

North



Subject Area

Section 1,
Township 25 South,
Range 26 East

23-UTL01-04/18

March 10, 2026

This instrument prepared by

Robin D. Derr

Under the direction of

J. Ryan Mahler, II, ATTORNEY

Department of Transportation

719 South Woodland Boulevard

DeLand, Florida 32720-6834

PARCEL NO. 803.07, 804.07
SECTION NO. 11210-2502 & 16180-2509
P.M. NO. 11-24-02
STATE ROAD 530 (US 192)
COUNTY Lake / Polk

SUBORDINATION OF COUNTY UTILITY INTERESTS

THIS AGREEMENT, entered into this ____ day of _____, 2026, by and between the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, hereinafter called the F.D.O.T., and Polk County, a political subdivision of the state of Florida, hereinafter called Utility.

WITNESSETH:

WHEREAS, Punam, LLC, a Florida limited liability company, is the fee simple owner of certain real property located in Polk County, Florida, as described and set forth in **Exhibit "A"** attached hereto (hereinafter the "Punam Parent Tract"); and

WHEREAS, PUNAM, LLC, acquired certain real property located in Polk County, Florida, as described and set forth in **Exhibit "B"** attached hereto from F.D.O.T. (hereinafter the "Punam Acquired Tract"); and

WHEREAS, F.D.O.T. reserved a drainage easement across a portion of the Punam Acquired Tract, as described and set forth in **Exhibit "C"**, which has been determined necessary for highway purposes; and

WHEREAS, the Utility presently has an interest in a portion of the lands described in **Exhibit "C"**; and

WHEREAS, the proposed use of these lands for highway purposes will require subordination of the interest claimed in such lands by Utility to the F.D.O.T.; and

WHEREAS, the proposed use of these lands for highway purposes will require subordination of the interest claimed in such lands by Utility to the F.D.O.T.; and

WHEREAS, F.D.O.T. Is willing to pay to have the County's facilities relocated if necessary to prevent conflict between the facilities so that the benefits of each may be retained.

PARCEL NO. 803.07, 804.07
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NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties hereto, Owner, Utility and F.D.O.T. agree as follows:

Utility hereby subordinates to the interest of F.D.O.T., its successors, or assigns, any and all of its interest in the lands as described and set forth in **Exhibit "C"** attached hereto and recorded as follows, viz:

RECORDED

INSTRUMENT	DATE	FROM	TO	O.R. BOOK/PAGE
Quit-claim Deed	12/02/1986	Jerome J. Bornstein	Polk County	2489/1797
Utility easement setforth in Warranty Deed	09/01/1987	Jerome J. Bornstein	Bhikhabhai & Bhartiben Patel	2562/915

PROVIDED that the Utility has the following rights:

1. The Utility shall have the right to construct, operate, maintain, improve, add to, upgrade, remove , and relocate facilities on, within, and upon the lands described herein in accordance with the FDOT's current minimum standards for such facilities as required by the FDOT Utility Accommodation Manual in effect at the time the agreement is executed. Any new construction or relocation of facilities within the lands will be subject to prior approval by the FDOT. Should the FDOT fail to approve any new construction or relocations of facilities by the Utility or require the Utility to alter, adjust, or relocate its facilities located within said lands, the FDOT hereby agrees to pay the cost of such alteration, adjustment, or relocations, including, but not limited to the cost of acquiring appropriate easements.
2. Notwithstanding any provisions set forth herein, the terms of the utility permits shall supersede any contrary provisions, with the exception of the provision herein with reimbursement rights.
3. The Utility shall have a reasonable right to enter upon the lands described herein for the purposes outlined in Paragraph 1 above, including the right to trim such trees, bush, and growth which might endanger or interfere with such facilities, provided that such rights do not interfere with the operation and safety of the FDOT's facilities.

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4. To the extent provided by Florida law, the Utility agrees to repair any damage to FDOT facilities resulting from the Utility exercising its rights outlined in Paragraphs 1 and 3 above. The Utility also agrees to indemnify the FDOT against any loss or damage resulting from the negligent or wrongful acts or omissions of any officers, agents, or employees of the Utility while exercising its rights outlined in paragraphs 1 and 3 above. The foregoing indemnification shall not constitute a waiver of the FDOT's or Utility's sovereign immunity beyond the limits set forth in Florida Statutes, Section 768.28, nor shall the same be construed to constitute agreement by Utility to indemnify the FDOT for the negligent acts or omissions of the FDOT, its officers, agents, or employees, or for the acts of third parties. Nothing herein shall be construed as consent by the Utility to be sued by third parties in any manner arising out of this Agreement. Additionally, the Utility shall require all Utility contractors and subcontractors who conduct operations within the boundaries of the lands described in Exhibit "C" for the benefit of Utility to indemnify and hold FDOT harmless.
5. The FDOT agrees to repair any damage to County facilities resulting from the FDOT's use of lands described in Exhibit "C"

[Signature pages to follow]

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IN WITNESS WHEREOF, the F.D.O.T. hereto has executed this agreement on the day and year first above written.

Signed, sealed and delivered
in the presence of witnesses:

STATE OF FLORIDA DEPARTMENT
OF TRANSPORTATION

SIGNATURE LINE
PRINT/TYPE NAME: _____
Address: _____

By: _____

District Director Of
Transportation Development
for District Five
719 S. Woodland Blvd.
DeLand, Florida 32720

SIGNATURE LINE
PRINT/TYPE NAME: _____
Address: _____

Legal Review
By: _____
Office of the General Counsel

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this _____ day of _____, _____, by _____, District Director of Transportation Development for District Five, who is personally known to me or who has produced _____ as identification.

PRINT/TYPE NAME: _____
Notary Public in and for the
County and State last aforesaid.
My Commission Expires: _____
Serial No., if any: _____

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

(Official Seal)

POLK COUNTY, FLORIDA
By: Board of County Commissioners

BY: _____

Martha Santiago, Ed.D.

(Print Name)

Its Chairperson (or Vice-Chairperson)

DATE: _____

Stacy M. Butterfield
Clerk to the Board

Address:
P.O. Box 9005, Drawer RE-01
Bartow, FL 33831

ATTEST: _____

Print Name
Clerk (or Deputy Clerk)

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Exhibit "A"

Those parcels of property located in Section 1, Township 25 S, Range 26 E and described as follows:

Parcel 1: N. 260 Ft of W 1/2 of NE 1/4 of NW 1/4 of NE 1/4
Parcel 2: N 260 Ft and W 50 Ft of E 1/2 of NW 1/4 of NW 1/4 of NE 1/4
Parcel 3: W 50 Ft of N 1/2 of E 1/2 of SW 1/4 of NW 1/4 of NE 1/4
All as set forth in the Public Records of Polk County, Florida

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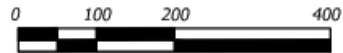
Exhibit "B"
Punam, LLC Acquired Tract

<p><u>THIS IS NOT A SURVEY</u></p> <p>NOTES: THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY. THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF POLK COUNTY. BASIS OF BEARINGS: THE SOUTHERN RIGHT OF WAY OF US HIGHWAY 192 PER STATE PLANE COORDINATES FLORIDA WEST ZONE. SEE SHEET 1 OF 2 FOR DESCRIPTION AND SHEET 2 OF 2 FOR SKETCH AND LEGEND</p>									
<p>LEGAL DESCRIPTION- FDOT PARCEL</p> <p>THE WEST 1/2 OF THE NE 1/4 OF THE NW 1/4 OF THE NE 1/4, EXCEPT THE NORTH 260.00 FEET, OF SECTION 3., TOWNSHIP 25 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA; AND, THE EAST 1/2 OF THE NW 1/4 OF THE NW 1/4 OF THE NE 1/4, EXCEPT THE WEST 50.00 FEET AND EXCEPT THE NORTH 260.00 FEET, OF SECTION 1, TOWNSHIP 25 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA; AND, THE NORTH 1/2 OF THE EAST 1/2 OF THE SW 1/4 OF THE NW 1/4 OF THE NE 1/4, EXCEPT THE WEST 50.00 FEET, OF SECTION 1, TOWNSHIP 25 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.</p> <p>BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (AS SURVEYED):</p> <p>COMMENCE AT A FOUND NAIL AND DISC LB 3225 AT THE NORTHWEST CORNER OF EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 25 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA; THENCE SOUTH 00°22'49" EAST ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 1 FOR 260.03 FEET; THENCE NORTH 89°30'39" EAST FOR 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°30'39" EAST ALONG THE SOUTH LINE OF THE NORTH 260.00 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 1 FOR 613.40 FEET TO INTERSECT THE EAST LINE OF THE SAID WEST 1/2; THENCE SOUTH 00°19'42" EAST ALONG SAID EAST LINE FOR 404.06 FEET TO THE SOUTHEAST CORNER OF SAID WEST 1/2; THENCE SOUTH 89°27'53" WEST ALONG THE SOUTH LINE OF SAID WEST 1/2 FOR 331.44 FEET TO THE NORTHEAST CORNER OF THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 1; THENCE SOUTH 00°21'52" EAST ALONG THE EAST LINE OF SAID NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 1 FOR 331.78 FEET TO THE SOUTHEAST CORNER OF SAID NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 1; THENCE SOUTH 89°30'54" WEST ALONG THE SOUTH LINE OF SAID NORTH 1/2 FOR 281.50 FEET TO INTERSECT TO THE AFORESAID THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 1; THENCE NORTH 00°22'49" WEST ALONG SAID PARALLEL LINE FOR 736.08 FEET TO THE POINT OF BEGINNING.</p> <p>CONTAINING 341,298 SQUARE FEET OR 7.8351 ACRES, MORE OR LESS.</p>									
<p>NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS BASED UPON THE BOUNDARY SURVEY BY AVID GROUP, LLC.</p>									
<p>PREPARED FOR: PUNAM, LLC</p>					<p>CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION SKETCH AND LEGAL DESCRIPTION OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER FLORIDA CERTIFICATE OF AUTHORIZATION No. 7345</p> <div style="text-align: center;">  <p>Digitally signed by JOHN L. WABY Date: 2025.04.30 09:03:16-0400'</p> </div> <p>JOHN L. WABY, PROFESSIONAL LAND SURVEYOR LICENSE NUMBER #4270, STATE OF FLORIDA</p>				
<p>SHEET DESCRIPTION: FDOT PARCEL</p>									
SCALE: 1"=200'	DRAWN: JLW	CHECKED: JLW	COUNTY: POLK						
JOB NO. 3491001	DATE: 08/29/25	SECTION: 01	TOWNSHIP: 25S	RANGE: 26E					
					<p align="center"> CIVIL ENGINEERING 2300 CURLEW ROAD STE 201 LAND PLANNING PALM HARBOR, FLORIDA TRAFFIC/TRANSPORTATION 34683 ENVIRONMENTAL SCIENCES PHONE (727) 789-9500 SURVEYING FAX (727) 784-6662 GIS AVIDGROUP.COM </p>				

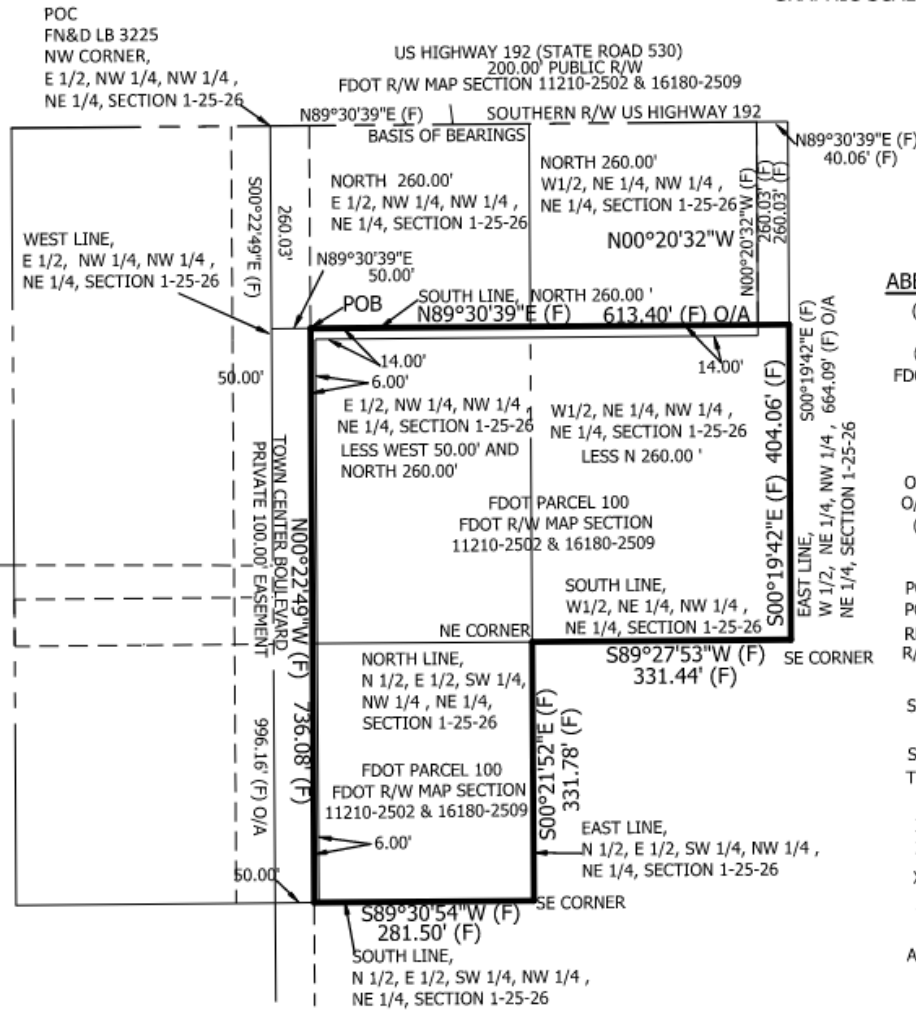
PARCEL NO. 803.07, 804.07
 SECTION NO. 11210-2502 & 16180-2509
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THIS IS NOT A SURVEY

NOTES: THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.
 THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF POLK COUNTY.
 BASIS OF BEARINGS: THE SOUTHERN RIGHT OF WAY OF US HIGHWAY 192 PER STATE PLANE COORDINATES FLORIDA WEST ZONE.
 SEE SHEET 1 OF 2 FOR DESCRIPTION AND SHEET 2 OF 2 FOR SKETCH AND LEGEND



SCALE: 1" = 200'
 GRAPHIC SCALE IN FEET



ABBREVIATIONS LEGEND

- (C) = CALCULATED DATA
- E = EAST
- (F) = FIELD MEASURE
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- FT = FEET
- LB = LICENSED BUSINESS NUMBER
- N = NORTH
- ORB = OFFICIAL RECORDS BOOK
- O/A = OVERALL
- (P) = PLAT
- PB = PLAT BOOK
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- RNG = RANGE
- R/W = RIGHT OF WAY
- S = SOUTH
- SEC = SECTION
- SQ = SQUARE
- S.R. = STATE ROAD
- TWP = TOWNSHIP
- W = WEST
- XX° = DEGREES
- XX' = MINUTES (BEARINGS)
- XX" = SECONDS (BEARINGS)
- XX' = FEET (DISTANCES)
- R = RADIUS
- ARC = ARC LENGTH
- CH = CHORD
- CB = CHORD BEARING
- △ = CENTRAL ANGLE



PREPARED FOR: PUNAM, LLC

SHEET DESCRIPTION: FDOT PARCEL

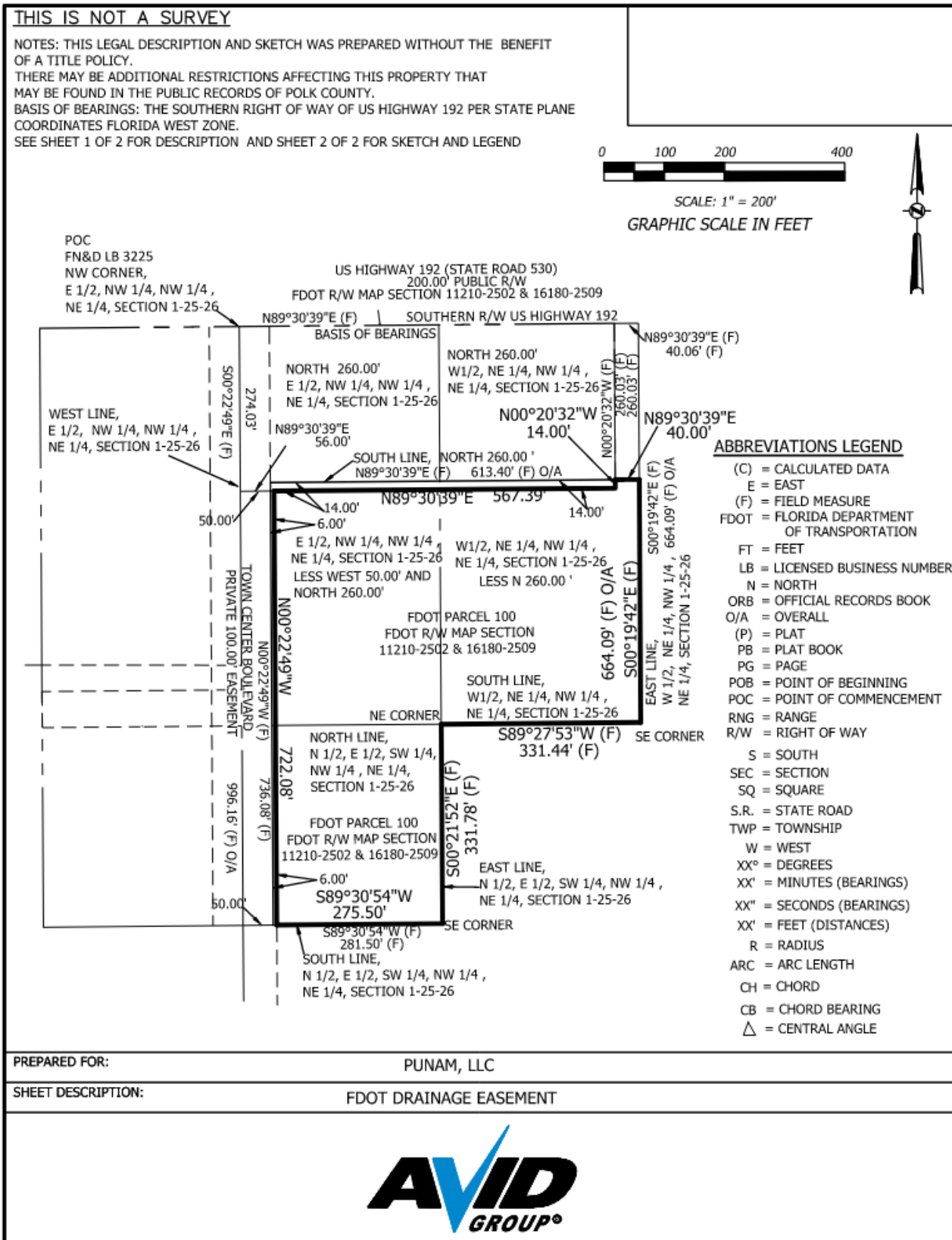


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Exhibit "C"
FDOT Easement Areas

THIS IS NOT A SURVEY				
NOTES: THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY. THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF POLK COUNTY. BASIS OF BEARINGS: THE SOUTHERN RIGHT OF WAY OF US HIGHWAY 192 PER STATE PLANE COORDINATES FLORIDA WEST ZONE. SEE SHEET 1 OF 2 FOR DESCRIPTION AND SHEET 2 OF 2 FOR SKETCH AND LEGEND				
<p>LEGAL DESCRIPTION- FDOT DRAINAGE EASEMENT</p> <p>AN EASEMENT LYING IN A PORTION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 ALL BEING IN SECTION 1, TOWNSHIP 25 SOUTH, RANGE 26 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>COMMENCE AT A FOUND NAIL AND DISC LB 3225 AT THE NORTHWEST CORNER OF EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 25 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA; THENCE SOUTH 00°22'49" EAST ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 1 FOR 274.03 FEET; THENCE NORTH 89°30'39" EAST FOR 56.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°30'39" EAST, ALONG A LINE 14.00 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTH 260.00 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 1 FOR 567.39 FEET; THENCE NORTH 00°20'32" WEST FOR 14.00 FEET TO INTERSECT THE SAID SOUTH LINE; THENCE NORTH 89°30'39" EAST ALONG SAID SOUTH LINE FOR 40.00 FEET TO INTERSECT THE EAST LINE OF THE SAID WEST 1/2; THENCE SOUTH 00°19'42" EAST ALONG SAID EAST LINE FOR 404.06 FEET TO THE SOUTHEAST CORNER OF SAID WEST 1/2 ; THENCE SOUTH 89°27'53" WEST ALONG THE SOUTH LINE OF SAID WEST 1/2 FOR 331.44 FEET TO THE NORTHEAST CORNER OF THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 1; THENCE SOUTH 00°21'52" EAST ALONG THE EAST LINE OF SAID NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 1 FOR 331.78 FEET TO THE SOUTHEAST CORNER OF SAID NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 1 ; THENCE SOUTH 89°30'54" WEST ALONG THE SOUTH LINE OF SAID NORTH 1/2 FOR 275.50 FEET TO INTERSECT A LINE 56.00 FEET EAST OF AND PARALLEL TO THE AFORESAID THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 , SECTION 1 ; THENCE NORTH 00°22'49" WEST ALONG SAID PARALLEL LINE FOR 722.08 FEET TO THE POINT OF BEGINNING.</p> <p>CONTAINING 328,938 SQUARE FEET OR 7.5514 ACRES, MORE OR LESS.</p>				
<p>CERTIFIED TO:</p> <p>THE FLORIDA DEPARTMENT OF TRANSPORTATION</p>				
NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS BASED UPON THE BOUNDARY SURVEY BY AVID GROUP, LLC.				
PREPARED FOR: PUNAM, LLC		CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION SKETCH AND LEGAL DESCRIPTION OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER FLORIDA CERTIFICATE OF AUTHORIZATION No. 7345  Digitally signed by JOHN L WABY Date: 2025.08.25 09:03:21-04'00'		
SHEET DESCRIPTION: FDOT DRAINAGE EASEMENT				
SCALE: 1"=200'	DRAWN: JLW		CHECKED: JLW	COUNTY: POLK
JOB NO. 3491001	DATE: 08/05/24		SECTION: 01	TOWNSHIP: 25S RANGE: 26E
REV 07/30/25				
		CIVIL ENGINEERING 2300 CURLEW ROAD STE 201 LAND PLANNING PALM HARBOR, FLORIDA TRAFFIC/TRANSPORTATION 34683 ENVIRONMENTAL SCIENCES PHONE (727) 789-9500 SURVEYING FAX (727) 784-6662 GIS AVIDGROUP.COM		
JOHN L. WABY, PROFESSIONAL LAND SURVEYOR LICENSE NUMBER #4270, STATE OF FLORIDA				

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THIS IS NOT A SURVEY

NOTES: THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.
 THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF POLK COUNTY.
 BASIS OF BEARINGS: THE SOUTHERN RIGHT OF WAY OF US HIGHWAY 192 BEING N89°30'39" E PER STATE PLANE COORDINATES FLORIDA WEST ZONE.
 SEE SHEET 1 OF 2 FOR DESCRIPTION AND LEGEND AND SHEET 2 FOR SKETCH

ABBREVIATIONS LEGEND

- (C) = CALCULATED DATA
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- POC = POINT OF COMMENCEMENT
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- SEC = SECTION
- SQ = SQUARE
- S.R. = STATE ROAD
- TWP = TOWNSHIP
- W = WEST
- XX° = DEGREES
- XX' = MINUTES (BEARINGS)
- XX" = SECONDS (BEARINGS)
- XX' = FEET (DISTANCES)
- R = RADIUS
- ARC = ARC LENGTH
- CH = CHORD
- CB = CHORD BEARING
- △ = CENTRAL ANGLE

LEGAL DESCRIPTION: FDOT INGRESS- EGRESS EASEMENT

AN EASEMENT OVER A PARCEL OF LAND LYING IN A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 25 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 25 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA; THENCE NORTH 89°30'39" EAST ALONG THE SOUTHERN RIGHT OF WAY OF US HIGHWAY 192 (STATE ROAD 530) 200.00 FOOT RIGHT OF WAY PER FDOT RIGHT OF WAY MAP SECTION 11210-2505 AND 16180-2509 FOR 50.00 FEET TO THE NORTHEAST CORNER OF A 50.00 FOOT INGRESS/EGRESS AND DRAINAGE EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 2360, PAGE 1158 AND OFFICIAL RECORD BOOK 2562, PAGE 915 AND OFFICIAL RECORD BOOK 3929 PAGE 43 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH 00°22'49" EAST ALONG THE EAST LINE OF SAID EASEMENT AND THE EAST LINE OF TOWN CENTER BOULEVARD (PRIVATE 100.00 FOOT EASEMENT) FOR 663.82 FEET TO INTERSECT THE SOUTH LINE OF THE AFORESAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1; THENCE SOUTH 89°37'11" WEST ALONG SAID SOUTH LINE FOR 100.00 FEET TO INTERSECT THE WEST LINE OF A 50.00 FOOT INGRESS/EGRESS AND DRAINAGE EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 2360, PAGE 1158 AND OFFICIAL RECORD BOOK 5180, PAGE 845 AND OFFICIAL RECORD BOOK 3929 PAGE 43 OF THE AFORESAID PUBLIC RECORDS AND THE WEST LINE OF THE AFORESAID TOWN CENTER BOULEVARD; THENCE NORTH 00°22'49" WEST ALONG SAID WEST LINES FOR 663.63 FEET TO INTERSECT THE AFORESAID SOUTHERN RIGHT OF WAY; THENCE NORTH 89°30'39" EAST ALONG SAID SOUTHERN RIGHT OF WAY FOR 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 66,372 SQUARE FEET OR 1.5237 ACRES, MORE OR LESS.

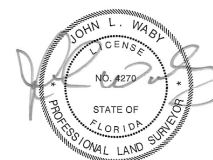
CERTIFIED TO:

THE FLORIDA DEPARTMENT OF TRANSPORTATION

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS BASED UPON THE BOUNDARY SURVEY BY AVID GROUP, LLC.

PREPARED FOR:		PUNAM, LLC			
SHEET DESCRIPTION:		FDOT INGRESS-EGRESS EASEMENT			
SCALE: 1"=100'	DRAWN: JLW	CHECKED: JLW	COUNTY: POLK		
JOB NO. 3491001	DATE: 08/06/25	SECTION: 01	TOWNSHIP: 25S	RANGE: 26E	

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION SKETCH AND LEGAL DESCRIPTION OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE OF AUTHORIZATION No. 7345



Digitally signed by JOHN L WABY
 Date: 2025.08.06 10:16:55-04'00'



CIVIL ENGINEERING 2300 CURLEW ROAD STE 201
 LAND PLANNING PALM HARBOR, FLORIDA
 TRAFFIC/TRANSPORTATION 34683
 ENVIRONMENTAL SCIENCES PHONE (727) 789-9500
 SURVEYING FAX (727) 784-6662
 GIS AVIDGROUP.COM

JOHN L. WABY, PROFESSIONAL LAND SURVEYOR
 LICENSE NUMBER #4270, STATE OF FLORIDA

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