

Section 13, Township 29 South, Range 23 East

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: Scott C. Lowery
Project Name: Schoolhouse Road

Parent Parcel I.D. No.: 232913-000000-031010

CORRECTIVE POLK COUNTY UTILITIES EASEMENT

THIS POLK COUNTY UTILITIES EASEMENT, made this 29th day of December, 2025, between SPT WAH WILMINGTON LLC, a Delaware limited liability company (the GRANTOR), whose address is 2340 Collins Avenue, Suite 700, Miami Beach, Florida 33139, and POLK COUNTY, a political subdivision of the State of Florida (the GRANTEE), whose address is P.O. Box 988, Bartow, FL 33831.

WITNESSETH, the GRANTOR, for and in consideration of the sum of one dollar and other valuable consideration paid by GRANTEE, receipt whereof is hereby acknowledged, grants and conveys to GRANTEE to, its successors, assigns, licensees, a perpetual Polk County Utilities Easement, as described and illustrated below, which is to be under, over, and across the property situated in Polk County, Florida, more particularly described as:

See Exhibit "A"

for Polk County owned utilities, which may include but is not limited to potable water, reclaimed water and wastewater facilities hereafter on said property, such easement to include (i) the right of free ingress and egress under, over and across said property for the purposes of constructing, installing, repairing, replacing, operating, and maintaining said utilities. The GRANTEE is hereby granted the right, privilege, and authority to trim and remove, as necessary, the roots of trees, shrubs, bushes, and plants that may adversely affect the operation of said utilities.


This grant of easement shall not be construed as a grant of right of way and is limited to a Polk County utilities easement. The GRANTOR shall have the right to use the property subject to the easement granted hereby (the "Easement"), including without limitation for improved parking areas, improved roadways, improved driveways, medians and landscaping, which are not inconsistent with the use of the Easement by the GRANTEE for the purposes granted hereby. Inconsistent improvements to the use of the Easement by the GRANTOR for the purposes granted hereby, including mounded landscaping, building foundations and overhangs, foundations for pole mounted commercial signage, and other permanent structures and related foundations shall be strictly prohibited. With the specific prior written approval of the GRANTEE, the limited use of trees, walls, foundations and mounded landscaping may be utilized within such area by the GRANTOR.

The GRANTOR shall not have the right to grant other easements to other parties without the prior written consent of the GRANTEE. In the event that the GRANTEE performs emergency related repairs, unscheduled infrastructure adjustment activities, or scheduled community improvement projects within said Easement, the GRANTEE shall be responsible for restoring the disturbed portions of all existing County approved and permitted improvements in as good or better condition than existed prior to the disturbance activity by the GRANTEE.


THIS CORRECTIVE POLK COUNTY UTILITIES EASEMENT IS BEING RECORDED TO CORRECT THE LEGAL DESCRIPTION WHICH WAS ERRONEOUSLY STATED IN THAT CERTAIN POLK COUNTY UTILITIES EASEMENT RECORDED IN O.R. BOOK 13728, AT PAGES 765 THROUGH 767, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name by its proper officers thereunto duly authorized, and its corporate seal to be affixed, the day and year first above written.

Signed, Sealed and Delivered in the presence of:
(Signature of two witnesses required by Florida Law)



Witness
Print Name Paul Ahls
Address 400 Galleria Parkway, Suite 1450 Atlanta GA 30339



Witness
Print Name Carter White
Address 400 Galleria Parkway, Suite 1450 Atlanta, GA 30339

SPT WAH WIMINGTON LLC,
a Delaware limited liability company

By: SPT WAH HOLDINGS LLC, a Delaware
limited liability company, its Managing
Member

By: 

Hays Meyer, Vice-President

STATE OF GEORGIA

COUNTY OF COBB

THE FOREGOING instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29 day of December, 2025, by Hays Meyer, as Vice-President of SPT WAH Holdings LLC, a Delaware limited liability company as Managing Member of SPT WAH Wilmington LLC, a Delaware limited liability company, on behalf of said company, who is x personally known to me or who has produced _____ as identification.

(Seal)

Mellany Williamson
NOTARY PUBLIC
COBB COUNTY, GEORGIA
My Commission Expires 03/18/2028



Notary Public

Mellany Williamson

Printed Name of Notary

Commission No. _____
My commission expires March 18, 2028

DESCRIPTION:

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13 AND RUN THENCE ALONG THE WEST LINE THEREOF, S00°14'19"E A DISTANCE OF 39.85 FEET TO THE SOUTH RIGHT OF WAY LINE OF SCHOOLHOUSE ROAD PER OFFICIAL RECORD BOOK 5183, PAGE 2010, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; RUN THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, N89°53'30"E A DISTANCE OF 112.38 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, N89°53'30"E A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN S00°06'30"E A DISTANCE OF 106.27 FEET; THENCE S23°53'21"W A DISTANCE OF 248.84 FEET; THENCE S03°58'52"E A DISTANCE OF 146.81 FEET; THENCE S00°14'19"E A DISTANCE OF 159.95 FEET; THENCE S89°53'24"W A DISTANCE OF 40.00 FEET TO SAID WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; RUN THENCE ALONG SAID WEST LINE, N00°14'19"W A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID WEST LINE, RUN N89°53'24"E A DISTANCE OF 20.00 FEET; THENCE N00°14'19"W A DISTANCE OF 139.23 FEET; THENCE N04°14'01"W A DISTANCE OF 149.89 FEET; THENCE N23°53'21"E A DISTANCE OF 250.97 FEET; THENCE N00°06'30"W A DISTANCE OF 102.02 FEET TO THE POINT OF BEGINNING.

NOTE:

BEARINGS BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83, 2011 ADJUSTMENT, GRID BEARING.

NOT VALID WITHOUT A DIGITAL
SIGNATURE OR A SIGNATURE AND
RAISED SEAL

Robert E
Lazenby IV

Digitally signed by
Robert E Lazenby IV
Date: 2025.12.11
16:07:19 -05'00'



BASEPOINT
SURVEYING, INC.

MAILING: P.O. BOX 6437, LAKELAND, FL 33807
OFFICE: 150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830
PHONE: (863) 537-7413 WWW.BASEPOINTSURVEYING.COM
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 8112

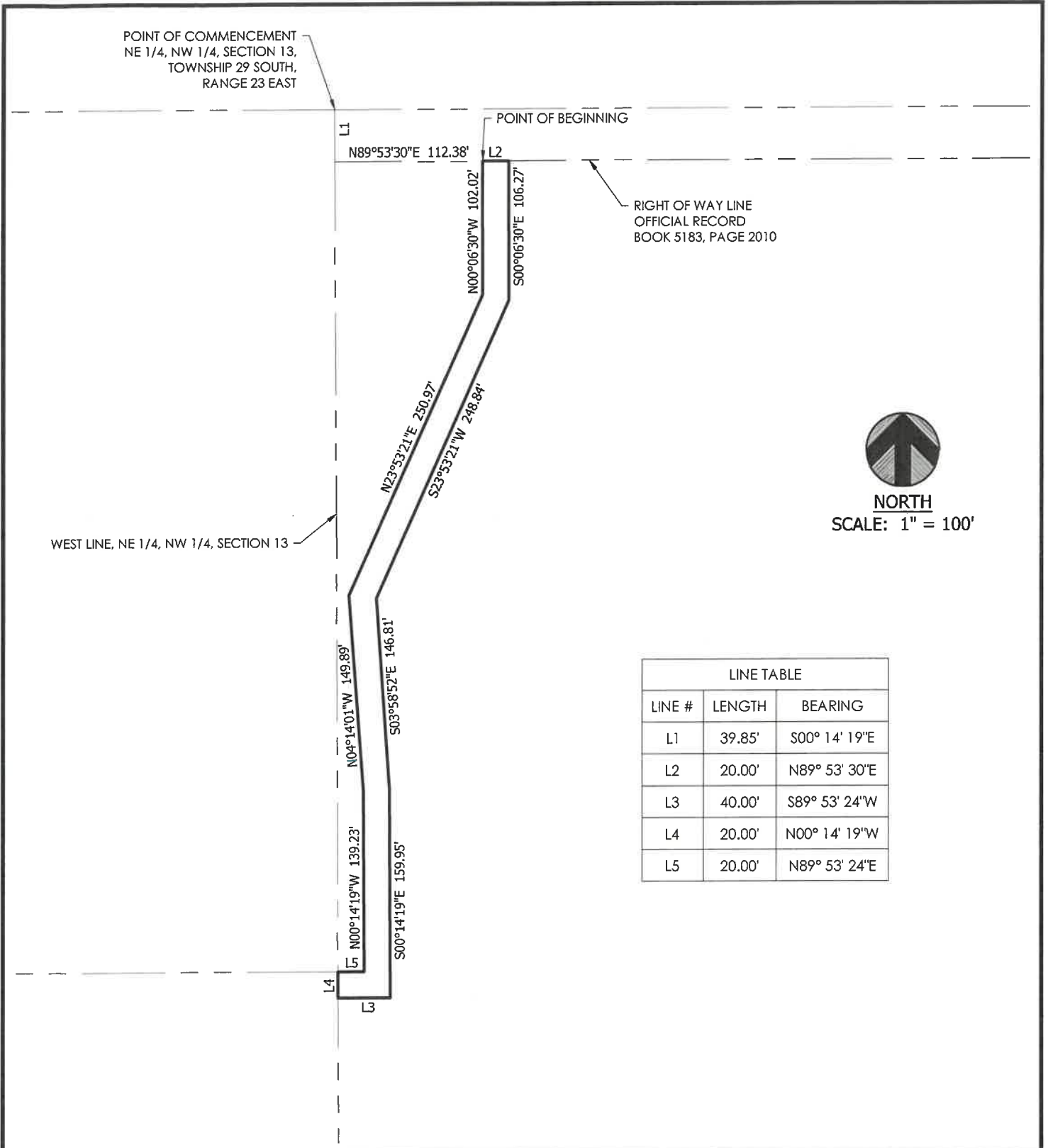
SCHOOLHOUSE ROAD
Section 13, Township 29 S, Range 23 E

SKETCH OF DESCRIPTION
NOT A SURVEY
SHEET 1 OF 2

DRAWING: #####

JOB #11503

ROBERT E. LAZENBY, IV, P.S.M. # 6369



LINE TABLE		
LINE #	LENGTH	BEARING
L1	39.85'	S00° 14' 19"E
L2	20.00'	N89° 53' 30"E
L3	40.00'	S89° 53' 24"W
L4	20.00'	N00° 14' 19"W
L5	20.00'	N89° 53' 24"E

NOT VALID WITHOUT A DIGITAL
SIGNATURE OR A SIGNATURE AND
RAISED SEAL

Robert E Lazenby IV
Digitally signed by
Robert E Lazenby IV
Date: 2025.12.11
16:06:51 -05'00'

ROBERT E. LAZENBY, IV, P.S.M. # 6369



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SCHOOLHOUSE ROAD
Section 13, Township 29 S, Range 23 E

SKETCH OF DESCRIPTION
NOT A SURVEY
SHEET 2 OF 2

DRAWING: #####

JOB #11503