

Pcl 146

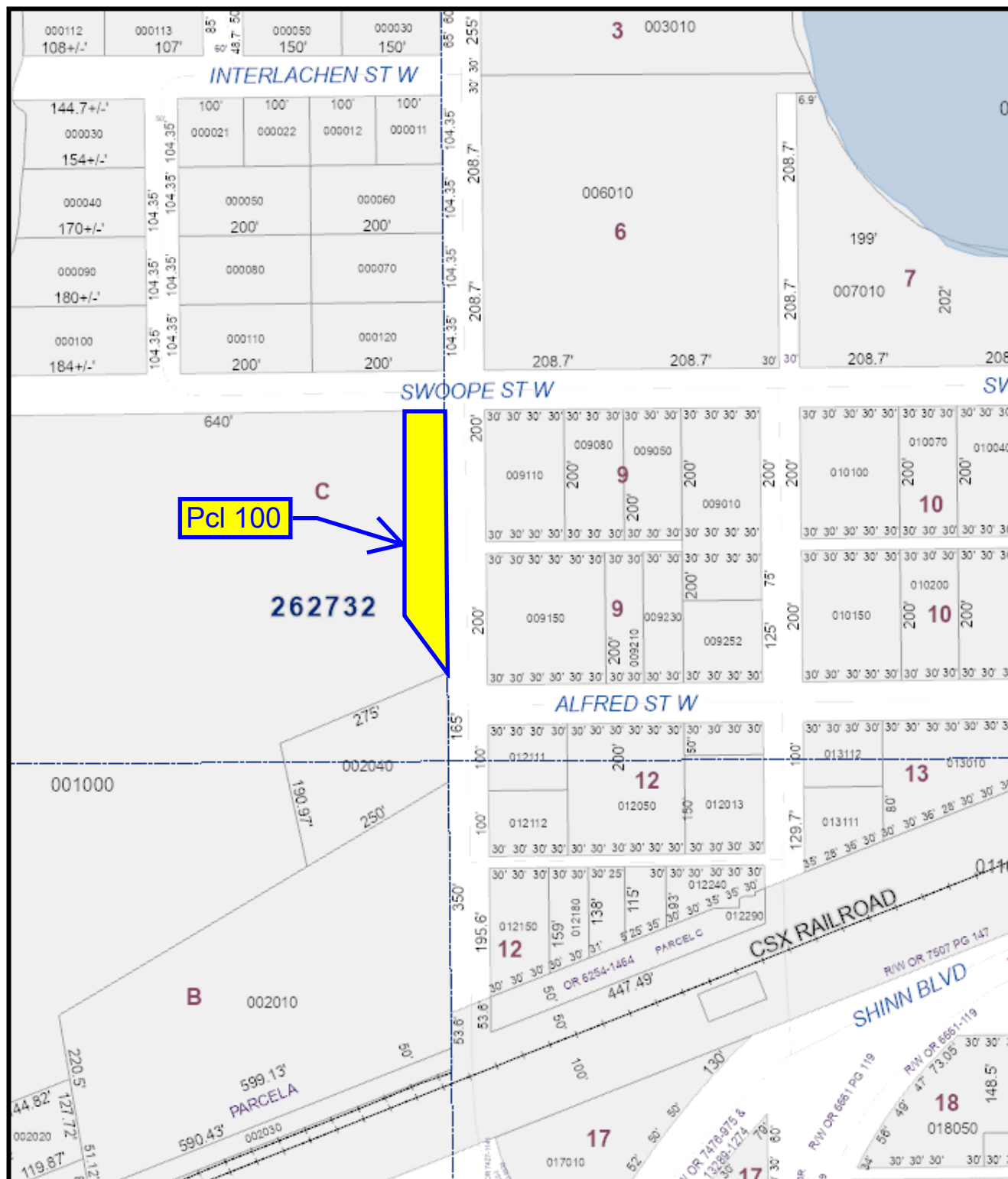
Pcl 145

Pcl 100



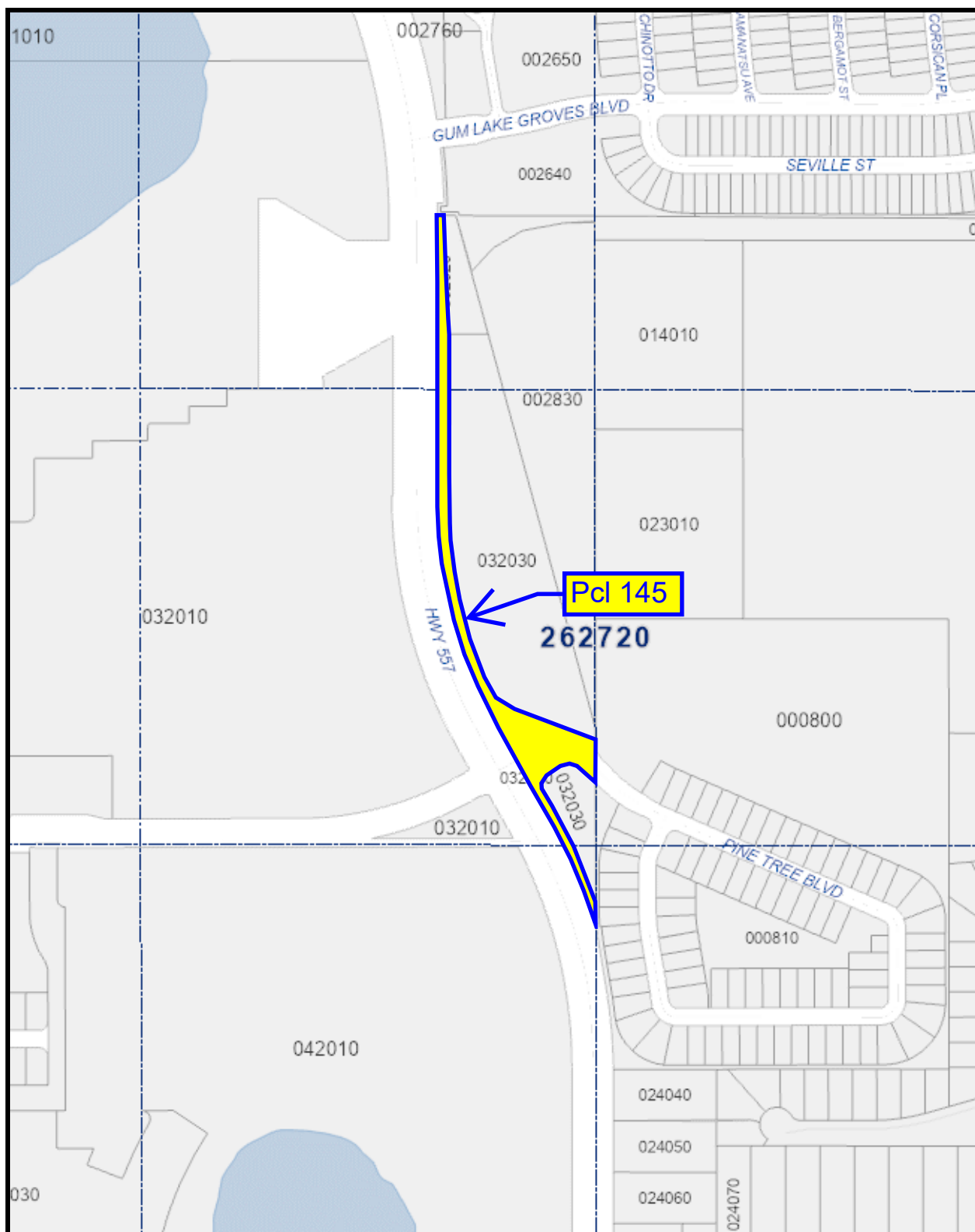


## SECTION 32, TOWNSHIP 27 SOUTH, RANGE 26 EAST



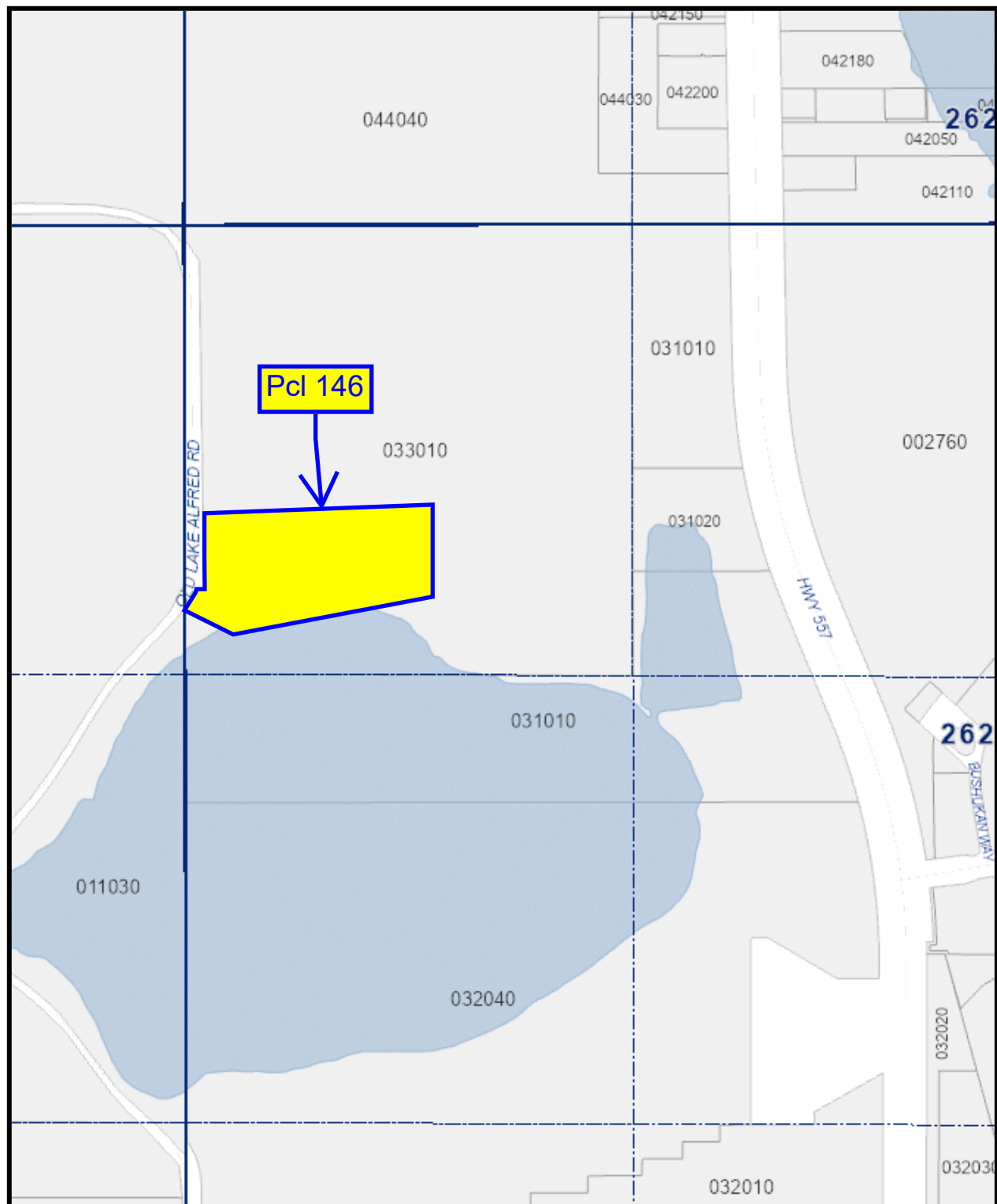


## SECTION 20, TOWNSHIP 27 SOUTH, RANGE 26 EAST





## SECTION 20, TOWNSHIP 27 SOUTH, RANGE 26 EAST





*Board of County Commissioners*

Project No.: 5400135  
Project Name: County Road 557 Improvement Project  
Project Parcel #: 100, 145 and 146

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

**STATE OF FLORIDA  
COUNTY OF POLK**

THIS AGREEMENT made and entered into this 18<sup>th</sup> day of June, 2025, by and between **CITY OF LAKE ALFRED**, a Florida municipal corporation, whose mailing address is 120 E. Pomelo Street, Florida 33850 ("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 ("County").

### **WITNESSETH**

**WHEREAS**, the County requires the lands described as Parcel Numbers 100, 145 and 146 as more particularly described in Attachments "A", "B" and "C", respectively, (the "Property"), as additional right-of-way, for the construction and maintenance of an authorized road known as County Road 557 ("Project") and the 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) The Owner agrees to donate and convey a fee interest in Parcels 100 and 145, by City Deed, free of liens, unto the County.
- (b) The Owner agrees to sell and convey unto the County a fee interest in Parcel 146, by City Deed, free of liens, together with any improvements for the amount of \$550,000.
- (c) The County agrees to pay for all closing costs associated with the transaction including the recording of the deeds and documentary stamp taxes, if applicable, and any ancillary recordable documents.
- (d) The County agrees to grant an easement, when requested, to the Owner allowing for the future construction and operation of a recreational dock across Parcel 146 to the lake. The Owner agrees said dock will be constructed in a manner as to not impact the permitted volume of the Flood Plain Compensation Site. Construction and operation of said dock will be at the Owner's expense.

Right-of-Way Agreement  
Project Parcel #: 100, 145 and 146  
Page 2

- (e) The County agrees to relocate, or reimburse the Owner for reasonable costs associated with the relocation of, any portion of a 12-inch water line located within Parcel 145, if any.
- (f) The County acknowledges and agrees that it will relocate the existing monument sign for the Lake Alfred Pines development in conjunction with the Project. In the event that it is not feasible to relocate the sign the County will reconstruct a similar sign as a replacement. Said sign and associated landscaping will be maintained in accordance with that certain Developer's Agreement dated June 5, 2023 and recorded in O.R. Book 12720, at Pages 140 through 178, Public Records of Polk County, Florida.
- (g) The 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 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 AND CITY COMMISSIONERS OF THE CITY OF LAKE ALFRED, FLORIDA.**

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names, and on the date shown above.

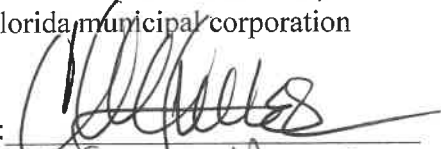
**COUNTY:**  
**POLK COUNTY**, a political subdivision  
of the State of Florida

By:  6/18/25  
R. Wade Allen, Director  
Real Estate Services  
Its Agent

Date approved by the  
County Commission:

\_\_\_\_\_

**OWNER:**  
**CITY OF LAKE ALFRED**,  
a Florida municipal corporation

By:   
Mac Sailer Mayor  
Print Name/Title

Date approved by the  
City Commission:

6/16/25

Parcel Number: 100  
Project Name: CR557 WIDENING  
Tax Folio Number: 262732503000001000

Road Number: 763201  
Project Number: CR55720-2

### DESCRIPTION

A parcel of land being a portion of Block C, MAP OF CODINGTON, a subdivision as recorded in Plat Book 1, Page 61, Public Records of Polk County, Florida, lying in Section 32, Township 27 South, Range 26 East, Polk County, Florida, being more particularly described as follows:

**Commence** at the intersection of the West right-of-way line of Buena Vista Drive (County Road 557) and the Northerly right-of-way line of the A.C.L. Railroad as shown on said Map of Codington; thence North 00°33'34" West, along said West right-of-way line, 515.00 feet to the Northeast corner of a parcel of land as described in Official Records Book 2016, Page 1983, Public Records of Polk County, Florida and the **Point of Beginning**; thence continue North 00°33'34" West, along said West right-of-way line, 398.59 feet to the Northeast corner of said Block C and the South right-of-way line of Swoope Street, as shown, but un-named, on the said Map of Codington; thence South 89°21'04" West, along said South right-of-way line 59.92 feet; thence South 00°31'32" East, leaving said South right-of-way line, 309.85 feet; thence South 34°41'47" East, 107.10 feet to said **Point of Beginning**.

Containing 21,262 square feet, more or less.

SHEET 1 OF 2

FOR SKETCH SEE SHEET 2 OF 2

REVISION	DATE	BY



THIS IS NOT  
A SURVEY

ATTACHMENT "A" Sheet 2 of 2

LINE TABLE		
LINE #	DIRECTION (C)	LENGTH (C)
L1	N 00°33'34" W	515.00'
L2	N 00°33'34" W	398.59'
L3	S 89°21'04" W	59.92'
L4	S 00°31'32" E	309.85'
L5	S 34°41'47" E	107.10'

**LEGEND**

(C) = CALCULATED  
(P) = PLAT  
DB = DEED BOOK  
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  
RR = RAILROAD  
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.

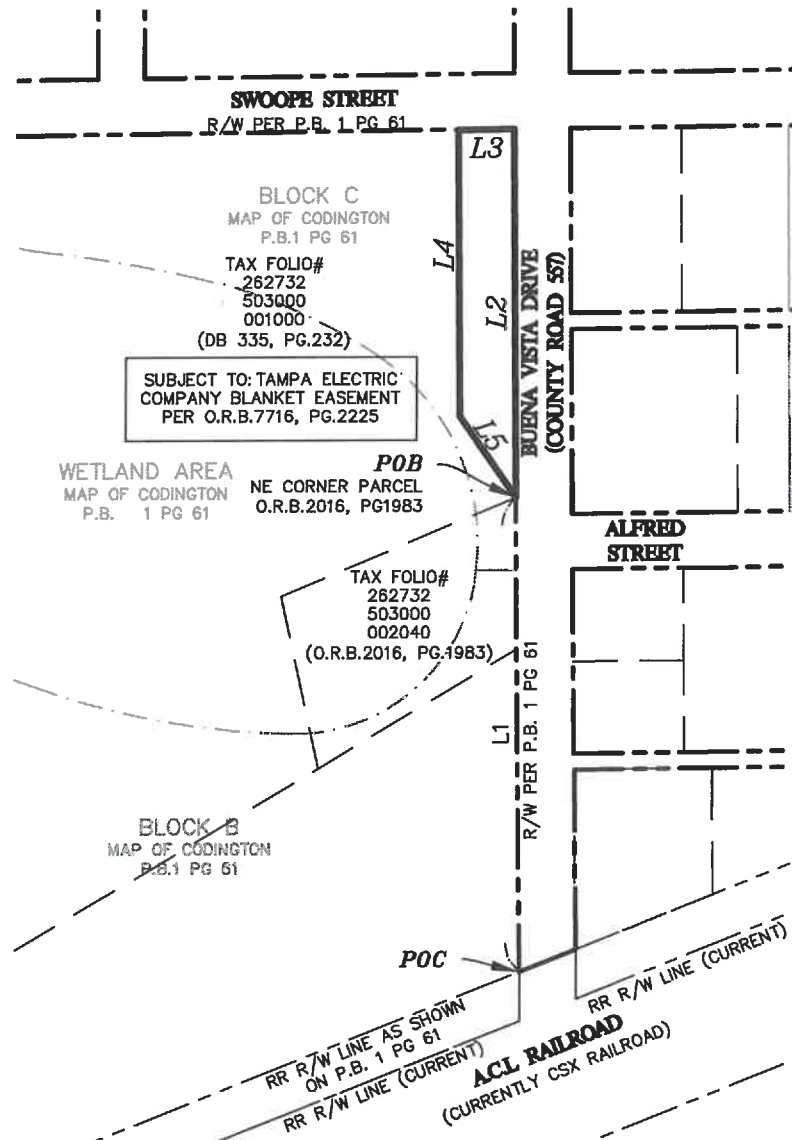
NORTH



Digitally signed by SCALE  
Bryan Zelenenki *r" = 200 feet*  
Date: 2023.06.27  
15:46:39 -04'00'

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

DATE  
03/30/23



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 32,  
TOWNSHIP 27 SOUTH, RANGE 26  
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

Sheet No. 2 of 2	Drawn by: BCZ	Checked by: BCZ	Check Date: 05/24/23
Parcel Number: 100	PREPARED FOR: REAL ESTATE SERVICES		File Name: CR55720-2





Parcel Number: 145  
 Project Name: CR557 WIDENING  
 Tax Folio Number: 262720000000032020  
 262720000000032030  
 262720000000032031

Road Number: 763201  
 Project Number: CR55720-2

### DESCRIPTION

A parcel of land being a portion of the Southwest 1/4, and the Northwest 1/4 of Section 20, Township 27 South, Range 26 East, Polk County, Florida, being described as follows:

**Commence** at the Southeast corner of said Southwest 1/4; thence North 00°01'18" East, along the East line of said Southwest 1/4, a distance of 1,077.97 feet to the point of intersection with the East right-of-way line of County Road 557 per Exhibit "A" of deed recorded in Official Records Book 7794, Pages 986-1002, Public Records of Polk County, Florida, and the **Point of Beginning**, said point also being on the West line of Lake Alfred Pines, a subdivision as recorded in Plat Book 194, Pages 10-11, Public Records of Polk County, Florida, and also being on a non-tangent curve concave Southwesterly having a radius of 1492.81 feet, a central angle of 13°18'54", a chord bearing of North 22°48'07" West, and a chord distance of 346.13 feet; thence along the arc of said curve and East right-of-way line, 346.91 feet to the point of tangency; thence North 29°27'34" West, along said East right-of-way line, 305.30 feet to the point of curvature of a curve concave Northeasterly having a radius of 1372.39 feet, a central angle of 29°29'37", a chord bearing of North 14°42'46" West, and a chord distance of 698.68 feet; thence along the arc of said curve and East right-of-way line, 706.45 feet to the point of tangency; thence North 00°02'02" East, along said East right-of-way line, 794.08 feet to a point of curvature of a curve concave Westerly having a radius of 1970.57 feet, a central angle of 00°30'12", a chord bearing of North 00°13'04" West, and a chord distance of 17.31 feet; thence along the arc of said curve and East right-of-way line, 17.31 feet to the South line of "Tract A – Pond 1" of Gum Lake Preserve Phase 1, a subdivision as recorded in Plat Book 199, Pages 43-50, Public Records of Polk County, Florida; thence South 89°44'21" East, along said South line, 20.00 feet to a point on a non-tangent curve concave Westerly having a radius of 1990.57 feet, a central angle of 00°29'46", a chord bearing of South 00°12'51" East, and a chord distance of 17.23 feet; thence along the arc of said curve, 17.23 feet to the point of tangency; thence South 00°02'02" West, 546.50 feet; thence South 03°42'03" East, 335.15 feet to a point of curvature of a curve concave Easterly having a radius of 1333.39 feet, a central angle of 10°17'17", a chord bearing of South 08°50'42" East, and a chord distance of 239.10 feet; thence along the arc of said curve, 239.42 feet to the end of said curve; thence North 76°00'40" East, along the radial line of said curve, 3.00 feet to a point

SHEET 1 OF 6

FOR SKETCH SEE SHEETS 3-6

REVISION	DATE	BY

on a non-tangent curve concave Northeasterly having a radius of 1330.39 feet, a central angle of  $09^{\circ}30'16''$ , a chord bearing of South  $18^{\circ}44'28''$  East, and a chord distance of 220.44 feet; thence along the arc of said curve, 220.69 feet to a point of compound curvature of a curve concave Northeasterly having a radius of 437.00 feet, a central angle of  $16^{\circ}04'55''$ , a chord bearing of South  $31^{\circ}32'03''$  East, and a chord distance of 122.26 feet; thence along the arc of said curve, 122.66 feet to a point of non-tangency; thence South  $71^{\circ}38'43''$  East, 258.89 feet to said East line of Southwest 1/4 of Section 20, and said West line of Lake Alfred Pines; thence South  $00^{\circ}01'18''$  West, along said East line of Southwest 1/4 and said West line of Lake Alfred Pines, 121.32 feet; thence North  $44^{\circ}51'33''$  West, 17.96 feet to the point of curvature of a curve concave Southerly having a radius of 50.00 feet, a central angle of  $88^{\circ}01'21''$ , a chord bearing of North  $88^{\circ}52'13''$  West, and a chord distance of 69.48 feet; thence along the arc of said curve, 76.81 feet to the point of tangency; thence South  $47^{\circ}07'06''$  West, 41.55 feet to the point of curvature of a curve concave Southeasterly having a radius of 75.00 feet, a central angle of  $39^{\circ}57'45''$ , a chord bearing of South  $27^{\circ}08'13''$  West, and a chord distance of 51.26 feet; thence along the arc of said curve, 52.31 feet; thence South  $29^{\circ}27'34''$  East, 38.77 feet to a point of curvature of a curve concave Southwesterly having a radius of 1512.81, a central angle of  $10^{\circ}52'47''$ , a chord bearing of South  $24^{\circ}01'10''$  East, and a chord distance of 286.83 feet; thence along the arc of said curve, 287.26 feet to the said East line of the Southwest 1/4 and said West line of Lake Alfred Pines; thence South  $00^{\circ}01'18''$  West, along said East line of Southwest 1/4 and said West line of Lake Alfred Pines, 66.93 feet to the **Point of Beginning**.

Containing 2.2 acres, more or less.

ATTACHMENT "B" Sheet 3 of 6

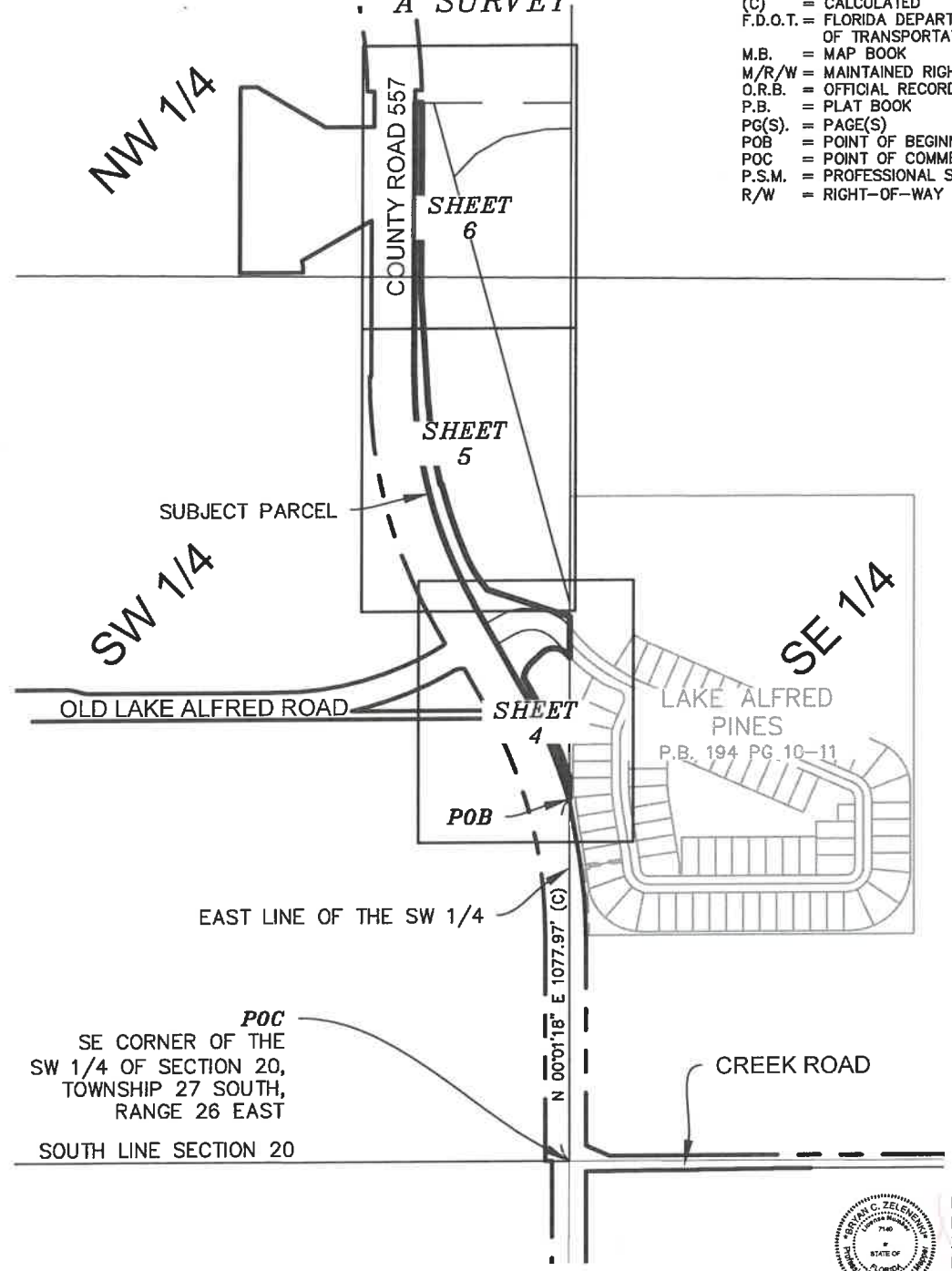
THIS IS NOT  
A SURVEY

**LEGEND**

- (C) = CALCULATED
- F.D.O.T. = 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/W = RIGHT-OF-WAY

SCALE  
1" = 500 feet

NORTH



**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 1-2 OF 6 FOR DESCRIPTION.

DATE  
06/11/24



Digitally signed  
by Bryan  
Zelenenki  
Date: 2024.08.27  
15:28:58 -04'00'

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

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

**DESCRIPTION SKETCH**  
LOCATED IN SECTION 20,  
TOWNSHIP 27 SOUTH, RANGE 26  
EAST, POLK COUNTY, FLORIDA.

REVISION	DATE	BY

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

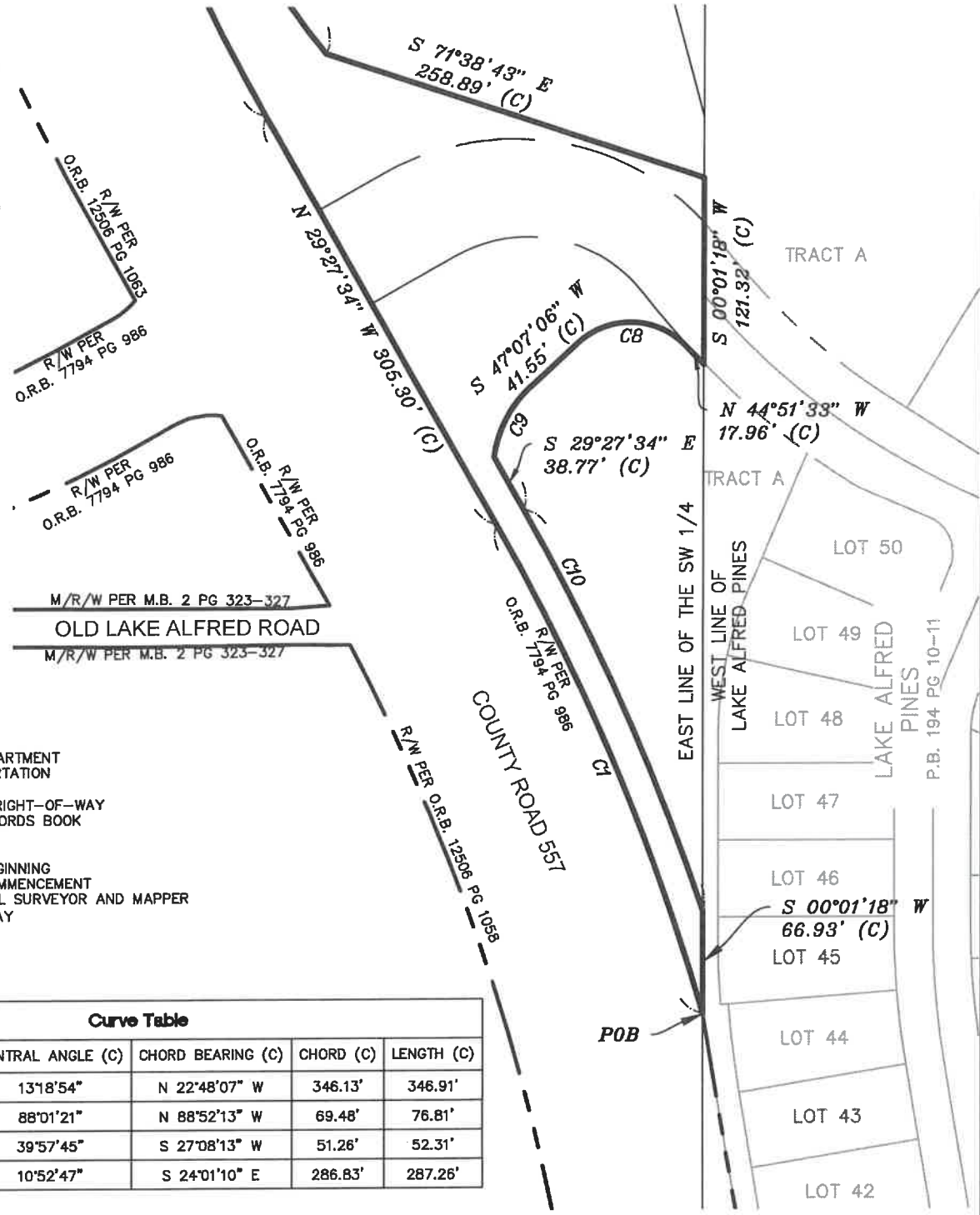
PHONE: (863) 535-2200	FAX: (863) 519-8117
Sheet No. 3 of 6	Drawn by: BCZ
Checked by: JRN	Check Date: 08/14/24
Parcel Number: 145	PREPARED FOR: REAL ESTATE SERVICES
File Name: CR55720-2	





ATTACHMENT "B" Sheet 4 of 6

THIS IS NOT  
A SURVEY




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- R/W = RIGHT-OF-WAY

Curve Table

CURVE #	RADIUS (C)	CENTRAL ANGLE (C)	CHORD BEARING (C)	CHORD (C)	LENGTH (C)
C1	1492.81'	13°18'54"	N 22°48'07" W	346.13'	346.91'
C8	50.00'	88°01'21"	N 88°52'13" W	69.48'	76.81'
C9	75.00'	39°57'45"	S 27°08'13" W	51.26'	52.31'
C10	1512.81'	10°52'47"	S 24°01'10" E	286.83'	287.26'

SEE SHEET 1-2 OF 6 FOR DESCRIPTION.

<p>THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR AND MAPPER.</p>	<h3>DESCRIPTION SKETCH</h3> <p>LOCATED IN SECTION 20, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.</p>			<h3>POLK COUNTY ROADS AND DRAINAGE</h3> <p>3000 SHEFFIELD ROAD, WINTER HAVEN, FL 33880</p> <p>PHONE: (863) 535-2200 FAX: (863) 519-8117</p>				 <b>POLK</b> COUNTY												
	<table border="1"><tr><td>Sheet No.</td><td>Drawn by:</td><td>Checked by:</td><td>Check Date:</td></tr><tr><td>4 of 6</td><td>BCZ</td><td>JRN</td><td>08/14/24</td></tr></table>			Sheet No.	Drawn by:	Checked by:	Check Date:		4 of 6	BCZ	JRN	08/14/24	<table border="1"><tr><td>Parcel Number:</td><td>PREPARED FOR:</td><td>File Name:</td></tr><tr><td>145</td><td>REAL ESTATE SERVICES</td><td>CR55720-2</td></tr></table>		Parcel Number:	PREPARED FOR:	File Name:	145	REAL ESTATE SERVICES	CR55720-2
	Sheet No.	Drawn by:	Checked by:	Check Date:																
	4 of 6	BCZ	JRN	08/14/24																
	Parcel Number:	PREPARED FOR:	File Name:																	
145	REAL ESTATE SERVICES	CR55720-2																		
REVISION			DATE		BY															

ATTACHMENT "B" Sheet 5 of 6

Curve Table					
CURVE #	RADIUS (C)	CENTRAL ANGLE (C)	CHORD BEARING (C)	CHORD (C)	LENGTH (C)
C2	1372.39'	29°29'37"	N 14°42'46" W	698.68'	706.45'
C5	1333.39'	10°17'17"	S 08°50'42" E	239.10'	239.42'
C6	1330.39'	9°30'16"	S 18°44'28" E	220.44'	220.69'
C7	437.00'	16°04'55"	S 31°32'03" E	122.26'	122.66'

GUM LAKE PRESERVE  
PHASE 1  
P.B.199, PG.43-50

SWAMP/WETLAND  
TRACT TT

WEST LINE GUM LAKE PRESERVE

EAST LINE OF THE SW 1/4

COUNTY ROAD 557

NORTH

SCALE  
1" = 100 feet

THIS IS NOT  
A SURVEY

LEGEND

(C) = CALCULATED  
F.D.O.T. = FLORIDA DEPARTMENT  
OF TRANSPORTATION  
M.B. = MAP BOOK  
M/R/W = MAINTAINED RIGHT-OF-WAY  
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P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER  
R/W = RIGHT-OF-WAY

SEE SHEET 1-2 OF 6 FOR DESCRIPTION.

DESCRIPTION SKETCH  
LOCATED IN SECTION 20,  
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. 5 of 6	Drawn by: BCZ	Checked by: JRN	Check Date: 08/14/24
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Parcel Number: 145	PREPARED FOR: REAL ESTATE SERVICES	File Name: CR55720-2
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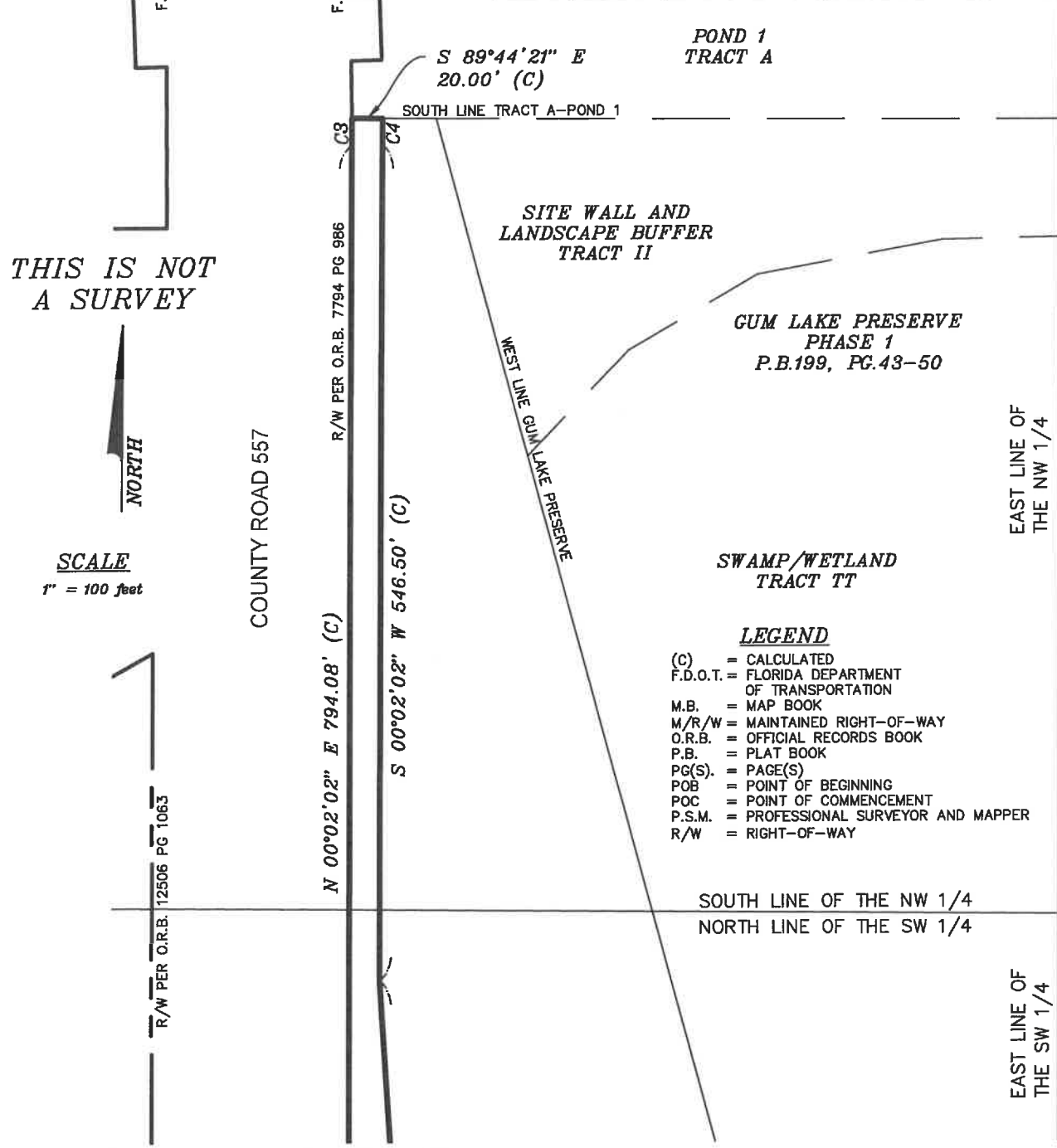


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NOT VALID  
WITHOUT THE  
SIGNATURE AND  
THE ORIGINAL  
SEAL OF A  
LICENSED  
SURVEYOR AND  
MAPPER.


REVISION	DATE	BY

ATTACHMENT "B" Sheet 6 of 6

Curve Table					
CURVE #	RADIUS (C)	CENTRAL ANGLE (C)	CHORD BEARING (C)	CHORD (C)	LENGTH (C)
C3	1970.57'	00°30'12"	N 00°13'04" W	17.31'	17.31'
C4	1990.57'	00°29'46"	S 00°12'51" E	17.23'	17.23'



SEE SHEET 1-2 OF 6 FOR DESCRIPTION.

<p>THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR AND MAPPER.</p>	<h3>DESCRIPTION SKETCH</h3> <p>LOCATED IN SECTION 20, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA.</p>			<h3>POLK COUNTY ROADS AND DRAINAGE</h3> <p>3000 SHEFFIELD ROAD, WINTER HAVEN, FL 33880</p>			 <b>POLK</b> COUNTY		
	PHONE: (863) 535-2200 FAX: (863) 519-B117			Sheet No. 6 of 6		Drawn by: BCZ		Checked by: BCZ	Check Date: 08/14/24
	Parcel Number: 145			PREPARED FOR: REAL ESTATE SERVICES		File Name: CR55720-2			
	REVISION			DATE				BY	



Parcel Number: 146  
 Project Name: CR557 WIDENING  
 Tax Folio Number: 26272000000033010

Road Number: 762001  
 Project Number: CR55720-2

### DESCRIPTION

A parcel of land being in the Northwest 1/4 of the Northwest 1/4 of Section 20, Township 27 South, Range 26 East, being described as follows:

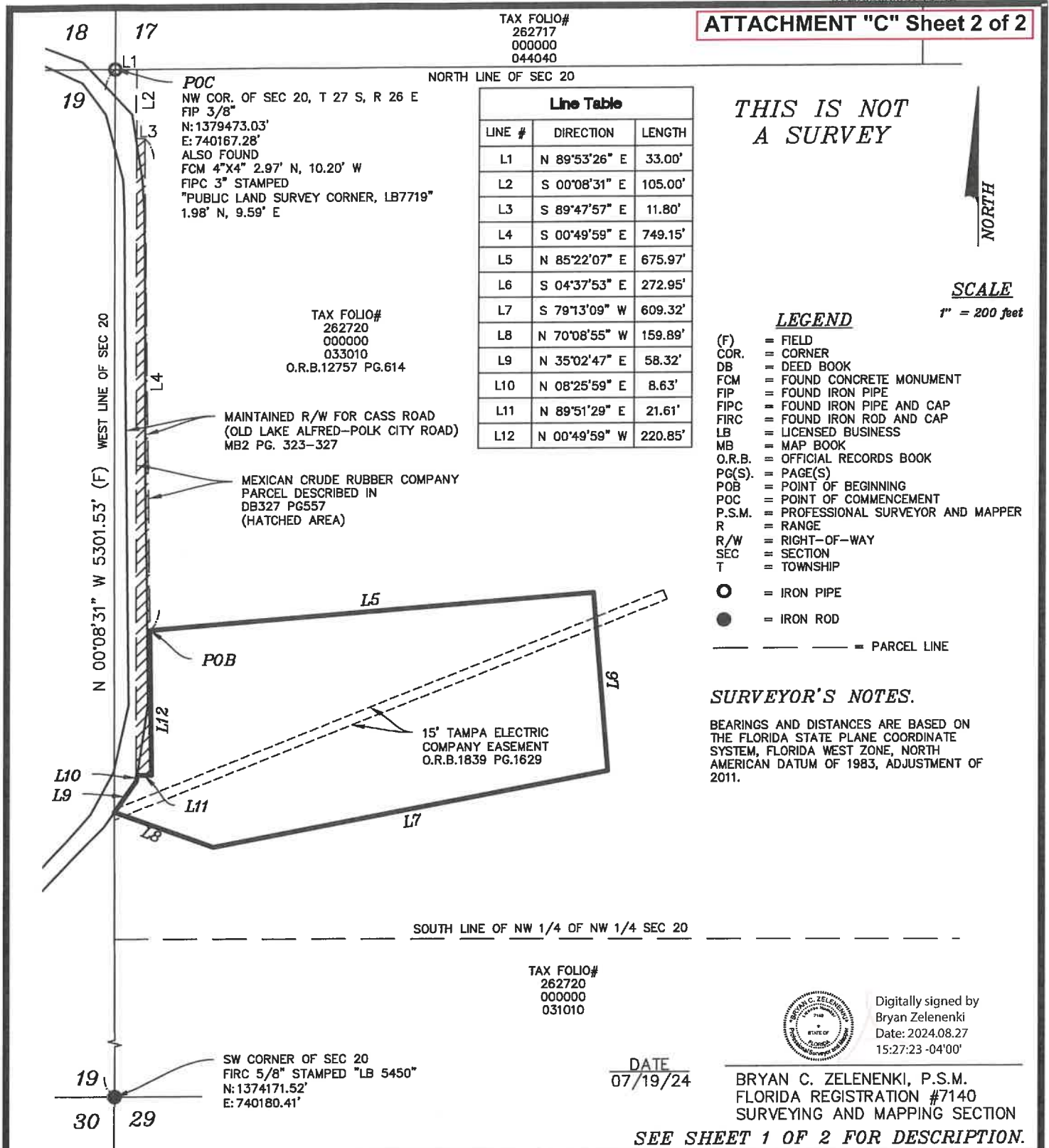
**Commence** at the Northwest corner of said Section 20; thence North 89°53'26" East, along the North line of said Section 20, a distance of 33.00 feet; thence South 00°08'31" East, and being parallel with the West line of said Section 20, a distance of 105.00 feet to the Northwest corner of a parcel as described in Deed Book 327, Page 557, Public Records of Polk County, Florida; thence South 89°47'57" East, along the North line of said parcel, 11.80 feet to the East line of said parcel; thence South 00°49'59" East, along said East line of parcel, 749.15 feet to the **Point of Beginning**; thence North 85°22'07" East, 675.97 feet; thence South 04°37'53" East, 272.95 feet; thence South 79°13'09" West, 609.32 feet; thence North 70°08'55" West, 159.89 feet to the intersection of said West line of Section 20 and the East maintained right-of-way line of Cass Road (Old Lake Alfred-Polk City Road) per Map Book 2, Pages 323-327, Public Records of Polk County, Florida; thence North 35°02'47" East, along said East maintained right-of-way line, 58.32 feet; thence North 08°25'59" East, along said East maintained right-of-way line, 8.63 feet to the South line of said parcel; thence North 89°51'29" East, along said South line of parcel, 21.61 feet to said East line of parcel; thence North 00°49'59" West, along said East line of parcel, 220.85 feet to the **Point of Beginning**.

Containing 4.90 acres, more or less.

SHEET 1 OF 2

FOR SKETCH SEE SHEET 2 OF 2

REVISION	DATE	BY



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

**DESCRIPTION SKETCH**  
LOCATED IN SECTION 20,  
TOWNSHIP 27 SOUTH, RANGE 26  
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

Sheet No. 2 of 2	Drawn by: BCZ	Checked by: JRN	Check Date: 08/14/24
Parcel Number: 146	PREPARED FOR: REAL ESTATE SERVICES		File Name: CR55720-2

