

**RESOLUTION NO. 2025-\_\_\_\_\_**

**RESOLUTION APPROVING THE EXCHANGE OF PROPERTY BETWEEN POLK COUNTY AND THE VILLAGES AT IMPERIAL LAKES, LLC**

WHEREAS, pursuant to Florida Statutes §125.37, the Board of County Commissioners (BOCC) is authorized to exchange County property, not needed for County purposes, for other property when it is in the best interest of the County to do so; and

WHEREAS, Polk County has 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, in conjunction with the Project Polk County purchased property adjacent to property which was recently acquired by The Villages at Imperial Lakes, LLC (the “Villages”); and

WHEREAS, the 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, in order to improve the efficiency, and effectiveness, of the Project an agreement with the Villages has proposed that certain property owned by the County, and not needed for County purposes, be exchanged for property owned by the Villages; and

WHEREAS, it is in the best interest of Polk County to exchange property not needed for County purposes for property owned by the Villages which is needed for the County purpose of constructing a more efficient, and effective, storm water pond associated with the Project; and

WHEREAS a notice of the intent of the BOCC to consider adoption of a resolution approving the exchange of property was duly published in the Lakeland Sun, as required by Florida Statute §125.37 on April 16, 2025 and on April 23, 2025.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA, IN REGULAR MEETING ASSEMBLED THIS 6TH DAY OF MAY, 2025:

1. The exchange of property between Polk County and The Villages at Imperial Lakes, LLC, is approved.
2. The Villages at Imperial Lakes, LLC shall convey to Polk County, a Political Subdivision of the State of Florida, Parcels 100 and 101, lying in Section 27, Township 29 South, Range 23 East, in Polk County, Florida, which Parcels are more fully described in Exhibit “A” attached hereto and made a part hereof.
3. In exchange for the conveyance of Parcels 100 and 101, the Chairman of the

BOCC is authorized, on behalf of the Board, to execute a County Deed conveying Parcels 300 and 301 , lying in Section 27, Township 29 South, Range 23 East, in Polk County, Florida, property to The Villages at Imperial Lakes, LLC, which Parcels are more fully described in Exhibit “B” attached hereto and made a part hereof .

4. The Real Estate Services Director is authorized to accept, for purposes of recording, instruments from The Villages at Imperial Lakes, LCC conveying Parcels 300 and 301 to Polk County.
5. This resolution shall be effective upon adoption.

DATED this 6th day of May, 2025.

ATTEST:  
STACY M. BUTTERFIELD  
Clerk to the Board

BOARD OF COUNTY COMMISSIONER  
POLK COUNTY, FLORIDA

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
T.R. Wilson, Chairman

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  $32^{\circ}13'21''$ , 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 eleven (11) 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 3

FOR SKETCH SEE SHEET 3 OF 3

| REVISION | DATE | BY |
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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

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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 &amp; 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.<br>3 of 3   | Drawn by:<br>BCZ                      | Checked by:<br>JRN | Check Date:<br>02/24/25 |
| Parcel Number:<br>100 | PREPARED FOR:<br>REAL ESTATE SERVICES |                    | File Name:<br>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

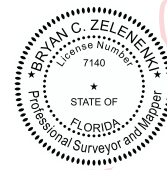
TAX FOLIO#  
232927  
000000  
012020  
O.R.B.13321  
PG.1822

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



Digitally signed  
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

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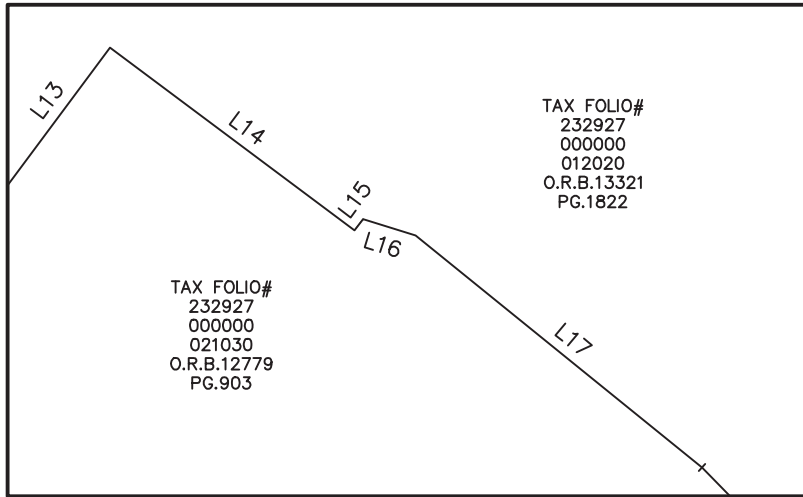
tangency; (3) thence South  $16^{\circ}21'25''$  West, 189.71 feet; (4) thence South  $13^{\circ}52'10''$  West, 96.15 feet to the point of curvature of a curve concaved Northwesterly having a radius of 10.00 feet, a central angle of  $79^{\circ}38'36''$ , a chord bearing of South  $53^{\circ}41'28''$  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

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**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

SOUTHERLY BOUNDARY OF  
PARCEL 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

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

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

**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)

EASTERLY PROJECTION  
OF NORTH LINE

**NORTH**

**SCALE**  
1" = 200 feet

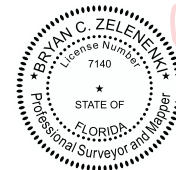
**THIS IS NOT  
A SURVEY**

**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  
08:54:43 -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.<br>3 of 4   | Drawn by:<br>BCZ                      | Checked by:<br>JRN | Check Date:<br>02/24/25 |
| Parcel Number:<br>101 | PREPARED FOR:<br>REAL ESTATE SERVICES |                    | File Name:<br>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 &amp; 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.<br>4 of 4   | Drawn by:<br>BCZ                      | Checked by:<br>JRN | Check Date:<br>02/24/25 |
| Parcel Number:<br>101 | PREPARED FOR:<br>REAL ESTATE SERVICES |                    | File Name:<br>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 |
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# Exhibit "B" - Sheet 2 of 7

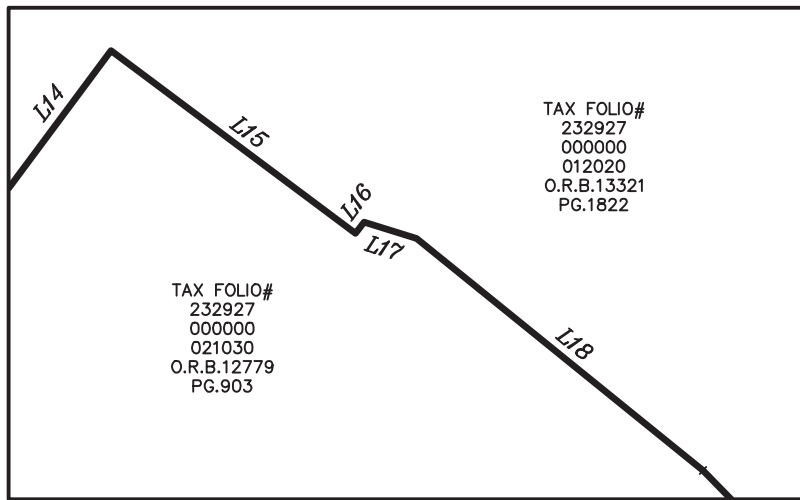
tangency; (3) thence South 16°21'25" West, 189.71 feet; (4) thence South 13°52'10" West, 96.15 feet to the point of curvature of a curve concaved Northwesterly having a radius of 10.00 feet, a central angle of 79°38'36", a chord bearing of South 53°41'28" West, and a chord distance of 12.81 feet; (5) 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 |
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|          |      |    |
|          |      |    |



**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

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

**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.**

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

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



**SCALE**  
**1" = 200 feet**

**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 |
|----------|------|----|
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|          |      |    |
|          |      |    |

**POLK COUNTY ROADS AND DRAINAGE**

3000 SHEFFIELD ROAD,  
WINTER HAVEN, FL 33880

PHONE: (863) 535-2200

FAX: (863) 519-8117

|                       |                                       |                    |                         |
|-----------------------|---------------------------------------|--------------------|-------------------------|
| Sheet No.<br>3 of 4   | Drawn by:<br>BCZ                      | Checked by:<br>JRN | Check Date:<br>02/24/25 |
| Parcel Number:<br>300 | PREPARED FOR:<br>REAL ESTATE SERVICES |                    | File Name:<br>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 &amp; 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 |
|----------|------|----|
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|          |      |    |
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**POLK COUNTY ROADS AND DRAINAGE**

3000 SHEFFIELD ROAD,  
 WINTER HAVEN, FL 33880

PHONE: (863) 535-2200

FAX: (863) 519-8117

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

| CURVE # | RADIUS   | CENTRAL ANGLE | CHORD BEARING | CHORD   | LENGTH  |
|---------|----------|---------------|---------------|---------|---------|
| C1      | 1472.89' | 32°13'21"     | N 27°46'01" E | 817.47' | 828.34' |
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| 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  |
|--------|---------------|---------|
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| 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'  |
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| 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 36°33'23" E | 200.00' |
| L12    | N 35°17'11" E | 256.54' |

NORTH

## SCALE

1" = 200 feet

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 AND 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.<br>3 of 3   | Drawn by:<br>BCZ                      | Checked by:<br>JRN | Check Date:<br>02/24/25 |
| Parcel Number:<br>301 | PREPARED FOR:<br>REAL ESTATE SERVICES |                    | File Name:<br>9327E25-1 |



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

EASTERLY R/W LINE

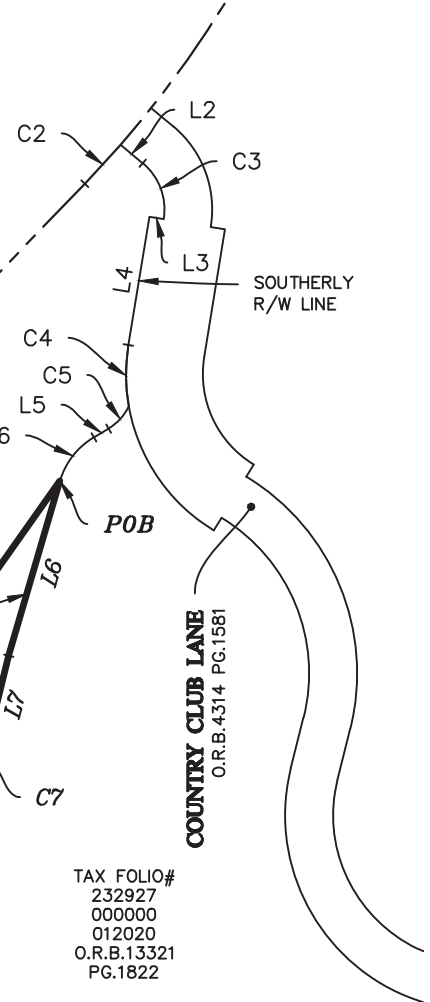
SOUTHERLY BOUNDARY OF  
PARCEL O.R.B.12779 PG.903

TAX FOLIO#  
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PG.903

TAX FOLIO#  
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PG.903

TAX FOLIO#  
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O.R.B.13321  
PG.1822

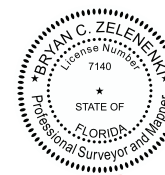
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02/19/25



TAX FOLIO#  
232927  
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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)  
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P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER  
R/W = RIGHT-OF-WAY



Digitally signed  
by Bryan  
Zelenenki  
Date: 2025.02.26  
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BRYAN C. ZELENENKI, P.S.M.  
FLORIDA REGISTRATION #7140  
SURVEYING AND MAPPING SECTION