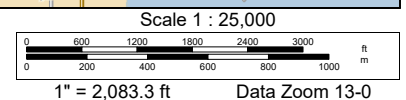
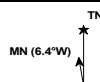


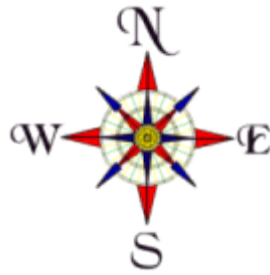
SECTION 17, TOWNSHIP 27 SOUTH, RANGE 26 EAST

Data use subject to license.

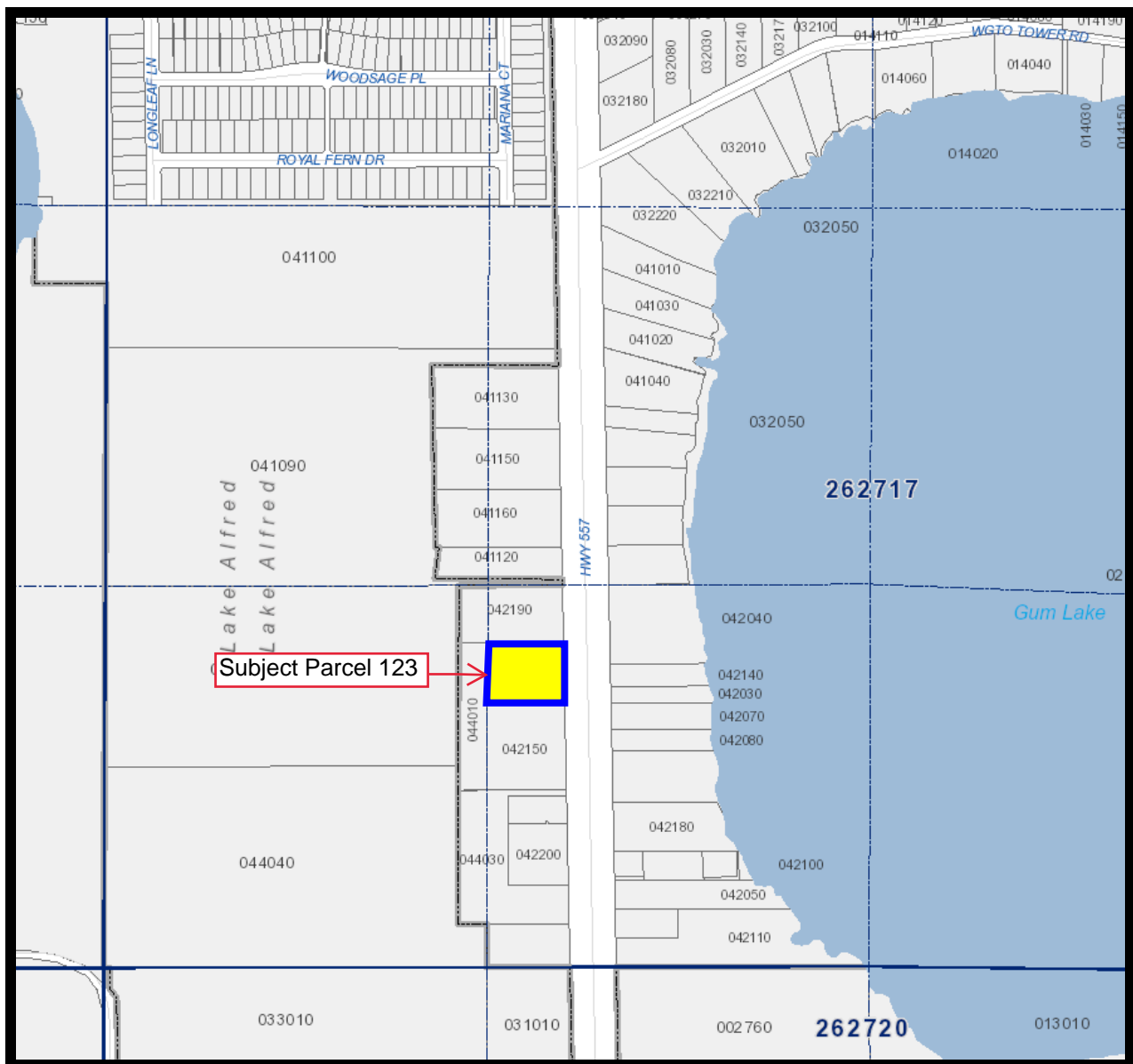
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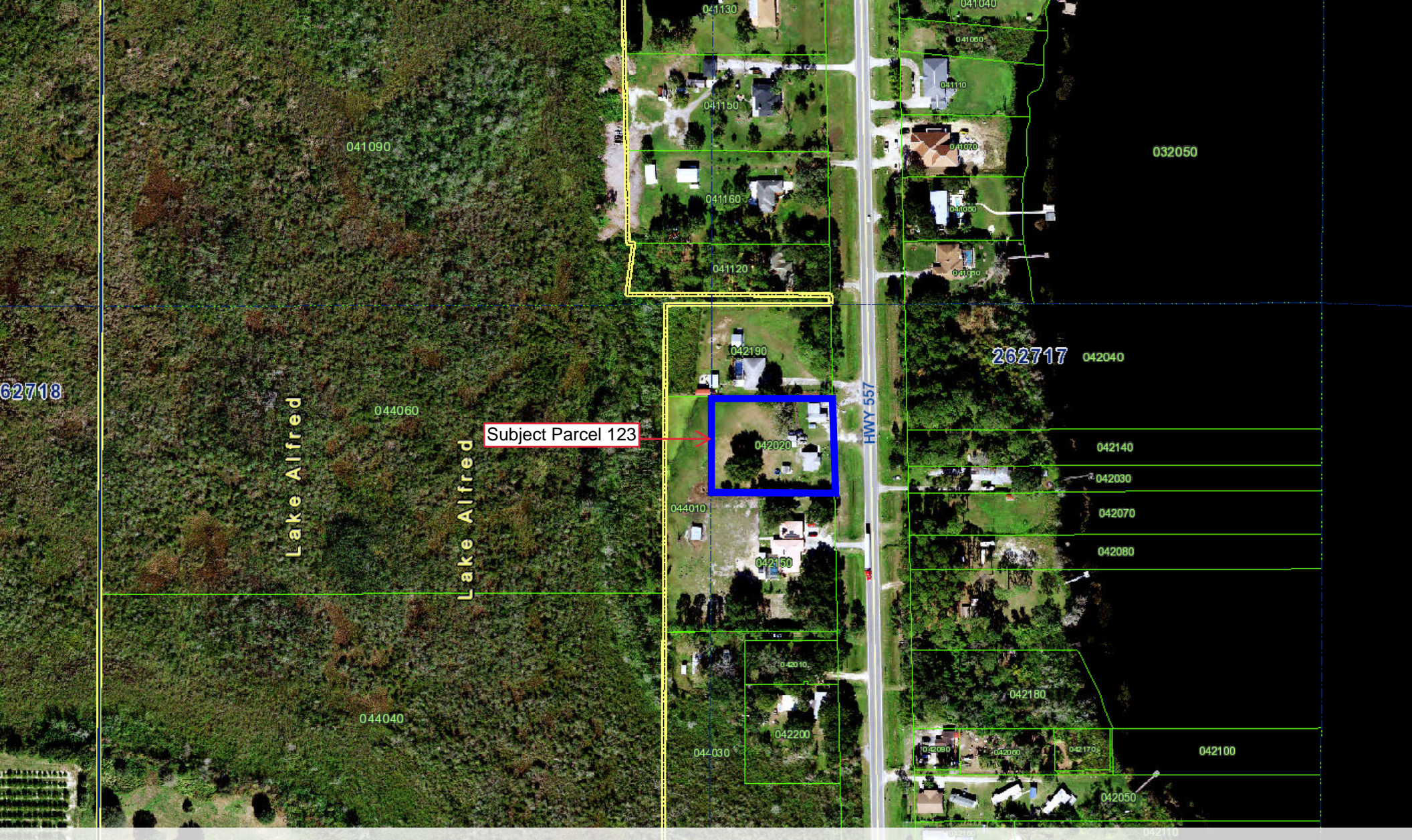




**SECTION 17, TOWNSHIP 27 SOUTH, RANGE 26 EAST**











*Board of County Commissioners*

Project No.: 5400135  
Project Name: County Road 557  
Parcel No.: 123  
Parent Tract Tax I.D. No.: 262717-000000-042020

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

**STATE OF FLORIDA  
COUNTY OF POLK**

THIS AGREEMENT made and entered into this 16<sup>th</sup> day of November, 2023, between **Ching H. Lu and Shu H. Cheng, Husband and Wife**, whose mailing address is 4075 Lake Marianna Dr, Winter Haven, FL 33881-9057, hereinafter collectively referred to as "Owner(s)", and the **POLK COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office 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 No. 123 as more particularly described in Exhibit A (the "Property"), as additional right-of-way for the construction and maintenance of an authorized road known as COUNTY ROAD 557 (the "Project"), and said Owners are required to furnish the parcel for such purpose:

**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 **\$356,730.00**.
- (b) County shall pay unto the Owners the sum of **\$356,730.00** 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.

Polk County Right of Way Agreement

Page 2

Project No.: 5400135

Project Name: County Road 557

Parcel No.: 123

Parent Tract Tax I.D. No.: 262717-000000-042020

(c) County acknowledges that this conveyance of the Property for right-of-way is in lieu of and under threat of condemnation.

(d) The Owners agree and expressly acknowledge that the monies paid in accordance with this Agreement is 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 THEREOF**, the parties hereto have caused these presents to be executed in their respective names, and on the date shown above.

**PURCHASER:**

**COUNTY OF POLK  
POLK COUNTY, FLORIDA**

By: \_\_\_\_\_

Joseph Blair

Florida Acquisition & Appraisal, Inc.

Its Agent

**OWNERS:**

By: \_\_\_\_\_

Ching H. Lu

By: \_\_\_\_\_

Shu H. Cheng

**Approved By:**

\_\_\_\_\_  
Real Estate Services Administrator

\_\_\_\_\_  
Date

# Exhibit A

Parcel Number: 123  
Project Name: CR557 WIDENING  
Tax Folio Number: 262717000000042020

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 North line of a parcel as described in Official Records Book 12342, Page 621, Public Records of Polk County, Florida and the **Point of Beginning**; thence South 89°50'50" West, along said North line, 262.80 feet to the East line of a parcel as described in said Official Records Book 12342, Page 621; thence North 00°08'20" East, along said East 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 North 89°50'50" East, along said South line, 258.15 feet to said West right-of-way line; thence South 01°08'28" East, along said West right-of-way line, 208.03 feet to the **Point of Beginning**.

Containing 1.24 acres, more or less.

SHEET 1 OF 2

FOR SKETCH SEE SHEET 2 OF 2

REVISION	DATE	BY

# Exhibit A

THIS IS NOT  
A SURVEY



SCALE

1" = 100 feet

TAX FOLIO#  
262717  
000000  
042190  
(O.R.B.10948 PG1113)

SOUTH LINE PARCEL  
(O.R.B.10948 PG1113)

N 89°50'50" E 258.15' (C)

TAX FOLIO#  
262717  
000000  
042020  
(O.R.B.9473 PG1121)

S 01°08'28" E  
208.03' (C)

EAST LINE PARCEL  
(O.R.B.12342 PG621)

N 00°08'20" E  
208.00' (C)

TAX FOLIO#  
262717  
000000  
044010  
(O.R.B.12342 PG621)

S 89°50'50" W 262.80' (C)

NORTH LINE PARCEL  
(O.R.B.12342 PG621)

POB

TAX FOLIO#  
262717  
000000  
042150  
(O.R.B.12342 PG621)

R/W PER F.D.O.T. R/W MAP  
SECTION 1829 PROJECT 5537

COUNTY ROAD 557

R/W PER F.D.O.T. R/W MAP  
SECTION 1829 PROJECT 5537

POC

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

18

19

20

SOUTH LINE OF SW 1/4

N 89°53'26" E 1611.08' (C)

## 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

## 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  
17:08:43 -04'00'

DATE  
05/08/23

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

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.

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. 2 of 2	Drawn by: BCZ	Checked by: BCZ	Check Date: 05/24/23
Parcel Number: 123	PREPARED FOR: REAL ESTATE SERVICES		File Name: CR55720-2

