

POLK REGIONAL WATER COOPERATIVE

Resolution 2024-11

**RESOLUTION REQUESTING EASEMENT ACROSS STATE LANDS
AND/OR USE AGREEMENTS FOR CONSTRUCTION, OPERATION AND MAINTENANCE
OF A 24-INCH POTABLE WATER TRANSMISSION LINE**

The Polk Regional Water Cooperative (“Cooperative”), created pursuant to Section 373.713, Florida Statutes, and an Interlocal Agreement pursuant to Section 163.01, Florida Statutes, in lawful session and in regular order of business properly presented, finds that:

WHEREAS, groundwater from the Upper Floridan aquifer in central Florida, which includes all of Orange, Osceola, Polk and Seminole Counties and southern Lake County, is the primary source of water supply for public, agricultural, commercial and industrial water users; and

WHEREAS, in 2011 the Florida Department of Environmental Protection, the South Florida Water Management District, the St. Johns River Water Management District, the Southwest Florida Water Management District, the Florida Department of Agriculture and Consumer Services, public water supply utilities and other stakeholders commenced the Central Florida Water Initiative (“CFWI”), a collaborative process to determine the sustainable yield of the Upper Floridan aquifer in central Florida and to identify strategies for supplying all existing and future reasonable beneficial uses without harming the natural resources; and

WHEREAS, the CFWI process concluded that the Upper Floridan aquifer alone could not meet future water demands or currently permitted allocations without resulting in unacceptable harm to water resources and related natural systems; and

WHEREAS, in June 2021 pursuant to Section 373.0465, Florida Statutes, the Florida Department of Environmental Protection adopted uniform rules for application within central Florida, which among other things would restrict an applicant’s or permittee’s withdrawal from the Upper Floridan aquifer to an amount no greater than its demonstrated 2025 demand and requiring the development of Alternative Water Supplies (“AWS”) to meet demands above this limit; and

WHEREAS, in anticipation of the CFWI rules, Polk County and 15 municipalities within Polk County created the Cooperative as an independent special district pursuant to Chapter 189, Section 373.713, Florida Statutes and an Interlocal Agreement entered into on June 1, 2016 pursuant to Section 163.01, Florida Statutes (the “Interlocal Agreement”) for the purpose of developing AWS projects to meet the future potable water needs of the citizens of Polk County above and beyond the Demonstrated 2025 Demand of the Cooperative’s founding member governments; and

WHEREAS, during the next several years following its creation, the Cooperative and its member governments evaluated over 200 potential AWS projects for the purpose of identifying the most cost-effective projects capable of meeting the potable water needs of the citizens of Polk County and at the end of that process two projects were selected for implementation; and

WHEREAS, one of the two projects selected for implementation is the Southeast Wellfield Project, which consists of the Southeast Lower Floridan Aquifer Water Production Facility (“SELFA WPF”) and the Southeast Transmission Main (“SETM”); and

WHEREAS, the Southeast Wellfield Project has received a 40-year consumptive use permit authorizing the withdrawal and use of 30 million gallons a day of water from the Lower Floridan aquifer; and

WHEREAS, in April 2021, the Cooperative and 15 of its member governments entered into the Implementation Agreement for the Southeast Wellfield, which obligates the Cooperative to construct and operate the SELFA WPF and the SETM to supply the participating member governments 15.15 million gallons a day of potable water by 2045 (the “Implementation Agreement”); and

WHEREAS, the Cooperative is currently completing planning for and is ready to proceed with construction of the first phase of the SELFA WPF, which consists of a 5 raw water wells, approximately 10 miles of raw water transmission line and a water treatment plant capable of producing 7.5 million gallons a day of high quality potable water and the SETM, which consists of approximately 61 miles of water transmission pipeline to deliver the finished water from the water treatment plant to the project participants for use in their water service areas; and

WHEREAS, selection of the most reasonable and practical routes for the SELFA WPF raw water transmission line and SETM finished water transmission line involved extensive coordination with the Cooperative’s project participants, a detailed technical evaluation and a public outreach; and

WHEREAS, the route of the SETM was evaluated based on the following main factors:

- A. Alternative routes, the location of the raw water production wells and the final delivery points for the member systems.
- B. Environmental factors such as avoidance of wetlands and endangered and threatened species.
- C. Costs of the pipeline, including cost and constructability of the route.
- D. Long range planning for the area, including location of future production wells and land use changes.

E. Safety and accessibility of the pipeline.

WHEREAS, alignment of the SELFA WPF raw water transmission line is mostly dictated by the permitted location of the raw production wells identified in the existing consumptive use permit, which at the time the permit was issued, took into account environmental, cost, long range planning and safety and accessibility factors; and

WHEREAS, based on this evaluation, the preferred SELFA WPF raw water transmission line route was selected and is depicted in **Exhibit “A.”**

WHEREAS, the alignment of the SETM finished water pipeline involved an intensive effort using geographic information system mapping and other digital resources to consider several possible alignments, generally along roadways to the extent possible to minimize impact to property and to allow for a continuous path from the water treatment plant to the member government’s point of connection; and

WHEREAS, for each of the possible alignments, desktop and field investigations were conducted and then individual segments were assigned a score between 1 and 4 representing the most preferred to the least preferred; and

WHEREAS, once the initial scoring was complete, route segment options were eliminated for such factors as increased cost, significant disruption to residential and commercial areas, extensive environmental, historical or archeological impacts and safety concerns with high traffic areas; and

WHEREAS, based on this evaluation, the preferred SETM finished water pipeline route was selected and is depicted in **Exhibit “B;”** and

WHEREAS, public workshops were held on February 27, 2023 at the Town of Lake Hamilton Town Council Room and on February 28, 2023 at the Florida Department of Transportation District One Conference Center in Bartow, Florida for the purpose of presenting the preferred routes and to solicit public comments and the public comments have been considered by the Cooperative Board of Directors; and

WHEREAS, a segment of the preferred SETM finished water pipeline will cross up to 1.3 acres of state-owned uplands located in Polk County at Property Appraiser’s Parcel ID Numbers: 27-29-34-000000-01310 & 011020 in Section 34, Township 29 South and Range 27 East as depicted in **Exhibit “C”** (the “Project Lands”); and

WHEREAS, a legal description and sketch of the requested non-exclusive permanent easement across the Project Lands is set forth in **Exhibit “D;”** and

WHEREAS, a legal description and sketch of the requested non-exclusive temporary construction easement across the Project Lands is set forth in **Exhibit “E;”** and

WHEREAS, the Cooperative is requesting the Board of Trustees of the Internal Improvement Trust Fund to approve permanent and temporary easements to construct, operate and maintain a 24-inch potable water transmission across the Project Lands, along with any necessary Use Agreement pursuant to Chapter 18-2, Florida Administrative Code; and

WHEREAS, the construction of the SETM finished water pipeline across the Project Lands constitutes a valid public purpose of the Cooperative in carrying out its charge under Chapter 189, Section 163.01, Section 373.713, the Interlocal Agreement and the Implementation Agreement to develop an AWS project to meet the existing and future potable water needs of the citizens of Polk County; and

WHEREAS, the Cooperative Board, after proper consideration, makes the following findings regarding the alignments depicted in **Exhibits “A” and “B”** in general and SETM segment crossing the Project Lands depicted in **Exhibits “C,” “D” and “E”**, in particular:

A. ALTERNATIVE ROUTES: The Cooperative Board considered various alignments, costs thereof, and projected improvements before approving an alignment for the SELFA WPF raw water transmission line and the SETM finished water pipeline as the “best fit” alignments for the proposed transmission mains.

B. ENVIRONMENTAL FACTORS: Necessary permits are expected to be approved or have been approved by the permitting agencies. The projects have been designed to minimize adverse impacts to environment and historical and archaeological resources and it is anticipated that no adverse environmental impacts will result from these projects.

C. COSTS: The cost of all alternative routes were considered. The preferred alignment for the SELFA WPF raw water transmission line and the SETM finished water pipeline are cost effective within the required design criteria.

D. LONG RANGE PLANNING: The project is consistent with the CFWI Regional Water Supply Plan, the Cooperative’s water supply plan and is part of a program previously adopted by the Cooperative for meeting the long-term potable water demands of the citizens of Polk County.

E. SAFETY CONSIDERATIONS: The routes were selected to parallel existing roads whenever possible and minimize significant interference with residential and commercial property. The identified route will provide sufficient area to construct the proposed transmission lines.

F. PUBLIC INTEREST: The granting of permanent and temporary easements and the approval of any necessary use agreements across the

Project Lands is not contrary to the public interest, as set forth in Rule 18-2.018(1), Florida Administrative Code, as follows:

1. All direct and indirect impacts related to the proposed activity on the State Lands are de minimis and/or will be mitigated; and
2. After construction is complete, the Project lands can be utilized for their intended purpose, as a fire break; and
3. Conservation, general environmental and natural concerns, wetlands values and cultural values, fish and wildlife values, flood hazards, floodplain values, land use, recreation and aesthetics will benefit from the requested use of the Project lands as the SETM is a critical component of an AWS project needed to reduce and limit harmful groundwater withdrawals from the Upper Floridan aquifer within the CFWI area, as specified in Section 373.0465, Florida Statutes; and
4. Economics justify the use of the Project Lands as outlined herein; and
5. Public health and safety will not be jeopardized by the requested use of the Project Lands, as the pipeline will be buried underground and public access will be restricted; and
6. The public has an acute needs for the requested use of the Project Lands as the SETM is a critical component of providing AWS water from the SELFA WPF in order to provide for the public's existing and potable water needs; and
7. Reasonable alternative routes and locations and methods were in order to the objectives of the CFWI and provide for the future potable water needs of the public and as detailed herein, the selected route of the SETM and the requested use of the Project Lands was deemed to be the superior alternative; and
8. The requested use of the Project Lands will not cause potential detrimental effects on the public uses to which the Project Lands are otherwise suited nor will there be any detrimental effects on cultural, scenic and recreational values and the needs and welfare of the people.

NOW, THEREFORE, BE IT RESOLVED:

Section 1. The forgoing findings are incorporated herein by reference and made a part hereof.

Section 2. The Cooperative requests the Board of Trustees of the internal Improvement Trust Fund approve permanent and temporary easements to construct, operate and maintain a 24-inch potable water transmission across the Project Lands, along with any necessary Use Agreement pursuant to Chapter 18-2, Florida Administrative Code, as set forth in greater detail in **Exhibits "C," "D" and "E."**

Section 3. It is the judgment of the Cooperative that the construction of the SEFLA WPF raw water transmission line as depicted in **Exhibit "A"** and the SETM finished water pipeline as depicted in **Exhibit "B"** is necessary, practical and in the best interest of the Cooperative and its member governments and that the acquisition of such property and property rights are needed for such construction is necessary for the performance of its duties.

Section 4. The Cooperative finds that the requested use of the Project Lands, as depicted in **Exhibits "C," "D" and "E"** is not contrary to the public interest, as set forth in Rule 18-2.018(1), Florida Administrative Code.

Section 5. That this Resolution shall take effect immediately upon its adoption.

Section 6. That if any phrase, portion or part of this Resolution is found to be invalid or unconstitutional by a court of competent jurisdiction, such phrase, portion or part shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remainder of the Resolution.

DONE at Auburndale, Florida this 20th day of March 2024

Southeast Wellfield Project Board of the Polk Regional Water Cooperative:

Chair

Secretary/Treasurer

Approved as to Form:

Edward P. de la Parte
Legal Counsel

EXHIBIT A

SELFA WPF Raw Water Transmission Line Route

[See Attached 1 Page]

Exhibit A

SELFA WPF Raw Water Line Route

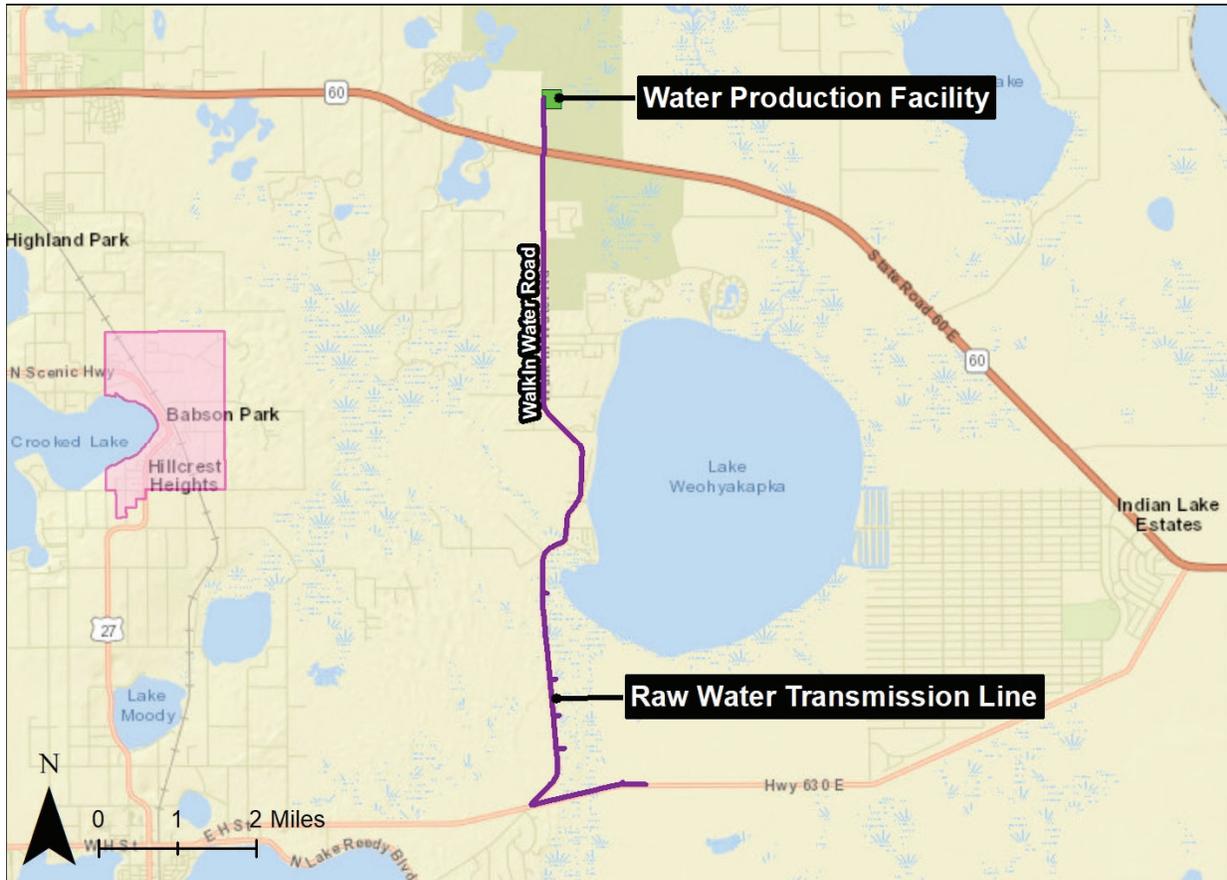


EXHIBIT B

SETM Finished Water Pipeline Route

[See Attached 1 Page]

Exhibit B

SETM Finished Water Pipeline Route

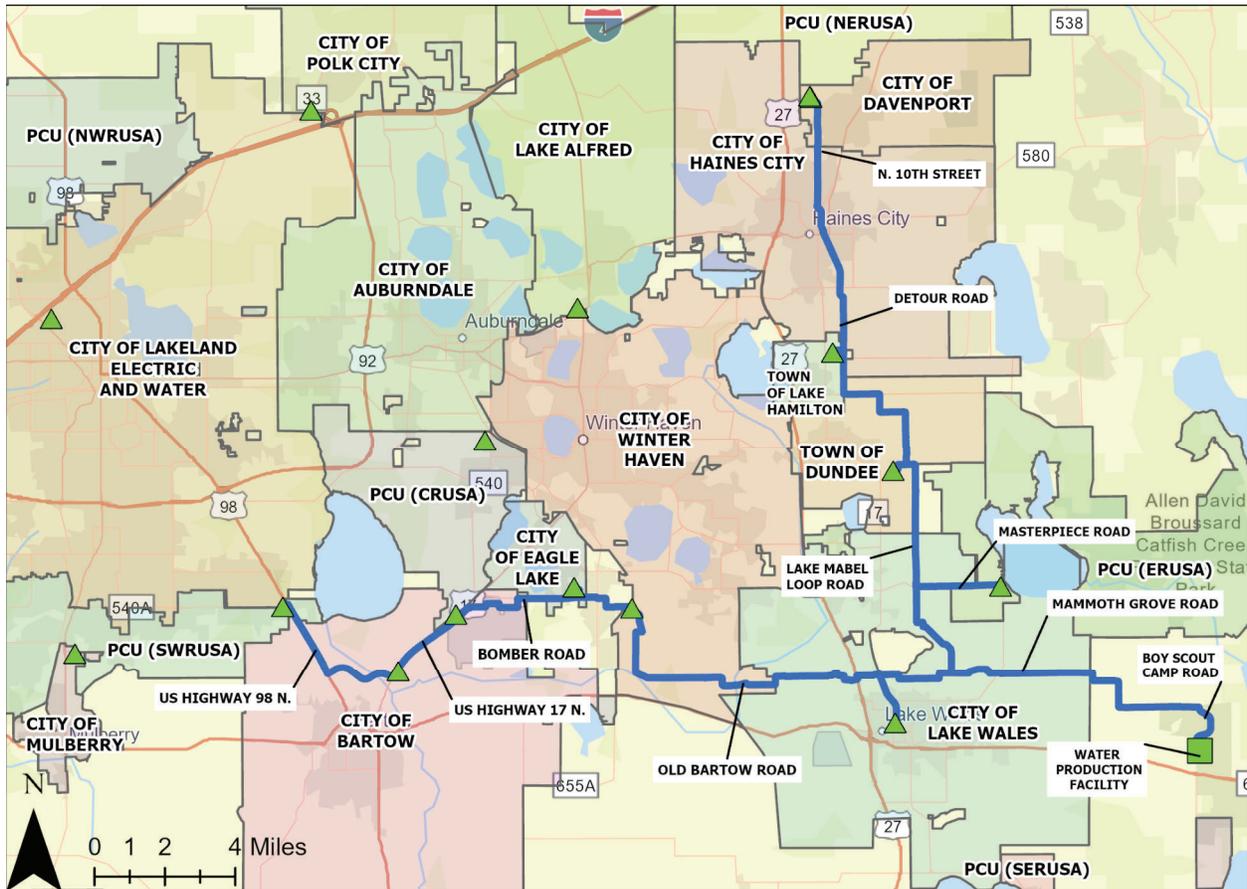
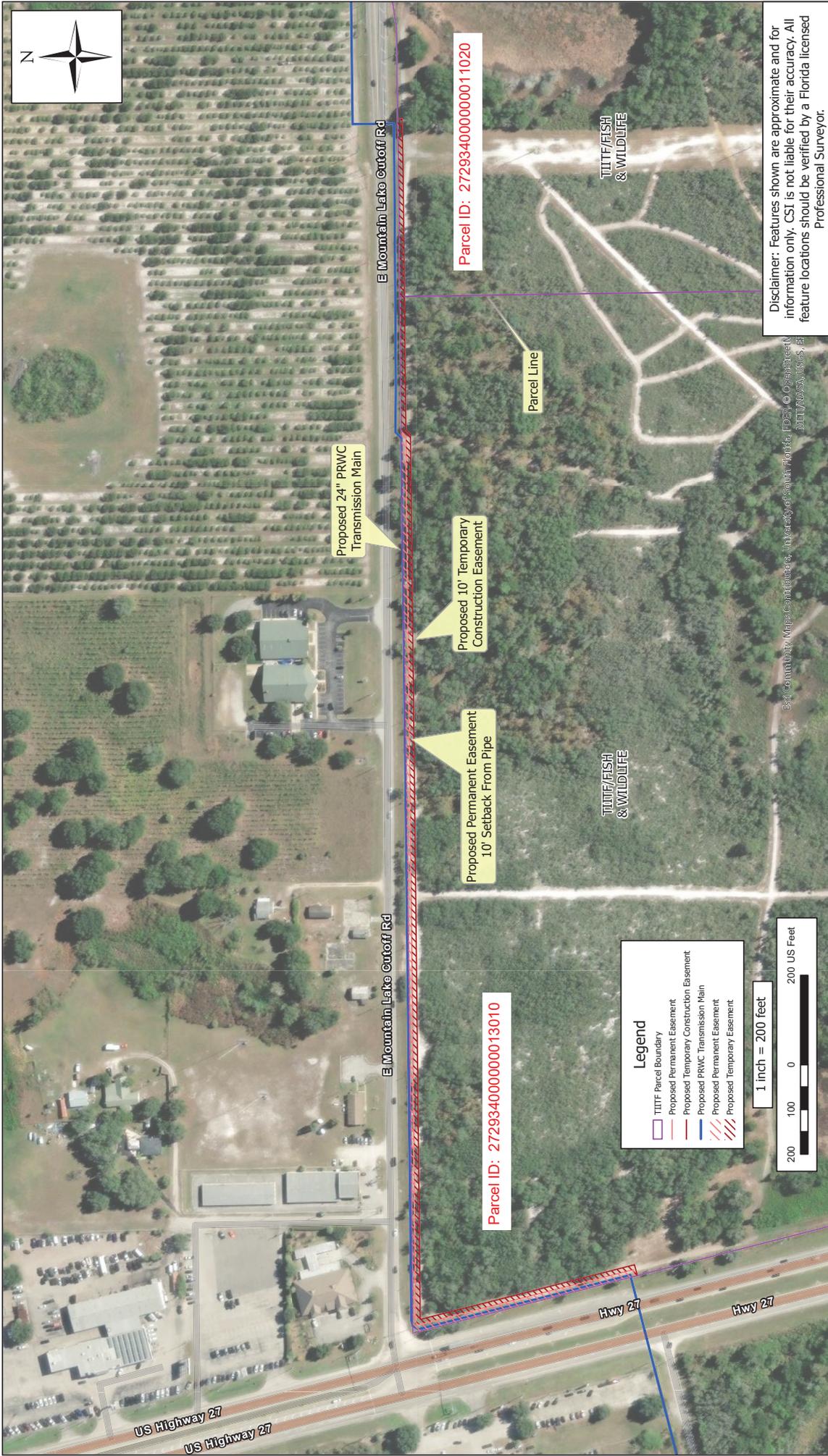


EXHIBIT C
Map of Project Lands

[See Attached 1 Page]



Parcel ID: 27293400000011020

Parcel ID: 27293400000013010

Disclaimer: Features shown are approximate and for information only. CSI is not liable for their accuracy. All feature locations should be verified by a Florida licensed Professional Surveyor.

Legend

- TITF Parcel Boundary
- Proposed Permanent Easement
- Proposed Temporary Construction Easement
- Proposed PRWC Transmission Main
- Proposed Permanent Easement
- Proposed Temporary Easement



**Polk Regional Water Cooperative
Lake Wales, Florida**

DRAFTED BY: MOS (August 17, 2023)

**Use of State Owned Uplands
Proposed Temporary and Permanent Easements**

CSI PROJ. NO. 8825.03

Easement Figure

EXHIBIT D

Nonexclusive Permanent Easement Legal Descriptions

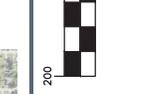
[See Attached 5 Pages]

EXHIBIT



CS PROJECT NUMBER:	8825.03
PARCEL NUMBER:	10047
SHEET NUMBER:	V-01

FIELD BY:	
DATE:	02/28/2024
FIELD BOOK & PAGE:	000 000 000



PRWC
TITF/FISH & WILDLIFE EXHIBIT



CHASTAIN SKILLMAN
205 EAST ORANGE STREET
LAKELAND, FL 33801-4811
(883) 645-1402
© 2024 CHASTAIN SKILLMAN C.A. No. 28

NUMBER	
DATE	
DESCRIPTION	

DESCRIPTION
10047-PE

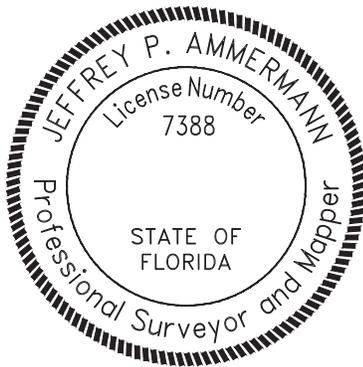
DESCRIPTION:

A parcel of land being a portion of "Parcel One" as described in Official Records Book 5584, Pages 1080 through 1083, Public Records of Polk County, Florida, located in Section 34, Township 29 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northeast corner of the Northwest 1/4 said Section 34; thence South 00°40'58" East, along the East line of said Northwest 1/4, a distance of 47.74 feet to the intersection with the South maintained right-of-way line of Mountain Lake Cutoff Road as depicted in Map Book 2, Page 106, Public Records of Polk County, Florida, also being the POINT OF BEGINNING; thence along said South maintained right-of-way line the following eleven (11) courses; thence (1) North 89°29'27" East, 21.33 feet; thence (2) North 89°08'49" East, 100.00 feet; thence (3) North 89°26'01" East, 100.00 feet; thence (4) North 88°48'12" East, 100.00 feet; thence (5) North 89°12'16" East, 100.00 feet; thence (6) North 89°15'42" East, 100.00 feet; thence (7) North 89°19'08" East, 100.00 feet; thence (8) North 89°12'16" East, 100.00 feet; thence (9) North 89°29'27" East, 100.00 feet; thence (10) North 88°51'38" East, 100.00 feet; thence (11) North 89°19'08" East, 96.97 feet; thence South 45°00'00" West, 13.17 feet; thence South 89°19'02" West, 1,008.87 feet to the intersection with the East line of the Northwest 1/4 of said Section 34, said intersection point being South 00°40'58" East, 7.29 feet from the Point of Beginning; thence continue South 89°19'02" West, 969.61 feet; thence South 37°28'38" West, 12.36 feet; thence South 14°21'40" East, 490.94 feet; thence South 75°38'20" West, 15.00 feet to the intersection with the Easterly right-of-way line of US Highway 27 (State Road 25) as depicted on the Florida Department of Transportation Section Map 1618-202; thence North 14°21'40" West, along said Easterly right-of-way line, 519.00 feet to the intersection with the South right-of-way line of Mountain Lake Cutoff Road as described in Official Records Book 43, Pages 203 through 204, Public Records of Polk County, Florida; thence North 89°18'56" East, along said South right-of-way line, 119.78 feet to the intersection with said South maintained right-of-way line of Mountain Lake Cutoff Road; thence along said South right-of-way line the following ten (10) courses; thence (1) South 00°40'52" East, 6.45 feet; thence (2) North 89°36'19" East, 100.00 feet; thence (3) North 89°01'57" East, 100.00 feet; thence (4) North 89°53'31" East, 100.00 feet; thence (5) North 88°55'04" East, 100.00 feet; thence (6) North 89°01'57" East, 100.00 feet; thence (7) North 89°26'01" East, 100.00 feet; thence (8) North 89°29'27" East, 100.00 feet; thence (9) North 89°08'49" East, 100.00 feet; thence (10) North 89°29'27" East, 78.67 feet to the POINT OF BEGINNING. Said parcel containing 24,059.42 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P
Ammermann
Digitally signed by
Jeffrey P Ammermann
Date: 2024.02.28
11:25:21 -05'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 4
SEE SHEETS 2 THROUGH 4 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

PREPARED BY: CHASTAIN-SKILLMAN, INC. - 205 EAST ORANGE STREET SUITE #110 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262		CS PROJECT: 8825.03
DRAWN BY: S. CHILDS		10047-PE
FIELD BOOK: — PAGE: —	DATE: 02/28/2024	SHEET NO. V-01

P: \882503\CAD\Survey\KEY SHEET 2\8-MTN LAKE CUTOFF RD\882503-JPA-2024-02-28-ESM\T.S.dwg 10047-PE Feb 28, 2024 10:41am by: jammermann

LEGEND:

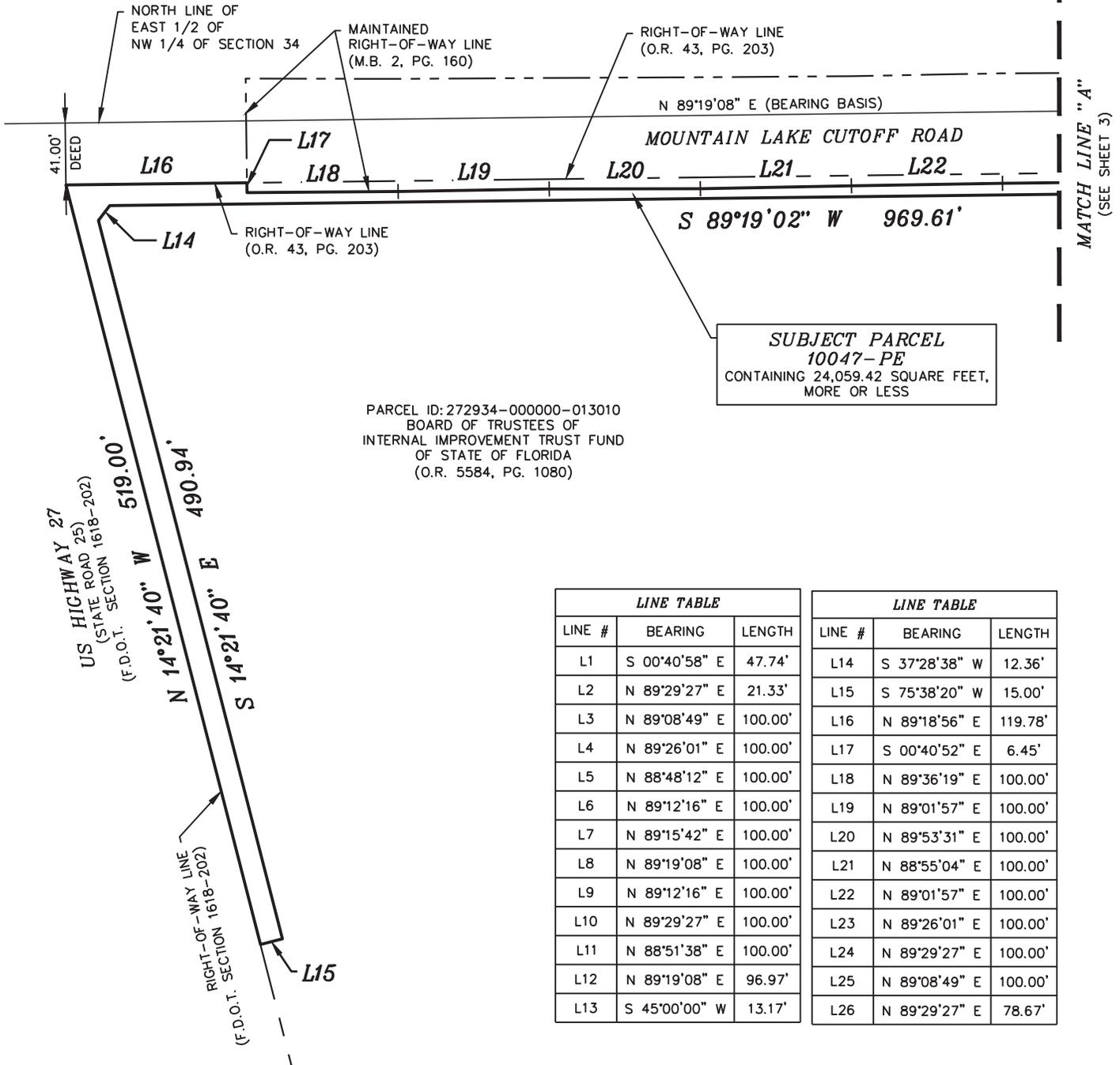
- P.B. = PLAT BOOK
- PG. = PAGE(S)
- O.R. = OFFICIAL RECORDS BOOK
- M.B. = MAP BOOK
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT
- ID = IDENTIFICATION
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION

DESCRIPTION SKETCH
10047-PE

SCALE 1" = 100'

NOTES:

- 1) This is not a Boundary survey.
- 2) Bearings are based on the North line of the Northeast 1/4 of Section 34, Township 29 South, Range 27 East, Polk County, Florida, being North 89°19'08" East.
- 3) See sheet 1 of 4 for description, certification, and surveyor's signature and seal.



SHEET 2 OF 4

CS PROJECT: 8825.03

10047-PE

SHEET NO. V-02

PREPARED BY: **CHASTAIN-SKILLMAN, INC. - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

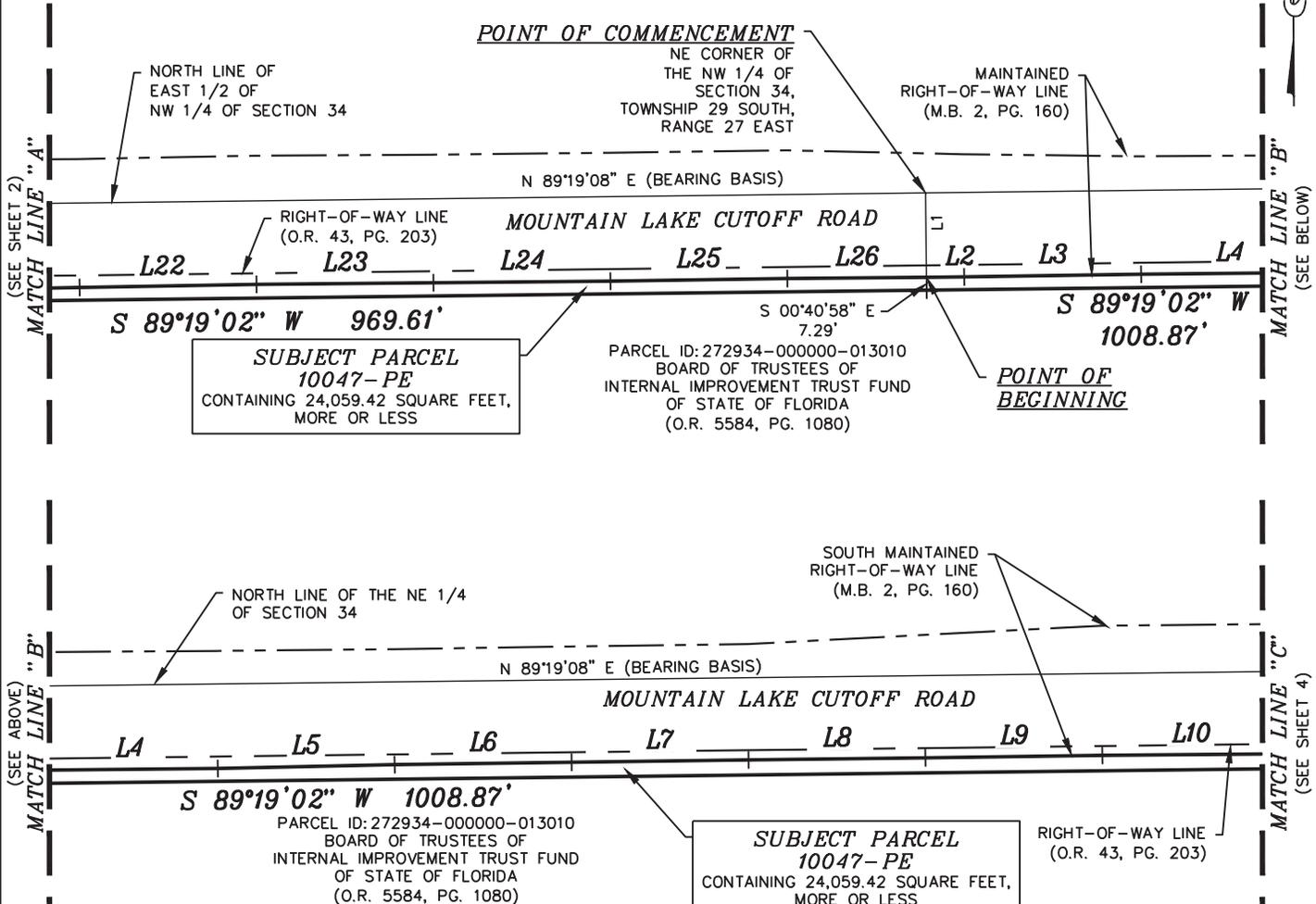
DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/28/2024

DESCRIPTION SKETCH
10047-PE

SCALE 1" = 100'



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 00°40'58" E	47.74'
L2	N 89°29'27" E	21.33'
L3	N 89°08'49" E	100.00'
L4	N 89°26'01" E	100.00'
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L12	N 89°19'08" E	96.97'
L13	S 45°00'00" W	13.17'

LINE TABLE		
LINE #	BEARING	LENGTH
L14	S 37°28'38" W	12.36'
L15	S 75°38'20" W	15.00'
L16	N 89°18'56" E	119.78'
L17	S 00°40'52" E	6.45'
L18	N 89°36'19" E	100.00'
L19	N 89°01'57" E	100.00'
L20	N 89°53'31" E	100.00'
L21	N 88°55'04" E	100.00'
L22	N 89°01'57" E	100.00'
L23	N 89°26'01" E	100.00'
L24	N 89°29'27" E	100.00'
L25	N 89°08'49" E	100.00'
L26	N 89°29'27" E	78.67'

P:\882503\CAD\Survey\KEY SHEET 2\8-MTN LAKE CUTOFF RD\882503-JPA-2024-02-28-ESM1S.dwg 10047-PE (3) Feb 28, 2024 10:41am by: jammermann

LEGEND:

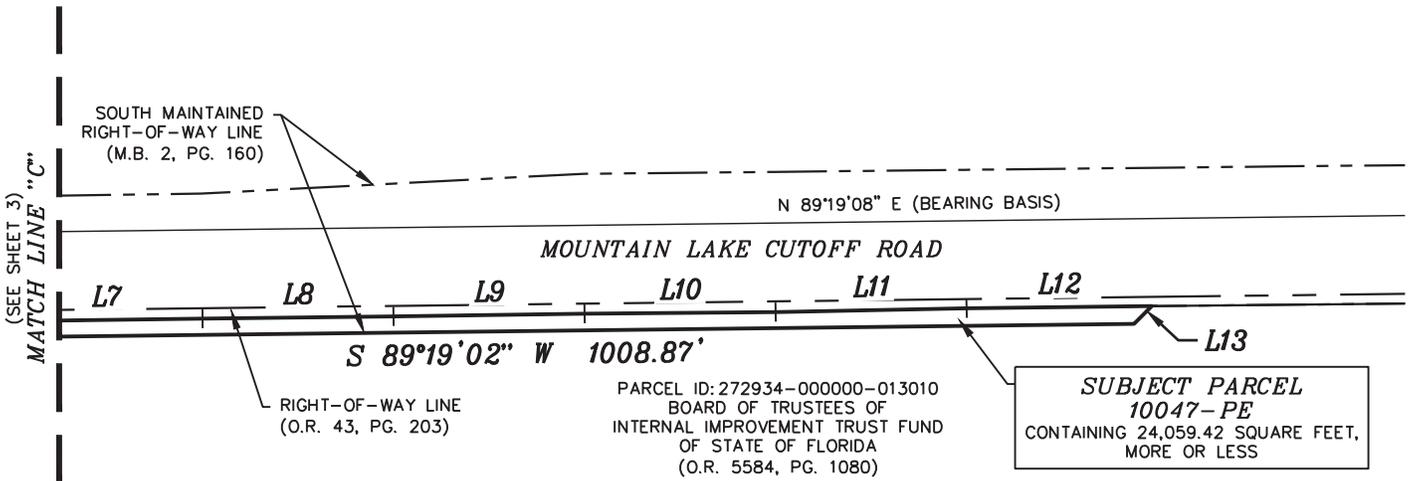
- P.B. = PLAT BOOK
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DESCRIPTION SKETCH
10047-PE

SCALE 1" = 100'

NOTES:

- 1) This is not a Boundary survey.
- 2) Bearings are based on the North line of the Northeast 1/4 of Section 34, Township 29 South, Range 27 East, Polk County, Florida, being North 89°19'08" East.
- 3) See sheet 1 of 4 for description, certification, and surveyor's signature and seal.



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L18	N 89°36'19" E	100.00'
L19	N 89°01'57" E	100.00'
L20	N 89°53'31" E	100.00'
L21	N 88°55'04" E	100.00'
L22	N 89°01'57" E	100.00'
L23	N 89°26'01" E	100.00'
L24	N 89°29'27" E	100.00'
L25	N 89°08'49" E	100.00'
L26	N 89°29'27" E	78.67'

SHEET 4 OF 4

CS PROJECT: 8825.03

10047-PE

SHEET NO. V-04

PREPARED BY: **CHASTAIN-SKILLMAN, INC. - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: **S. CHILDS**

FIELD BOOK: — PAGE: —

DATE: **02/28/2024**

EXHIBIT E

Nonexclusive Temporary Construction Easement Legal Descriptions

[See Attached 8 Pages]

EXHIBIT



GRAPHIC SCALE



PRWC
TI1TF/FISH & WILDLIFE EXHIBIT



CHASTAIN SKILLMAN
205 EAST ORANGE STREET
LAKELAND, FL 33801-4811
(883) 645-1622
© 2023 CHASTAIN SKILLMAN C.A. No. 28

CS PROJECT NUMBER:	8825.03
PARCEL NUMBER:	10046
SHEET NUMBER:	V-01

FIELD BY:	
DATE:	02/28/2024
FIELDBOOK & PAGE:	000 000

NUMBER	
DATE	
DESCRIPTION	

DESCRIPTION
10046-TCE

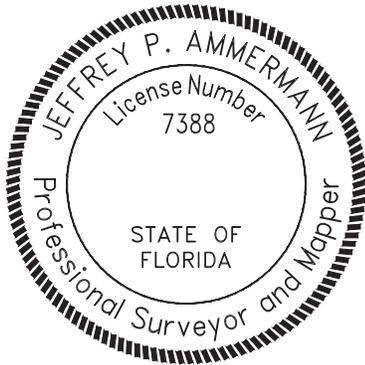
DESCRIPTION:

A parcel of land being a portion of "Parcel One" as described in Official Records Book 5584, Pages 1080 through 1083, Public Records of Polk County, Florida, located in Section 34, Township 29 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 34; thence South 00°00'00" East, along the West line of said Northeast 1/4 of the Northeast 1/4 of Section 34, 46.00 feet to the intersection with the South maintained right-of-way line of Mountain Lake Cutoff Road as depicted in Map Book 2, Page 106, Public Records of Polk County, Florida and the POINT OF BEGINNING; thence along said South maintained right-of-way line the following five (5) courses; thence (1) North 89°19'08" East, 1.03 feet; thence (2) North 89°36'19" East, 100.00 feet; thence (3) North 89°19'08" East, 100.00 feet; thence (4) North 89°19'08" East, 100.00 feet; thence (5) North 88°44'46" East, 96.77 feet; thence South 00°40'52" East, 10.00 feet; thence South 89°15'06" West, 397.91 feet to said West line the Northeast 1/4 of the Northeast 1/4 of Section 34; thence North 00°00'00" East, along said West line, 10.00 feet to the POINT OF BEGINNING. Said parcel containing 3,758.92 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Jeffrey P
Ammermann

Digitally signed by
Jeffrey P Ammermann
Date: 2024.02.28
12:10:38 -05'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.COM
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE
SURVEYOR ON THE DATE ADJACENT TO SEAL. ANY SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED VALID WITHOUT A RAISED SEAL.

SHEET 1 OF 2
SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

PREPARED BY: CHASTAIN-SKILLMAN, INC. - 205 EAST ORANGE STREET SUITE #110 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262		CS PROJECT: 8825.03
DRAWN BY: S. CHILDS	FIELD BOOK: — PAGE: —	10046-TCE
	DATE: 02/28/2024	SHEET NO. V-01

P:\882503\CAD\Survey\KEY SHEET 2\8-MTN LAKE CUTOFF RD\882503-JPA-2024-02-28-ESM\T.S.dwg 10046-TCE Feb 28, 2024 12:07pm by: jammerrmann

LEGEND:

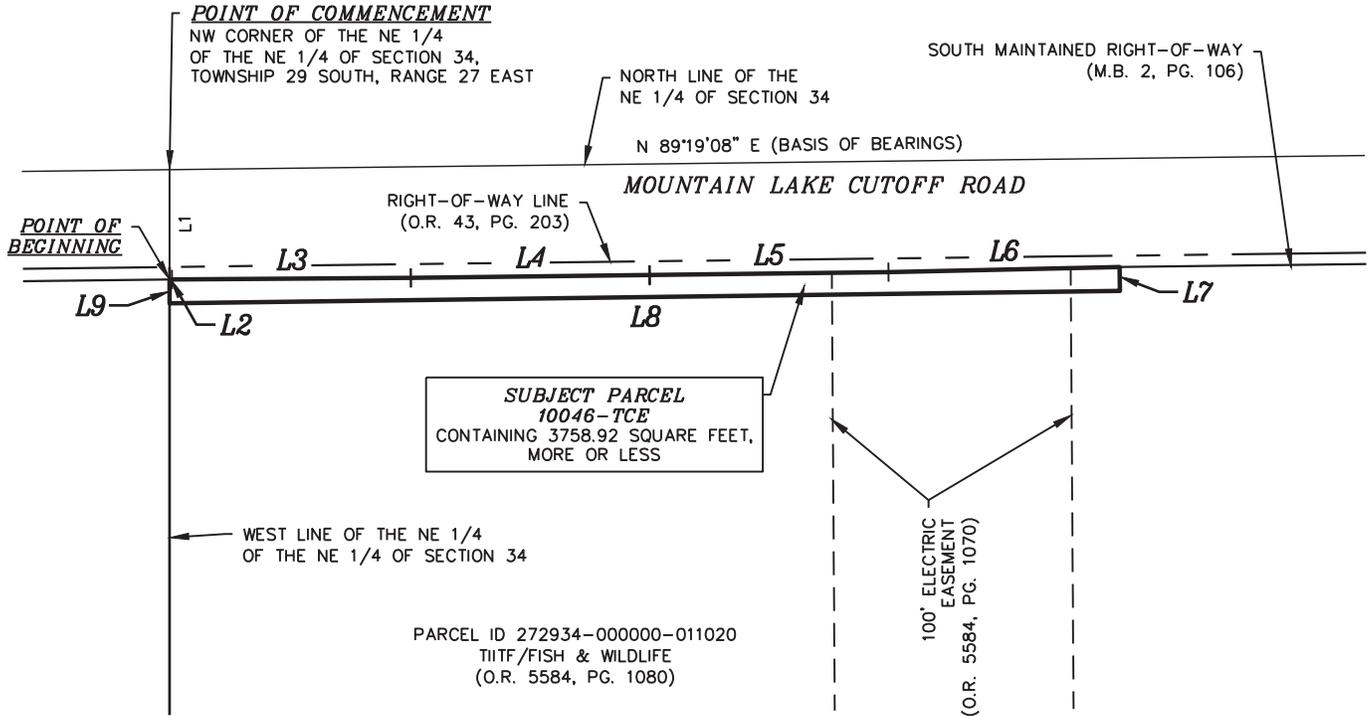
- P.B. = PLAT BOOK
- PG. = PAGE(S)
- O.R. = OFFICIAL RECORDS BOOK
- M.B. = MAP BOOK
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH

10046-TCE

NOTES:

- 1) This is not a Boundary survey.
- 2) Bearings are based on the North line of the Northeast 1/4 of Section 34, Township 29 South, Range 27 East, Polk County, Florida, being North 89°19'08" East.
- 3) See sheet 1 of 2 for description, certification, and surveyor's signature and seal.



SUBJECT PARCEL
10046-TCE
 CONTAINING 3758.92 SQUARE FEET,
 MORE OR LESS

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 00°00'00" E	46.00'
L2	N 89°19'08" E	1.03'
L3	N 89°36'19" E	100.00'
L4	N 89°19'08" E	100.00'
L5	N 89°19'08" E	100.00'
L6	N 88°44'46" E	96.77'
L7	S 00°40'52" E	10.00'
L8	S 89°15'06" W	397.91'
L9	N 00°00'00" E	10.00'



SCALE 1" = 80'

SHEET 2 OF 2

CS PROJECT: 8825.03
10046-TCE
SHEET NO. V-02

PREPARED BY: **CHASTAIN-SKILLMAN, INC. - 205 EAST ORANGE STREET SUITE #110**
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262
 DRAWN BY: **S. CHILDS** FIELD BOOK: — PAGE: — DATE: **02/28/2024**

P:\882503\CAD\Survey\KEY SHEET 2\8-MTN LAKE CUTOFF RD\882503-JPA-2024-02-28-ESM\T.S.dwg 10046-TCE (2) Feb 28, 2024 12:07pm by: jammermann

EXHIBIT



GRAPHIC SCALE



CS PROJECT NUMBER:	8825.03
PARCEL NUMBER:	10047
SHEET NUMBER:	V-01

FIELD BY:	
DATE:	02/26/24
FIELDBOOK & PAGE:	000 000

PRWC

TIITF/FISH & WILDLIFE EXHIBIT



CHASTAIN SKILLMAN
205 EAST ORANGE STREET
LAKELAND, FL 33801-4811
(883) 645-1402

C.A. No. 28

© 2024 CHASTAIN SKILLMAN

NUMBER	
DATE	
DESCRIPTION	

DESCRIPTION
10047-TCE

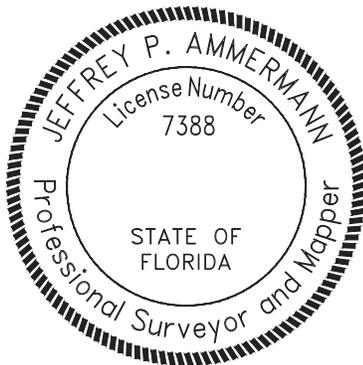
DESCRIPTION:

A parcel of land being a portion of "Parcel One" as described in Official Records Book 5584, Pages 1080 through 1083, Public Records of Polk County, Florida, located in Section 34, Township 29 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northeast corner of the Northwest 1/4 said Section 34; thence South 00°40'58" East, along the East line of said Northwest 1/4; a distance of 47.74 feet to the intersection with the South maintained right-of-way line of Mountain Lake Cutoff Road as depicted in Map Book 2, Page 106, Public Records of Polk County, Florida; thence continue South 00°40'58" East, along said East line, 7.29 feet to the POINT OF BEGINNING; thence North 89°19'02" East, 1,008.87 feet; thence North 45°00'00" East, 13.17 feet to the intersection of said South maintained right-of-way line of Mountain Lake Cutoff Road; thence along said South maintained right-of-way line the following four (4) courses; thence (1) North 89°19'08" East, 3.03 feet; thence (2) North 89°26'01" East, 100.00 feet; thence (3) North 89°19'08" East, 100.00 feet; thence (4) North 89°19'08" East, 98.97 feet to the East line of the Northwest 1/4 of the Northeast 1/4 of said Section 34; thence South 00°00'00" East, along said East line, 10.00 feet; thence South 89°19'08" West, 298.03 feet; thence South 45°00'00" West, 12.88 feet; thence South 89°19'02" West, 1979.81 feet; thence South 14°21'40" East, 493.22 feet; thence South 75°38'20" West, 25.00 feet to the intersection with the Easterly right-of-way line of US Highway 27 (State Road 25) as depicted on the Florida Department of Transportation Section Map 1618-202; thence North 14°21'40" West, along said Easterly right-of-way line, 5.00 feet; thence North 75°38'20" East, 15.00 feet; thence North 14°21'40" West, 490.94 feet; thence North 37°28'38" East, 12.36 feet; thence North 89°19'02" East, 969.61 feet to the POINT OF BEGINNING. Said parcel containing 28,004.24 square feet, more or less.

CERTIFICATION:

I hereby certify that this Description with Sketch was made under my direction and was made in accordance with Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



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SHEET 1 OF 4
SEE SHEETS 2 THROUGH 4 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

PREPARED BY: CHASTAIN-SKILLMAN, INC. - 205 EAST ORANGE STREET SUITE #110 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262		CS PROJECT: 8825.03
DRAWN BY: S. CHILDS		10047-TCE
FIELD BOOK: — PAGE: —	DATE: 02/28/2024	SHEET NO. V-01

P: \882503\CAD\Survey\KEY SHEET 2\8-MTN LAKE CUTOFF RD\882503-JPA-2024-02-28-ESM\T.S.dwg 10047-TCE Feb 28, 2024 11:27am by: jammermann

LEGEND:

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- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION

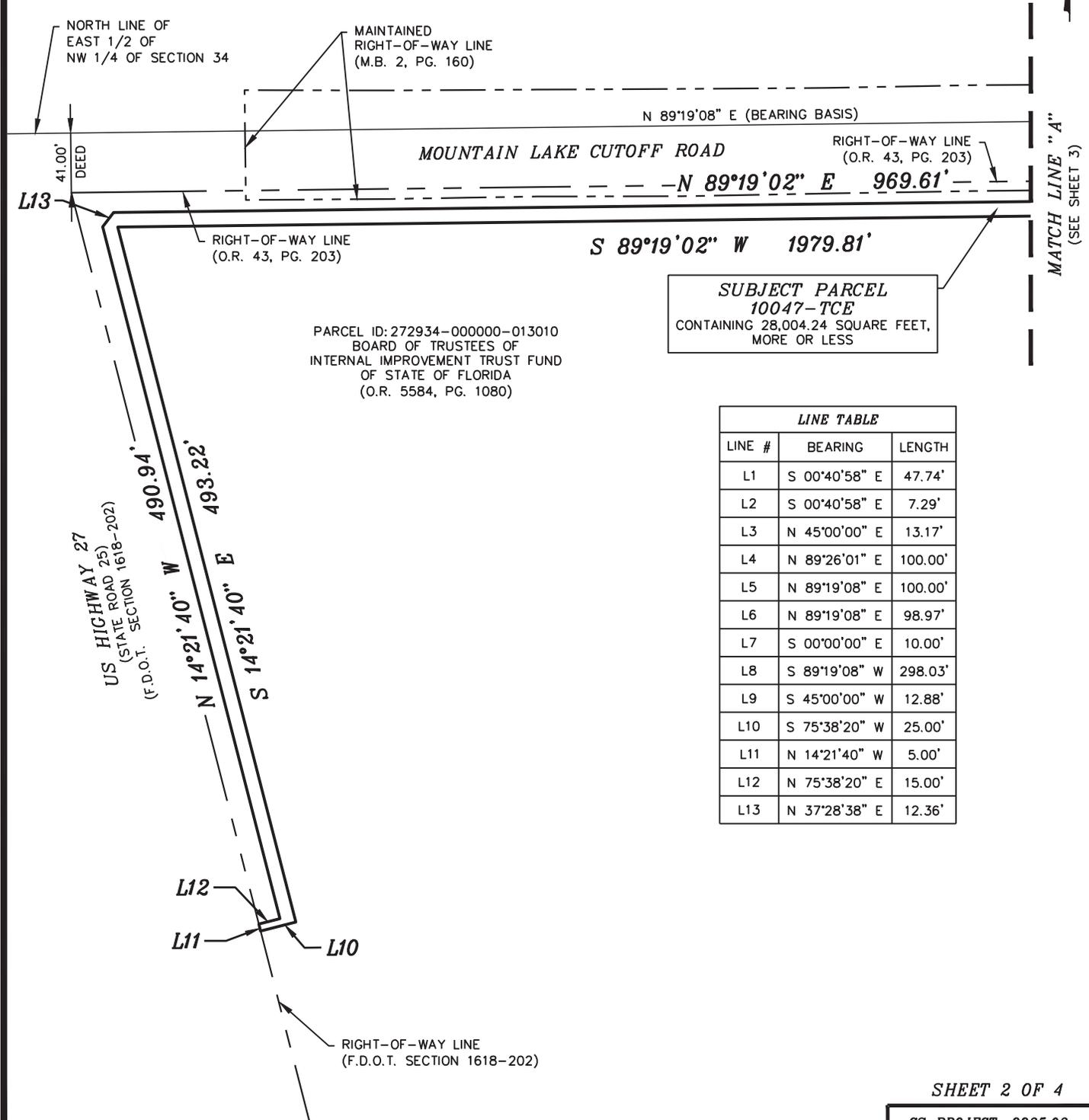
DESCRIPTION SKETCH

10047-TCE

NOTES:

- 1) This is not a Boundary survey.
- 2) Bearings are based on the North line of the Northeast 1/4 of Section 34, Township 29 South, Range 27 East, Polk County, Florida, being North 89°19'08" East.
- 3) See sheet 1 of 2 for description, certification, and surveyor's signature and seal.

SCALE 1" = 100'



PARCEL ID: 272934-000000-013010
 BOARD OF TRUSTEES OF
 INTERNAL IMPROVEMENT TRUST FUND
 OF STATE OF FLORIDA
 (O.R. 5584, PG. 1080)

SUBJECT PARCEL
10047-TCE
 CONTAINING 28,004.24 SQUARE FEET,
 MORE OR LESS

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 00°40'58" E	47.74'
L2	S 00°40'58" E	7.29'
L3	N 45°00'00" E	13.17'
L4	N 89°26'01" E	100.00'
L5	N 89°19'08" E	100.00'
L6	N 89°19'08" E	98.97'
L7	S 00°00'00" E	10.00'
L8	S 89°19'08" W	298.03'
L9	S 45°00'00" W	12.88'
L10	S 75°38'20" W	25.00'
L11	N 14°21'40" W	5.00'
L12	N 75°38'20" E	15.00'
L13	N 37°28'38" E	12.36'

SHEET 2 OF 4

CS PROJECT: 8825.03

10047-TCE

SHEET NO. V-02

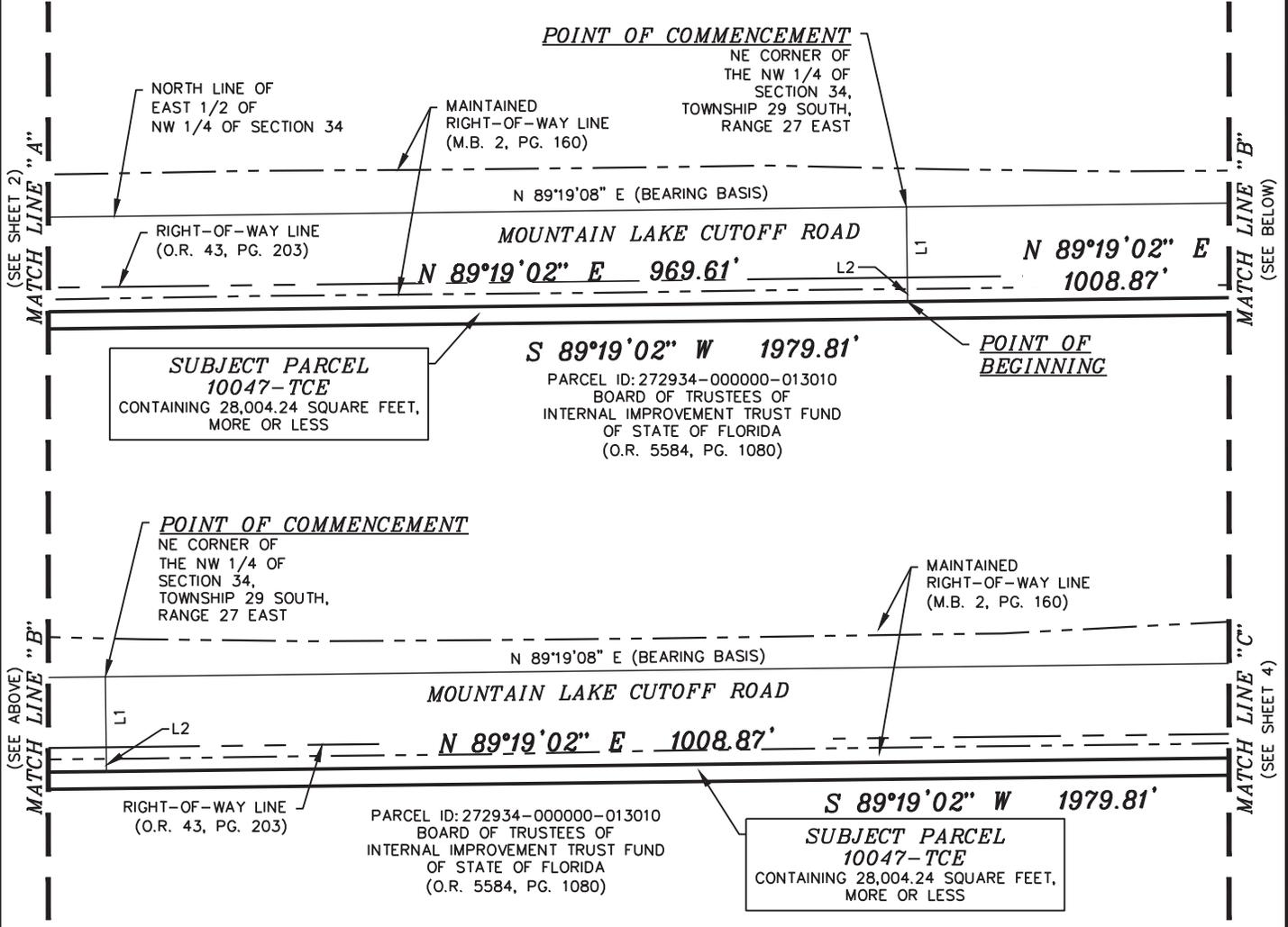
PREPARED BY: **CHASTAIN-SKILLMAN, INC. - 205 EAST ORANGE STREET SUITE #110
 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/28/2024

DESCRIPTION SKETCH
10047-TCE



SUBJECT PARCEL
10047-TCE
CONTAINING 28,004.24 SQUARE FEET,
MORE OR LESS

S 89°19'02" W 1979.81'
PARCEL ID: 272934-000000-013010
BOARD OF TRUSTEES OF
INTERNAL IMPROVEMENT TRUST FUND
OF STATE OF FLORIDA
(O.R. 5584, PG. 1080)

POINT OF BEGINNING

POINT OF COMMENCEMENT
NE CORNER OF
THE NW 1/4 OF
SECTION 34,
TOWNSHIP 29 SOUTH,
RANGE 27 EAST

N 89°19'02" E 1008.87'

**MAINTAINED
RIGHT-OF-WAY LINE**
(M.B. 2, PG. 160)

RIGHT-OF-WAY LINE
(O.R. 43, PG. 203)

PARCEL ID: 272934-000000-013010
BOARD OF TRUSTEES OF
INTERNAL IMPROVEMENT TRUST FUND
OF STATE OF FLORIDA
(O.R. 5584, PG. 1080)

SUBJECT PARCEL
10047-TCE
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MORE OR LESS

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SCALE 1" = 100'

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L10	S 75°38'20" W	25.00'
L11	N 14°21'40" W	5.00'
L12	N 75°38'20" E	15.00'
L13	N 37°28'38" E	12.36'



SHEET 3 OF 4

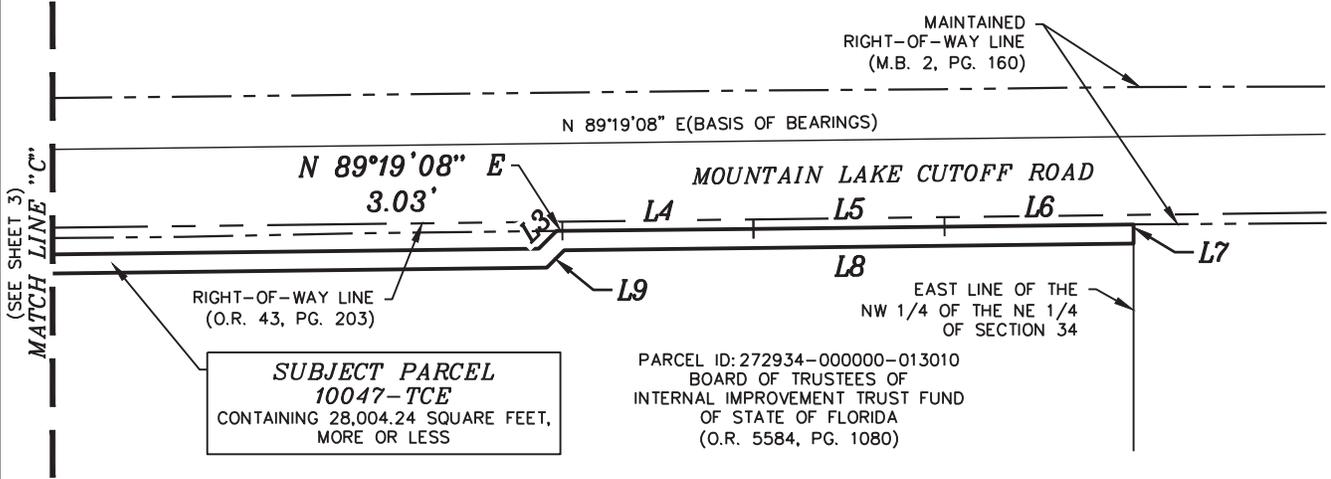
CS PROJECT: 8825.03
10047-TCE
SHEET NO. V-03

PREPARED BY: **CHASTAIN-SKILLMAN, INC. - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: **S. CHILDS** FIELD BOOK: — PAGE: — DATE: **02/28/2024**

P: \882503\CAD\Survey\KEY SHEET 2\8-MTN LAKE CUTOFF RD\882503-JPA-2024-02-28-ESM\T.S.dwg 10047-TCE (3) Feb 28, 2024 11:28am by: jammermann

DESCRIPTION SKETCH
10047-TCE



SUBJECT PARCEL
10047-TCE
CONTAINING 28,004.24 SQUARE FEET,
MORE OR LESS

PARCEL ID: 272934-000000-013010
BOARD OF TRUSTEES OF
INTERNAL IMPROVEMENT TRUST FUND
OF STATE OF FLORIDA
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SHEET 2 OF 2

CS PROJECT: 8825.03

PREPARED BY: **CHASTAIN-SKILLMAN, INC. - 205 EAST ORANGE STREET SUITE #110**
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262

10047-TCE

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 02/28/2024

SHEET NO. V-02