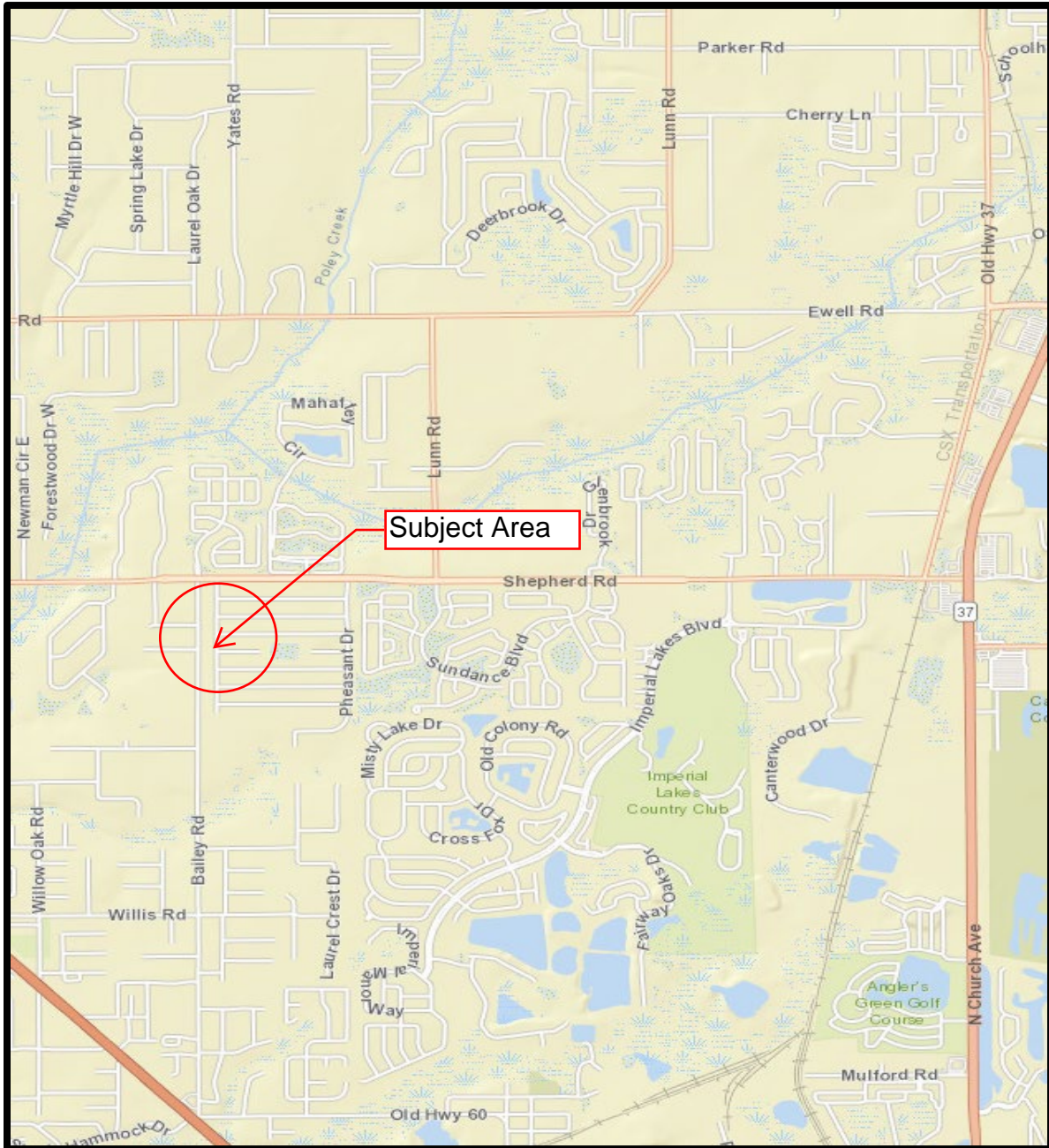
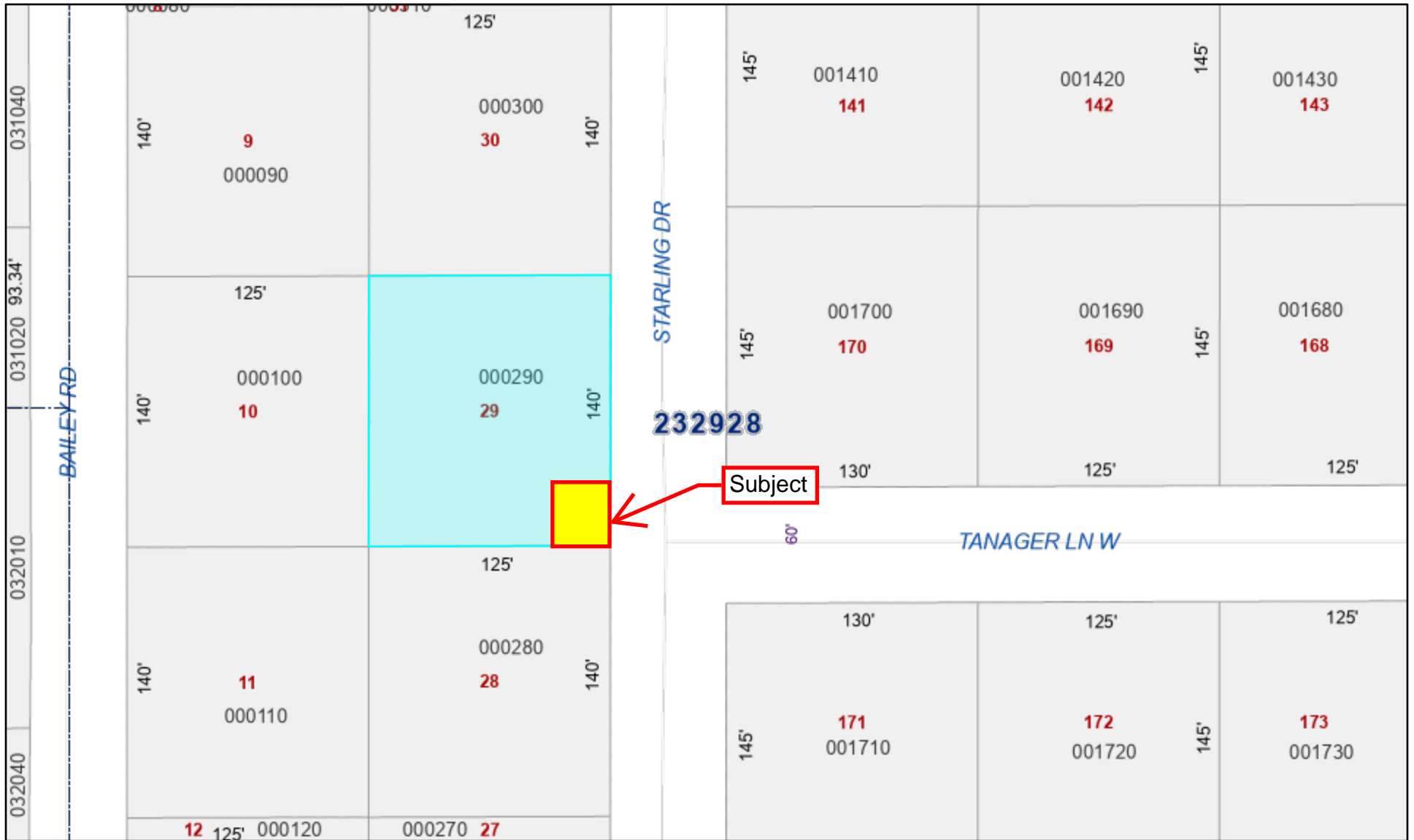


**SECTION 28, TOWNSHIP 29 SOUTH, RANGE 23 EAST**



# Section 28, Township 29 South, Range 23 East

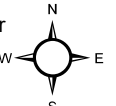


0 37.5 75 150 Feet

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".



Polk County Property Appraiser  
Polk County, Florida  
January 5, 2026





*Board of County Commissioners*

Parent Parcel I.D. No.: 232928-142050-000290

## **AGREEMENT**

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

THIS AGREEMENT made and entered into this 14 day of January, 2026, by and between **STEVEN M. TESTASECCA and MELANIE MURPHY TESTASECCA, husband and wife**, whose address is 5510 Starling Drive, Mulberry, Florida 33860 ("Owners"), and **POLK COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 9005, Drawer RE-01, Bartow, Florida 33831-9005 ("County").

### **WITNESSETH**

**WHEREAS**, County has a project to replace and upgrade a lift station identified as Lift Station No. 31 currently located within an existing easement in favor of the County at the southeast corner of Parcel ID Number 232928-142050-000290 (the "Project"). The existing easement is insufficient to construct the proposed improvements associated with the Project and an new, larger, easement area has been identified over the Owner's property which is more particularly described in the legal description attached hereto as Exhibit "A" (the "Property").

**NOW, THEREFORE**, in consideration of the premises it is agreed as follows:

- (a) The Owners agree to grant a Utility Easement to the County, at no cost, over the Property. In an effort to avoid multiple easement documents encumbering the Owners' property the County will release the existing Perpetual Easement of record prior to recording the Utility Easement.
- (b) The County agrees that, as part of the Project, it will construct a six-foot high, black vinyl coated chain link fence with privacy slats along the perimeter of the Property.
- (c) The County agrees that, as part of the Project, it will lengthen the existing culvert, replace the mitered end section to the north of its current location and construct a concrete drive which serve the lift station and will allow the Owners to access their property adjacent to the lift station site from Starling Drive, all as shown on the plan sheet attached hereto as Exhibit "B".

Agreement

Parent Parcel ID No.: 232928-142050-000290

Page 2

- (d) The County agrees to replace, as part of the Project, the existing 4-foot high chain link fencing on the Owners property with 4-foot high black vinyl coated chain link fencing and relocate the existing gate to a point which is north of, and not in conflict with, the lift station site, as approximately depicted on the attached Exhibit "B". The Owners, by this Agreement, hereby grant a right-of-way entry to the County over those portions of the Owners' property as is reasonably necessary to replace the fencing and gate stated in this Section. It is also understood and agreed by the Owners that any existing landscaping located adjacent to said fencing which is damaged or removed will not be replaced by the County.
- (e) The Owners agree and expressly acknowledge that the 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 monies including fees and/or cost are owed by the County to Owners.

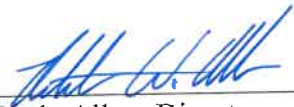
\* **THIS AGREEMENT IS SUBJECT TO FINAL APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA.**

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: \_\_\_\_\_

 11/14/20  
R. Wade Allen, Director  
Polk County Real Estate Services  
Its Agent

**OWNERS:**

  
Steven M. Testasecca

  
Melanie M. Testasecca

Date approved by the BoCC: \_\_\_\_\_

# EXHIBIT "A"

**THIS IS NOT  
A SURVEY**

**PINE LAKE SUBDIVISION  
PLAT BOOK 56, PAGE 18  
LOT 29**

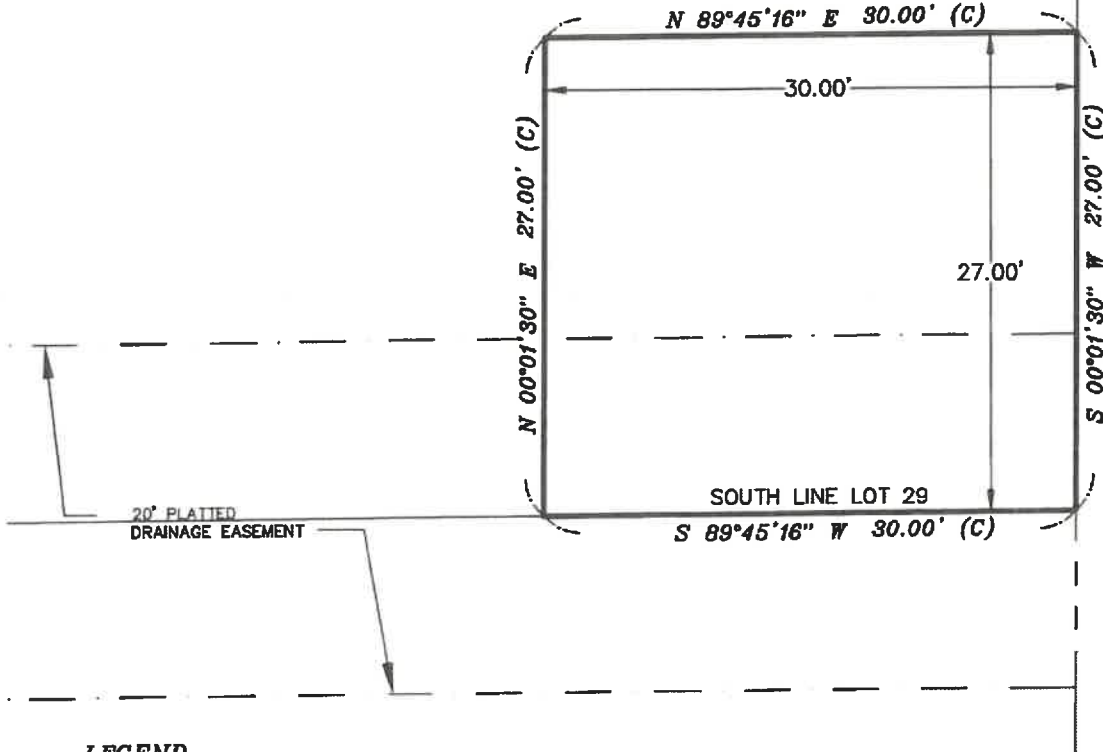
**TAX FOLIO#  
232928  
142050  
000290**

**EAST LINE LOT 29  
R/W PER P.B. 56, PG. 18**



**SCALE  
1" = 10 feet**

**STARLING DRIVE (P)  
60' PLATTED R/W**



## LEGEND

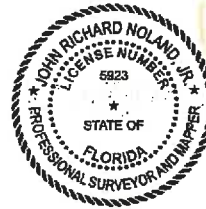
- (C) = CALCULATED
- (P) = PLAT
- COR. = CORNER
- M.B. = MAP BOOK
- M/R/W = MAINTAINED RIGHT-OF-WAY
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG(S). = PAGE(S)
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- R = RANGE
- R/W = RIGHT-OF-WAY
- 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.**

**DATE  
10/14/2025**



**Digitally signed  
by John Richard  
Noland Jr.  
Date: 2025.10.14  
14:10:33 -04'00'**

**JOHN RICHARD NOLAND, JR. P.S.M.  
FLORIDA REGISTRATION #5923  
SURVEYING & MAPPING MANAGER  
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 28,  
TOWNSHIP 29 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: RWY	Checked by: JRN	Check Date: 10/14/25
Parcel Number: N/A	PREPARED FOR: REAL ESTATE SERVICES		File Name: 9328E25-1



## EXHIBIT "A"

Project Name: Lift Station 31 – Pine Lake Subd.  
Tax Folio Number: 23-29-28-142050-000290

Project Number: 9328E25-1

### DESCRIPTION

A parcel of land being a portion of Lot 29, PINE LAKE Subdivision as recorded in Plat Book 56, Page 18, Public Records of Polk County, Florida, lying in Section 28, Township 29 South, Range 23 East, Polk County, Florida, being more particularly described as follows:

The East 30.00 feet of the South 27.00 feet of said Lot 29.

Containing 810 square feet, more or less.

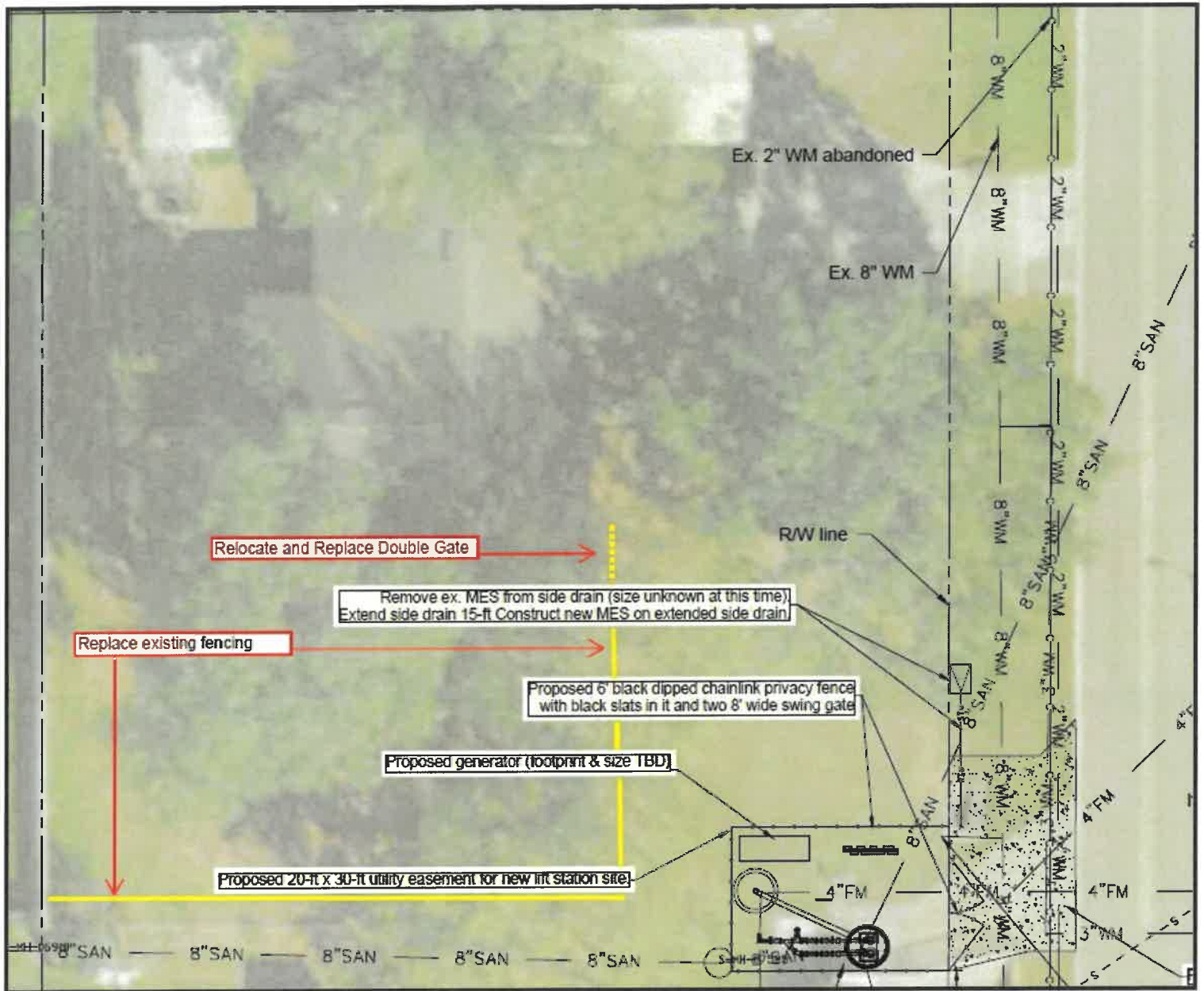
SHEET 1 OF 2

FOR SKETCH SEE SHEET 2 OF 2

REVISION	DATE	BY



# EXHIBIT "B"



This instrument prepared under the direction of:  
R. Wade Allen, Director  
Polk County Real Estate Services  
P.O. Box 9005, Drawer RE-01  
Bartow, Florida 33831-9005  
By: Melanea Hough

Parent Parcel ID No: 232928-142050-000290

## **RELEASE OF EASEMENT**

**THIS RELEASE**, made this 3rd day of February, 2026, by **POLK COUNTY**, a political subdivision of the State of Florida ("the County"), whose mailing address is P.O. Box 988, Bartow, Florida 33831-0988.

### **WITNESSETH:**

**WHEREAS**, on the 4th day of November 1977, David Allan Bailey and his wife, Betty Ann Bailey granted to the County a Perpetual Easement which was recorded in Official Record Book 1781, at Pages 537 through 538; and

**WHEREAS**, The property was purchased by Steven M. Testasecca and Melanie Murphy Testasecca ("Owner") on July 21, 2023. As the Owner has entered in to a new easement needed to construct and/or maintain utility facilities, the County is no longer in need of the existing easement.

**NOW, THEREFORE**, in consideration of the payment of One Dollar (\$1.00) and other valuable considerations paid, the receipt whereof is hereby acknowledged, the County hereby releases and abandons the Perpetual Easement in its entirety, as recorded in Official Record Book 1781, at Pages 537 through 538. All recording references herein are to the Public Records of Polk County, Florida.

**ATTEST:**  
**Stacy M. Butterfield**  
**Clerk to the Board**

**GRANTOR:**

**Polk County, a political subdivision  
of the State of Florida**

By: \_\_\_\_\_  
**Deputy Clerk**

**(Seal)**

By: \_\_\_\_\_  
**Martha Santiago, Ed.D., Chair  
Board of County Commissioners**