

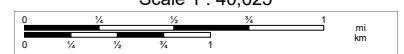
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Scale 1 : 40,625



1" = 3,385.4 ft

Data Zoom 12-3



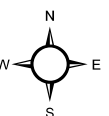
SECTION 33, TOWNSHIP 30 SOUTH, RANGE 28 EAST

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

May 3, 2023





This instrument prepared under the direction of:  
R. Wade Allen, Administrator  
Real Estate Services Polk County  
PO Box 9005, Drawer RE-01  
Bartow, FL 33831-9005  
By: Perry Quinn  
Parent Parcel ID No.: 283033-955300-037119

## POLK COUNTY UTILITIES EASEMENT

THIS EASEMENT made this 30th day of April, 2023, between **BLACKWELL VILLA ASSOCIATION, INC.**, a Florida corporation, whose mailing address is 505 E. Bloomingdale Ave, Brandon, FL 33511, hereinafter referred to as Grantor, and **POLK COUNTY**, P.O. Box 988, Bartow, FL 33831-0988, a political subdivision organized and existing in the State of Florida, hereinafter referred to as Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations paid, the receipt of which is hereby acknowledged, does hereby grant unto the Grantee, its successors and assigns forever, a perpetual utilities easement for the purpose of clearing, excavating, constructing, inspecting, improving, repairing and maintaining utility facilities in, under, across and through the following described land in the County of Polk, State of Florida, to-wit:

### SEE EXHIBIT "A"

This Easement is not a public easement but is for the specific and sole use of Polk County Utilities, which may include but is not limited to water and wastewater facilities, hereafter on said property, such easement to include the right of free ingress and egress over and across said property for the purposes of constructing, installing, replacing, operating, and maintaining said utilities. The Grantee is hereby granted the right, privilege, and authority to remove, replace, repair, and enlarge said utilities.

This Grant of Easement may 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 area subject to the easement granted hereby (the "Easement"), including without limitation for improved roads, parking areas, improved driveways, and landscaping, which are not inconsistent with the use of the Easement by the Grantee for the purposes granted hereby.

In the event that the Grantee performs emergency related repairs, unscheduled infrastructure adjustment activities, or scheduled community improvement projects within said Easement, Grantee shall be responsible for restoring the disturbed portions of all existing improvements in as good or better condition that existed prior to the disturbance activity by the Grantee.

TO HAVE AND TO HOLD THE SAME, together with the reasonable right to enter and depart over and upon adjoining lands of the Grantor for the purpose of exercising the rights herein granted.

IN WITNESS WHEREOF, Grantor has caused these presents to be duly executed in and on the date first above written.

Signed, Sealed and Delivered In the Presence of:  
(Signature of Two Witnesses Required by Florida Law)

**GRANTOR:**

**BLACKWELL VILLA ASSOCIATION,  
INC.,** a Florida corporation

By:

Tim Walker

Tim Walker

Print Name

President

Title

Witness

Print Name:

Andrew Perry

Witness

Print Name:

Andrew Perry

STATE OF FLORIDA  
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of May, 2023 by Tim Walker, as President of Blackwell Villa Association, Inc., a Florida corporation, on behalf of the corporation. Such person is ☐ personally known to me or ☒ has produced Drivers License as identification.

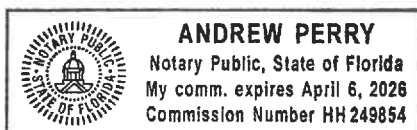
(AFFIX NOTARY SEAL)

Andrew Perry  
Notary Public, State of Florida

Print Name

Commission Number

My Commission Expires



Andrew Perry

HH 249854

April 6, 2026

## Exhibit "A"

Project Name: BLACKWELL VILLA  
Tax Folio Number: 283033955300037119

Project Number: 0833U22-1

### DESCRIPTION

A Parcel of land being a portion of Lots 1 and 2, Block 37 of City of Crooked Lake Subdivision as recorded in Public Records of Polk County, Florida, lying in the Northwest 1/4 of Section 33, Township 30 South, Range 28 East, Polk County, Florida, being more particularly described as follows:

**Commence** at the Northeast corner of Lot 1, Block 37, City of Crooked Lake, Polk County, Florida, said corner also being the intersection of the Southerly right of way line of the Atlantic Coast Line Railroad (100 ft. wide) and the Westerly right of way line of State Road Number 17 (80 ft. wide); thence South 32°54'44" East, along said Westerly right of way line 149.30 feet, to the **Point of Beginning**; thence South 58°21'46" West, 107.00 ft. to Point "A" as determined by this description; thence North 66°03'39" West, 86.90 feet; thence South 69°06'16" West, 58.37 feet; thence South 41°40'16" West, 49.00 feet; thence South 65°13'01" West, 148.78 feet; thence South 05°03'14" East, 174.20 feet; thence North 83°50'29" East, 2.80 feet; thence South 04°46'34" East, 12.95 feet; thence North 68°18'46" East 127.91 feet; thence South 09°37'41" East, 50.31 feet; thence North 56°57'10" East, 39.53 feet; thence North 34°14'56" West, 4.19 feet; thence North 56°11'58" East, 29.47 feet; thence South 33°54'01" East, 4.57 feet; thence North 56°57'10" East, 7.50 feet to the point of curvature of a curve to the left, having a radius of 44.43 feet, a central angle of 30°27'18", a chord distance of 23.34 feet, and a chord bearing of North 80°20'55" East; thence northeasterly along said curve 23.62 feet, to the point of tangency; thence North 65°07'16" East, 34.71 feet to the point of curvature of a curve to the left, having a radius of 216.29 feet, a central angle of 19°20'00", a chord distance of 72.64 feet, and a chord bearing of North 55°27'16" East; thence northeasterly along said curve 72.98 feet, to the point of tangency; thence North 45°47'16" East, 24.46 feet, to the point of curvature of a curve to the left, having a radius of 68.50 feet, a central angle of 24°07'58", a chord distance of 28.64 feet, and a chord bearing of North 33°43'17" East; thence northeasterly along said curve 28.85 feet, to the point of tangency; thence North 57°05'16" East, 132.72 feet, to said Westerly right of way; thence North 32°54'44" West, along said westerly right of way, 20.00 feet; thence South 57°05'16" West, 114.04 ft to a point on a curve to the left, having a radius of 68.50 feet, a central angle of 15°56'19", a chord distance of 18.99 feet, and a chord bearing of North 09°21'34" West; thence northwesterly along said curve 19.06 feet, to the point of tangency; thence North 17°19'44" West, 85.54 feet; thence North 58°21'46" East, 83.47 feet, to said Westerly right of way; thence North 32°51'35" West, along said westerly right of way, 24.99 feet, to said **Point of Beginning**.

### Less and Except

SHEET 1 OF 4

FOR SKETCH SEE SHEETS 3 & 4

REVISION	DATE	BY	

**Commence** at said point "A"; thence South 58°21'46" West, 20.63 feet, to the **Point of Beginning** of the less and except; thence North 66°03'45" West, 63.98 feet; thence South 69°06'16" West, 49.49 feet; thence South 41°40'16" West, 48.29 feet; thence South 65°13'01" West, 108.88 feet to the point of curvature of a curve to the left, having a radius of 42.63 feet, a central angle of 70°16'15" a chord distance of 49.07 feet, and a chord bearing of South 30°04'54" West; thence southwesterly along said curve 52.28 feet to the point of tangency; thence South 04°22'13" East, 53.52 feet, thence South 06°08'48" East, 33.48 feet to the point of curvature of a curve to the left, having a radius of 22.35 feet, a central angle of 106°38'00", a chord distance of 35.85 feet, and a chord bearing of South 58°22'14" East; thence southeasterly along said curve 41.60 feet, to the point of tangency; thence North 68°18'46" East, 76.78 feet to the point of curvature of a curve to the left, having a radius of 75.70 feet, a central angle of 20°58'22", a chord distance of 27.56 feet, and a chord bearing of North 57°49'35" East; thence northeasterly along said curve 27.71 feet, to the point of tangency; thence South 58°00'14" East, 51.66 feet to the point of curvature of a curve to the left, having a radius of 28.43 feet, a central angle of 56°52'30", a chord distance of 27.08 feet, and a chord bearing of South 86°26'29" East; thence southeasterly along said curve 28.22 feet, to the point of tangency; thence North 65°07'16" East, 34.71 feet to the point of curvature of a curve to the left, having a radius of 200.29 feet, a central angle of 19°20'00", a chord distance of 67.26 feet, and a chord bearing of North 55°27'16" East; thence northeasterly along said curve 67.58 feet, to the point of tangency; thence North 45°47'16" East, 24.46 feet to the point of curvature of a curve to the left, having a radius of 52.50 feet, a central angle of 63°07'00", a chord distance of 54.95 feet, and a chord bearing of North 14°13'46" East; thence northeasterly along said curve 57.83 feet, to the point of tangency; thence North 04°42'00" East, 8.29 feet; thence North 28°26'22" West, 16.13 feet; thence North 17°19'44" West, 57.94 feet; thence South 59°29'20" West, 49.81 feet; thence North 28°23'44" West, 25.00 feet; thence North 61°03'21" East, 20.23 feet, to the **Point of Beginning** of the less and except.

Containing 26,949.5 square feet or .62 acres, more or less.

# THIS IS NOT A SURVEY

PROPOSED UTILITY EASEMENT  
CONTAINING 28,949.5 SQUARE FEET,  
OR 0.62 ACRES, MORE OR LESS

P.O.C.

NORTHEAST CORNER  
OF LOT 1, BLOCK 37,  
CITY OF CROOKED LAKE, ALSO  
BEING THE INTERSECTION OF THE  
SOUTHERLY RIGHT OF WAY LINE OF  
THE ATLANTIC COAST LINE RAILROAD  
AND WESTERLY RIGHT OF WAY LINE  
FOR STATE ROAD 17

SCALE

1" = 60 feet

NORTH

WESTERLY R/W FOR  
STATE ROAD NUMBER 17,  
SCenic HIGHWAY  
S 32°54'44" E  
149.30'

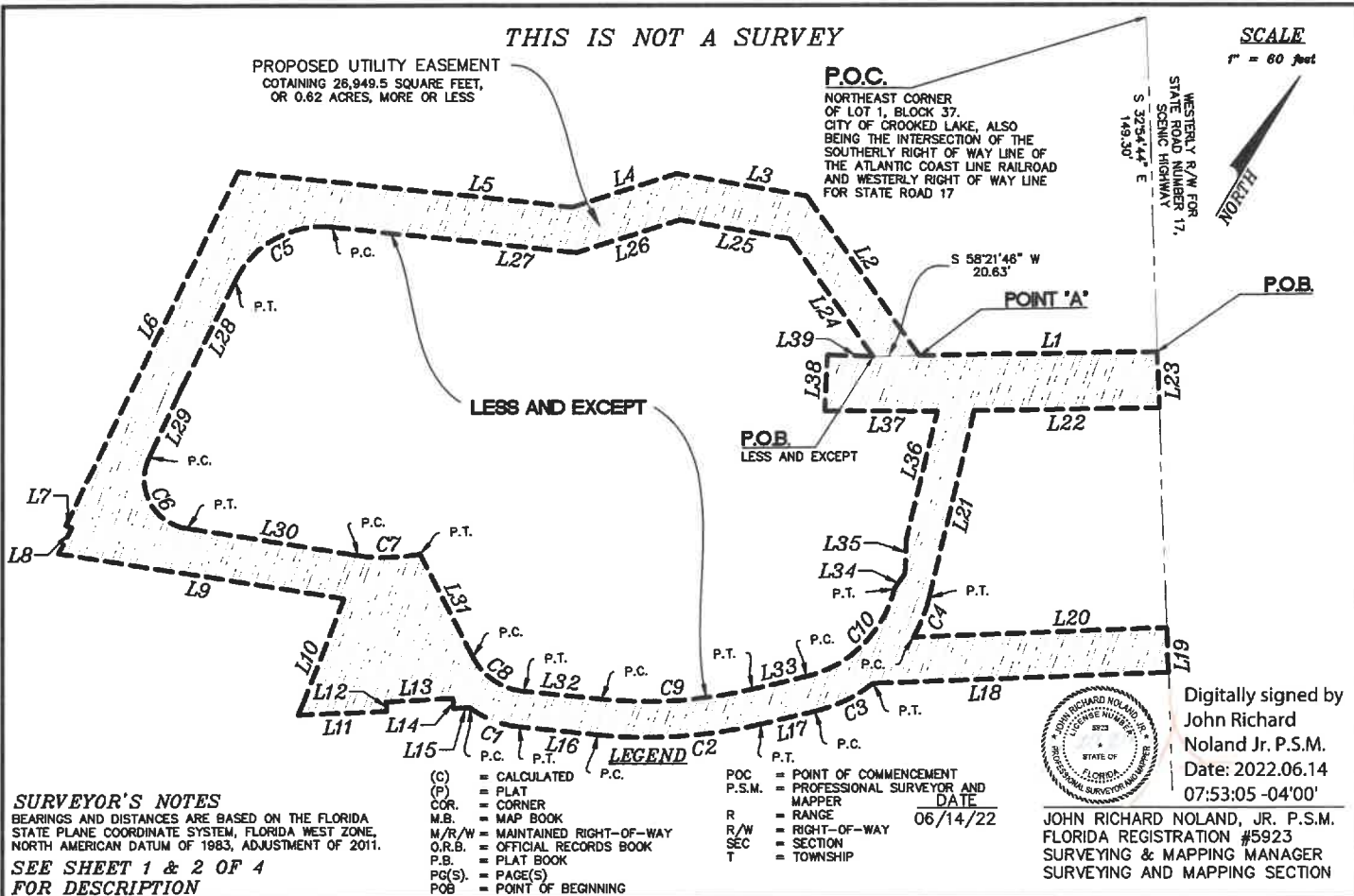
P.O.B.

POINT 'A'

P.O.B.

LESS AND EXCEPT

LESS AND EXCEPT



## 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 OF 4  
FOR DESCRIPTION

(C) = CALCULATED  
(P) = PLAT  
COR. = CORNER  
M.B. = MAP BOOK  
N/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

06/14/22



Digitally signed by  
John Richard  
Noland Jr. P.S.M.  
Date: 2022.06.14  
07:53:05 -04'00'

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



**DESCRIPTION SKETCH**  
LOCATED IN SECTION 33,  
TOWNSHIP 30 SOUTH, RANGE 28 EAST,  
POLK COUNTY, FLORIDA.

**POLK COUNTY ROADS AND DRAINAGE**  
3000 SHEFFIELD ROAD, WINTER HAVEN, FL 33880

PHONE: (883) 535-2200

FAX: (883) 519-8117

Sheet No.

Drawn by:

Checked by:

Drawn Date:

3 of 4

RWY

BRM

06/01/22

Parcel Number:

PREPARED FOR:

Job Number:

N/A

REAL ESTATE SERVICES

0833/22-1

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

# THIS IS NOT A SURVEY

Curve Table					
CURVE #	RADIUS (C)	CENTRAL ANGLE (C)	CHORD BEARING (C)	CHORD (C)	LENGTH (C)
C1	44.43'	30°27'18"	N 80°20'55" E	23.34'	23.62'
C2	216.29'	19°20'00"	N 55°27'16" E	72.64'	72.98'
C3	68.50'	24°07'58"	N 33°43'17" E	28.64'	28.85'
C4	68.50'	15°56'19"	N 09°21'34" W	18.99'	19.06'
C5	42.63'	70°16'15"	S 30°04'54" W	49.07'	52.28'
C6	22.35'	106°38'00"	S 58°22'14" E	35.85'	41.60'
C7	75.70'	20°58'22"	N 57°49'35" E	27.56'	27.71'
C8	28.43'	56°52'30"	S 86°26'29" E	27.08'	28.22'
C9	200.29'	19°20'00"	N 55°27'16" E	67.26'	67.58'
C10	52.50'	63°07'00"	N 14°13'46" E	54.95'	57.83'

Line Table		
LINE #	DIRECTION	LENGTH
L1	S 58°21'46" W	107.00'
L2	N 66°03'39" W	86.90'
L3	S 69°06'16" W	58.37'
L4	S 41°40'16" W	49.00'
L5	S 65°13'01" W	148.78'
L6	S 5°03'14" E	174.20'
L7	N 83°50'29" E	2.80'
L8	S 4°46'34" E	12.95'
L9	N 68°18'46" E	127.91'
L10	S 9°37'41" E	50.31'
L11	N 56°57'10" E	39.53'
L12	N 34°14'56" W	4.19'
L13	N 56°11'58" E	29.47'
L14	S 33°54'01" E	4.57'
L15	N 56°57'10" E	7.50'
L16	N 65°07'16" E	34.71'
L17	N 45°47'16" E	24.46'
L18	N 57°05'16" E	132.72'
L19	N 32°54'44" W	20.00'
L20	S 57°05'16" W	114.04'

Line Table		
LINE #	DIRECTION	LENGTH
L21	N 17°19'44" W	85.54'
L22	N 58°21'46" E	83.47'
L23	N 32°51'35" W	24.99'

Line Table		
LINE #	DIRECTION	LENGTH
L24	N 66°03'45" W	63.98'
L25	S 69°06'16" W	49.49'
L26	S 41°40'16" W	48.29'
L27	S 65°13'01" W	108.88'
L28	S 4°22'13" E	53.52'
L29	S 6°08'48" E	33.48'
L30	N 68°18'46" E	76.78'
L31	S 58°00'14" E	51.66'
L32	N 65°07'16" E	34.71'
L33	N 45°47'16" E	24.46'
L34	N 4°42'00" E	8.29'
L35	N 28°26'22" W	16.13'
L36	N 17°19'44" W	57.94'
L37	S 59°29'20" W	49.81'
L38	N 28°23'44" W	25.00'
L39	N 61°03'21" E	20.23'

## 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 OF 4 FOR DESCRIPTION.

DATE  
06/14/22

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

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

**DESCRIPTION SKETCH**  
LOCATED IN SECTION 33,  
TOWNSHIP 30 SOUTH, RANGE 28  
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. 4 of 4	Drawn by: RWY	Checked by: BRM	Check Date: 06/02/22
Parcel Number: N/A	PREPARED FOR: REAL ESTATE SERVICES		File Name: 0833U22-1

