



SECTION 01, TOWNSHIP 27 SOUTH, RANGE 24 EAST

The map displays a section of land with several roads and parcels. A yellow highlighted area, labeled 'PARCEL 100' with a red arrow, is located near the top center. The road 'MT OLIVE RD' runs horizontally across the top. 'HINSDALE HEIGHTS DR' runs diagonally from the bottom right towards the center. A horizontal dashed line represents 'HWY 33 N'. The map is divided into numerous parcels, many of which are numbered in red (e.g., 72, 73, 74, 75, 76, 77, 78, 79, 80, 56, 57, 58, 59). Dimensions for various parcels are provided in feet. A large parcel in the center is labeled '242701'. Other labels include '012030', '012010', '021030', '000990', '001510', '001530 TRACT G', '000730', '000740', '000750', '000760', '000770', '000780', '000790', '000800', '000810', '001530 TRACT C', 'PRIVATE ROADS', and 'TRAC B'.





*Board of County Commissioners*

Project No.: 5400244  
Project Name: Mt. Olive Road at SR 33  
Parcel No.: 100  
Parent Tract Tax I.D. No.: 242701-000000-021080

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

**STATE OF FLORIDA  
COUNTY OF POLK**

THIS AGREEMENT made and entered into this 14th day of August, 2025, by and between **Baby A. Makil, a married man, and Gisha Abraham, a married woman**, hereinafter referred to as "Owners", and the **County of Polk**, hereinafter referred to as "Purchaser".

#### **WITNESSETH**

**WHEREAS**, Purchaser requires the lands described as Parcel No. 100 (see attached Exhibit "A"), as additional right-of-way for construction and maintenance of an authorized road, and said Owners is are required to furnish the parcel for such purpose:

**INTERSECTION IMPROVEMENTS, INCLUDING CONSTRUCTION OF A LEFT TURN LANE FROM WESTBOUND MT. OLIVE ROAD TO SOUTHBOUND SR 33**

**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 sell and convey, by good and sufficient deed, free of liens and encumbrances, unto said Purchaser, said lands and affected improvements for the total sum of \$95,000 (Ninety-Five Thousand and 00/100 dollars).
- (b) Purchaser shall pay unto the Owners the sum of \$95,000 (Ninety-Five Thousand and 00/100 dollars) by County warrant, within ninety (90) days from date hereof upon simultaneous delivery of such deed of conveyance. Any improvements or personal property not removed within fourteen (14) days after purchase of subject land shall be considered abandoned by the Owners.



Polk County Right Of Way Agreement

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Project No.: 5400244

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- (c) The Owners agree and expressly acknowledge 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 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:**

**OWNERS:**

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


By: 

Its Agent

Ashleigh J. Schneider

American Acquisition Group, LLC

  
**BABY A. MAKIL**

  
**GISHA ABRAHAM**

**APPROVED BY:**

 8/14/25  
R. Wade Allen, Director  
Polk County Real Estate Services

Road Number: 740102  
 Project Name: Mt. Olive Road at S.R. 33  
 Parcel 100

Parent Tax Folio Number: 24-27-01-000000-021080  
 Project Number: 7401E25-1

**DESCRIPTION**

A parcel of land being a portion of the Southeast 1/4 of Section 01, Township 27 South, Range 24 East, Polk County, Florida, being more particularly described as follows:

**Commencing** at the western most corner of Lot 76, FOUNTAIN PARK – PHASE 1 as recorded in Plat Book 146, Page 7, Public Records of Polk County, Florida; Thence North 24°04'49" East, along the westerly limits of said FOUNTAIN PARK – PHASE 1, a distance of 196.46 feet to the northwest corner of Tract "G" of said FOUNTAIN PARK – PHASE 1, and the **POINT OF BEGINNING**; Thence continue North 24°04'49" East, 25.55 feet to the southerly maintained right-of-way line for Mount Olive Road as depicted in Map Book 1, Page 179, of said Public Records; Thence South 82°55'59" West, along said southerly maintained right-of-way, 21.81 feet; Thence South 82°30'00" West, along said southerly maintained right-of-way, 100.01 feet; Thence South 83°17'17" West, along said southerly maintained right-of-way, 99.98 feet; Thence South 83°57'28" West, along said southerly maintained right-of-way, 69.25 feet to the easterly right-of-way of State Road 33 as depicted on Florida Department of Transportation right-of-way map Section number 1607-1036 and a point on a non-tangent curve concave to the northwest having a radius of 5849.58 feet, a central angle of 00°14'24", a chord bearing of South 24°46'11" West, and a chord distance of 24.51 feet; Thence southwesterly along said easterly right-of-way line and the arc of said curve, a distance of 24.51 feet; Thence North 82°36'33" East, 256.74 feet; Thence South 83°07'57" East, 16.33 feet; Thence North 81°52'11" East, 18.18 feet to the **POINT OF BEGINNING**.

Said Parcel containing 5573 square feet or 0.13 acres more or less.

SHEET 1 OF 2

FOR SKETCH SEE SHEET 2 OF 2

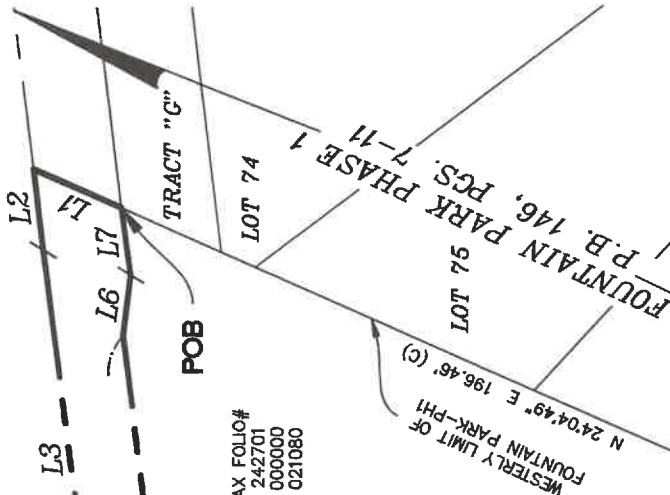
REVISION	DATE	BY

THIS IS NOT A SURVEY

Parcel 100

SCALE  
1" = 50 feet

MT. OLIVE ROAD



TAX FOLIO#  
242701  
000000  
021080

Line Table		
LINE #	DIRECTION (C)	LENGTH (C)
L1	N 24°04'49" E	25.55'
L2	S 82°55'59" W	21.81'
L3	S 82°30'00" W	100.01'
L4	S 83°17'17" W	99.98'
L5	S 83°57'28" W	69.25'
L6	S 83°07'57" E	16.33'
L7	N 81°52'11" E	18.18'

Curve Table

CURVE #	RADIUS (C)	CENTRAL ANGLE (C)	CHORD BEARING (C)	CHORD (C)	LENGTH (C)
C1	5849.58'	0°14'24"	S 24°46'11" W	24.51'	24.51'

LEGEND

- (C) = CALCULATED
- (P) = PLAT
- COR. = CORNER
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- MT. = MOUNT
- 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

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 1,  
TOWNSHIP 27 SOUTH, RANGE 24 EAST,  
POLK COUNTY, FLORIDA.

POLK COUNTY ROADS AND DRAINAGE

3000 SHEFFIELD ROAD, WINTER HAVEN, FL 33880

PHONE: (883) 535-2200 FAX: (883) 519-8117

Sheet No. 2 of 2	Drawn by: EAA	Checked by: JRN	Drawn Date: 2/11/25
Parcel Number: N/A	PREPARED FOR: REAL ESTATE SERVICES	Job Number: 7401E25-1	

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

Digitally signed by  
John Richard  
Noland Jr.  
Date: 2025.02.11  
15:23:45 -05'00'



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

DATE  
2/11/25

POC  
THE WESTERN MOST  
CORNER OF LOT 76,  
FOUNTAIN  
PARK-PH1

R/W = RIGHT-OF-WAY  
R = RANGE  
S.R. = STATE ROAD  
SEC = SECTION  
T = TOWNSHIP

605+00  
SURVEY BASELINE  
SR 3

STA: 605+09.41  
120.00 R

STA: 604+85.40  
120.00 R

EASTERLY R/W OF SR-33 PER  
FDOT R/W MAP SECTION 1607-1036

