

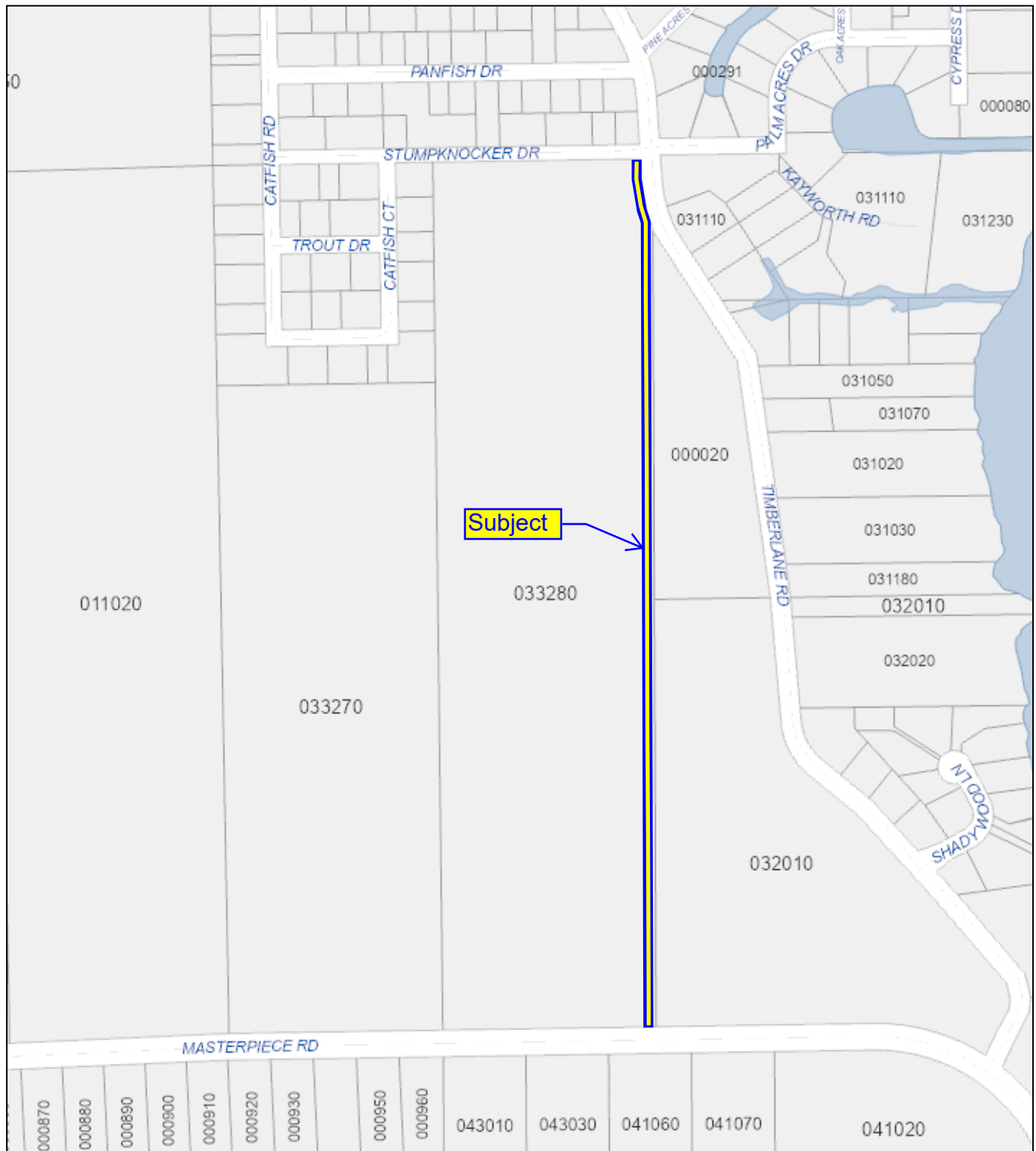
North

Subject Area

Section 17,
Township 29 South,
Range 28 East



SECTION 17, TOWNSHIP 29 SOUTH, RANGE 28 EAST





Board of County Commissioners

Parent Parcel I.D. No.: 282917-000000-033280

AGREEMENT

STATE OF FLORIDA COUNTY OF POLK

THIS AGREEMENT made and entered into this 15th day of July, 2025, by and between **TEXAS AQUATIC HARVESTING, INC.**, a Florida corporation, whose address is 2 Seaboard Avenue, Lake Wales, Florida 33853 ("Owner"), 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 construct an alternative water supply receiving station to the south of the intersection of Masterpiece Road and Timberlane Road which will connect to the existing water treatment facility located at the northeast corner of Timberland Road and Lake Pierce Drive ("Project"). The proposed route for the water pipeline to connect the receiving station with the treatment facility is located along the eastern boundary of the Owner's property identified as Parcel ID Number 282917-000000-033280 and will require an easement for the construction, operation and maintenance of the proposed water pipeline over that portion of the Owner's property more particularly described and shown in Exhibit "A" ("Property").

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 grant a perpetual easement interest in the Property by Utility Easement, unto the County, for the amount of \$75,000.00 (Seventy-Five Thousand and 00/100 dollars).
- (b) The County shall pay unto the Owner the sum of \$75,000 by County Warrant, within forty-five (45) days from the date hereof upon simultaneous delivery of said Easement.
- (c) The County agrees to repair or replace any perimeter fencing that is damaged or destroyed as a direct result of the Project.

Agreement

Parent Parcel ID No.: 282917-000000-033280

Page 2

- (d) The County agrees to pay all closing costs associated with the transaction which shall include such items as documentary stamps taxes and recording costs.
- (e) The Owner agrees and expressly acknowledges that the monies paid and other 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 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.

PURCHASER:

POLK COUNTY, a political
subdivision of the State of Florida

By:  7/15/25
R. Wade Allen, Director
Polk County Real Estate Services
Its Agent

OWNER:

TEXAS AQUATIC HARVESTING, INC.
a Florida corporation

By:  7/15/25
James P. Vaughn, President

Date approved by the BoCC:

Project Name: MASTERPIECE ROAD PARCELS
Tax Folio Number: 282917-000000-033280

Project Number: 9817E25-1

DESCRIPTION

A parcel of land lying in the West 1/4 of Section 17, Township 29 South, Range 28 East, Polk County, Florida, being a strip of land 15.00 feet wide and being described as follows:

Commence at the Northwest corner of said Section 17; thence North 89°06'43" East, along the North line of said West 1/4 of Section 17, a distance of 1326.78 feet to the Northwest corner of Government Lot 1 of said Section 17; thence South 89°06'43" West, along said North line 22.05 feet to a point on the West maintained right-of-way line of Timberlane Road, as determined by Polk County Roadway Maintenance Supervisor, District 4 on July 25, 2023, and the **Point of Beginning**; thence South 04°10'58" East, along said West maintained right-of-way line, 106.39 feet to the point of curvature of a curve to the left having a radius of 236.00 feet, a central angle of 16°48'20", a chord bearing of South 12°35'08" East, and a chord distance of 68.97 feet; thence along said curve and said West maintained right-of-way line, 69.22 feet to a non-tangent line, being the West line of said Government Lot 1 and being on the West right-of-way line of said Timberlane Road, as shown on the plat of MAJESTIC OAKS, as recorded in Plat Book 132, Page 48, Public Records of Polk County, Florida; thence South 00°14'40" East, along said West line and said West right-of-way line, 43.78 feet to the Northwest corner of said MAJESTIC OAKS; thence continue South 00°14'40" East, leaving said West right-of-way line and along said West line of Government Lot 1 and the West line of said Majestic Oaks, 1113.97 feet to the Southwest corner of said MAJESTIC OAKS and also the Northwest corner of Government Lot 2 of said Section 17; thence continue South 00°14'40" East, along the West line of said Government Lot 2, a distance of 1290.15 feet to the North right-of-way line of State Road S-17-A (Masterpiece Road) as described in Official Records Book 62, Page 533, of said Public Records; thence South 89°04'09" West, along said North right-of-way line, 15.00 feet to a line 15.00 feet West of and parallel with said West line of Government Lots 1 and 2; thence North 00°14'40" West, along said parallel line, 2445.37 feet to a point on a curve to the right having a radius of 251.00 feet, a central angle of 16°10'10", a chord bearing of North 12°16'03" West, and a chord distance of 70.60 feet; thence along said curve, 70.83 feet to the point of tangency; thence North 04°10'58" West, 107.25 feet to said North line of the West 1/4; thence North 89°06'43" East, along said North line, 15.02 feet to the **Point of Beginning**.

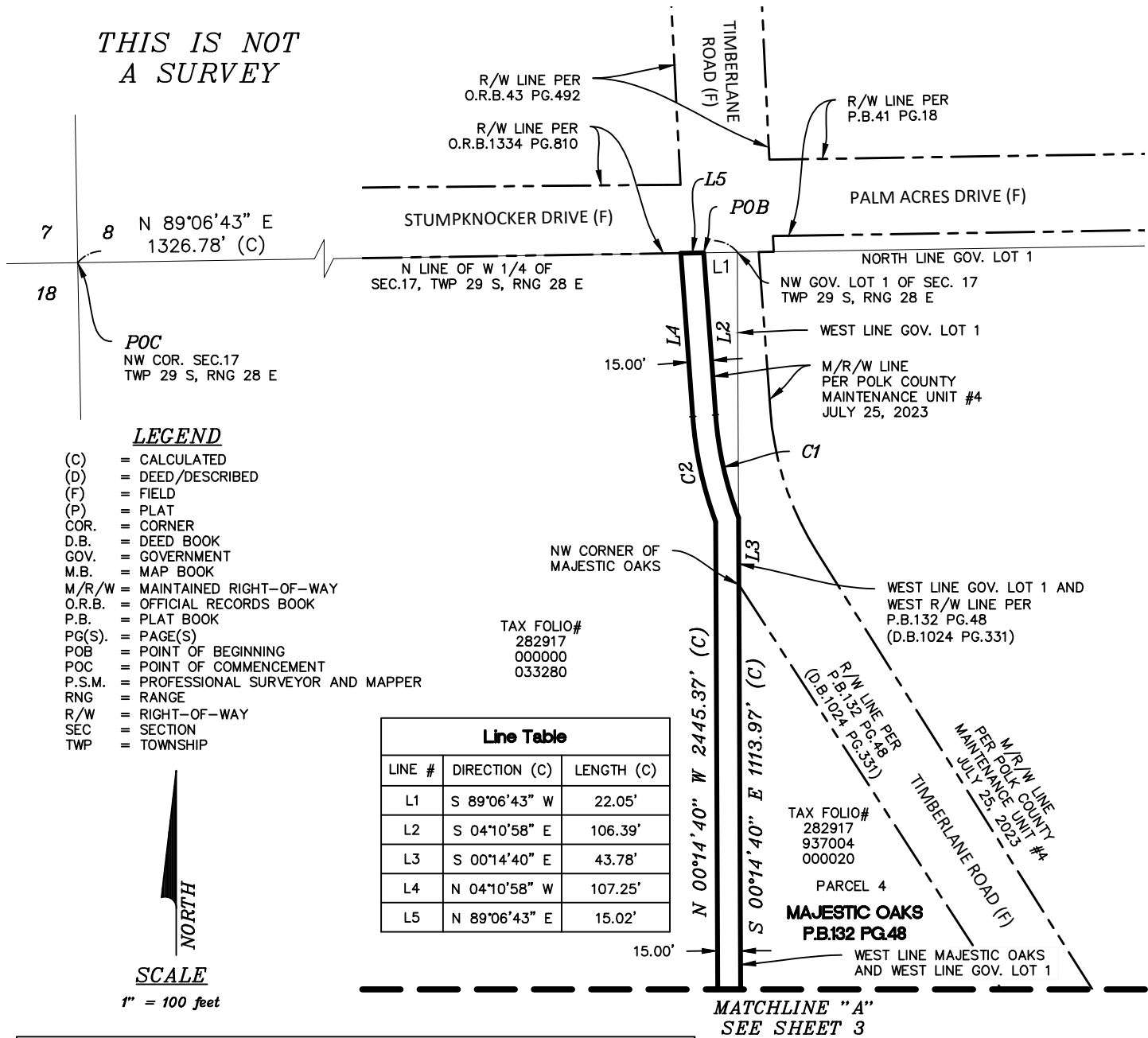
Containing 0.90 acres, more or less.

SHEET 1 OF 5

FOR SKETCH SEE SHEET 2 THRU 5

REVISION		DATE	BY

*THIS IS NOT
A SURVEY*



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 5 FOR DESCRIPTION.

DATE
07/01/25

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 17,
TOWNSHIP 29 SOUTH, RANGE 28 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 5

Drawn by:
BCZ

Checked by:
JRN

Check Date:
??/??/??

Parcel Number:
N/A

PREPARED FOR:
REAL ESTATE SERVICES

File Name:
9817E25-1



*THIS IS NOT
A SURVEY*



SCALE

1" = 100 feet

MATCHLINE "A"
SEE SHEET 2

PARCEL 4

TIMBERLANE
ROAD (F)
P/W LINE PER
P.B.132 PG.48
(D.B.1024 PG.351)

15.00'

TAX FOLIO#
282917
937004
000020

PARCEL 3

TAX FOLIO#
282917
000000
033280

MAJESTIC OAKS
P.B.132 PG.48

N 00°14'40" W 2445.37' (C)
S 00°14'40" E 1113.97' (C)

WEST LINE MAJESTIC OAKS
AND WEST LINE GOV. LOT 1

PARCEL 2

LEGEND

(C) = CALCULATED
(D) = DEED/DESCRIBED
(F) = FIELD
(P) = PLAT
COR. = CORNER
D.B. = DEED BOOK
GOV. = GOVERNMENT
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
RNG = RANGE
R/W = RIGHT-OF-WAY
SEC = SECTION
TWP = TOWNSHIP

MATCHLINE "B"
SEE SHEET 4

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SEE SHEET 1 OF 5 FOR DESCRIPTION.

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MAPPER.

DESCRIPTION SKETCH

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TOWNSHIP 29 SOUTH, RANGE 28 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 5	Drawn by: BCZ	Checked by: JRN	Check Date: ??/??/??
Parcel Number: N/A	PREPARED FOR: REAL ESTATE SERVICES		File Name: 9817E25-1



POLK
COUNTY

*THIS IS NOT
A SURVEY*



SCALE

1" = 100 feet

MATCHLINE "B"
SEE SHEET 3

WEST LINE MAJESTIC OAKS
AND WEST LINE GOV. LOT 1

TAX FOLIO#
282917
937004
000020

PARCEL 1

MAJESTIC OAKS
P.B.132 PG.48

SW CORNER OF
MAJESTIC OAKS

SOUTH LINE MAJESTIC OAKS
AND SOUTH LINE GOV. LOT 1

NORTH LINE GOV. LOT 2

NW GOV. LOT 2 OF SEC. 17
TWP 29 S, RNG 28 E

TAX FOLIO#
282917
000000
033280

15.00'

TAX FOLIO#
282917
000000
032010

LEGEND

(C) = CALCULATED
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SEE SHEET 1 OF 5 FOR DESCRIPTION.

MATCHLINE "C"
SEE SHEET 5

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DESCRIPTION SKETCH

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REVISION	DATE	BY

POLK COUNTY ROADS AND DRAINAGE

3000 SHEFFIELD ROAD,
WINTER HAVEN, FL 33880

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FAX: (863) 519-8117

Sheet No. 4 of 5	Drawn by: BCZ	Checked by: JRN	Check Date: ??/??/??
Parcel Number: N/A	PREPARED FOR: REAL ESTATE SERVICES		File Name: 9817E25-1



POLK
COUNTY

THIS IS NOT
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SCALE

1" = 100 feet

MATCHLINE "C"
SEE SHEET 4

TAX FOLIO#
282917
000000
033280

TAX FOLIO#
282917
000000
032010

LEGEND

(C) = CALCULATED
(D) = DEED/DESCRIBED
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RNG = RANGE
R/W = RIGHT-OF-WAY
SEC = SECTION
TWP = TOWNSHIP

15.00'

N 00°14'40" W 2445.37' (C)

WEST LINE GOV. LOT 2

S 00°14'40" E 1290.15' (C)

S 89°04'09" W
15.00' (C)

R/W LINE PER
O.R.B.62 PG.533

MASTERPIECE ROAD (F)
STATE ROAD S-17-A (D)

R/W LINE PER
O.R.B.62 PG.533

SURVEYOR'S NOTES.

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Sheet No. 5 of 5	Drawn by: BCZ	Checked by: JRN	Check Date: ??/??/??
Parcel Number: N/A	PREPARED FOR: REAL ESTATE SERVICES		File Name: 9817E25-1



POLK
COUNTY