

Parcel 124

N

**SECTION 17, TOWNSHIP 27 SOUTH, RANGE 26 EAST**





*Board of County Commissioners*

Project No.: 5400135  
Project Name: County Road 557 Improvement Project  
Parent Parcel I.D. Nos.: 262717-000000-044010  
Project Parcel #: 124

## **RIGHT-OF-WAY AGREEMENT**

**STATE OF FLORIDA  
COUNTY OF POLK**

THIS AGREEMENT made and entered into this 16<sup>TH</sup> day of February, 2024, by and between **DANILDA STEFANNI MALDONADO AND HEYLIN ELIUBIN MALDONADO LEON**, wife and husband, whose mailing address is 2544 State Road 557, Lake Alfred, Florida 33850-2532 ("Owners"), and **POLK COUNTY**, a political subdivision of the state of Florida, whose mailing address is P.O. Box 9005, Drawer RE-01, Bartow, Florida 33831-9005, hereinafter referred to as the "County".

### **WITNESSETH**

**WHEREAS**, the County requires the lands described as Parcel Number 124 as more particularly described in Attachment "A" (the "Property"), as additional right-of-way, for the construction and maintenance of an authorized road known as County Road 557, (hereinafter the "Project"), and said Owners are required to furnish same for such purpose; and

**NOW, THEREFORE**, in consideration of the premises and the sum of One Dollar each to the other paid, it is agreed as follows:

- (a) Owners agree to sell and convey by Warranty Deed, free of liens and encumbrances, the Property unto said County, for the total sum of \$80,000.00.
- (b) County shall pay unto the Owners the sum of \$80,000.00 by County warrant, within ninety (90) days from date hereof upon simultaneous delivery of such deed of conveyance. Any improvements or personal property not removed within fourteen (14) days after purchase of subject land shall be considered abandoned by the Owners.
- (c) The County agrees to construct a 24-foot-wide concrete driveway located at approximate Station 1314+43.82 Lt. as shown on Attachment "B" construction plan sheet. Owners agree to grant a Right of Entry to the County if needed, to allow for the construction and harmonization of said driveway.

- (d) Owners agree to provide partial releases of all Mortgages encumbering Parcel 124 prior to, or at Closing.
- (e) Owners shall be responsible for the payment of any and all current and/or past due real property taxes, or pro-rations thereof, pro-rated to the date of closing and assessments due on the date of closing.
- (f) County acknowledges that this conveyance of the Property for right-of-way is in lieu, and under threat, of condemnation.
- (g) The Owners agree and expressly acknowledges that the conveyance of the Property and any considerations given in accordance with this Agreement are just and full compensation for all property interest, and/or claims arising from this acquisition and no other monies including fees and/or costs are owed by the County to Owners.

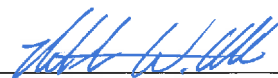
\* **THIS AGREEMENT IS SUBJECT TO FINAL APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA.**

IN WITNESS WHEREOF, the party hereto has caused these presents to be executed in their respective names, and on the date shown above.

**PURCHASER:**  
**COUNTY OF POLK, POLK COUNTY, FL**

By: 

Print Name: JOSEPH L. BLAIR  
Florida Acquisition & Appraisal, Inc, its Agent

Approved By:   
R. Wade Allen, Administrator  
Real Estate Services  
Date: 2/20/24

**OWNERS:**

  
Danilda Stefanni Maldonado

  
Heylin Eliubin Maldonado Leon

# ATTACHMENT "A" Sheet 1 of 2

Parcel Number: 124  
Project Name: CR557 WIDENING  
Tax Folio Number: 262717000000044010

Road Number: 763201  
Project Number: CR55720-2

## DESCRIPTION

A parcel of land being in the Southwest 1/4 of Section 17, Township 27 South, Range 26 East, being described as follows:

**Commence** at the Southwest corner of said Southwest 1/4; thence North 89°53'26" East, along the South line of said Southwest 1/4, a distance of 1,611.08 feet to the West right-of-way line of County Road 557, as shown on Florida Department of Transportation Right-of-Way Map Section 1629 Project 5537; thence North 01°08'28" West, along said West right-of-way line, 910.92 feet to the South line of a parcel as described in Official Records Book 9473, Page 1121, Public Records of Polk County; thence South 89°50'50" West, along said South line, 262.80 feet to the West line of a parcel as described in said Official Records Book 9473, Page 1121 and the **Point of Beginning**; thence North 00°08'20" East, along said West line, 208.00 feet to the South line of a parcel as described in Official Records Book 10948, Page 1113, Public Records of Polk County, Florida; thence South 89°50'50" West, along said South line, 100.00 feet to the East line of a parcel as described in Official Records Book 6073, Page 1572, Public Records of Polk County, Florida; thence South 00°08'20" West, along said East line, 208.00 to the Westerly projection of said South line of a parcel as described in Official Records Book 9473, Page 1121; thence North 89°50'50" East, along said Westerly projection, 100.00 feet to the **Point of Beginning**.

Containing 20,800 square feet, more or less.

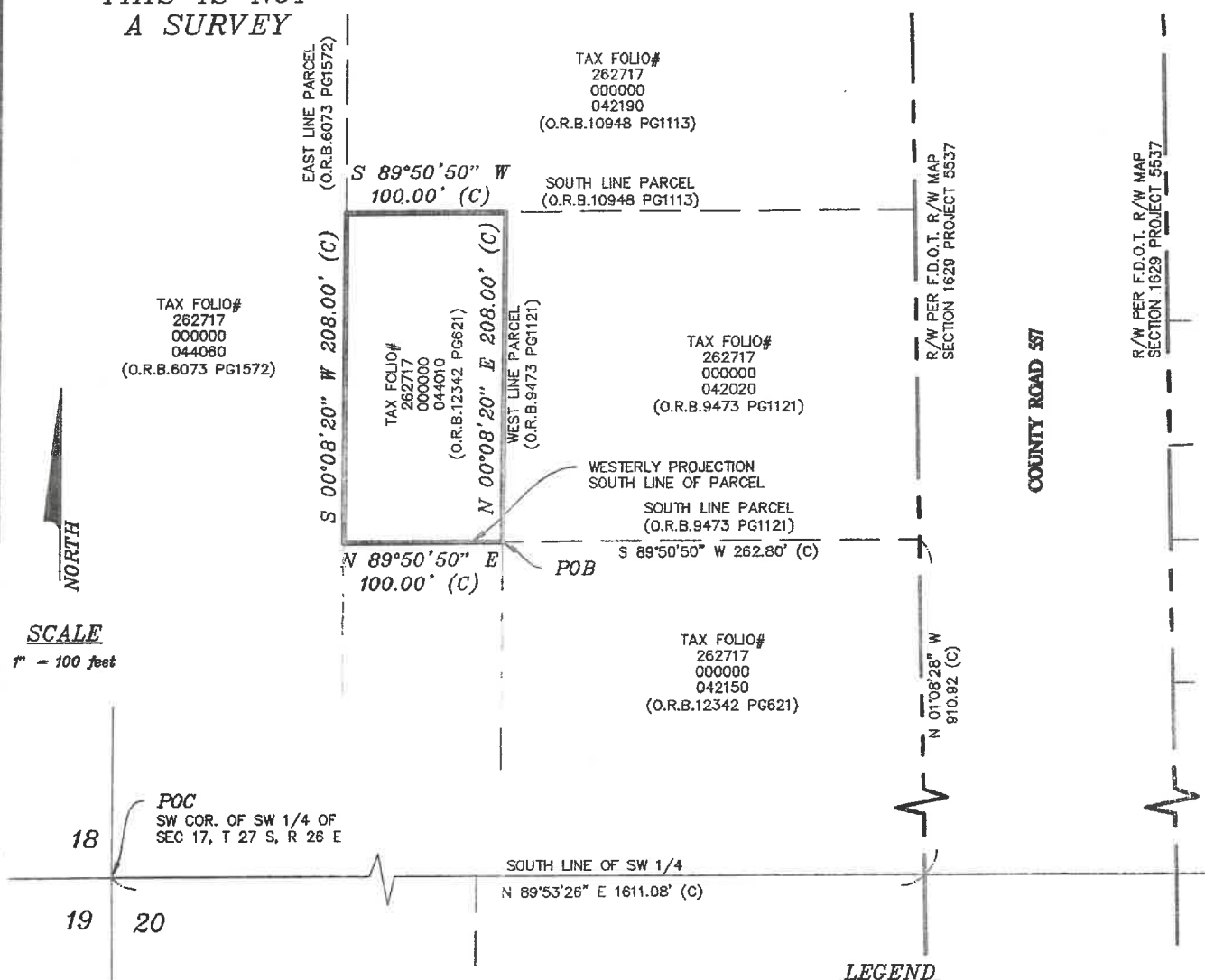
SHEET 1 OF 2

FOR SKETCH SEE SHEET 2 OF 2

REVISION	DATE	BY

THIS IS NOT  
A SURVEY

# ATTACHMENT "A" Sheet 2 of 2



**SCALE**

1" = 100 feet

18

19 20

POC  
SW COR. OF SW 1/4 OF  
SEC 17, T 27 S, R 26 E

SOUTH LINE OF SW 1/4  
N 89°53'26" E 1611.08' (C)

## 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.



Digitally signed  
by Bryan  
Zelenenki  
Date: 2023.06.27  
17:09:31 -04'00'

BRYAN C. ZELENENKI, P.S.M.  
FLORIDA REGISTRATION #7140  
SURVEYING AND MAPPING SECTION

DATE  
05/08/23

## LEGEND

- (C) = CALCULATED
- (P) = PLAT
- COR = CORNER
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- 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
- = PARCEL LINE

SEE SHEET 1 OF 2 FOR DESCRIPTION.

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

**DESCRIPTION SKETCH**  
LOCATED IN SECTION 17,  
TOWNSHIP 27 SOUTH, RANGE 26  
EAST, POLK COUNTY, FLORIDA.

## POLK COUNTY ROADS AND DRAINAGE

3000 SHEFFIELD ROAD,  
WINTER HAVEN, FL 33880

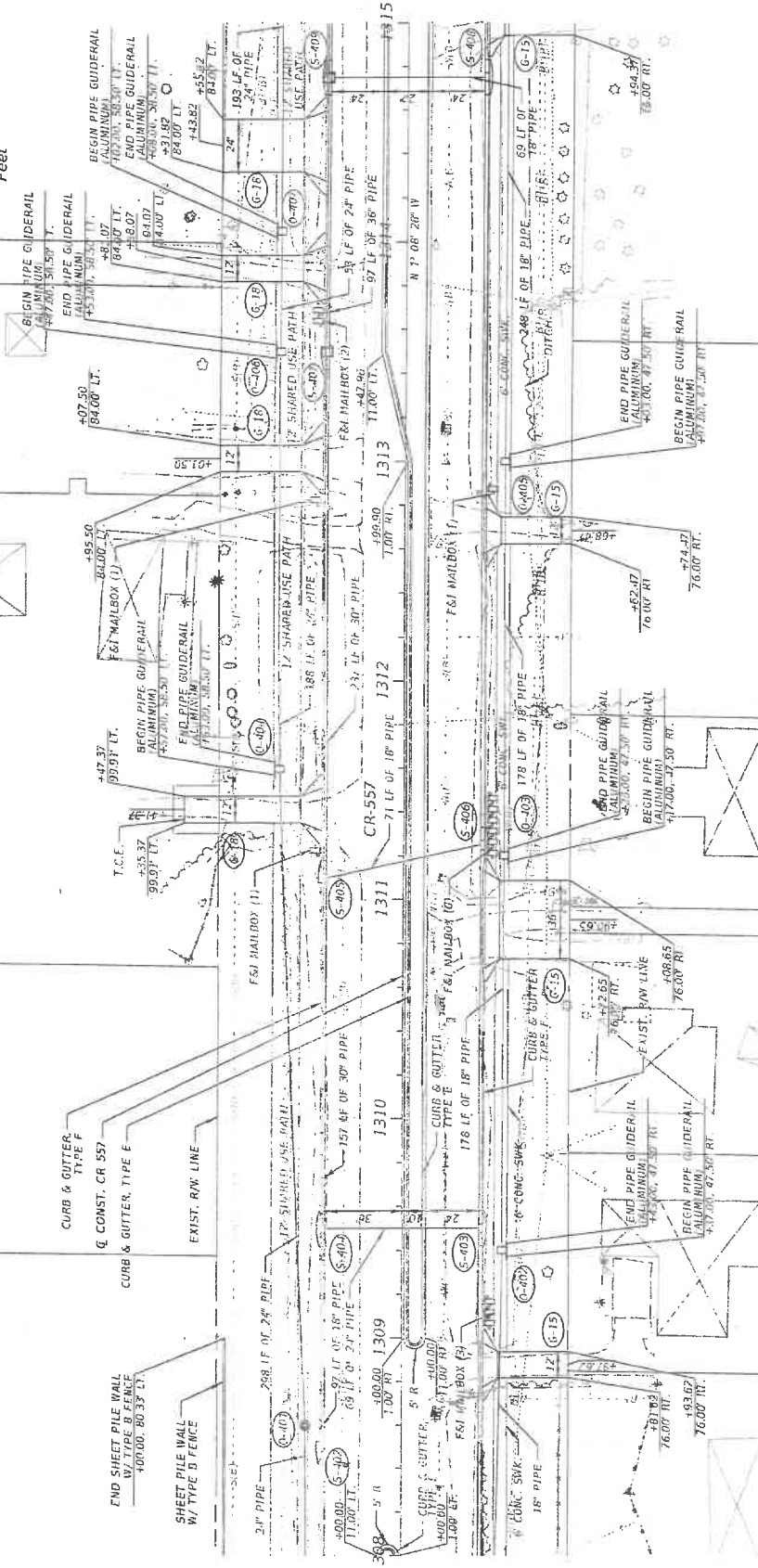
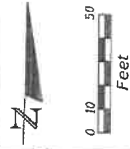
PHONE: (863) 535-2200 FAX: (863) 519-8117

Sheet No. 2 of 2	Drawn by: BCZ	Checked by: BCZ	Check Date: 05/24/23
Parcel Number: 124	PREPARED FOR: REAL ESTATE SERVICES		File Name: CR55720-2



**POLK**  
COUNTY

# ATTACHMENT "B"



DATE	REVISION	DESCRIPTION	KEVIN E. KNUDSEN, P.E. P.E. LICENSE NUMBER: 4062 DEWBERRY ENGINEERS INC. 800 NORTH MAGNOLIA AVE., SUITE 1000 ORLANDO, FL 32803 2023-41523 PH 26 JUL	POLK COUNTY ROADS AND DRAINAGE DISTRICT ROAD NO. COUNTY PROJECT NO. CR 557 POLK 5400135	ROADWAY PLAN (19) CR 557	SHEET NO.
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