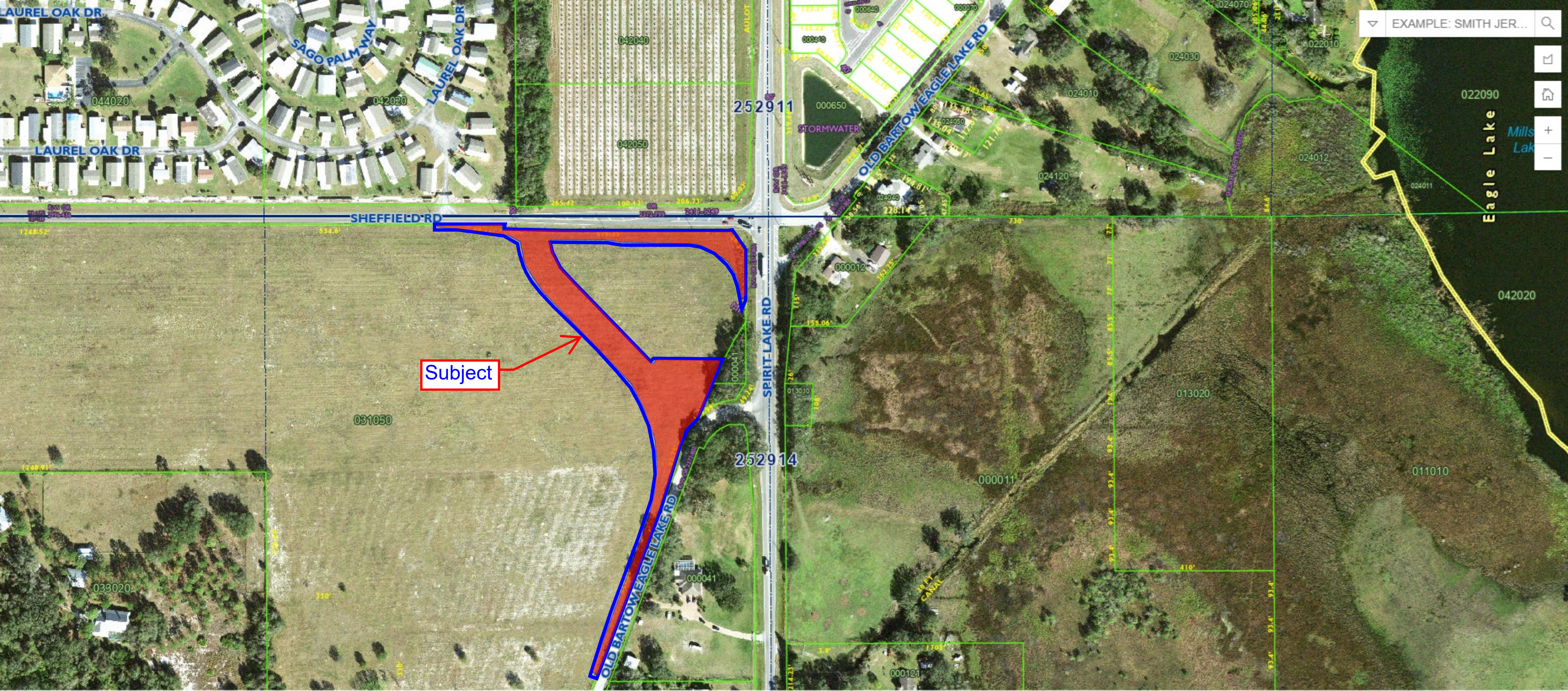


Section 14, Township 29 South, Range 25 East



Subject

EXAMPLE: SMITH JER...



Board of County Commissioners

Project No.: 5400193
Project Name: Spirit Lake at Sheffield Rd/Old Bartow Eagle Lake Rd
Parent Parcel I.D. Nos.: 252914-000000-031050
Project Parcel #: 102

RIGHT-OF-WAY AGREEMENT

STATE OF FLORIDA COUNTY OF POLK

THIS AGREEMENT made and entered into this ____ day of _____, 2025, by and between **SCHOOL BOARD OF POLK COUNTY**, a statutory corporation established by the laws of the State of Florida, whose mailing address is Post Office Box 391, Bartow, Florida 33831-0391 ("Owner"), 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 land described as Parcel Number 102 as more particularly describe in Exhibit "A" (the "Property), as additional right-of-way, for the construction and maintenance of authorized roads known as Spirit Lake Road at Sheffield Road Roundabout and realignment of Old Bartow Eagle Lake Road, (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) Owner agrees to donate and convey a fee interest in the Property, by Warranty Deed, free of liens, and encumbrances, unto the County.
- (b) The County agrees to construct a 16' wide concrete driveway at approximate STA 406+70 RT, install a 30" drainage pipe at approximate STA 407+60 as shown on Exhibit "B". County also agrees to replace the existing fencing adjacent to the new right-of-way. Owner, by this Agreement, hereby grants access to those portions of the Owners' property, for the duration of the construction of the Project, necessary to allow the County and/or its contractors to complete the work.

- (c) County agrees to pay for the recording of the deed and documentary stamp taxes, if applicable.
- (d) County acknowledges that this conveyance of the Property for right-of-way is in lieu, and under threat, of condemnation.
- (e) The Owner agrees 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 Owner.

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

IN WITNESS WHEREOF, 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, FL

**OWNER: SCHOOL BOARD OF
POLK COUNTY, a statutory
corporation established by the
Laws of the State of Florida**

By: _____
R. Wade Allen, Director
Real Estate Services
Its Agent

By: _____

Print Name/Title
Its Agent

Date approved by the County:

Date approved by the School Board:

Parcel Number: 102

Project Name: Spirit Lk. Rd. @ Sheffield Rd.

Road Number: 951403

Project Number: 9514E24-1

DESCRIPTION

A parcel of land being a portion of the Northeast 1/4 of the Northwest 1/4 of Section 14, Township 29 South, Range 25 East, Polk County, Florida being described as follows:

COMMENCE at the Northwest corner of said Section 14; thence South 89° 59' 53" East along the north line of said Section 14, a distance of 1746.80 feet; Thence South 00°00'07" West, 18.00 feet, to a point on the south right-of-way line of Sheffield Road as described in Official Records Book 2372, Page 799, Public Records of Polk County, Florida and the **POINT OF BEGINNING**; Thence along said south right-of-way line, the following four courses: 1) South 89°59'53" East, 184.49 feet; 2) South 00°14'02" West, 16.64 feet; 3) South 89°45'58" East, 576.25 feet; 4) South 31°56'35" East, 56.33 feet, to the west right-of-way line for Spirit Lake Road as described in said Official Records Book 2372, Page 799; Thence South 00°23'03" East, along said west right-of-way line, 134.36 feet, to the west maintained right-of-way line for Old Bartow-Eagle Lake Road as shown on Map Book 2, Page 141, Public Records of Polk County, Florida; Thence South 25°00'42" West, along said west maintained right-of-way line, 24.06 feet, to a point on a non-tangent curve concave to the west having a radius of 527.00 feet, a central angle of 03°09'17" a chord bearing of North 08°23'27" West and a chord distance of 29.01 feet; Thence leaving said west maintained right-of-way line, northerly along the arc of said curve, a distance of 29.02 feet; Thence North 09°58'06" West, 25.04 feet, to the Point of Curvature of a curve concaved southwesterly, having a radius of 138.00 feet, a central angle of 79°47'52", a chord bearing of North 49°52'02" West, and a chord distance of 177.04 feet; Thence northwest along the arc of said curve 192.20 feet; Thence North 89°45'58" West, 162.55 feet; Thence North 82°55'24" West, 50.36 feet; Thence North 89°45'58" West, 132.08 feet, to a point on a non-tangent curve concave to the northeast having a radius of 160.00 feet, a central angle of 33°51'42" a chord bearing of South 27°39'10" East and a chord distance of 93.19 feet; Thence southerly along the arc of said curve, 94.56 feet; Thence South 44°35'01" East, 254.48 feet, to the Point of Curvature of a curve concave to the southwest, having a radius of 442.00 feet, a central angle of 07°01'48", a chord bearing of South 41°04'07" East, and a chord distance of 54.20 feet; thence southeasterly along the arc of said curve 54.23 feet; Thence North 52°26'48" East, 10.00 feet; Thence North 89°37'33" East, 169.16 feet, to said west maintained right-of-way line; Thence along said west right-of-way line, the following three courses: 1) South 20°38'46" West, 61.54 feet; 2) Thence South 20°45'38" West, 100.00 feet; 3) Thence South 20°45'38" West, 1.80 feet,

SHEET 1 OF 4

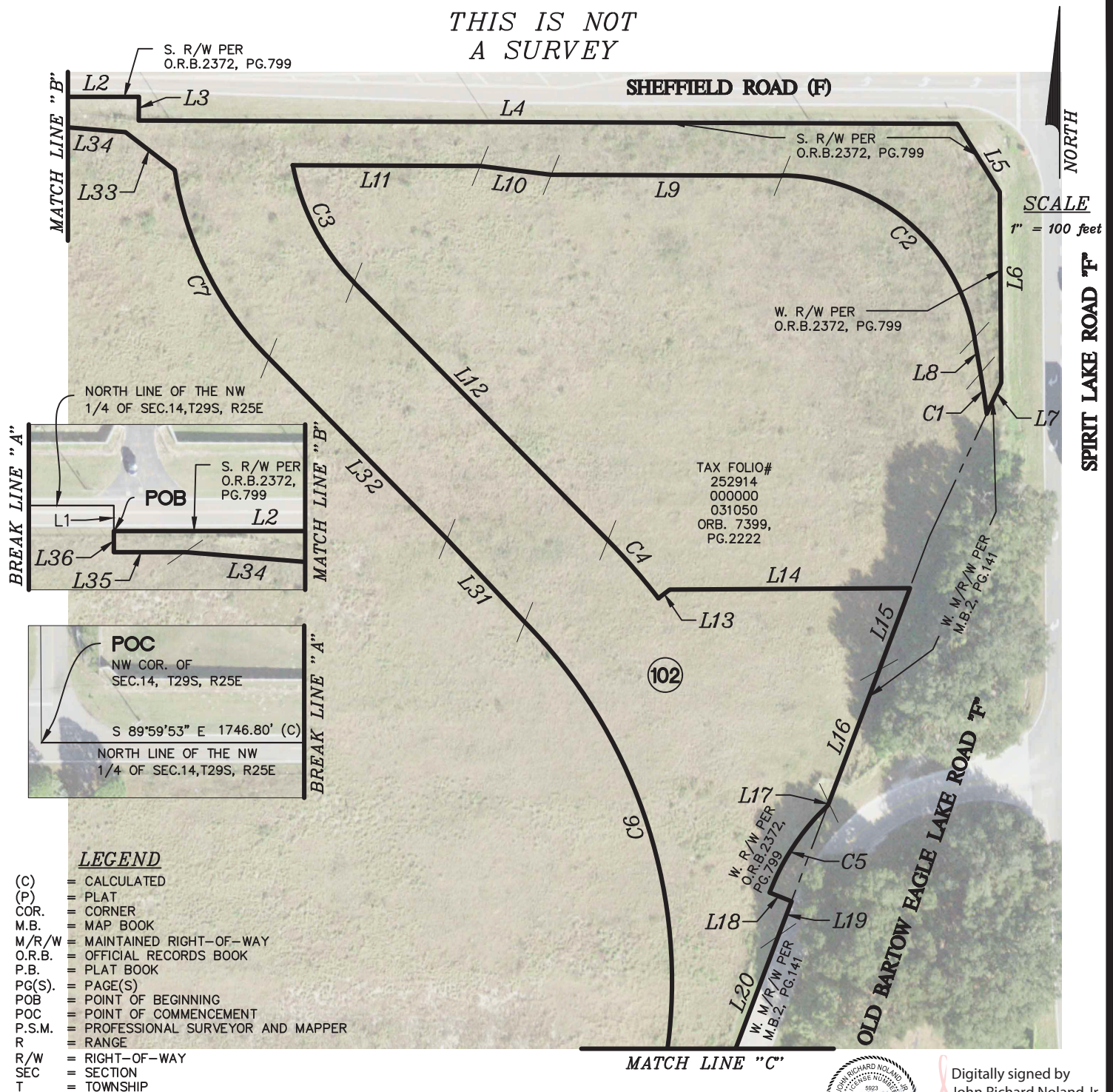
FOR SKETCH SEE SHEETS 3 AND 4

REVISION	DATE	BY

to said west right-of-way line for Old Bartow Eagle Lake Road as described in Official Records Book 2372, Page 799, and a point on a non-tangent curve concave to the southeast having a radius of 166.69 feet, a central angle of $25^{\circ}35'43''$, a chord bearing of South $33^{\circ}44'27''$ West, and a chord distance of 73.85 feet; Thence southwesterly along the arc of said curve and said west right-of-way line, 74.46 feet; Thence South $68^{\circ}29'11''$ East, along said west right-of-way line, 16.59 feet, to said west maintained right-of-way line; Thence along said west maintained right-of-way line, the following eight courses: 1) South $20^{\circ}45'38''$ West, 26.02 feet; 2) South $20^{\circ}45'38''$ West, 100.00 feet; 3) South $20^{\circ}55'57''$ West, 100.00 feet; 4) South $20^{\circ}49'05''$ West, 100.00 feet; 5) South $20^{\circ}59'23''$ West, 100.00 feet; 6) South $20^{\circ}45'38''$ West, 100.00 feet; 7) South $20^{\circ}42'12''$ West, 100.00 feet; 8) South $20^{\circ}55'57''$ West, 12.42 feet; Thence leaving said maintained right-of-way line, North $69^{\circ}09'08''$ West, 22.23 feet; Thence North $17^{\circ}15'04''$ East, 175.34 feet; Thence North $20^{\circ}50'52''$ East, 152.74 feet; Thence North $19^{\circ}42'07''$ East, 100.02 feet, to a point on a non-tangent curve concave to the west having a radius of 360.00 feet, a central angle of $65^{\circ}25'53''$, a chord bearing of North $11^{\circ}52'04''$ West, and a chord distance of 389.14 feet; Thence northerly along the arc of said curve, 411.12 feet; Thence North $43^{\circ}09'05''$ West, 80.02 feet; Thence North $44^{\circ}35'01''$ West, 178.65 feet, to the Point of Curvature of a curve having a radius of 240.00 feet, a central angle of $35^{\circ}56'25''$, a chord bearing of North $26^{\circ}36'48''$ West, and a chord distance of 148.09 feet; thence along the arc of said curve 150.55 feet; Thence North $52^{\circ}26'45''$ West, 43.73 feet; Thence North $85^{\circ}25'27''$ West, 125.40 feet; Thence North $89^{\circ}59'53''$ West, 50.00 feet; Thence North $00^{\circ}00'07''$ East, 14.75 feet, to said **POINT OF BEGINNING**.

Said Parcel 102 containing 122420 square feet or 2.8 acres more or less.

THIS IS NOT
A SURVEY



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

DESCRIPTION SKETCH

LOCATED IN SECTION 14,
TOWNSHIP 29 SOUTH, RANGE 25
EAST, POLK COUNTY, FLORIDA.

REVISION	DATE	BY
1. ADDED AERIAL	9/30/24	EAA

POLK COUNTY ROADS AND DRAINAGE

3000 SHEFFIELD ROAD,
WINTER HAVEN, FL 33880

PHONE: (863) 535-2200

FAX: (863) 519-8117

Sheet No.

3 of 4

Drawn by:

EAA

Checked by:

JRN

Check Date:

9/9/24

Parcel Number:

102

PREPARED FOR:

REAL ESTATE SERVICES

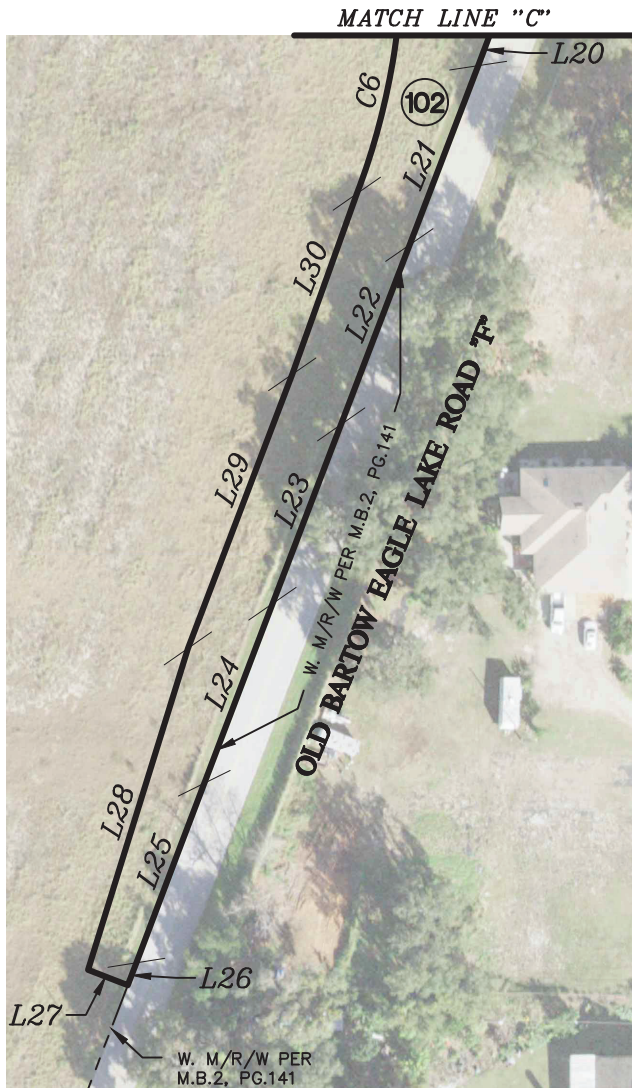
File Name:

SPIRIT LAKE RD. @
SHEFFIELD RD.



POLK
COUNTY

*THIS IS NOT
A SURVEY*



SCALE

1" = 100 feet

Line Table		
LINE #	DIRECTION	LENGTH
L1	S 0°00'07" W	18.00'
L2	S 89°59'53" E	184.49'
L3	S 0°14'02" W	16.64'
L4	S 89°45'58" E	576.25'
L5	S 31°56'35" E	56.33'
L6	S 0°23'03" E	134.36'
L7	S 25°00'42" W	24.06'
L8	N 9°58'06" W	25.04'
L9	N 89°45'58" W	162.55'
L10	N 82°55'24" W	50.36'
L11	N 89°45'58" W	132.08'
L12	S 44°35'01" E	254.48'
L13	N 52°26'48" E	10.00'
L14	N 89°37'33" E	169.16'
L15	S 20°38'46" W	61.54'
L16	S 20°45'38" W	100.00'
L17	S 20°45'38" W	1.80'
L18	S 68°29'11" E	16.59'

Line Table		
LINE #	DIRECTION	LENGTH
L19	S 20°45'38" W	26.02'
L20	S 20°45'38" W	100.00'
L21	S 20°55'57" W	100.00'
L22	S 20°49'05" W	100.00'
L23	S 20°59'23" W	100.00'
L24	S 20°45'38" W	100.00'
L25	S 20°42'12" W	100.00'
L26	S 20°55'57" W	12.42'
L27	N 69°09'08" W	22.23'
L28	N 17°15'04" E	175.34'
L29	N 20°50'52" E	152.74'
L30	N 19°42'07" E	100.02'
L31	N 43°09'05" W	80.02'
L32	N 44°35'01" W	178.65'
L33	N 52°26'45" W	43.73'
L34	N 85°25'27" W	125.40'
L35	N 89°59'53" W	50.00'
L36	N 0°00'07" E	14.75'

Curve Table					
CURVE #	RADIUS (C)	CENTRAL ANGLE (C)	CHORD BEARING (C)	CHORD (C)	LENGTH (C)
C1	527.00'	3°09'17"	N 08°23'27" W	29.01'	29.02'
C2	138.00'	79°47'52"	N 49°52'02" W	177.04'	192.20'
C3	160.00'	33°51'42"	S 27°39'10" E	93.19'	94.56'
C4	442.00'	7°01'48"	S 41°04'07" E	54.20'	54.23'
C5	166.69'	25°35'43"	S 33°44'27" W	73.85'	74.46'
C6	360.00'	65°25'53"	N 11°52'04" W	389.14'	411.12'
C7	240.00'	35°56'25"	N 26°36'48" W	148.09'	150.55'

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 AND 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 14,
TOWNSHIP 29 SOUTH, RANGE 25
EAST, POLK COUNTY, FLORIDA.

REVISION	DATE	BY
1. ADDED AERIAL	9/30/24	EAA

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:

EAA

Checked by:

JRN

Check Date:

9/9/24

Parcel Number:

102

PREPARED FOR:

REAL ESTATE SERVICES

File Name:


SPIRIT LAKE RD. @
SHEFFIELD RD.



POLK
COUNTY

1. ALL STA./OFF. ARE BASED OFF OF G CONST. OLD BARTOW EAGLE LAKE RD. WEST UNLESS STATED OTHERWISE.
2. SEE CURVE DATA SHEETS FOR ALL PROJECT CURVE DATA INFORMATION.
3. SEE DRAINAGE STRUCTURES SHEETS FOR DRAINAGE CALLOUTS.

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LEGEND	
	ASPHALT REMOVAL & SOD

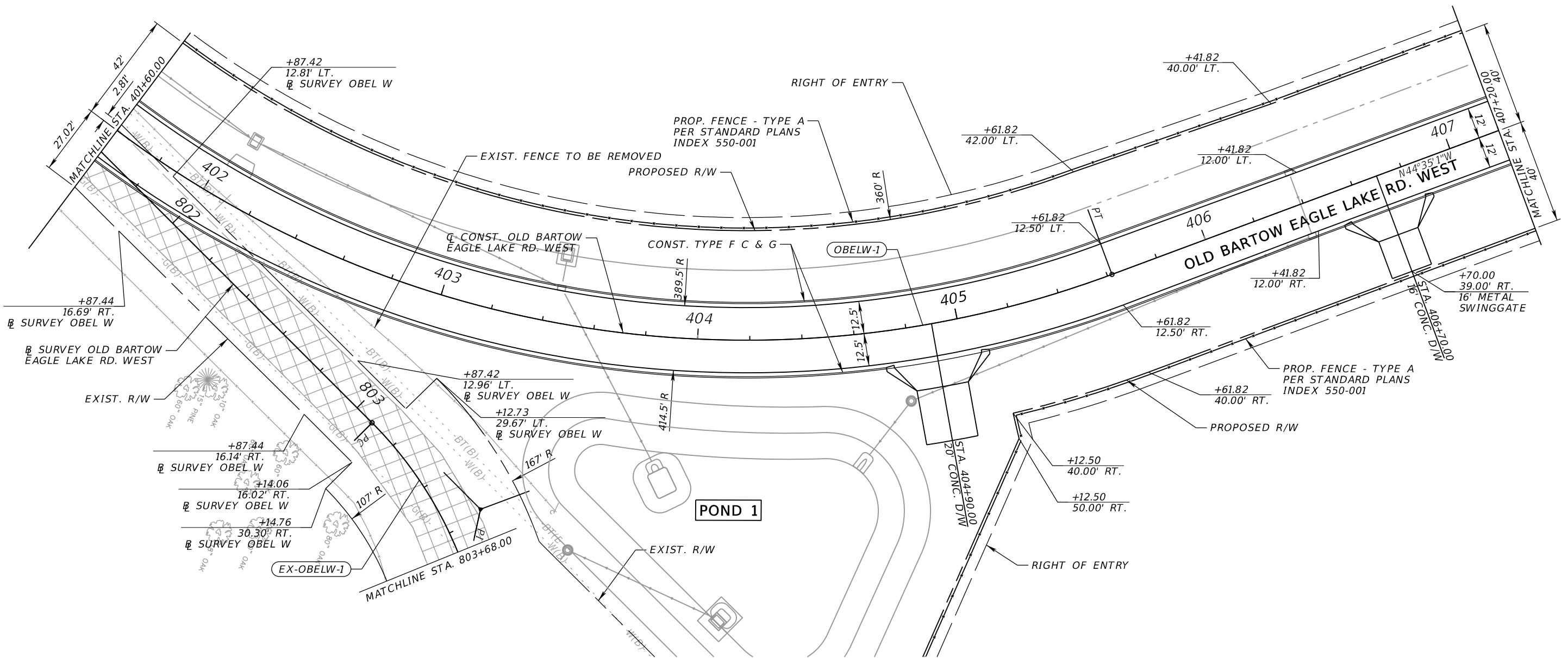
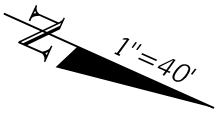
REVISIONS			 JONATHAN A. JONES, PE #82243 PATEL, GREENE & ASSOCIATES, LLC 215 East Main Street Bartow, Florida 33830	 POLK COUNTY ROADS AND DRAINAGE DIVISION 3000 SHEFFIELD ROAD WINTER HAVEN, FL 33880	SPIRIT LAKE ROAD		COUNTY PROJECT NO.	SHEET NO.
DATE	DESCRIPTION	APPROVED			ROADWAY PLAN (9)		5400193	25

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.


NOTE:
1. ALL STA./OFF. ARE BASED OFF OF Q CONST. OLD BARTOW EAGLE LAKE RD. WEST UNLESS STATED OTHERWISE.
2. SEE CURVE DATA SHEETS FOR ALL PROJECT CURVE DATA INFORMATION.
3. SEE DRAINAGE STRUCTURES SHEETS FOR DRAINAGE CALLOUTS.

LEGEND

ASPHALT REMOVAL & SOD



REVISIONS		
DATE	DESCRIPTION	APPROVED

JONATHAN A. JONES, PE #82243
PATEL, GREENE & ASSOCIATES, LLC
215 East Main Street
Bartow, Florida 33830



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

SPIRIT LAKE ROAD

ROADWAY PLAN (10)

COUNTY PROJECT NO.

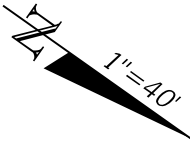
5400193

SHEET NO.

26

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THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

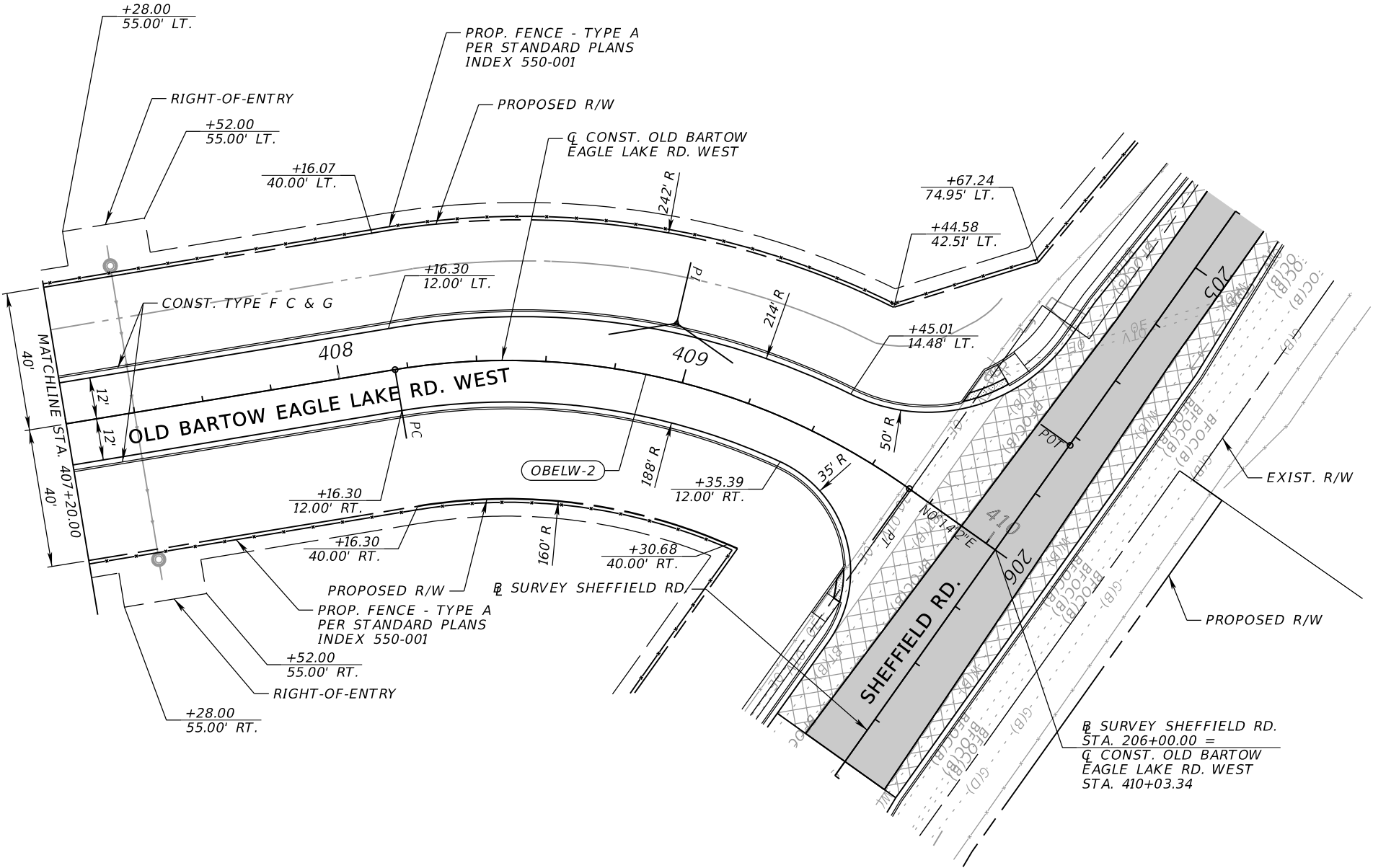


- NOTE:
- 1. ALL STA./OFF. ARE BASED OFF OF Q CONST. OLD BARTOW EAGLE LAKE RD. WEST UNLESS OTHERWISE NOTED.
 - 2. SEE CURVE DATA SHEETS FOR ALL PROJECT CURVE DATA INFORMATION.
 - 3. SEE DRAINAGE STRUCTURES SHEETS FOR DRAINAGE CALLOUTS.
 - 4. SEE ROADWAY PLAN SHEETS FOR SHEFFIELD RD.

LEGEND


MILLING AND RESURFACING


WIDENING



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REVISIONS		
DATE	DESCRIPTION	APPROVED

JONATHAN A. JONES, PE #82243
PATEL, GREENE & ASSOCIATES, LLC
215 East Main Street
Bartow, Florida 33830

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

SPIRIT LAKE ROAD

ROADWAY PLAN (11)

COUNTY PROJECT NO.
5400193

SHEET NO.
27