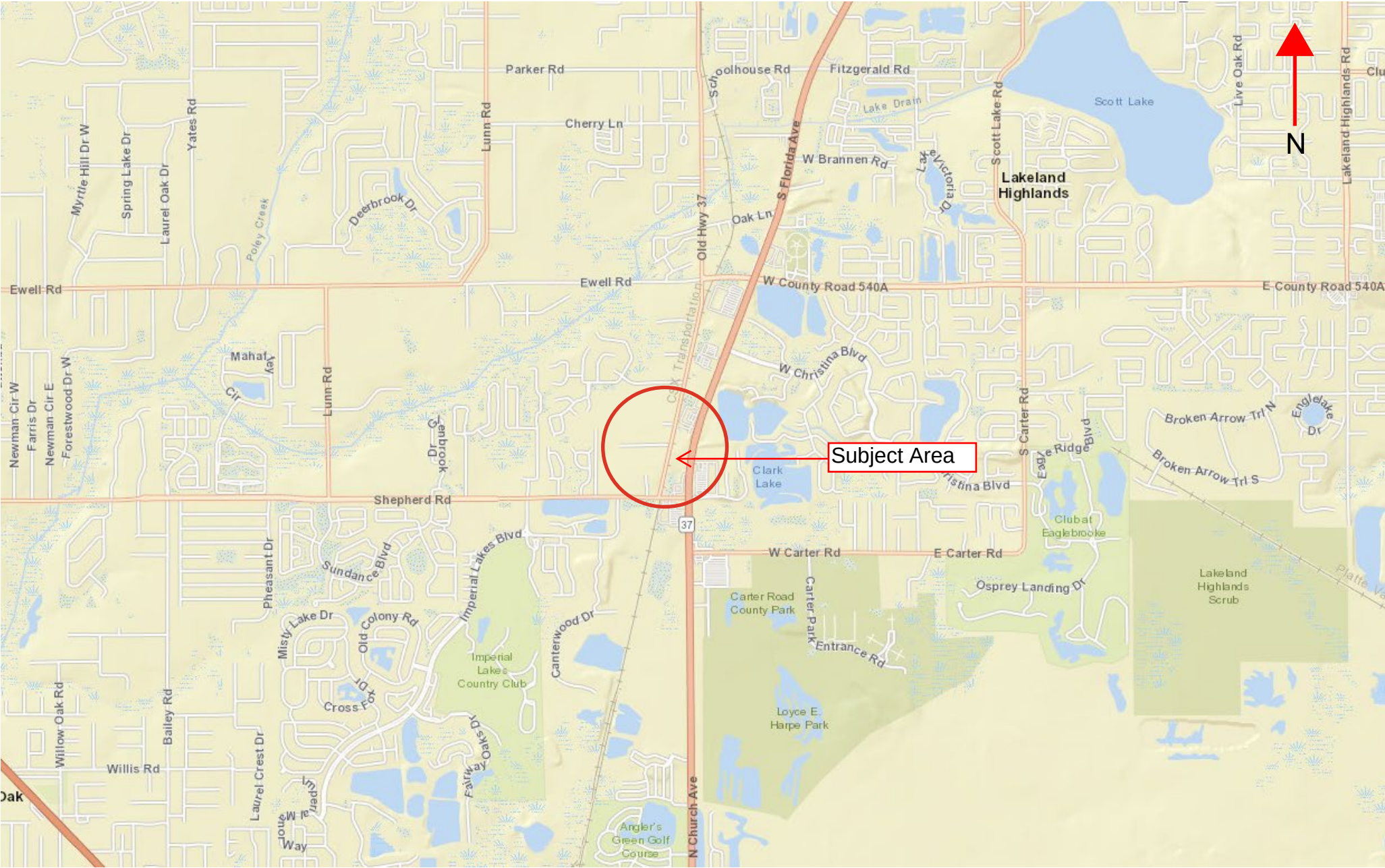
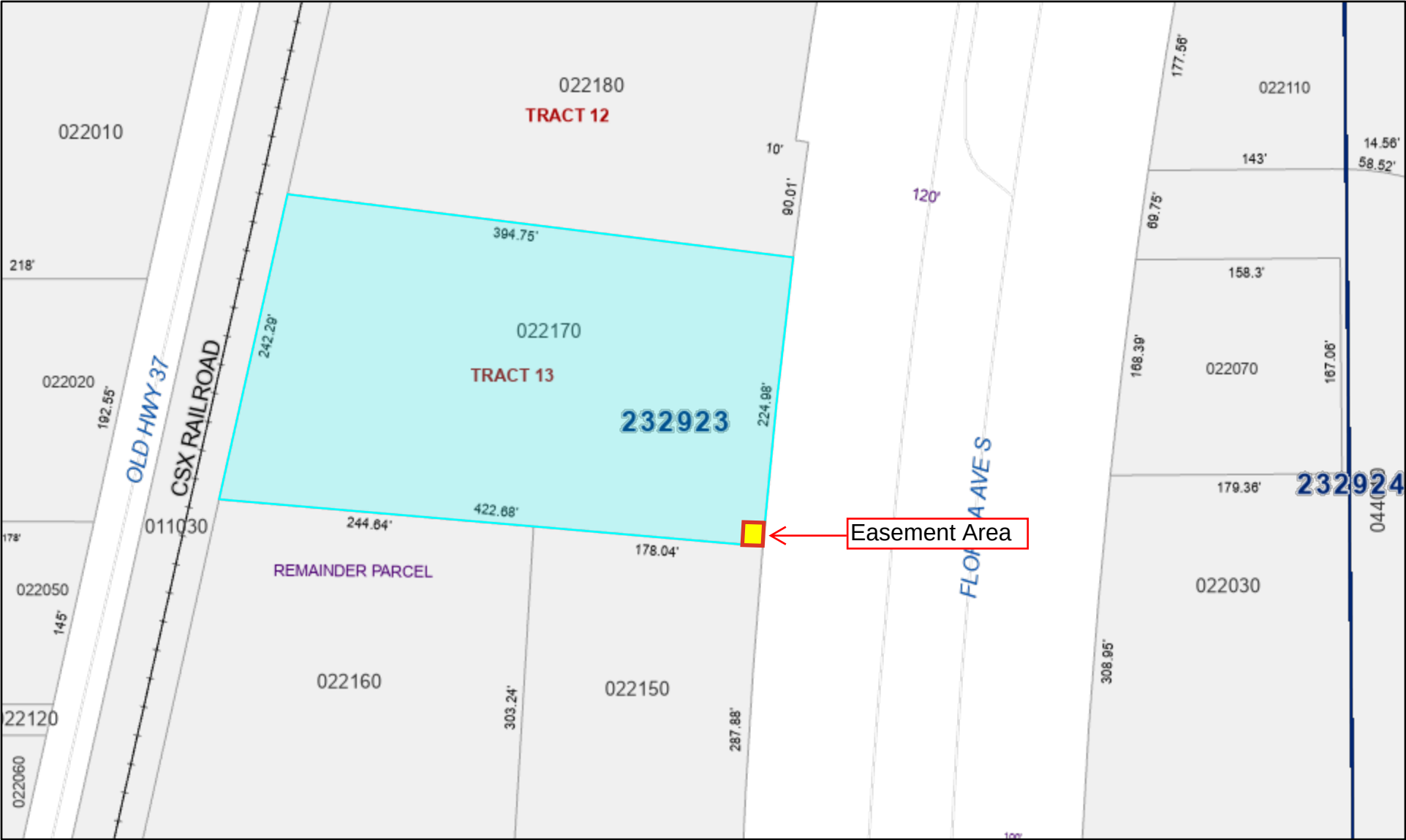


Section 23, Township 29 South, Range 23 East



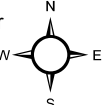
Section 23, Township 29 South, Range 23 East



All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is".



Polk County Property Appraiser
Polk County, Florida
October 6, 2025



This Instrument prepared under the direction of
R. Wade Allen, Director
Polk County Real Estate Services
P.O. Box 9005, Drawer RE-01
Bartow, Florida 33831-9005
By: Scott C. Lowery
Project Name: QSR Shepherd Rd
LDNON-2024-88

Parent Parcel I.D. No.: 232923-000000-022170

POLK COUNTY UTILITIES EASEMENT

THIS POLK COUNTY UTILITIES EASEMENT, made this 25th day of September, 2025, between 2024 SHEPHERD LAKELAND LLC, a Florida limited liability company (the GRANTOR), whose address is 151 Sawgrass Corners Drive, Suite 202, Ponte Vedra Beach, Florida 32082, and POLK COUNTY, a political subdivision of the State of Florida (the GRANTEE), whose address is P.O. Box 988, Bartow, FL 33831.

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

See Attached Exhibit "A"

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

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

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

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

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

Witness

Print Name MINTY L SIGLE

Address 151 Sawgrass Corners Dr, Ste 202
Ponte Vedra Beach, FL 32082

Witness

Print Name Debra DeCesare-Kenna

Address 151 Sawgrass Corners Dr, Ste 202
Ponte Vedra Beach, FL 32082

2024 SHEPHERD LAKELAND LLC,
a Florida limited liability company

By: [Signature]

Paul S. Ferber, Manager

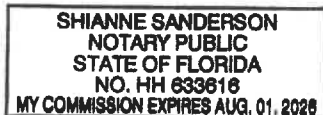
STATE OF FLORIDA

COUNTY OF Duval

THE FOREGOING instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of September, 2025, by Paul S. Ferber, as Manager of 2024 Shepherd Lakeland LLC, a Florida limited liability company, on behalf of said company, who is X personally known to me or who has produced _____ as identification.

[Signature]
Notary Public

(Seal)



Shianne Sanderson
Printed Name of Notary

Commission No. HH633616
My commission expires Aug 01, 2026

"EXHIBIT A"

DESCRIPTION OF A 20.00' X 20.00' WATER UTILITY EASEMENT (NOT A SURVEY)

LEGAL DESCRIPTION (20.00' X 20.00' WATER UTILITY EASEMENT)

A PORTION OF SECTION 24, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 24; THENCE RUNNING ALONG THE NORTH LINE OF SAID SECTION 24, NORTH 89°57'56" EAST, FOR A DISTANCE OF 273.80 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF CSX RAILROAD (60.00 WIDE) AS REFERENCED IN MAP V31-FLA-2; THENCE RUNNING ALONG SAID EAST LINE THE FOLLOWING THREE (3) COURSES: SOUTH 24°36'23" WEST, FOR A DISTANCE OF 18.49 FEET; THENCE RUNNING 590.94 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2834.93 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 18°38'05" WEST, 589.87 FEET; THENCE SOUTH 12°39'46" WEST, FOR A DISTANCE OF 4130.52 FEET; THENCE DEPARTING SAID EAST LINE, SOUTH 85°08'04" EAST, FOR A DISTANCE OF 404.35 FEET TO THE POINT OF BEGINNING; THENCE NORTH 04°56'24" EAST, FOR A DISTANCE OF 20.00 FEET; THENCE SOUTH 85°08'04" EAST, FOR A DISTANCE OF 20.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF FLORIDA AVENUE SOUTH - STATE ROAD 37 AS REFERENCED IN FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 16250-2514; THENCE RUNNING ALONG SAID WEST RIGHT-OF-WAY LINE, 20.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5849.58 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 04°56'24" WEST, 20.00 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, NORTH 85°08'04" WEST, FOR A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 400 SQUARE FEET OR 0.009 ACRES (MORE OR LESS).

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS "SKETCH AND DESCRIPTION" WAS MADE UNDER MY DIRECT SUPERVISION ON SEPTEMBER 8, 2025 AND MEETS THE APPLICABLE CODES AS SET FORTH IN FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND IS CERTIFIED TO POLK COUNTY.

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SUBJECT PROPERTY AS BEING SOUTH 12°39'46" WEST. THIS OFFICE HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS.
2. THE PURPOSE OF THIS DOCUMENT IS TO DESCRIBE AND REPRESENT A 20.00' X 20.00' WATER UTILITY EASEMENT, AS SHOWN HEREON. (SEE SHEET 2 FOR SKETCH)
3. THIS SKETCH DOES NOT REPRESENT A LAND SURVEY.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY ANYONE OTHER THAN THE SIGNING PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND EACH SHEET WILL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.



PATRICK M. DALY
LS NO. 7636
SEPTEMBER 8, 2025

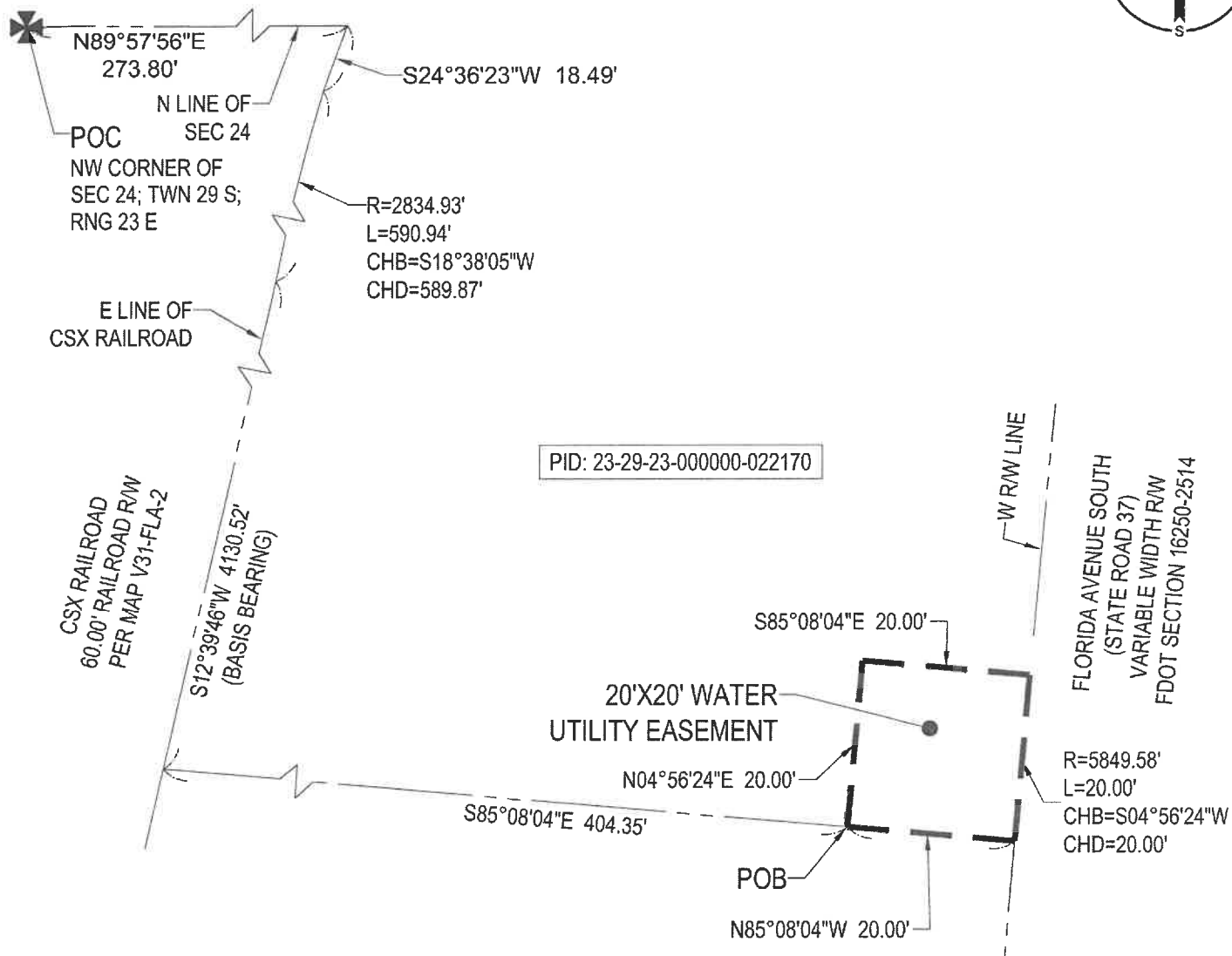
"NOT VALID WITHOUT THE
SIGNATURE AND THE ORIGINAL
RAISED SEAL OR DIGITAL
SIGNATURE OF THE FLORIDA
LICENSED SURVEYOR AND MAPPER"

SHEET 1 OF 2

SCALE: N.T.S.	DATE 09/08/2025	DRAWN PO	PROJECT FLA240001	SEC. 24 TWN. 29 S RNG. 23 E	1900 NW CORPORATE BLVD., SUITE 101E BOCA RATON, FL 33431 561.571.0280	BOHLER ™
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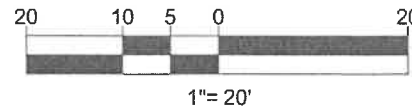
"EXHIBIT A"

SKETCH OF A 20.00' X 20.00' WATER UTILITY EASEMENT (NOT A SURVEY)



LEGEND

N	NORTH	R/W	RIGHT-OF-WAY
W	WEST	R	RADIUS
S	SOUTH	L	LENGTH
E	EAST	CHB	CHORD BEARING
SEC	SECTION	CHD	CHORD DISTANCE
TWN	TOWNSHIP	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
RNG	RANGE	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
POB	POINT OF BEGINNING		
POC	POINT OF COMMENCEMENT		



SHEET 2 OF 2

SCALE: 1"=20'	DATE 09/08/2025	DRAWN PO	PROJECT FLA240001	SEC. 24 TWN. 29 S RNG. 23 E	1900 NW CORPORATE BLVD., SUITE 101E BOCA RATON, FL 33431 561.571.0280
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BOHLER™