



Begin Project

Polk Pkwy



Winter Lake Rd

Thornhill Rd

Winter Lake Rd

Marshall Hampton Reserve



Simmers-Young Park

Spirit Lake Rd

Thomas Lake

Sears Lake

Spirit Lake

Grassy Lake

Millsite Lake

Subject Area

Thornhill Rd



Spirit Lake Rd

Old Bartow Eagle Lake Rd



Gordonville Park

End Project



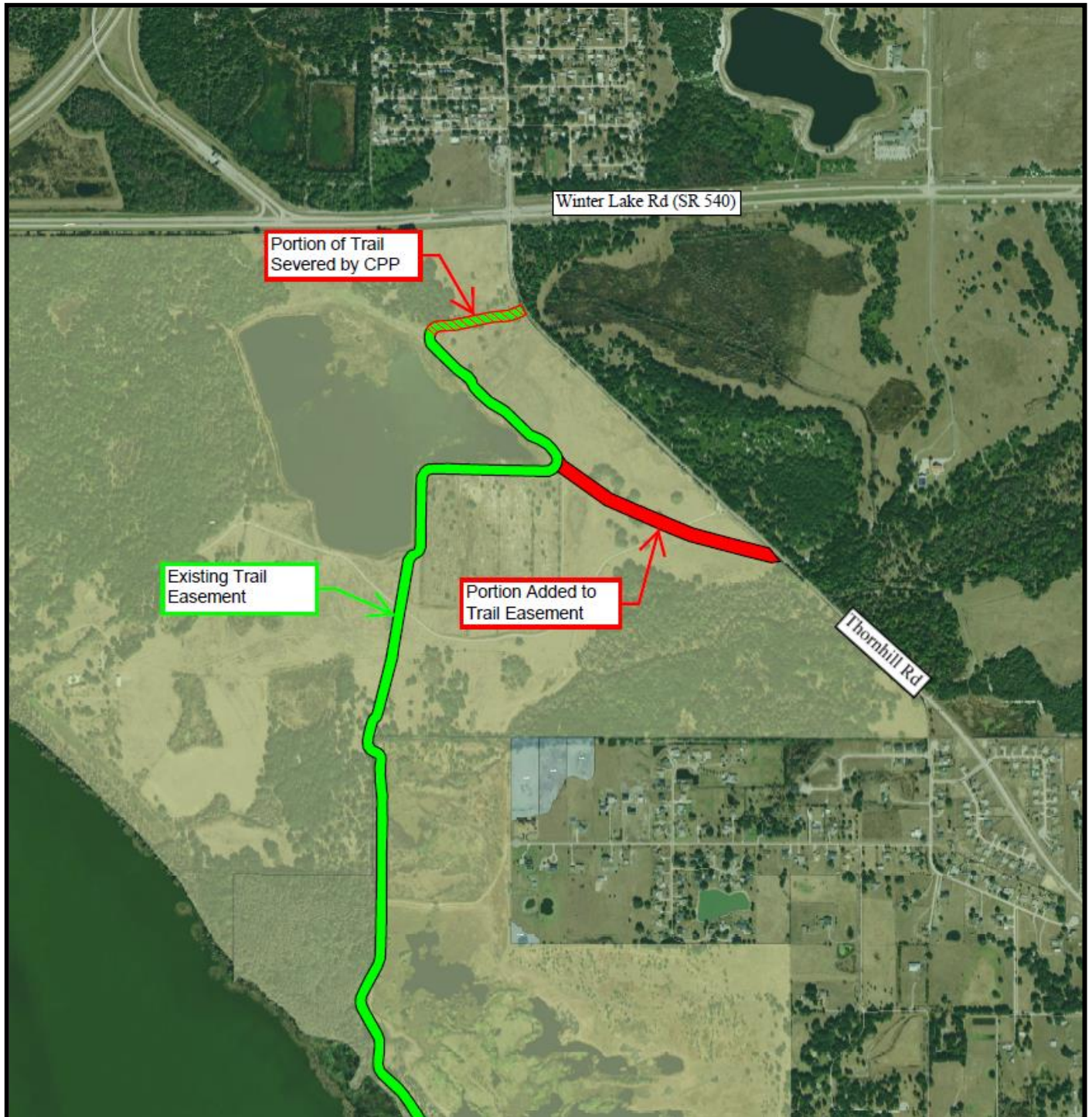
Bartow Municipal Airport

- Design Project Limits
- PD&E Study Area

*Not to Scale



SECTION 33, TOWNSHIP 28 SOUTH, RANGE 25 EAST



Prepared by & return recorded original to:

Mike Singer

Southwest Florida Water Mgmt Dist

2379 Broad Street

Brooksville, FL 34604

AMENDMENT TO NON-EXCLUSIVE PERPETUAL EASEMENT

THIS AMENDMENT TO NON-EXCLUSIVE PERPETUAL EASEMENT is entered by and between the SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, a public body existing under Chapter 373, Florida Statutes, whose address is 2379 Broad Street, Brooksville, Florida, 34604 (Grantor), and POLK COUNTY, a political subdivision of the State of Florida, whose address is 515 East Boulevard Street, Bartow, Florida, 33830 (Grantee).

WITNESSETH:

WHEREAS, Grantor is the owner of certain real property located in Polk County, Florida, more particularly described in Exhibit "A" attached hereto (the Property); and

WHEREAS, Grantee has previously received funds for the construction of a recreational trail to comply with the Lake Hancock Land Use and Management Plan, dated January 2010 ("Trail Project"); and

WHEREAS, Grantor previously granted to Grantee a non-exclusive easement for the construction of a Trail Project, which is recorded in Official Records Book 9525, Page 729; as amended in Official Records Book 10215, Page 1854; and as partially released in Official Records Book 12453, Page 467; all of the Public Records of Polk County, Florida ("Existing Easement");

WHEREAS, Grantor and Grantee mutually desire to amend the Existing Easement to add a new section of permanent corridor over the property described in Exhibit "B" attached hereto for the realignment of the Trail Project ("Additional Trail").

NOW THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor and Grantee agree as follows:

1. Grantor does hereby remise, release, grant and convey to the Grantee, its successors and assigns, a non-exclusive perpetual easement over and across a portion of the Property more specifically described in Exhibit "B" attached hereto and incorporated herein by this reference, for the purpose of constructing, altering, using, operating, inspecting, patrolling, maintaining, repairing and replacing the Trail Project, with full right to ingress and egress for the accomplishment of the foregoing rights.

2. The effective date of this Amendment to Non-Exclusive Perpetual Easement shall be the last date upon which all of the parties hereto have executed this Amendment to Non-Exclusive Perpetual Easement, as demonstrated by the date under the signature on the signature page.

3. All other terms and conditions of the Existing Easement, as amended, shall remain in full force and effect.

***REMAINDER OF PAGE INTENTIONALLY LEFT BLANK
SIGNATURE PAGES FOLLOW***

IN WITNESS WHEREOF, Grantor and Grantee have executed this Amendment to Non-Exclusive Perpetual Easement on the day and year indicated below.

Signed, sealed and delivered
in our presence as witnesses:

GRANTOR

SOUTHWEST FLORIDA WATER
MANAGEMENT DISTRICT, a public body
existing under Chapter 373 of the Florida
Statutes

By: *Joel Schleicher*
Joel Schleicher, Chairman

(Corporate Seal)

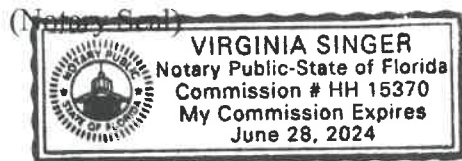
ATTEST:

By: *Michelle Williamson*
Michelle Williamson, Secretary

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me, by means of ☒ **physical presence** or ☐ **online notarization**, this 24 day of Jan, 2023, by Joel Schleicher as Chairman of the Governing Board of the Southwest Florida Water Management District, on behalf of the Southwest Florida Water Management District, who is personally known to me.



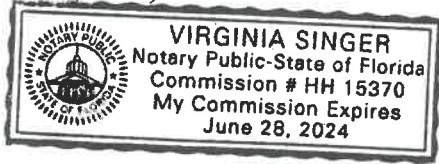
Virginia Singer
Notary Public
Print: Virginia Singer
Commission No. HH 15370
My Commission Expires: June 28, 2024

Page Break

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me, by means of ☒ **physical presence** or ☐ **online notarization**, this 24 day of Jan, 2023, by Michelle Williamson as Secretary of the Governing Board of the Southwest Florida Water Management District, on behalf of the Southwest Florida Water Management District, who is personally known to me.

(Notary Seal)



Virginia Singer
Notary Public
Print: Virginia Singer
Commission No. HH15370
My Commission Expires: June 28, 2024

Signatures continue on following page

Signed, sealed and delivered
in our presence as witnesses:

GRANTEE

POLK COUNTY, a political subdivision of
the State of Florida

By: _____
Print Name: _____

By: _____
George Lindsey III, Chairman of
the Board of County Commissioners

By: _____
Print Name: _____

STATE OF Florida
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐
online notarization this ____ day of _____, 2023, by George Lindsey III, as Chairman of the
Board of County Commissioners of Polk County, on behalf of the County. Such person Notary Public
must check applicable box:

☐ is personally known to me.

☐ produced current driver license.

☐ produced _____ as identification.

(Notary Seal)

Notary Public
Printed Name of Notary: _____
Commission Number: _____
My Commission Expires: _____

Exhibit A

Exhibit "A-1" – Sheet 1 of 9

LEGAL DESCRIPTION

An easement 100 feet wide over that portion of the lands described in Official Records Book 6039 page 911 and that portion of the lands described in Official Records Book 5590 page 1816 and that portion of the lands described in Official Records Book 6341 page 281 and that portion of the lands described in Official Records Book 5334 page 2278 and that portion of the lands described in Official Records Book 7622 page 858 all in the public records of Polk County, Florida the centerline of which is described as follows:

Commence at a one and three quarters inch iron pipe marking the northeast corner of Section 25, Township 29 South, Range 24, Polk County Florida; thence North 89°33'47" West along the north boundary of said section 25 a distance of 618.90 feet to the west boundary of the aforesaid lands described in Official Records Book 6039 page 911; thence South 30°51'22" East along said west boundary a distance of 82.80 feet to the Point of Beginning, said Point of Beginning having a State Plane Coordinate value of - N 1310276.30; E 701559.43 referenced to the West Zone of the Florida State Plane Coordinate system NAD 83, 2007 adjustment, and the beginning of a curve to the right, of which the radius point lies South 33°59'49" East, a radial distance of 100.01 feet; thence easterly along the arc, through a central angle of 34°30'06", a distance of 60.22 feet; thence South 89°29'43" East, a distance of 1,145.27 feet to a point of curve to the right having a radius of 330.02 feet and a central angle of 07°14'20"; thence easterly along the arc a distance of 41.69 feet; thence South 82°15'23" East, a distance of 389.88 feet to a point of curve to the left having a radius of 330.02 feet and a central angle of 07°44'37"; thence easterly along the arc a distance of 44.60 feet; thence North 90°00'00" East, a distance of 440.63 feet to a point of curve to the left having a radius of 330.02 feet and a central angle of 09°00'45"; thence easterly along the arc a distance of 51.91 feet to a point of reverse curve to the right having a radius of 330.02 feet and a central angle of 09°34'10"; thence easterly along the arc, a distance of 55.12 feet; thence South 89°26'34" East, a distance of 257.72 feet to a point of curve to the right having a radius of 100.01 feet and a central angle of 57°46'32"; thence southeasterly along the arc a distance of 100.85 feet; thence South 31°40'02" East, a distance of 55.10 feet to a point of curve to the left having a radius of 100.01 feet and a central angle of 85°28'53"; thence easterly along the arc a distance of 149.21 feet; thence North 62°51'05" East, a distance of 182.81 feet to a point of curve to the left having a radius of 50.00 feet and a central angle of 66°09'21"; thence northeasterly along the arc a distance of 57.73 feet; thence North 03°18'16" West, a distance of 33.60 feet to a point of curve to the right having a radius of 50.00 feet and a central angle of 60°17'20"; thence northeasterly along the arc a distance of 52.61 feet; thence North 56°59'04" East, a distance of 42.49 feet to a point of curve to the left having a radius of 40.00 feet and a central angle of 58°23'13"; thence northeasterly along the arc a distance of 40.76 feet; thence North 01°24'09" West, a distance of 96.69 feet to a point of curve to the left having a radius of 500.03 feet and a central angle of 12°08'58"; thence northerly along the arc a distance of 106.03 feet to a point of reverse curve to the right having a radius of 800.04 feet and a central angle of 13°33'07"; thence northerly along the arc, a distance of 189.23 feet; thence North, a distance of 354.09

Exhibit A

Exhibit "A-1" – Sheet 2 of 9

feet to a point of curve to the left having a radius of 800.04 feet and a central angle of $33^{\circ}40'43''$; thence northerly along the arc a distance of 470.27 feet; thence North $33^{\circ}40'43''$ West, a distance of 154.21 feet to a point of curve to the right having a radius of 1,500.08 feet and a central angle of $31^{\circ}36'12''$; thence northerly along the arc a distance of 827.42 feet; thence North $02^{\circ}04'31''$ West, a distance of 494.58 feet to a point of curve to the right having a radius of 850.05 feet and a central angle of $43^{\circ}48'30''$; thence northerly along the arc a distance of 649.95 feet; thence North $41^{\circ}44'00''$ East, a distance of 373.17 feet to a point of curve to the right having a radius of 100.01 feet and a central angle of $04^{\circ}57'16''$; thence northeasterly along the arc a distance of 8.65 feet; thence North $46^{\circ}41'16''$ East, a distance of 207.82 feet to a point of curve to the left having a radius of 150.01 feet and a central angle of $05^{\circ}13'13''$; thence northeasterly along the arc a distance of 13.67 feet; thence North $41^{\circ}28'03''$ East, a distance of 59.54 feet to a point of curve to the right having a radius of 150.01 feet and a central angle of $34^{\circ}43'51''$; thence northeasterly along the arc a distance of 90.93 feet; thence North $76^{\circ}11'54''$ East, a distance of 628.13 feet to a point of curve to the right having a radius of 1,304.38 feet and a central angle of $42^{\circ}11'58''$; thence easterly along the arc a distance of 960.70 feet to a point of reverse curve to the left having a radius of 750.04 feet and a central angle of $08^{\circ}40'29''$; thence southeasterly along the arc, a distance of 113.56 feet; thence South $70^{\circ}16'37''$ East, a distance of 1,772.34 feet to a point of curve to the right having a radius of 1,500.08 feet and a central angle of $02^{\circ}05'29''$; thence easterly along the arc a distance of 54.75 feet; thence South $68^{\circ}11'08''$ East, a distance of 302.95 feet to a point of curve to the left having a radius of 1,500.08 feet and a central angle of $01^{\circ}31'50''$; thence easterly along the arc a distance of 40.07 feet; thence South $69^{\circ}42'58''$ East, a distance of 73.66 feet to a point of curve to the left having a radius of 250.01 feet and a central angle of $24^{\circ}20'36''$; thence easterly along the arc a distance of 106.22 feet to a point of reverse curve to the right having a radius of 750.04 feet and a central angle of $03^{\circ}02'20''$; thence easterly along the arc, a distance of 39.78 feet; thence North $88^{\circ}58'46''$ East, a distance of 78.77 feet to a point of curve to the right having a radius of 750.04 feet and a central angle of $03^{\circ}47'54''$; thence easterly along the arc a distance of 49.72 feet; thence South $87^{\circ}13'20''$ East, a distance of 216.60 feet to a point of curve to the right having a radius of 750.04 feet and a central angle of $01^{\circ}22'47''$; thence easterly along the arc a distance of 18.06 feet; thence South $85^{\circ}50'33''$ East, a distance of 440.98 feet; thence South $85^{\circ}02'53''$ East, a distance of 879.75 feet; thence South $84^{\circ}33'23''$ East, a distance of 543.81 feet to a point of curve to the left having a radius of 1,000.05 feet and a central angle of $04^{\circ}34'14''$; thence easterly along the arc a distance of 79.77 feet; thence South $89^{\circ}07'37''$ East, a distance of 231.07 feet; thence North $90^{\circ}00'00''$ East, a distance of 92.80 feet to a point of curve to the left having a radius of 1,000.05 feet and a central angle of $04^{\circ}10'29''$; thence easterly along the arc a distance of 72.87 feet; thence North $85^{\circ}49'31''$ East, a distance of 142.16 feet to a point of curve to the left having a radius of 1,200.07 feet and a central angle of $19^{\circ}25'55''$; thence easterly along the arc a distance of 407.00 feet; thence North $66^{\circ}23'36''$ East, a distance of 265.08 feet to a point of curve to the left having a radius of 1,200.07 feet and a central angle of $05^{\circ}23'40''$; thence northeasterly along the arc a distance of 112.99 feet; thence North $60^{\circ}59'56''$ East, a distance of 48.56 feet to a point of curve to the right having a

Exhibit A

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radius of 650.04 feet and a central angle of 33°22'34"; thence easterly along the arc a distance of 378.66 feet; thence South 85°37'30" East, a distance of 14.14 feet to a point of curve to the left having a radius of 500.03 feet and a central angle of 25°31'24"; thence easterly along the arc a distance of 222.75 feet; thence North 68°51'07" East, a distance of 215.14 feet to a point of curve to the right having a radius of 500.03 feet and a central angle of 09°46'10"; thence easterly along the arc a distance of 85.26 feet; thence North 78°37'17" East, a distance of 133.63 feet to a point of curve to the right having a radius of 1,500.08 feet and a central angle of 13°24'21"; thence easterly along the arc a distance of 350.98 feet; thence South 87°58'22" East, a distance of 266.67 feet to a point of curve to the left having a radius of 1,500.08 feet and a central angle of 02°43'07"; thence easterly along the arc a distance of 71.18 feet; thence North 89°18'30" East, a distance of 323.31 feet to a point of curve to the right having a radius of 100.01 feet and a central angle of 12°48'36"; thence easterly along the arc a distance of 22.36 feet to a point of reverse curve to the left having a radius of 250.01 feet and a central angle of 27°50'56"; thence easterly along the arc, a distance of 121.52 feet; thence North 74°16'10" East, a distance of 87.08 feet to a point of curve to the left having a radius of 100.01 feet and a central angle of 72°45'43"; thence northeasterly along the arc a distance of 127.01 feet to a point of reverse curve to the right having a radius of 150.01 feet and a central angle of 32°26'06"; thence northerly along the arc, a distance of 84.92 feet; thence North 33°56'34" East, a distance of 143.07 feet to a point of curve to the left having a radius of 250.01 feet and a central angle of 46°25'52"; thence northerly along the arc a distance of 202.60 feet to a point of reverse curve to the right having a radius of 750.04 feet and a central angle of 11°50'35"; thence northerly along the arc, a distance of 155.03 feet to a point of reverse curve to the left having a radius of 750.04 feet and a central angle of 09°08'35"; thence northerly along the arc, a distance of 119.69 feet; thence North 09°47'18" West, a distance of 617.66 feet to a point of curve to the right having a radius of 900.05 feet and a central angle of 37°04'33"; thence northerly along the arc a distance of 582.42 feet to a point of reverse curve to the left having a radius of 750.04 feet and a central angle of 15°38'24"; thence northerly along the arc, a distance of 204.74 feet; thence North 11°38'51" East, a distance of 421.90 feet to a point of curve to the right having a radius of 1,250.07 feet and a central angle of 15°00'05"; thence northerly along the arc a distance of 327.30 feet; thence North 26°38'56" East, a distance of 278.30 feet to a point of curve to the right having a radius of 750.04 feet and a central angle of 08°18'22"; thence northeasterly along the arc a distance of 108.73 feet; thence North 34°57'18" East, a distance of 82.78 feet to a point of curve to the right having a radius of 330.02 feet and a central angle of 06°10'19"; thence northeasterly along the arc a distance of 35.55 feet to a point of reverse curve to the left having a radius of 330.02 feet and a central angle of 28°04'38"; thence northeasterly along the arc, a distance of 161.72 feet; thence North 13°02'59" East, a distance of 32.67 feet to a point of curve to the right having a radius of 450.02 feet and a central angle of 16°30'29"; thence northerly along the arc a distance of 129.66 feet; thence North 29°33'27" East, a distance of 97.29 feet to a point of curve to the right having a radius of 450.02 feet and a central angle of 13°36'17"; thence northeasterly along the arc a distance of 106.86 feet; thence North 43°09'45" East, a distance of 81.93 feet to a point of curve to the left

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having a radius of 130.01 feet and a central angle of 54°06'23"; thence northerly along the arc a distance of 122.77 feet; thence North 10°56'38" West, a distance of 90.99 feet to a point of curve to the right having a radius of 330.02 feet and a central angle of 05°08'57"; thence northerly along the arc a distance of 29.66 feet; thence North 05°47'41" West, a distance of 86.33 feet to a point of curve to the left having a radius of 330.02 feet and a central angle of 05°02'29"; thence northerly along the arc a distance of 29.04 feet; thence North 10°50'10" West, a distance of 73.08 feet to a point of curve to the right having a radius of 330.02 feet and a central angle of 10°25'30"; thence northerly along the arc a distance of 60.05 feet; thence North 00°24'40" West, a distance of 373.02 feet to a point of curve to the right having a radius of 110.01 feet and a central angle of 09°30'37"; thence northerly along the arc a distance of 18.26 feet; thence North 09°05'57" East, a distance of 346.98 feet to a point of curve to the right having a radius of 750.04 feet and a central angle of 16°04'55"; thence northerly along the arc a distance of 210.52 feet to a point of reverse curve to the left having a radius of 330.02 feet and a central angle of 30°30'42"; thence northerly along the arc, a distance of 175.74 feet; thence North 05°19'50" West, a distance of 81.09 feet to a point of curve to the left having a radius of 330.02 feet and a central angle of 08°50'44"; thence northerly along the arc a distance of 50.95 feet to a point of reverse curve to the right having a radius of 330.02 feet and a central angle of 07°45'23"; thence northerly along the arc, a distance of 44.68 feet; thence North 06°25'11" West, a distance of 49.60 feet to a point of curve to the left having a radius of 330.02 feet and a central angle of 09°30'52"; thence northerly along the arc a distance of 54.80 feet to a point of reverse curve to the right having a radius of 330.02 feet and a central angle of 23°36'19"; thence northerly along the arc, a distance of 135.96 feet; thence North 07°40'15" East, a distance of 122.61 feet to a point of curve to the right having a radius of 150.01 feet and a central angle of 16°09'59"; thence northerly along the arc a distance of 42.33 feet; thence North 23°50'14" East, a distance of 81.39 feet to a point of curve to the left having a radius of 110.01 feet and a central angle of 35°02'38"; thence northerly along the arc a distance of 67.29 feet to a point of reverse curve to the right having a radius of 110.01 feet and a central angle of 23°38'08"; thence northerly along the arc, a distance of 45.38 feet; thence North 12°25'43" East, a distance of 75.30 feet to a point of curve to the left having a radius of 110.01 feet and a central angle of 14°46'12"; thence northerly along the arc a distance of 28.36 feet; thence North 02°20'29" West, a distance of 47.59 feet to a point of curve to the left having a radius of 150.01 feet and a central angle of 35°37'40"; thence northerly along the arc a distance of 93.28 feet to a point of reverse curve to the right having a radius of 110.01 feet and a central angle of 61°25'18"; thence northerly along the arc, a distance of 117.93 feet to a point of reverse curve to the left having a radius of 110.01 feet and a central angle of 51°02'23"; thence northerly along the arc, a distance of 98.00 feet to a point of reverse curve to the right having a radius of 110.01 feet and a central angle of 24°05'18"; thence northerly along the arc, a distance of 46.25 feet; thence North 03°29'55" West, a distance of 141.50 feet to a point of curve to the right having a radius of 150.01 feet and a central angle of 31°15'09"; thence northerly along the arc a distance of 81.82 feet to a point of reverse curve to the left having a radius of 110.01 feet and a central angle of 22°31'13"; thence northerly along the arc, a distance of 43.24 feet; thence North 05°14'01" East, a

Exhibit A

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distance of 101.18 feet to a point of curve to the left having a radius of 150.01 feet and a central angle of $22^{\circ}09'58''$; thence northerly along the arc a distance of 58.03 feet; thence North $16^{\circ}55'57''$ West, a distance of 66.17 feet to a point of curve to the right having a radius of 150.01 feet and a central angle of $25^{\circ}37'30''$; thence northerly along the arc a distance of 67.09 feet; thence North $08^{\circ}41'33''$ East, a distance of 91.31 feet to a point of curve to the right having a radius of 330.02 feet and a central angle of $27^{\circ}09'52''$; thence northerly along the arc a distance of 156.47 feet; thence North $35^{\circ}51'25''$ East, a distance of 72.88 feet to a point of curve to the left having a radius of 110.01 feet and a central angle of $49^{\circ}54'51''$; thence northerly along the arc a distance of 95.84 feet; thence North $14^{\circ}03'26''$ West, a distance of 126.92 feet to a point of curve to the right having a radius of 450.02 feet and a central angle of $30^{\circ}57'19''$; thence northerly along the arc a distance of 243.13 feet; thence North $16^{\circ}53'53''$ East, a distance of 120.00 feet to a point of curve to the right having a radius of 450.02 feet and a central angle of $13^{\circ}42'54''$; thence northeasterly along the arc a distance of 107.72 feet; thence North $30^{\circ}36'47''$ East, a distance of 104.52 feet to a point of curve to the left having a radius of 150.01 feet and a central angle of $68^{\circ}02'56''$; thence northerly along the arc a distance of 178.16 feet; thence North $37^{\circ}26'09''$ West, a distance of 134.95 feet to a point of curve to the right having a radius of 150.01 feet and a central angle of $40^{\circ}20'21''$; thence northerly along the arc a distance of 105.61 feet to a point of reverse curve to the left having a radius of 150.01 feet and a central angle of $24^{\circ}00'21''$; thence northerly along the arc, a distance of 62.85 feet; thence North $21^{\circ}06'08''$ West, a distance of 450.09 feet to a point of curve to the right having a radius of 550.03 feet and a central angle of $10^{\circ}38'32''$; thence northerly along the arc a distance of 102.16 feet to a point of reverse curve to the left having a radius of 550.03 feet and a central angle of $20^{\circ}53'48''$; thence northerly along the arc, a distance of 200.60 feet to a point of reverse curve to the right having a radius of 550.03 feet and a central angle of $07^{\circ}32'18''$; thence northwesterly along the arc, a distance of 72.37 feet; thence North $23^{\circ}49'06''$ West, a distance of 44.65 feet to a point of curve to the right having a radius of 330.02 feet and a central angle of $04^{\circ}20'05''$; thence northerly along the arc a distance of 24.97 feet; thence North $19^{\circ}29'01''$ West, a distance of 133.13 feet to a point of curve to the right having a radius of 110.01 feet and a central angle of $30^{\circ}06'01''$; thence northerly along the arc a distance of 57.79 feet to a point of reverse curve to the left having a radius of 150.01 feet and a central angle of $38^{\circ}21'05''$; thence northerly along the arc, a distance of 100.41 feet; thence North $27^{\circ}44'05''$ West, a distance of 130.80 feet to a point of curve to the right having a radius of 550.03 feet and a central angle of $27^{\circ}35'26''$; thence northerly along the arc a distance of 264.87 feet; thence North $00^{\circ}08'39''$ West, a distance of 128.81 feet to a point of curve to the left having a radius of 110.01 feet and a central angle of $43^{\circ}55'34''$; thence northerly along the arc a distance of 84.34 feet; thence North $44^{\circ}04'13''$ West, a distance of 222.44 feet to a point of curve to the right having a radius of 550.03 feet and a central angle of $13^{\circ}33'07''$; thence northwesterly along the arc a distance of 130.10 feet to a point of reverse curve to the left having a radius of 110.01 feet and a central angle of $25^{\circ}57'48''$; thence northwesterly along the arc, a distance of 49.85 feet; thence North $56^{\circ}28'54''$ West, a distance of 42.56 feet to a point of curve to the right having a radius of 150.01 feet and a central angle of $23^{\circ}40'32''$; thence northwesterly along the arc a distance of

Exhibit A

Exhibit "A-1" – Sheet 6 of 9

61.99 feet; thence North 32°48'21" West, a distance of 187.71 feet to a point of curve to the right having a radius of 550.03 feet and a central angle of 24°19'44"; thence northerly along the arc a distance of 233.55 feet; thence North 08°28'37" West, a distance of 53.73 feet to a point of curve to the left having a radius of 150.01 feet and a central angle of 20°17'30"; thence northerly along the arc a distance of 53.13 feet; thence North 28°46'07" West, a distance of 83.38 feet to a point of curve to the right having a radius of 150.01 feet and a central angle of 12°45'15"; thence northerly along the arc a distance of 33.39 feet to a point of reverse curve to the left having a radius of 150.01 feet and a central angle of 15°25'23"; thence northwesterly along the arc, a distance of 40.38 feet; thence North 31°26'15" West, a distance of 80.50 feet to a point of curve to the right having a radius of 250.01 feet and a central angle of 07°42'29"; thence northwesterly along the arc a distance of 33.63 feet; thence North 23°43'45" West, a distance of 235.96 feet to a point of curve to the right having a radius of 250.01 feet and a central angle of 12°34'08"; thence northerly along the arc a distance of 54.84 feet to a point of reverse curve to the left having a radius of 250.01 feet and a central angle of 06°34'41"; thence northerly along the arc, a distance of 28.70 feet; thence North 17°44'18" West, a distance of 157.07 feet to a point of curve to the left having a radius of 30.00 feet and a central angle of 68°53'18"; thence northwesterly along the arc a distance of 36.07 feet to a point of reverse curve to the right having a radius of 100.01 feet and a central angle of 73°49'25"; thence northwesterly along the arc, a distance of 128.86 feet; thence North 12°48'11" West, a distance of 148.22 feet to a point of curve to the right having a radius of 150.01 feet and a central angle of 27°22'26"; thence northerly along the arc a distance of 71.67 feet to a point of reverse curve to the left having a radius of 150.01 feet and a central angle of 31°38'45"; thence northerly along the arc, a distance of 82.85 feet; thence North 17°04'30" West, a distance of 87.55 feet to a point of curve to the right having a radius of 850.05 feet and a central angle of 13°36'51"; thence northerly along the arc a distance of 201.98 feet to a point of reverse curve to the left having a radius of 150.01 feet and a central angle of 33°08'25"; thence northerly along the arc, a distance of 86.77 feet; thence North 36°36'03" West, a distance of 108.78 feet to a point of curve to the left having a radius of 110.01 feet and a central angle of 29°31'14"; thence northwesterly along the arc a distance of 56.68 feet to a point of reverse curve to the right having a radius of 110.01 feet and a central angle of 32°17'33"; thence northwesterly along the arc, a distance of 62.00 feet; thence North 33°49'44" West, a distance of 188.96 feet to a point of curve to the right having a radius of 110.01 feet and a central angle of 32°27'01"; thence northerly along the arc a distance of 62.31 feet to a point of reverse curve to the left having a radius of 110.01 feet and a central angle of 62°30'10"; thence northwesterly along the arc, a distance of 120.01 feet to a point of reverse curve to the right having a radius of 330.02 feet and a central angle of 30°05'46"; thence northwesterly along the arc, a distance of 173.35 feet; thence North 33°47'07" West, a distance of 95.05 feet to a point of curve to the right having a radius of 330.02 feet and a central angle of 20°13'42"; thence northwesterly along the arc a distance of 116.51 feet to a point of reverse curve to the left having a radius of 330.02 feet and a central angle of 20°54'35"; thence northwesterly along the arc, a distance of 120.44 feet; thence North 34°28'01" West, a distance of 222.92 feet to a point of curve to the right having a radius of 330.02

Exhibit A

Exhibit "A-1" – Sheet 7 of 9

feet and a central angle of $09^{\circ}07'42''$; thence northwesterly along the arc a distance of 52.58 feet to a point of reverse curve to the left having a radius of 330.02 feet and a central angle of $14^{\circ}01'21''$; thence northwesterly along the arc, a distance of 80.77 feet; thence North $39^{\circ}21'39''$ West, a distance of 144.77 feet to a point of curve to the right having a radius of 330.02 feet and a central angle of $06^{\circ}02'48''$; thence northwesterly along the arc a distance of 34.83 feet; thence North $33^{\circ}18'52''$ West, a distance of 132.82 feet to a point of curve to the left having a radius of 330.02 feet and a central angle of $07^{\circ}28'51''$; thence northwesterly along the arc a distance of 43.09 feet to a point of reverse curve to the right having a radius of 330.02 feet and a central angle of $08^{\circ}53'21''$; thence northwesterly along the arc, a distance of 51.20 feet; thence North $31^{\circ}54'22''$ West, a distance of 215.71 feet to a point of curve to the left having a radius of 850.05 feet and a central angle of $17^{\circ}31'12''$; thence northwesterly along the arc a distance of 259.93 feet; thence North $49^{\circ}25'33''$ West, a distance of 104.52 feet to a point of curve to the right having a radius of 150.01 feet and a central angle of $54^{\circ}10'17''$; thence northerly along the arc a distance of 141.83 feet; thence North $04^{\circ}44'44''$ East, a distance of 182.69 feet to a point of curve to the left having a radius of 110.01 feet and a central angle of $34^{\circ}07'39''$; thence northerly along the arc a distance of 65.53 feet; thence North $29^{\circ}22'56''$ West, a distance of 305.61 feet to a point of curve to the right having a radius of 150.01 feet and a central angle of $57^{\circ}48'44''$; thence northerly along the arc a distance of 151.36 feet; thence North $28^{\circ}25'48''$ East, a distance of 278.41 feet to a point of curve to the left having a radius of 330.02 feet and a central angle of $32^{\circ}42'13''$; thence northerly along the arc a distance of 188.37 feet to a point of reverse curve to the right having a radius of 330.02 feet and a central angle of $06^{\circ}42'59''$; thence northerly along the arc, a distance of 38.69 feet; thence North $02^{\circ}26'34''$ East, a distance of 397.35 feet to a point of curve to the left having a radius of 850.05 feet and a central angle of $02^{\circ}57'07''$; thence northerly along the arc a distance of 43.79 feet; thence North $00^{\circ}30'33''$ West, a distance of 658.62 feet to a point of curve to the right having a radius of 330.02 feet and a central angle of $10^{\circ}16'46''$; thence northerly along the arc a distance of 59.21 feet to a point of reverse curve to the left having a radius of 330.02 feet and a central angle of $13^{\circ}59'03''$; thence northerly along the arc, a distance of 80.55 feet; thence North $04^{\circ}12'50''$ West, a distance of 64.94 feet to a point of curve to the right having a radius of 330.02 feet and a central angle of $11^{\circ}04'14''$; thence northerly along the arc a distance of 63.76 feet to a point of reverse curve to the left having a radius of 330.02 feet and a central angle of $19^{\circ}22'13''$; thence northerly along the arc, a distance of 111.57 feet to a point of reverse curve to the right having a radius of 330.02 feet and a central angle of $08^{\circ}24'34''$; thence northerly along the arc, a distance of 48.44 feet; thence North $04^{\circ}06'15''$ West, a distance of 87.76 feet to a point of curve to the right having a radius of 330.02 feet and a central angle of $07^{\circ}42'09''$; thence northerly along the arc a distance of 44.37 feet; thence North $03^{\circ}35'55''$ East, a distance of 120.33 feet to a point of curve to the left having a radius of 50.00 feet and a central angle of $66^{\circ}48'02''$; thence northwesterly along the arc a distance of 58.29 feet; thence North $63^{\circ}12'07''$ West, a distance of 54.87 feet to a point of curve to the right having a radius of 92.01 feet and a central angle of $77^{\circ}16'10''$; thence northwesterly along the arc a distance of 124.09 feet; thence North $14^{\circ}04'03''$ East, a distance of 9.64 feet; thence South $89^{\circ}22'39''$ East a distance

Exhibit A

Exhibit "A-1" -- Sheet 8 of 9

of 337.96 feet; thence North 04°50'44" East a distance of 187.87 feet; thence North 04°53'07" East a distance of 1050.89 feet; thence North 01°25'08" East a distance of 541.62 feet to a non-tangent intersection with a curve to the left, of which the radius point lies North 34°45'03" West, a radial distance of 110.01 feet; thence northerly along the arc, through a central angle of 56°57'29", a distance of 109.36 feet; thence North 01°42'31" West, a distance of 155.05 feet to a point of curve to the right having a radius of 330.02 feet and a central angle of 03°18'27"; thence northerly along the arc a distance of 19.05 feet; thence North 01°35'55" East, a distance of 441.60 feet to a point of curve to the right having a radius of 102.01 feet and a central angle of 86°59'59"; thence northeasterly along the arc a distance of 154.90 feet; thence North 88°35'54" East, a distance of 142.72 feet to a point of curve to the right having a radius of 550.03 feet and a central angle of 09°07'28"; thence easterly along the arc a distance of 87.59 feet to a point of reverse curve to the left having a radius of 550.03 feet and a central angle of 06°36'53"; thence easterly along the arc, a distance of 63.50 feet; thence South 88°53'30" East, a distance of 790.32 feet to a point of curve to the left having a radius of 110.01 feet and a central angle of 130°34'39"; thence northeasterly along the arc a distance of 250.71 feet; thence North 39°28'09" West, a distance of 67.74 feet to a point of curve to the left having a radius of 250.01 feet and a central angle of 34°46'44"; thence northwesterly along the arc a distance of 151.76 feet to a point of reverse curve to the right having a radius of 250.01 feet and a central angle of 28°37'58"; thence northwesterly along the arc, a distance of 124.94 feet; thence North 45°36'54" West, a distance of 254.52 feet to a point of curve to the left having a radius of 330.02 feet and a central angle of 20°41'33"; thence northwesterly along the arc a distance of 119.19 feet to a point of reverse curve to the right having a radius of 330.02 feet and a central angle of 20°38'56"; thence northwesterly along the arc, a distance of 118.94 feet; thence North 45°39'32" West, a distance of 137.73 feet to a point of curve to the right having a radius of 150.01 feet and a central angle of 25°49'20"; thence northwesterly along the arc a distance of 67.61 feet to a point of reverse curve to the left having a radius of 150.01 feet and a central angle of 35°30'10"; thence northwesterly along the arc, a distance of 92.95 feet; thence North 55°20'22" West, a distance of 95.61 feet to a point of curve to the right having a radius of 150.01 feet and a central angle of 09°51'01"; thence northwesterly along the arc a distance of 25.79 feet; thence North 45°29'21" West, a distance of 308.90 feet to a point of curve to the right having a radius of 110.01 feet and a central angle of 133°45'32"; thence northerly along the arc a distance of 256.82 feet; thence North 88°16'10" East, a distance of 72.48 feet to a point of curve to the left having a radius of 330.02 feet and a central angle of 09°51'56"; thence easterly along the arc a distance of 56.82 feet; thence North 78°24'15" East, a distance of 335.98 feet to a point of curve to the right having a radius of 330.02 feet and a central angle of 05°53'52"; thence easterly along the arc a distance of 33.97 feet; thence North 84°18'07" East, a distance of 133.34 feet to a point of curve to the left having a radius of 330.02 feet and a central angle of 20°55'21"; thence easterly along the arc a distance of 120.51 feet; thence North 63°22'46" East, a distance of 61.38 feet to the west right of way line of Thornhill Road according to Maintained Right of Way Map Book 2 pages 266-272 of the Public Records of Polk County Florida, and the east boundary of the lands described in

Exhibit A

Exhibit "A-1" – Sheet 9 of 9

aforesaid Official Records Book 7622 page 858, and the terminus of said centerline. Said terminus bears South 50°50'04" East a distance of 1864.59 feet from a 4"x4" concrete monument marking the northeast corner of Section 32, Township 28 South, Range 25 East, Polk County Florida. Said terminus having a State Plane Coordinate value of - N 1335589.84; E 713996.83 referenced to the West Zone of the Florida State Plane Coordinate system NAD 83, 2007 adjustment

The sidelines of said 100 foot easement to be extended or shortened as necessary to intersect at angle points, points of curvature, points of tangency and to terminate at said west right of way line of Thornhill Road and the east boundary of the lands described in Official Records Book 7622 page 858 and extended or shortened to terminate at the aforesaid west boundary of the lands described in Official Records Book 6039 page 911. Described lands contain 4,374,247 square feet or 100.42 acres.

Description Notes:

This description was prepared by Sam L. Thomas, P.S.M. #5867, County Surveyor for Polk County Florida at the request of the Polk County Natural Resources and Parks Division. The centerline was provided digitally by Shari K. Barnwell, P.E. with the engineering firm Cardno TBE. The centerline is based on a survey prepared by Deborah J. Hill, P.S.M. #5196 also with Cardno TBE. The property boundary ties and Public Land System ties are based on Boundary Survey's of the property performed by Pickett and Associates L.B. 364 and provided to the author digitally. Independent ground checks of the State Plane Coordinate values of the digital Boundary Surveys and the control monuments established by Deborah J. Hill were performed by Michael McLean, P.S.M. with the Florida Department of Transportation District 1. The bearings in the description are grid bearings referenced to the West Zone of the Florida State Plane Coordinate system NAD 83, 2007 adjustment. The distances in the description are scaled up to ground around the coordinate N 1312419.2340; E 715113.2250 using a factor of 1.00005484. The coordinate values are grid coordinates. Description revised 4/14/2016 using coordinate values provided by Mark L. Lapham PSM #6106. The centerline was revised for a length of 2118.20 feet beginning at station 3065+05.95 (the Point of Beginning being station 00+19.63).

Exhibit A

Project Name: Panther Point Trail-South Leg
Tax Folio Numbers: 282925-000000-011010
282925-000000-031010
212925-000000-033000
212925-000000-011010
212925-360500-000012
212925-360500-000011

Job Number: 9528P17-1

DESCRIPTION

An easement, 100.00 feet wide, over portions of parcels as described in Official Records Book 7004, pages 881-889, Public Records of Polk County, Florida, lying in Sections 21 and 28, Township 29 South, Range 25 East, Polk County, Florida, also being over a portion of Lot 1 and Lot 5, A. B. Fergusons Subdivision, as recorded in Deed Book 61, page 36, of said Public Records, lying in Section 21, Township 29 South, Range 25 East, Polk County, Florida, and lying 50.00 feet each side of the following described centerline:

Commence at the southwest corner of the Northeast 1/4 of said Section 28; the following bearings and distances are grid values having a scale factor of 0.999940376, around the coordinate of N 1312419.2341; E 715113.2250, of the Florida State Plane Coordinate System, Florida West Zone, North American Datum of 1983, adjustment of 2011; thence North 00° 21' 02" West, along the west line of said Northeast 1/4, a distance of 498.06 feet, to the Survey Baseline for Old Bartow-Eagle Lake Road maintained right-of-way map, as recorded in Map Book 19, pages 1-17, of said Public Records; thence North 40° 32' 48" East, along said Baseline, 943.08 feet, to Point of Intersection Station: 132+34.61; thence North 49° 07' 03" East, along said Baseline, 105.79 feet, to End of Survey Station 133+40.40 and end of said Baseline; thence North 41° 36' 59" West, 46.07 feet to the westerly maintained right-of-way line as shown on said Map Book 19, pages 1-17 and the **Point of Beginning** of said centerline, said **Point of Beginning** having a North coordinate of 1309019.58, and an East coordinate of 716028.43, of said state plane coordinate system, said **Point of Beginning** also being the beginning of a curve to the left, having a radius of 2550.00 feet, a central angle of 27° 31' 09", a chord bearing of North 55° 53' 37" West, and a chord distance of 1213.03 feet; thence northwesterly, along the arc of said curve, 1224.77 feet, to the Point of Reverse Curvature of a curve to the right, having a radius of 130.00 feet, a central angle of 64° 07' 36", a chord bearing of North 37° 35' 24" West, and a chord distance of 138.02 feet; thence northwesterly, along the arc of said curve, 145.50 feet, to the Point of Tangency; thence North 05° 31' 36" West, 305.60 feet; thence North 02° 30' 49" East, 488.13 feet; thence North 00° 28' 00" East, 606.21 feet; thence North 05° 42' 17" East, 378.61 feet, to the Point of Curvature of a curve to the right, having a radius of 500.00 feet, a central angle of 33° 32' 49", a chord bearing of North 22° 28' 41" East, and a chord distance of 288.59 feet; thence northeasterly, along the arc of said curve, 292.75 feet, to the Point of Tangency; thence North 39° 15' 06" East, 117.36 feet, to the Point of Curvature of a

Exhibit A

curve to the left, having a radius of 275.00 feet, a central angle of $56^{\circ} 43' 45''$, a chord bearing of North $10^{\circ} 53' 13''$ East, and a chord distance of 261.30 feet; thence northerly, along the arc of said curve, 272.28 feet, to the Point of Tangency; thence North $17^{\circ} 28' 39''$ West, 237.35 feet; thence North $04^{\circ} 00' 21''$ West, 762.04 feet; thence North $05^{\circ} 16' 08''$ West, 338.73 feet; thence North $07^{\circ} 06' 42''$ West, 299.02 feet, to the Point of Curvature of a curve to the left, having a radius of 55.00 feet, a central angle of $107^{\circ} 20' 01''$, a chord bearing of North $60^{\circ} 46' 41''$ West, and a chord distance of 88.61 feet; thence northwesterly, along the arc of said curve, 103.03 feet, to the Point of Tangency; thence South $65^{\circ} 33' 23''$ West, 323.79 feet, to the easterly line of a Non-Exclusive Perpetual Easement as described in Official Records Book 9525, pages 729-743, of said Public Records and the **Point of Terminus** of said centerline, said **Point of Terminus** having a North coordinate of 1313727.91, and an East coordinate of 714643.60, of said Florida State Plane Coordinate System. The sidelines of said 100 foot easement to be extended or shortened as necessary to intersect at angle points, points of curvature, points of tangency, and to terminate at said westerly maintained right-of-way and the East boundary of that certain easement recorded in Official Records Book, 9525, Page 729-743, of said Public Records.

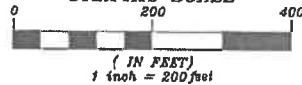
Containing 13.56 acres, more or less.

Exhibit A

Exhibit "A-2" Page 3 of 5

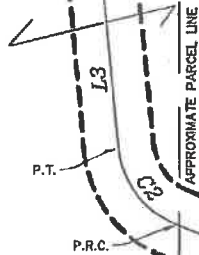
**THIS IS NOT
A SURVEY**

GRAPHIC SCALE



NORTH

MATCH LINE SEE SHEET 4



SWFWMD

TAX FOLIO #

282925

000000

011010

O.R.B. 7004
PGS. 681-889

SWFWMD

TAX FOLIO #

282925

000000

031010

O.R.B. 7004
PGS. 681-889

Line Table

LINE #	DIRECTION (C)	LENGTH (C)
L1	N 49°07'03" E	105.79'
L2	N 41°36'59" W	46.07'
L3	N 5°31'38" W	305.60'

Curve Table

CURVE #	RADIUS (C)	CENTRAL ANGLE (C)	CHORD BEARING (C)	CHORD (C)	LENGTH (C)
C1	2550.00'	27°31'09"	N 55°53'37" W	1213.03'	1224.77'
C2	130.00'	64°07'36"	N 37°35'24" W	138.02'	145.50'

LEGEND

- (C) = CALCULATED
- (D) = DEED
- (F) = FIELD
- (P) = PLAT
- D.B. = DEED BOOK
- M.B. = MAP BOOK
- M/R/W = MAINTAINED RIGHT-OF-WAY
- N/A = NOT APPLICABLE
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- P.C. = POINT OF CURVATURE
- PG(S) = PAGE(S)
- P.I. = POINT OF INTERSECTION
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POT = POINT OF TERMINUS
- P.R.C. = POINT OF REVERSE CURVATURE
- P.T. = POINT OF TANGENCY
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- R = RANGE
- SEC = SECTION
- SWFWMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- T = TOWNSHIP

✓ = PARCEL TIE

POB
N = 1309019.58
E = 718028.43

WEST M/R/W LINE
PER M.B. 19,
PAGES 1-17

M/R/W PER
M.B. 2,
PAGES 137-140

END OF SURVEY
STA:1334+40.40 AND
END OF BASELINE

P.I. STA:132+34.61

N 40°32'48" E 243.08' (C)
OLD BARTOW-EAGLE LAKE ROAD (R)

SURVEY BASELINE, OLD BARTOW-EAGLE LAKE ROAD
M/R/W PER M.B. 19 PGS. 1-17

WEST LINE OF NORTHEAST 1/4

P.O.C.
SOUTHWEST
CORNER OF THE
NORTHEAST 1/4
OF SEC. 28, T.
29 S., R. 25 E.

SURVEYOR'S NOTES.

BEARINGS ARE BASED ON THE FLORIDA STATE PLANE
COORDINATE SYSTEM, FLORIDA WEST ZONE, NORTH AMERICAN
DATUM OF 1983, ADJUSTMENT OF 2011. ALL BEARINGS,
COORDINATES, AND DISTANCES SHOWN HEREON ARE GRID
VALUES WITH A COMBINED AVERAGE SCALE FACTOR OF
0.999940376

SEE SHEETS 1 & 2 OF 5 FOR DESCRIPTION.

DATE
04/05/17

DONALD L. ARSCOTT, P.S.M.
FLORIDA REGISTRATION #5084
TRANSPORTATION SURVEYOR
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 SECTIONS 21 & 28,
TOWNSHIP 29 SOUTH, RANGE 25
EAST, POLK COUNTY, FLORIDA.

REVISION	DATE	BY
REVISIONS PER SWFWMD SPECIFICATIONS	8/19/17	ASG
ADDED "GRID VALUE" NOTE TO DESCRIPTION	6/20/17	ASG

POLK COUNTY ROADS AND DRAINAGE

3000 SHEFFIELD ROAD,
WINTER HAVEN, FL 33880

PHONE: (863) 535-2200

FAX: (863) 519-8117

Sheet No.

3 of 5

Drawn by

ASG

Checked by

JAT

Check Date

04/05/17

Permit Number

N/A

PREPARED FOR:

PARKS AND
NATURAL RESOURCES

File Name:

0528P17-1



Exhibit A

Exhibit "A-2" Page 4 of 5

THIS IS NOT
A SURVEY



NORTH

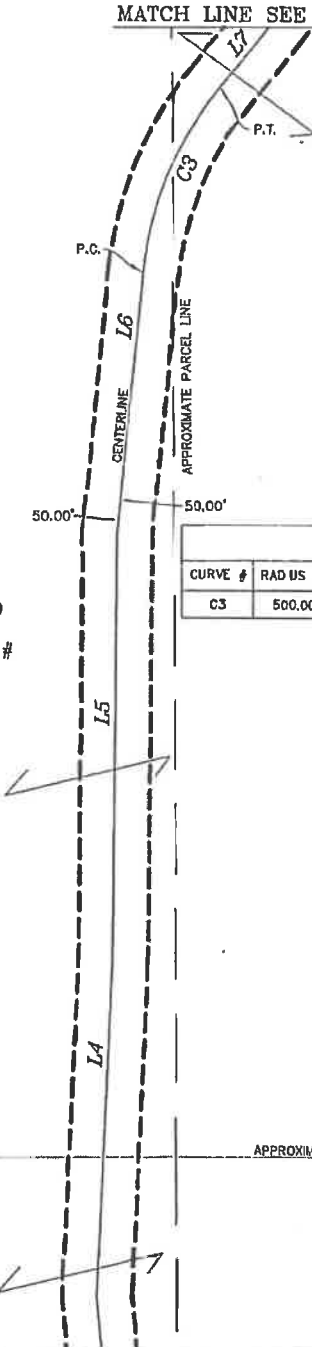
MATCH LINE SEE SHEET 5

SWFWMD
TAX FOLIO #
212925
000000
033000
O.R.B. 7004
PGS. 881-889

SWFWMD
TAX FOLIO #
212925
000000
011010
O.R.B. 7004
PGS. 881-889

SWFWMD
TAX FOLIO #
282925
000000
031010
O.R.B. 7004
PGS. 881-889

SWFWMD
TAX FOLIO #
282925
000000
011010
O.R.B. 7004
PGS. 881-889



Line Table		
LINE #	DIRECTION (C)	LENGTH (C)
L4	N 2°30'49" E	488.13'
L5	N 0°28'00" E	606.21'
L6	N 5°42'17" E	378.61'
L7	N 39°15'08" E	117.35'

Curve Table					
CURVE #	RADIUS (C)	CENTRAL ANGLE (C)	CHORD BEARING (C)	CHORD (C)	LENGTH (C)
C3	500.00'	33°32'49"	N 22°28'41" E	288.59'	282.75'

SURVEYOR'S NOTES.

BEARINGS ARE BASED ON THE FLORIDA STATE PLANE
COORDINATE SYSTEM, FLORIDA WEST ZONE, NORTH AMERICAN
DATUM OF 1983, ADJUSTMENT OF 2011. ALL BEARINGS,
COORDINATES, AND DISTANCES SHOWN HEREON ARE GRID
VALUES WITH A COMBINED AVERAGE SCALE FACTOR OF
0.999940376

SEE SHEETS 1 & 2 OF 5 FOR DESCRIPTION.

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

DESCRIPTION SKETCH
LOCATED IN SECTIONS 21 & 28,
TOWNSHIP 29 SOUTH, RANGE 25
EAST, POLK COUNTY, FLORIDA.

POLK COUNTY ROADS AND DRAINAGE

3000 SHEFFIELD ROAD,
WINTER HAVEN, FL 33880

PHONE: (863) 535-2200 FAX: (863) 519-8117

Sheet No. 4 of 5 Drawn by ASO Checked by JAT Check Date: 04/05/17

Prepared For: PARKS AND NATURAL RESOURCES File Name: 9528P17-1



Exhibit A

Exhibit "A-2" Page 5 of 5

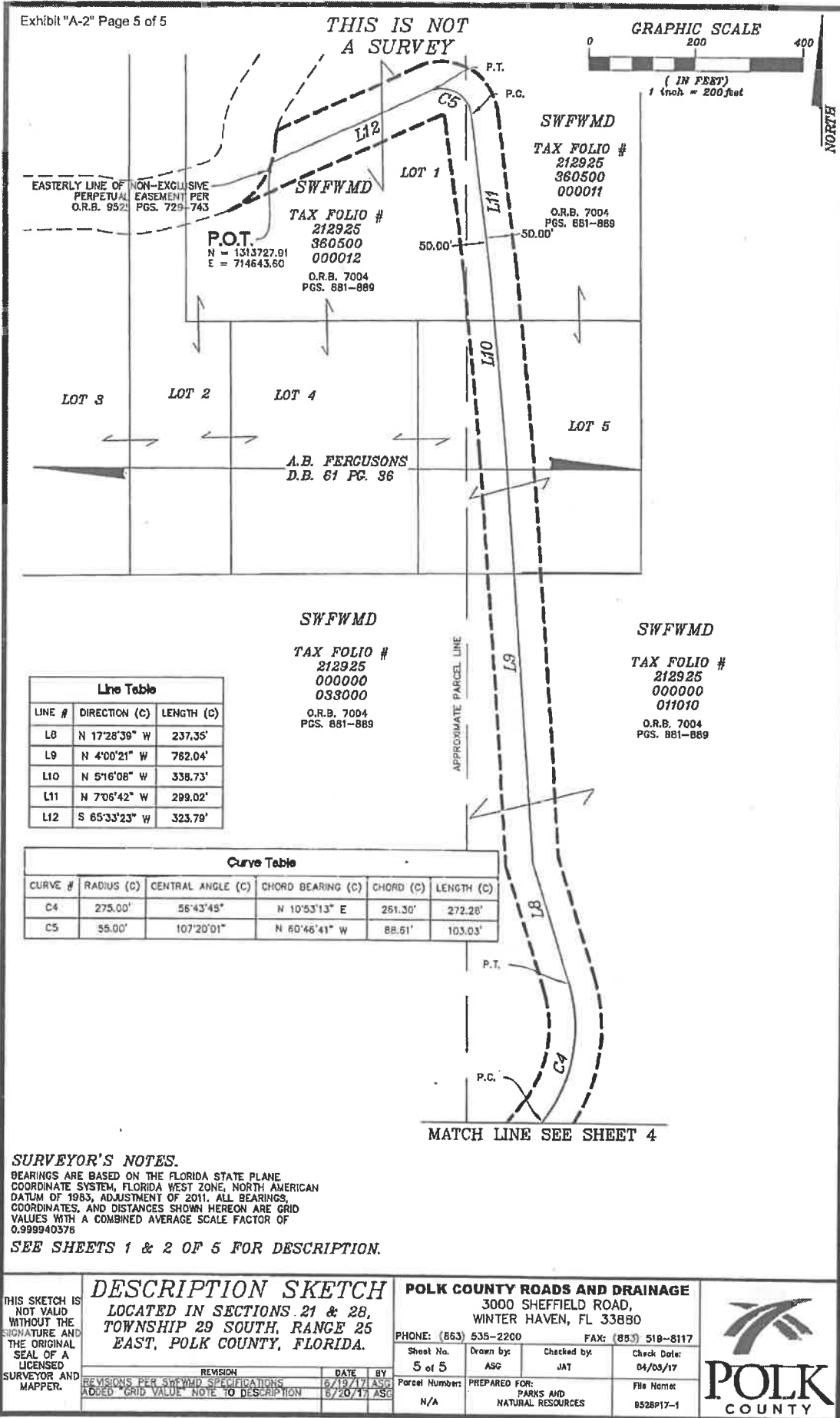


Exhibit A

LEGAL DESCRIPTION:

A parcel of land in Section 25, Township 29 South, Range 24 East and Sections 19 & 30, Township 29 South, Range 25 East, Polk County, Florida, described as follows:

From the Point of Beginning at the northwest corner of said Section 30; thence S 89°28'38" E along the north line of said Section 30 a distance of 887.28 feet; thence S 89°25'31" E along the north line of said Section 30 a distance of 1167.97 feet to the west line of a parcel of land described in Official Records Book 677, page 47 of the public records of Polk County, Florida; thence N 22°47'00" W along said west line a distance of 30.45 feet to the northwest corner of said parcel; thence N 67°07'46" E along the north line of said parcel a distance of 45.18 feet to a point on the Ordinary High Water Line (OHWL) of Lake Hancock; thence S 16°33'20" E approximated along the OHWL a distance of 100.97 feet; thence S 20°31'47" E approximated along the OHWL a distance of 74.89 feet; thence S 67°34'42" W a distance of 174.04 feet; thence S 27°33'49" E a distance of 208.72 feet; thence S 64°05'39" W a distance of 398.36 feet to a point on the boundary of Conservation Easement parcel 20-503-247X designated by the Southwest Florida Water Management District (SWFWMD); thence along said Conservation Easement parcel for the following four courses; (1) N 24°46'31" W a distance of 120.30 feet; (2) N 21°48'05" W a distance of 185.55 feet; (3) N 12°31'44" W a distance of 158.83 feet; (4) S 90°00'00" W a distance of 770.08 feet to the intersection with the south line of a 100 foot wide Trail Easement parcel 20-503-245X designated by SWFWMD; thence along the south line of said Trail Easement parcel for the following three courses; (1) N 82°15'23" W a distance of 134.33 feet to the beginning of a curve concave to the south and having a radius of 280.02 feet; (2) along said curve to the left through a central angle of 07°14'20", an arc distance of 35.38 feet (chord = 35.35 feet, chord bearing N 85°52'33" W); thence N 89°29'43" W a distance of 1182.17 feet to the east line of a parcel of land described in Official Records Book 4894, page 596 of the public records of Polk County, Florida; thence N 30°51'22" W along said east line a distance of 120.75 feet to the north line of said Section 25; thence S 89°33'47" E along said north line a distance of 618.91 feet to the Point of Beginning.

Containing 10.43 acres

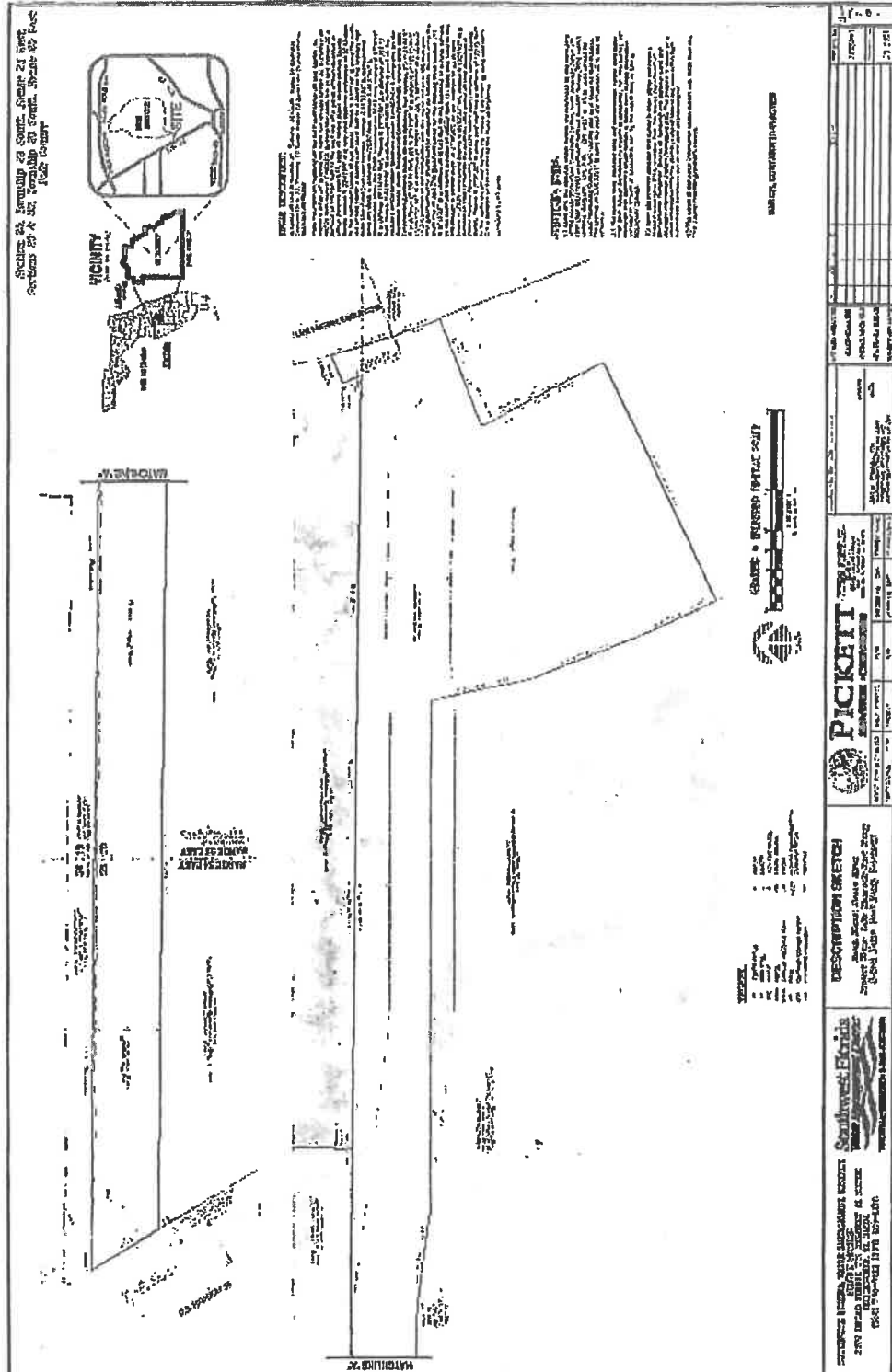
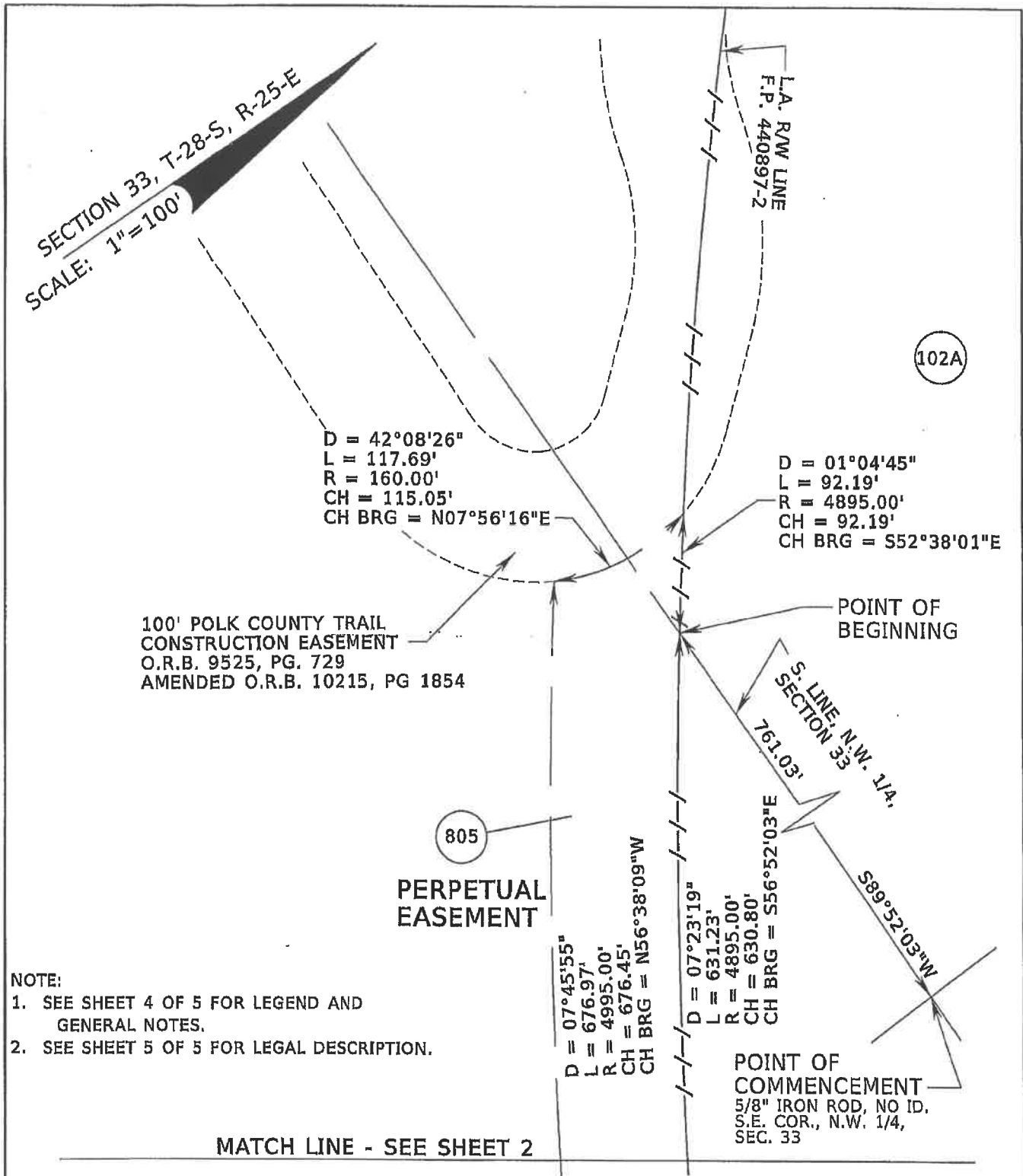


Exhibit B



NOTE:

1. SEE SHEET 4 OF 5 FOR LEGEND AND GENERAL NOTES.
2. SEE SHEET 5 OF 5 FOR LEGAL DESCRIPTION.

FLORIDA DEPARTMENT OF TRANSPORTATION									
PARCEL SKETCH - NOT A SURVEY									
STATE ROAD NO. 570A - CENTRAL POLK PARKWAY					POLK COUNTY				
		BY		DATE		ACCEPTED BY: GARY R. ROCHE, PSM, as TURNPIKE SURVEYOR DATE: JULY 22, 2022			
REVISE EASEMENT	A.S.	0/12/2022	DRAWN	ASCHAEFER	7/20/2022				
REVISION	BY	DATE	CHECKED	LKNUTSEN	7/21/2022	F.P. NO. 440897-2		SECTION N/A	SHEET 1 OF 5

SECTION 33, T-28-S, R-25-E
SCALE: 1"=100'

MATCH LINE - SEE SHEET 1

D = 07°45'55"
L = 676.97'
R = 4995.00'
CH = 676.45'
CH BRG = N56°38'09"W

L.A. R/W LINE
F.P. 440897-2

313.89'

805

PERPETUAL
EASEMENT

M=1.91°955

97.013 3.41.91°955

102A

D = 08°35'45"
L = 754.32'
R = 5028.00'
CH = 753.61'
CH BRG = N68°23'09"W

D = 08°24'49"
L = 723.64'
R = 4928.00'
CH = 722.99'
CH BRG = S68°22'25"E

MATCH LINE
SEE SHEET 3

NOTE:

1. SEE SHEET 4 OF 5 FOR LEGEND AND GENERAL NOTES.
2. SEE SHEET 5 OF 5 FOR LEGAL DESCRIPTION.

FLORIDA DEPARTMENT OF TRANSPORTATION
PARCEL SKETCH - NOT A SURVEY

STATE ROAD NO. 570A - CENTRAL POLK PARKWAY

POLK COUNTY

REVISE EASEMENT	A.S.	8/12/2022	DRAWN	ASCHAEFER	7/20/2022	ACCEPTED BY: GARY R. ROCHE, PSM, as TURNPIKE SURVEYOR	DATE: JULY 22, 2022
REVISION	BY	DATE	CHECKED	LKNUTSEN	7/21/2022	F.P. NO. 440897-2	SECTION N/A
						SHEET 2 OF 5	

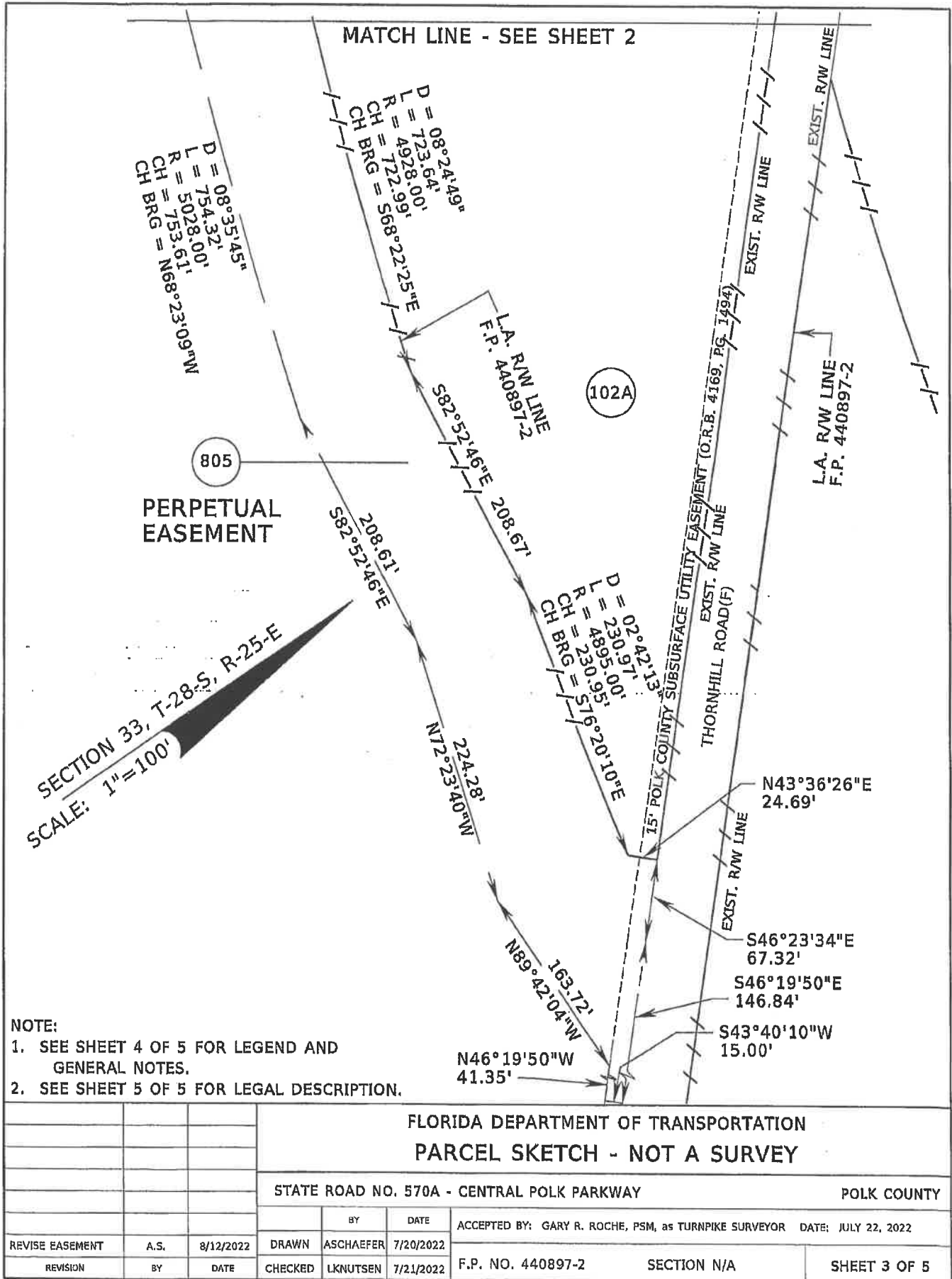


Exhibit B

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON RIGHT OF WAY MAPS F.P. 440897-2, DATED MARCH 9, 2020 AND FILED OF RECORD AT THE FLORIDA TURNPIKE ENTERPRISE.
2. ALL RECORDED PLATS, OFFICIAL RECORDS BOOKS AND DEED BOOKS REFERENCED HEREON ARE FOUND IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA
3. ATTENTION IS DIRECTED TO THE FACT THIS SKETCH MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
4. ALL BEARINGS AND DISTANCES ARE CALCULATED FROM EXISTING RECORDS UNLESS OTHERWISE NOTED.
5. THE EFFECTS OF ROUNDING MUST BE CONSIDERED WHEN USING THIS SKETCH. ALL BEARINGS AND ANGLES HAVE BEEN ROUNDED TO THE NEAREST SECOND WITH DISTANCES BEING ROUNDED TO THE NEAREST HUNDREDTH OF A FOOT.

LEGEND

COR.	=	CORNER
(C)	=	CALCULATED
Δ	=	CURVE DELTA ANGLE
F.P.	=	FINANCIAL PROJECT
LT.	=	LEFT
---	=	LIMITED ACCESS
NO.	=	NUMBER
N/A	=	NOT APPLICABLE
N.T.S.	=	NOT TO SCALE
PSM	=	PROFESSIONAL SURVEYOR AND MAPPER
P.O.B.	=	POINT OF BEGINNING
P.C.	=	POINT OF CURVATURE
P.O.C.	=	POINT ON CURVE
P.R.C.	=	POINT OF REVERSE CURVE
P.T.	=	POINT OF TANGENCY
R	=	RANGE
RT.	=	RIGHT
R/W	=	RIGHT OF WAY
SEC.	=	SECTION
T	=	TOWNSHIP

NOTE:

1. SEE SHEET 1 - 3 OF 5 FOR SKETCH.
2. SEE SHEET 5 OF 5 FOR LEGAL DESCRIPTION.

			FLORIDA DEPARTMENT OF TRANSPORTATION			
			PARCEL SKETCH - NOT A SURVEY			
			STATE ROAD NO. 570A - CENTRAL POLK PARKWAY			
			POLK COUNTY			
			BY	DATE	ACCEPTED BY: GARY R. ROCHE, PSM, as TURNPIKE SURVEYOR DATE: JULY 22, 2022	
			DRAWN	ASCHAEFER		7/20/2022
REVISION	BY	DATE	CHECKED	LKNUTSEN	7/21/2022	F.P. NO. 440897-2 SECTION N/A SHEET 4 OF 5

Exhibit B

PARCEL NO.: 805
FPID 440897-2
STATE ROAD 570B
CENTRAL POLK PARKWAY
POLK COUNTY

PERPETUAL EASEMENT

A parcel of land lying in Section 33, Township 28 South, Range 25 East, Polk County, Florida, being more particularly described as follows:

COMMENCE at a 5/8 inch iron road and cap with no identification, marking the Southeast corner of the Northwest 1/4 of said Section 33; thence South 89° 52' 03" West, along the South line of said Northwest 1/4 of Section 33, a distance of 761.03 feet to a point on a curve concave Northeasterly and having a radius of 4,895.00 feet, and the POINT OF BEGINNING; thence run Southeasterly 631.23 feet along the arc of said curve, through a central angle of 07° 23' 19", the chord of said curve bears South 56° 52' 03" East and a chord distance of 630.80 feet to a point on said curve; thence South 56° 16' 17" East, a distance of 310.76 feet to a point on a curve concave Northeasterly and having a radius of 4,928.00 feet; thence run Southeasterly 723.64 feet along the arc of said curve, through a central angle of 08° 24' 49", the chord of said curve bears South 68° 22' 25" East and a chord distance of 722.99 feet to a point on said curve; thence South 82° 52' 46" East, a distance of 208.67 feet to a point on a curve concave Southwesterly and having a radius of 4,895.00 feet; thence run Southeasterly 230.97 feet along the arc of said curve, through a central angle of 02° 42' 13", the chord of said curve bears South 76° 20' 10" East and a chord distance of 230.95 feet to the end of said curve; thence North 43° 36' 26" East, a distance of 24.69 feet to the existing Southerly right of way line of Thornhill Road; thence South 46° 23' 34" East, along said existing Southerly right of way line of Thornhill Road, a distance of 67.32 feet; thence South 46° 19' 50" East, along said existing Southerly right of way line of Thornhill Road, a distance of 146.84 feet; thence departing said existing Southerly right of way line, run South 43° 40' 10" West, a distance of 15.00 feet; thence North 46° 19' 50" West, a distance of 41.35 feet; thence North 89° 42' 04" West, a distance of 163.72 feet; thence North 72° 23' 40" West, a distance of 224.28 feet; thence North 82° 52' 46" West, a distance of 208.61 feet to a point on a curve, concave Northeasterly and having a radius of 5,028.00 feet; thence run Northwesterly 754.32 feet along the arc of said curve, through a central angle of 08° 35' 45", the chord of said curve bears North 68° 23' 09" West and having a chord distance of 753.61 feet to a point on said curve; thence North 56° 16' 17" West, a distance of 313.89 feet to a point on a curve, concave Northeasterly and having a radius of 4,995.00 feet; thence run Northwesterly 676.97 feet along the arc of said curve, through a central angle of 07° 45' 55", the chord of said curve bears North 56° 38' 09" West and having a chord distance of 676.45 feet to a point on said curve, being on the easterly line of a Polk County Trall Construction easement as recorded in Official Records Book 9525, Page 729 and amended in Official Records Book 10215, Page 1854 of the Public Records of Polk County, Florida, and being a point on a curve, concave Northwesterly, having a radius of 160.00 feet; thence run Northeasterly 117.69 feet along the arc of said curve, through a central angle of 42° 08' 26", the chord of said curve bears North 07° 56' 16" East and having a chord distance of 115.05 feet to a point on said curve, being a point on a curve, concave Northeasterly and having a radius of 4,895.00 feet; thence run Southeasterly 92.19 feet along the arc of said curve, through a central angle of 01° 04' 45", the chord of said curve bears South 52° 38' 01" East and having a chord distance of 92.19 feet to a point on said curve, and the POINT OF BEGINNING.

Containing 5.343 acres, more or less