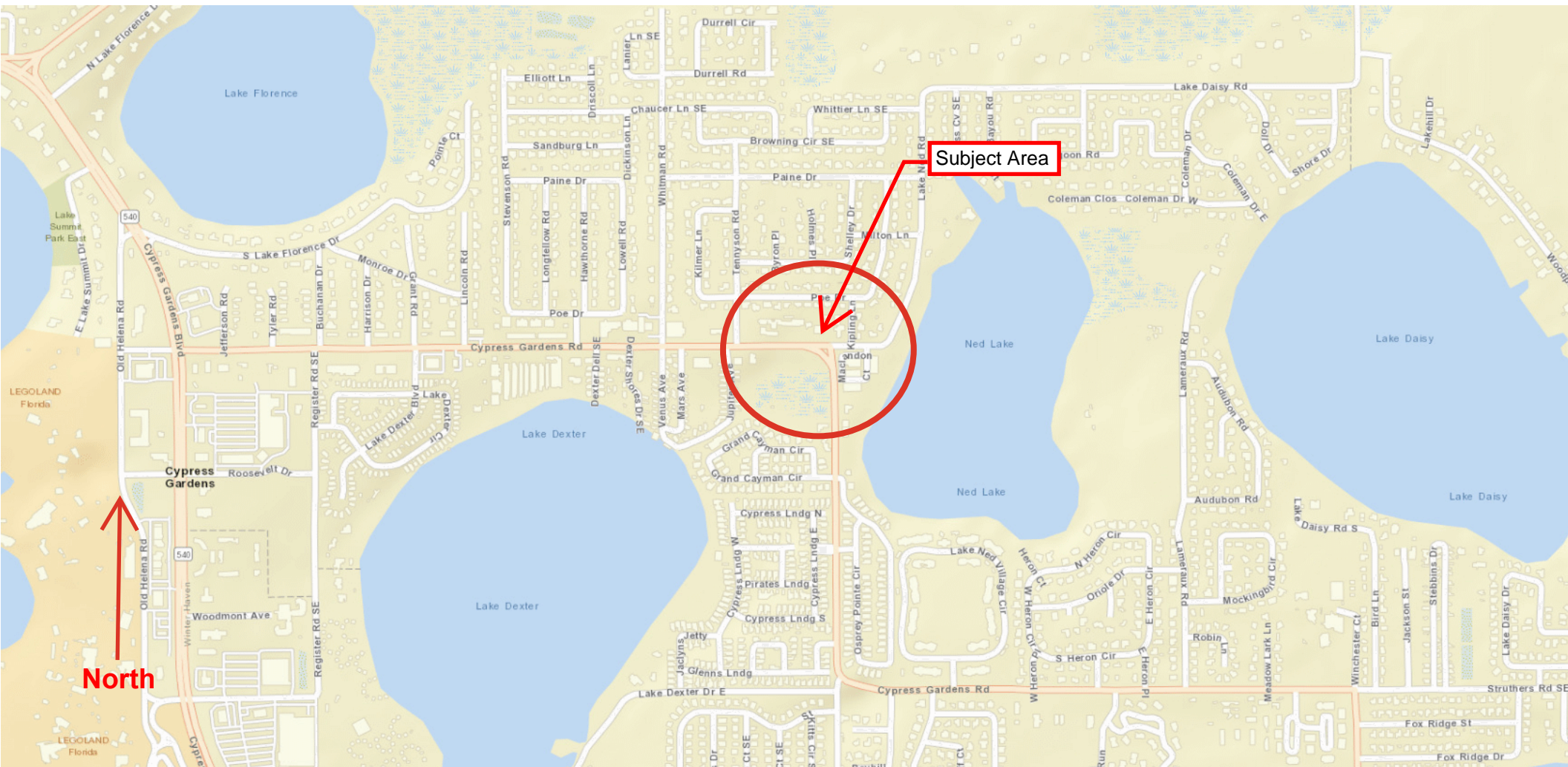
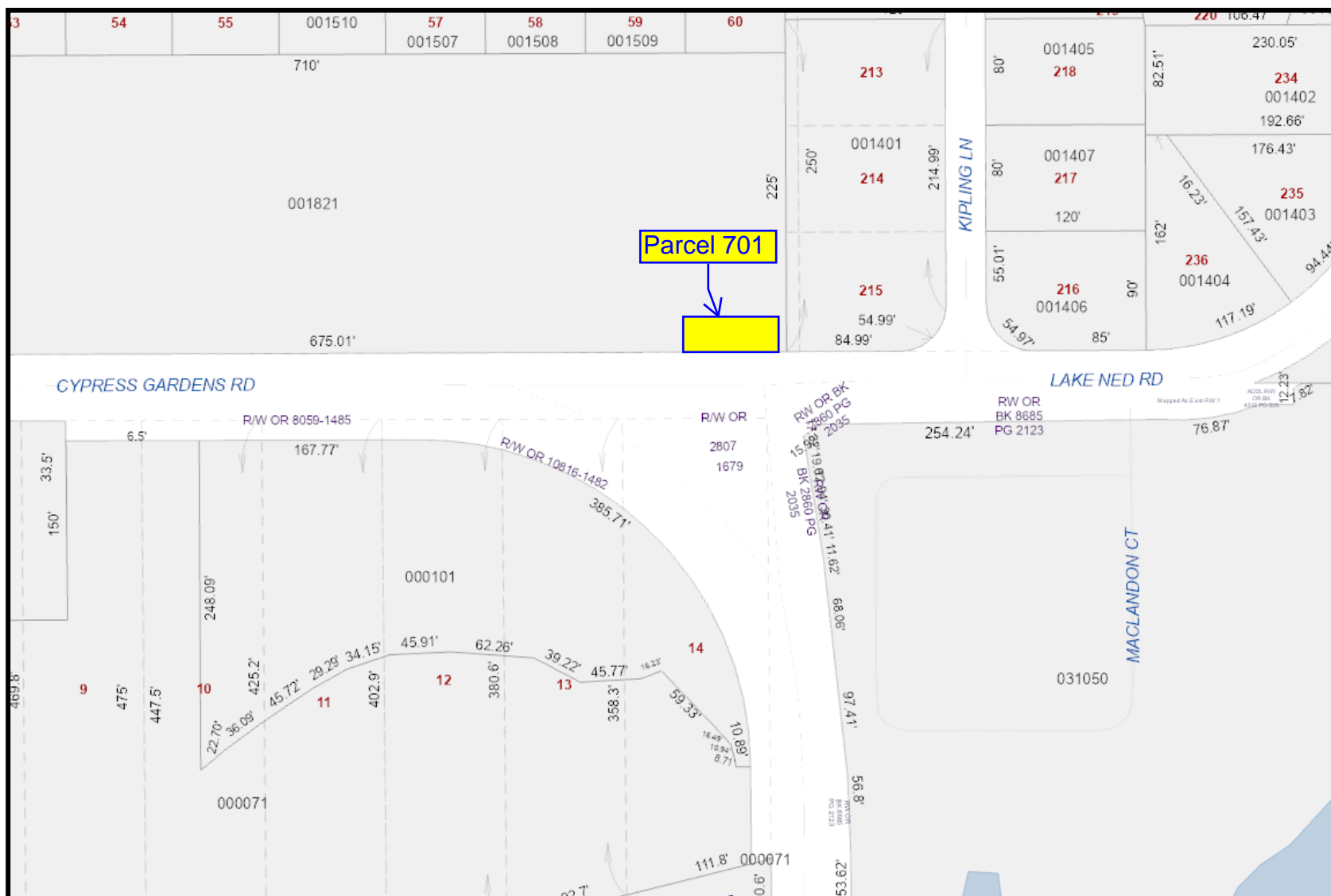
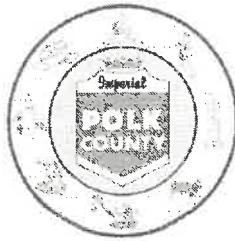


Section 36, Township 28 South, Range 26 East







Board of County Commissioners

Project No.: 5400194
Project Name: CR 540 (Cypress Gardens Road) at Lake Ned Road
Parcel No.: 701
Parent Parcel ID No.: 262836-663000-001821

RIGHT-OF-WAY AGREEMENT

**STATE OF FLORIDA
COUNTY OF POLK**

THIS AGREEMENT made and entered into this 17th day of APRIL, 2025, by and between **John G. Wood, Jr. and Thomas H. Wood, as Co-Trustees of the John G. Wood Irrevocable Trust UTD October 23, 2012**, hereinafter referred to as "Owners", and **Polk County, a political subdivision of the State of Florida**, hereinafter referred to as "Purchaser".

WITNESSETH

WHEREAS, Purchaser requires the lands described as Parcel No. 701, as more particularly described in Exhibit "A" (the "Property"), as a temporary construction easement for the purpose of driveway construction, conforming, sloping, tying in and harmonizing with existing grades in conjunction, and associated, with an intersection improvement project to construct a roundabout known as CR 540 (Cypress Gardens Road) at Lake Ned Road Intersection Improvement (the "Project") and said Owner is 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 grant a temporary easement interest, unto the County, by Temporary Construction Easement, with a duration of 36-months from the date of execution, for the amount of \$7,500 (Seven Thousand Five Hundred and 00/100 dollars). The County payment for the purchase shall be made payable to John G. Wood, Jr. and Thomas H. Wood, as Co-Trustees of the John G. Wood Irrevocable Trust UTD October 23, 2012.
- (b) The County agrees to pay attorney's fees to the law firm of Johanna P. Wood, Attorney-at-Law, PLLC, in the amount of \$1,485. The County payment for attorney's fees shall be made payable to Johanna P. Wood, Attorney-at-Law, PLLC.

Project No.: 5400194

Project Name: CR 540 (Cypress Gardens Road) at Lake Ned Road

Parcel No.: 701

Parent Tract Tax I.D. No.: 262836-663000-001821


- (c) Purchaser shall pay the amounts due to the Owners and the Attorney as outlined in Paragraphs (a) and (b), respectively, by County warrant, within sixty (60) days from date hereof upon simultaneous delivery of said Temporary Construction Easement.
- (d) County agrees to re-construct the entrance drive serving the Owners' property at approximate Station 15+00LT (north leg of the roundabout) as shown on the construction plan sheet attached hereto as Exhibit "B". County further agrees to maintain access over the entrance drive, or portions thereof, at all times for the duration of the Project; however, the access may, at times, be at reduced capacity with portions of the entrance drive being closed for construction activities associated therewith. In addition the Project shall be constructed in substantial conformity with the plans attached hereto as Exhibit "B".
- (e) County acknowledges that this conveyance of the property interest for a temporary easement is in lieu, and under threat, of condemnation.
- (f) The Owner agrees and expressly acknowledges that the monies paid and other consideration given 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 cost are owed by the Purchaser 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:

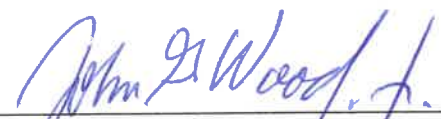

POLK COUNTY, a political subdivision of the State of Florida

By: 
Its Agent
Ashleigh J. Schneider
American Acquisition Group, LLC

APPROVED BY:

 4/24/25
R. Wade Allen, Director
Polk County Real Estate Services

OWNER:


JOHN G. WOOD, JR., CO-TRUSTEE*

THOMAS H. WOOD, CO-TRUSTEE*

*of the John G. Wood Irrevocable Trust UTD
October 23, 2012

Parcel Number: 701

Road Number: 960210

Project Name: LAKE NED ROAD @ CYPRESS GARDENS ROAD Project Number: 9601E24-2

Tax Folio Number: 262836-663000-001821

DESCRIPTION

A parcel of land being in the Southwest 1/4 of the Southwest 1/4 of Section 36, Township 28 South, Range 26 East, Polk County, Florida, being described as follows:

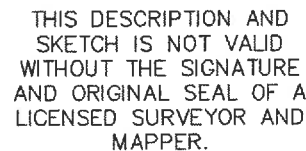
Commence at the Southwest corner of said Section 36; thence North 89°47'16" East, along the South line of said Section 36, a distance of 1315.00 feet; thence North 00°13'44" West, 25.00 feet to a point on the North right-of-way line of Cypress Gardens Road as recorded in Official Records Book 1713, Page 1344, said point being the Southeast corner of a parcel as described in Official Records Book 10850, Page 2086, all of the Public Records of Polk County, Florida; thence South 89°47'16" West, along said North right-of-way line, 6.75 feet for the **Point of Beginning**; thence continue South 89°47'16" West, along said North right-of-way line, 71.90 feet; thence North 00°00'00" East, 24.45 feet; thence North 89°55'52" East, 71.90 feet; thence South 00°00'00" West, 24.27 feet to said **Point of Beginning**.

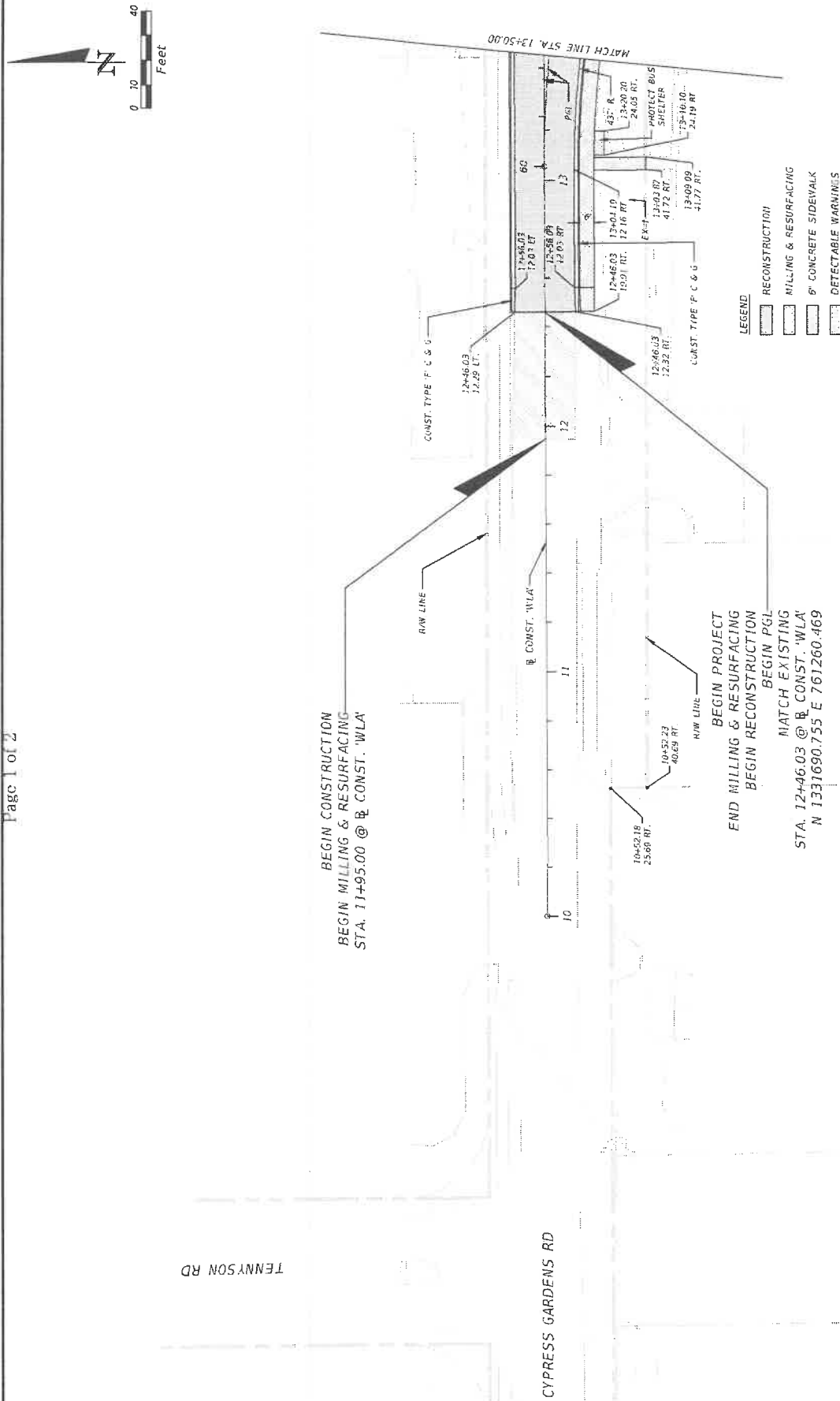
Containing 1,751 square feet, more or less.

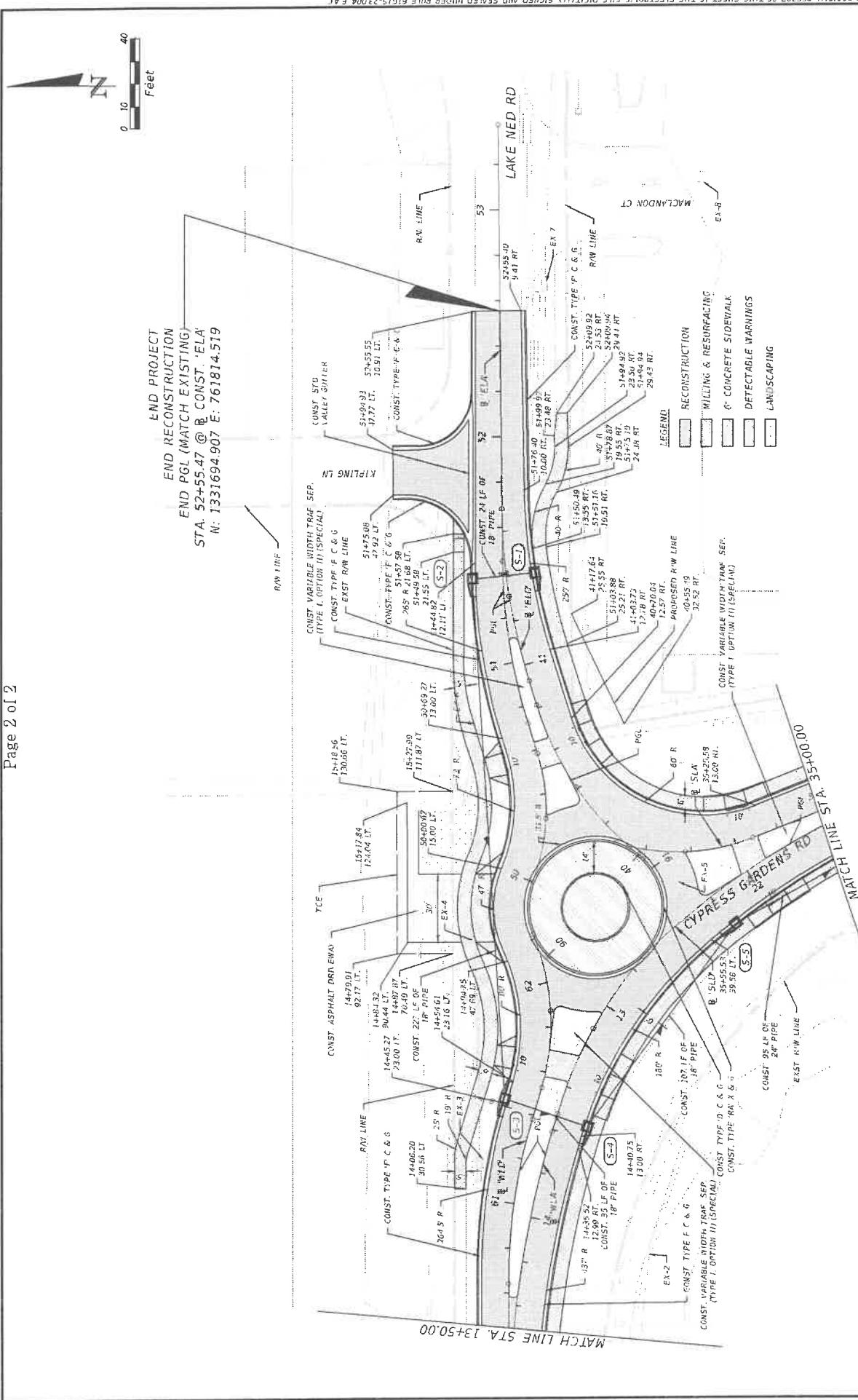
SHEET 1 OF 2

FOR SKETCH SEE SHEET 2 OF 2

REVISION	DATE	BY
ADDED ADDITIONAL EASEMENT INFORMATION	03/26/25	BCZ



[illegible]



						BURGESS & NIPLÉ				POLK COUNTY				ROADWAY PLAN (2)		SHEET NO.	
</																	