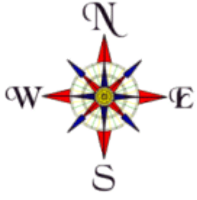
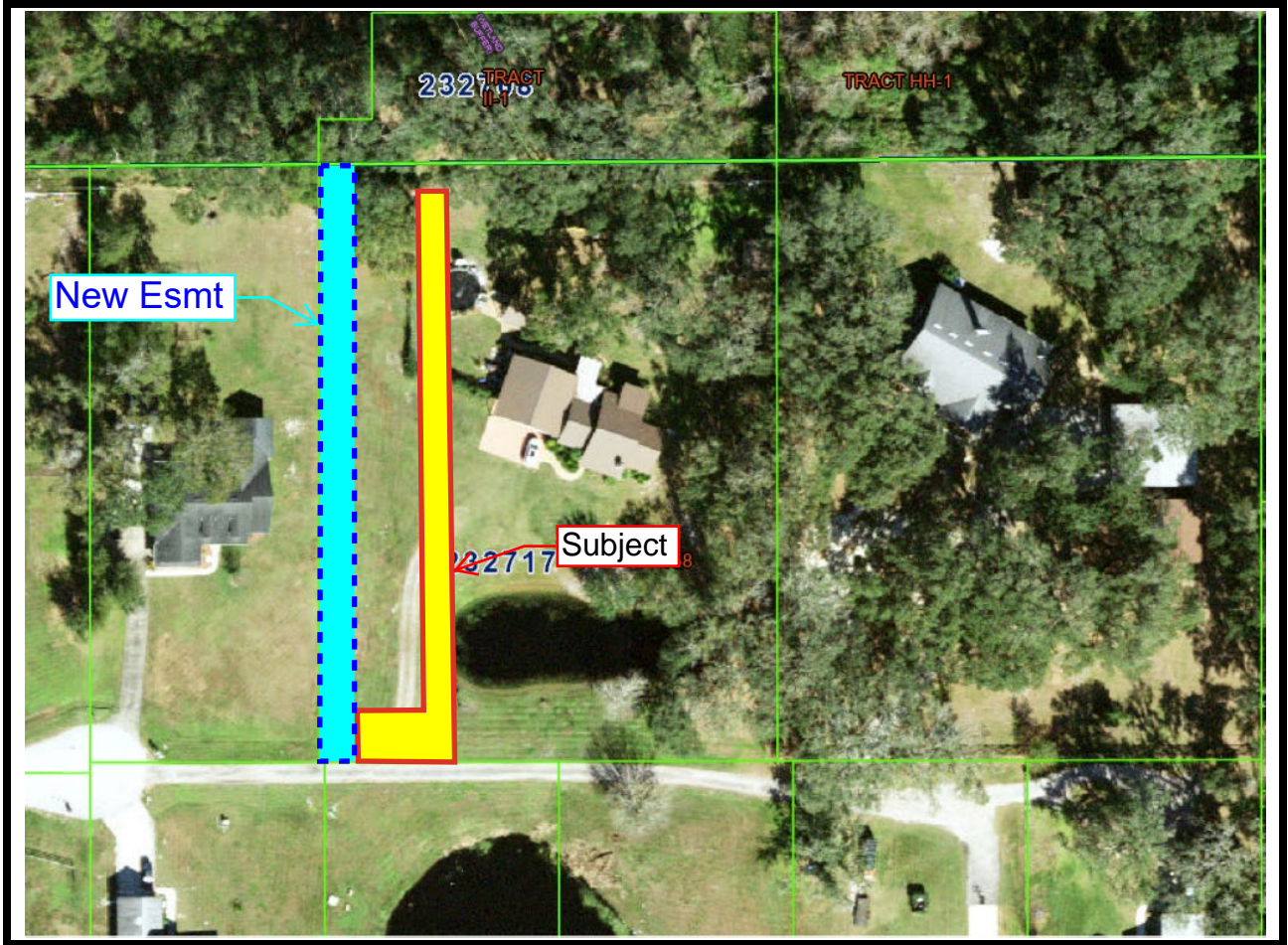


Section 17, Township 27 South, Range 23 East



SECTION 17, TOWNSHIP 27 SOUTH, RANGE 23 EAST



This instrument prepared under the direction of:  
R. Wade Allen, Director  
Real Estate Services  
P.O. Box 9005, Drawer RE-01  
Bartow, FL 33831-9005  
By: Heather Fuentes  
Parent Parcel No.: 232717-000000-031310

## **PARTIAL RELEASE OF EASEMENT**

THIS PARTIAL RELEASE OF EASEMENT, made this 5th day of May, 2026, by POLK COUNTY, a political subdivision of the State of Florida ("County"), whose mailing address is P.O. Box 988, Bartow, Florida 33831-0988.

### **WITNESSETH:**

WHEREAS, on the 12th day of July, 1984, Thomas E. Vann, III, et al, granted to the County a Drainage Easement which was subsequently recorded in Official Record Book 2264, at Pages 1626 and 1627, Public Records of Polk County ("Easement"), in conjunction with a drainage project; and

WHEREAS, the County recently completed a drainage project to alleviate flooding concerns in and around an unrecorded subdivision known as Rolling Oaks Estates; and

WHEREAS, the drainage improvement project, known as the Rolling Oaks Estates Drainage Improvement Project included, among other things, the installation of a new drainage pipeline along the western boundary of a property identified as Parcel ID Number 232717-000000-031310 owned by Lee H. Hart and Margie V. Hart ("Owners") to replace an existing drainage pipeline located to the east thereof within the Easement on the Owners' property; and

WHEREAS, the Owners and the County entered into an Agreement dated October 18, 2024 in which the Owners agreed to grant a new drainage easement to the County for the Project and the County agreed to release that portion of the Easement lying easterly of the new drainage easement which is no longer needed; and

WHEREAS, the Owners subsequently granted a Drainage Easement to the County which was recorded in Official Record Book 13324 at Pages 896 through 899, Public Records of Polk County, Florida and the Project has been completed.

NOW, THEREFORE, the County hereby releases and abandons the lands as more particularly described in Exhibit "A", attached hereto and made a part hereof, from the Easement. Provided always, nevertheless, that nothing herein contained shall in anyway impair, alter or diminish the effect or encumbrance of the Easement on the remaining part of the premises contained in the Easement, which is not hereby released therefrom, or any of the rights and remedies of the holder thereof. The intention being to release only the lands described in Exhibit "A" from the Easement.

[signatures and acknowledgements follow on next page]

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

WITNESSES:

COUNTY:

POLK COUNTY, a political subdivision of the State of Florida

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

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

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

STATE OF FLORIDA            )  
  ) ss:  
COUNTY OF POLK            )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of May, 2026, by Martha Santiago, Ed.D., as Chair of the Board of County Commissioner of Polk County, a political subdivision of the State of Florida, on behalf of said entity. She is personally known to me or who has produced \_\_\_\_\_ as identification.

[NOTARY SEAL]

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

Project Name: ROLLING OAKS  
 Project Number: 7317E26-1  
 Tax Folio Number: 23-27-17-000000-031310  
 Partial Release OR 2264 PG 1626

**DESCRIPTION**

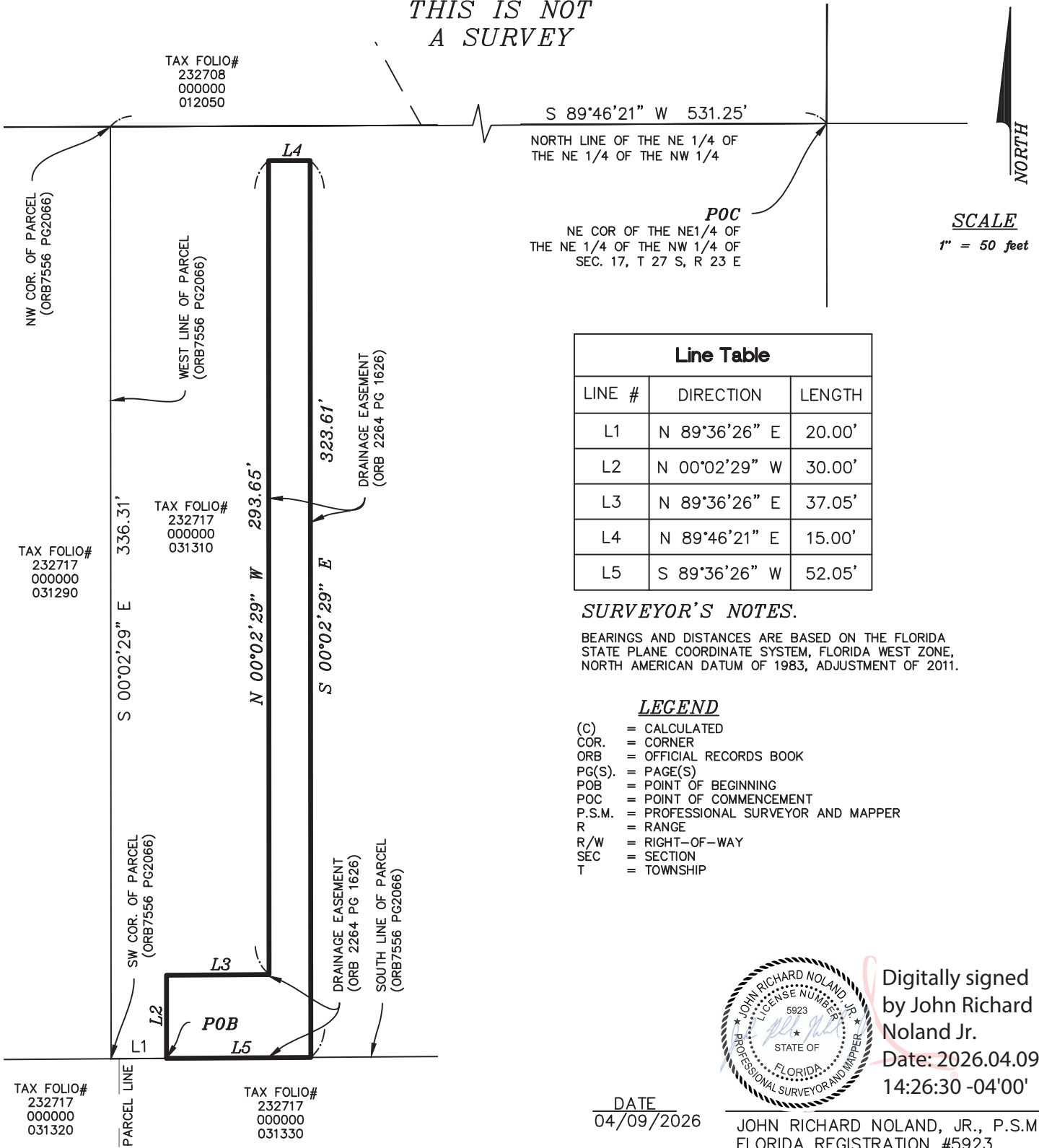
A parcel of land being a portion of a drainage easement described in Official Records Book 2264, page 1626, Public Records of Polk County, Florida, lying in the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 17, Township 27 South, Range 23 East, being described as follows:

**Commence** at the Northeast corner of said Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4; thence South 89°46'21" West, along the North line of said Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4, a distance of 531.25 feet to the Northwest corner of a parcel as described in Official Records Book 7556, Page 2066, Public Records of Polk County, Florida; thence South 00°02'29" East, along the West line of said parcel, 336.31 feet to the Southwest corner of said parcel; thence North 89°36'26" East, along the South line of said parcel, 20.00 feet to the **Point of Beginning**; thence North 00°02'29" West, 30.00 feet to the North line of said drainage easement; thence North 89°36'26" East, along said North line, 37.05 feet to the West line of said drainage easement; thence North 00°02'29" West, along said West line, 293.65 feet to the North line of said drainage easement; thence North 89°46'21" East, along said North line, 15.00 feet to the East line of said drainage easement; thence South 00°02'29" East, along said East line 323.61 feet to said South line of the parcel; thence South 89°36'26" West, along said South line of the parcel, 52.05 feet to the **Point of Beginning**.

Containing 5966 square feet, more or less

REVISION	DATE	BY

THIS IS NOT  
A SURVEY



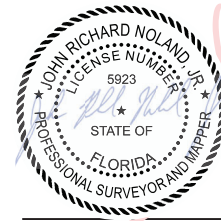
Line Table		
LINE #	DIRECTION	LENGTH
L1	N 89°36'26" E	20.00'
L2	N 00°02'29" W	30.00'
L3	N 89°36'26" E	37.05'
L4	N 89°46'21" E	15.00'
L5	S 89°36'26" W	52.05'

**SURVEYOR'S NOTES.**

BEARINGS AND DISTANCES ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011.

**LEGEND**

- (c) = CALCULATED
- COR. = CORNER
- ORB = OFFICIAL RECORDS BOOK
- PG(S) = PAGE(S)
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- R = RANGE
- R/W = RIGHT-OF-WAY
- SEC = SECTION
- T = TOWNSHIP



Digitally signed  
by John Richard  
Noland Jr.  
Date: 2026.04.09  
14:26:30 -04'00'

DATE  
04/09/2026

JOHN RICHARD NOLAND, JR., P.S.M.  
FLORIDA REGISTRATION #5923  
SURVEYING AND MAPPING SECTION

SEE SHEET 1 OF 2 FOR DESCRIPTION.

THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR AND MAPPER.	<b>DESCRIPTION SKETCH</b> LOCATED IN SECTION 17, TOWNSHIP 27 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.			<b>POLK COUNTY ROADS AND DRAINAGE</b> 3000 SHEFFIELD ROAD, WINTER HAVEN, FL 33880 PHONE: (863) 535-2200 FAX: (863) 519-8117				
	Sheet No.		Drawn by:		Checked by:		Check Date:	
	2 of 2		JRN		JRN		04/09/26	
	Parcel Number:		PREPARED FOR:				File Name:	
N/A		REAL ESTATE SERVICES				7317E26-1		