

POLK REGIONAL WATER COOPERATIVE

Resolution 2024-44

**PARCEL RESOLUTION OF NECESSITY TO ACQUIRE CERTAIN SPECIFIED PARCELS
TO IMPLEMENT
THE SOUTHEAST LOWER FLORIDAN AQUIFER WATER PRODUCTION FACILITY AND
SOUTHEAST TRANSMISSION LINE PROJECTS**

The Polk Regional Water Cooperative (“Cooperative”), created pursuant to Section 373.713, Florida Statutes, and an Interlocal Agreement pursuant to Section 163.01, Florida Statutes, in lawful session and in regular order of business properly presented, finds that:

WHEREAS, the Cooperative as an independent special district created pursuant to Chapter 189, Section 373.713, Florida Statutes and an Interlocal Agreement entered into on June 1, 2016 pursuant to Section 163.01, Florida Statutes by Polk County and 15 municipalities within Polk County (the “Interlocal Agreement”) for the purpose of developing AWS projects to meet the future potable water needs of the citizens of Polk County; and

WHEREAS, in April 2021, the Cooperative and 15 of its member governments entered into the Implementation Agreement for the Southeast Wellfield, which obligates the Cooperative to construct and operate the Southeast Wellfield Project to supply the participating member governments 15.15 million gallons a day of potable water by 2045 (the “Implementation Agreement”); and

WHEREAS, the Southeast Wellfield Project consists of the Southeast Lower Floridan Aquifer Water Production Facility (“SELFA WPF”) and the Southeast Transmission Main (“SETM”); and

WHEREAS, the Cooperative is in the process of constructing the first phase of the SELFA WPF, which consists of a 5 raw water wells, approximately 10 miles of raw water transmission line and a water treatment plant capable of producing 7.5 million gallons a day of high quality potable water and the SETM, which consists of approximately 61 miles of water transmission pipeline to deliver the finished water from the water treatment plant to the project participants for use in their water service areas; and

WHEREAS, pursuant to Cooperative Resolution 2023-06, as modified by Cooperative Resolution 2024-34, the Cooperative Board designated the SELFA WPF and SETM Projects as approved projects pursuant to the Interlocal Agreement and the Implementation Agreement; and

WHEREAS, pursuant to Cooperative Resolution 2023-06, as modified by Cooperative Resolution 2024-34, the Cooperative Board approved the construction of the SEFLA WPF raw water transmission line as depicted in said resolution and the SETM finished water pipeline as depicted in said resolution as necessary, practical and in the best interest of the Cooperative and

its member governments and that the acquisition of such property and property rights are needed for such construction is necessary for the performance of its duties and for the construction, reconstruction and maintenance of said facilities for the use of the general public; and that the Cooperative is authorized to make such acquisition by gift, purchase or condemnation.

WHEREAS, the Cooperative has been granted the power of eminent domain pursuant to the Interlocal Agreement and Section 163.01(7)(f) and 373.713(2)(e), Florida Statutes for the condemnation of private property interest for public use, and to acquire any interest in such real property as is necessary for the purpose of carrying out the Interlocal Agreement; and

WHEREAS, before exercising the power of eminent domain the Cooperative Board of Directors is required to adopt a resolution authorizing the acquisition of property for any purpose set forth in the Interlocal Agreement for the Cooperative's purpose or use subject to limitations set forth in Sections 73.013 and 73.014, Florida Statutes; and

WHEREAS, the Cooperative has bifurcated its eminent domain resolution into two separate resolutions; the Project Resolution, authorizing acquisition of property and property rights for the SELFA WPF raw water transmission line and SETM finished water pipeline projects, and the Parcel Resolution, authorizing the parcel acquisition and identifying the specific property and property rights to be acquired for the projects; and

WHEREAS, this Resolution constitutes a Parcel Resolution for the Southeast Wellfield Project; and

WHEREAS, the Cooperative has determined the need to acquire a non-exclusive permanent easement for construction of the Southeast Wellfield Project on certain lands located in Polk County, Florida, as more fully described in **Exhibit "A"**, the nature, terms and duration of the nonexclusive permanent easement as set forth in **Exhibit "B"**; and

WHEREAS, the Cooperative has determined the need to acquire a non-exclusive temporary construction easement for construction of the Southeast Wellfield Project on certain lands located in Polk County, Florida, as more fully described in **Exhibit "C"**, the nature, term and duration of the nonexclusive temporary construction easement as set forth in **Exhibit "D"**; and

WHEREAS, absent a relinquishment of the property pursuant to Section 73.013(4), Florida Statutes, land to be acquired will not be conveyed to natural persons or private entities and the land is not being acquired to abate or eliminate a public nuisance or to prevent or eliminate a slum or blight; and

WHEREAS, the Cooperative intends in good faith to construct the Southeast Wellfield Project on, under or over the described property; and

WHEREAS, the Cooperative has caused to be surveyed the line and area of construction by map or survey and location for the project; and

WHEREAS, the Cooperative shall comply with Chapters 73 and 74, Florida Statutes; and

WHEREAS, upon compliance with Chapters 73 and 74, Florida Statutes, the Cooperative is hereby authorized to exercise its power of eminent domain to acquire an interest in real property by initiating condemnation proceedings under Chapters 73 and 74, Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED:

Section 1. The forgoing findings are incorporated herein by reference and made a part hereof.

Section 2. That after consideration of the factors described in the foregoing recitals, the description of the property and interests described as Parcels (1038-PE), (1038-TCE), (1039-PE), (1039-TCE), (1041-PE), (1041-TCE), (1043-PE), (12000-PE) and (12001-PE) in **Exhibits "A," "B," "C,"** and **"D"** attached hereto and the same is ratified and confirmed and found to be reasonably necessary for the Cooperative's public purpose in constructing the Southeast Wellfield Project.

Section 3. That the Cooperative, its officers, employees, contractors and attorneys are hereby authorized and directed to acquire by negotiation, contract or legal proceedings, including eminent domain proceedings pursuant to Chapters 73 and 74, Florida Statutes, as may be necessary to acquire permanent and temporary construction easements in certain lands located in Polk County, Florida described in **Exhibits "A," "B," "C" and "D."**

Section 4. That the proper offices of the Cooperative are hereby authorized to do all things necessary and proper under the applicable provisions of Chapters 73, 74 and 163, Florida Statutes and the Interlocal Agreement and Implementation Agreements.

Section 5. That this Resolution shall take effect immediately upon its adoption.

Section 6. That if any phrase, portion or part of this Resolution is found to be invalid or unconstitutional by a court of competent jurisdiction, such phrase, portion or part shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remainder of the Resolution.

DONE at Auburndale, Florida this 20th day of November, 2024

Southeast Wellfield Project Board of the Polk Regional Water Cooperative:

Chair

Secretary/Treasurer

Approved as to Form:

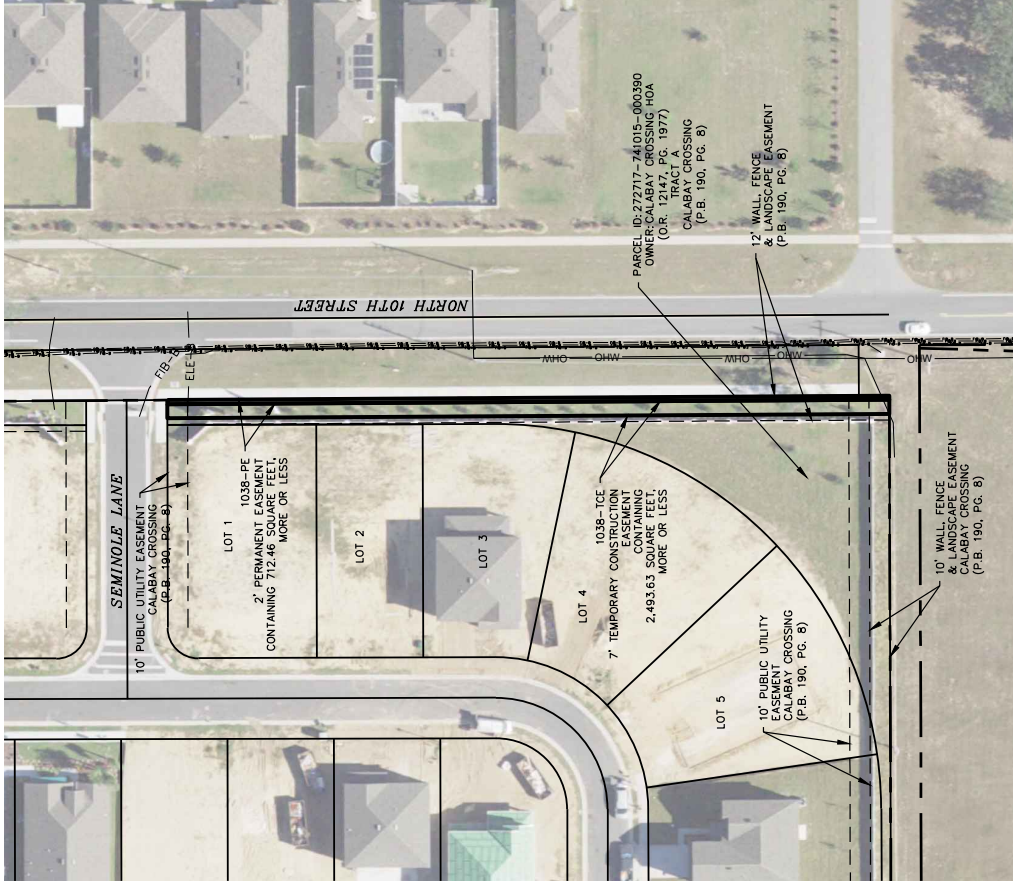
Edward P. de la Parte
Legal Counsel

EXHIBIT A

Nonexclusive Permanent Easement Legal Descriptions

[See Attached 16 Pages]

EXHIBIT



FIELD BY:	N/A	CS PROJECT NUMBER: 8825.03
	DATE: 09/18/24	
FIELD BOOK & PAGE: N/A		SHEET NUMBER: V-01

GRAPHIC SCALE	
(IN FEET)	
1 inch = 60 feet	

PRWC	CALABAY CROSSING HOA EXHIBIT
------	------------------------------

CHASTAIN SKILLMAN 200 EAST ORANGE STREET LAKELAND, FL 33801-4611 (883) 866-1402	
<small>© 2024 CHASTAIN SKILLMAN CA 182.262</small>	

NUMBER	DATE	DESCRIPTION

DESCRIPTION
1038-PE

DESCRIPTION:

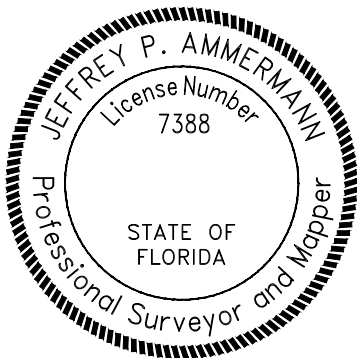
A parcel of land being a portion of Tract A, of the plat of CALABAY CROSSING, as recorded in Plat Book 190, Pages 8 through 9, and described in Official Records Book 12147, Pages 1977 through 1978, both of the Public Records of Polk County, Florida, located in Section 17, Township 27 South, Range 27 East, being more particularly described as follows:

The East 2.00 feet of said Tract A, of the said plat of CALABAY CROSSING.

Said parcel containing 712.46 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 Ammerman
Date: 2024.09.18
15:54:04 -04'00'

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

1038-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: 09/18/2024

P:\882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESM15.dwg 1038-PE Sep 18, 2024 3:38pm by: jammermann

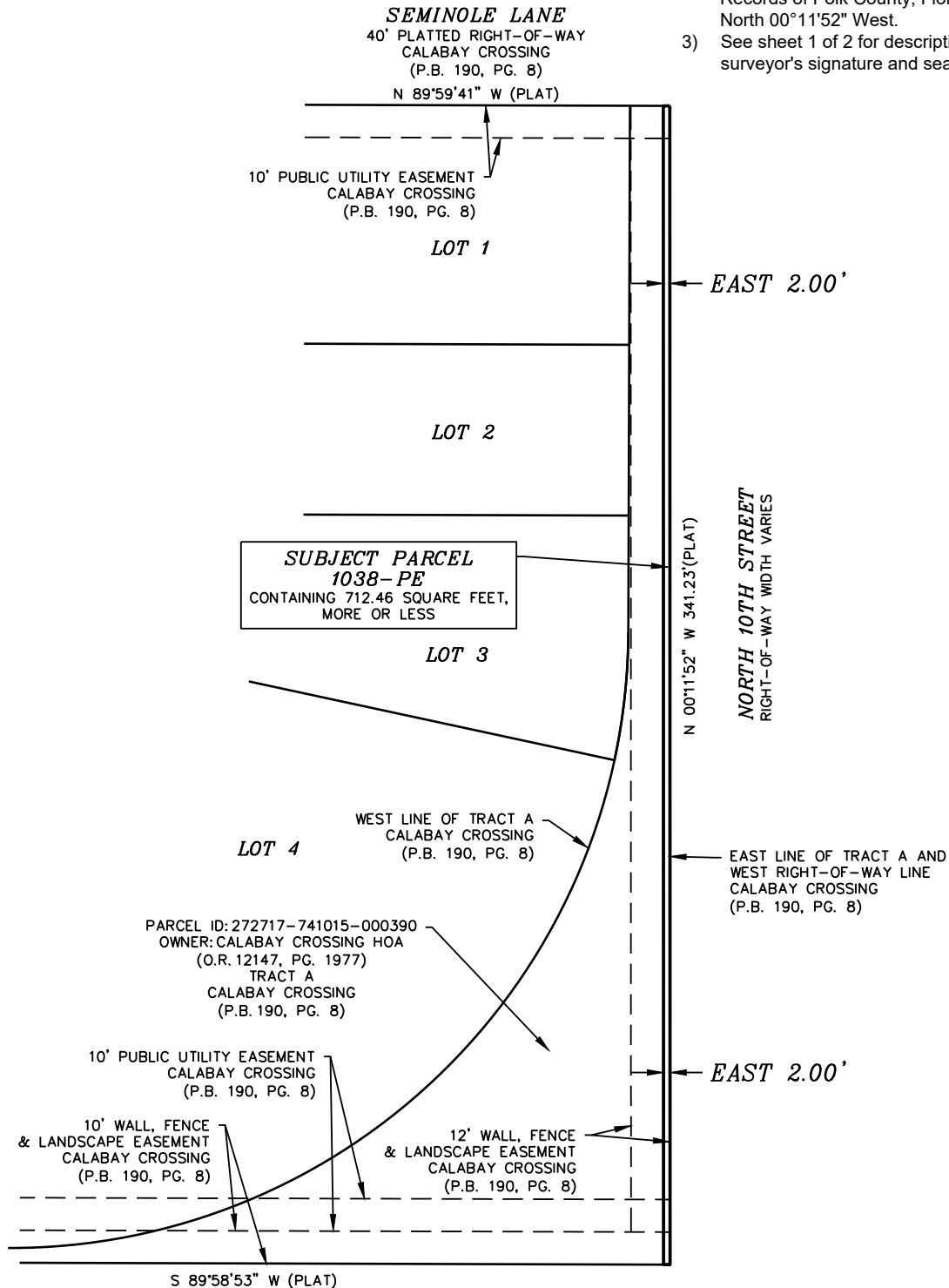
LEGEND:

- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- ID = IDENTIFICATION
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH
1038-PE

NOTES:

- 1) This is not a Boundary survey.
- 2) The bearings are based on the East line of Tract A of the plat of CALABAY CROSSING, recorded in Plat Book 190, Pages 8 through 9, Public Records of Polk County, Florida, being platted North 00°11'52" West.
- 3) See sheet 1 of 2 for description, certification, and surveyor's signature and seal.



SCALE 1"=50'

SHEET 2 OF 2

CS PROJECT: 8825.03
1038-PE
SHEET NO. V-02

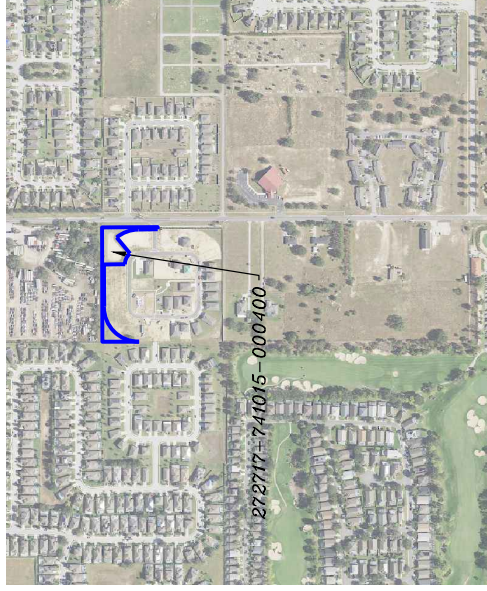
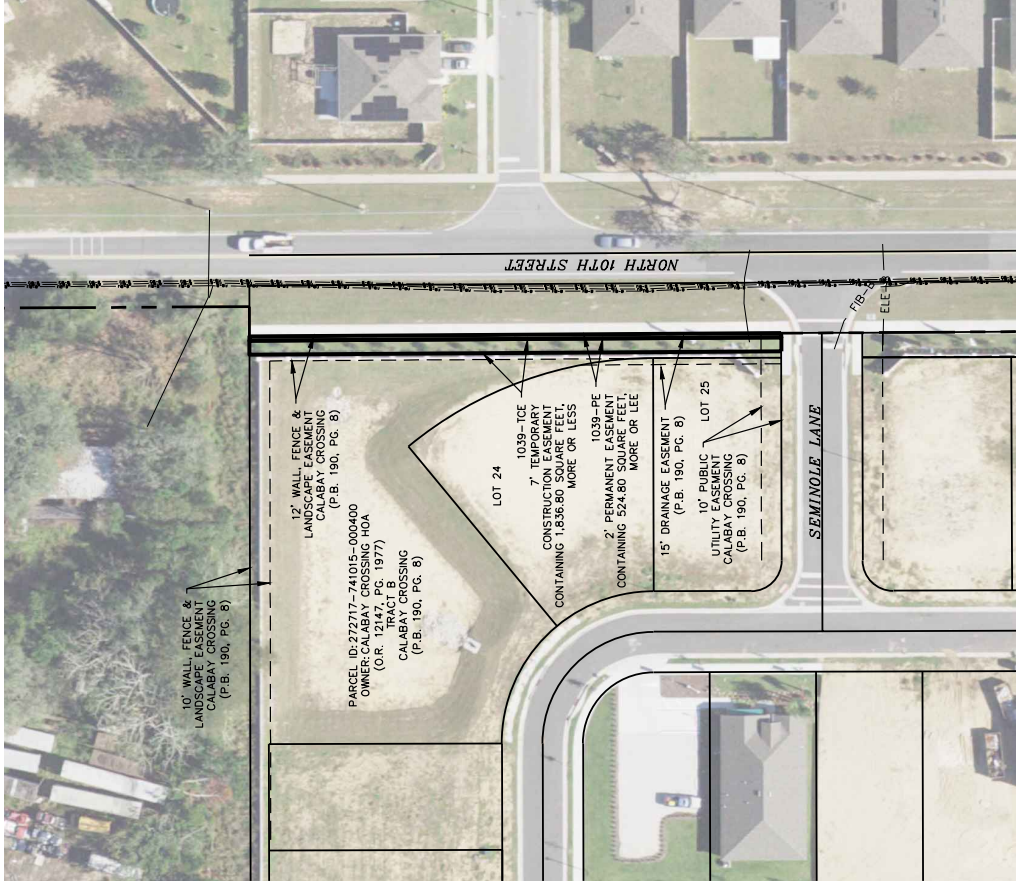
PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110
LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: **S. CHILDS**

FIELD BOOK: — PAGE: —

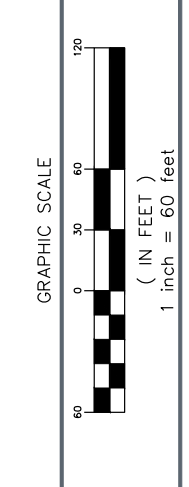
DATE: **09/18/2024**

EXHIBIT



CS PROJECT NUMBER: 8825.03	PARCEL NUMBER: 1039	SHEET NUMBER: V-01
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FIELD BY: NVA	DATE: 09/18/24	FIELD BOOK & PAGE: NA
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PRWC
CALABAY CROSSING HOA EXHIBIT



CHASTAIN SKILLMAN
205 EAST ORANGE STREET
LAKELAND, FL 33801-4811
(883) 866-1402
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NUMBER	DATE	DESCRIPTION

DESCRIPTION
1039-PE

DESCRIPTION:

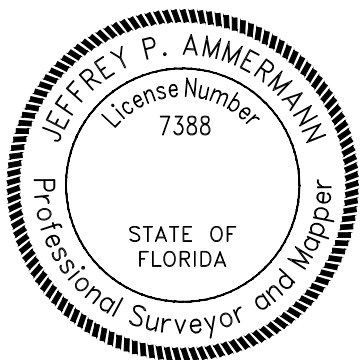
A parcel of land being a portion of Tract B, of the plat of CALABAY CROSSING, as recorded in Plat Book 190, Pages 8 through 9, and described in Official Records Book 12147, Pages 1977 through 1978, both of the Public Records of Polk County, Florida, located in Section 17, Township 27 South, Range 27 East, being more particularly described as follows:

The East 2.00 feet of said Tract B, of the plat of said CALABAY CROSSING.

Said parcel containing 524.80 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: 2024.09.18
16:28:00 -04'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@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
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SHEET 1 OF 2
SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

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: 09/18/2024

CS PROJECT: 8825.03

1039-PE

SHEET NO. V-01

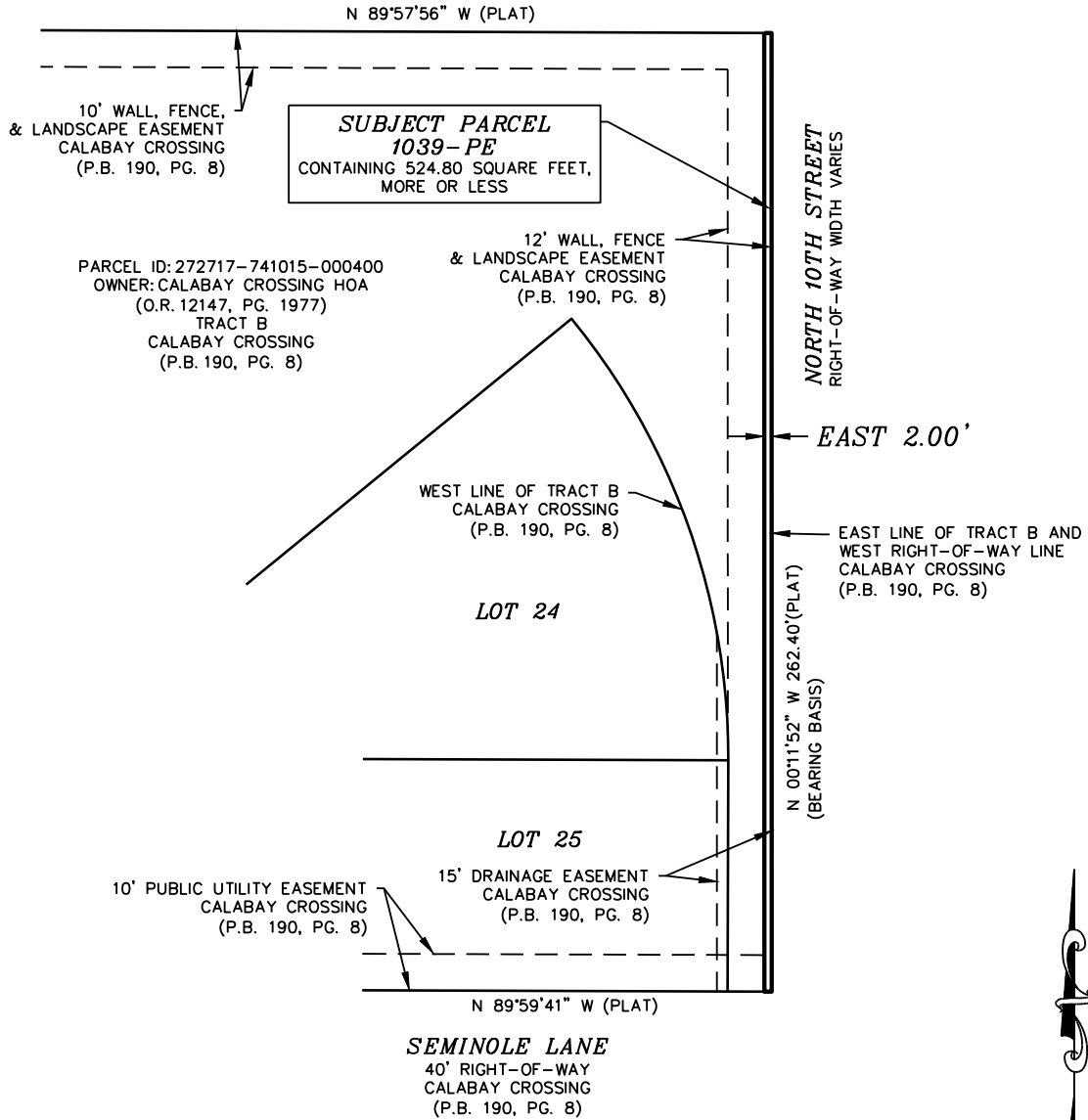
LEGEND:

- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- ID = IDENTIFICATION
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH
1039-PE

NOTES:

- 1) This is not a Boundary survey.
- 2) The bearings are based on the East line of Tract B of the plat of CALABAY CROSSING, recorded in Plat Book 190, Pages 8 through 9, Public Records of Polk County, Florida, being platted North 00°11'52" West.
- 3) See sheet 1 of 2 for description, certification, and surveyor's signature and seal.



SCALE 1"=50'

SHEET 2 OF 2

CS PROJECT: 8825.03

1039-PE

SHEET NO. V-02

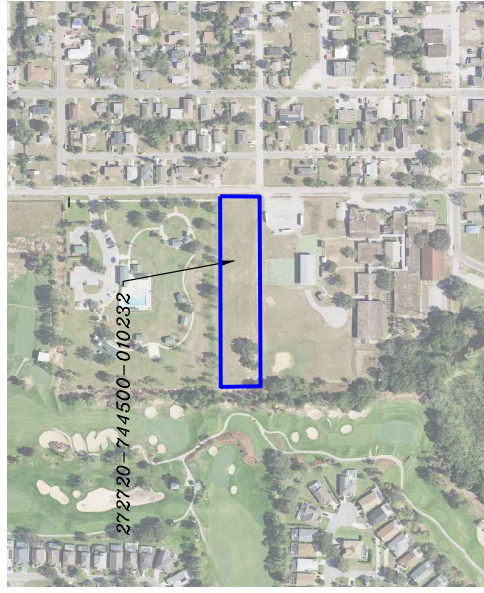
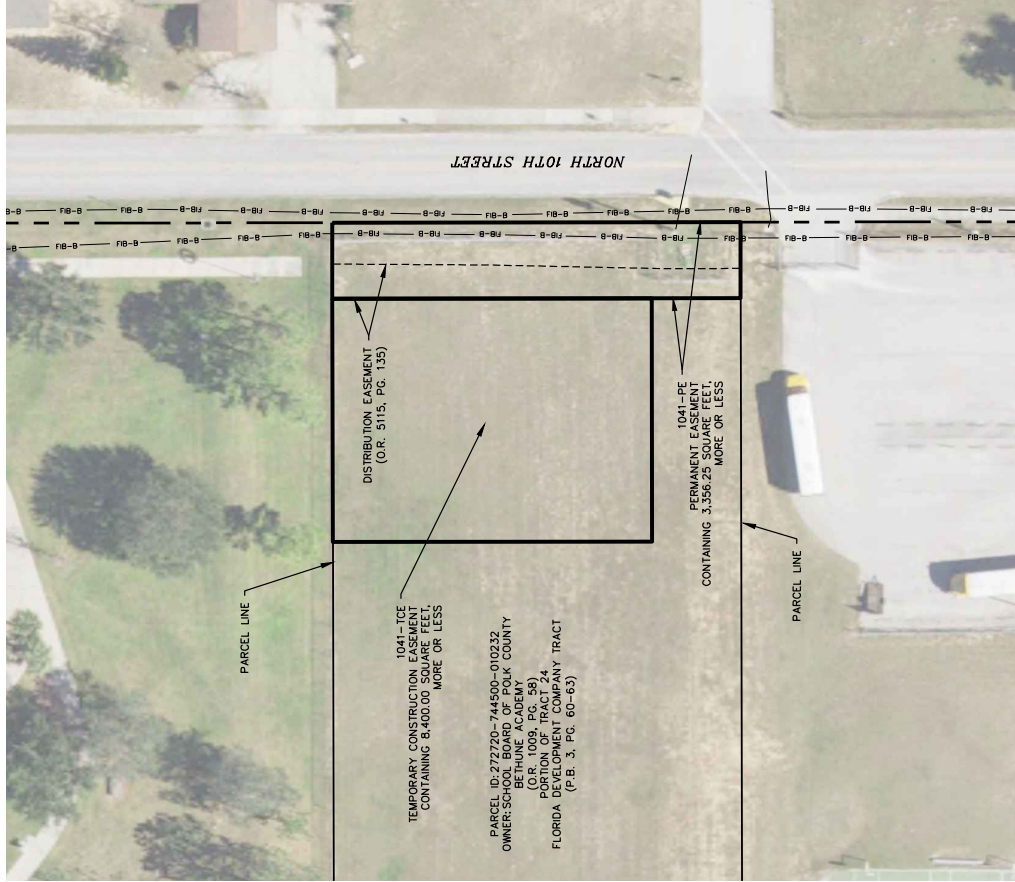
PREPARED BY: **CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262**

DRAWN BY: S. CHILDS

FIELD BOOK: — PAGE: —

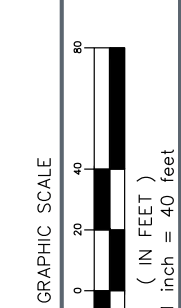
DATE: 09/18/2024

EXHIBIT



CS PROJECT NUMBER:	8825.03
PARCEL NUMBER:	1041
SHEET NUMBER:	V-01

FIELD BY:	N/A
DATE:	09/19/24
FIELD BOOK & PAGE:	N/A



PRWC
SCHOOL BOARD OF POLK COUNTY
BETHUNE ACADEMY
EXHIBIT



CHASTAIN SKILLMAN
205 EAST ORANGE BIRCH
LAKELAND, FL 33801-4611
(833) 866-1402
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NUMBER	DATE	DESCRIPTION

DESCRIPTION
1041-PE

DESCRIPTION:

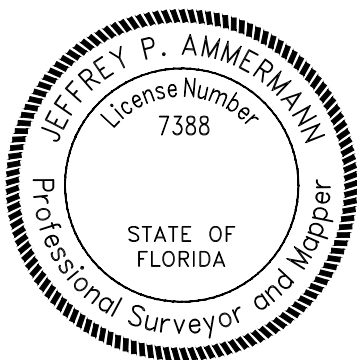
A parcel of land being a portion of Tract 24, of the plat of FLORIDA DEVELOPMENT COMPANY TRACT, as recorded in Plat Book 3, Pages 60 through 63, and described in Official Records Book 1009, Pages 58 through 59, both of the Public Records of Polk County, Florida, located in Section 20, Township 27 South, Range 27 East, being more particularly described as follows:

BEGIN at the Southeast corner of said Tract 24; thence South 89°52'10" West, along the South line of said Tract 24, 25.00 feet to the intersection with a line being 25.00 feet West of and parallel to the East line of said Tract 24; thence North 00°04'51" West, along said parallel line, 134.25 feet to the North line of the South 134.25 feet of said Tract 24 as described in Official Records Book 10274, Pages 216 through 223, Public Records of Polk County, Florida; thence North 89°52'10" East, along said North line, 25.00 feet to said East line of Tract 24; thence South 00°04'51" East, along said East line of Tract 24, a distance of 134.25 feet to the POINT OF BEGINNING.

Said parcel containing 3,356.25 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 Ammerman
Date: 2024.09.19
17:06:21 -04'00'

JEFFREY P. AMMERMANN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@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
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SHEET 1 OF 2
SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262		CS PROJECT: 8825.03
DRAWN BY: S. CHILDS	FIELD BOOK: — PAGE: —	1041-PE
DATE: 09/19/2024		SHEET NO. V-01

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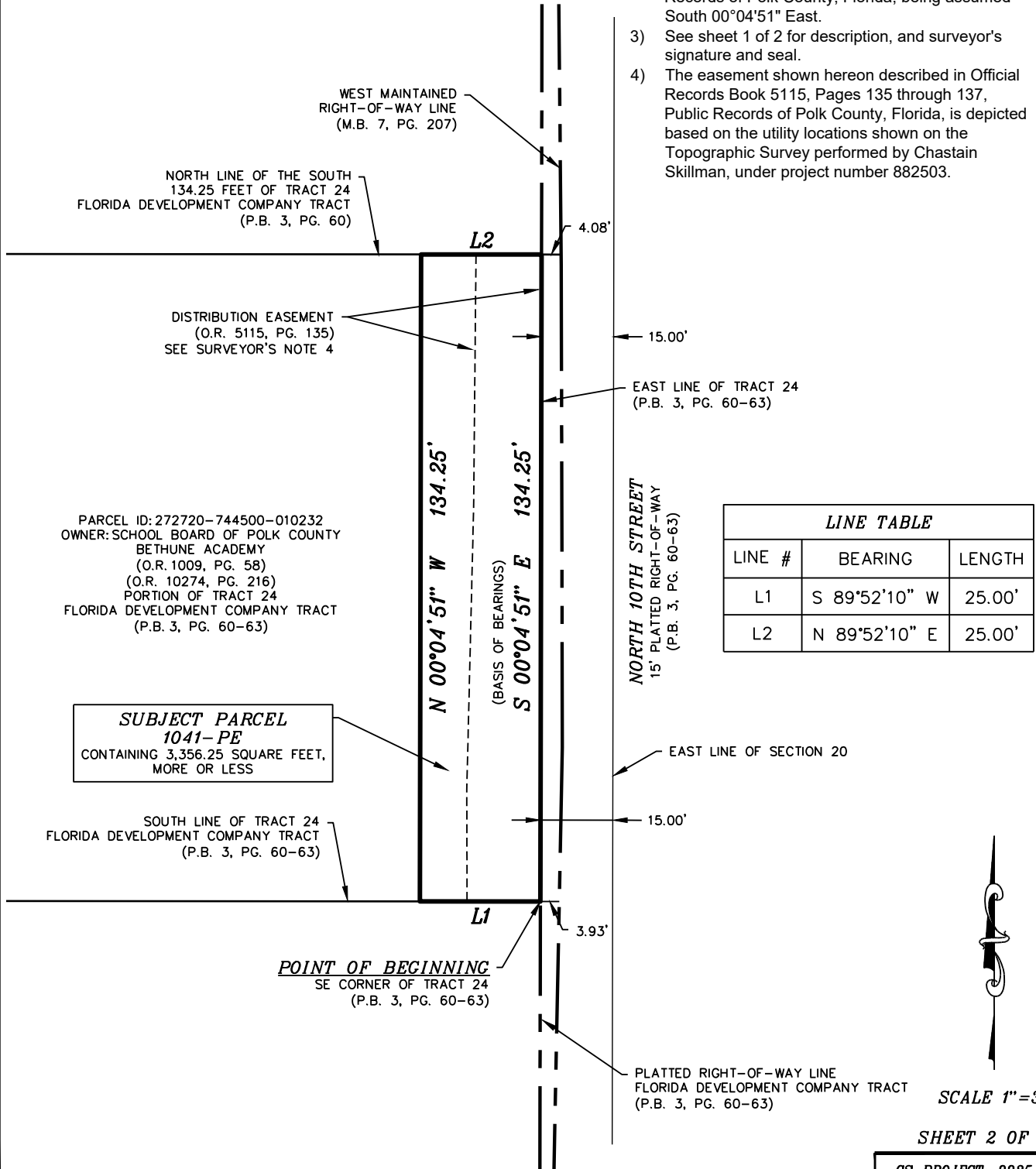
LEGEND:

- M.B. = MAP BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- ID = IDENTIFICATION
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH
1041-PE

NOTES:

- 1) This is not a Boundary survey.
- 2) Bearings are based on the East line of Tract 24, as recorded in Plat Book 3, Page 60-63, Public Records of Polk County, Florida, being assumed South 00°04'51" East.
- 3) See sheet 1 of 2 for description, and surveyor's signature and seal.
- 4) The easement shown hereon described in Official Records Book 5115, Pages 135 through 137, Public Records of Polk County, Florida, is depicted based on the utility locations shown on the Topographic Survey performed by Chastain Skillman, under project number 882503.



PARCEL ID: 272720-744500-010232
 OWNER: SCHOOL BOARD OF POLK COUNTY
 BETHUNE ACADEMY
 (O.R. 1009, PG. 58)
 (O.R. 10274, PG. 216)
 PORTION OF TRACT 24
 FLORIDA DEVELOPMENT COMPANY TRACT
 (P.B. 3, PG. 60-63)

SUBJECT PARCEL
1041-PE
CONTAINING 3,356.25 SQUARE FEET,
MORE OR LESS

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 89°52'10" W	25.00'
L2	N 89°52'10" E	25.00'



SCALE 1"=30'

SHEET 2 OF 2

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

DRAWN BY: **S. CHILDS**

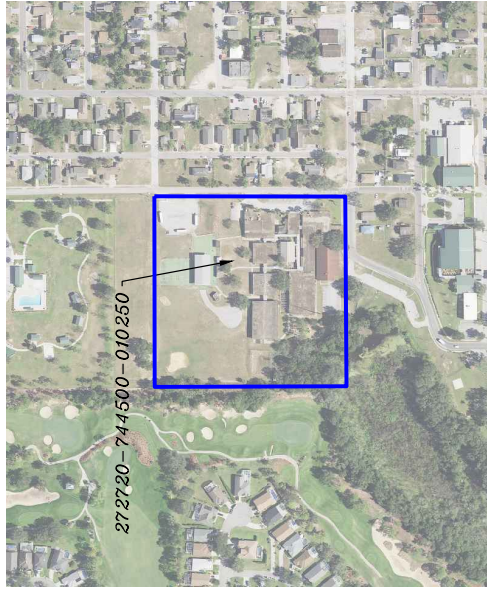
FIELD BOOK: — PAGE: —

DATE: **09/19/2024**

SHEET NO. **V-02**

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EXHIBIT



272720-744500-010250



CS PROJECT NUMBER:
8825.03

PARCEL NUMBER:
1043

SHEET NUMBER:
V-01

FIELD BY:
N/A

DATE:
09/20/24

FIELD BOOK & PAGE:
N/A

GRAPHIC SCALE



PRWC

SCHOOL BOARD OF POLK COUNTY
BETHUNE ACADEMY
EXHIBIT



CHASTAIN SKILLMAN
205 EAST ORANGE STREET
LAKELAND, FL 33801-4611
(883) 866-1402

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NUMBER	DATE	DESCRIPTION

DESCRIPTION
1043-PE

DESCRIPTION:

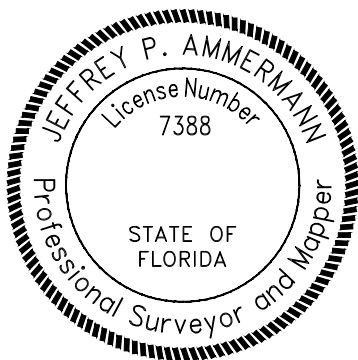
A parcel of land being a portion of Tract 25, of the plat of FLORIDA DEVELOPMENT COMPANY TRACT, as recorded in Plat Book 3, Pages 60 through 63, Public Records of Polk County, Florida, located in Section 20, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Southeast corner of said Tract 25, thence South 89°53'24" West, along the South line of said Tract 25, a distance of 3.00 feet to the intersection with the West maintained right-of-way line of North 10th Street as depicted on Map Book 7, Pages 207 through 215, Public Records of Polk County, Florida for the POINT OF BEGINNING; thence continue South 89°53'24" West, along said South line of Tract 25, a distance of 22.00 feet; thence North 00°04'51" West, 653.02 feet to the North line of said Tract 25 also being the North line of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of said Section 20; thence North 89°52'10" East, along said North line, 25.00 feet to the intersection with the East line of said Tract 25; thence South 00°04'51" East, along said East line, 415.64 feet to the intersection with said West maintained right-of-way line of North 10th Street; thence along said West maintained right-of-way line the following three (3) courses; thence (1) South 02°19'27" West, 52.43 feet; thence (2) South 00°22'39" West, 100.00 feet; thence (3) South 00°04'51" East, 85.01 feet to the POINT OF BEGINNING.

Said parcel containing 15,753.05 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 Ammerman
Date: 2024.09.20
16:28:38 -04'00'

JEFFREY P. AMMERMAN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@CHASTAINSKILLMAN.COM
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SHEET 1 OF 2
SEE SHEET 2 FOR
DESCRIPTION SKETCH, LEGEND,
AND SURVEYOR'S NOTES

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: 09/20/2024

CS PROJECT: 8825.03

1043-PE

SHEET NO. V-01

P:\882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESM\15.dwg 1043-PE Sep 20, 2024 4:28pm by: jammermann

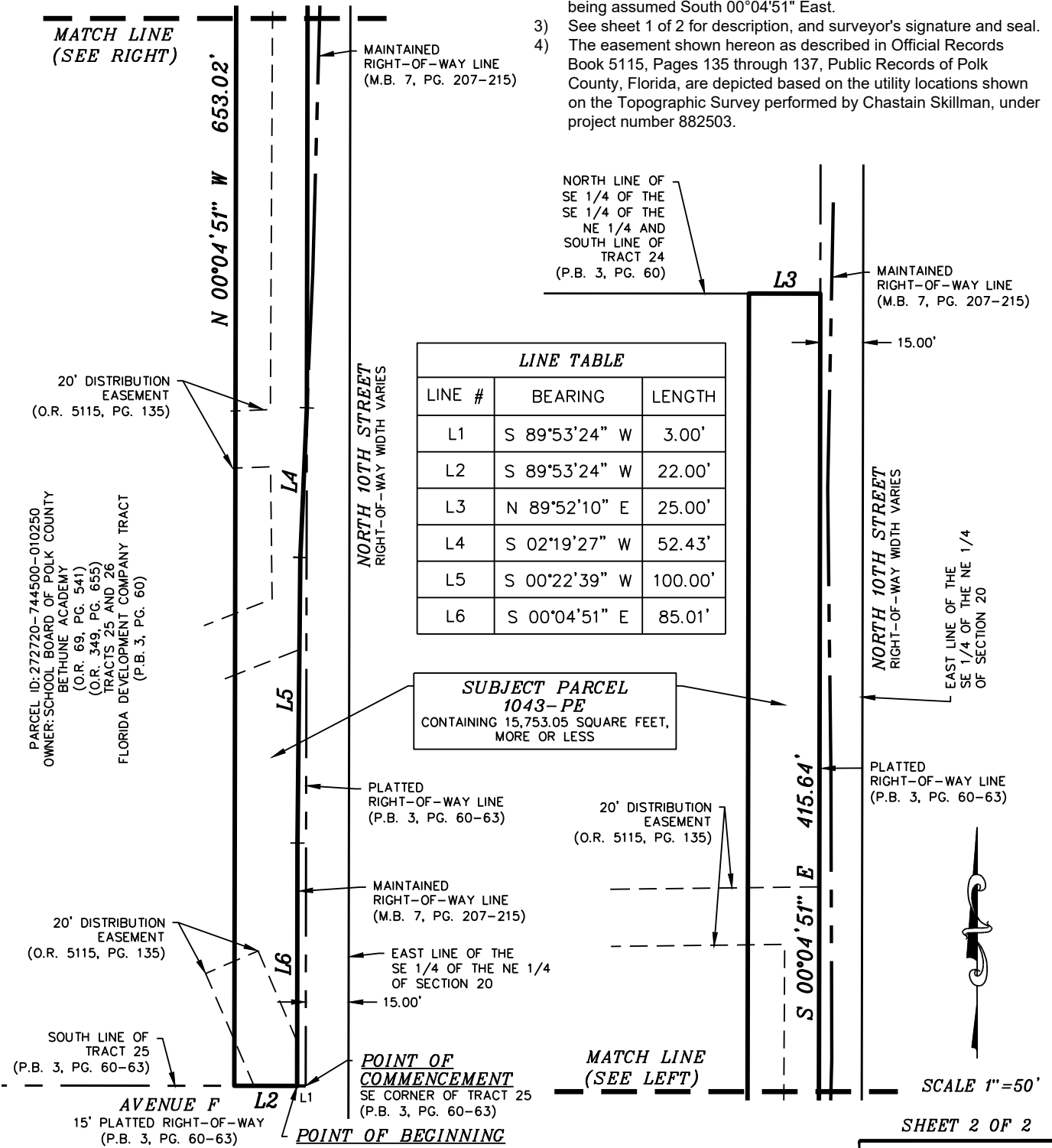
LEGEND:

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DESCRIPTION SKETCH
1043-PE

NOTES:

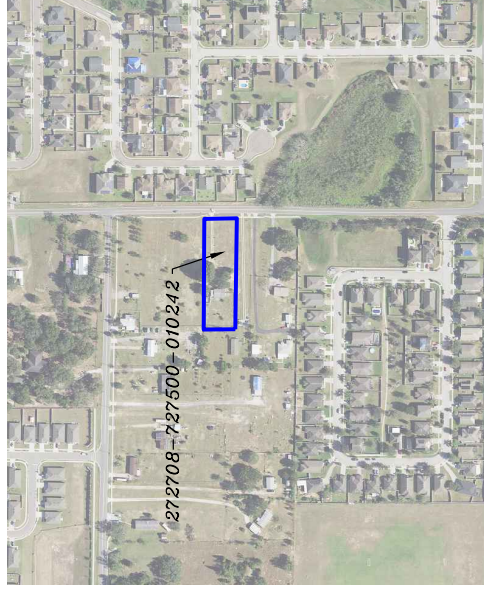
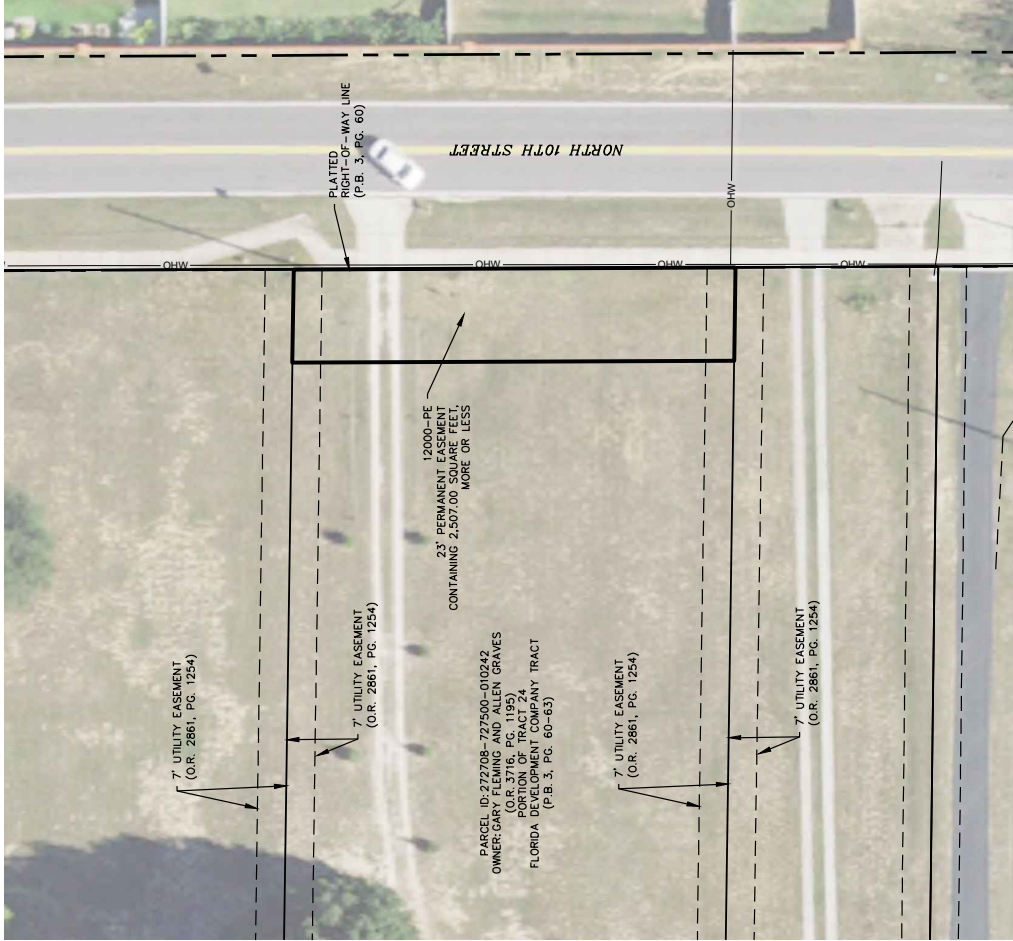
- 1) This is not a Boundary survey.
- 2) The bearings are based on the East line of Tract 25, as recorded in Plat Book 3, Page 60, Public Records of Polk County, Florida, being assumed South 00°04'51" East.
- 3) See sheet 1 of 2 for description, and surveyor's signature and seal.
- 4) The easement shown hereon as described in Official Records Book 5115, Pages 135 through 137, Public Records of Polk County, Florida, are depicted based on the utility locations shown on the Topographic Survey performed by Chastain Skillman, under project number 882503.



PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262	CS PROJECT: 8825.03
DRAWN BY: S. CHILDS	FIELD BOOK: — PAGE: — DATE: 09/20/2024
1043-PE	
SHEET NO. V-02	

P:\882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESMITS.dwg 1043-PE-(2) Sep 20, 2024 4:28pm by: jommerrmann

EXHIBIT



CS PROJECT NUMBER:	8825.03
PARCEL NUMBER:	12000
SHEET NUMBER:	V-01

FIELD BY:	N/A
DATE:	09/18/24
FIELD BOOK & PAGE:	N/A

GRAPHIC SCALE



(IN FEET)
1 inch = 30 feet

PRWC

GARY FLEMING AND ALLEN GRAVES EXHIBIT



CHASTAIN SKILLMAN
205 EAST ORANGE BIRCH
LAKELAND, FL 33801-4611
(883) 865-1402

© 2024 CHASTAIN SKILLMAN CA 102 202

NUMBER	DATE	DESCRIPTION

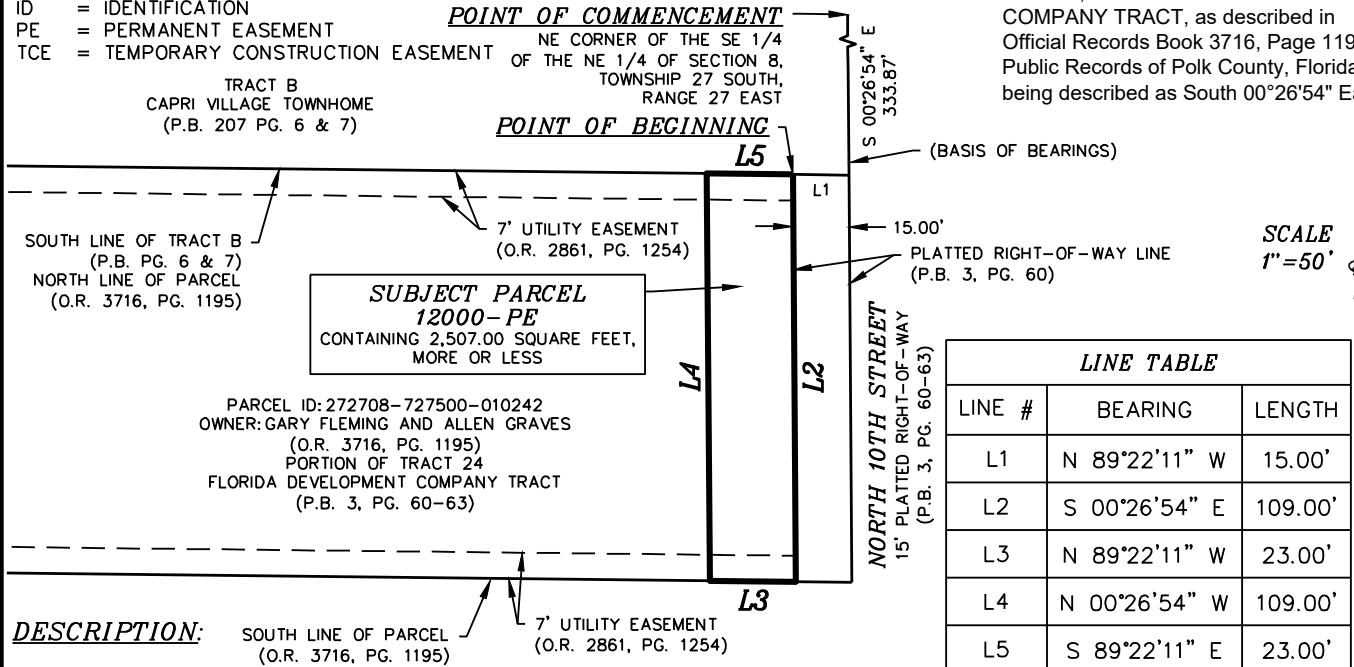
LEGEND:

- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- ID = IDENTIFICATION
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION AND SKETCH
12000-PE

NOTES:

- 1) This is not a Boundary survey.
- 2) Bearings are based on the East line of Tract 24, FLORIDA DEVELOPMENT COMPANY TRACT, as described in Official Records Book 3716, Page 1195, Public Records of Polk County, Florida, being described as South 00°26'54" East.



PARCEL ID: 272708-727500-010242
 OWNER: GARY FLEMING AND ALLEN GRAVES
 (O.R. 3716, PG. 1195)
 PORTION OF TRACT 24
 FLORIDA DEVELOPMENT COMPANY TRACT
 (P.B. 3, PG. 60-63)

DESCRIPTION:

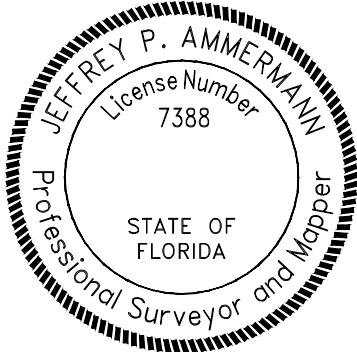
SOUTH LINE OF PARCEL (O.R. 3716, PG. 1195)
 7' UTILITY EASEMENT (O.R. 2861, PG. 1254)

A parcel of land being a portion of Tract 24, of the plat of FLORIDA DEVELOPMENT COMPANY TRACT, as recorded in Plat Book 3, Pages 60 through 63, and described in Official Records Book 3716, Page 1195, both Public Records of Polk County, Florida, located in Section 08, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of said Section 8; thence South 00°26'54" East, along the East line of said Tract 24, also being the East line of the Northeast 1/4 of said Section 08, a distance of 333.87 feet; thence North 89°22'11" West, 15.00 feet to the intersection with the West right-of-way line of North 10th Street as shown on said plat of FLORIDA DEVELOPMENT COMPANY TRACT also being the Northeast corner of said parcel described in Official Records Book 3716, Page 1195 for the POINT OF BEGINNING; thence South 00°26'54" East, along said West right-of-way line, 109.00 feet to the Southeast corner of said parcel; thence North 89°22'11" West, along the South line of said parcel, 23.00 feet; thence North 00°26'54" West, 109.00 feet to the intersection with the North line of said parcel, also being the South line of Tract B of the plat of CAPRI VILLAGE TOWNHOME, as recorded in Plat Book 207, Pages 6 through 7; thence South 89°22'11" East, along said North line of parcel, and the South line of said Tract B, 23.00 feet to the POINT OF BEGINNING. Said parcel containing 2,507.00 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 Jeffre
P Ammermann
Date: 2024.09.18 13:23:
-04'00'

JEFFREY P. AMMERMANN, P.S.M.
 FLORIDA REGISTRATION PSM 7388
 JAMMERMANN@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 1

CS PROJECT: 8825.03

12000-PE

SHEET NO. V-01

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

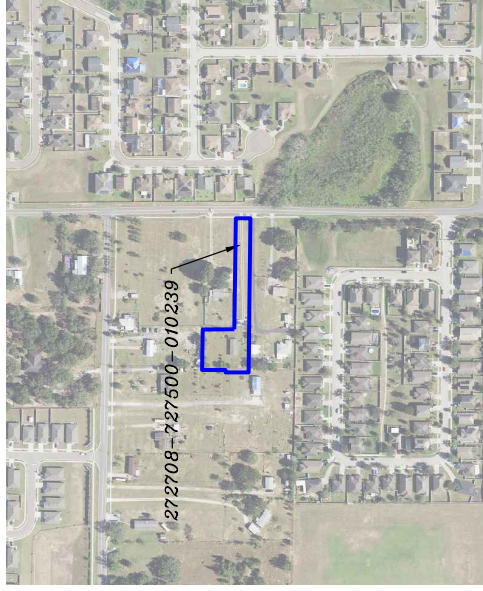
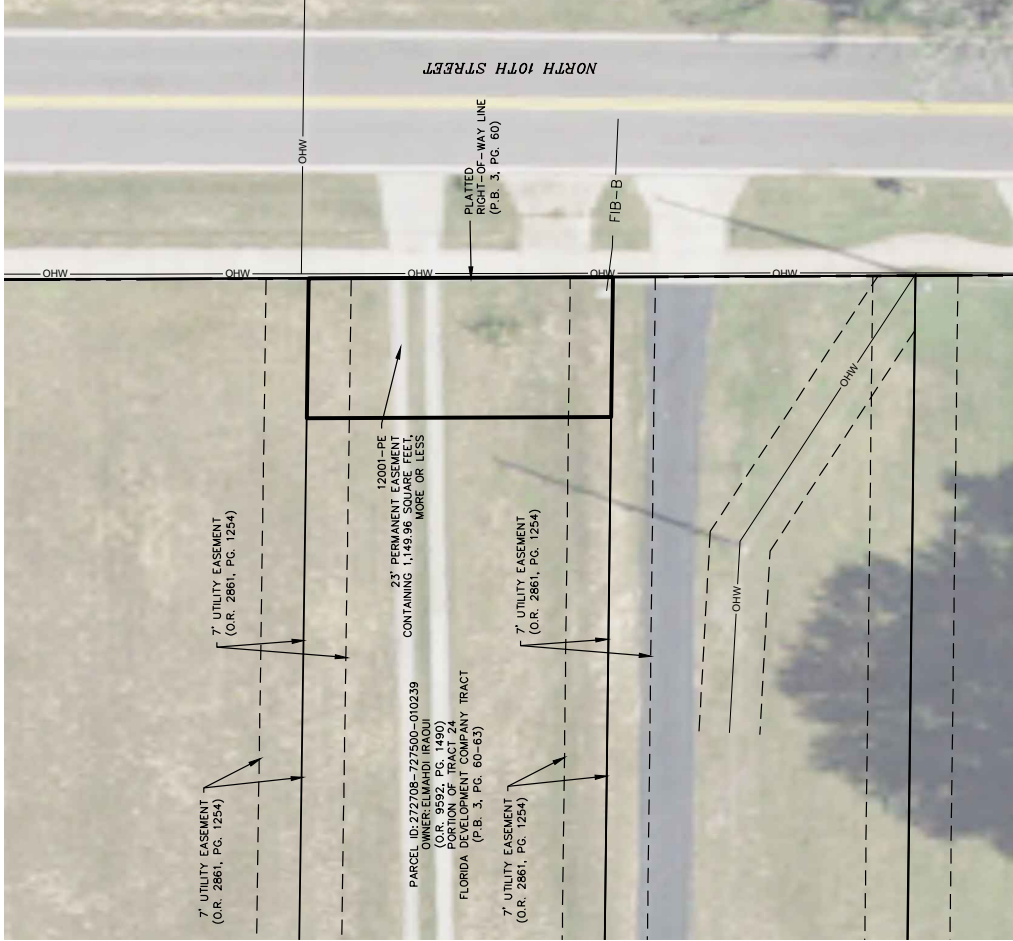
DRAWN BY: H. DAVIDSON

FIELD BOOK: — PAGE: —

DATE: 09/18/2024

P:\882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESM\15.dwg Sep 18, 2024 1:22pm by: jammermann

EXHIBIT

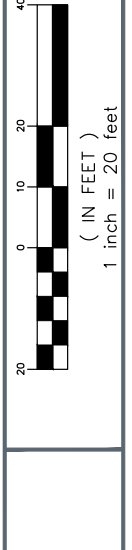


NUMBER	DATE	DESCRIPTION

CHASTAIN SKILLMAN
 205 EAST ORANGE BIFREET
 LAKELAND, FL 33801-4611
 (813) 866-1402
© 2024 CHASTAIN SKILLMAN O.A. 102.202



PRWC
 ELMAHDI IRAQI EXHIBIT



CS PROJECT NUMBER: 8825.03	FIELD BY: N/A
PARCEL NUMBER: 12001	DATE: 09/18/24
SHEET NUMBER: V-01	FIELD BOOK & PAGE: NA

LEGEND:

- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- ID = IDENTIFICATION
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION AND SKETCH

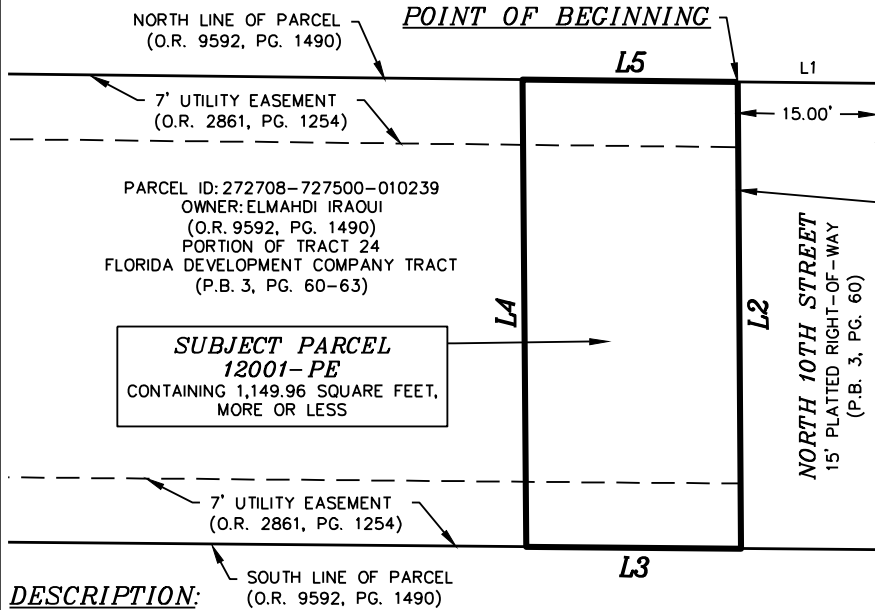
12001-PE

POINT OF COMMENCEMENT

NE CORNER OF THE SE 1/4
OF THE NE 1/4 OF SECTION 8,
TOWNSHIP 27 SOUTH,
RANGE 27 EAST

NOTES:

- 1) This is not a Boundary survey.
- 2) Bearings are based on the East line of Tract 24, FLORIDA DEVELOPMENT COMPANY TRACT, as recorded in Official Records Book 9592, Pages 1490 through 1498, Public Records of Polk County, Florida, being described as South 00°26'54" East.



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 89°22'11" W	15.00'
L2	S 00°26'54" E	49.97'
L3	N 89°30'39" W	23.00'
L4	N 00°26'54" W	50.03'
L5	S 89°22'11" E	23.00'

SCALE
1" = 20'

DESCRIPTION:

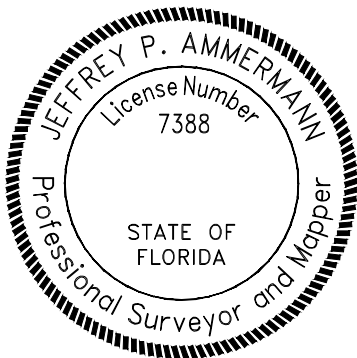
SOUTH LINE OF PARCEL
(O.R. 9592, PG. 1490)

A parcel of land being a portion of Tract 24, of the plat of FLORIDA DEVELOPMENT COMPANY TRACT, as recorded in Plat Book 3, Pages 60 through 63, and described in Official Records Book 9592, Pages 1490 through 1498, Public Records of Polk County, Florida, located in Section 08, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of said Section 8; thence South 00°26'54" East, along the East line of said Tract 24, a distance of 442.87 feet; thence North 89°22'11" West, 15.00 feet to the intersection with the West right-of-way line of North 10th Street as depicted on the said plat of FLORIDA DEVELOPMENT COMPANY TRACT, also being the Northeast corner of said parcel described in Official Records Book 9592, Pages 1490 through 1498 for the POINT OF BEGINNING; thence South 00°26'54" East, along said West right-of-way line, 49.97 feet to the Southeast corner of said parcel; thence North 89°30'39" West, along the South line of said parcel, 23.00 feet; thence North 00°26'54" West, 50.03 feet to the North line of said parcel; thence South 89°22'11" East, along said North line of parcel, 23.00 feet to the POINT OF BEGINNING. Said parcel containing 1,149.96 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: 2024.09.18
15:00:38 -04'00'

JEFFREY P. AMMERMANN, P.S.M.
FLORIDA REGISTRATION PSM 7388
JAMMERMANN@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 1

CS PROJECT: 8825.03

12001-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: H. DAVIDSON

FIELD BOOK: — PAGE: —

DATE: 09/18/2024

P:\882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESM\15.dwg 12001-PE Sep 18, 2024 2:49pm by: jammermann

EXHIBIT B

Nonexclusive Permanent Easement

[See Attached 2 Page]

The nature, terms and duration of the nonexclusive permanent easement (the "Easement") which the Polk Regional Water Cooperative ("PRWC") acquires from the property owners/interest holders ("Owner) of the real property shown and described on Exhibit "A" are:

The Easement in, upon and through the following described land in the County of Polk, State of Florida to-wit:

SEE ATTACHED EXHIBIT "A"
(the "Easement Area")

1. The permanent perpetual water line Easement interests and rights acquired by PRWC are the exclusive and perpetual right, privilege and authority to construct, install, maintain, operate, inspect, patrol, ingress and egress, test, repair, alter, substitute, relocate, resize, replace and remove the water transmission line or lines and related fixtures and/or appurtenances thereto, and vehicular and pedestrian access over the easement area, for the transmission of water and such other improvements as are reasonably necessary in connection with the water supply project for the PRWC.
2. In the event that the construction and installation of the water transmission line or lines and related fixtures and/or appurtenances thereto impact Grantor's improvements, PRWC shall, to the extent practicable, relocate or replace with the same, like, or better quality and at their original locations or as near as is reasonably practicable, all fences, roads, driveways, sidewalks, parking areas, irrigation systems, well, septic tanks and septic drain fields, that PRWC damaged or cause to be removed, relocated or replaced from the Easement before or during initial construction and installation of the water transmission line or lines and related fixtures and/or appurtenances. Furthermore subject to PRWC's acquired easement rights, PRWC will restore the surface of all disturbed areas within the Easement to its original contour and condition, as near as is reasonably practicable.
3. This Grant of Easement shall not be construed as a grant of right of way and is limited to a PRWC Easement. The GRANTOR shall have the right to use the area subject to the Easement granted hereby, including without limitation for improved parking areas, improved driveways, and landscaping, which are not inconsistent with the use of the Easement by PRWC 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 written approval of PRWC, the limited use of trees, walls, and mounded landscaping may be utilized within the Easement by GRANTOR.
4. GRANTOR shall not have the right to grant other easements to other parties without the prior written consent of the PRWC. In the event that PRWC performs emergency related repairs, unscheduled infrastructure adjustment activities, or scheduled community improvement projects within said Easement, PRWC shall be

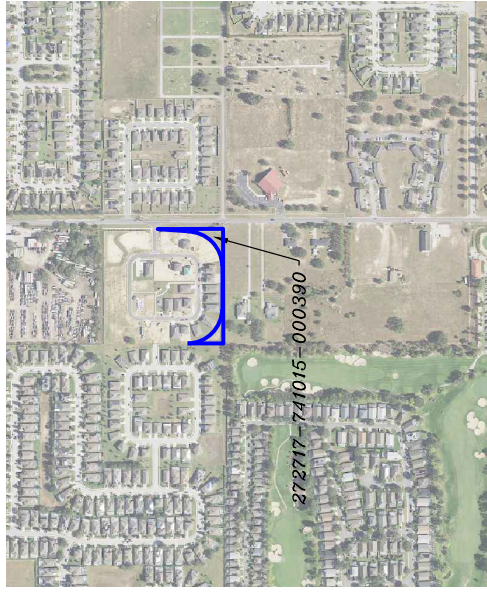
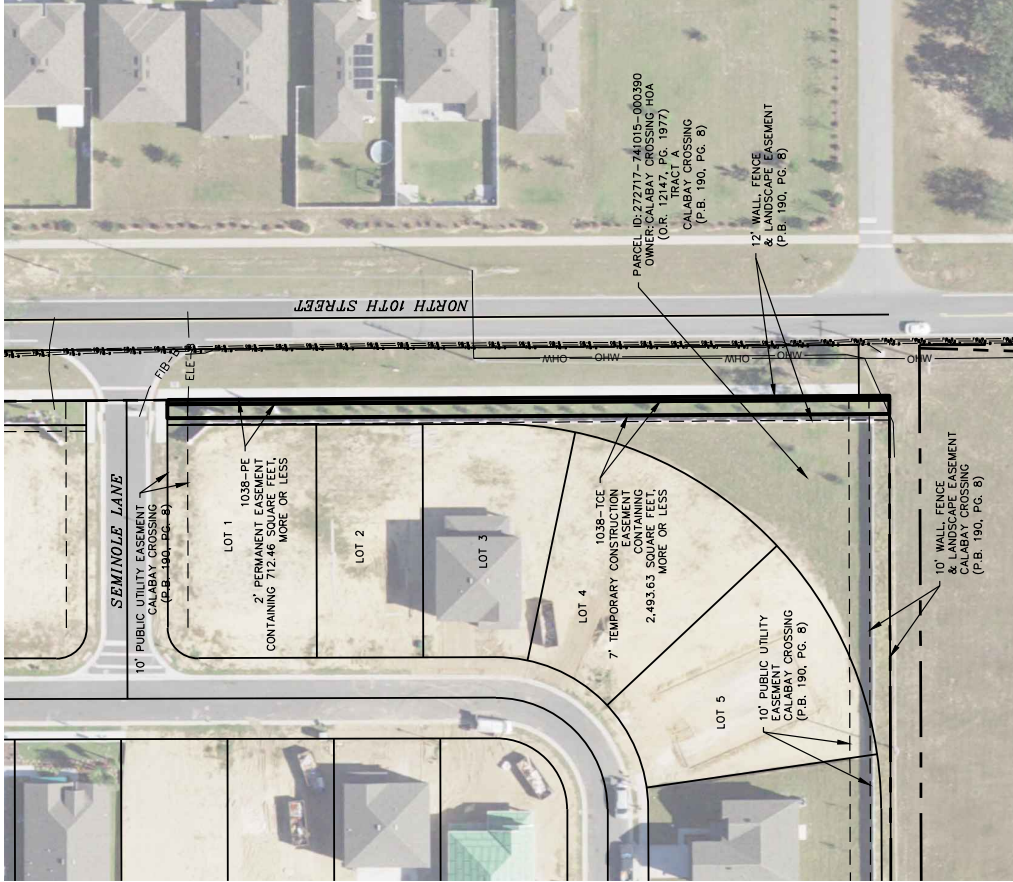
responsible for restoring the disturbed portions of all existing approved and permitted improvements in as good or better condition that existed prior to the disturbance activity by PRWC.

EXHIBIT C

Nonexclusive Temporary Construction Easement Legal Descriptions

[See Attached 9 Pages]

EXHIBIT



CS PROJECT NUMBER:	8825.03
PARCEL NUMBER:	1038
SHEET NUMBER:	V-01

FIELD BY:	N/A
DATE:	09/18/24
FIELD BOOK & PAGE:	N/A

GRAPHIC SCALE



(IN FEET)

1 inch = 60 feet

PRWC

CALABAY CROSSING HOA EXHIBIT



CHASTAIN SKILLMAN
200 EAST ORANGE STREET
LAKELAND, FL 33801-4611
(883) 866-1402

© 2024 CHASTAIN SKILLMAN CA 182 202

NUMBER	DATE	DESCRIPTION

DESCRIPTION
1038-TCE

DESCRIPTION:

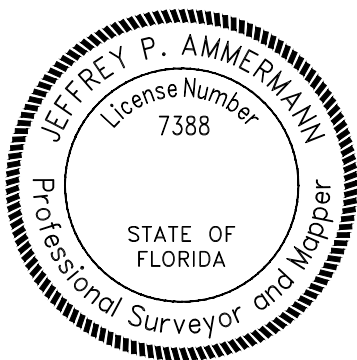
A parcel of land being a portion of Tract A, of the plat of CALABAY CROSSING, as recorded in Plat Book 190, Pages 8 through 9, and described in Official Records Book 12147, Pages 1977 thorough 1978, both of the Public Records of Polk County, Florida, located in Section 17, Township 27 South, Range 27 East, being more particularly described as follows:

The West 7.00 feet of the East 9.00 feet of said Tract A, of the plat of CALABAY CROSSING.

Said parcel containing 2,493.63 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: 2024.09.18
15:53:17 -04'00'

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

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: 09/18/2024

CS PROJECT: 8825.03

1038-TCE

SHEET NO. V-01

LEGEND:

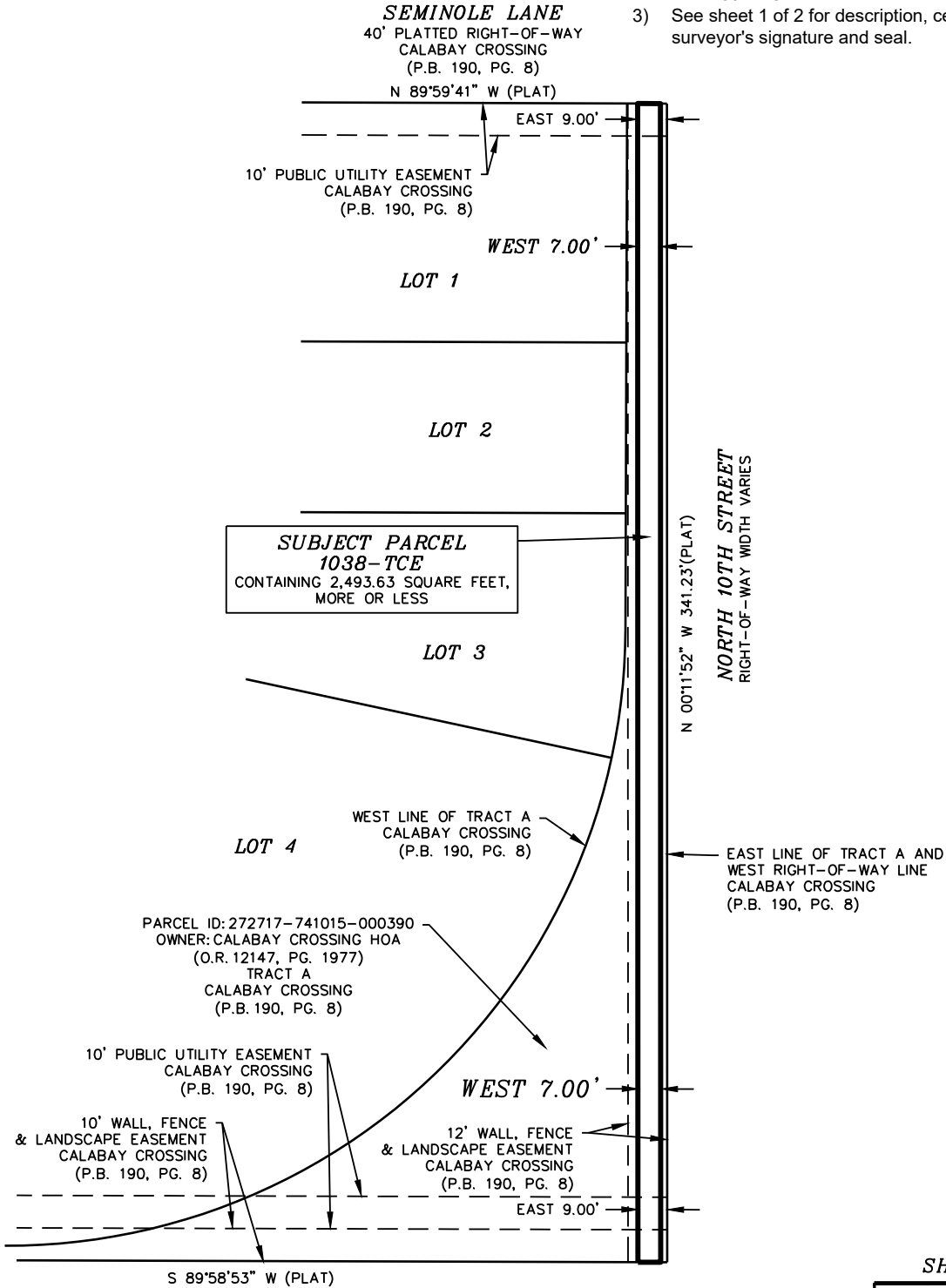
- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- ID = IDENTIFICATION
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH

1038-TCE

NOTES:

- 1) This is not a Boundary survey.
- 2) The bearings are based on the East line of Tract A of the plat of CALABAY CROSSING, recorded in Plat Book 190, Pages 8 through 9, Public Records of Polk County, Florida, being platted North 00°11'52" West.
- 3) See sheet 1 of 2 for description, certification, and surveyor's signature and seal.



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: —

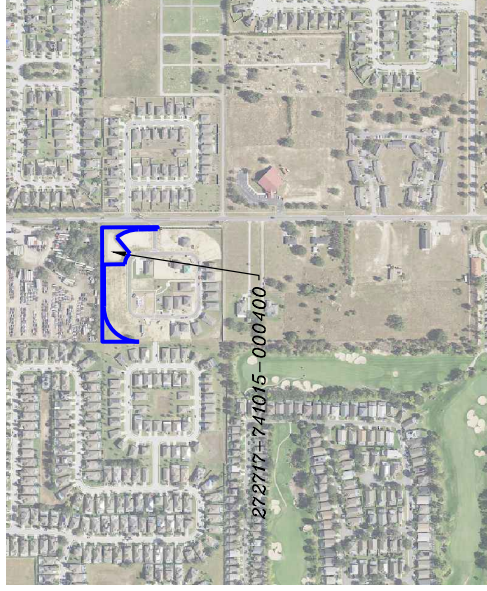
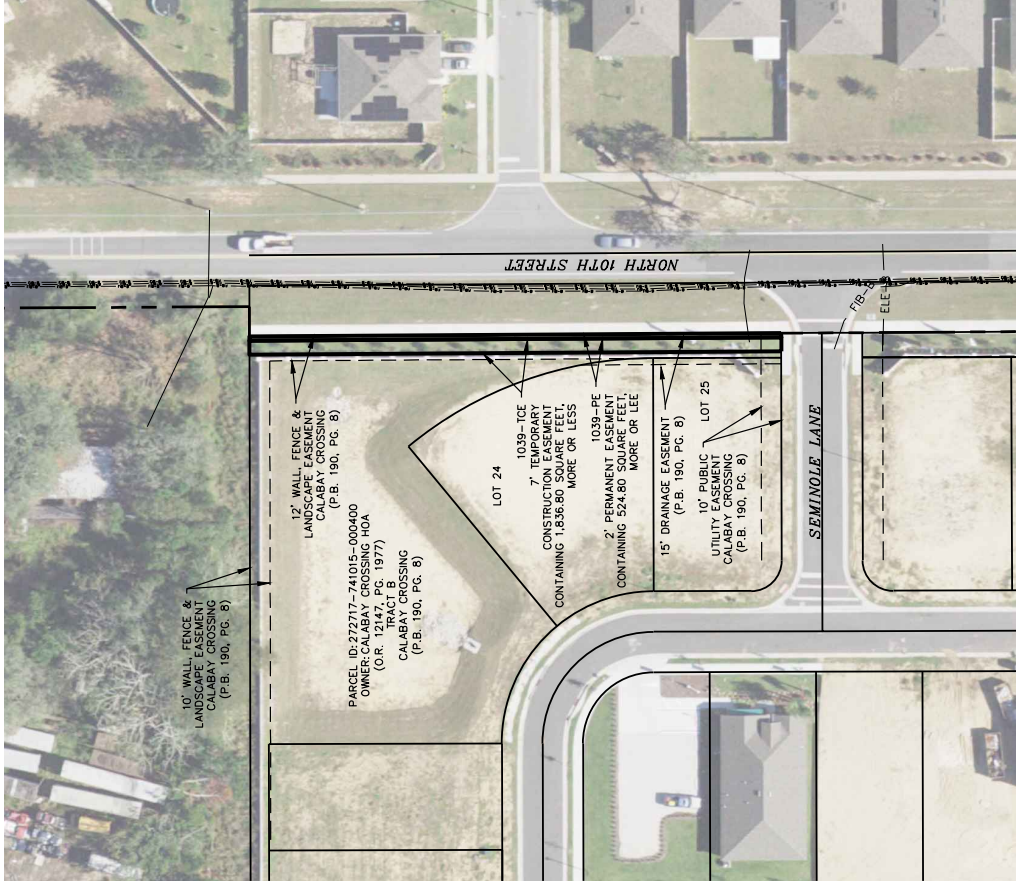
DATE: **09/18/2024**

CS PROJECT: **8825.03**

1038-TCE

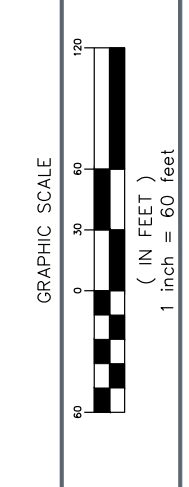
SHEET NO. **V-02**

EXHIBIT



CS PROJECT NUMBER: 8825.03	PARCEL NUMBER: 1039	SHEET NUMBER: V-01
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FIELD BY: N/A	DATE: 08/15/24	FIELD BOOK & PAGE: N/A
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PRWC

CALABAY CROSSING HOA EXHIBIT



CHASTAIN SKILLMAN
205 EAST ORANGE STREET
LAKELAND, FL 33801-4811
(883) 866-1402

© 2024 CHASTAIN SKILLMAN C.A. 182.262

NUMBER	DATE	DESCRIPTION

DESCRIPTION
1039-TCE

DESCRIPTION:

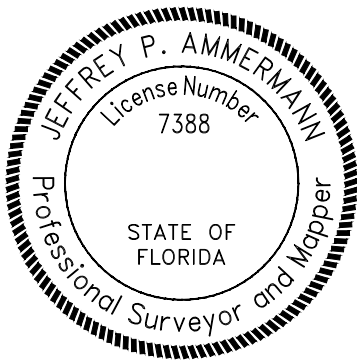
A parcel of land being a portion of Tract B, of the plat of CALABAY CROSSING, as recorded in Plat Book 190, Pages 8 through 9, and described in Official Records Book 12147, Pages 1977 through 1978, both of the Public Records of Polk County, Florida, located in Section 17, Township 27 South, Range 27 East, being more particularly described as follows:

The West 7.00 feet of the East 9.00 feet of said Tract B, of the plat of said CALABAY CROSSING.

Said parcel containing 1,836.80 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 Ammerman
Date: 2024.09.18
16:28:47 -04'00'

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

1039-TCE

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: 08/07/2024

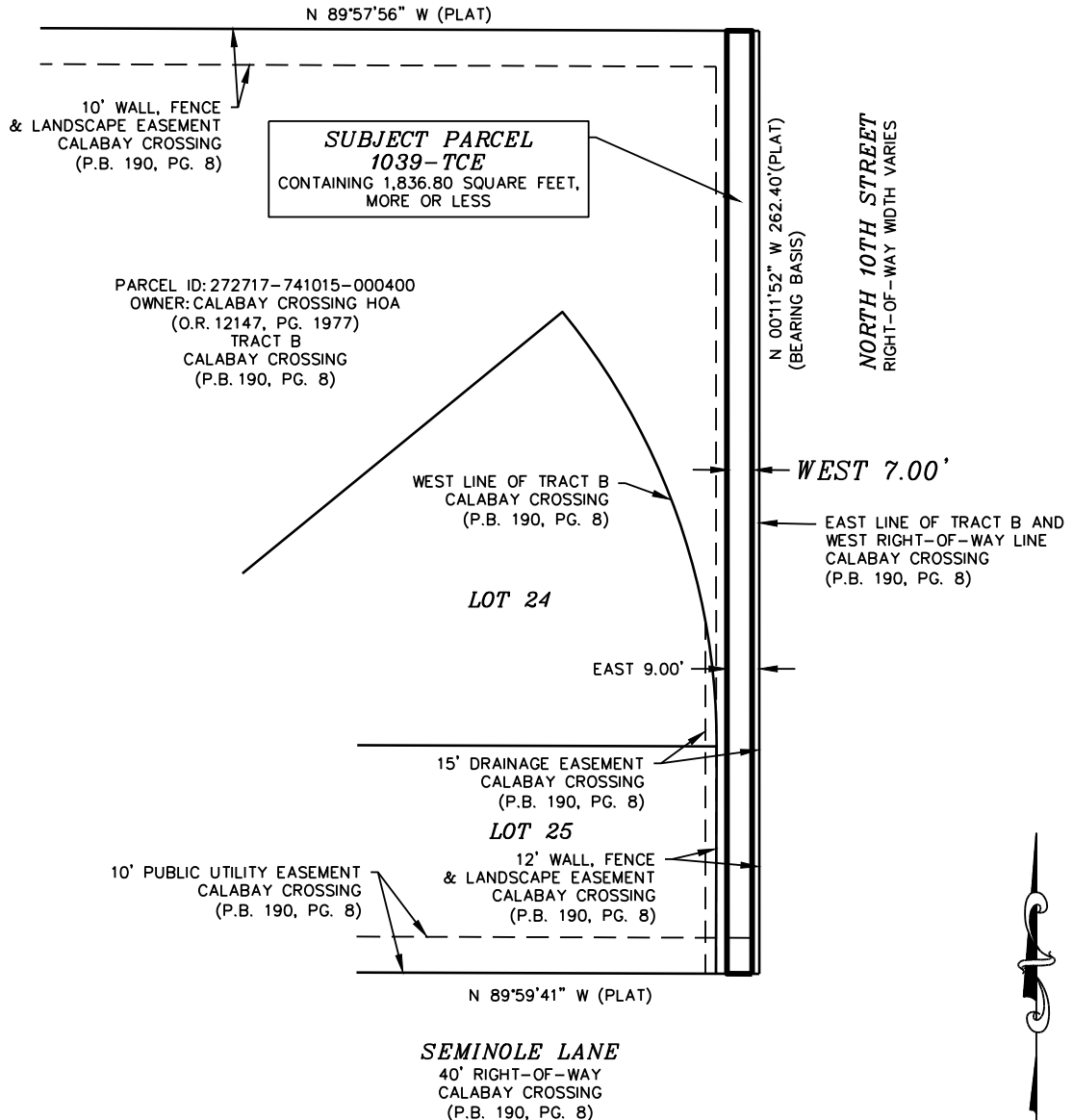
LEGEND:

- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- ID = IDENTIFICATION
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH
1039-TCE

NOTES:

- 1) This is not a Boundary survey.
- 2) The bearings are based on the East line of Tract B of the plat of CALABAY CROSSING, recorded in Plat Book 190, Pages 8 through 9, Public Records of Polk County, Florida, being platted North 00°11'52" West.
- 3) See sheet 1 of 2 for description, certification, and surveyor's signature and seal.



SCALE 1"=50'

SHEET 2 OF 2

PREPARED BY: CHASTAIN-SKILLMAN, LLC - 205 EAST ORANGE STREET SUITE #110 LAKELAND, FLORIDA 33801 - (863) 646-1402 - LB 262			CS PROJECT: 8825.03
DRAWN BY: S. CHILDS			1039-TCE
FIELD BOOK: — PAGE: —	DATE: 09/18/2024	SHEET NO. V-02	

P:\882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESM\15.dwg 1039-TCE (2) Sep 18, 2024 4:23pm by: jammerrmann

DESCRIPTION
1041-TCE

DESCRIPTION:

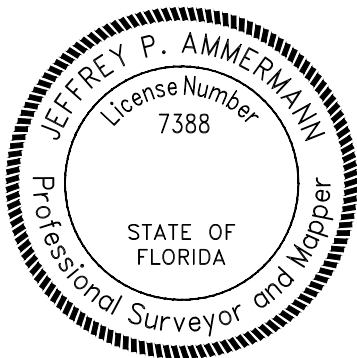
A parcel of land being a portion of Tract 24, of the plat of FLORIDA DEVELOPMENT COMPANY TRACT, as recorded in Plat Book 3, Pages 60 through 63, and described in Official Records Book 1009, Pages 58 through 59, both of the Public Records of Polk County, Florida, located in Section 20, Township 27 South, Range 27 East, being more particularly described as follows:

COMMENCE at the Southeast corner of said Tract 24; thence North 00°04'51" West, along the East line of said Tract 24, 134.25 feet to the North line of the South 134.25 feet of said Tract 24; thence South 89°52'10" West, along said North line, 25.00 feet to the POINT OF BEGINNING; thence South 00°04'51" East, 105.00 feet; thence South 89°52'10" West, 80.00 feet; thence North 00°04'51" West, 105.00 feet to said North line of the South 134.25 feet of Tract 24; thence North 89°52'10" East, along said North line, 80.00 feet to the POINT OF BEGINNING.

Said parcel containing 8,400.00 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: 2024.09.19
17:07:22 -04'00'

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

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: 09/19/2024

CS PROJECT: 8825.03

1041-TCE

SHEET NO. V-01

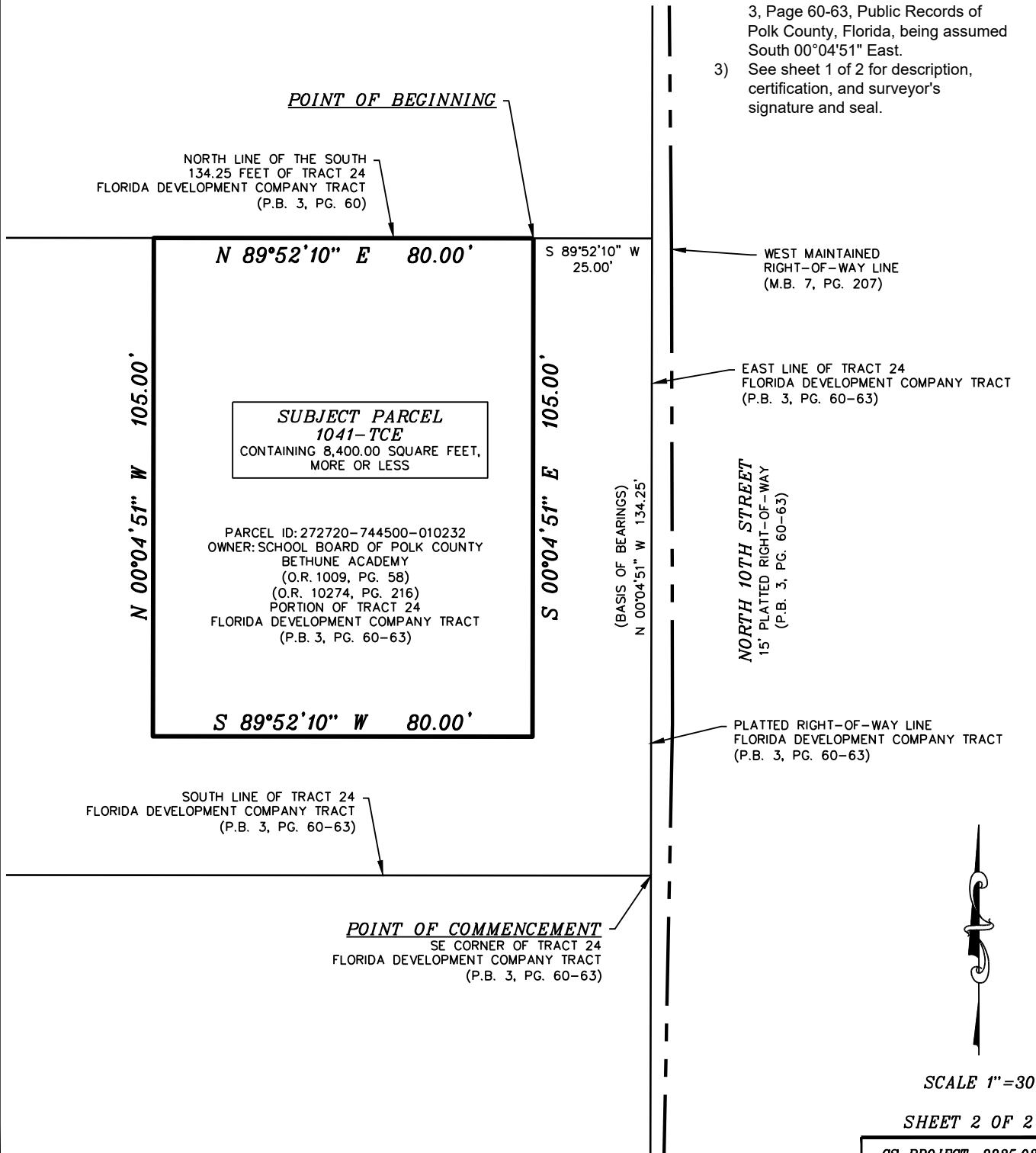
LEGEND:

- P.B. = PLAT BOOK
- PG. = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- ID = IDENTIFICATION
- PE = PERMANENT EASEMENT
- TCE = TEMPORARY CONSTRUCTION EASEMENT

DESCRIPTION SKETCH
1041-TCE

NOTES:

- 1) This is not a Boundary survey.
- 2) Bearings are based on the East line of Tract 24, as recorded in Plat Book 3, Page 60-63, Public Records of Polk County, Florida, being assumed South 00°04'51" East.
- 3) See sheet 1 of 2 for description, certification, and surveyor's signature and seal.



SUBJECT PARCEL
1041-TCE
CONTAINING 8,400.00 SQUARE FEET,
MORE OR LESS

PARCEL ID: 272720-744500-010232
OWNER: SCHOOL BOARD OF POLK COUNTY
BETHUNE ACADEMY
(O.R. 1009, PG. 58)
(O.R. 10274, PG. 216)
PORTION OF TRACT 24
FLORIDA DEVELOPMENT COMPANY TRACT
(P.B. 3, PG. 60-63)

CS PROJECT: 8825.03
1041-TCE
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: **09/19/2024**

P:\882503\CAD\Survey\KEY SHEET 1\1-10TH STREET\882503-SCC-2024-02-21-10TH-ESM15.dwg 1041-TCE (2) Sep 19, 2024 4:43pm by: jommerrmann

EXHIBIT D

Nonexclusive Temporary Construction Easement

[See Attached 1 Page]

The nature, terms and duration of the nonexclusive temporary construction easement (the "Easement") which the Polk Regional Water Cooperative ("PRWC") acquires from the property owners/interest holders ("Owner") of the real property shown and described on Exhibit "A" are:

The Easement in, upon and through the following described land in the County of Polk, State of Florida to-wit:

SEE ATTACHED EXHIBIT "A"
(the "Easement Area")

1. The Easement interests and rights acquired by PRWC are the right, privilege and authority to construct, install, maintain, operate, inspect, patrol, ingress and egress, test, repair, alter, substitute, relocate, resize, replace and remove the water transmission line or lines and related fixtures and/or appurtenances thereto, and vehicular and pedestrian access over the easement area, for the transmission of water and such other improvements as are reasonably necessary in connection with the water supply project for the PRWC.
2. After construction is complete, the lands of the Owner shall be restored to the same, or as good as, condition as existed before construction began.
3. Within a reasonable time after construction is complete, paving, grassed areas and other improvements will be replaced by PRWC.
4. The rights granted herein shall expire upon completion of construction within this Easement or sixty (60) months from the date the Easement is established, whichever occurs sooner.