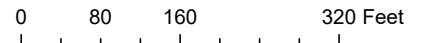


Section 33, Township 30 South, Range 28 East

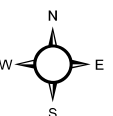
Section 33, Township 30 South, Range 28 East



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".



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



August 19, 2024

This Instrument prepared under the direction of
R. Wade Allen, Administrator
Polk County Real Estate Services
P.O. Box 9005, Drawer RE-01
Bartow, Florida 33831-9005
By: Scott C. Lowery
Project Name: Ross Street
LDR0W-2024-22
Parent Parcel ID No.: 283033-955800-000150

POLK COUNTY UTILITIES EASEMENT

THIS POLK COUNTY UTILITIES EASEMENT, made this 18 day of July, 2024, between GE INVESTMENTS OF POLK, LLC, a Florida limited liability company (the GRANTOR), whose address is 1925 E. Edgewood Drive, Suite 100, Lakeland, Florida 33803, 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)

Kathryn Bibeau
Witness
Print Name Kathryn Bibeau
Address 1925 E Edgewood Dr, Ste 100
Wakeland, FL 33803
Thomas Poulton
Witness
Print Name Thomas Poulton
Address 1925 E Edgewood Dr, Ste 100
Wakeland, FL 33803

GE INVESTMENTS OF POLK, LLC, a
Florida limited liability company

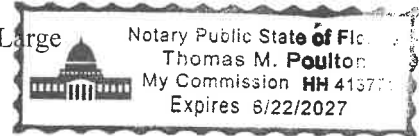
By: [Signature]
Edward H. Laderer, Jr., Manager

STATE OF FLORIDA
COUNTY OF POLK

THE FOREGOING instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of July, 2024, by Edward H. Laderer, Jr., as Manager of GE Investments of Polk, LLC, a Florida limited liability, on behalf of said company, who is personally known to me or who has produced _____ as identification.

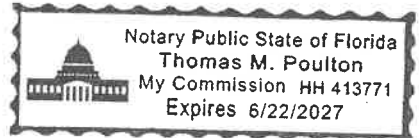
(Seal)

[Signature]
Notary Public
State of Florida at Large



Printed Name of Notary

Commission No. _____
My commission expires _____



LEGAL DESCRIPTION:

THAT PART OF LOT 19, A.R. HIGHFIELD'S ADDITION TO THE CITY OF CROOKED LAKE AS RECORDED IN PLAT BOOK 4B, PAGE 71 BEING MORE PARTICULARLY DESCRIBED AS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 19 AND RUN THENCE ALONG THE EAST RIGHT OF WAY LINE OF MINNESOTA AVENUE AS SHOWN ON SAID PLAT, N00°20'28"W A DISTANCE OF 66.95 FEET; THENCE S23°09'54"E A DISTANCE OF 72.64 FEET TO THE NORTH RIGHT OF WAY LINE OF ROSS STREET ACCORDING TO SAID PLAT; RUN THENCE ALONG SAID NORTH RIGHT OF WAY LINE, S89°39'47"W A DISTANCE OF 28.18 FEET TO THE POINT OF BEGINNING.

NOTE:

BEARINGS BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83, 2011 ADJUSTMENT FOR NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 30 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA BEING N89°08'40"E.



NOT VALID WITHOUT A DIGITAL SIGNATURE OR A SIGNATURE AND RAISED SEAL

Robert E Lazenby IV
Digitally signed by Robert E Lazenby IV
Date: 2024.06.13 15:36:13 -04'00'

ROBERT E. LAZENBY, IV, P.S.M. # 6369



BASEPOINT SURVEYING, INC.

MAILING: P.O. BOX 253, BARTOW, FL 33831
OFFICE: 150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830
PHONE: (863) 537-7413 WWW.BASEPOINTSURVEYING.COM
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 8112

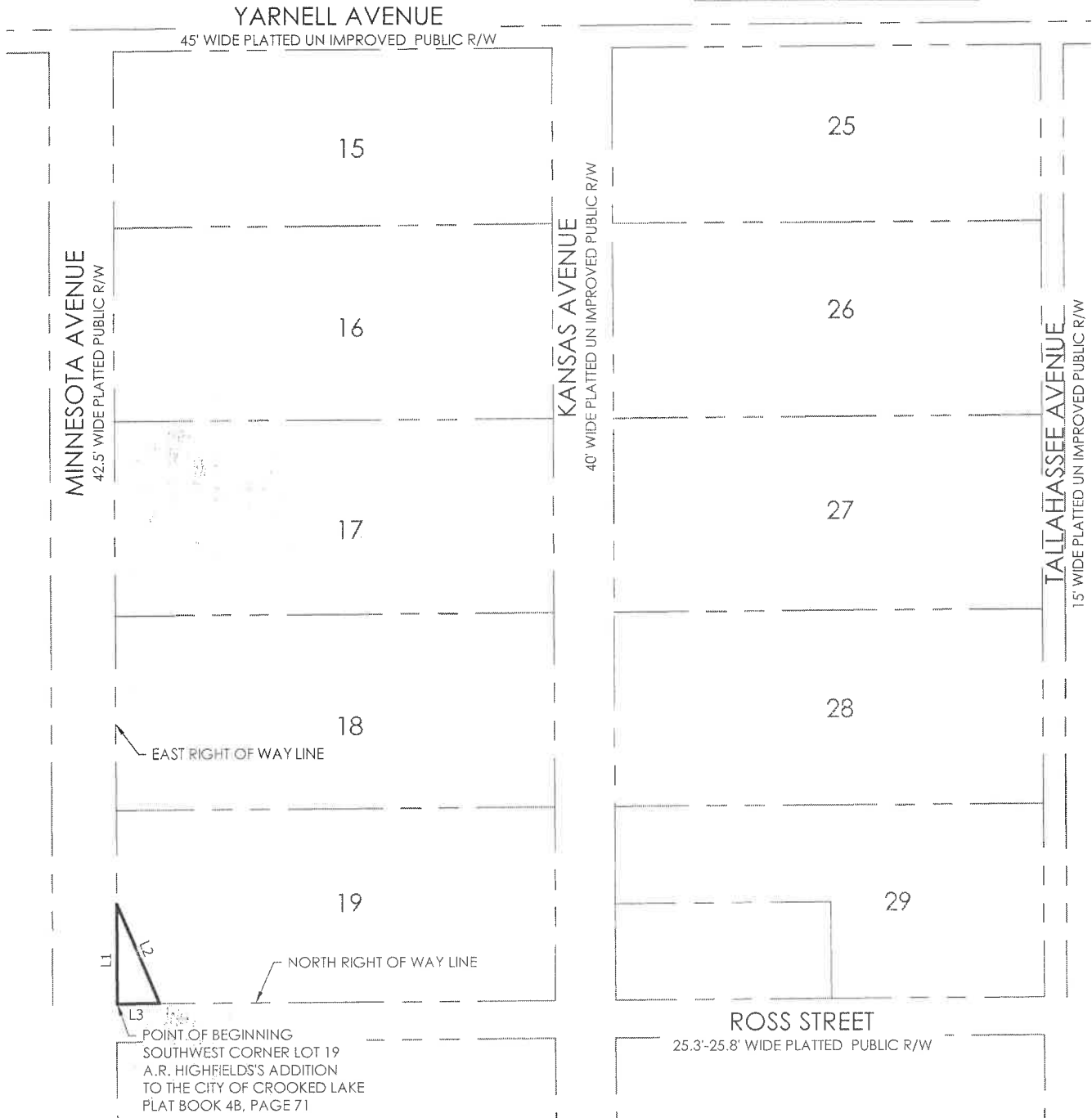
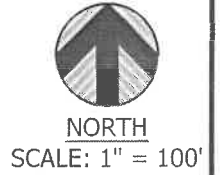
ROSS STREET BABSON PARK
Section 33, Township 30 S, Range 28 E

**SKETCH OF DESCRIPTION
NOT A SURVEY
SHEET 1 OF 2**

DRAWING: #####

JOB #11123

LINE TABLE		
LINE #	LENGTH	BEARING
L1	66.95'	N00° 20' 28"W
L2	72.64'	S23° 09' 54"E
L3	28.18'	S89° 39' 47"W



NOT VALID WITHOUT A DIGITAL SIGNATURE OR A SIGNATURE AND RAISED SEAL

Robert E Lazenby IV
Digitally signed by Robert E Lazenby IV
Date: 2024.06.13 15:35:51 -04'00'

ROBERT E. LAZENBY, IV, P.S.M. # 6369

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ROSS STREET BABSON PARK
Section 33, Township 30 S, Range 28 E

**SKETCH OF DESCRIPTION
NOT A SURVEY
SHEET 2 OF 2**

DRAWING: ##### JOB #11123