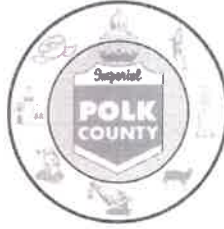


Section 10, Township 28 South, Range 23 East





*Board of County Commissioners*

Project No.: 5400190  
Project Name: CR 542A (Galloway Road) @ 10th Street  
Parent Parcel I.D. No.: 232810-000000-043012  
Project Parcel #: 101

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

### **STATE OF FLORIDA COUNTY OF POLK**

THIS AGREEMENT made and entered into this 16<sup>th</sup> day of October, 2024, by and between **SARAH T. SHERROUSE**, whose mailing address is 3118 10th Street, Lakeland, Florida 33810-0220 ("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 lands described as Parcel Number 101 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 CR 542A (Galloway Road) @ 10th Street, (hereinafter the "Project"), and said Owner is 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 sell and convey unto the County a fee interest in Parcel 101, by Warranty Deed, free of liens and encumbrances, together with affected improvements for the amount of \$125,000 (One Hundred Twenty-Five Thousand Dollars).
- (b) County agrees to pay attorney's fees along with expert costs/fees in the amount of \$32,666 (Thirty-Two Thousand Six Hundred Sixty-Six Dollars) for a total settlement amount of \$157,666 (One Hundred Fifty-Seven Thousand Six Hundred Sixty-Six Dollars).
- (c) County shall pay the total settlement amount of \$157,666, upon simultaneous delivery of deed of conveyance from the Owner to the County (the "Closing"), which shall occur after the approval of this Agreement by the Board of County Commissioners. The County payment of \$157,666 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 Owner.

- (d) Owner 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 Owner's proceeds. Owner 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 Owner's proceeds. Any and all applicable deductions stated herein shall be disbursed from the Miller Troiano P.A., Trust Account at the Closing.
- (e) County acknowledges that this conveyance of the Property for right-of-way is in lieu, and under threat, of condemnation.
- (f) The Owner agrees 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 Owner.

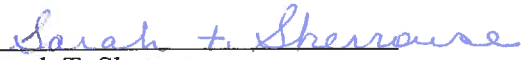
**\* THIS AGREEMENT IS SUBJECT TO FINAL APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA.**

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**

**OWNER:**

By:  10/16/24  
R. Wade Allen, Director  
Real Estate Services  
Its Agent

  
Sarah T. Sherrouse

Date approved by the County:  
\_\_\_\_\_

Exhibit "A" Sheet 1 of 4

Parcel Number: 101  
 Project Name: GALLOWAY RD @ 10<sup>TH</sup> ST  
 Tax Folio Number: 232810-000000-043012

Road Number: 830910  
 Project Number: 8309E24-1

**DESCRIPTION**

A parcel of land lying in the West 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 10, Township 28 South, Range 23 East, Polk County, Florida, being described as follows:

**Commence** at the intersection of the East right-of-way line of Galloway Road (State Road 542-A) as shown on Florida Department of Transportation Right-of-Way Map Section 16770-2601 and the South maintained right-of-way line of 10<sup>th</sup> Street as shown on Polk County Maintained Right-of-Way Map recorded in Map Book 1, Pages 125-126, Public Records of Polk County, Florida; thence along said South maintained right-of-way line the following seven (7) courses: (1) thence South 89°55'15" East, 59.12 feet; (2) thence North 88°38'50" East, 100.03 feet; (3) thence South 89°38'02" East, 6.42 feet to the East line of a parcel as described in Official Records Book 12894, Page 1719, of said Public Records, and the **Point of Beginning**; (4) thence South 89°38'04" East, 93.58 feet; (5) thence North 89°30'23" East, 100.00 feet; (6) thence South 87°37'49" East, 100.08 feet; (7) thence South 89°54'30" East, 40.89 feet to a point on the South right-of-way line of said 10<sup>th</sup> Street as described in Official Records Book 4950, Page 1782, of said Public Records, said point also being on the East line of said West 1/4 of the NW 1/4 of the SW 1/4; thence South 00°03'36" West, along said South right-of-way line and said East line of West 1/4, a distance of 7.73 feet; thence South 75°46'02" West, 41.51 feet; thence South 88°27'17" West, 294.09 feet to said East parcel line; thence North 00°27'37" West, along said East parcel line, 29.81 feet to said **Point of Beginning**.

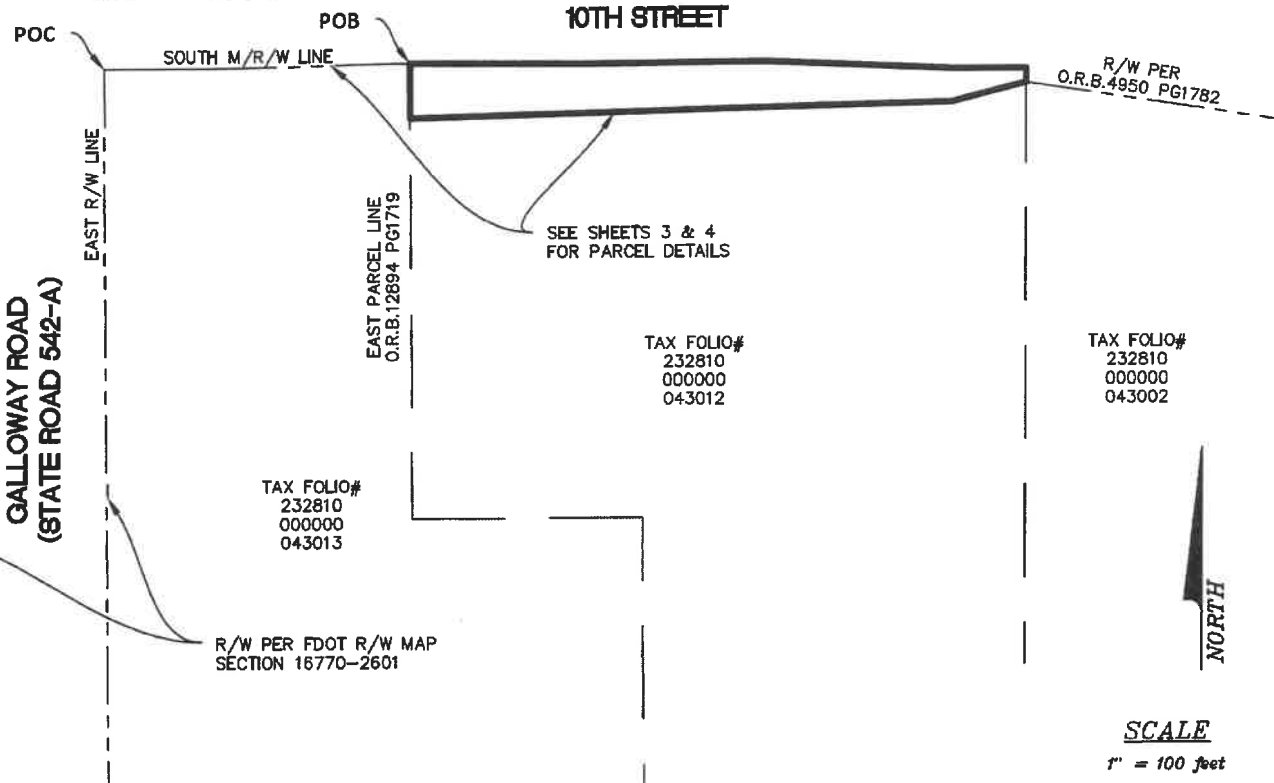
Containing 7,890 square feet, more or less.

SHEET 1 OF 4

FOR SKETCH SEE SHEETS 2 THRU 4

REVISION	DATE	BY

**THIS IS NOT  
A SURVEY**



SEE SHEETS 3 & 4  
FOR PARCEL DETAILS

TAX FOLIO#  
232810  
000000  
043012

TAX FOLIO#  
232810  
000000  
043002

TAX FOLIO#  
232810  
000000  
043013

R/W PER FDOT R/W MAP  
SECTION 16770-2601



SCALE  
1" = 100 feet

**LEGEND**

- (C) = CALCULATED
- (P) = PLAT
- COR. = CORNER
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- M.B. = MAP BOOK
- M/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



Digitally signed by  
Bryan Zelenenki  
Date: 2024.01.31  
07:45:39 -05'00'

DATE  
01/10/24

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

**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 OF 4 FOR DESCRIPTION.

THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR AND MAPPER.	<b>DESCRIPTION SKETCH</b>			<b>POLK COUNTY ROADS AND DRAINAGE</b>														
	LOCATED IN SECTION 10, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.			3000 SHEFFIELD ROAD, WINTER HAVEN, FL 33880														
				PHONE: (863) 535-2200		FAX: (863) 519-8117												
				Sheet No. 2 of 4	Drawn by: BCZ	Checked by: BCZ		Check Date: 01/25/24										
			Parcel Number: 101	PREPARED FOR: REAL ESTATE SERVICES		File Name: 8309E24-1												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REVISION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			REVISION	DATE	BY													
REVISION	DATE	BY																

**THIS IS NOT  
A SURVEY**

M/R/W PER MB1 PG125-126

**10TH STREET**

POB

POC

L1

L2

L3

L7

**GALLOWAY ROAD  
(STATE ROAD 542-A)**

TAX FOLIO#  
232810  
000000  
043013

EAST PARCEL LINE  
O.R.B. 12894 PG1719

**MATCHLINE (SEE SHEET 4)**

TAX FOLIO#  
232810  
000000  
043012

R/W PER FDOT R/W MAP  
SECTION 16770-2601

R/W PER FDOT R/W MAP  
SECTION 16770-2601

Line Table		
LINE #	DIRECTION	LENGTH
L1	S 89°55'15" E	59.12'
L2	N 88°38'50" E	100.03'
L3	S 89°38'02" E	6.42'
L4	S 89°54'30" E	40.89'
L5	S 00°03'36" W	7.73'
L6	S 75°46'02" W	41.51'
L7	N 00°27'37" W	29.81'

**LEGEND**

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**SCALE**  
1" = 40 feet

**SURVEYOR'S NOTES.**

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SEE SHEET 1 OF 4 FOR DESCRIPTION.

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**DESCRIPTION SKETCH**  
LOCATED IN SECTION 10,  
TOWNSHIP 28 SOUTH, RANGE 23  
EAST, POLK COUNTY, FLORIDA.

**POLK COUNTY ROADS AND DRAINAGE**

3000 SHEFFIELD ROAD,  
WINTER HAVEN, FL 33880

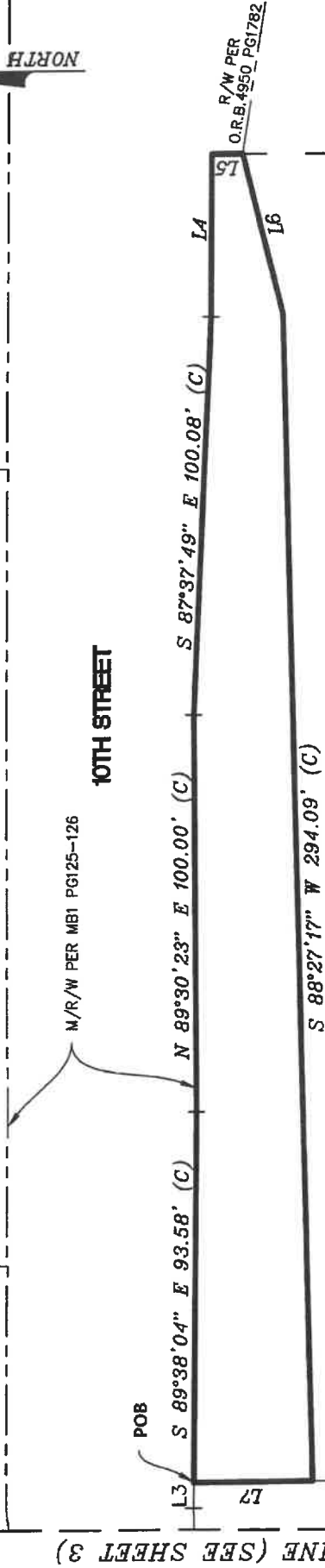
PHONE: (863) 535-2200 FAX: (863) 519-8117

Sheet No. 3 of 4	Drawn by: BCZ	Checked by: BCZ	Check Date: 01/25/24
Parcel Number: 101	PREPARED FOR: REAL ESTATE SERVICES		File Name: 8309E24-1



**THIS IS NOT A SURVEY**

**SCALE**  
1" = 40 feet



EAST PARCEL LINE  
O.R.B.#12894 PG1719

TAX FOLIO#  
232810  
000000  
043012

EAST LINE WEST 1/4 OF NW 1/4  
OF THE SW 1/4 OF SEC. 10

TAX FOLIO#  
232810  
000000  
043002

LINE #	DIRECTION	LENGTH
L1	S 89°55'15" E	59.12'
L2	N 88°38'50" E	100.03'
L3	S 89°38'02" E	6.42'
L4	S 89°54'30" E	40.89'
L5	S 00°03'36" W	7.73'
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**SEE SHEET 1 OF 4 FOR DESCRIPTION.**

**DESCRIPTION SKETCH**

LOCATED IN SECTION 10,  
TOWNSHIP 28 SOUTH, RANGE 23 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
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