE-01  
Bartow, FL 33831-9005  
By: Scott C. Lowery

Parent Parcel Nos.: 232809-000000-021130 &  
232809-025531-000010

## **PARTIAL RELEASE OF EASEMENT**

THIS PARTIAL RELEASE OF EASEMENT, made this 16th day of December, 2025, by **POLK COUNTY**, a political subdivision of the State of Florida ("County"), whose mailing address is P.O. Box 988, Bartow, Florida 33831-0988.

### **WITNESSETH:**

**WHEREAS**, on the 16th day of February, 1962, C.M. Sutton and Martha Leola Sutton, his wife, granted to the State of Florida a Drainage Easement which was subsequently recorded in Official Record Book 586, at Pages 673 and 674 ("Easement"), in conjunction with a roadway identified as Section No. 16770-2601; and

**WHEREAS**, the roadway and associated right-of-way/easements were transferred to the County on July 11, 1983 by the recording of the right-of-way map for said Section 16670-2601 in Transfer Book 1, at Pages 99 through 107; and

**WHEREAS**, the existing drainage facilities are located slightly to the south of the area described in the Easement; and

**WHEREAS**, the current owner of the property identified as Parcel ID Number 232809-000000-021130, Connie Cristancho and Fabio Castro, as Successor Trustees of the Galloway Land Trust dated March 27, 2024 ("Owners"), which is encumbered by a portion of the Easement have granted a new easement to Polk County over the existing drainage facilities; and

**WHEREAS**, the County has determined that the new easement granted by the Owners will accommodate the existing drainage facilities in the area.

NOW, THEREFORE, POLK COUNTY hereby releases and abandons that portion of the lands identified as "Drainage Easement Left Station 102 + 45.75" as more particularly described on Exhibit "A", attached hereto and made a part hereof from the Easement. Provided always, nevertheless, that nothing herein contained shall in anyway impair, alter or diminish the effect or encumbrance of the Easement on the remaining part of the premises contained in the Easement, not hereby released therefrom, or any of the rights and remedies of the holder thereof. The intention being to release only the lands described in Exhibit "A" from the aforementioned easement.

**[signatures and acknowledgements follow on next page]**

**IN WITNESS WHEREOF**, the County has executed this Partial Release as of the date first set forth above.

WITNESSES:

COUNTY:

**POLK COUNTY, a political  
subdivision of the State of Florida**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

By: \_\_\_\_\_  
Martha Santiago, Ed.D., Chair  
Board of County Commissioners

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

STATE OF FLORIDA                    )  
  ) ss:  
COUNTY OF POLK                    )

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this \_\_\_\_\_ day of December, 2025, by Martha Santiago, Ed.D., as Chair of the Board of County Commissioner of Polk County, a political subdivision of the State of Florida, on behalf of said entity who is personally known to me or who has produced \_\_\_\_\_ as identification.

[NOTARY SEAL]

\_\_\_\_\_  
Notary Public, State of Florida  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



Exhibit "A"

Drainage Easement Left Station 102+45.75

That part of:

The North 1/2 of the Northeast 1/4 of the South 1/4 of Section 9, Township 28 South, Range 23 East, Polk County, Florida,

Lying within 15 feet Northerly and 10 feet Southerly of the following described Drainage Easement Center Line:

Begin on the East boundary of the Northeast 1/4 of the Southeast 1/4 of Section 9, township 28 South, Range 23 East at a point 592.20 feet South of the Northeast corner thereof; run thence South 89°22'53" West 25 feet; thence South 86°38'14" West 353.59 feet; thence South 77°09'53" West 21.41 feet to the end of Drainage Easement. LESS existing Rights of Way.