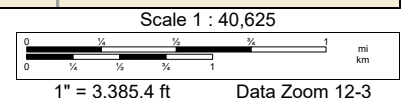
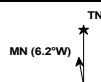


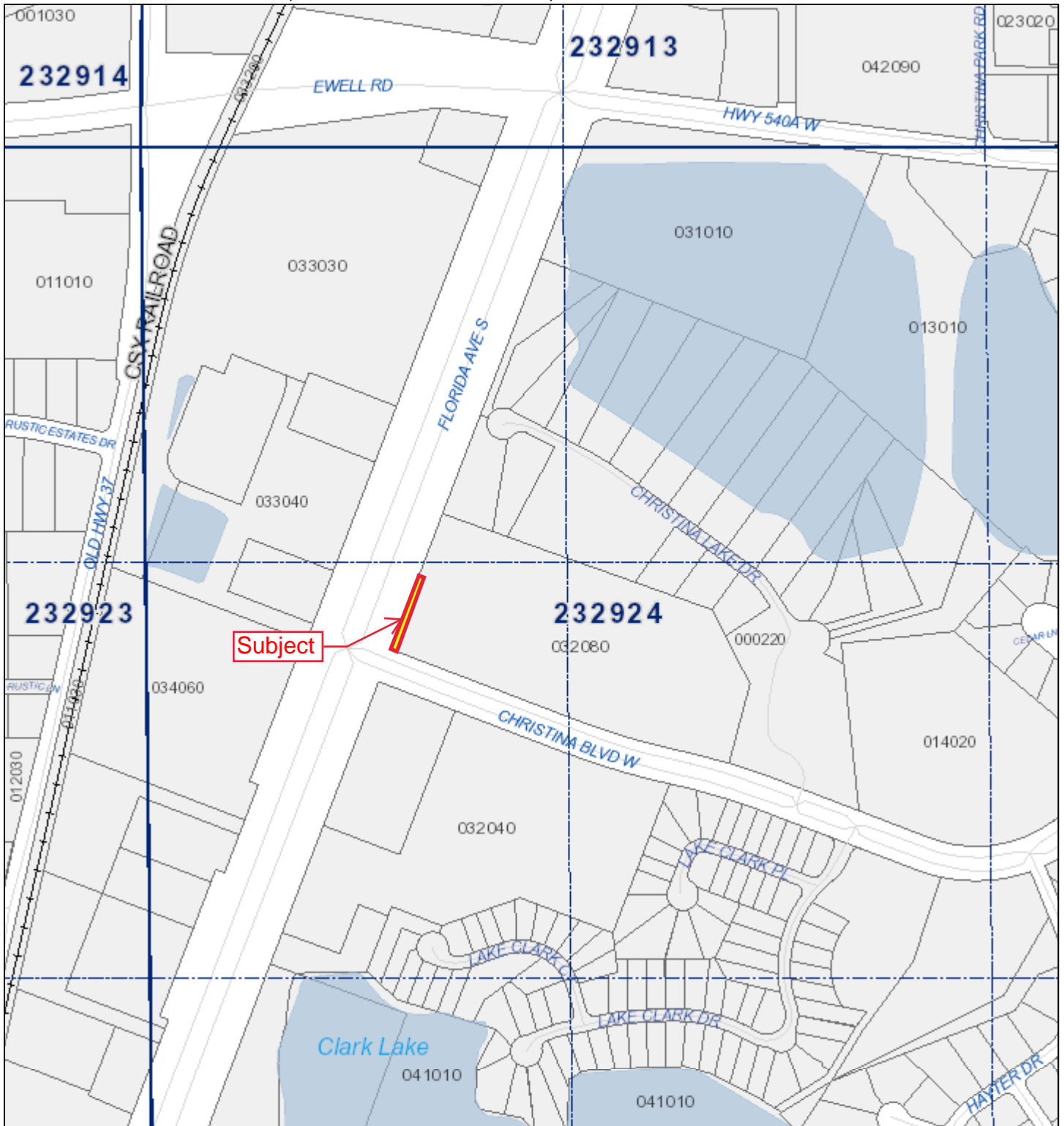
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SECTION 24, TOWNSHIP 29 SOUTH, RANGE 23 EAST



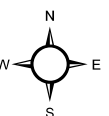
0 185 370 740 Feet

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".



Marsha M. Faux, CFA, ASA
Property Appraiser
Polk County, Florida

October 19, 2023



This Instrument prepared under the direction of
R. Wade Allen, Administrator
Polk County Real Estate Services
P.O. Box 9005, Drawer RE-01
Bartow, Florida 33831-9005
By: Scott C. Lowery
Project Name: Culver's Lakeland

Parent Parcel ID No.: 232924-000000-032080

POLK COUNTY UTILITIES EASEMENT

THIS POLK COUNTY UTILITIES EASEMENT, made this 19th day of October, 2023, between LAKELAND BURGER CHRISTINA LLC, a Florida limited liability company (the GRANTOR), whose address is 9554 Bolero Road, Winter Garden, Florida 34787, and POLK COUNTY, a political subdivision of the State of Florida (the GRANTEE), whose address is P.O. Box 988, Bartow, FL 33831.

WITNESSETH, the GRANTOR, for and in consideration of the sum of one dollar and other valuable consideration paid by GRANTEE, receipt whereof is hereby acknowledged, grants and conveys to GRANTEE to, its successors, assigns, licensees, a perpetual Polk County Utilities Easement, as described and illustrated below, which is to be under, over, and across the property situated in Polk County, Florida, more particularly described as:

See Attached Exhibit "A"

for Polk County owned utilities, which may include but is not limited to potable water, reclaimed water and wastewater facilities hereafter on said property, such easement to include (i) the right of free ingress and egress under, over and across said property for the purposes of constructing, installing, repairing, replacing, operating, and maintaining said utilities. The GRANTEE is hereby granted the right, privilege, and authority to remove, replace, repair, and enlarge said utilities. The GRANTEE is hereby granted the right, privilege, and authority to trim and remove, as necessary, the roots of trees, shrubs, bushes, and plants that may adversely affect the operation of said utilities.

This grant of easement shall not be construed as a grant of right of way and is limited to a Polk County utilities easement. The GRANTOR shall have the right to use the property subject to the easement granted hereby (the "Easement"), including without limitation for improved parking areas, improved roadways, improved driveways, medians and landscaping, which are not inconsistent with the use of the Easement by the GRANTEE for the purposes granted hereby. Inconsistent improvements to the use of the Easement by the GRANTOR 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 prior written approval of the GRANTEE, the limited use of trees, walls, foundations and mounded landscaping may be utilized within such area by the GRANTOR.

The GRANTOR shall not have the right to grant other easements to other parties without the prior written consent of the GRANTEE. In the event that the GRANTEE performs emergency related repairs, unscheduled infrastructure adjustment activities, or scheduled community improvement projects within said Easement, the GRANTEE shall be responsible for restoring the disturbed portions of all existing County approved and permitted improvements in as good or better condition than existed prior to the disturbance activity by the GRANTEE

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name by its proper officers thereunto duly authorized, and its corporate seal to be affixed, the day and year first above written.

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

Ashleigh Tyson
Witness
Print Name Ashleigh Tyson
Address 362 Audubon Oaks Dr #208
Lakeland, FL 33809
Kami Porter
Witness
Print Name Kami Porter
Address 4418 Erie St. Clermont, FL 34714

LAKELAND BURGER CHRISTINA
LLC, Florida limited liability company

By: [Signature]
Scott Hunt, Manager

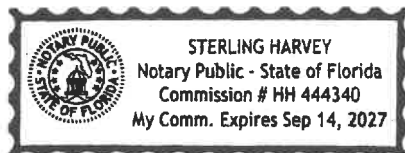
STATE OF FLORIDA

COUNTY OF Polk

THE FOREGOING instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of October, 2023, by Scott Hunt, as Manager of Lakeland Burger Christina LLC, a Florida limited liability, on behalf of said company, who is personally known to me or who has produced FLDL as identification.

[Signature]
Notary Public
State of Florida at Large

(Seal)



Sterling Harvey
Printed Name of Notary
Commission No. # HH 444340
My commission expires 09-14-2027

LEGAL DESCRIPTION:

BEING A PORTION OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 24, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH FLORIDA AVENUE, STATE ROAD 37 AND THE NORTHERLY RIGHT-OF-WAY LINE OF CHRISTINA BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 1591, PAGE 1740; THENCE NORTH 20 DEGREES 57 MINUTES 25 SECONDS EAST ALONG THE EASTERLY RIGHT-OF-WAY OF SAID SOUTH FLORIDA AVENUE, STATE ROAD 37, A DISTANCE OF 277.14 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 69 DEGREES 02 MINUTES 35 SECONDS EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 20 DEGREES 57 MINUTES 25 SECONDS WEST AND PARALLEL TO THE SAID RIGHT-OF-WAY OF SAID SOUTH FLORIDA AVENUE, A DISTANCE OF 277.14 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF CHRISTINA BOULEVARD; THENCE NORTH 69 DEGREES 02 MINUTES 35 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A POINT ON THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH FLORIDA AVENUE, STATE ROAD 37 BEING THE POINT OF BEGINNING.

LAND LYING IN POLK COUNTY, FLORIDA CONTAINS 2,771 SQUARE FEET OR 0.064 ACRES MORE OR LESS.

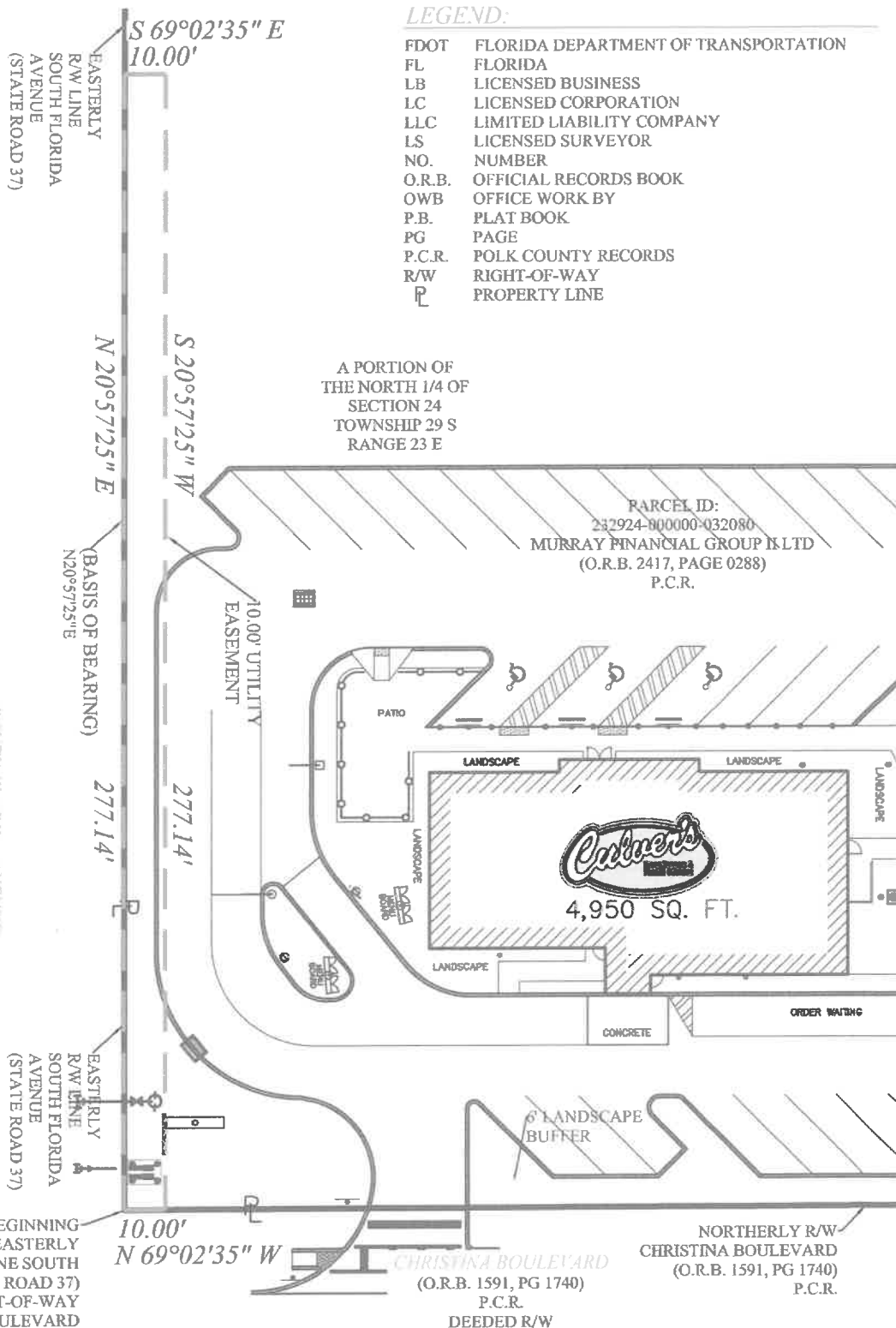
**CULVER'S CHRISTINA
10' UTILITY EASEMENT**

LEGEND:

FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FL	FLORIDA
LB	LICENSED BUSINESS
LC	LICENSED CORPORATION
LLC	LIMITED LIABILITY COMPANY
LS	LICENSED SURVEYOR
NO.	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
OWB	OFFICE WORK BY
P.B.	PLAT BOOK
PG	PAGE
P.C.R.	POLK COUNTY RECORDS
R/W	RIGHT-OF-WAY
	PROPERTY LINE

A PORTION OF
THE NORTH 1/4 OF
SECTION 24
TOWNSHIP 29 S
RANGE 23 E

PARCEL ID:
232924-000000-032080
MURRAY FINANCIAL GROUP II LTD
(O.R.B. 2417, PAGE 0288)
P.C.R.

**GENERAL NOTES:**

1. BEARING STRUCTURE ASSUMED (N 20°57'25" E) ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH FLORIDA AVENUE. FOR ANGLE MEASUREMENT ONLY.
2. LEGAL DESCRIPTION NEW PER AIA SURVEYING, INC.

POINT OF BEGINNING
INTERSECTION OF EASTERLY
RIGHT-OF-WAY LINE SOUTH
FLORIDA AVENUE (STATE ROAD 37)
AND NORTHERLY RIGHT-OF-WAY
LINE CHRISTINA BOULEVARD

THE FOREGOING SKETCH IS CERTIFIED TO MEET THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AS PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

LS # 6378
10/17/2023
DAVID McMULLEN
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

OWB: BR
DATE:
10/17/2023
MAP SUBJECT:
CULVER'S
LAKELAND
SCALE:
1" = 40'

TYPE OF SURVEY:
SKETCH AND
DESCRIPTION
10' UTILITY
EASEMENT

Professional Surveyor
Phone: 386.679.2363
711 Pineland Trail, Ormond Beach, Florida 32174

S A I A
SURVEYING, INC.
Residential Commercial Construction
LB 8205