



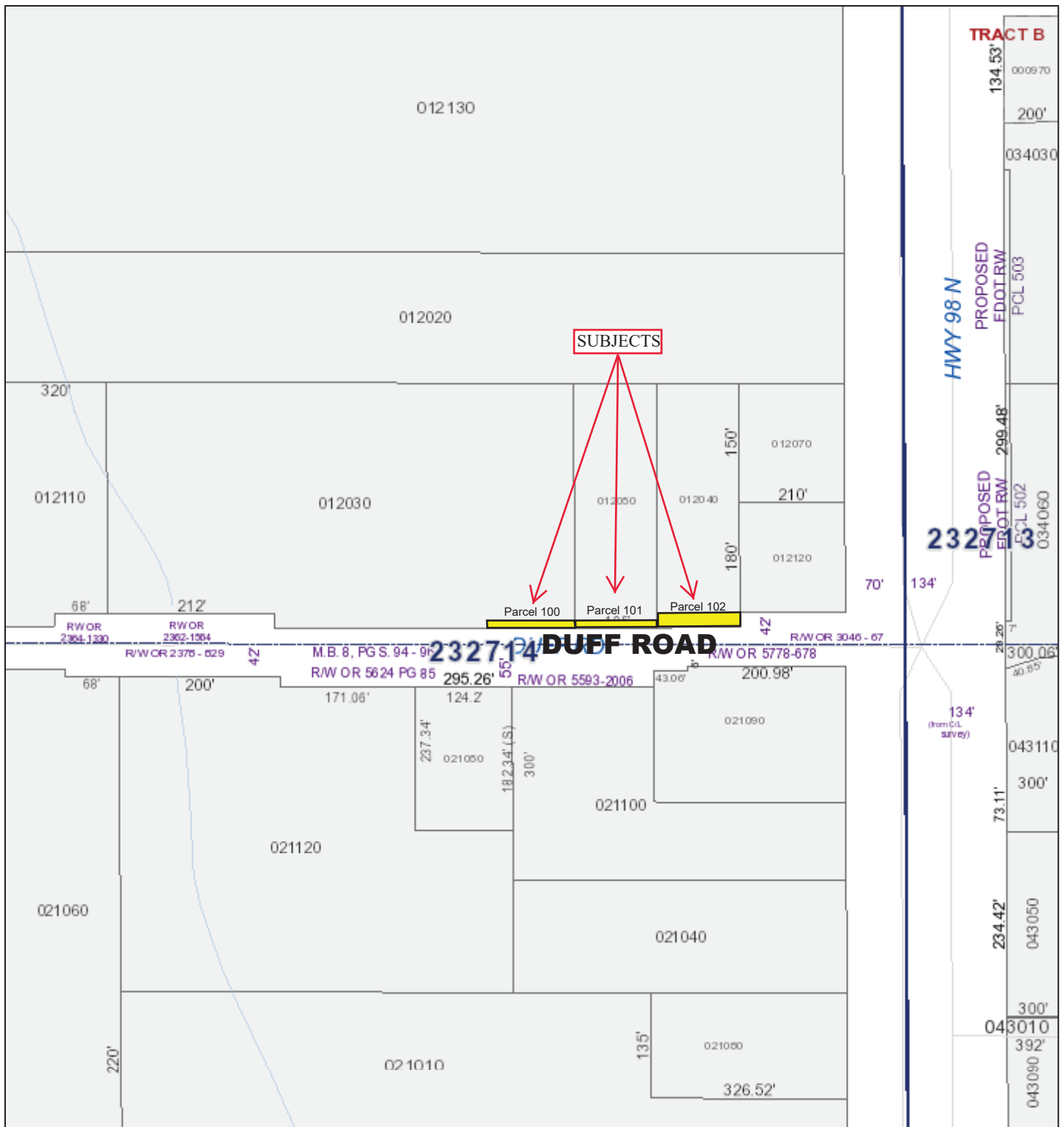
[www.delorme.com](http://www.delorme.com)



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$$1'' = 3,645.8 \text{ ft}$$

Data Zoom 12-2



0 70 140 280 Feet

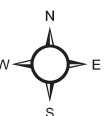
## SECTION 14, TOWNSHIP 27 SOUTH, RANGE 23 EAST

All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is".



Marsha M. Faux, CFA, ASA  
Property Appraiser  
Polk County, Florida

February 21, 2023









*Board of County Commissioners*

Project Name: Duff Road @ US Hwy 98 Intersection  
Parcel Nos.: 100, 101 and 102  
Parcel ID No.: 232714-000000-012030/012040/012050

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

**STATE OF FLORIDA  
COUNTY OF POLK**

THIS AGREEMENT made and entered into this 17<sup>th</sup> day of February, 2023, by and between **LAKELAND PROPERTIES OF FL, LLC**, an Illinois limited liability company f/k/a Lakeland Properties, LLC, whose address is 6400 W. College Drive, Suite 100, Palos Heights, Illinois 60463, (the "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, (the "County").

### **WITNESSETH**

**WHEREAS**, the County requires the lands described as Parcels 100, 101 and 102 as more particularly described in attached Exhibit "A" (the "Property"), as additional right of way for the construction and maintenance of an authorized intersection project known as Duff Road @ US Highway 98 Intersection (the "Project") and Owner is required to furnish the parcel for said 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) Owner agrees to sell and convey the Property by Warranty Deed, free of liens and encumbrances, unto the County, for the sum of \$63,448.
- (b) The County shall pay unto the Owner the sum of \$63,448, within ninety (90) days from the date hereof upon simultaneous delivery of said Warranty Deed. Any improvements or personal property not removed within fourteen (14) days after purchase of the Property shall be considered abandoned by the Owner.
- (c) County agrees to pay statutory attorney's fees in the amount of \$11,203 for a total settlement amount of \$74,651 payable to Gaylord Merlin Ludovici & Diaz, Trust Account for disbursement.
- (d) The County shall construct the Project in substantial conformity to the construction plans attached hereto as Exhibit "B", including but not limited to, the reconstruction of driveways serving the Owner's properties location at approximate Stations 12+15LT, 13+15LT and 13+80LT, all as shown in said Exhibit "B".



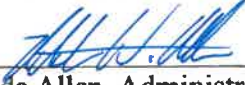
Page 2

- (e) Owner shall be responsible for the payment of any and all, current and/or past due real property taxes, or prorations thereof, prorated 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 and disbursed by the attorney trust account state in Section (b).
- (f) The County agrees to pay all closing costs associated with the transaction with the exception of the real property taxes / assessments as described in Section (e).
- (g) County acknowledges that this conveyance of the Property for right-of-way is in lieu, and under threat, of condemnation.
- (h) 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 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.

**COUNTY:**  
**COUNTY OF POLK, POLK COUNTY, FL**

By:  2/17/23  
R. Wade Allen, Administrator  
Real Estate Services  
Its Agent

**OWNER:**  
**LAKELAND PROPERTIES OF FL,**  
**LLC, an Illinois limited liability company**  
f/k/a Lakeland Properties, LLC

By:  02/17/23  
Joseph Mutholam, Manager Date

Approved by the Board:

\_\_\_\_\_  
Date

# Exhibit "A" - Sheet 1 of 6

Parcel Number: 100  
Project Name: Duff Road at U.S. 98 North  
Tax Folio Number: 23-27-14-000000-012030

Project Number: 7314E22-1  
Road Number: 731704

## DESCRIPTION

A parcel of land being a portion of the Southeast 1/4 of the Northeast 1/4 of Section 14, Township 27 South, Range 23 East, Polk County, Florida, being more particularly described as follows:

**Commence** at the Southeast corner of said Northeast 1/4; thence North 89°52'53" West, along the south line of said Northeast 1/4, a distance of 420.00 feet, to the west line of the East 1/4 of said Southeast 1/4 of the Northeast 1/4; thence North 00°17'31" West, along said west line, 20.10 feet, to the north maintained right-of-way line of Duff Road as depicted in Map Book 8, Pg 94, as recorded in the Public Records of Polk County, Florida, for the **Point of Beginning**; thence continue North 00°17'31" West, along said West line, 11.71 feet; thence South 89°44'18" West, 107.59 feet; thence South 00°00'00" East, 10.91 feet, to said north maintained right-of-way; thence South 89°43'39" East, along said north maintained right-of-way, 40.56 feet; thence South 89°53'58" East, along said north maintained right-of-way line, 67.09 feet, to said **Point of Beginning**.

Containing 1221 square feet, more or less.

SHEET 1 OF 2

FOR SKETCH SEE SHEET 2 OF 2

REVISION	DATE	BY
Added Parcel Number 100	10/13/2022	MSK

THIS IS NOT A SURVEY

SCALE  
1" = 40 feet

TAX FOLIO:  
232714  
000000  
012030

WEST LINE OF THE  
EAST 420.00 FEET



DUFF ROAD

N 89°52'53" W 420.00'  
SOUTH LINE OF THE NE 1/4  
SEC. 14, T. 27 S, R. 23 E

POC.  
SE COR. OF THE  
NE 1/4 OF SEC. 14  
T. 27 S, R. 23 E

U.S. HIGHWAY 98 N

NORTH

LINE #	DIRECTION	LENGTH
L1	N 0°17'31" W	20.10'
L2	N 0°17'31" W	11.71'
L3	S 89°44'18" W	107.59'
L4	S 0°00'00" E	10.91'
L5	S 89°43'39" E	40.56'
L6	S 89°53'56" E	87.09'

Line Table

LEGEND

- (C) - CALCULATED
- (P) - PLAT
- COR. - CORNER
- 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

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 2 FOR DESCRIPTION.

Digitally signed  
by John Richard  
Noland Jr. P.S.M.  
Date: 2022.10.13  
16:35:23 -04'00'



JOHN RICHARD NOLAND, JR., P.S.M.  
FLORIDA REGISTRATION #5923  
SURVEYING & MAPPING MANAGER  
SURVEYING AND MAPPING SECTION

DESCRIPTION SKETCH

LOCATED IN SECTION 14,  
TOWNSHIP 27 SOUTH, RANGE 23 EAST,  
POLK COUNTY, FLORIDA.

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

PHONE: (883) 535-2200	FAX: (883) 519-8117
Drawn by: MSK	Checked by: JEN
Drawn Date: 10/05/22	Job Number: 7314E22-1
Sheet No. 2 of 2	Job Number: 7314E22-1
Parcel Number: 100	Job Number: 7314E22-1
PREPARED FOR: REAL ESTATE SERVICES	Job Number: 7314E22-1

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



Exhibit "A" - Sheet 3 of 6

Parcel Number: 101  
Project Name: Duff Road at U.S. 98 North  
Tax Folio Number: 23-27-14-000000-012050

Project Number: 7314E22-1  
Road Number: 731704

**DESCRIPTION**

A parcel of land being a portion of the West 105.00 feet of the East 420.00 feet of the Southeast 1/4 of the Northeast 1/4 of Section 14, Township 27 South, Range 23 East, Polk County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Northeast 1/4; thence North  $89^{\circ}52'53''$  West, along the south line of said Northeast 1/4, a distance of 420.00 feet, to the west line of said East 420.00 feet; thence North  $00^{\circ}17'31''$  West, along said west line, 20.10 feet, to the north maintained right-of-way line of Duff Road as depicted in Map Book 8, Pg 94, as recorded in the Public Records of Polk County, Florida, for the **Point of Beginning**; thence continue North  $00^{\circ}17'31''$  West, along said West line, 11.71 feet; thence North  $89^{\circ}44'18''$  East, 105.00 feet, to the east line of said West 105.00 feet of the East 420.00 feet; thence South  $00^{\circ}17'31''$  East, along said east line, 11.00 feet, to said north maintained right-of-way; thence South  $89^{\circ}00'44''$  West, along said north maintained right-of-way, 72.10 feet; thence North  $89^{\circ}53'58''$  West, along said north maintained right-of-way line, 32.91 feet, to said **Point of Beginning**.

Containing 1215 square feet, more or less.

SHEET 1 OF 2

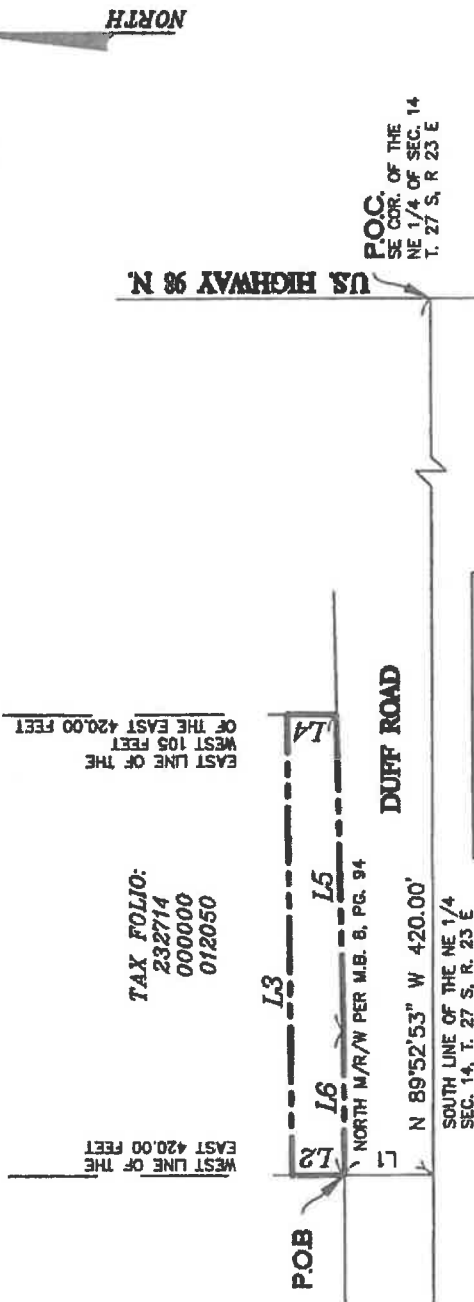
FOR SKETCH SEE SHEET 2 OF 2

REVISION	DATE	BY
Added Parcel Number 101	10/13/2022	MSK



THIS IS NOT A SURVEY

SCALE  
1" = 40 feet



Digitally signed  
by John Richard  
Noland Jr. P.S.M.  
Date: 2022.10.13  
16:38:29 -04'00'

JOHN RICHARD NOLAND, JR. P.S.M.  
FLORIDA REGISTRATION #5923  
SURVEYING & MAPPING MANAGER  
SURVEYING AND MAPPING SECTION

POC = POINT OF COMMENCEMENT  
P.S.M. = PROFESSIONAL SURVEYOR AND  
MAPPER  
R = RANGE  
R/W = RIGHT-OF-WAY  
SEC = SECTION  
T = TOWNSHIP

DATE: 10/11/22

**LEGEND**

- (C) = CALCULATED
- (P) = PLAT
- COR. = CORNER
- 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

**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 2 FOR DESCRIPTION.

**DESCRIPTION SKETCH**

LOCATED IN SECTION 14,  
TOWNSHIP 27 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. 2 of 2 Drawn by: MSK Checked by: JRM Drawn Date: 10/05/22  
Parcel Number: 101 PREPARED FOR: REAL ESTATE SERVICES Job Number: 731422-1

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



Exhibit "A" - Sheet 5 of 6

Parcel Number: 102  
Project Name: Duff Road at U.S. 98 North  
Tax Folio Number: 23-27-14-000000-012040

Project Number: 7314E22-1  
Road Number: 731704

**DESCRIPTION**

The South 42.00 feet of the West 105.00 feet of the East 315.00 feet of the Southeast 1/4 of the Northeast 1/4 of Section 14, Township 27 South, Range 23 East, Polk County, Florida.

Less and Except thereof, maintained right-of-way for Duff Road as depicted in Map Book 8, Pg 94, and recorded in the Public Records of Polk County, Florida.

Containing 2096 square feet, more or less.

SHEET 1 OF 2

FOR SKETCH SEE SHEET 2 OF 2

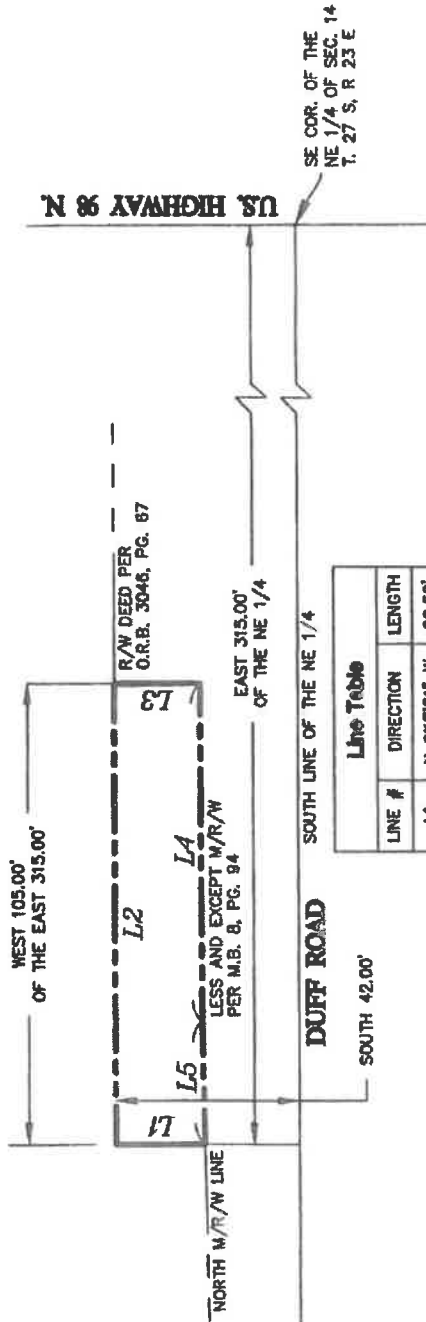
REVISION	DATE	BY
Added Parcel Number 102	10/13/2022	MSK

THIS IS NOT A SURVEY

SCALE

1" = 40 feet

TAX FOLIO:  
232714  
000000  
012040



Line Table		
LINE #	DIRECTION	LENGTH
L1	N 0°17'31" W	20.50'
L2	S 89°52'53" E	105.00'
L3	S 0°17'31" E	19.78'
L4	S 89°59'10" W	77.07'
L5	S 89°00'44" W	27.92'

LEGEND

- (C) = CALCULATED
- (P) = PLAT
- COR. = CORNER
- 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

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 2 FOR DESCRIPTION.

Digitally signed  
by John Richard  
Noland Jr. P.S.M.

Date:

2022.10.13

16:37:06 -04'00'



JOHN RICHARD NOLAND, JR. P.S.M.  
FLORIDA REGISTRATION #5923  
SURVEYING & MAPPING SECTION

DESCRIPTION SKETCH

LOCATED IN SECTION 14,  
TOWNSHIP 27 SOUTH, RANGE 23 EAST,  
POLK COUNTY, FLORIDA.

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

ADDED PARCEL NUMBER 102	REVISION	DATE 10/13/2022	BY MSK
SHEET NO. 2 of 2		DRAWN BY MSK	CHECKED BY JRN
PARCEL NUMBER: 102		PREPARED FOR: REAL ESTATE SERVICES	JOB NUMBER: 7314522-1
PHONE: (863) 535-2200		FAX: (863) 519-8117	

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



**POLK COUNTY PROJECT No. 5400199**

## CONTRACT PLANS COMPONENTS

## ROADWAY PLANS

INDEX OF ROADWAY PLANS	
SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2	SIGNATURE SHEET
3	SUMMARY OF PAY ITEMS
4	TYPICAL SECTION
5	TYPICAL DETAILS
6	SUMMARY OF DRAINAGE STRUCTURES
7	OPTIONAL MATERIALS TABULATION
8	GENERAL NOTES
9	ROADWAY PLAN
10	SIGNING AND PAVEMENT MARKING PLAN
11	SPECIAL PROFILES
12-13	DRAINAGE STRUCTURES
14	USDA SOIL SURVEY MAP
15	BORING LOCATION MAP
16	USGS TOPOGRAPHIC MAP
17	SUBSURFACE BORING PROFILES
18-22	CROSS SECTIONS
23-24	DRIVEWAY HALF SECTIONS
25	EROSION CONTROL PLAN
26-27	TEMPORARY TRAFFIC CONTROL PLAN
28	UTILITY ADJUSTMENTS
50-1 - 50-5	SUMMARY OF QUANTITIES

**GOVERNING STANDARD PLANS:**  
Florida Department of Transportation FY 2022-23 Standard Plans for Road and Bridge Construction

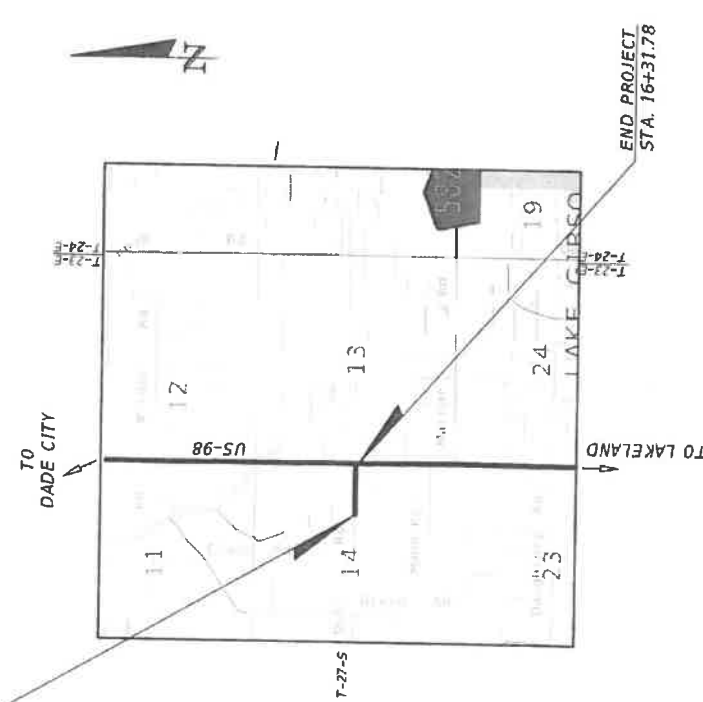
*Florida Manual of Uniform Minimum Standards for Design, Construction, and Maintenance for Streets and Highways (Florida Greenbook), 2018 Edition*

Polk County Technical Standards Manual

**GOVERNING STANDARD SPECIFICATIONS.**

Florida Department of Transportation, JUNE, 2022 Standard Specifications for Road and Bridge Construction at the following website:

<https://www.fdot.gov/programmanagement/implemented/specbooks>



ATTENTION IS DIRECTED TO THE FACT THAT THESE PLANS MAY HAVE BEEN ENLARGED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.



**POLK COUNTY VICINITY MAP**

ROADWAY PLANS  
ENGINEER OF RECORD:

**RICHARD JOHN HARRISON, P.E.**  
P.E. NO.: 66644  
KISINGER CAMPO AND ASSOCIATES  
201 N FRANKLIN ST SUITE 400  
TAMPA, FL 33602  
PHONE: (813) 871-5331  
FAX: (813) 871-5135  
VENDOR NO. F59-1677145

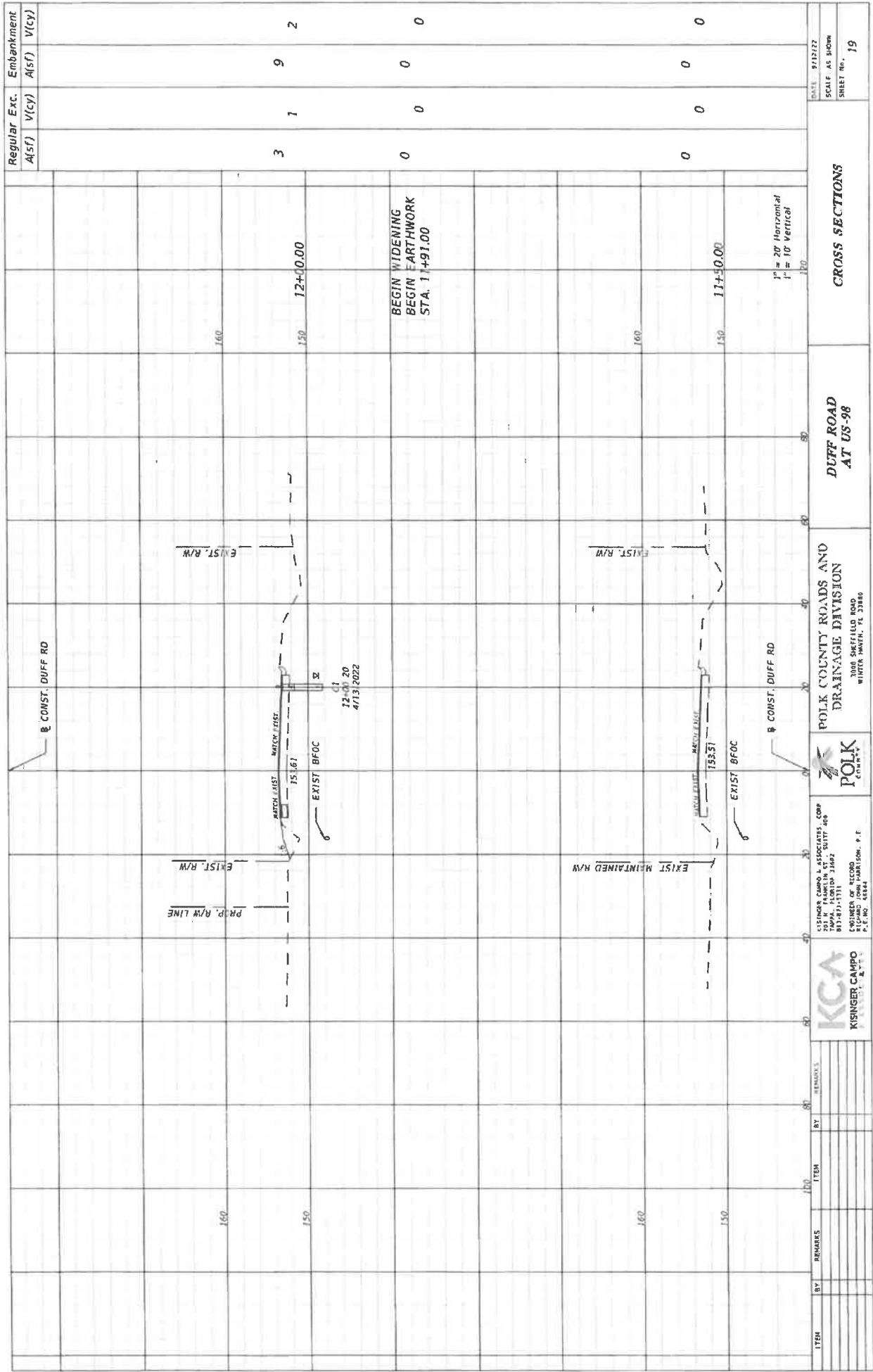
POLK COUNTY PROJECT MANAGER:  
WILLIAM LORENZO, P.E.  
3000 SHEFFIELD RD  
WINTER HAVEN, FL 33880

FISCAL YEAR	23
SHEET NO.	1



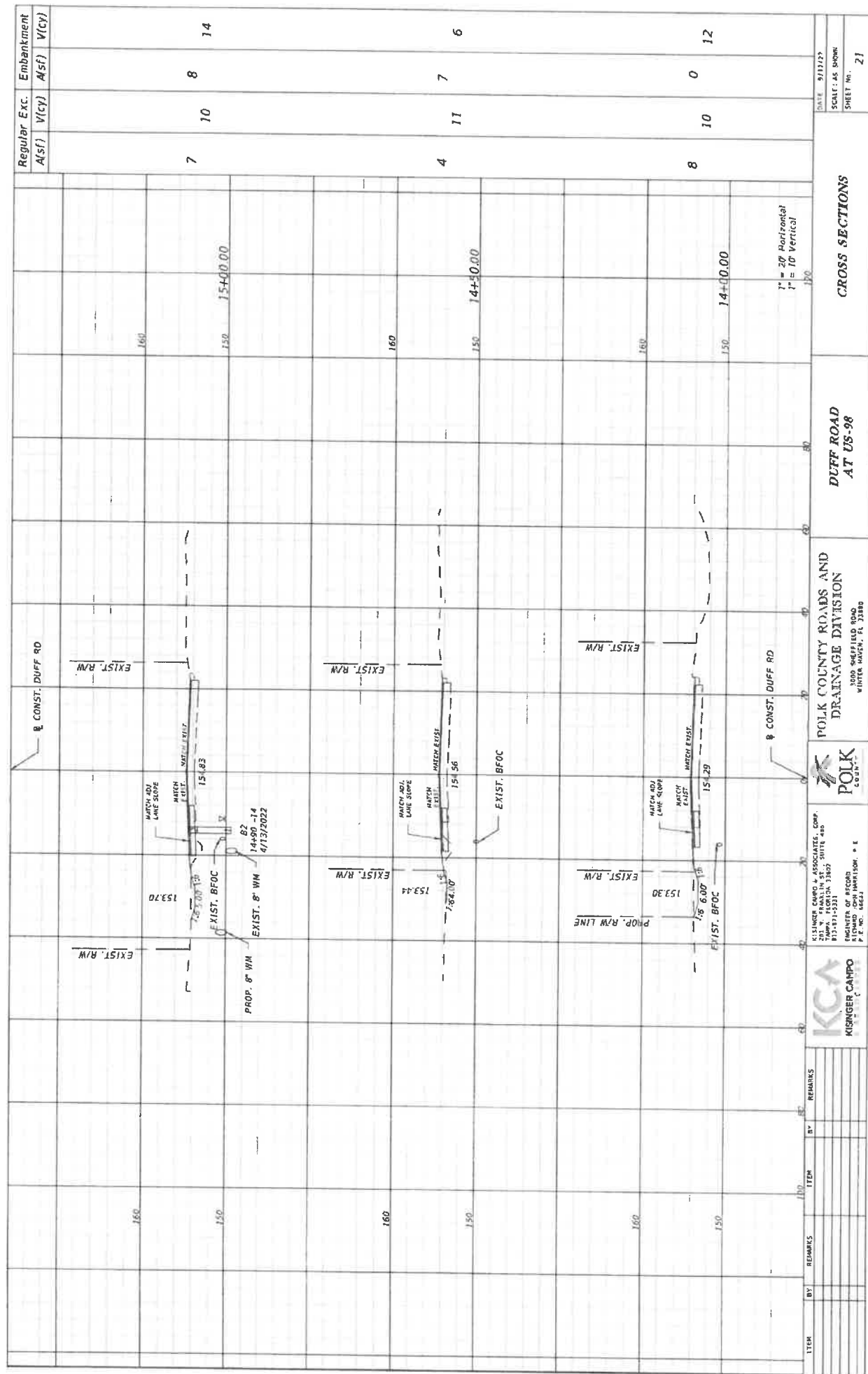


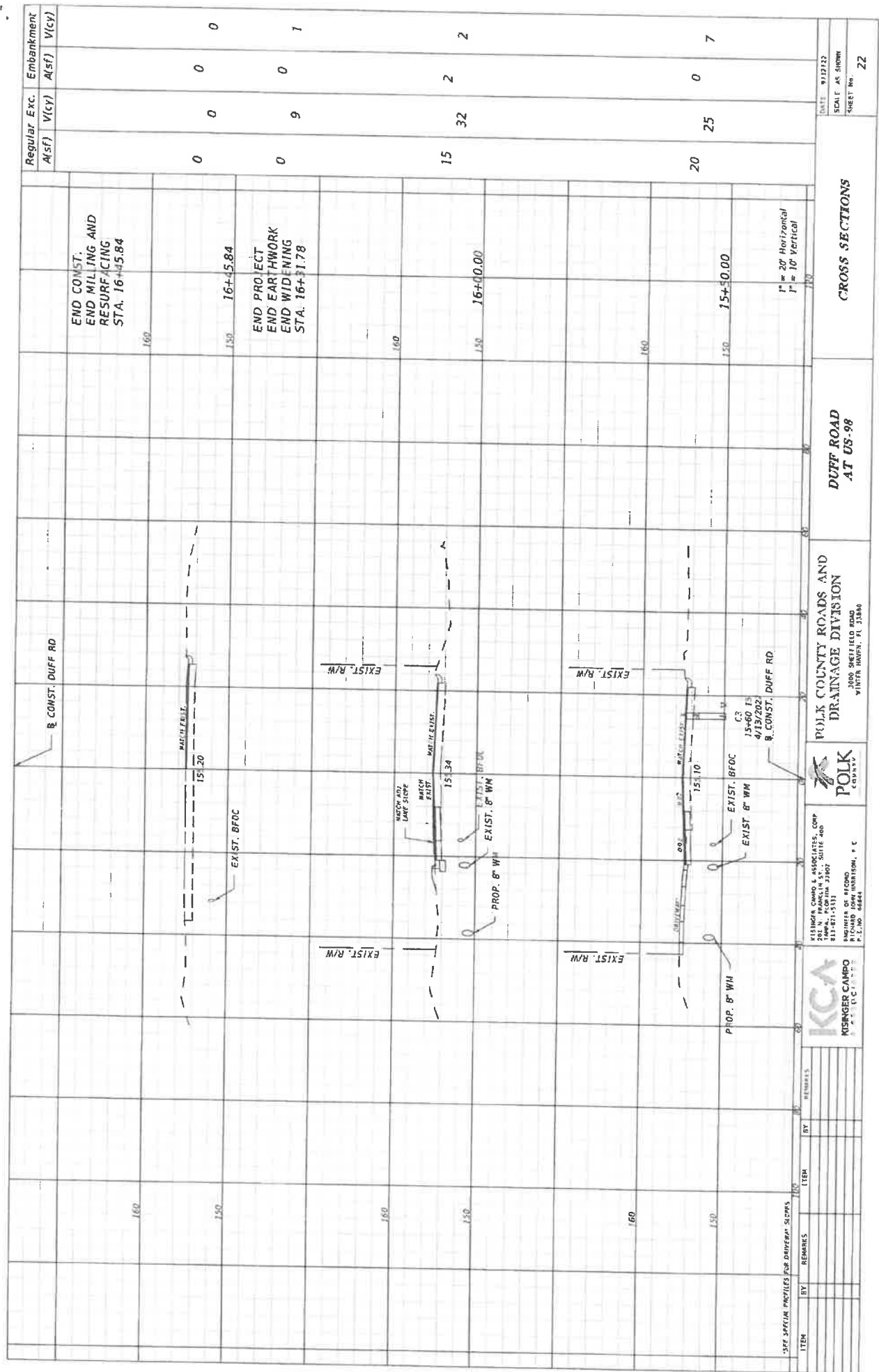




DATE 9/12/22  
SCALE AS SHOWN  
SHEET NO. 19







KCA  
 ROSENER CAMPO  
 1001 E. C. 100  
 TAMPA, FL 33607  
 (813) 871-5111  
 PROJECT NO. 1600000000000000  
 P.E. NO. 66644

POLK COUNTY  
 3000 SHEPHERD ROAD  
 WINTER HAVEN, FL 33894

DATE: 9/12/22  
 SCALE: AS SHOWN  
 SHEET NO.: 22



