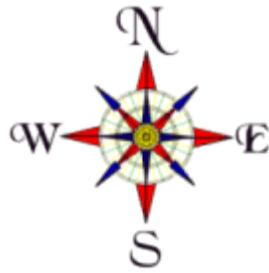
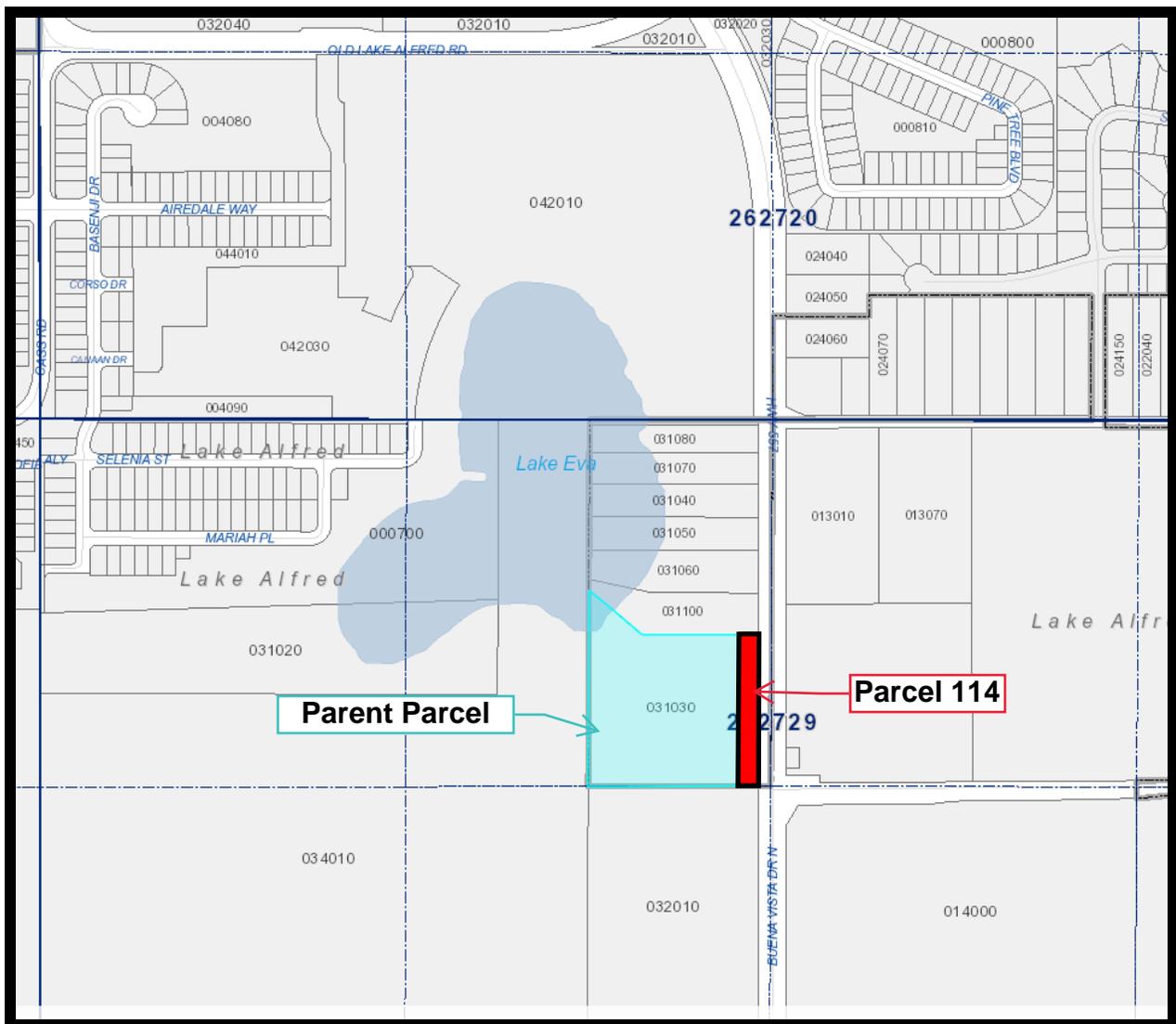


SECTION 29, TOWNSHIP 27 SOUTH, RANGE 26 EAST



SECTION 29, 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.: 262729-000000-031030
Project Parcel #: 114

RIGHT-OF-WAY AGREEMENT

STATE OF FLORIDA COUNTY OF POLK

THIS AGREEMENT made and entered into this 16th day of April, 2024, by and between **BONNIE A. GRAY**, a single woman, whose mailing address is Post Office Box 1273, Lake Alfred, Florida 33850-1273 (“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 114 as more particularly describe 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 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 by Warranty Deed, free of liens and encumbrances, the Property unto said County, for the total sum of \$102,260.00.
- (b) County shall pay unto the Owner the sum of \$102,260.00 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 Owner.
- (c) The County agrees to construct a 20-foot-wide concrete driveway with a grade not to exceed 8% located at approximate Station 1243+04.66 Lt. as shown on Attachment “B” construction plan sheet. Owner agrees to grant a Right of Entry to the County if needed, to allow for the construction and harmonization of said driveway.

- (d) Transaction will be closed by American Government Services Corporation (the "Title Agency"). The County agrees to pay all closing costs associated with the transaction with the exception of the current and/or past due real property taxes or proration thereof, prorated to the date of closing, assessments, and/or judgments/liens, and real estate commissions or fees, if applicable, incurred as a result of the Owner. Any payment due will be deducted at closing from the Owners' proceeds at Closing. Such closing costs paid by the County include the closing fee, title search fee, recording fee for the deed, documentary stamps on the deed if applicable, and ancillary recordable documents, if applicable.
- (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 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.**

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

OWNER:

By: 

R. Wade Allen, Administrator
Real Estate Services
Its Agent



Bonnie A. Gray

Date approved by the County:

Attachment "A" Sheet 1 of 3

Parcel Number: 114
Project Name: CR557 WIDENING
Tax Folio Number: 26272900000031030

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, 775.00 feet to the South line of a parcel as described in Official Records Book 6728, Page 2298, Public Records of Polk County, Florida and the **Point of Beginning**; thence North 89°55'28" West, along said South line, 56.01 feet; thence South 00°00'11" West, 545.25 feet to the North line of a parcel as described in Official Records Book 8368, Page 780, Public Records of Polk County, Florida; thence South 89°55'28" East, along said North line, 55.99 feet to said West right-of-way line; thence North 00°00'18" East, along said West right-of-way line, 545.25 feet to the **Point of Beginning**.

Containing 0.70 acres, more or less.

SHEET 1 OF 3

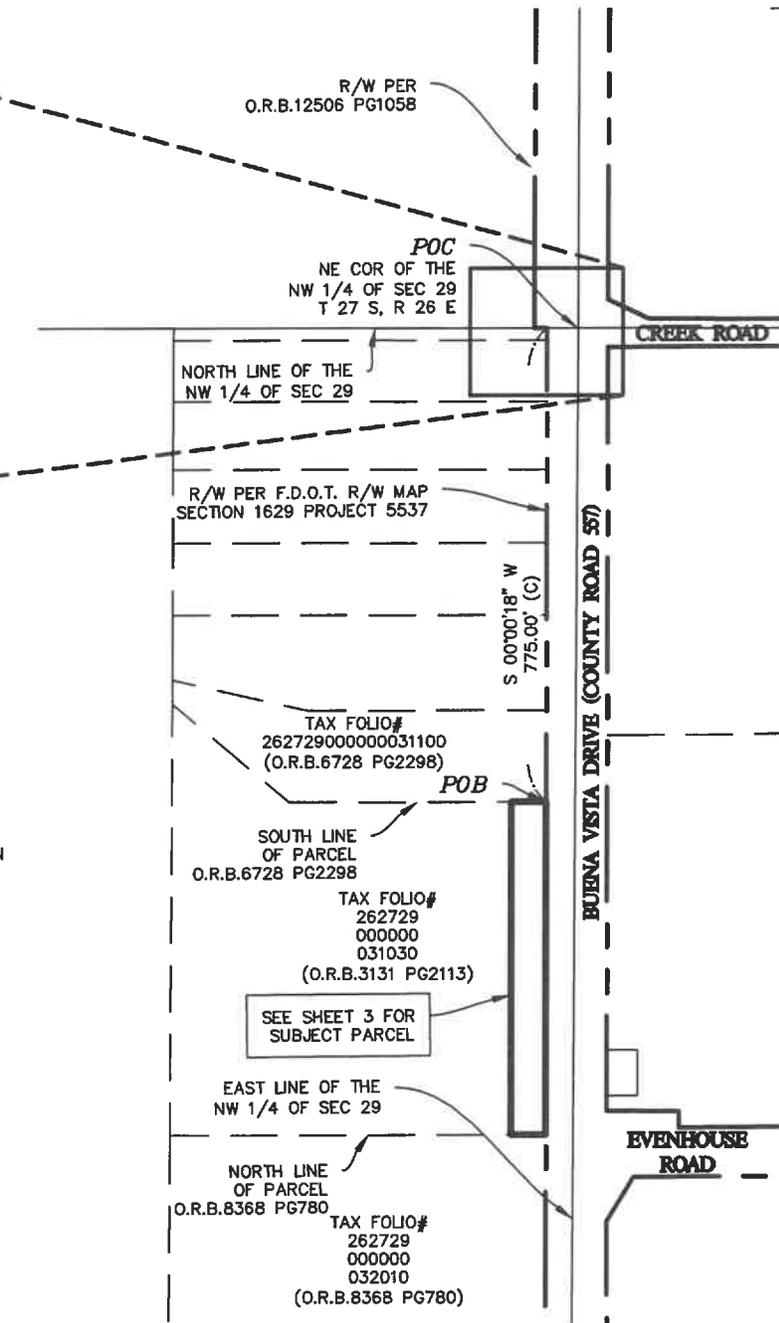
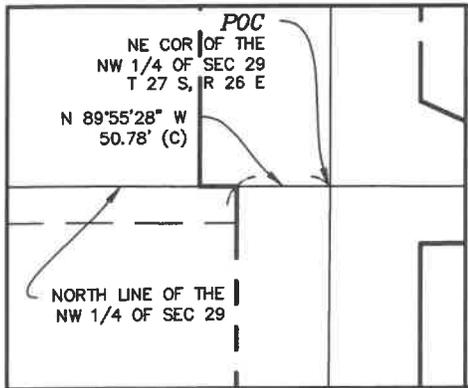
FOR SKETCH SEE SHEETS 2 AND 3

REVISION	DATE	BY
REVISED SIZE AND SHAPE OF PARCEL	04/08/24	BCZ

THIS IS NOT
A SURVEY

Attachment "A" Sheet 2 of 3

DETAIL
1" = 100'



SCALE
1" = 300 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

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.

DATE
04/12/23

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

SEE SHEET 1 OF 3 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.

REVISION	DATE	BY
REVISED SIZE AND SHAPE OF PARCEL	04/08/24	BCZ

POLK COUNTY ROADS AND DRAINAGE

3000 SHEFFIELD ROAD,
WINTER HAVEN, FL 33880
PHONE: (863) 535-2200 FAX: (863) 519-8117

Sheet No. 2 of 3	Drawn by: BCZ	Checked by: BCZ	Check Date: 05/24/23
Parcel Number: 114	PREPARED FOR: REAL ESTATE SERVICES		File Name: CR55720-2



**THIS IS NOT
A SURVEY**



SCALE
1" = 100 feet

TAX FOLIO#
262729
000000
031100
(O.R.B.6728 PG2298)

POB

S 00°00'18" W
775.00' (C)

SOUTH LINE
OF PARCEL
O.R.B.6728 PG2298

TAMPA ELECTRIC
COMPANY EASEMENT
(O.R.B.3258 PG1695)

Line Table		
LINE #	DIRECTION	LENGTH
L1	N 89°55'28" W	56.01'
L2	S 89°55'28" E	55.99'

TAX FOLIO#
262729
000000
031030
(O.R.B.3131 PG2113)

SUBJECT TO: COVENANTS,
CONDITIONS, AND RESTRICTIONS
PER O.R.B.2724, PG373

SUBJECT TO: COVENANTS,
CONDITIONS, AND RESTRICTIONS
PER O.R.B.2739, PG15

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

S 00°00'11" W 545.25' (C)

N 00°00'18" E 545.25' (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

BUENA VISTA DRIVE (COUNTY ROAD 557)

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

EVENHOUSE
ROAD

NORTH LINE
OF PARCEL
O.R.B.8368 PG780

TAX FOLIO#
262729
000000
032010
(O.R.B.8368 PG780)

SEE SHEET 1 OF 3 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. 3 of 3	Drawn by: BCZ	Checked by: BCZ	Check Date: 05/24/23
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Parcel Number: 114	PREPARED FOR: REAL ESTATE SERVICES	File Name: CR55720-2
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REVISION	DATE	BY
REVISED SIZE AND SHAPE OF PARCEL	04/08/24	BCZ



ATTACHMENT "B" Sheet 2 of 2



DATE	DESCRIPTION	REVISIONS	DATE	DESCRIPTION

KEVIN E. KNUDSEN, P.E. P.E. LICENSE NUMBER 4982 DEWBERRY ENGINEERS INC. 800 NORTH MAGNOLIA AVE., SUITE 1000 ORLANDO, FL 32803	POLK COUNTY ROADS AND HIGHWAYS DIVISION PROJECT NO. 5400135	DRIVEWAY CROSS SECTIONS CR 557	SHEET NO.
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1/11/2013 2:43:06 PM N:\STW_519

CR 557

CR 557

POLK

SCALE: 1" = 20' HORIZ
1" = 10' VERT.

DRIVEWAY CROSS SECTIONS
CR 557

DRIVEWAY CROSS SECTIONS
CR 557