

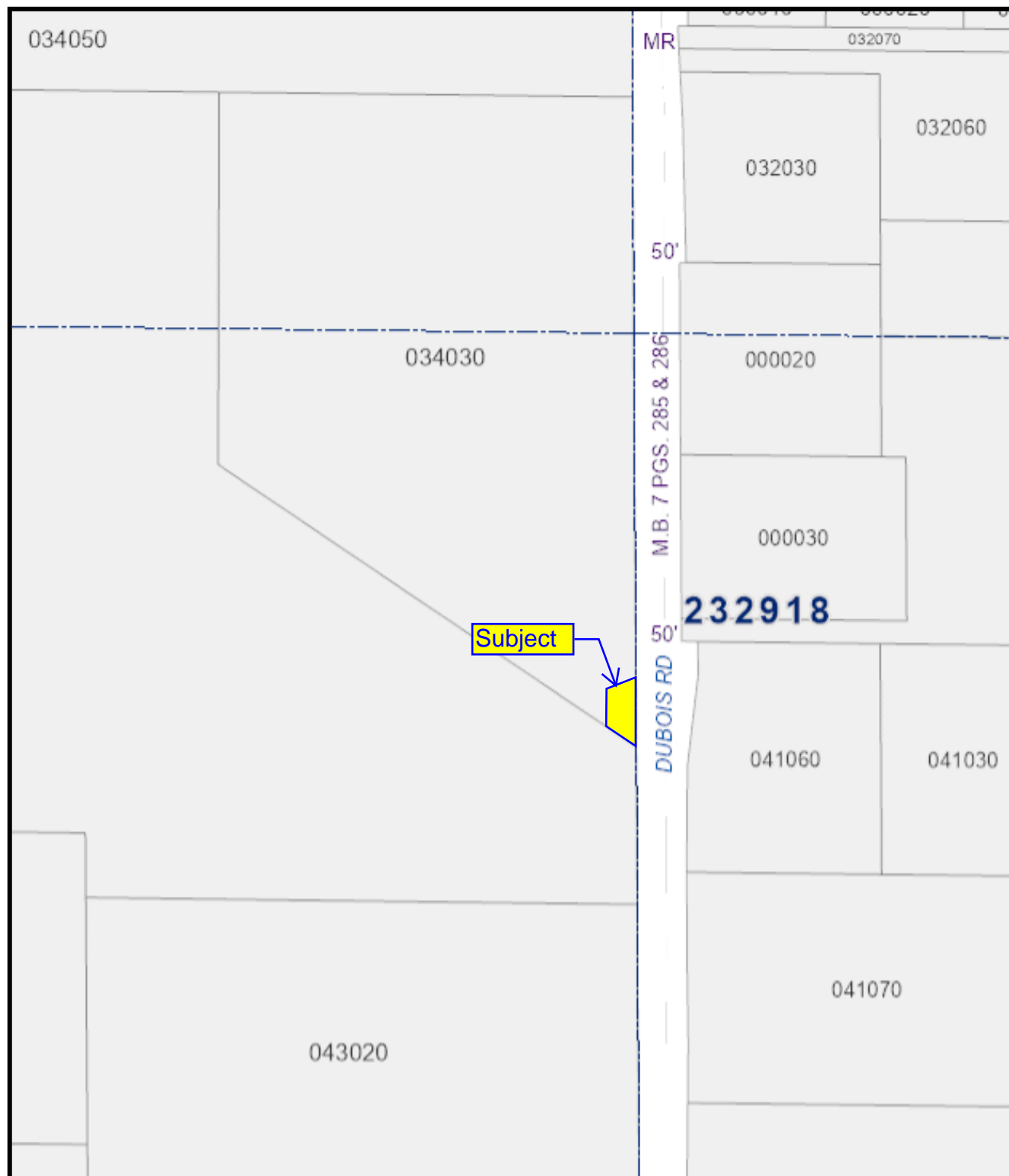
North

Subject Area

Section 18,  
Township 29 South,  
Range 23 East



## SECTION 18, TOWNSHIP 29 SOUTH, RANGE 23 EAST



**This instrument prepared under the direction of:**

R. Wade Allen, Director  
Polk County Real Estate Services  
PO Box 9005, Drawer RE-01  
Bartow, FL 33831-9005

By: Scott C. Lowery  
Parent Parcel ID No.: 232918-000000-034030

## **DRAINAGE EASEMENT**

THIS EASEMENT made this 8<sup>th</sup> day of April, 2025, between **TERESA L. CURRY**, whose address is 1013 Stoney Creek Drive, Lakeland, Florida 33811, Grantor, and **POLK COUNTY**, a political subdivision of the State of Florida, whose mailing address is P.O. Box 988, Bartow, FL 33830-0988, Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations paid, the receipt of which is hereby acknowledged, 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 Grantor for the purpose of exercising the rights herein granted.

Grantor covenants with the Grantee that she is lawfully seized of said lands and that she has good, right and lawful authority to grant this easement.

The property described herein does not constitute the homestead property of the Grantor.

Grantor 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 Grantor has hereunto set her hand and seal the date first above written.

Signed, Sealed And Delivered In The Presence Of:  
(Signature of Two Witnesses Required by Florida Law)

  
\_\_\_\_\_

Witness

Print Name Mary Curd

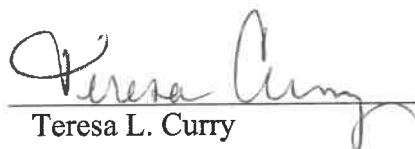
Address 4126 Chawen Dr 33810

  
\_\_\_\_\_

Witness

Print Name J. AUSTIN BLAIR

Address 6430 POLLY LN 33813

  
\_\_\_\_\_

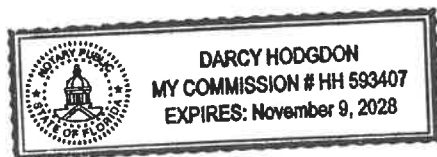
Teresa L. Curry

**STATE OF FLORIDA**

**COUNTY OF POLK**

The foregoing instrument was acknowledged before me by means of ☒ physical presence, or ☐ online notarization, this 8 day of April, 2025, by Teresa L. Curry who ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

(AFFIX NOTARY SEAL)



  
\_\_\_\_\_  
Notary Public

Print Name

Darcy Hodgdon

My Commission Expires

11/9/28

## Exhibit "A" - Sheet 1 of 2

Parcel Number: 800  
Project Name: DUBOIS ROAD DRAINAGE  
Tax Folio Number: 232918-000000-034030

Road Number: 931801  
Project Number: 9318E25-1

### DESCRIPTION

A parcel of land being in the Northwest 1/4 of the Southwest 1/4 of Section 18, Township 29 South, Range 23 East, Polk County, Florida, being described as follows:

**Commence** at the Northeast corner of said Northwest 1/4 of the Southwest 1/4, being a point on the West right-of-way line of Dubois Road as described in Official Records Book 1077, Page 975, Public Records of Polk County, Florida; thence South 00°19'28" East, along said West right-of-way line and along the West right-of-way line as described in Official Records Book 1077, Page 967, of said Public Records, 362.18 feet to the **Point of Beginning**; thence continue South 00°19'28" East, along said West right-of-way line, 86.37 feet to the Southerly line of a parcel of land described in Official Records Book 5459, Page 1054, of said Public Records; thence North 55°55'21" West, along said Southerly parcel line, 48.48 feet; thence North 00°19'28" West, 40.79 feet; thence North 65°13'42" East, 43.94 feet to said **Point of Beginning**.

Containing 2543 square feet, more or less.

SHEET 1 OF 2

FOR SKETCH SEE SHEET 2 OF 2

REVISION	DATE	BY

Line Table		
LINE #	DIRECTION	LENGTH
L1	S 00°19'28" E	86.37'
L2	N 55°55'21" W	48.48'
L3	N 00°19'28" W	40.79'
L4	N 65°13'42" E	43.94'

**POC**  
NE CORNER OF  
NW 1/4 OF SW 1/4  
OF SEC.18, T 29 S, R23 E

EAST LINE OF  
NW 1/4 OF SW 1/4

TAX FOLIO#  
232918  
000000  
034030  
O.R.B.5459 PG.1054

S 00°19'28" E 362.18' (C)  
R/W LINE PER  
O.R.B.1077 PG.975

R/W LINE PER  
O.R.B.1077 PG.975

NORTH

SCALE

1" = 40 feet

**POB**

L4  
L3  
L1  
L2

SOUTHERLY LINE OF PARCEL  
O.R.B.5459 PG.1054

DUBOIS ROAD (F)

R/W LINE PER  
O.R.B.1077 PG.967

TAX FOLIO#  
232918  
000000  
034010  
O.R.B.5459 PG.1057

LEGEND  
(C) = CALCULATED  
(F) = FIELD  
O.R.B. = OFFICIAL RECORDS BOOK  
PG(S). = PAGE(S)  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER  
R = RANGE  
R/W = RIGHT-OF-WAY  
SEC = SECTION  
T = TOWNSHIP

**THIS IS NOT  
A SURVEY**

**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  
02/12/25



Digitally signed  
by Bryan  
Zelenenki  
Date: 2025.02.13  
08:08:23 -05'00'

BRYAN C. ZELENENKI, P.S.M.  
FLORIDA REGISTRATION #7140  
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 18,  
TOWNSHIP 29 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	Check Date: 02/12/25
Parcel Number: 800	PREPARED FOR: REAL ESTATE SERVICES		File Name: 9318E25-1

