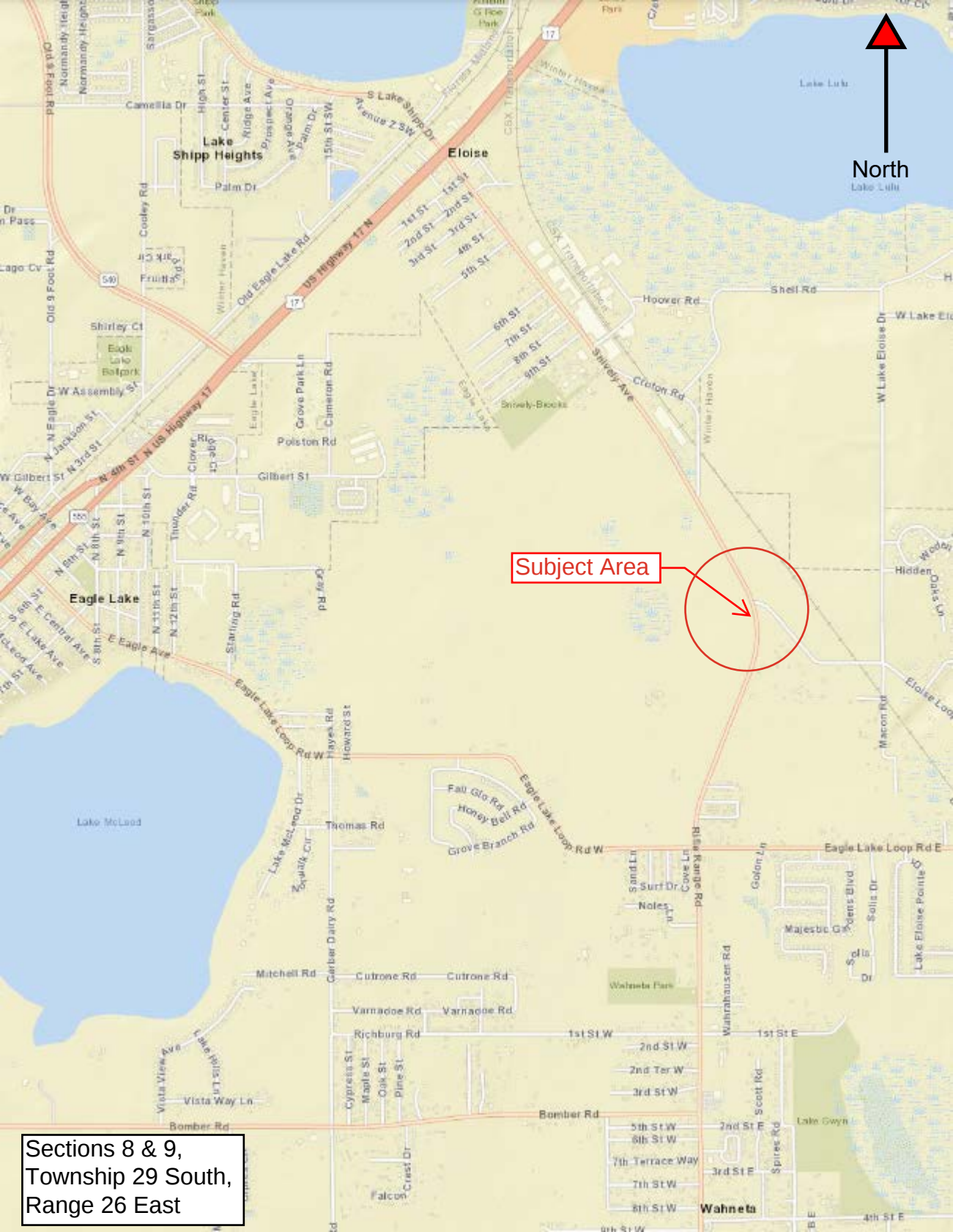




Subject Area

Sections 8 & 9,
Township 29 South,
Range 26 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: Scott C. Lowery
Project: Thompson Nursery Road Ph 1 Segment 1
Parcel Nos.: 120 and 121
Parent Parcel Nos.: 262908-686000-000631 &
262909-687000-006800

PARTIAL RELEASE OF EASEMENT

THIS PARTIAL RELEASE OF EASEMENT, made this 7th day of January, 2025, 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 15th day of October, 2019, the Lake Regional Lakes Management District, ("LRLMD") granted to Polk County a Deed of Conservation Easement which was subsequently recorded in Official Records Book 11017, at Pages 1805 through 1822, Public Records of Polk County, Florida (the "Easement"). The Easement was granted in conjunction with funding assistance provided to LRLMC by the County for the purchase of the property described in the Easement; and

WHEREAS, the County has a road project known as the Thompson Nursery Road Phase 1 Segment 1 Improvement Project ("Project") which will require additional right-of-way from the LRLMD owned property encumbered by the Easement. Two parcels, identified as Parcel 120 and Parcel 121, are needed for Project over the LRLMD and Easement property; and

WHEREAS, it is necessary to remove the encumbrance of the Easement from Parcels 120 and 121 in order to clear title to the right-of-way for the Project.

NOW, THEREFORE, the County hereby releases and abandons that portion of the lands described on 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, 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 aforementioned easement.

[SIGNATURE PAGE FOLLOWS]

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

WITNESSES:

County:

POLK COUNTY, a political
subdivision of the State of Florida

Print Name: _____
Address: _____

By: _____
T.R. Wilson, Chairman
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 January, 2025, by T.R. Wilson, as Chairman of the Board of County Commissioner of Polk County, a political subdivision of the State of Florida, on behalf of said entity. He is personally known to me _____ or has produced _____ as identification.

[NOTARY SEAL]

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

June 22, 2011

Parcel 120
Thompson Nursery Road
County Job No. 5400037
Tax folio #: 082926686000000631

DESCRIPTION:

A portion of the following described lands:

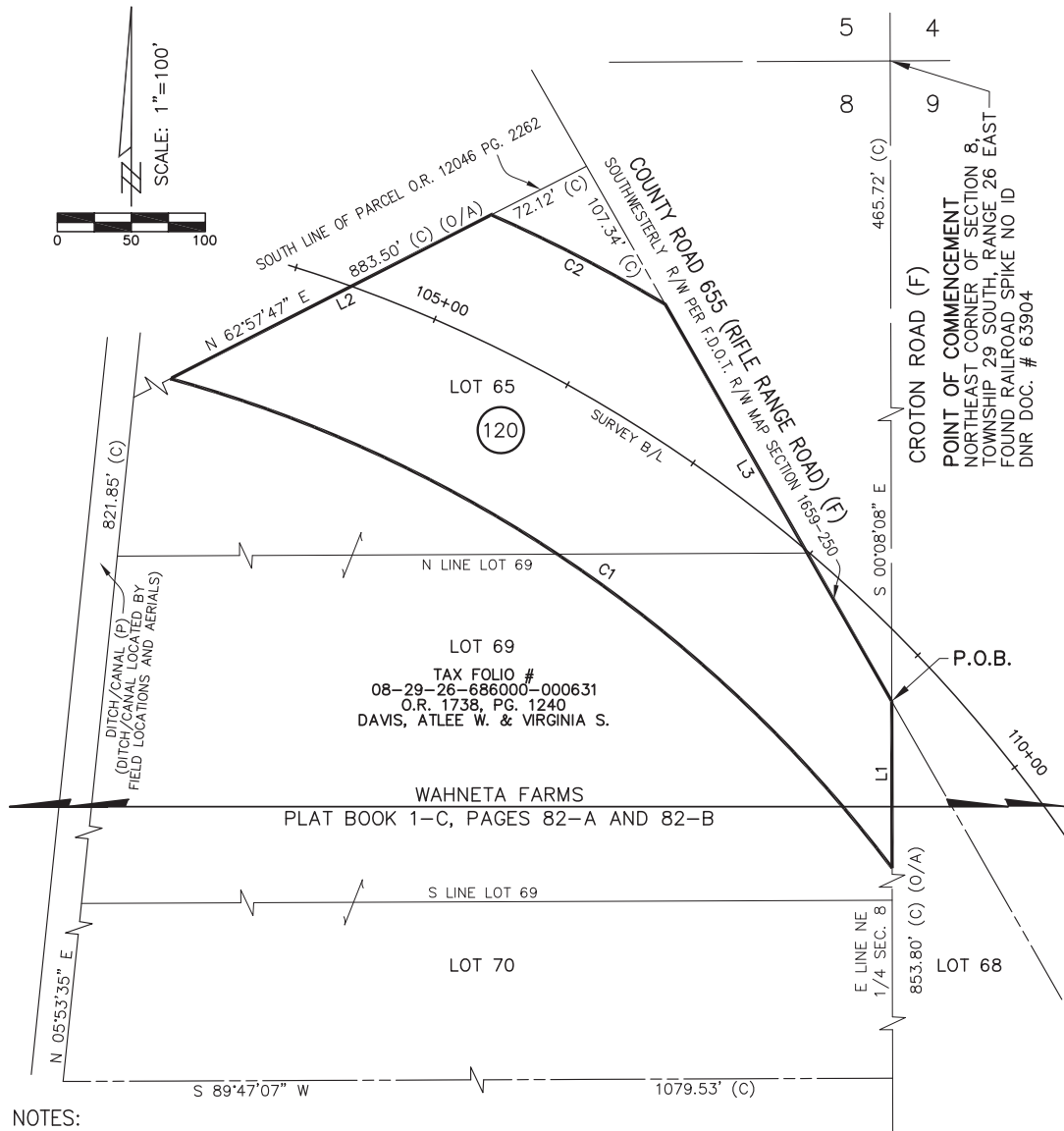
That parcel lying within Lot 65 and Lot 69 of Wahneta Farms as recorded in Plat Book 1-C, Pages 82-A and 82-B, Public Records of Polk County, Florida, being a part of the Northeast 1/4 of the Northeast 1/4 of Section 8, Township 29 South, Range 26 East, Polk County, Florida.

Being more particularly described as follows:

COMMENCE at the Northeast corner of Section 8, Township 29 South, Range 26 East; thence along the east line of the Northeast Quarter of said Section 8, South 00°08'08" East, 465.72 feet to a point on the Southwesterly right of way line of County Road 655 (Rifle Range Road) per Florida Department of Transportation Right of Way Map Section 1659-250 also being the **POINT OF BEGINNING**; thence continue along said east line of the Northeast Quarter of said Section 8, South 00°08'08" East 112.60 feet to a non-tangent curve concave to the Southwest having a radius of 915.00 feet, a central angle of 37°32'42", a chord bearing of North 55°51'57" West, and a chord distance of 588.91 feet; thence northwesterly 599.58 feet along the arc of said curve to a non-tangent line and a point on the south line of a parcel described in Official Records Book 12046, Page 2262, Public Records of Polk County, Florida; thence along said south line, North 62°57'47" East, 243.38 feet to a non-tangent curve concave to the Southwest having a radius of 1080.00 feet, a central angle of 07°00'41", a chord bearing of South 62°46'00" East, and a chord distance of 132.08 feet; thence southeasterly 132.16 feet along the arc of said curve to a non-tangent line and a point on said southwesterly right of way line of County Road 655; thence along said line South 29°42'46" East 308.62 feet to the **POINT OF BEGINNING**.

Herein described parcel containing 70045 square feet, more or less.

*THIS IS NOT
A SURVEY*
SECTION 8, TOWNSHIP 29 SOUTH, RANGE 26 EAST



NOTES:

1. BASIS OF BEARING SHOWN HEREON ARE BASED ON THE EAST LINE OF NORTHEAST 1/4 OF SECTION 8 TOWNSHIP 29 SOUTH, RANGE 26 EAST, BEARING OF SOUTH 00°08'08" EAST.

LEGEND

Δ	= CENTRAL ANGLE
B/L	= BASELINE
(C)	= CALCULATED
CB	= CHORD BEARING
CH	= CHORD
DNR	= DEPARTMENT OF NATURAL RESOURCES
DOC.	= DOCUMENT
(F)	= FIELD
F.D.O.T.	= FLORIDA DEPARTMENT OF TRANSPORTATION
ID	= IDENTIFICATION
INC.	= INCORPORATED
L	= ARC LENGTH
LB	= LICENSED BUSINESS
(O/A)	= OVERALL DISTANCE
O.R.	= OFFICIAL RECORD BOOK
(P)	= PLAT
PG.	= PAGE
P.O.B.	= POINT OF BEGINNING
R	= RADIUS
R/W	= RIGHT OF WAY

100 = PARCEL NUMBER

CURVE C1

R = 915.00' (C)
Δ = 37°32'42" (C)
L = 599.58' (C)
CH = 588.91' (C)
CB = N 55°51'57" W (C)

CURVE C2

R = 1080.00' (C)
Δ = 07°00'41" (C)
L = 132.16' (C)
CH = 132.08' (C)
CB = S 62°46'00" E (C)

LINE TABLE

L1 S 00°08'08" E 112.60' (C)
L2 N 62°57'47" E 243.38' (C)
L3 S 29°42'46" E 308.62' (C)



Digitally signed by
John Richard
Noland Jr.
Date: 2024.04.17
17:13:31 -04'00'

DATE
04/04/2024

JOHN RICHARD NOLAND, JR. P.S.M.
FLORIDA REGISTRATION #5923
SURVEYING & MAPPING MANAGER
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.	DESCRIPTION SKETCH LOCATED IN SECTION 08, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.				POLK COUNTY ROADS AND DRAINAGE 3000 SHEFFIELD ROAD, WINTER HAVEN, FL 33880				 POLK COUNTY
	PHONE: (863) 535-2200 FAX: (863) 519-8117				Sheet No. 2 of 2				
	Parcels Number: 120				Drawn by: JRN Checked by: JRN Check Date: 04/04/2024				
	PREPARED FOR: REAL ESTATE SERVICES				File Name: PARCEL 120				

April 9, 2024

Parcel 121
Thompson Nursery Road
County Job No. 5400037
Tax folio #: 092926687000006800

DESCRIPTION:

A portion of the following described lands:

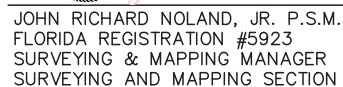
That parcel lying within Lot 68, Lot 87, and Lot 91 of Wahneta Farms as recorded in Plat Book 1-C, Pages 82-A and 82-B, Public Records of Polk County, Florida, being a part of the Northwest 1/4 of Section 9, Township 29 South, Range 26 East, Polk County, Florida.

Being more particularly described as follows:

COMMENCE at the Northwest corner of Section 9, Township 29 South, Range 26 East; thence along the west line of the Northwest Quarter of said Section 9, South 00°08'08" East 465.72 feet to a point on the southwesterly right of way line of County Road 655 (Rifle Range Road) per Florida Department of Transportation Right of Way Map Section 1659-250, and the **POINT OF BEGINNING**; thence South 29°42'46" East, along said southwesterly right of way line, 1278.23 feet to the point of curvature of a curve to the right having a radius of 1382.40 feet, a central angle of 46°29'04", a chord bearing of South 06°28'14" East, and a chord distance of 1091.04 feet; thence southerly along the arc of said curve and the westerly right-of-way line of said County Road 655, a distance of 1121.55 feet to the south line of said Northwest 1/4; thence South 89°41'25" West, along said south line, 36.95 feet to a point on a non-tangent curve to the left having a radius of 1315.00 feet, a central angle of 46°47'42", a chord bearing of North 06°18'55" West, a chord distance of 1044.40 feet; thence northerly along the arc of said curve 1074.00 feet to the point of tangency; thence North 29°42'46" West, 1088.60 feet to the point of curvature of a curve to the left having a radius of 915.00 feet, a central angle of 07°22'50", a chord bearing of North 33°24'11" West, and a chord distance of 117.79 feet; thence northwesterly along the arc of said curve 117.87 feet to a point on said West line of the Northwest Quarter of said Section 9; thence North 00°08'08" West, along said west line 112.60 feet to the **POINT OF BEGINNING**.

Less and except existing rights-of-ways, if any.

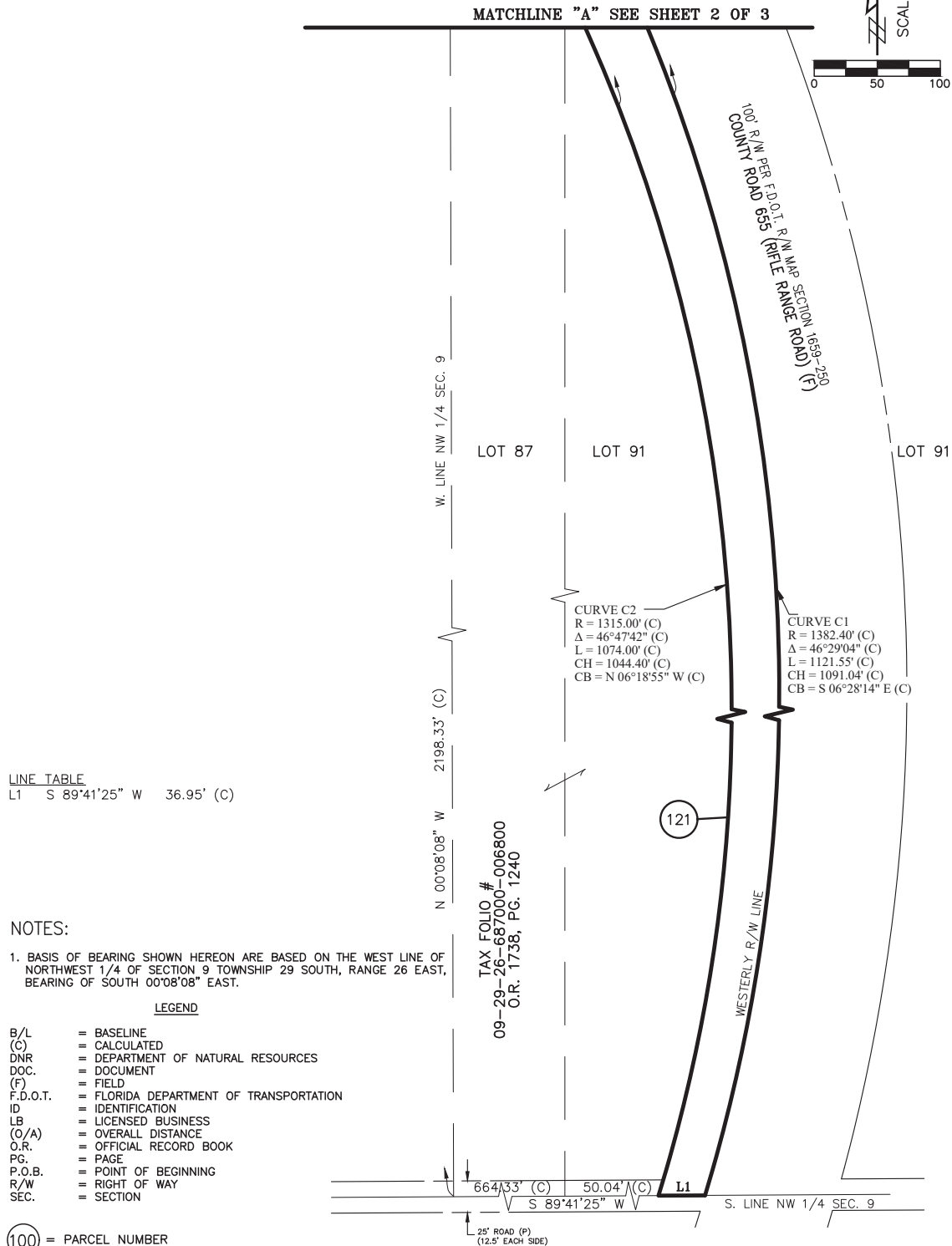
Herein described parcel containing 104338.3 square feet, more or less.



SEE SHEET 1 OF 3 FOR DESCRIPTION.

THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR AND MAPPER.	DESCRIPTION SKETCH LOCATED IN SECTION 09, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.			POLK COUNTY ROADS AND DRAINAGE 3000 SHEFFIELD ROAD, WINTER HAVEN, FL 33880				 POLK COUNTY
				PHONE: (863) 535-2200		FAX: (863) 519-8117		
	REVISION #1: REVISED LIMITS			DATE 04/04/24		BY JRN		
				Sheet No. 2 of 3	Drawn by: JRN/EAA	Checked by: JRN	Check Date: 04/09/2024	
				Parcel Number: 121	PREPARED FOR: REAL ESTATE SERVICES		File Name: PARCEL 121	

*THIS IS NOT
A SURVEY*
SECTION 9, TOWNSHIP 29 SOUTH, RANGE 26 EAST



SEE SHEET 1 OF 3 FOR DESCRIPTION.

THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR AND MAPPER.	DESCRIPTION SKETCH				POLK COUNTY ROADS AND DRAINAGE				 POLK COUNTY
	LOCATED IN SECTION 09, TOWNSHIP 29 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.				3000 SHEFFIELD ROAD, WINTER HAVEN, FL 33880				
	PHONE: (863) 535-2200 FAX: (863) 519-8117				Sheet No. 3 of 3 Drawn by: JRN/EAA Checked by: JRN Check Date: 04/08/2024				
	Parcel Number: 121				PREPARED FOR: REAL ESTATE SERVICES File Name: PARCEL 121				