

This Instrument prepared under the direction of
R. Wade Allen, Director
Polk County Real Estate Services
P.O. Box 9005, Drawer RE-01
Bartow, Florida 33831-9005
By: Melanea Hough

PRWC – CRUSA AWS Receiving Station

Parent Parcel ID No.: 252922-361000-000100

UTILITY AND ACCESS EASEMENT

THIS EASEMENT made this _____ day of _____, 2026, between **POLK COUNTY**, a political subdivision of the State of Florida, whose mailing address is P.O. Box 988, Bartow, Florida 33831, Grantor, and the **POLK REGIONAL WATER COOPERATIVE**, a public agency and unit of special purpose government created pursuant to Chapter 189, Florida Statutes, Section 373.173, Florida Statutes, and an Interlocal Agreement with Effective Date of June 1, 2016, whose address is P.O. Box 9005, Bartow, Florida 33831, Grantee.

WITNESSETH, that the said Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations paid, the receipt of which is hereby acknowledged, does hereby grant unto the Grantee, its successors and assigns forever, a non-exclusive perpetual utility easement for the purpose of clearing, excavating, constructing, inspecting, improving, repairing and maintaining a water pipeline and associated appurtenances (specifically excluding wastewater and reclaimed water facilities) on, over, upon and under the lands described in **Exhibit “A”**, together with a non-exclusive perpetual easement for the purpose of ingress, egress and access to said utility easement over the lands described in **Exhibit “B”**, all of which are subject to existing easements of record.

TO HAVE AND TO HOLD THE SAME, together with the reasonable right to enter and depart over and upon adjoining lands of the Grantor for the purpose of exercising the rights herein granted.

Grantor covenants with the Grantee that it is lawfully seized of said lands and that it has good, right and lawful authority to grant this easement.

THIS UTILITY EASEMENT IS FOR THE SPECIFIC USE OF GRANTEE ONLY AND IS NOT TO BE CONSTRUED AS A PUBLIC UTILITY EASEMENT.

[SIGNATURE PAGE FOLLOWS]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, said Grantor has caused these presents to be executed in its name by its Board of County Commissioners, acting by the Chair or Vice-Chair of said board, the day and year aforesaid.

Signed, Sealed and Delivered in the Presence of:
(Signature of Two Witnesses Required by Florida Law)

Witness

Printed Name
Address: _____

Witness

Printed Name
Address: _____

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of physical presence this ____ day of _____, 2026 by Martha Santiago, Ed. D., as Chair of the Polk County Board of County Commissioners, on behalf of the Board. She is ☐ personally known to me or ☐ has produced _____ as identification.

(Affix Notary Seal)

GRANTOR:

POLK COUNTY, a political subdivision
of the State of Florida

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

Notary Public

Print Name

Commission Expiration Date

DESCRIPTION
6052-PE

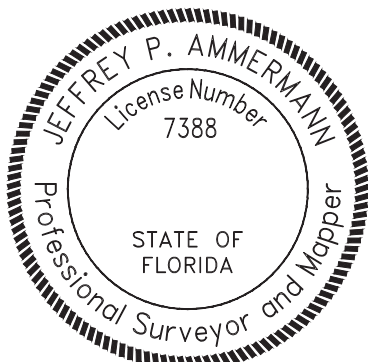
DESCRIPTION:

A parcel of land being a portion of Lot 14, of the plat of MAP CORRECTION OF THE TOWN OF GORDONVILLE, as recorded in Plat Book 3, Page 43, Public Records of Polk County, Florida, located in the Northeast 1/4 of Section 22, Township 29 South, Range 25 East, Polk County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of said Northeast 1/4, also being the Northeast corner of Lot 1 of said MAP CORRECTION OF THE TOWN OF GORDONVILLE; thence South 00°16'11" East, along the East line of said Northeast 1/4, and the East line of said Lots 1 and 14, a distance of 966.25 feet to the intersection with the Northerly corridor line of CSX Transportation Railroad as depicted on the Railroad Valuation Right-of-Way Map V3gFLA S-3; thence South 51°48'32" West, along said Northerly corridor line of CSX Transportation Railroad, 214.97 feet for the POINT OF BEGINNING; thence continue South 51°48'21" West, along said Northerly corridor line, 20.00 feet; thence North 38°11'28" West, 129.41 feet; thence North 17°39'56" East, 90.56 feet; thence North 72°12'09" West, 18.77 feet; thence North 17°47'51" East, 46.00 feet; thence South 72°12'09" East, 49.70 feet; thence South 17°47'51" West, 22.00 feet; thence North 72°12'09" West, 10.99 feet; thence South 17°39'56" West, 103.92 feet; thence South 38°11'28" East, 118.80 feet to the POINT OF BEGINNING. Said parcel containing 6,210.20 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: 2025.07.30
18:54:48 -04'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMAN@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

CS PROJECT: 8825.03**6052-PE****SHEET NO. V-01**

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

DRAWN BY: S. CHILDS**FIELD BOOK: — PAGE: —****DATE: 07/30/2025**

DESCRIPTION SKETCH

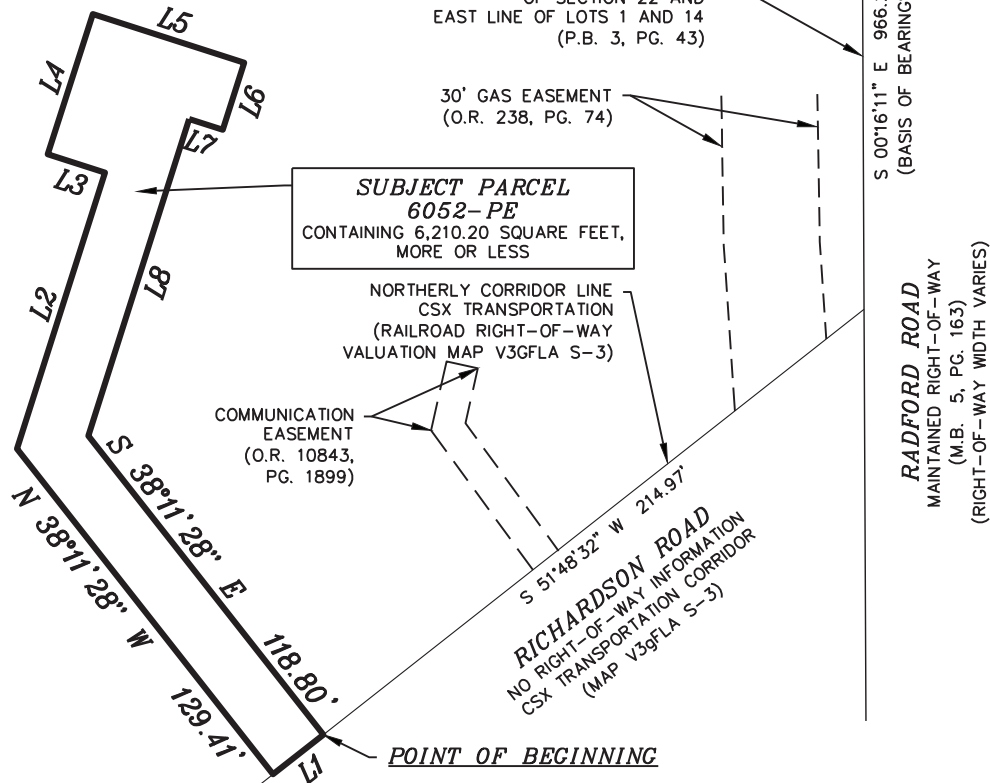
6052-PE

POINT OF COMMENCEMENT

NE CORNER OF THE NE 1/4
OF SECTION 22,
TOWNSHIP 29 SOUTH,
RANGE 25 EAST
AND NE CORNER OF LOT 1
(P.B. 3, PG. 43)

PARCEL ID 252922-361000-000100
OWNER: POLK COUNTY
(O.R. 2621, PG. 1291)

SCALE 1" = 60'



LEGEND:

P.B. = PLAT BOOK
PG. = PAGE
D.B. = DEED BOOK
O.R. = OFFICIAL RECORDS BOOK
M.B. = MAP BOOK
PE = PERMANENT EASEMENT
ID = IDENTIFICATION

NOTES:

- 1) This is not a Boundary survey.
- 2) Bearings are based on the East line of the Northeast 1/4 of Section 22, Township 29 South, Range 25 East, Polk County, Florida, being South 00°16'11" East.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.
- 4) The parcel identification numbers, and owner information was obtained from the Polk County Property Appraiser's website (www.polkpa.org) and is for information purposes only.

LINE TABLE

LINE #	BEARING	LENGTH
L1	S 51°48'32" W	20.00'
L2	N 17°39'56" E	90.56'
L3	N 72°12'09" W	18.77'
L4	N 17°47'51" E	46.00'
L5	S 72°12'09" E	49.70'
L6	S 17°47'51" W	22.00'
L7	N 72°12'09" W	10.99'
L8	S 17°39'56" W	103.92'

SHEET 2 OF 2

CS PROJECT: 8825.03

6052-PE

SHEET NO. V-02

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

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 07/30/2025

DESCRIPTION
6052-IE

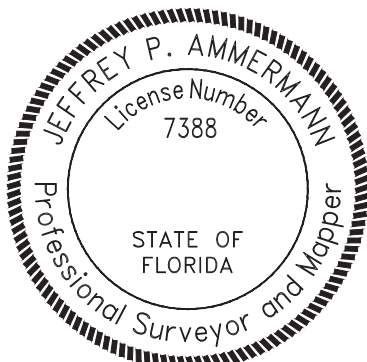
DESCRIPTION:

A parcel of land being a portion of Lot 14, of the plat of MAP CORRECTION OF THE TOWN OF GORDONVILLE, as recorded in Plat Book 3, Page 43, Public Records of Polk County, Florida, located in the Northeast 1/4 of Section 22, Township 29 South, Range 25 East, Polk County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of said Northeast 1/4, also being the Northeast corner of Lot 1 of said MAP CORRECTION OF THE TOWN OF GORDONVILLE; thence South 00°16'11" East, along the East line of said Northeast 1/4, and the East line of said Lots 1 and 14, a distance of 949.93 feet to the POINT OF BEGINNING; thence continue South 00°16'11" East, along said East line, 16.32 feet to the intersection with the Northerly corridor line of CSX Transportation Railroad as depicted on the Railroad Valuation Right-of-Way Map V3gFLA S-3; thence South 51°48'32" West, along said Northerly corridor line of CSX Transportation Railroad, 71.88 feet; thence North 38°11'28" West, 3.74 feet to a non-tangent curve to the left having a radius of 18.78 feet, a central angle of 81°57'50", a chord bearing of North 02°07'16" West, and a chord distance of 24.63 feet; thence along the arc of said curve, 26.87 feet; thence North 59°45'06" West, 11.64 feet; thence North 72°12'09" West, 155.84 feet; thence North 17°39'56" East, 24.00 feet; thence South 72°12'09" East, 169.50 feet to a non-tangent curve to the left having a radius of 20.59 feet, a central angle of 75°16'42", a chord bearing of North 70°09'29" East, and a chord distance of 25.14 feet; thence along the arc of said curve, 27.05 feet; thence North 89°43'49" East, 25.76 feet to the POINT OF BEGINNING. Said parcel containing 5,942.56 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

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JAMMERMANN@CHASTAINSKILLMAN.COM
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SHEET 1 OF 2

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

CS PROJECT: 8825.03**6052-IE****SHEET NO. V-01**

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

DRAWN BY: S. CHILDS**FIELD BOOK: — PAGE: —****DATE: 07/30/2025**

DESCRIPTION SKETCH

6052-IE

POINT OF COMMENCEMENT

NE CORNER OF THE NE 1/4
OF SECTION 22,
TOWNSHIP 29 SOUTH,
RANGE 25 EAST AND
THE NE CORNER OF LOT 1
(P.B. 3, PG. 43)

CURVE TABLE

CURVE #	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C1	18.78'	26.87'	24.63'	N 2°07'16" W	81°57'50"
C2	20.59'	27.05'	25.14'	N 70°09'29" E	75°16'42"

EAST LINE OF THE NE 1/4
OF SECTION 22 AND THE
EAST LINE OF LOTS 1 AND 14
(P.B. 3, PG. 43)

30' GAS EASEMENT
(O.R. 238, PG. 74)

L5 S 72°12'09" E 169.50'
N 72°12'09" W 155.84'

SUBJECT PARCEL

6052-IE
CONTAINING 5,942.56 SQUARE FEET,
MORE OR LESS

COMMUNICATION EASEMENT
(O.R. 10843, PG. 1899)

NORTHERLY CORRIDOR LINE
CSX TRANSPORTATION
(RAILROAD RIGHT-OF-WAY
VALUATION MAP V3GFLA S-3)

PARCEL ID 252922-361000-000100
OWNER: POLK COUNTY
(O.R. 2621, PG. 1291)

LEGEND:

P.B. = PLAT BOOK
PG. = PAGE
D.B. = DEED BOOK
O.R. = OFFICIAL RECORDS BOOK
M.B. = MAP BOOK
PE = PERMANENT EASEMENT
IE = INGRESS/EGRESS EASEMENT
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NOTES:

- 1) This is not a Boundary survey.
- 2) Bearings are based on the East line of the Northeast 1/4 of Section 22, Township 29 South, Range 25 East, Polk County, Florida, being South 00°16'11" East.
- 3) See sheet 1 for description, certification, and surveyor's signature and seal.
- 4) The parcel identification numbers, and owner information was obtained from the Polk County Property Appraiser's website (www.polkpa.org) and is for information purposes only.

S 00°16'11" E 949.93'
(BASIS OF BEARINGS)

SCALE 1" = 60'

POINT OF BEGINNING

RADFORD ROAD
MAINTAINED RIGHT-OF-WAY
(M.B. 5, PG. 163)
(RIGHT-OF-WAY WIDTH VARIES)

RICHARDSON ROAD
NO RIGHT-OF-WAY INFORMATION

LINE TABLE

LINE #	BEARING	LENGTH
L1	S 00°16'11" E	16.32'
L2	S 51°48'32" W	71.88'
L3	N 38°11'28" W	3.74'
L4	N 59°45'06" W	11.64'
L5	N 17°39'56" E	24.00'
L6	N 89°43'49" E	25.76'

SHEET 2 OF 2

CS PROJECT: 8825.03

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

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

DATE: 07/30/2025

6052-IE

SHEET NO. V-02