

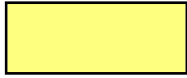
Subject Area

North

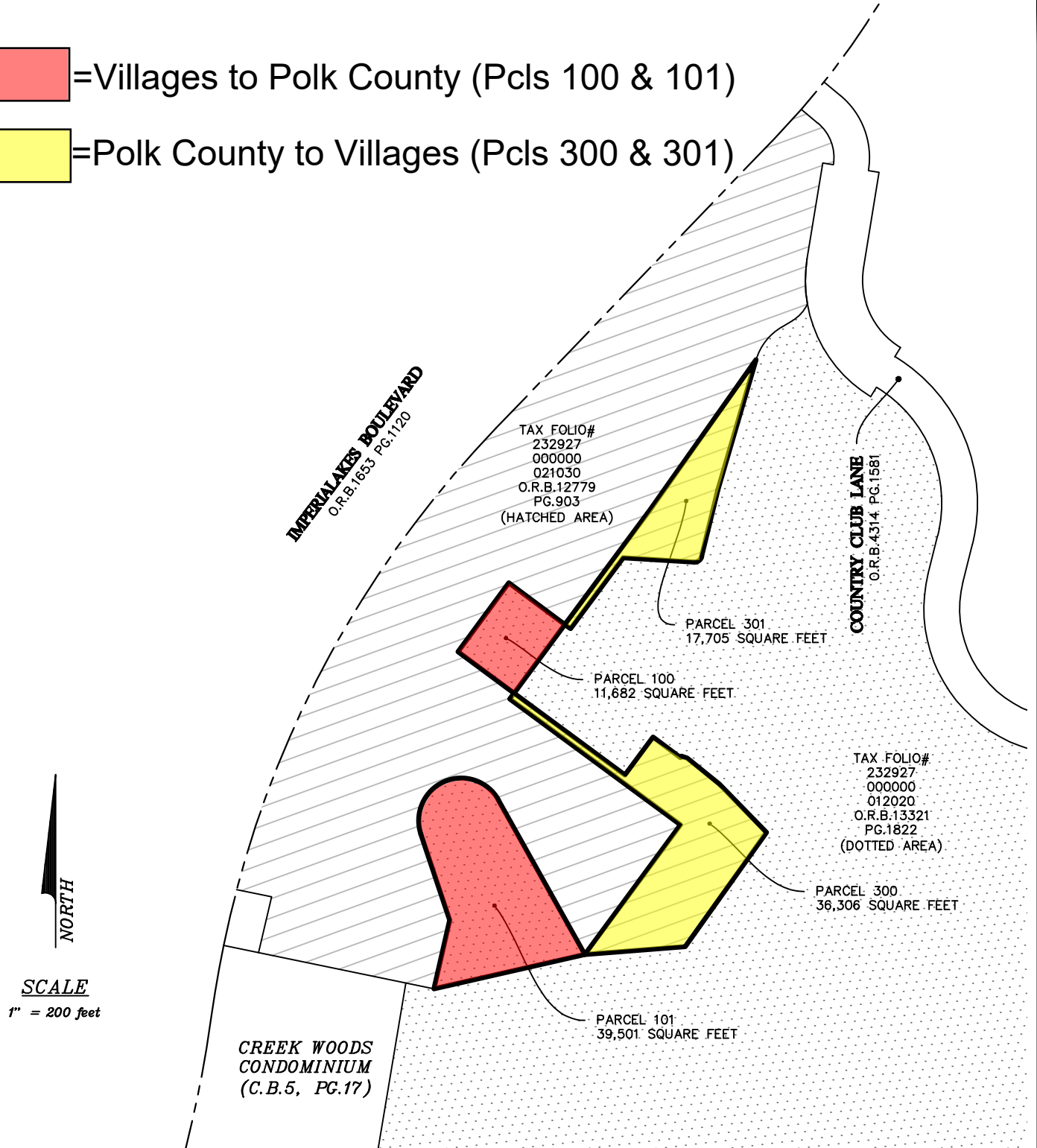
Section 27;
Township 29 South;
Range 23 East



=Villages to Polk County (Pcls 100 & 101)



=Polk County to Villages (Pcls 300 & 301)





Board of County Commissioners

Parent Parcel ID Nos.: 232927-000000-012020/021030

LAND EXCHANGE AGREEMENT

**COUNTY OF POLK
STATE OF FLORIDA**

THIS AGREEMENT made and entered into this 9th day of April, 2025, between **THE VILLAGES AT IMPERIAL LAKES LLC**, a Florida limited liability company, whose address is 306 E. Main Street, Suite 200, Lakeland, Florida 33801 (the "Villages"), and **POLK COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 9005, Drawer RE-01, Bartow, Florida 33831-9005, (the "County").

WITNESSETH

WHEREAS, the County is the owner of the real property identified as Parcel ID Number 232927-000000-021030. The property was acquired by the County in conjunction with a project to improve drainage along, and in the vicinity of, Imperial Lakes Boulevard in the Mulberry area which includes the construction of a storm water retention pond (the "Project"); and

WHEREAS, the Villages is the owner of the real property identified as Parcel ID Number 232927-000000-012020 which was recently acquired by it, along with additional properties, for the purpose of redevelopment; and

WHEREAS, the above-mentioned County-owned property is irregularly shaped and does not allow for the most efficient design of a storm water pond for the Project; and

WHEREAS, through discussions between the County and the Village it has been determined that portions of the property owned by the Villages could be utilized by the County to improve the efficiency of the Project and that portions of the property owned by the County could be utilized by the Villages in conjunction with its development plans; and

WHEREAS, the County and the Villages have agreed to and are desirous of entering into this Agreement to exchange certain real property in accordance with the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the mutual promises contained herein and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the County and the Village agree as follows:

- (a) The Villages agrees to convey, by Warranty Deed, free of liens and encumbrances, unto the County the real property identified as Parcel 100 and Parcel 101, as further described in Exhibit "A".

Equal Opportunity Employer

- (b) The County agrees to convey, by statutory County Deed, unto the Villages the real property identified as Parcel 300 and Parcel 301, as further described in Exhibit "B".
- (c) This Agreement is contingent upon the Villages providing a properly executed partial release for any and all encumbrances on Parcels 100 and 101 at or prior to closing including, without limitation, that certain Commercial Mortgage and Security Instrument in favor of Aleph at Imperial Lakes, LLC, dated February 26, 2025 recorded in O.R. Book 13451, at Pages 1898 through 1911, Public Records of Polk County, Florida.
- (d) The Closing shall occur no later than June 30, 2025 or this Agreement shall become null and void, unless further extended in writing by all parties herein.
- (e) County agrees to pay documentary stamps on the deeds, if any, the cost to record the deeds and any ancillary recordable documents.
- (f) Villages shall be responsible for the payment of any and all, current and/or past due real property taxes and assessments, or proration thereof, prorated to the date of closing, for Parcels 100 and 101 which shall be paid at or before Closing.
- (g) The Villages agrees and expressly acknowledges that the monies paid and other consideration given in accordance with this Agreement is just and full compensation for all property interest and or claims arising from the exchange of real property and no other monies including fees and/or cost are owed by the County to the Villages.
- **THIS AGREEMENT IS SUBJECT TO FINAL APPROVAL AND ADOPTION OF A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA.**

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names on the date shown above.

County:
POLK COUNTY, a political subdivision of
The State of Florida

Villages:
THE VILLAGES AT IMPERIAL LAKES LLC, a
Florida limited liability company

By:  4/9/25
R. Wade Allen, Director
Real Estate Services
Its Agent

By: 
William H. Wakeman III,
Authorized Member

Agreement and Resolution Approved by the Board:

Date: _____

Resolution No.: _____

Project Name: Imperial Lakes Drainage
 Tax Folio Number: 232927-000000-012020

Project Number: 9327E25-1
 Parcel Number: 100

DESCRIPTION

A parcel of land being a portion of the Southeast 1/4 of Section 27, Township 29 South, Range 23 East, Polk County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Creek Woods Condominium, as recorded in Condominium Book 5, Page 17, and Official Records Book 1987, Page 1149, of the Public Records of Polk County, Florida, said corner being on the Easterly right-of-way line of Imperiallakes Boulevard and a point on a curve concaved Southeasterly having a radius of 1,472.89 feet, a central angle of 32°13'21", a chord bearing of North 27°46'01" East, and a chord distance of 817.47 feet; thence along said curve and said Easterly right-of-way line 828.34 feet to the point of tangency; thence North 43°52'41" East, along said Easterly right-of-way line, 562.04 feet to the point of curvature of a curve concaved Northwesterly having a radius of 1,129.29 feet, a central angle of 02°47'45", a chord bearing of North 42°28'49" East, and a chord distance of 55.10 feet; thence along said curve and said Easterly right-of-way line, 55.10 feet to the Southerly right-of-way line of Country Club Lane as recorded in Official Records Book 4314, Page 1581 of the Public Records of Polk County, Florida; thence Southeasterly along said Southerly right-of-way line the following (5) five calls: (1) thence South 50°10'15" East, 30.15 feet to the point of curvature of a curve concaved Westerly having a radius of 62.61 feet, a central angle of 59°24'43", a chord bearing of South 20°27'52" East, and a chord distance of 62.05 feet; (2) thence along said curve, 64.92 feet; (3) thence North 80°44'09" West, 15.00 feet; (4) thence South 09°15'51" West, 135.37 feet to the point of curvature of a curve concaved Easterly having a radius of 190.00 feet, a central angle of 19°19'12", a chord bearing of South 00°23'45" East, and a chord distance of 63.76 feet; (5) thence along said curve, 64.07 feet to a point on a curve concaved Northwesterly having a radius of 52.60 feet, a central angle of 34°48'12", a chord bearing of South 42°07'47" West, and a chord distance of 31.46 feet, said point also being on the Southerly boundary of a parcel as described in Official Records Book 12779, Page 903, Public Records of Polk County, Florida; thence along said curve and Southerly boundary, 31.95 feet to the point of tangency; thence continue along said Southerly boundary the following eleven (11) calls: (1) thence South 59°31'54" West, 17.60 feet to the point of curvature of a curve concaved Southeasterly having a radius of 78.41 feet, a central angle of 43°10'29", a chord bearing of South 37°56'40" West, and a chord distance of 57.70 feet; (2) thence along said curve, 59.09 feet to the point of

SHEET 1 OF 3

FOR SKETCH SEE SHEET 3 OF 3

REVISION	DATE	BY

tangency; (3) thence South $16^{\circ}21'25''$ West, 189.71 feet; (4) thence South $13^{\circ}52'10''$ West, 96.15 feet to the point of curvature of a curve concaved Northwesterly having a radius of 10.00 feet, a central angle of $79^{\circ}38'36''$, a chord bearing of South $53^{\circ}41'28''$ West, and a chord distance of 12.81 feet; (5) thence along said curve, 13.90 feet to the point of tangency; (6) thence North $86^{\circ}29'14''$ West, 99.17 feet; (7) thence South $36^{\circ}33'23''$ West, 123.42 feet; (8) thence North $53^{\circ}21'44''$ West, 10.00 feet to the **Point of Beginning**; (9) thence continue North $53^{\circ}21'44''$ West, 97.74 feet; (10) thence South $36^{\circ}22'45''$ West, 119.92 feet; (11) thence South $53^{\circ}33'42''$ East, 97.37 feet; thence North $36^{\circ}33'23''$ East, 119.58 feet to said **Point of Beginning**.

Containing 11,682 square feet, more or less.

SHEET 2 OF 3

FOR SKETCH SEE SHEET 3 OF 3

REVISION	DATE	BY

Curve Table

CURVE #	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD	LENGTH
C1	1472.89'	32°13'21"	N 27°46'01" E	817.47'	828.34'
C2	1129.29'	2°47'45"	N 42°28'49" E	55.10'	55.10'
C3	62.61'	59°24'43"	S 20°27'52" E	62.05'	64.92'
C4	190.00'	19°19'12"	S 00°23'45" E	63.76'	64.07'
C5	52.60'	34°48'12"	S 42°07'47" W	31.46'	31.95'
C6	78.41'	43°10'29"	S 37°56'40" W	57.70'	59.09'
C7	10.00'	79°38'36"	S 53°41'28" W	12.81'	13.90'

Line Table

LINE #	DIRECTION	LENGTH
L1	N 43°52'41" E	562.04'
L2	S 50°10'15" E	30.15'
L3	N 80°44'09" W	15.00'
L4	S 09°15'51" W	135.37'
L5	S 59°31'54" W	17.60'
L6	S 16°21'25" W	189.71'
L7	S 13°52'10" W	96.15'
L8	N 86°29'14" W	99.17'
L9	S 36°33'23" W	123.42'
L10	N 53°21'44" W	10.00'
L11	N 53°21'44" W	97.74'
L12	S 36°22'45" W	119.92'
L13	S 53°33'42" E	97.37'
L14	N 36°33'23" E	119.58'

SCALE

1" = 200 feet

NORTH

POC

NW COR. OF
CREEK WOODS
C.B.5, PG.17 AND
O.R.B.1987, PG.1149

THIS IS NOT
A SURVEY

SURVEYOR'S NOTES.

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

SEE SHEET 1 & 2 FOR DESCRIPTION.

DESCRIPTION SKETCH
LOCATED IN SECTION 27,
TOWNSHIP 29 SOUTH, RANGE 23
EAST, POLK COUNTY, FLORIDA.

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

REVISION	DATE	BY

POLK COUNTY ROADS AND DRAINAGE

3000 SHEFFIELD ROAD,
WINTER HAVEN, FL 33880

PHONE: (863) 535-2200

FAX: (863) 519-8117

Sheet No. 3 of 3	Drawn by: BCZ	Checked by: JRN	Check Date: 02/24/25
Parcel Number: 100	PREPARED FOR: REAL ESTATE SERVICES		File Name: 9327E25-1



IMPERIAL AVE BOULEVARD
O.R.B.1653 PG.1120

EASTERLY R/W LINE

SOUTHERLY BOUNDARY OF
PARCEL O.R.B.12779 PG.903

TAX FOLIO#
232927
000000
021030
O.R.B.12779
PG.903

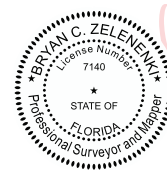
TAX FOLIO#
232927
000000
012020
O.R.B.13321
PG.1822

TAX FOLIO#
232927
000000
021030
O.R.B.12779
PG.903

TAX FOLIO#
232927
000000
012020
O.R.B.13321
PG.1822

LEGEND

- (C) = CALCULATED
C.B. = CONDOMINIUM BOOK
COR. = CORNER
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG(S). = PAGE(S)
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
P.S.M. = PROFESSIONAL SURVEYOR
AND MAPPER
R/W = RIGHT-OF-WAY



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by Bryan
Zelenenki
Date:
2025.02.26
08:53:38 -05'00'

BRYAN C. ZELENENKI, P.S.M.
FLORIDA REGISTRATION #7140
SURVEYING AND MAPPING SECTION

Project Name: Imperial Lakes Drainage
 Tax Folio Number: 232927-000000-012020

Project Number: 9327E25-1
 Parcel Number: 101

DESCRIPTION

A parcel of land being a portion of the Southeast 1/4 of Section 27, Township 29 South, Range 23 East, Polk County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Creek Woods Condominium, as recorded in Condominium Book 5, Page 17, and Official Records Book 1987, Page 1149, of the Public Records of Polk County, Florida, said corner being on the Easterly right-of-way line of Imperiallakes Boulevard and a point on a curve concaved Southeasterly having a radius of 1,472.89 feet, a central angle of $32^{\circ}13'21''$, a chord bearing of North $27^{\circ}46'01''$ East, and a chord distance of 817.47 feet; thence along said curve and said Easterly right-of-way line 828.34 feet to the point of tangency; thence North $43^{\circ}52'41''$ East, along said Easterly right-of-way line, 562.04 feet to the point of curvature of a curve concaved Northwesterly having a radius of 1,129.29 feet, a central angle of $02^{\circ}47'45''$, a chord bearing of North $42^{\circ}28'49''$ East, and a chord distance of 55.10 feet; thence along said curve and said Easterly right-of-way line, 55.10 feet to the Southerly right-of-way line of Country Club Lane as recorded in Official Records Book 4314, Page 1581 of the Public Records of Polk County, Florida; thence Southeasterly along said Southerly right-of-way line the following (5) five calls: (1) thence South $50^{\circ}10'15''$ East, 30.15 feet to the point of curvature of a curve concaved Westerly having a radius of 62.61 feet, a central angle of $59^{\circ}24'43''$, a chord bearing of South $20^{\circ}27'52''$ East, and a chord distance of 62.05 feet; (2) thence along said curve, 64.92 feet; (3) thence North $80^{\circ}44'09''$ West, 15.00 feet; (4) thence South $09^{\circ}15'51''$ West, 135.37 feet to the point of curvature of a curve concaved Easterly having a radius of 190.00 feet, a central angle of $19^{\circ}19'12''$, a chord bearing of South $00^{\circ}23'45''$ East, and a chord distance of 63.76 feet; (5) thence along said curve, 64.07 feet to a point on a curve concaved Northwesterly having a radius of 52.60 feet, a central angle of $34^{\circ}48'12''$, a chord bearing of South $42^{\circ}07'47''$ West, and a chord distance of 31.46 feet, said point also being on the Southerly boundary of a parcel as described in Official Records Book 12779, Page 903, Public Records of Polk County, Florida; thence along said curve and Southerly boundary, 31.95 feet to the point of tangency; thence continue along said Southerly boundary the following twenty-two (22) calls: (1) thence South $59^{\circ}31'54''$ West, 17.60 feet to the point of curvature of a curve concaved Southeasterly having a radius of 78.41 feet, a central angle of $43^{\circ}10'29''$, a chord bearing of South $37^{\circ}56'40''$ West, and a chord distance of 57.70 feet; (2) thence along said curve, 59.09 feet to the point of

SHEET 1 OF 4

FOR SKETCH SEE SHEET 3 & 4

REVISION	DATE	BY

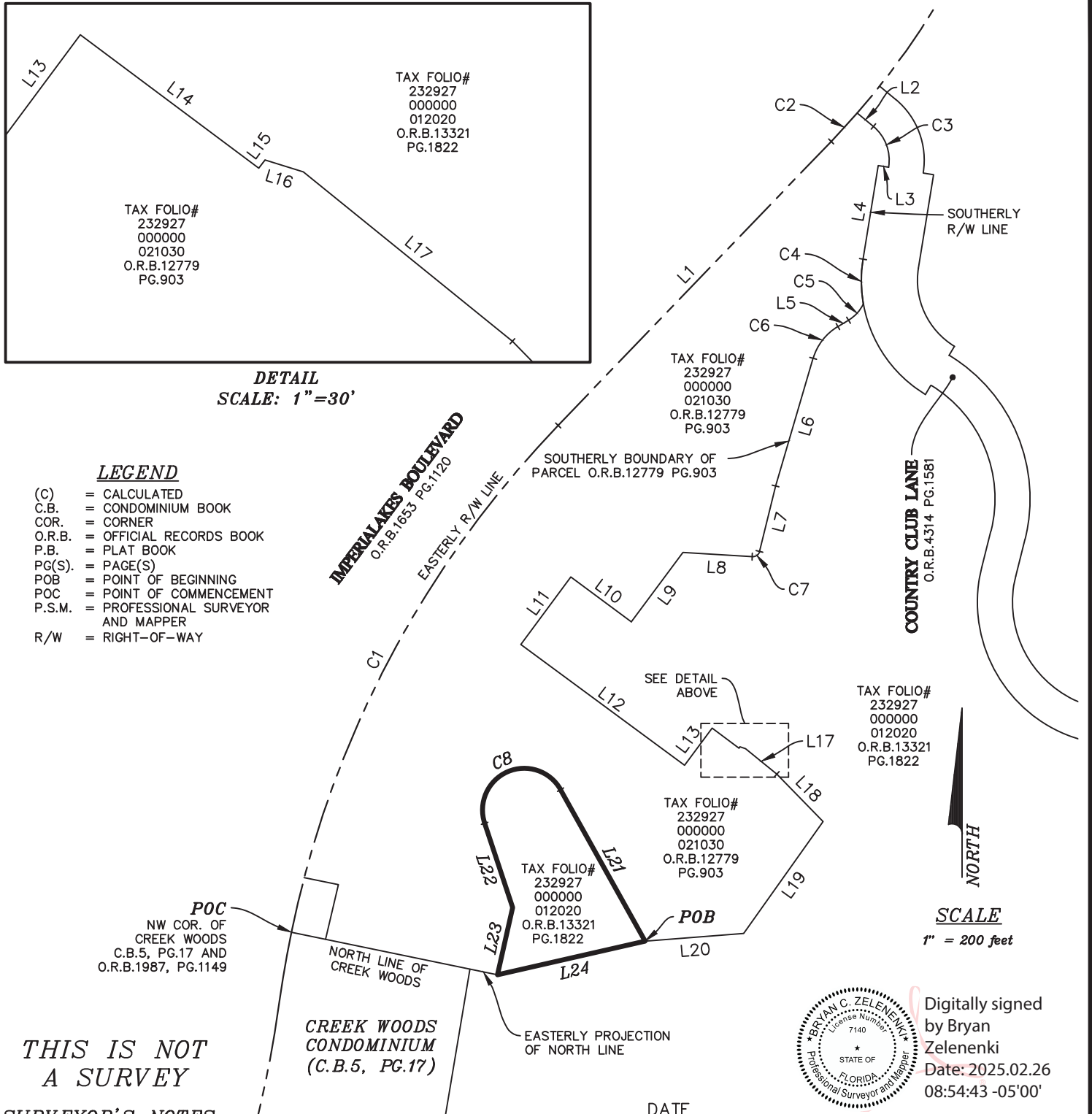
tangency; (3) thence South $16^{\circ}21'25''$ West, 189.71 feet; (4) thence South $13^{\circ}52'10''$ West, 96.15 feet to the point of curvature of a curve concaved Northwesterly having a radius of 10.00 feet, a central angle of $79^{\circ}38'36''$, a chord bearing of South $53^{\circ}41'28''$ West, and a chord distance of 12.81 feet; (5) thence along said curve, 13.90 feet to the point of tangency; (6) thence North $86^{\circ}29'14''$ West, 99.17 feet; (7) thence South $36^{\circ}33'23''$ West, 123.42 feet; (8) thence North $53^{\circ}21'44''$ West, 107.74 feet; (9) thence South $36^{\circ}22'45''$ West, 119.92 feet; (10) thence South $53^{\circ}33'42''$ East, 290.08 feet; (11) thence North $36^{\circ}36'10''$ East, 66.13 feet; (12) thence South $53^{\circ}11'09''$ East, 47.74 feet; (13) thence North $35^{\circ}51'49''$ East, 2.24 feet; (14) thence South $72^{\circ}40'19''$ East, 8.60 feet; (15) thence South $50^{\circ}57'17''$ East, 57.59 feet; (16) thence South $44^{\circ}19'02''$ East, 94.45 feet; (17) thence South $35^{\circ}23'20''$ West, 195.86 feet; (18) thence South $85^{\circ}30'03''$ West, 140.98 feet to the **Point of Beginning**; (19) thence North $29^{\circ}12'08''$ West, 247.49 feet to the point of curvature of a curve concaved Southeasterly having a radius of 59.50 feet, a central angle of $169^{\circ}16'10''$, a chord bearing of South $66^{\circ}09'47''$ West, and a chord distance of 118.48 feet; (20) thence along said curve, 175.78 feet to the point of tangency; (21) thence South $18^{\circ}27'09''$ East, 126.78 feet; (22) thence South $12^{\circ}51'17''$ West, 98.51 feet to the Easterly projection of the North line of said Creek Woods; thence North $77^{\circ}08'20''$ East to said **Point of Beginning**.

Containing 39,501 square feet, more or less.

SHEET 2 OF 4

FOR SKETCH SEE SHEET 3 & 4

REVISION	DATE	BY



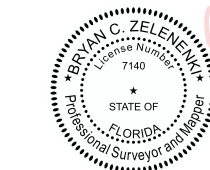
**THIS IS NOT
A SURVEY**

SURVEYOR'S NOTES.

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

SEE SHEET 1 & 2 FOR DESCRIPTION.

DATE
02/19/25



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by Bryan
Zelenenki
Date: 2025.02.26
08:54:43 -05'00'

BRYAN C. ZELENENKI, P.S.M.
FLORIDA REGISTRATION #7140
SURVEYING AND MAPPING SECTION

SEE SHEET 4 OF 4 FOR LINE AND CURVE TABLES

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

DESCRIPTION SKETCH
LOCATED IN SECTION 27,
TOWNSHIP 29 SOUTH, RANGE 23
EAST, POLK COUNTY, FLORIDA.

REVISION	DATE	BY

POLK COUNTY ROADS AND DRAINAGE

3000 SHEFFIELD ROAD,
WINTER HAVEN, FL 33880

PHONE: (863) 535-2200

FAX: (863) 519-8117

Sheet No. 3 of 4	Drawn by: BCZ	Checked by: JRN	Check Date: 02/24/25
Parcel Number: 101	PREPARED FOR: REAL ESTATE SERVICES		File Name: 9327E25-1



**POLK
COUNTY**

Curve Table					
CURVE #	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD	LENGTH
C1	1472.89'	32°13'21"	N 27°46'01" E	817.47'	828.34'
C2	1129.29'	2°47'45"	N 42°28'49" E	55.10'	55.10'
C3	62.61'	59°24'43"	S 20°27'52" E	62.05'	64.92'
C4	190.00'	19°19'12"	S 00°23'45" E	63.76'	64.07'
C5	52.60'	34°48'12"	S 42°07'47" W	31.46'	31.95'
C6	78.41'	43°10'29"	S 37°56'40" W	57.70'	59.09'
C7	10.00'	79°38'36"	S 53°41'28" W	12.81'	13.90'
C8	59.50'	169°16'10"	S 66°09'47" W	118.48'	175.78'

Line Table		
LINE #	DIRECTION	LENGTH
L1	N 43°52'41" E	562.04'
L2	S 50°10'15" E	30.15'
L3	N 80°44'09" W	15.00'
L4	S 09°15'51" W	135.37'
L5	S 59°31'54" W	17.60'
L6	S 16°21'25" W	189.71'
L7	S 13°52'10" W	96.15'
L8	N 86°29'14" W	99.17'
L9	S 36°33'23" W	123.42'
L10	N 53°21'44" W	107.74'
L11	S 36°22'45" W	119.92'
L12	S 53°33'42" E	290.08'

Line Table		
LINE #	DIRECTION	LENGTH
L13	N 36°36'10" E	66.13'
L14	S 53°11'09" E	47.74'
L15	N 35°51'49" E	2.24'
L16	S 72°40'19" E	8.60'
L17	S 50°57'17" E	57.59'
L18	S 44°19'02" E	94.45'
L19	S 35°23'20" W	195.86'
L20	S 85°30'03" W	140.98'
L21	N 29°12'08" W	247.49'
L22	S 18°27'09" E	126.78'
L23	S 12°51'17" W	98.51'
L24	N 77°08'20" E	216.34'

SEE SHEET 1 & 2 FOR DESCRIPTION.

SEE SHEET 3 OF 4 FOR SKETCH

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

DESCRIPTION SKETCH
 LOCATED IN SECTION 27,
 TOWNSHIP 29 SOUTH, RANGE 23
 EAST, POLK COUNTY, FLORIDA.

REVISION	DATE	BY

POLK COUNTY ROADS AND DRAINAGE

3000 SHEFFIELD ROAD,
 WINTER HAVEN, FL 33880

PHONE: (863) 535-2200

FAX: (863) 519-8117

Sheet No. 4 of 4	Drawn by: BCZ	Checked by: JRN	Check Date: 02/24/25
Parcel Number: 101	PREPARED FOR: REAL ESTATE SERVICES		File Name: 9327E25-1



POLK
 COUNTY

Exhibit "B" - Sheet 1 of 7

Project Name: Imperial Lakes Drainage
Tax Folio Number: 232927-000000-021030

Project Number: 9327E25-1
Parcel Number: 300

DESCRIPTION

A parcel of land being a portion of the Southeast 1/4 of Section 27, Township 29 South, Range 23 East, Polk County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Creek Woods Condominium, as recorded in Condominium Book 5, Page 17, and Official Records Book 1987, Page 1149, of the Public Records of Polk County, Florida, said corner being on the Easterly right-of-way line of Imperialakes Boulevard and a point on a curve concaved Southeasterly having a radius of 1,472.89 feet, a central angle of $32^{\circ}13'21''$, a chord bearing of North $27^{\circ}46'01''$ East, and a chord distance of 817.47 feet; thence along said curve and said Easterly right-of-way line 828.34 feet to the point of tangency; thence North $43^{\circ}52'41''$ East, along said Easterly right-of-way line, 562.04 feet to the point of curvature of a curve concaved Northwesterly having a radius of 1,129.29 feet, a central angle of $02^{\circ}47'45''$, a chord bearing of North $42^{\circ}28'49''$ East, and a chord distance of 55.10 feet; thence along said curve and said Easterly right-of-way line, 55.10 feet to the Southerly right-of-way line of Country Club Lane as recorded in Official Records Book 4314, Page 1581 of the Public Records of Polk County, Florida; thence Southeasterly along said Southerly right-of-way line the following (5) five calls: (1) thence South $50^{\circ}10'15''$ East, 30.15 feet to the point of curvature of a curve concaved Westerly having a radius of 62.61 feet, a central angle of $59^{\circ}24'43''$, a chord bearing of South $20^{\circ}27'52''$ East, and a chord distance of 62.05 feet; (2) thence along said curve, 64.92 feet; (3) thence North $80^{\circ}44'09''$ West, 15.00 feet; (4) thence South $09^{\circ}15'51''$ West, 135.37 feet to the point of curvature of a curve concaved Easterly having a radius of 190.00 feet, a central angle of $19^{\circ}19'12''$, a chord bearing of South $00^{\circ}23'45''$ East, and a chord distance of 63.76 feet; (5) thence along said curve, 64.07 feet to a point on a curve concaved Northwesterly having a radius of 52.60 feet, a central angle of $34^{\circ}48'12''$, a chord bearing of South $42^{\circ}07'47''$ West, and a chord distance of 31.46 feet, said point also being on the Southerly boundary of a parcel as described in Official Records Book 12779, Page 903, Public Records of Polk County, Florida; thence along said curve and Southerly boundary, 31.95 feet to the point of tangency; thence continue along said Southerly boundary the following nineteen (19) calls: (1) thence South $59^{\circ}31'54''$ West, 17.60 feet to the point of curvature of a curve concaved Southeasterly having a radius of 78.41 feet, a central angle of $43^{\circ}10'29''$, a chord bearing of South $37^{\circ}56'40''$ West, and a chord distance of 57.70 feet; (2) thence along said curve, 59.09 feet to the point of

SHEET 1 OF 4

FOR SKETCH SEE SHEET 3 & 4

REVISION	DATE	BY

Exhibit "B" - Sheet 2 of 7

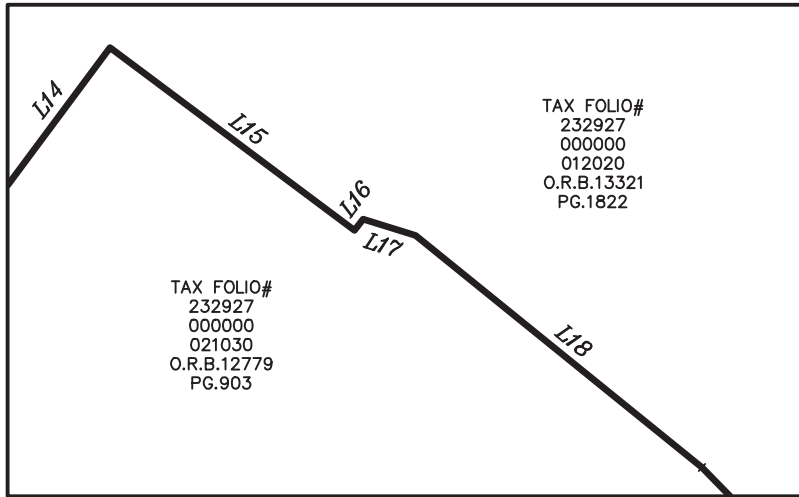
tangency; (3) thence South 16°21'25" West, 189.71 feet; (4) thence South 13°52'10" West, 96.15 feet to the point of curvature of a curve concaved Northwesterly having a radius of 10.00 feet, a central angle of 79°38'36", a chord bearing of South 53°41'28" West, and a chord distance of 12.81 feet; (5) thence along said curve, 13.90 feet to the point of tangency; (6) thence North 86°29'14" West, 99.17 feet; (7) thence South 36°33'23" West, 123.42 feet; (8) thence North 53°21'44" West, 107.74 feet; (9) thence South 36°22'45" West, 119.92 feet; (10) thence South 53°33'42" East, 97.37 feet to the **Point of Beginning**; (11) thence continue South 53°33'42" East, 192.71 feet; (12) thence North 36°36'10" East, 66.13 feet; (13) thence South 53°11'09" East, 47.74 feet; (14) thence North 35°51'49" East, 2.24 feet; (15) thence South 72°40'19" East, 8.60 feet; (16) thence South 50°57'17" East, 57.59 feet; (17) thence South 44°19'02" East, 94.45 feet; (18) thence South 35°23'20" West, 195.86 feet; (19) thence South 85°30'03" West, 140.98 feet; thence North 36°26'18" East, 225.12 feet; thence North 53°33'42" West, 296.64 feet; thence North 36°33'23" East, 10.00 feet to said **Point of Beginning**.

Containing 36,306 square feet, more or less.

SHEET 2 OF 4

FOR SKETCH SEE SHEET 3 & 4

REVISION	DATE	BY



DETAIL
SCALE: 1"=30'

LEGEND

- (C) = CALCULATED
C.B. = CONDOMINIUM BOOK
COR. = CORNER
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG(S). = PAGE(S)
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
R/W = RIGHT-OF-WAY

IMPERIAL LAKES BOULEVARD
O.R.B.1653 PG.1120

EASTERLY R/W LINE

SOUTHERLY BOUNDARY OF
PARCEL O.R.B.12779 PG.903

C2, L2, C3, L3, L4

SOUTHERLY
R/W LINE

TAX FOLIO#
232927
000000
021030
O.R.B.12779
PG.903

COUNTRY CLUB LANE
O.R.B.4314 PG.1581

TAX FOLIO#
232927
000000
012020
O.R.B.13321
PG.1822

SEE DETAIL
ABOVE

TAX FOLIO#
232927
000000
021030
O.R.B.12779
PG.903

POC
NW COR. OF
CREEK WOODS
C.B.5, PG.17 AND
O.R.B.1987, PG.1149

**CREEK WOODS
CONDOMINIUM**
(C.B.5, PG.17)

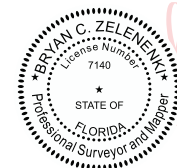
**THIS IS NOT
A SURVEY**

SURVEYOR'S NOTES.

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

SEE SHEET 1 & 2 FOR DESCRIPTION.

DATE
02/19/25



Digitally signed
by Bryan
Zelenenki
Date:
2025.02.26
08:55:31 -05'00'

BRYAN C. ZELENENKI, P.S.M.
FLORIDA REGISTRATION #7140
SURVEYING AND MAPPING SECTION

SEE SHEET 4 OF 4 FOR LINE AND CURVE TABLES

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

DESCRIPTION SKETCH
LOCATED IN SECTION 27,
TOWNSHIP 29 SOUTH, RANGE 23
EAST, POLK COUNTY, FLORIDA.

REVISION	DATE	BY

POLK COUNTY ROADS AND DRAINAGE

3000 SHEFFIELD ROAD,
WINTER HAVEN, FL 33880

PHONE: (863) 535-2200

FAX: (863) 519-8117

Sheet No. 3 of 4	Drawn by: BCZ	Checked by: JRN	Check Date: 02/24/25
---------------------	------------------	--------------------	-------------------------

Parcel Number: 300	PREPARED FOR: REAL ESTATE SERVICES
-----------------------	---------------------------------------

File Name: 9327E25-1



POLK
COUNTY

Curve Table					
CURVE #	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD	LENGTH
C1	1472.89'	32°13'21"	N 27°46'01" E	817.47'	828.34'
C2	1129.29'	2°47'45"	N 42°28'49" E	55.10'	55.10'
C3	62.61'	59°24'43"	S 20°27'52" E	62.05'	64.92'
C4	190.00'	19°19'12"	S 00°23'45" E	63.76'	64.07'
C5	52.60'	34°48'12"	S 42°07'47" W	31.46'	31.95'
C6	78.41'	43°10'29"	S 37°56'40" W	57.70'	59.09'
C7	10.00'	79°38'36"	S 53°41'28" W	12.81'	13.90'

Line Table		
LINE #	DIRECTION	LENGTH
L1	N 43°52'41" E	562.04'
L2	S 50°10'15" E	30.15'
L3	N 80°44'09" W	15.00'
L4	S 09°15'51" W	135.37'
L5	S 59°31'54" W	17.60'
L6	S 16°21'25" W	189.71'
L7	S 13°52'10" W	96.15'
L8	N 86°29'14" W	99.17'
L9	S 36°33'23" W	123.42'
L10	N 53°21'44" W	107.74'
L11	S 36°22'45" W	119.92'
L12	S 53°33'42" E	97.37'

Line Table		
LINE #	DIRECTION	LENGTH
L13	S 53°33'42" E	192.71'
L14	N 36°36'10" E	66.13'
L15	S 53°11'09" E	47.74'
L16	N 35°51'49" E	2.24'
L17	S 72°40'19" E	8.60'
L18	S 50°57'17" E	57.59'
L19	S 44°19'02" E	94.45'
L20	S 35°23'20" W	195.86'
L21	S 85°30'03" W	140.98'
L22	N 36°26'18" E	225.12'
L23	N 53°33'42" W	296.64'
L24	N 36°33'23" E	10.00'

SEE SHEET 1 & 2 FOR DESCRIPTION.

SEE SHEET 3 OF 4 FOR SKETCH

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

DESCRIPTION SKETCH
 LOCATED IN SECTION 27,
 TOWNSHIP 29 SOUTH, RANGE 23
 EAST, POLK COUNTY, FLORIDA.

REVISION	DATE	BY

POLK COUNTY ROADS AND DRAINAGE

3000 SHEFFIELD ROAD,
 WINTER HAVEN, FL 33880

PHONE: (863) 535-2200

FAX: (863) 519-8117

Sheet No. 4 of 4	Drawn by: BCZ	Checked by: JRN	Check Date: 02/24/25
Parcel Number: 300	PREPARED FOR: REAL ESTATE SERVICES		File Name: 9327E25-1



Project Name: Imperial Lakes Drainage
 Tax Folio Number: 232927-000000-021030

Project Number: 9327E25-1
 Parcel Number: 301

DESCRIPTION

A parcel of land being a portion of the Southeast 1/4 of Section 27, Township 29 South, Range 23 East, Polk County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Creek Woods Condominium, as recorded in Condominium Book 5, Page 17, and Official Records Book 1987, Page 1149, of the Public Records of Polk County, Florida, said corner being on the Easterly right-of-way line of Imperiallakes Boulevard and a point on a curve concaved Southeasterly having a radius of 1,472.89 feet, a central angle of $32^{\circ}13'21''$, a chord bearing of North $27^{\circ}46'01''$ East, and a chord distance of 817.47 feet; thence along said curve and said Easterly right-of-way line 828.34 feet to the point of tangency; thence North $43^{\circ}52'41''$ East, along said Easterly right-of-way line, 562.04 feet to the point of curvature of a curve concaved Northwesterly having a radius of 1,129.29 feet, a central angle of $02^{\circ}47'45''$, a chord bearing of North $42^{\circ}28'49''$ East, and a chord distance of 55.10 feet; thence along said curve and said Easterly right-of-way line, 55.10 feet to the Southerly right-of-way line of Country Club Lane as recorded in Official Records Book 4314, Page 1581 of the Public Records of Polk County, Florida; thence Southeasterly along said Southerly right-of-way line the following (5) five calls: (1) thence South $50^{\circ}10'15''$ East, 30.15 feet to the point of curvature of a curve concaved Westerly having a radius of 62.61 feet, a central angle of $59^{\circ}24'43''$, a chord bearing of South $20^{\circ}27'52''$ East, and a chord distance of 62.05 feet; (2) thence along said curve, 64.92 feet; (3) thence North $80^{\circ}44'09''$ West, 15.00 feet; (4) thence South $09^{\circ}15'51''$ West, 135.37 feet to the point of curvature of a curve concaved Easterly having a radius of 190.00 feet, a central angle of $19^{\circ}19'12''$, a chord bearing of South $00^{\circ}23'45''$ East, and a chord distance of 63.76 feet; (5) thence along said curve, 64.07 feet to a point on a curve concaved Northwesterly having a radius of 52.60 feet, a central angle of $34^{\circ}48'12''$, a chord bearing of South $42^{\circ}07'47''$ West, and a chord distance of 31.46 feet, said point also being on the Southerly boundary of a parcel as described in Official Records Book 12779, Page 903, Public Records of Polk County, Florida; thence along said curve and Southerly boundary, 31.95 feet to the point of tangency; thence continue along said Southerly boundary the following eight (8) calls: (1) thence South $59^{\circ}31'54''$ West, 17.60 feet to the point of curvature of a curve concaved Southeasterly having a radius of 78.41 feet, a central angle of $43^{\circ}10'29''$, a chord bearing of South $37^{\circ}56'40''$ West, and a chord distance of 57.70 feet; (2) thence along said curve, 59.09 feet to the point of tangency and

SHEET 1 OF 3

FOR SKETCH SEE SHEET 3 OF 3

REVISION	DATE	BY

the **Point of Beginning**; (3) thence South $16^{\circ}21'25''$ West, 189.71 feet; (4) thence South $13^{\circ}52'10''$ West, 96.15 feet to the point of curvature of a curve concaved Northwesterly having a radius of 10.00 feet, a central angle of $79^{\circ}38'36''$, a chord bearing of South $53^{\circ}41'28''$ West, and a chord distance of 12.81 feet; (5) thence along said curve, 13.90 feet to the point of tangency; (6) thence North $86^{\circ}29'14''$ West, 99.17 feet; (7) thence South $36^{\circ}33'23''$ West, 123.42 feet; (8) thence North $53^{\circ}21'44''$ West, 10.00 feet; thence North $36^{\circ}33'23''$ East, 200.00 feet; thence North $35^{\circ}17'11''$ East, 256.54 feet to said **Point of Beginning**.

Containing 17,705 square feet, more or less.

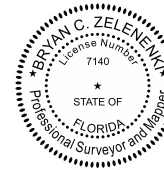
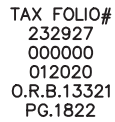
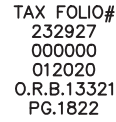
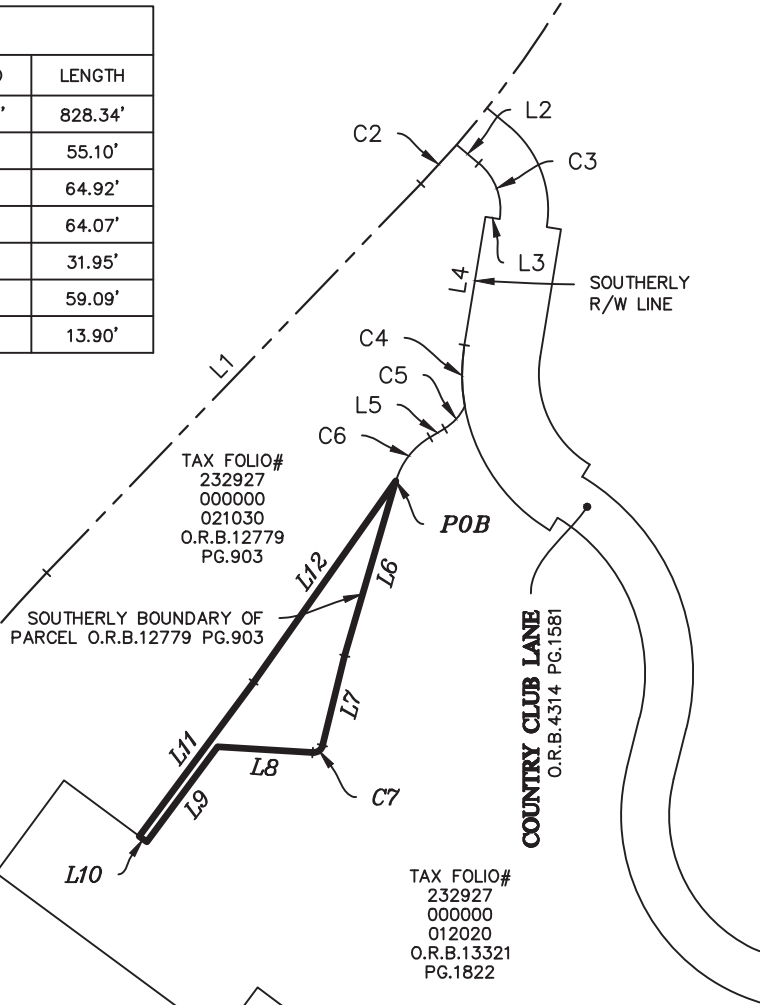
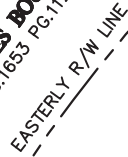
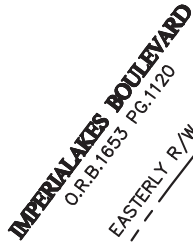
SHEET 2 OF 3

FOR SKETCH SEE SHEET 3 OF 3

REVISION	DATE	BY

Curve Table					
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L10	N 53°21'44" W	10.00'
L11	N 36°33'23" E	200.00'
L12	N 35°17'11" E	256.54'



Digitally signed
by Bryan
Zelenenki
Date: 2025.02.26
08:56:22 -05'00'

BRYAN C. ZELENENKI, P.S.M.
FLORIDA REGISTRATION #7140
SURVEYING AND MAPPING SECTION

SCALE
" = 200 feet

NORTH

POC

NW COR. OF
CREEK WOODS
C.B.5, PG.17 AND
O.R.B.1987, PG.1149

*THIS IS NOT
A SURVEY*

SURVEYOR'S NOTES.

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SEE SHEET 1 AND 2 FOR DESCRIPTION.

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DESCRIPTION SKETCH
LOCATED IN SECTION 27,
TOWNSHIP 29 SOUTH, RANGE 23
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.

Drawn by:

Checked by:

Check Date:

Parcel Number:

PREPARED FOR:

REAL ESTATE SERVICES

File Name:

9327E25-1



POLK
COUNTY