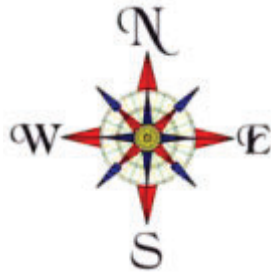
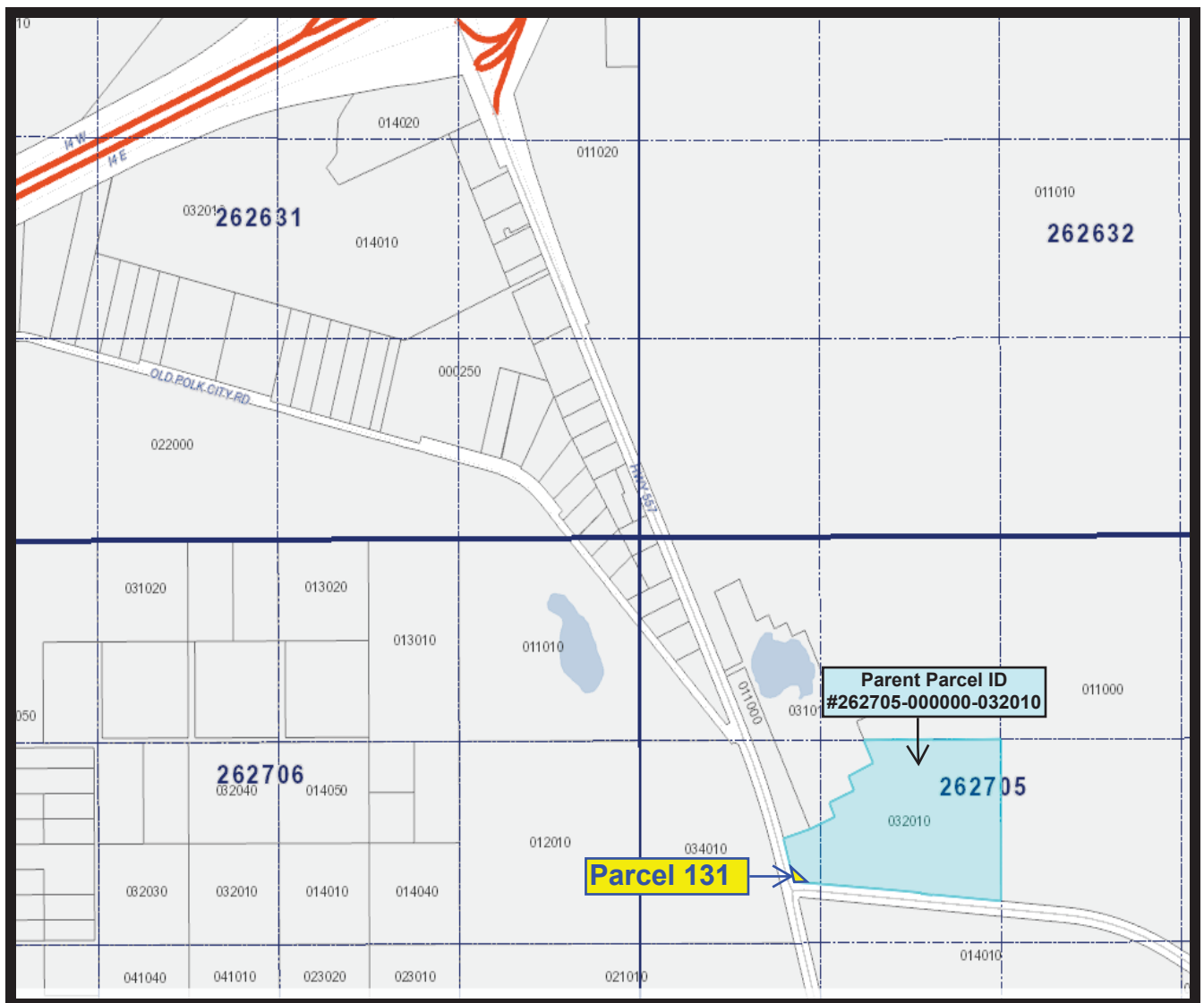


**SECTION 05, TOWNSHIP 27 SOUTH, RANGE 26 EAST**



**SECTION 05, TOWNSHIP 27 SOUTH, RANGE 26 EAST**





*Board of County Commissioners*

Project No.: 5400135  
Project Name: County Road 557  
Parent Parcel I.D. No.: 26-27-05-000000-032010  
Project Parcel #: 131

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

**STATE OF FLORIDA  
COUNTY OF POLK**

THIS AGREEMENT made and entered into this 13 day of November, 2024, by and between **SKYTECH-GEO LLC**, a Florida limited liability company whose mailing address is 1382 Greenfield Loop, Kissimmee, Florida 34747 and **LOGSONS INVESTEMENT LLC**, a Florida limited liability company whose mailing address is 4292 S.W. Muncie Street, Port Saint Lucie, Florida 34953 (“Owners”), 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, hereinafter referred to as the "County".

### **WITNESSETH**

**WHEREAS**, the County requires the lands described as Parcel Number 131 as more particularly described in Exhibit “A” (the “Property”), as additional right-of-way for the construction and maintenance of an authorized road known as County Road 557, (hereinafter the “Project”), and said Owners are 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) Owners agree to sell and convey unto the County a fee interest in Parcel 131, by Warranty Deed, free of liens and encumbrances, together with any improvements for the amount of \$27,790 (Twenty-Seven Thousand Seven Hundred Ninety and 00/100 Dollars).
- (b) The County payment of \$27,790 for the purchase of the Property together with applicable closing costs shall be made to the Title Agency described in Section (d) herein for disbursement at closing.
- (c) Owners shall be responsible for the payment of any and all, current and/or past due real property taxes, or pro-rations thereof, pro-rated to the date of closing, and assessments due on the date of closing, and any payment due will be deducted at closing from the Owners’ proceeds. Owners shall also be responsible for the payment of any monetary Mortgages, Judgments and/or Liens, if any, which attach to the Property and any payment(s) due will be deducted at closing from the Owners’ proceeds at closing.
- (d) Owners acknowledge and agree that they will be responsible for the release of the encumbrance of that certain Mortgage and Security Agreement recorded in OR Book 13095 at Pages 1327 through

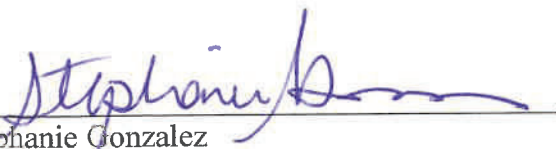
1337, Public Records of Polk County Florida from the Property and further agree to assist the Title Agency with information or documentation necessary to facilitate said release as part of the Closing. Any payment(s) due in conjunction with the release will be deducted from the Owners' proceeds at closing.

- (e) Transaction will be closed by American Government Services Corporation (the "Title Agency") and the County agrees to pay the closing fee, title search fee, owner's title insurance premium, documentary stamps, if any, and the recording of the deed.
- (f) Owners shall be responsible for the payment of any and all real estate fees and/or commission fees on behalf of the Owners, if any, and any payments due will be deducted at closing from the Owners' proceeds. County represents that it has not incurred the services of a broker.
- (g) Any personal property located on the Property not removed after 14 days of transaction closing shall be considered abandoned by the Owners.
- (h) The Owners agree and expressly acknowledge that the monies paid, and any 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 costs 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 party hereto has caused these presents to be executed in their respective names, and on the date shown above.

**PURCHASER:  
COUNTY OF POLK, POLK COUNTY**

By:   
Stephanie Gonzalez  
Florida Acquisition & Appraisal, Inc, its Agent

Approved  11/15/24  
By: \_\_\_\_\_  
R. Wade Allen, Director  
Real Estate Services

**OWNERS:**

**SKYTECH-GEO LLC**, a Florida limited liability company

By:   
Ivan Alberto Villegas Bermudez,  
Manager

**LOGSONS INVESTMENT LLC**  
a Florida limited liability company


By:   
Jairo Lopez, Manager by Ivan Alberto Villegas Bermudez, his attorney in fact

EXHIBIT "A" Sheet 1 of 2

Parcel Number: 131  
Project Name: CR557 WIDENING  
Tax Folio Number: 26270500000032010

Road Number: 763201  
Project Number: CR55720-2

**DESCRIPTION**

A parcel of land lying in the Northwest 1/4 of Section 5, Township 27 South, Range 26 East, Polk County, Florida, being more particularly described as follows:

**Commence** at the intersection of the East right-of-way line of County Road 557, per Florida Department of Transportation Right-of-way Map Section 16834-2601 and the North right-of-way line of State Road S-17 (Polk City Road), per Florida Department of Transportation Right-of-way Map Section 16620-2151 for the **Point of Beginning**; thence South 85°09'38" East, along said North right-of-way line, 51.82 feet; thence North 46°23'31" West, 93.13 feet to said East right-of-way line; thence South 14°46'48" East, along said East right-of-way line, 61.91 feet to the **Point of Beginning**.

Containing 1,511 square feet, more or less



SHEET 1 OF 2

FOR SKETCH SEE SHEET 2

REVISION	DATE	BY

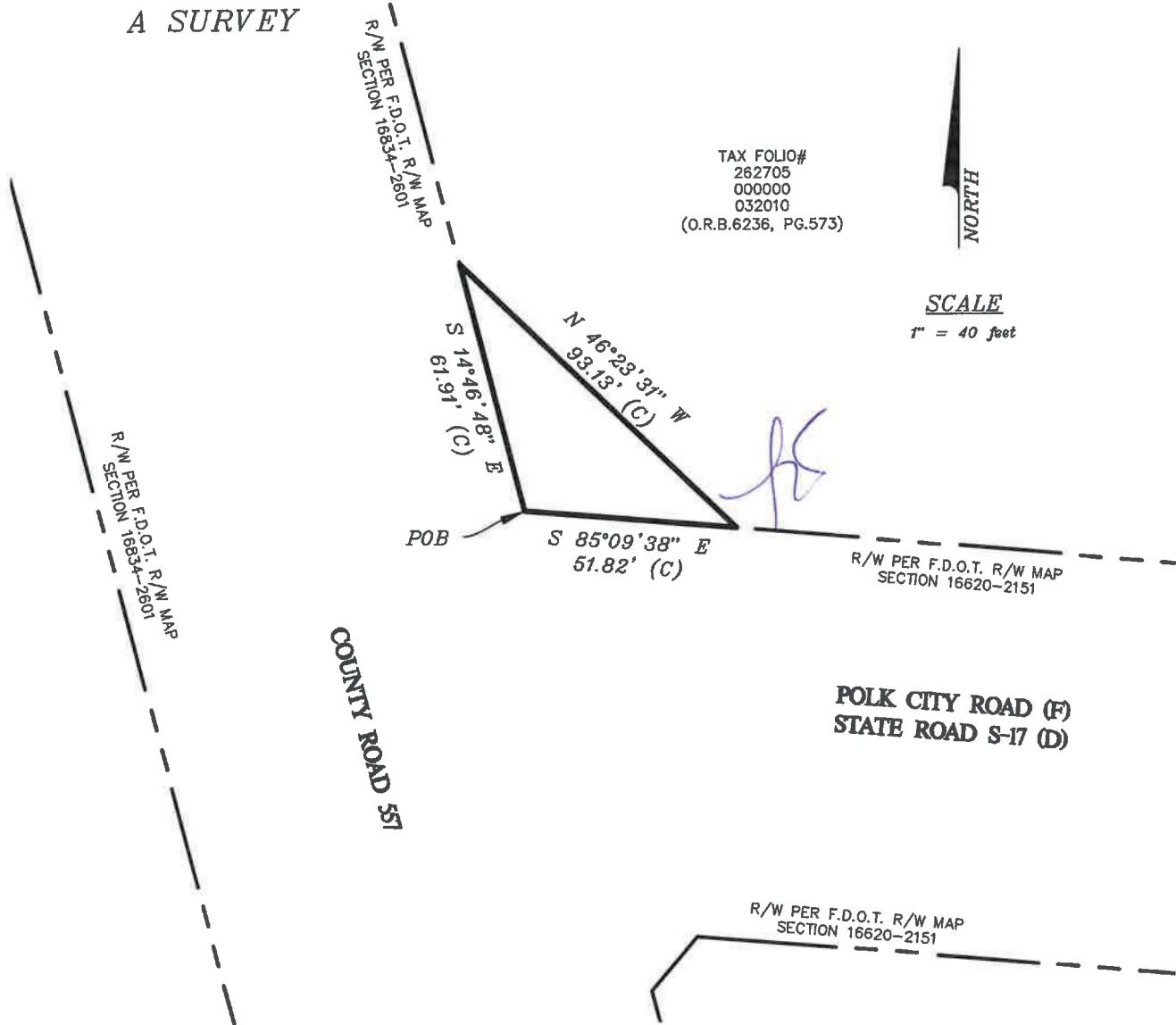
THIS IS NOT  
A SURVEY

EXHIBIT "A" Sheet 2 of 2

TAX FOLIO#  
262705  
000000  
032010  
(O.R.B.6236, PG.573)



SCALE  
1" = 40 feet



COUNTY ROAD 551

POLK CITY ROAD (F)  
STATE ROAD S-17 (D)

**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.



Digitally signed  
by Bryan  
Zelenenki  
Date: 2023.06.27  
17:18:01 -04'00'

DATE  
05/08/23

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

- LEGEND**
- (C) = CALCULATED
  - (D) = DEED OR DESCRIBED
  - (P) = PLAT
  - COR = CORNER
  - F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
  - 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
  - \_\_\_\_\_ = PARCEL LINE

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 5,  
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. 2 of 2	Drawn by: BCZ	Checked by: BCZ	Check Date: 05/24/23
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Parcel Number: 131	PREPARED FOR: REAL ESTATE SERVICES	File Name: CR55720-2
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