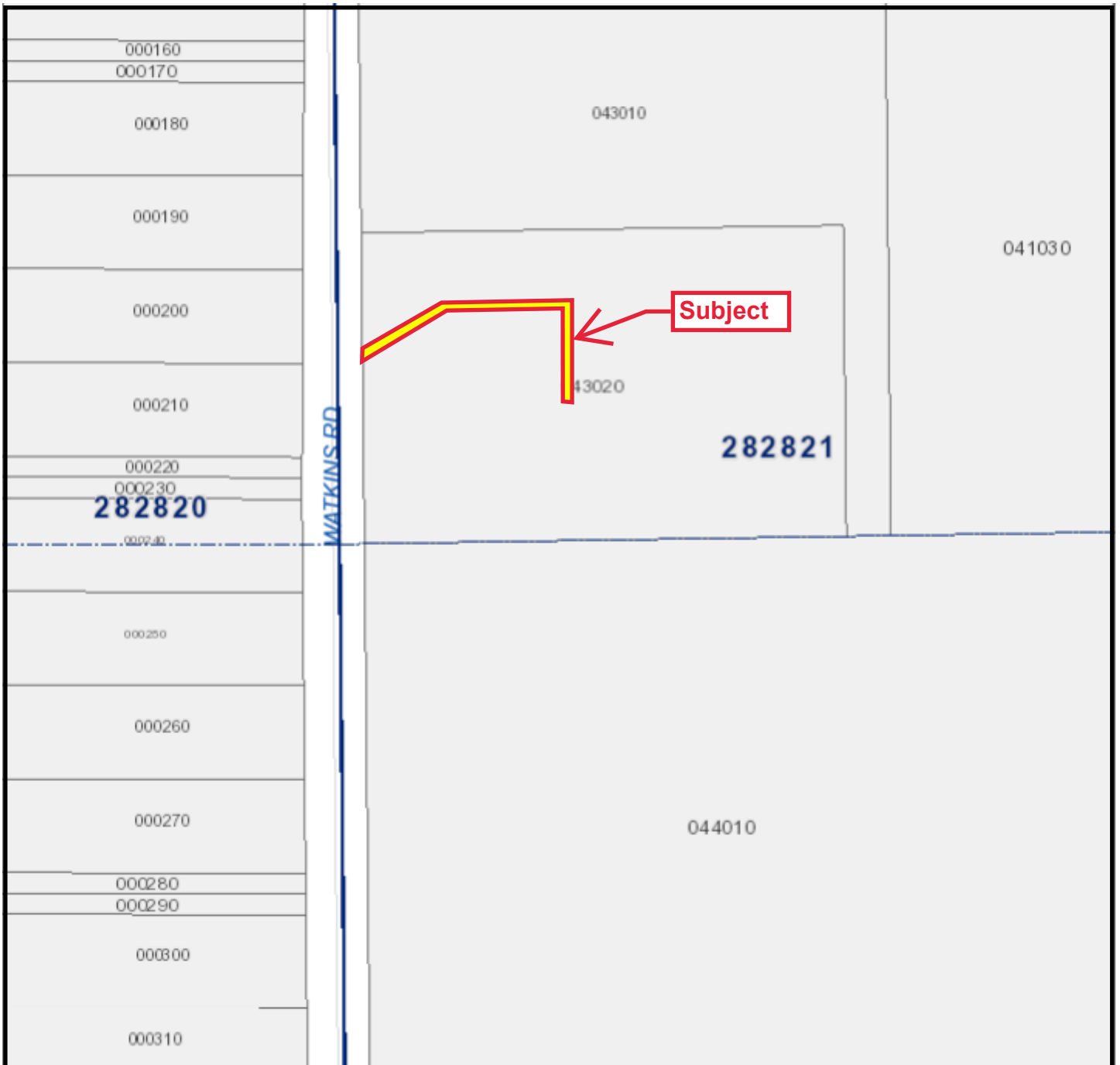
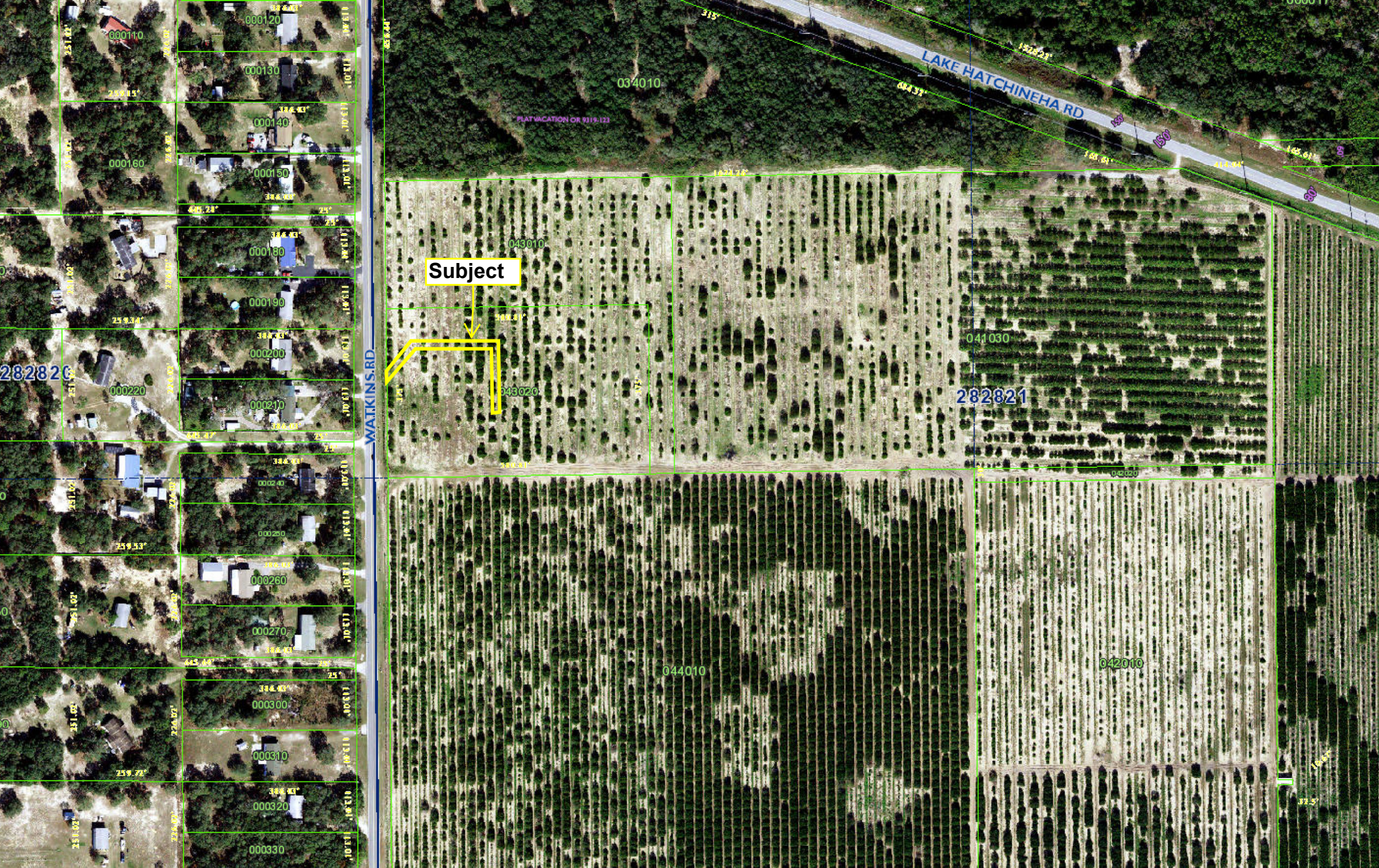




Section 21, Township 28 South, Range 28 East





Subject

LAKE HATCHINEHA RD

WATKINS RD

282821

Prepared by: Duke Energy Florida, LLC
Return To: Duke Energy Florida, LLC
Attn: Harley Sanwick
2166 Palmetto St
Mail Code: CW Eng
Clearwater, Florida 33765

Parcel # 21-28-28-000000-043020

Watkins Road Fire Station
2021 Watkins Road
Haines City, FL

EASEMENT

State of Florida
County of Polk

THIS EASEMENT (“**Easement**”) is made this 21st day of November 2023, from **POLK COUNTY**, a Florida a political subdivision of the state of Florida (“**Grantor**”, whether one or more), to **DUKE ENERGY FLORIDA, LLC**, a Florida limited liability company, Post Office Box 14042, St. Petersburg, FL 33733 (“**Grantee**”).

Grantor, for and in consideration of the sum of One and 00/100 Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto Grantee a perpetual easement, to construct, reconstruct, operate, patrol, maintain, repair, replace, relocate, add to, modify, and remove electric and communication lines including, but not limited to, all necessary supporting structures, and all other appurtenant apparatus and equipment for the transmission and distribution of electrical energy, and for technological purposes related to the operation of the electric facilities and for the communication purposes of Incumbent Local Exchange Carriers (collectively, “**Facilities**”).

The Facilities may be both overhead and underground and located in, upon, over, along, under, through, and across a portion of the Property within an easement area described as follows:

A Utility Easement Area being more particularly described on the accompanying Exhibit “A” Description and Sketch dated September 13, 2023 (hereinafter referred to as the "Easement Area").

The rights granted herein include, but are not limited to, the following:

1. Grantee shall have the right of ingress and egress over the Easement Area, Property, and any adjoining lands now owned or hereinafter acquired by Grantor (using lanes, driveways, and adjoining public roads where practical as determined by Grantee).

2. Grantee shall have the right to trim, cut down, and remove from the Easement Area, at any time or times and using safe and generally accepted arboricultural practices, trees, limbs, undergrowth, other vegetation, and obstructions.
3. Grantee shall have the right to trim, cut down, and remove from the Easement Area, at any time or times and using safe and generally accepted arboricultural practices, dead, diseased, weak, dying, or leaning trees or limbs, which, in the opinion of Grantee, might fall upon the Easement Area or interfere with the safe and reliable operation of the Facilities.
4. Grantor shall not place, or permit the placement of, any structures, improvements, facilities, or obstructions, within or adjacent to the Easement Area, which may interfere with the exercise of the rights granted herein to Grantee. Grantee shall have the right to remove any such structure, improvement, facility, or obstruction at the expense of Grantor.
5. Excluding the removal of vegetation, structures, improvements, facilities, and obstructions as provided herein, Grantee shall promptly repair or cause to be repaired any physical damage to the surface area of the Easement Area resulting from the exercise of the rights granted herein to Grantee. Such repair shall be to a condition which is reasonably close to the condition prior to the damage, and shall only be to the extent such damage was caused by Grantee or its contractors or employees.
6. Grantee may increase or decrease the voltage and change the quantity and types of Facilities.
7. All other rights and privileges reasonably necessary, in Grantee's sole discretion, for the safe, reliable, and efficient installation, operation, and maintenance of the Facilities.

The terms Grantor and Grantee shall include the respective heirs, successors, and assigns of Grantor and Grantee. The failure of Grantee to exercise or continue to exercise or enforce any of the rights herein granted shall not be construed as a waiver or abandonment of the right thereafter at any time, or from time to time, to exercise any and all such rights.

TO HAVE AND TO HOLD said rights, privilege, and easement unto Grantee, its successors, licensees, and assigns, forever. The rights and easement herein granted are exclusive as to entities engaged in the provision of electric energy service. Grantor warrants and covenants that Grantor has the full right and authority to convey to Grantee this perpetual Easement, and that Grantee shall have quiet and peaceful possession, use and enjoyment of the same.

IN WITNESS WHEREOF, Grantor has signed this Easement under seal effective this 21st day of November, 2023.

Witnesses:

POLK COUNTY

a Florida a political subdivision of the State of Florida

(Witness #1)

_____, Chair
Board of County Commissioners

Printed Name: _____

Grantor(s) Mailing Address:

(Witness #2)

PO Box 9005
Bartow, Florida 33831

Printed Name: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of November, 2023 by _____, as Chair of the Board of County Commissioners of POLK COUNTY, a Florida a political subdivision of the state of Florida, on behalf of the a political subdivision of the State of Florida who is personally known to me or has produced _____ as identification.



Notary Public: _____

Printed/ Typed Name: _____

Commission Expires: _____

This instrument prepared by Manny R. Vilaret, Esquire, 10901 Danka Circle Suite C, St. Petersburg, FL 33716.

Exhibit "A" - Sheet 1 of 2

Project Name: Watkins Fire Station Duke Easement
Tax Folio Number: 28-28-21-000000-043020

Project Number: 8821F23-1

DESCRIPTION

A 10.00 FEET WIDE STRIP OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA, LYING 5.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 21; THENCE NORTH 00°34'00" WEST, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 1521.20 FEET, THENCE NORTH 89°26'00" EAST, 30.00 FEET, TO THE EAST RIGHT-OF-WAY LINE FOR WATKINS ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 127, PAGE 175, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THE **POINT OF BEGINNING**: THENCE NORTH 51°22'02" EAST, 98.26 FEET; THENCE SOUTH 88°52'38" EAST, 179.42 FEET; THENCE SOUTH 02°51'56" WEST, 92.03 FEET, TO THE **POINT OF TERMINOUS**. THE SIDELINES OF SAID STRIP ARE TO BE EXTENDED OR TRIMMED TO MEET THE EAST RIGHT-OF-WAY LINE FOR WATKINS ROAD.

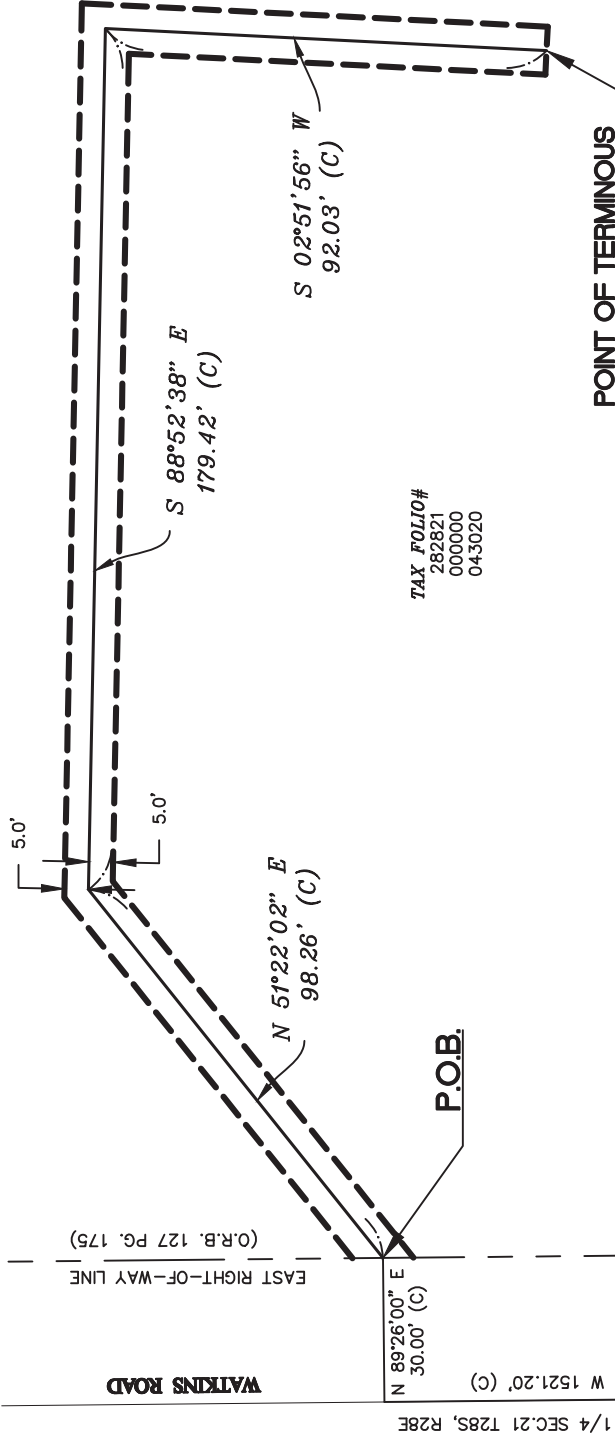
SHEET 1 OF 2

FOR SKETCH SEE SHEET 2 OF 2

REVISION	DATE	BY

THIS IS NOT A SURVEY

SCALE
1" = 40 feet



TAX FOLIO#
282821
000000
043020

P.O.C.
SW COR. OF SW 1/4 OF
SEC. 21, T. 28 S, R. 28 E

- LEGEND**
- (C) = CALCULATED
 - (P) = PLAT
 - COR. = CORNER
 - M.B. = MAP BOOK
 - M/R/W = MAINTAINED RIGHT-OF-WAY
 - 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 = RANGE
- R/W = RIGHT-OF-WAY
- SEC = SECTION
- T = TOWNSHIP

DATE: 09/13/2023

Digitally signed
by John Richard
Noland Jr. P.S.M.
Date: 2023.09.14
16:53:35 -04'00'



JOHN RICHARD NOLAND, JR. P.S.M.
FLORIDA REGISTRATION #5923
SURVEYING & MAPPING MANAGER
SURVEYING AND MAPPING SECTION



DESCRIPTION SKETCH
LOCATED IN SECTION 21,
TOWNSHIP 28 SOUTH, RANGE 28 EAST,
POLK COUNTY, FLORIDA.

POLK COUNTY ROADS AND DRAINAGE 3000 SHEFFIELD ROAD, WINTER HAVEN, FL 33880	
PHONE: (863) 535-2200	FAX: (863) 519-8117
Sheet No. 2 of 2	Drawn by: RWY
Parcel Number: N/A	Checked by: JRN
Drawn Date: 09/13/2023	Job Number: 8821F23-1
PREPARED FOR: REAL ESTATE SERVICES	

THIS DESCRIPTION AND SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A LICENSED SURVEYOR AND MAPPER.

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 OF 2 FOR DESCRIPTION.