

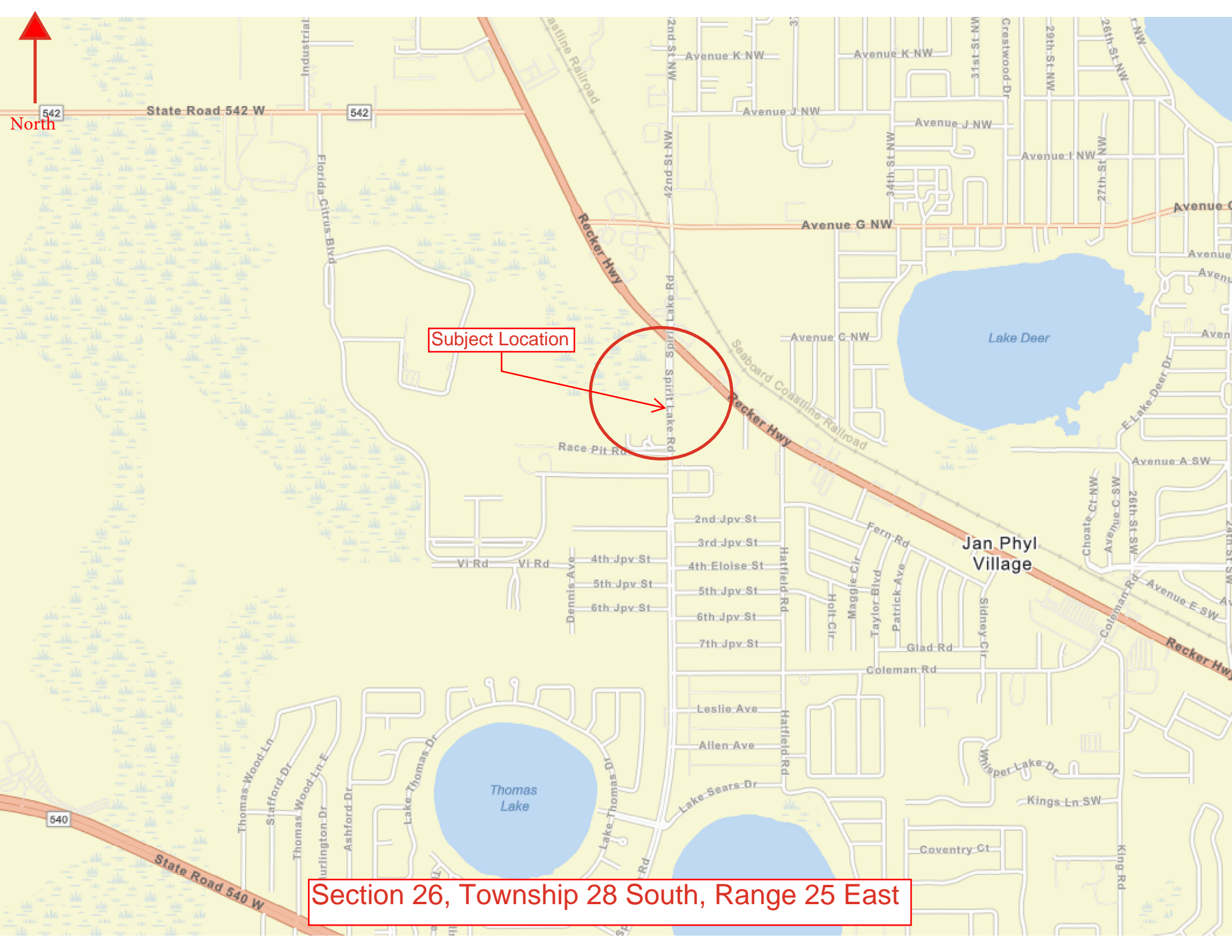


North

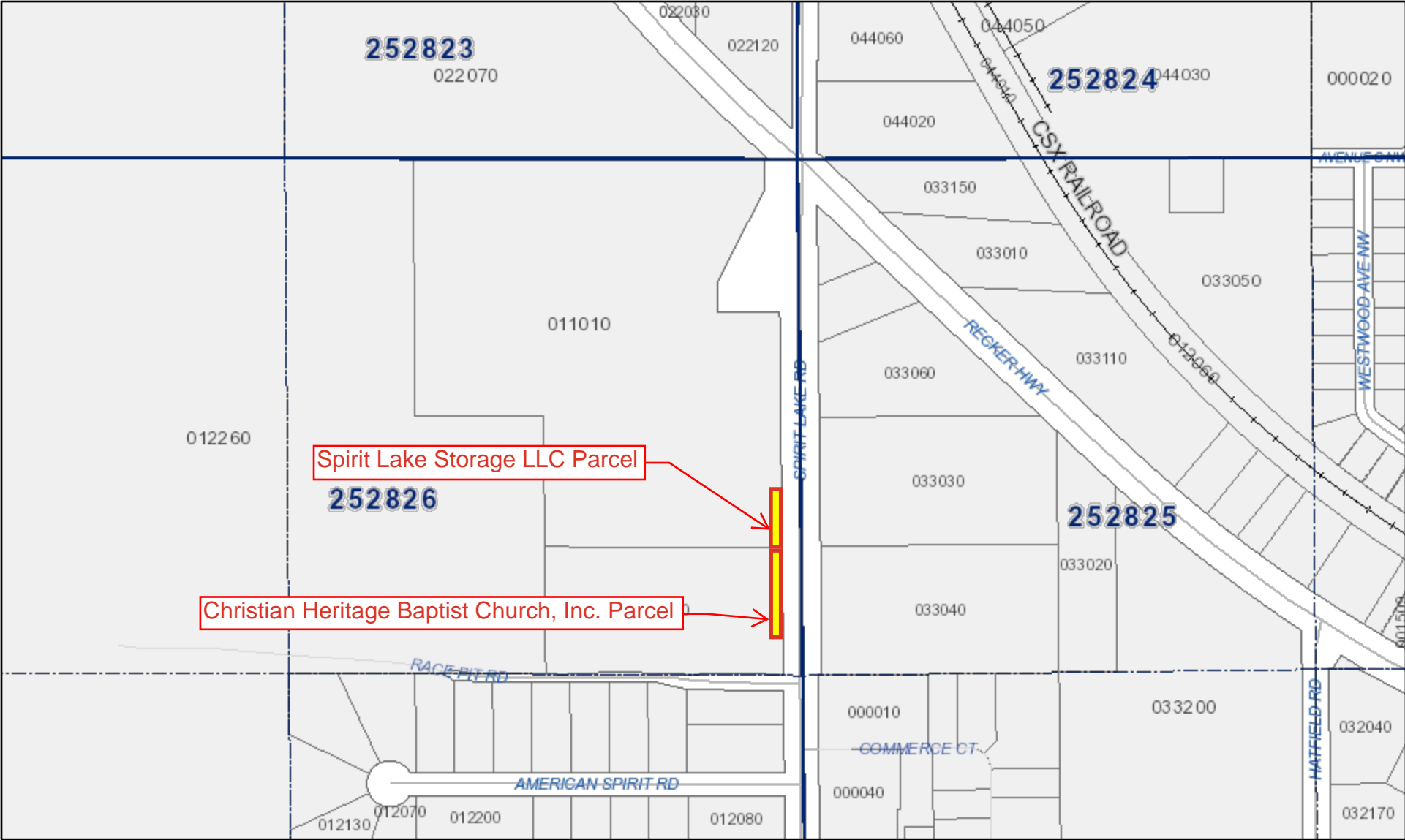
Subject Location



Section 26, Township 28 South, Range 25 East



Section 26, Township 28 South, Range 25 East

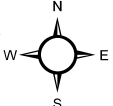


0 195 390 780 Feet

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".



Marsha M. Faux, CFA, ASA
Property Appraiser
Polk County, Florida
September 16, 2024



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: Spirit Lake Storage

Parent Parcel I.D. No.: 252826-000000-011010

POLK COUNTY UTILITIES EASEMENT

THIS POLK COUNTY UTILITIES EASEMENT, made this 9th day of September, 2024, between SPIRIT LAKE STORAGE LLC, a Florida limited liability company (the GRANTOR), whose address is P.O. Box 280, Eagle Lake, Florida 33839, 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 remove, replace, repair, and enlarge 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)

Sherr Lucius
Witness
Print Name Sherr Lucius
Address 1240 S. Kissengen Ave Bortom FL 33530

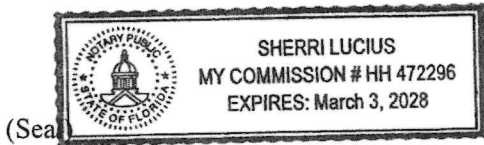
Teresa Williams
Witness
Print Name Teresa Williams
Address 327 Fields Rd Uud, FL 33801

SPIRIT LAKE STORAGE LLC, a
Florida limited liability company

By: [Signature]
Steven Williams, President

STATE OF FLORIDA
COUNTY OF Polk

THE FOREGOING instrument was acknowledged before me by means of physical presence or online notarization, this 9th day of September, 2024, by Steven Williams, as President of Spirit Lake Storage LLC, a Florida limited liability, on behalf of said company, who is personally known to me or who has produced _____ as identification.



Sherr Lucius
Notary Public
State of Florida at Large

Sherr Lucius
Printed Name of Notary

Commission No. HH 472296
My commission expires March 03, 2028

SKETCH OF DESCRIPTION



Exhibit "A" - Sheet 1 of 2

Commence at the Northeast corner of Section 26, Township 28 South, Range 25 East, Polk County, Florida; thence run S00°25'55"E along the East line of Section 26, a distance of 879.69 feet; thence departing said East line, run S89°34'05"W, a distance of 50.00 feet to a point on the West right of way line of Spirit Lake Road as described in Official Records Book 5386, Page 756 of the Public Records of Polk County, Florida, said point being the Point of Beginning; thence run S00°25'55"E along said West right of way line, a distance of 123.85 feet; thence departing said West right of way line, run S89°37'32"W, a distance of 15.00 feet; thence run N00°25'55"W, a distance of 123.83 feet; thence run N89°34'05"E, a distance of 15.00 feet to the Point of Beginning.

Containing 1,857.6 square feet.

Sheet 1 of 2

Map of the Survey
 of the 26th Section of T28S R25E
 Polk County, Florida

DATE: 06/03/2024	REVISED:
APPROVED BY: DPW	
JOB NO. 22030034	
DRAWN BY: SDB	

THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED FOR: WILLIAMS CONSTRUCTION COMPANY
BEARINGS SHOWN ARE BASED ON EAST LINE OF SECTION 26 BEING S00°25'55"E, AN ASSUMED DATUM

DEEP SOUTH
 SURVEYING

308 Avenue G SW, Suite 218
 Winter Haven, Florida 33880
 863.797.3366
 orders@deepsouthsurveying.com
 Certificate of Authentication LB8086

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND

2. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.

3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THE LEGAL DESCRIPTION SHOWN WAS PREPARED BY:

David P Winters

Digitally signed by David P Winters
 Date: 2024.06.03 14:47:13 -04'00'

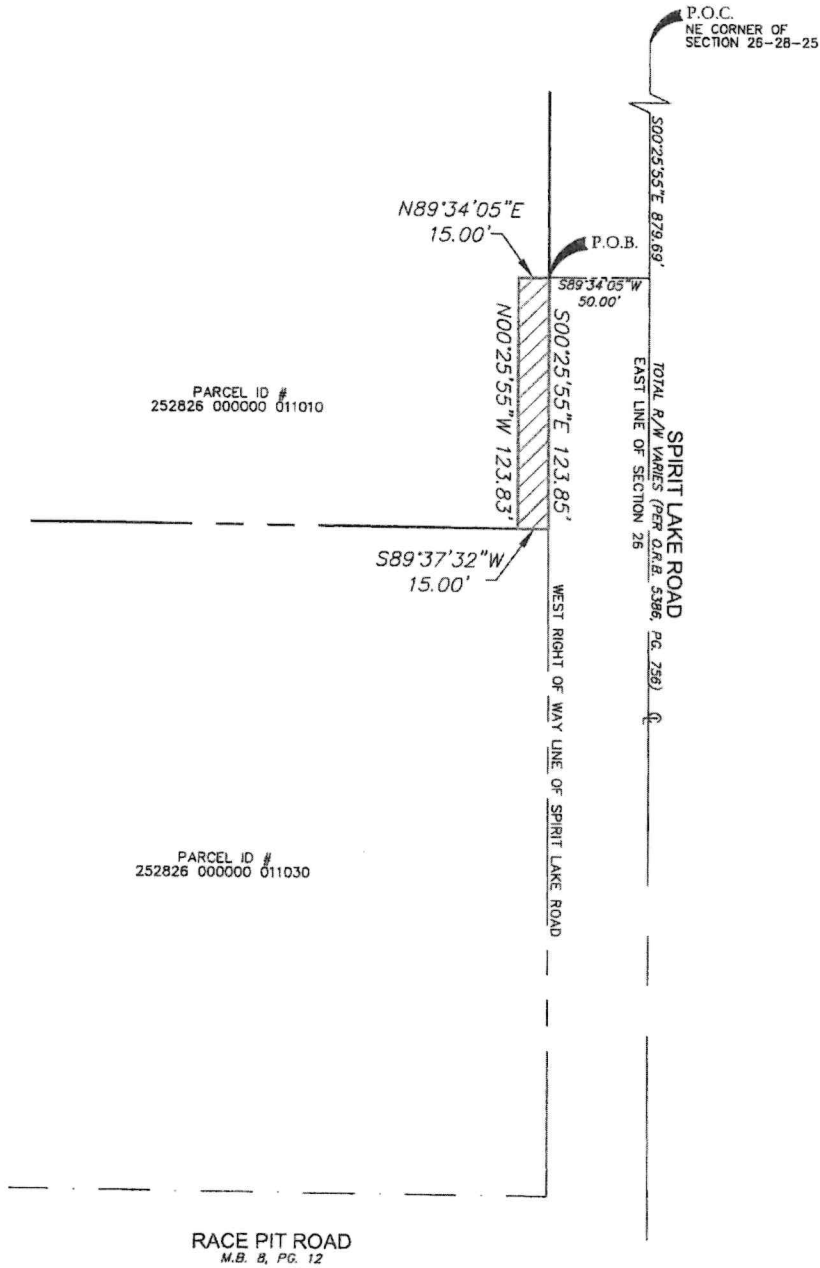
FOR THE SEAL

DAVID P. WINTERS, LS #7034 06/03/2024

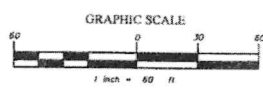
SKETCH OF DESCRIPTION

Exhibit "A" - Sheet 2 of 2

- LEGEND
 P.O.C. POINT OF COMMENCEMENT
 P.O.B. POINT OF BEGINNING
 R/W RIGHT OF WAY
 O.R.B. OFFICIAL RECORD BOOK
 ID IDENTIFICATION
 LS LICENSED SURVEYOR
 LB LICENSED BUSINESS
 FT. FEET
 PG. PAGE
 M.B. MAP BOOK



THIS IS A FIELD SKETCH
 THIS IS A FIELD SKETCH
 THIS IS A FIELD SKETCH



308 Avenue G SW, Suite 218
 Winter Haven, Florida 33880
 863.797.3366
 orders@deepsouthsurveying.com
 Certificate of Authentication LB8086

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND
2. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DATE: 08/03/2024	REVISED:	THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED FOR:
SCALE: 1" = 60 FEET		WILLIAMS CONSTRUCTION COMPANY
APPROVED BY: DPW		
JOB NO. 22030034		BEARINGS SHOWN ARE BASED ON EAST LINE OF SECTION 26 BEING S00°25'55"E, AN ASSUMED DATUM
DRAWN BY: SOB		

SEE SHEET 1 OF 2

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: Spirit Lake Storage

Parent Parcel I.D. No.: 252826-000000-011030

POLK COUNTY UTILITIES EASEMENT

THIS POLK COUNTY UTILITIES EASEMENT, made this 14th day of September, 2024, between CHRISTIAN HERITAGE BAPTIST CHURCH, INC., a Florida not-for-profit corporation (the GRANTOR), whose address is P.O. Box 7114, Winter Haven, Florida 33883, 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 remove, replace, repair, and enlarge 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)

Sherri Lucius
Witness
Print Name Sherri Lucius
Address 1270 S. Kissengen Ave. Bartow, FL. 33830

CHRISTIAN HERITAGE BAPTIST CHURCH, INC., a Florida not-for-profit corporation

Teresa Williams
Witness
Print Name Teresa Williams
Address 327 Fields Rd. Lakeland, FL 33801

By: George Mike Foster
George Mike Foster, Pastor/President

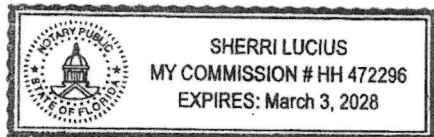
STATE OF FLORIDA

COUNTY OF POLK

THE FOREGOING instrument was acknowledged before me by means of physical presence or online notarization, this 17th day of September, 2024, by George Mike Foster, as Pastor/President of Christian Heritage Baptist Church, Inc., a Florida not-for-profit corporation, on behalf of said corporation, who is personally known to me or who has produced _____ as identification.

Sherri Lucius
Notary Public
State of Florida at Large

(Seal)



Sherri Lucius
Printed Name of Notary

Commission No. HH 472296
My commission expires March 03, 2028


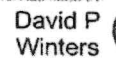
SKETCH OF DESCRIPTION

10/15/24

Exhibit "A" - Sheet 1 of 2

Commence at the Northeast corner of Section 26, Township 28 South, Range 25 East, Polk County, Florida; thence run $S00^{\circ}25'55''E$ along the East line of Section 26, a distance of 1003.59 feet; thence departing said East line, run $S89^{\circ}37'32''W$, a distance of 50.00 feet to a point on the West right of way line of Spirit Lake Road as described in Official Records Book 5386, Page 756 of the Public Records of Polk County, Florida, said point being the Point of Beginning; thence run $S00^{\circ}25'55''E$ along said West right of way line, a distance of 221.00 feet; thence departing said West right of way line, run $S89^{\circ}34'05''W$, a distance of 15.00 feet; thence run $N00^{\circ}25'55''W$, a distance of 221.01 feet; thence run $N89^{\circ}34'05''E$, a distance of 15.00 feet to the Point of Beginning.

Containing 3,315.1 square feet.

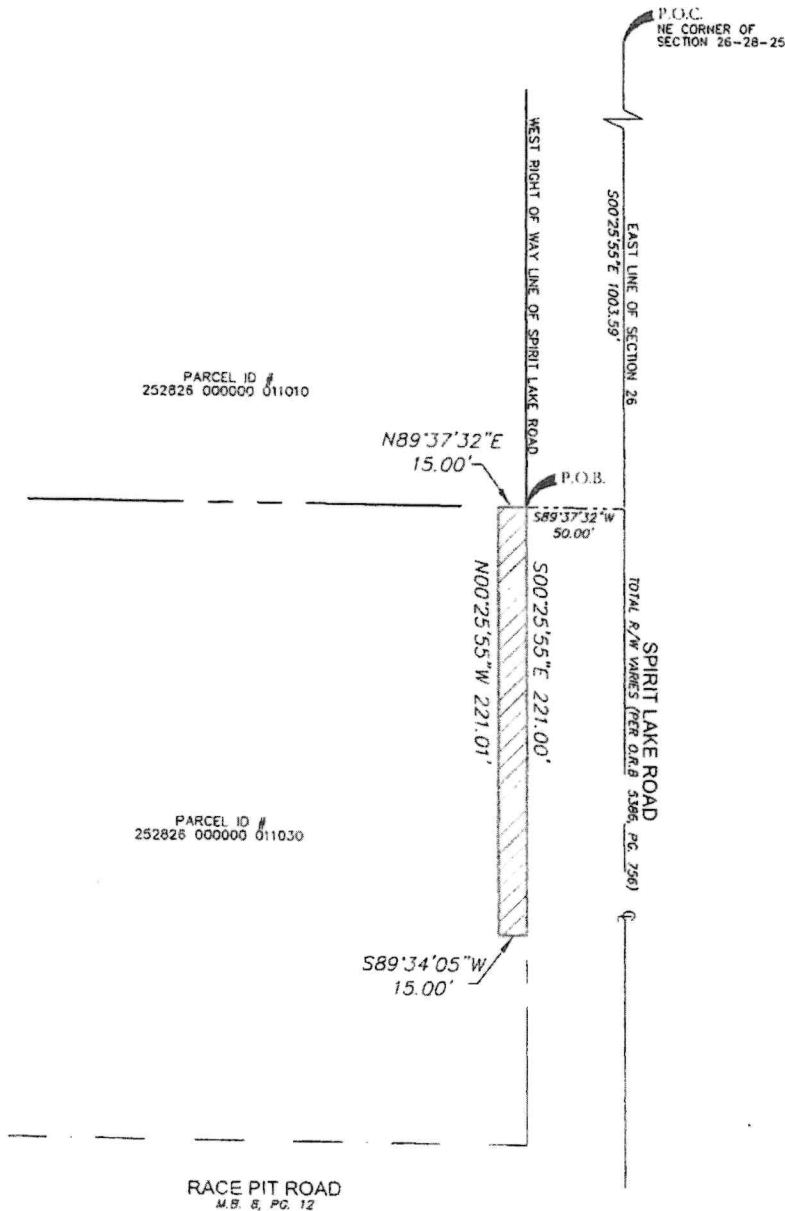
DATE: <u>06/03/2024</u> APPROVED BY: <u>DPW</u> JOB NO. <u>22030034</u> DRAWN BY: <u>SOB</u>	REVISED: _____ _____ _____	THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED FOR: WILLIAMS CONSTRUCTION COMPANY <small>THE AREAS SHOWN ARE BASED ON EAST LINE OF SECTION 26 BEING 999 2559'E, AN ASSUMED BOUNDARY</small>	 308 Avenue G SW, Suite 218 Winter Haven, Florida 33880 863.797.3366 orders@deepsouthsurveying.com Certificate of Authentication L08086	1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND. 2. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. 3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THE LEGAL DESCRIPTION SHOWN WAS PREPARED BY: <div style="text-align: center;">  David P Winters <small>Digital signed by David P Winters Date: 2024.06.03 14:02:23 -04'00'</small> </div> <div style="text-align: right; font-size: small;"> FOR THE SEAL DAVID P. WINTERS, LS #7034 06/03/2024 </div>
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SKETCH OF DESCRIPTION

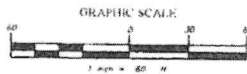
LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R/W	RIGHT OF WAY
O.R.B.	OFFICIAL RECORD BOOK
ID	IDENTIFICATION
LS	LICENSED SURVEYOR
LB	LICENSED BUSINESS
FT.	FEET
PG.	PAGE
M.B.	MAP BOOK

Exhibit "A" - Sheet 2 of 2



RACE PIT ROAD
M.B. 8, PG. 12



DEEP SOUTH
SURVEYING

308 Avenue C SW, Suite 218
Winter Haven, Florida 33850
863.797.3366
orders@deepsouthsurveying.com
Certificate of Authentication LB8086

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
2. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SEE SHEET 1 OF 2

DATE: 09/23/2024
SCALE: 1" = 60 FEET
APPROVED BY: GPW
JOB NO. 22030034
DRAWN BY: SDB

REVISED:

THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED FOR:
WILLIAMS CONSTRUCTION COMPANY

BEARINGS SHOWN ARE BASED ON EAST LINE OF SECTION 26 BEING 89°25'04" IN ASSUMED LOCATION