

Osprey Unit -
Hilochee
Wildlife
Management
Area

Lost Lake

Holiday Manor

Subject Location

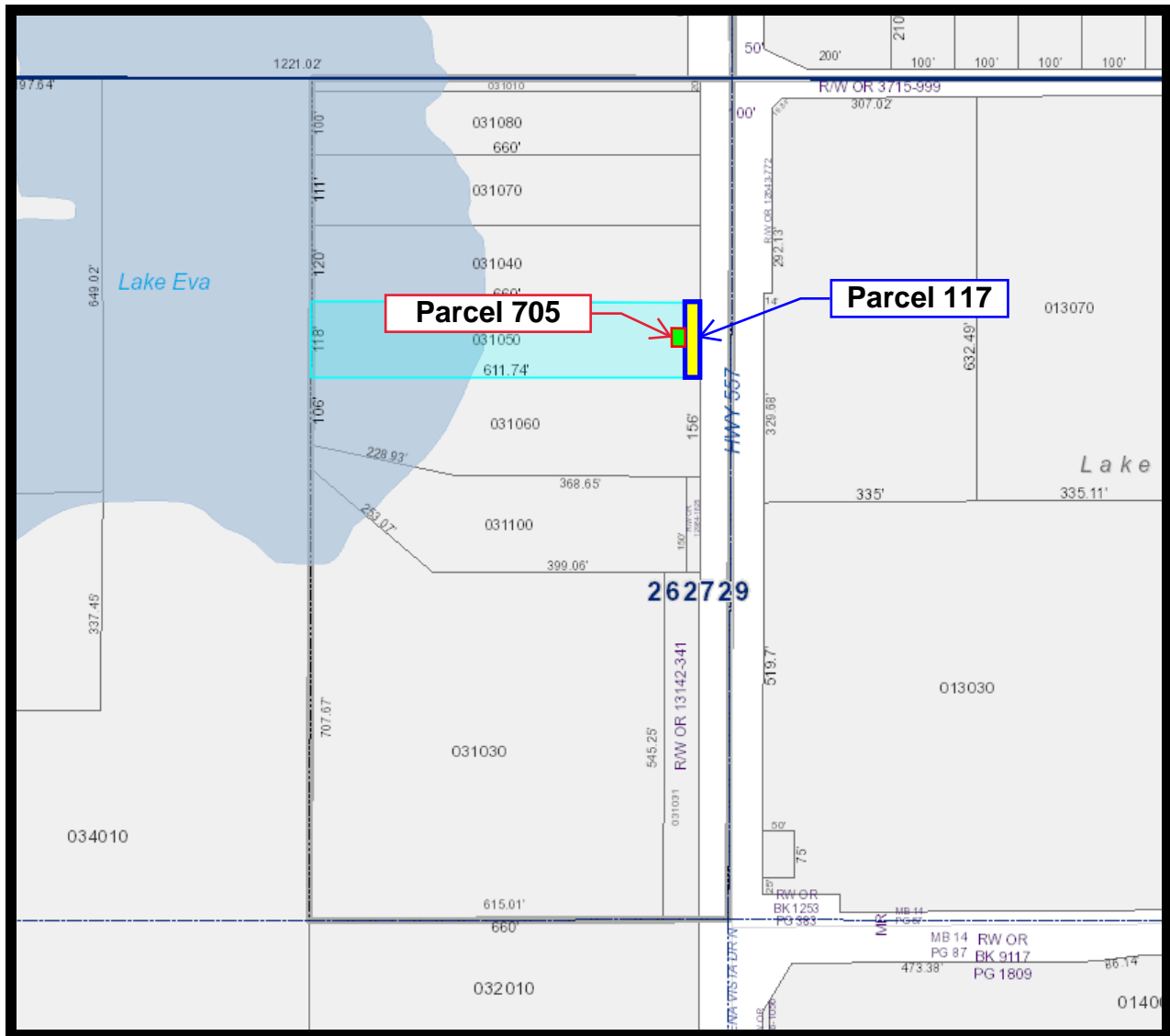
SECTION 29, TOWNSHIP 27 SOUTH, RANGE 26 EAST

Lake Alfred

Lake Haines



SECTION 29, TOWNSHIP 27 SOUTH, RANGE 26 EAST



042010

262720

1221.02'

50'

024030

2.00'

024

RAW OR 3715

317.02'

RAW OR 284372

292.13'

Parcel 117

013010

Parcel 705

HWY-557

RAW OR 129841825

327.84'

RAW OR 13142341

548.25'

513.7'

262729

031030

207.67'

615.01'

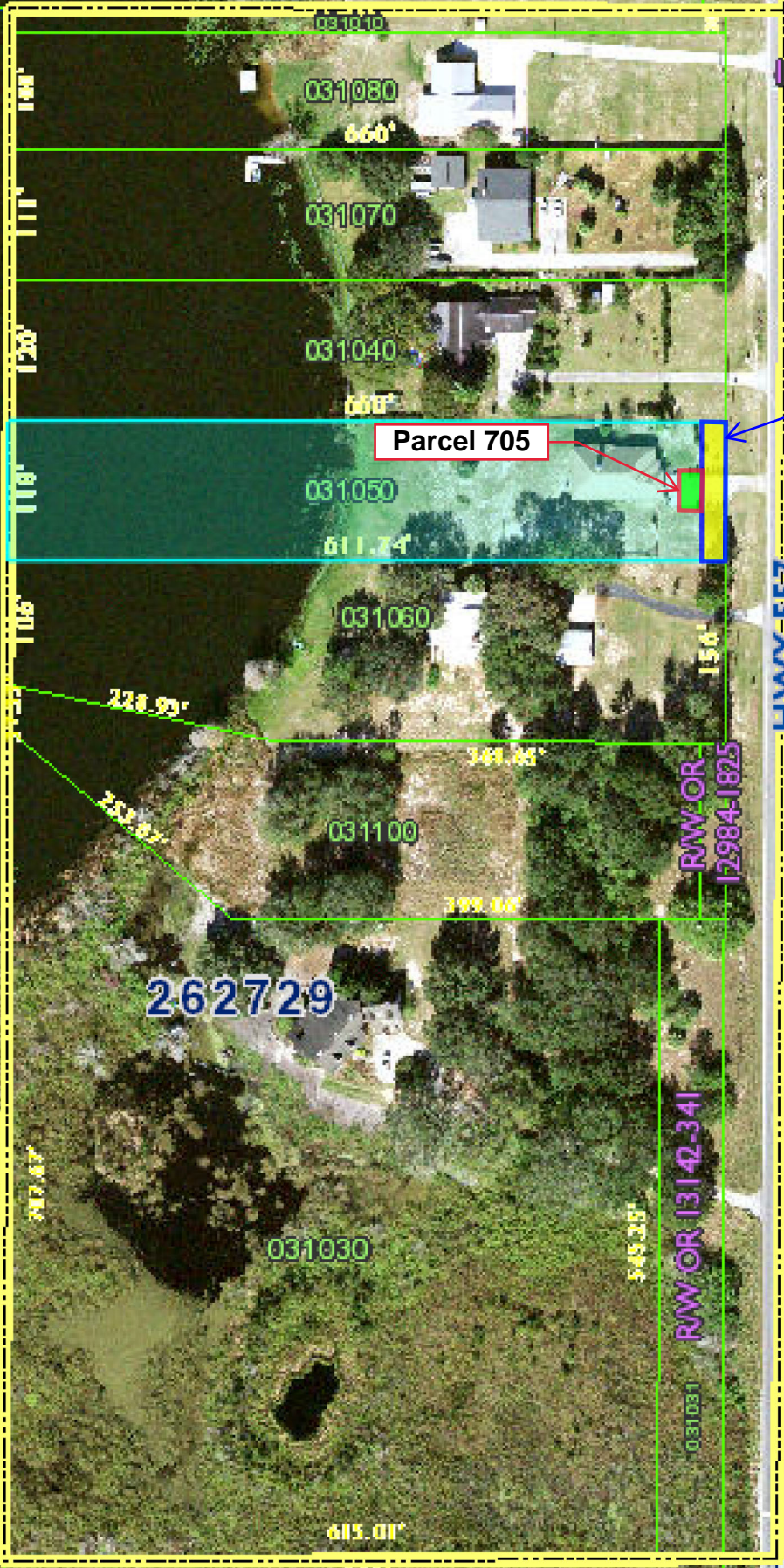
650'

RAW OR 16113

16113

RAW OR 16113

16113



EVB

DRN



Board of County Commissioners

Project No.: 5400135
Project Name: County Road 557 Improvement Project
Parent Parcel I.D. Nos.: 262729-000000-031050
Project Parcel #: 117 and 705

RIGHT-OF-WAY AGREEMENT

**STATE OF FLORIDA
COUNTY OF POLK**

THIS AGREEMENT made and entered into this 9th day of SEPTEMBER, 2024, by and between **PATRICK HENRY SAUSSOL and ROSEMARY FOX SAUSSOL, his wife**, whose mailing address is 1130 State Road 557, Lake Alfred, Florida 33850-2526 (“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 Numbers 117 and 705 as more particularly described in Exhibits “A-1” and “A-2” (the “Property”), as additional right-of-way and a temporary construction easement 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 unto the County a fee interest in Parcel 117, by Warranty Deed, free of liens and encumbrances, and grant a temporary construction easement interest in Parcel 705 by Temporary Construction Easement with an eight-year duration, along with affected improvements for the amount of \$385,000 (Three Hundred Eighty-Five Thousand Dollars).
- (b) County agrees to pay attorney’s fees along with expert costs/fees in the amount of \$40,384 (Forty Thousand Three Hundred Eighty-Four Dollars) for a total settlement amount of \$425,384 (Four Hundred Twenty-Five Thousand Three Hundred Eighty-Four Dollars).
- (c) County shall pay the total settlement amount of \$425,384, upon simultaneous delivery of deed of conveyance from the Owners to the County (the “Closing”), which shall occur after the approval of this Agreement by the Board of County Commissioners. The County

payment of \$425,384 shall be made to the Miller Troiano, P.A., Trust Account, for disbursement. Any improvements or personal property not removed within fourteen (14) days after purchase of subject land shall be considered abandoned by the Owners.

- (d) 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, and any payment due will be deducted at closing from the Owners' proceeds. Owners shall also be responsible for the payment of any Mortgages, Judgments and/or Liens, if any, which attach to the Property and any payment(s) due will be deducted at closing from the Owners' proceeds. Any and all applicable deductions stated herein shall be disbursed from the Miller Troiano P.A., Trust Account at the Closing.
- (e) County agrees to construct a 12-foot-wide concrete driveway at approximate Station 1248 + 62 LT as shown on Exhibit "A-3" and Owners will make necessary improvements to complete interconnection to existing roadway.
- (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 monies paid, and any other 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.

[SIGNATURE PAGE FOLLOWS]

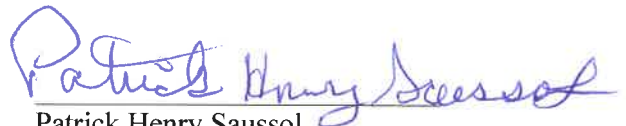

* **THIS AGREEMENT IS SUBJECT TO FINAL APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA.**

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

By:  9/6/25
R. Wade Allen, Director
Real Estate Services
Its Agent

OWNERS:


Patrick Henry Saussol

Rosemary Fox Saussol

Date approved by the County:

Exhibit "A-1" Sheet 1 of 2

Parcel Number: 117
Project Name: CR557 WIDENING
Tax Folio Number: 26272900000031050

Road Number: 763201
Project Number: CR55720-2

DESCRIPTION

A parcel of land being in the Northwest 1/4 of Section 29, Township 27 South, Range 26 East, being described as follows:

Commence at the Northeast corner of the Northwest 1/4 of said Section 29; thence North 89°55'28" West, along the North line of said Northwest 1/4, a distance of 50.78 feet to the West right-of-way line of Buena Vista Drive (County Road 557), as shown on Florida Department of Transportation Right-of-Way Map Section 1629 Project 5537; thence South 00°00'18" West, along said West right-of-way line, 351.00 feet to the South line of a parcel as described in Official Records Book 7559, Page 1889, Public Records of Polk County, Florida and the **Point of Beginning**; thence North 89°55'28" West, along said South line, 20.00 feet; thence South 00°00'18" West, 118.00 feet to the North line of a parcel as described in Official Records Book 5183, Page 1520, Public Records of Polk County, Florida; thence South 89°55'28" East, along said North line, 20.00 feet to said West right-of-way line; thence North 00°00'18" East, along said West right-of-way line, 118.00 feet to the **Point of Beginning**.

Containing 2,360 square feet, more or less.

SHEET 1 OF 2

FOR SKETCH SEE SHEET 2 OF 2

REVISION	DATE	BY

**THIS IS NOT
A SURVEY**



SCALE

1" = 100 feet

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

Line Table		
LINE #	DIRECTION	LENGTH
L1	N 89°55'28" W	20.00'
L2	S 00°00'18" W	118.00'
L3	S 89°55'28" E	20.00'
L4	N 00°00'18" E	118.00'

SURVEYOR'S NOTES.

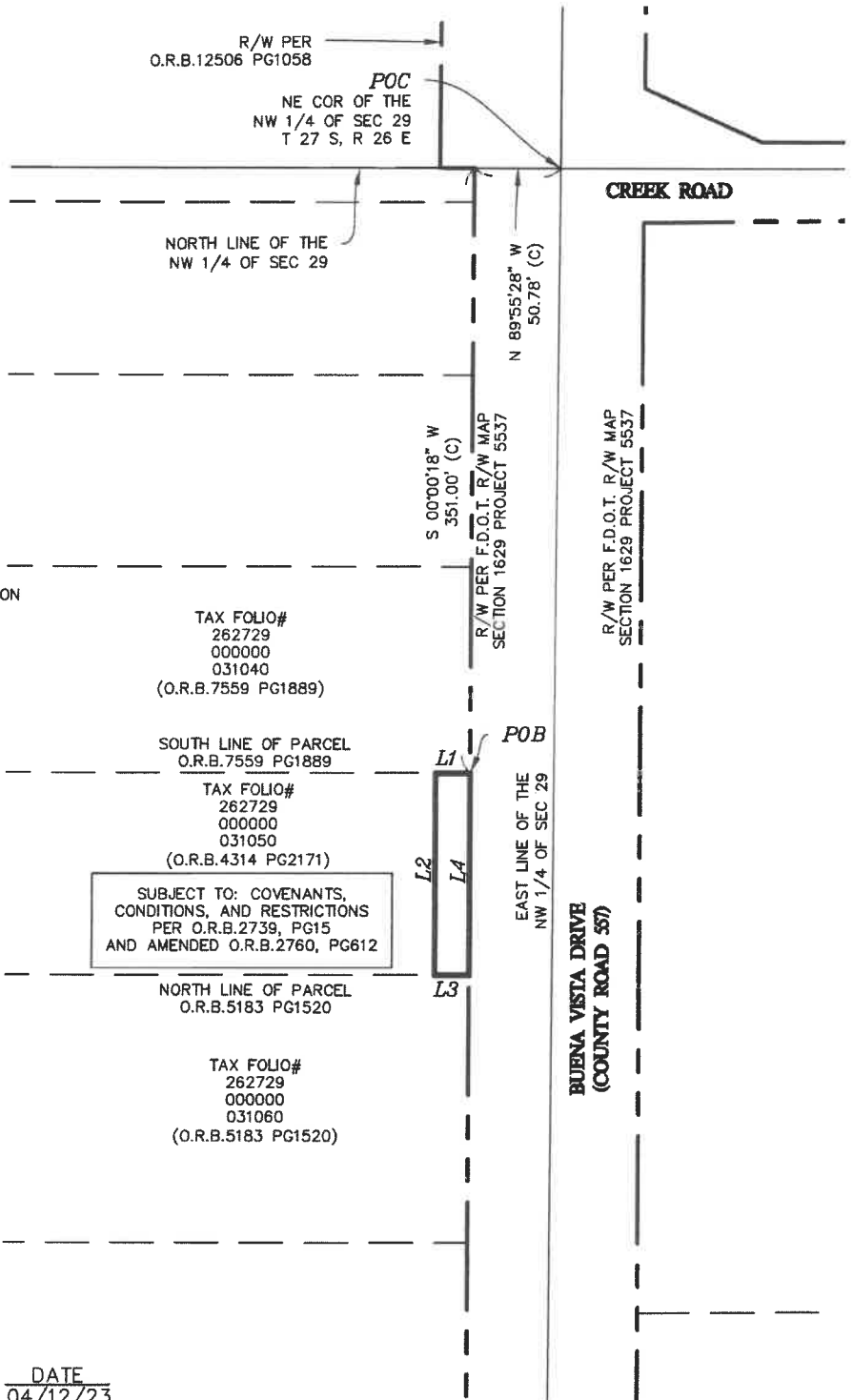
BEARINGS AND DISTANCES ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011.



Digitally signed by
Bryan Zelenenki
Date: 2023.06.27
17:03:21 -04'00'

DATE
04/12/23

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.	<h3>DESCRIPTION SKETCH</h3> <p>LOCATED IN SECTION 29, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.</p>			POLK COUNTY ROADS AND DRAINAGE 3000 SHEFFIELD ROAD, WINTER HAVEN, FL 33880 PHONE: (863) 535-2200 FAX: (863) 519-8117			 POLK COUNTY
	SHEET NO. 2 of 2	DRAWN BY: BCZ	CHECKED BY: BCZ	CHECK DATE: 05/24/23	FILE NAME: CR55720-2		
	PARCEL NUMBER: 117	PREPARED FOR: REAL ESTATE SERVICES			REVISION: DATE: BY:		
	(Empty table for revisions)						

Exhibit "A-2" Sheet 1 of 2

Parcel Number: 705
Project Name: CR557 WIDENING
Tax Folio Number: 26272900000031050

Road Number: 763201
Project Number: CR55720-2

DESCRIPTION

A parcel of land being in the Northwest 1/4 of Section 29, Township 27 South, Range 26 East, being described as follows:

Commence at the Northeast corner of the Northwest 1/4 of said Section 29; thence North 89°55'28" West, along the North line of said Northwest 1/4, a distance of 50.78 feet to the West right-of-way line of Buena Vista Drive (County Road 557), as shown on Florida Department of Transportation Right-of-Way Map Section 1629 Project 5537; thence South 00°00'18" West, along said West right-of-way line, 351.00 feet to the South line of a parcel as described in Official Records Book 7559, Page 1889, Public Records of Polk County, Florida; thence North 89°55'28" West, along said South line, 20.00 feet; thence South 00°00'18" West, 41.61 feet to the **Point of Beginning**; thence continue South 00°00'18" West, 36.00 feet; thence North 89°59'42" West, 23.25 feet; thence North 00°00'18" East, 36.00 feet; thence South 89°59'42" East, 23.25 feet to the **Point of Beginning**.

Containing 837 square feet, more or less.

SHEET 1 OF 2

FOR SKETCH SEE SHEET 2 OF 2

REVISION	DATE	BY
1. ADDED "FEET" TO DISTANCE CALL	04/02/24	BCZ

**THIS IS NOT
A SURVEY**

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
DETAIL
1" = 30'

R/W PER
O.R.B.12506 PG1058
POC
NE COR OF THE
NW 1/4 OF SEC 29
T 27 S, R 26 E

CREEK ROAD

NORTH LINE OF THE
NW 1/4 OF SEC 29

Line Table		
LINE #	DIRECTION	LENGTH
L1	N 89°55'28" W	20.00'
L2	S 00°00'18" W	41.61'
L3	S 00°00'18" W	36.00'
L4	N 89°59'42" W	23.25'
L5	N 00°00'18" E	36.00'
L6	S 89°59'42" E	23.25'

N 89°55'28" W
50.78' (C)

S 00°00'18" W
351.00' (C)

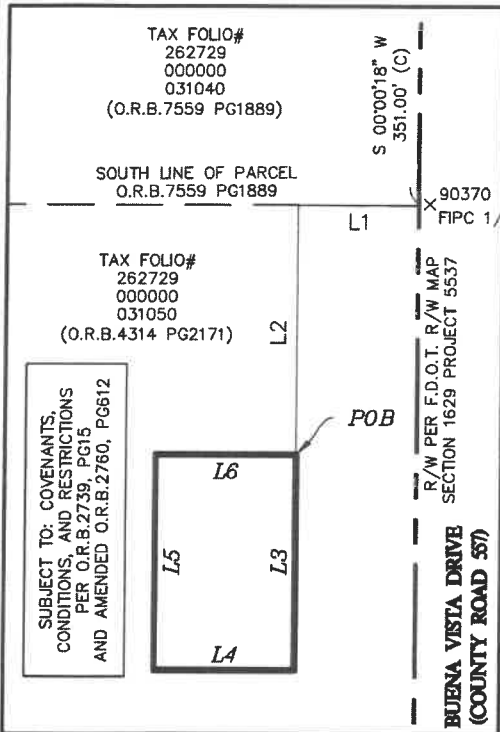
R/W PER F.D.O.T. R/W MAP
SECTION 1629 PROJECT 5537

EAST LINE OF THE
NW 1/4 OF SEC 29

R/W PER F.D.O.T. R/W MAP
SECTION 1629 PROJECT 5537

NORTH

SCALE
1" = 100 feet



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: 2024.04.02
17:24:12 -04'00'

DATE
04/24/23

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 29,
TOWNSHIP 27 SOUTH, RANGE 26
EAST, POLK COUNTY, FLORIDA.

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

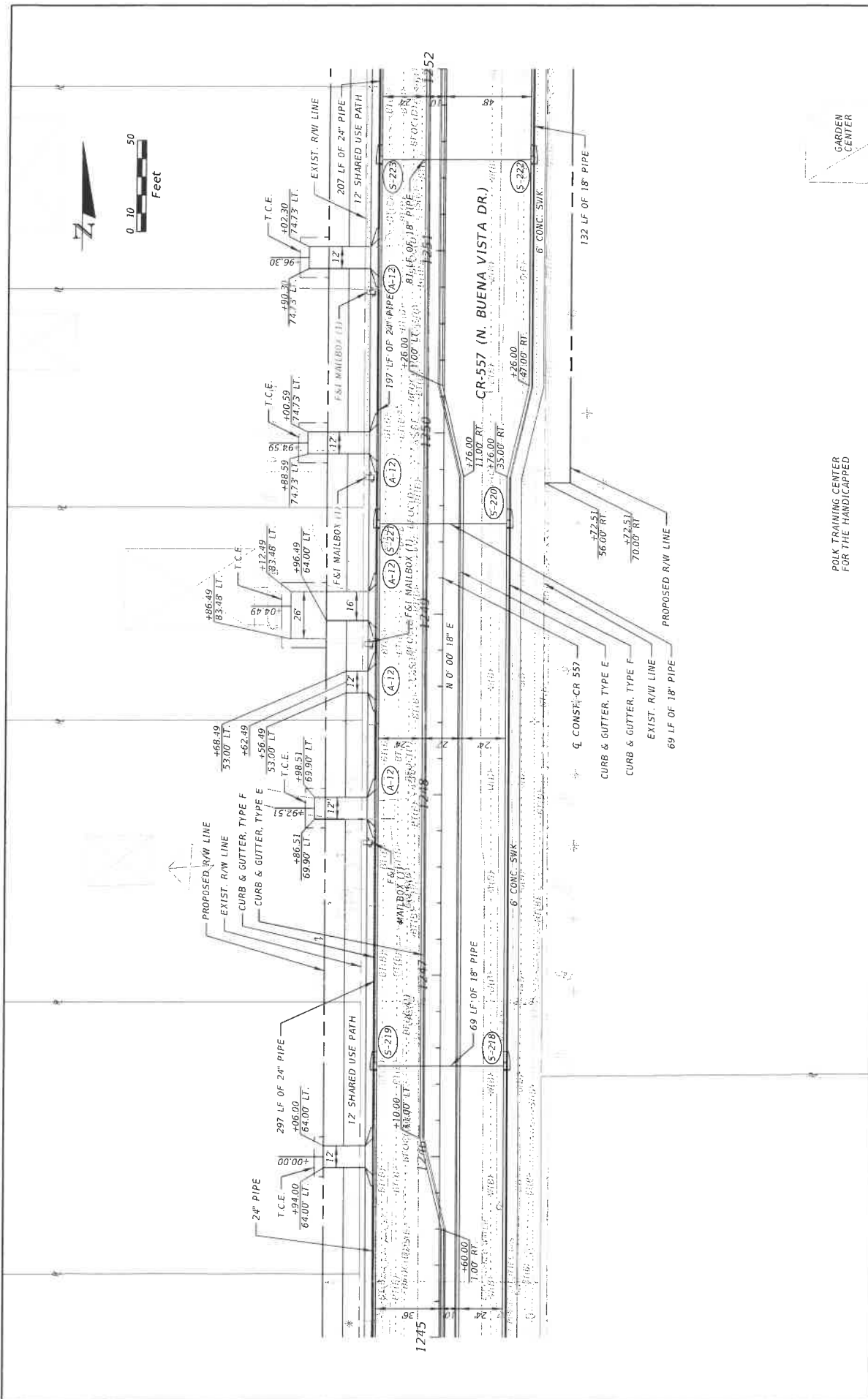
PHONE: (863) 535-2200 FAX: (863) 519-8117

Sheet No. 2 of 2	Drawn by: BCZ	Checked by: BCZ	Check Date: 05/24/23
Parcel Number: 705	PREPARED FOR: REAL ESTATE SERVICES		File Name: CR55720-2



Exhibit "A-3" Sheet 1 of 1

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



REVISIONS		DATE	DESCRIPTION

KEVIN E. KNUDSEN, P.E. P.E. LICENSE NUMBER 41962 DEWBERRY ENGINEERS INC. 800 NORTH MAGNOLIA AVE., SUITE 1000 ORLANDO, FL 32803		POLK COUNTY ROADS AND DRAINAGE DIVISION PROJECT NO. CR 557 5400135	ROADWAY PLAN (10) CR 557	SHEET NO. 45
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5/10/2024 2:43:18 PM D:\01