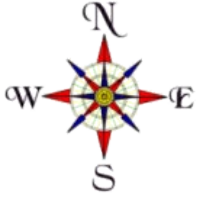
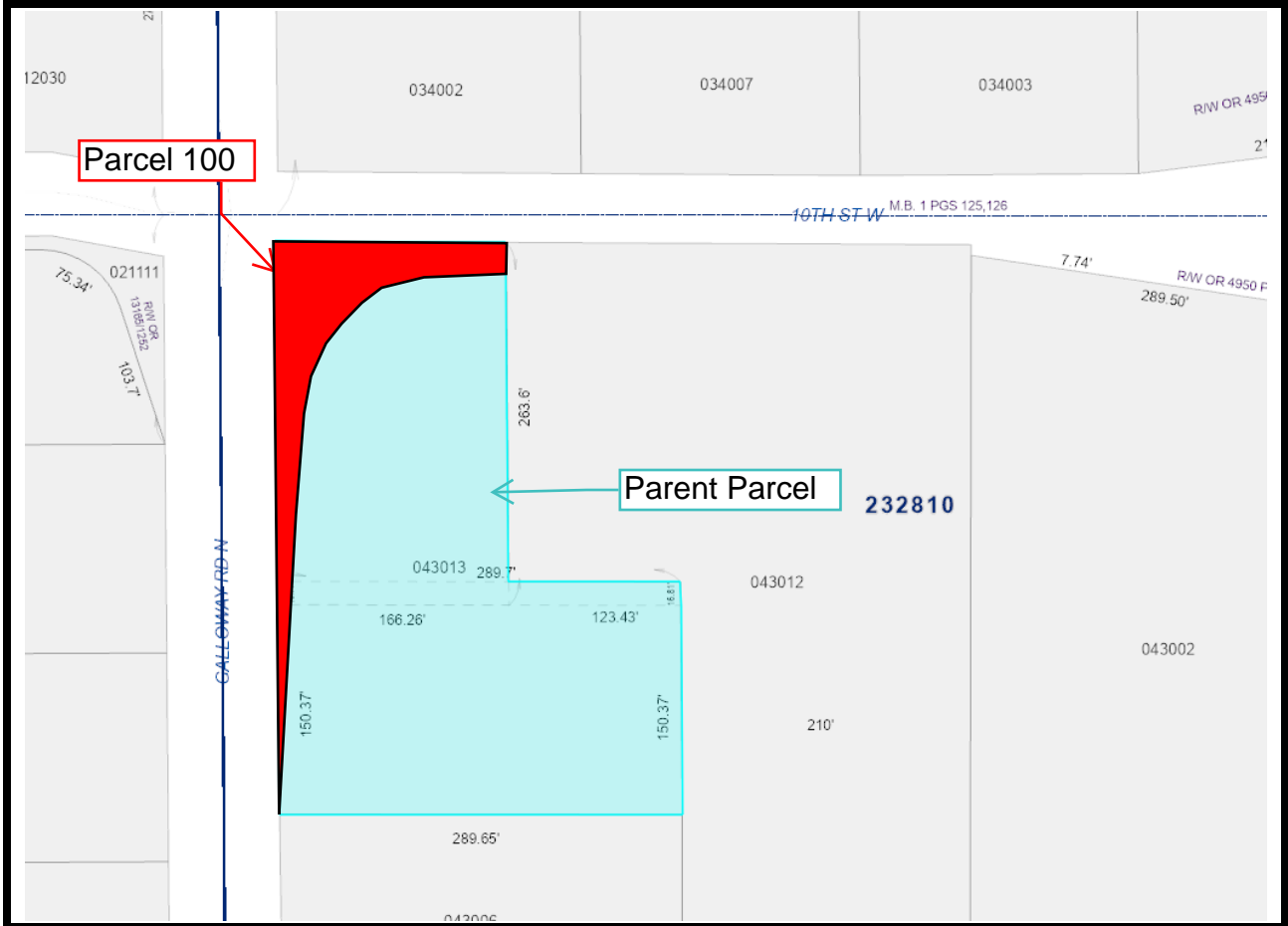


Subject Area

Section 10, Township 28 South, Range 23 East



SECTION 10, TOWNSHIP 28 SOUTH, RANGE 23 EAST





Board of County Commissioners

Project No.: 5400190
Project Name: CR 542A (Galloway Road) @ 10th Street
Parent Parcel I.D. No.: 232810-000000-043013
Project Parcel #: 100

RIGHT-OF-WAY AGREEMENT

**STATE OF FLORIDA
COUNTY OF POLK**

THIS AGREEMENT made and entered into this 8th day of October, 2024, by and between **SHANNON R. TURBEVILLE** and **MELISSA S. TURBEVILLE**, husband and wife, whose mailing address is 1325 Galloway Road, Lakeland, Florida 33810-0205 ("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 100 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 CR 542A (Galloway Road) @ 10th Street, (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 100, by Warranty Deed, free of liens and encumbrances, together with affected improvements for the amount of \$200,000 (Two Hundred Thousand Dollars).
- (b) County agrees to pay attorney's fees along with expert costs/fees in the amount of \$37,602 (Thirty-Seven Thousand Six Hundred Two Dollars) for a total settlement amount of \$237,602 (Two Hundred Thirty-Seven Thousand Six Hundred Two Dollars).
- (c) County shall pay the total settlement amount of \$237,602, upon simultaneous delivery of deed of conveyance from the Owners to the County (the "Closing"), which shall occur after the approval of this Agreement by the Board of County Commissioners. The County payment of \$237,602 shall be made to the Miller Troiano, P.A., Trust Account, for disbursement. Any improvements or personal property not removed within fourteen (14) days after purchase of subject land shall be considered abandoned by the Owners.

- (d) 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 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. Any and all applicable deductions stated herein shall be disbursed from the Miller Troiano P.A., Trust Account at the Closing.
- (e) County acknowledges that this conveyance of the Property for right-of-way is in lieu, and under threat, of condemnation.
- (f) 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 parties hereto have caused these presents to be executed in their respective names, and on the date shown above.

PURCHASER:
COUNTY OF POLK, POLK COUNTY, FL

By: 
R. Wade Allen, Director
Real Estate Services
Its Agent

Date approved by the County:

OWNERS:


Shannon R. Turbeville


Melissa S. Turbeville

Exhibit "A" Sheet 1 of 4

Parcel Number: 100
Project Name: GALLOWAY RD @ 10TH ST
Tax Folio Number: 232810-000000-043013

Road Number: 832101 & 830910
Project Number: 8309E24-1

DESCRIPTION

A parcel of land lying in the West 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 10, Township 28 South, Range 23 East, Polk County, Florida, being described as follows:

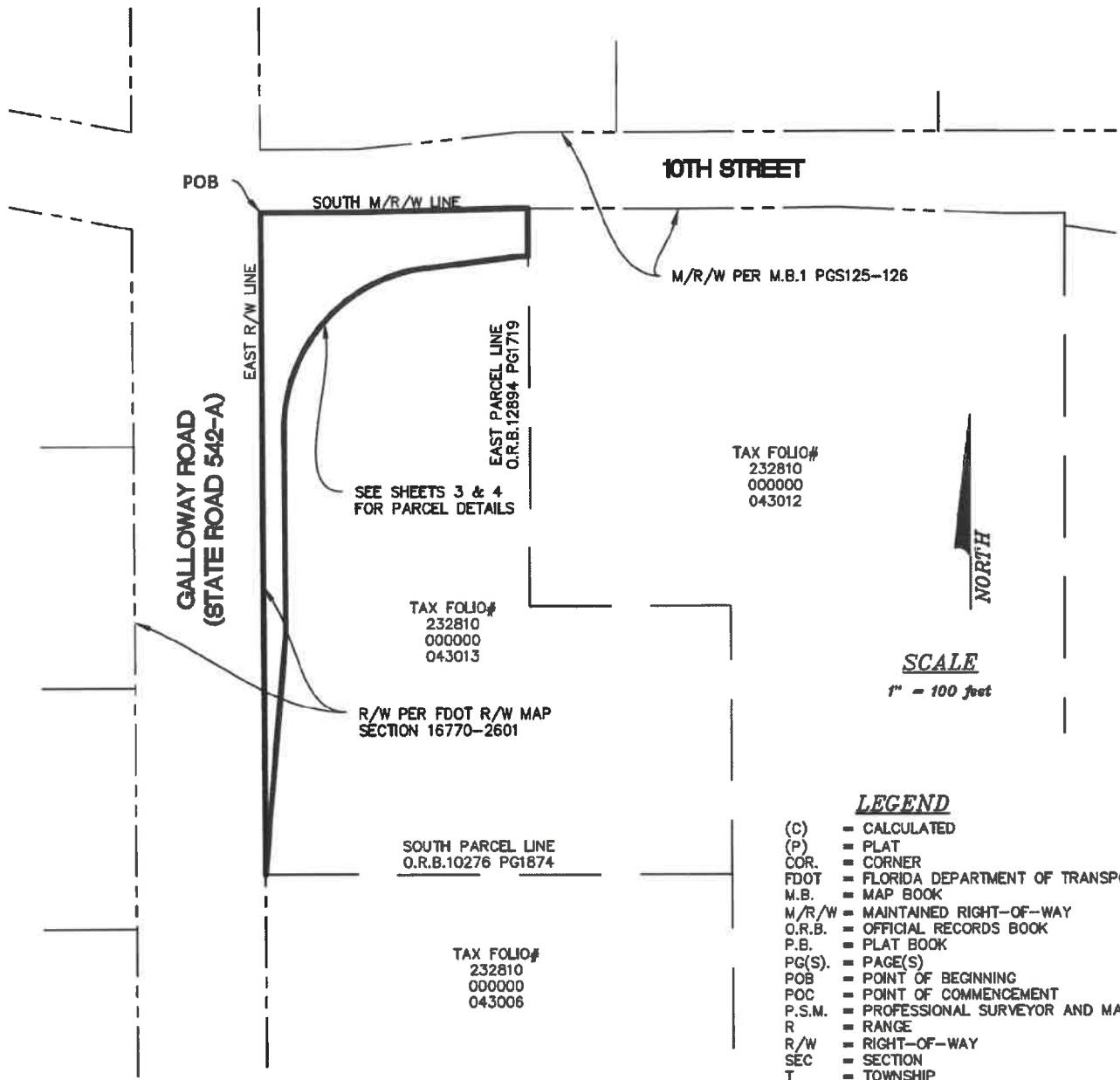
Commence at the intersection of the East right-of-way line of Galloway Road (State Road 542-A) as shown on Florida Department of Transportation Right-of-Way Map Section 16770-2601 and the South maintained right-of-way line of 10th Street as shown on Polk County Maintained Right-of-Way Map recorded in Map Book 1, Pages 125-126, Public Records of Polk County, Florida for the **Point of Beginning**; thence along said South maintained right-of-way line the following three (3) courses: (1) thence South 89°55'15" East, 59.12 feet; (2) thence North 88°38'50" East, 100.03 feet; (3) thence South 89°38'02" East, 6.42 feet to the East line of a parcel as described in Official Records Book 12894, Page 1719, of said Public Records; thence South 00°27'37" East, along said East parcel line, 29.81 feet; thence South 88°27'17" West, 5.91 feet; thence South 82°58'56" West, 57.81 feet to the point of curvature of a curve to the left having a radius of 100.00 feet, a central angle of 83°30'00", a chord bearing of South 41°13'56" West, and a chord distance of 133.18 feet; thence along the arc of said curve a distance of 145.73 feet to the Point of Tangency; thence South 00°31'04" East, 126.18 feet; thence South 04°37'02" West, 150.84 feet to the Southwest corner of a parcel as described in Official Records Book 10276, Page 1874, of said Public Records, being a point on the said East right-of-way line; thence North 00°31'04" West, along said East right-of-way line, 411.48 feet to said **Point of Beginning**.

Containing 11,829 square feet, more or less.

SHEET 1 OF 4

FOR SKETCH SEE SHEETS 2 THRU 4

REVISION	DATE	BY



TAX FOLIO#
232810
000000
043012

SEE SHEETS 3 & 4
FOR PARCEL DETAILS

TAX FOLIO#
232810
000000
043013

R/W PER FDOT R/W MAP
SECTION 16770-2601

SOUTH PARCEL LINE
O.R.B.10276 PG1874

TAX FOLIO#
232810
000000
043006



SCALE
1" = 100 feet

- LEGEND**
- (C) = CALCULATED
 - (P) = PLAT
 - COR. = CORNER
 - FDOT = 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 = RANGE
 - R/W = RIGHT-OF-WAY
 - SEC = SECTION
 - T = TOWNSHIP

**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 4 FOR DESCRIPTION.

DATE
01/10/24



Digitally signed
by Bryan
Zelenenki
Date: 2024.01.31
07:43:26 -05'00'

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 10,
TOWNSHIP 28 SOUTH, RANGE 23
EAST, POLK COUNTY, FLORIDA.

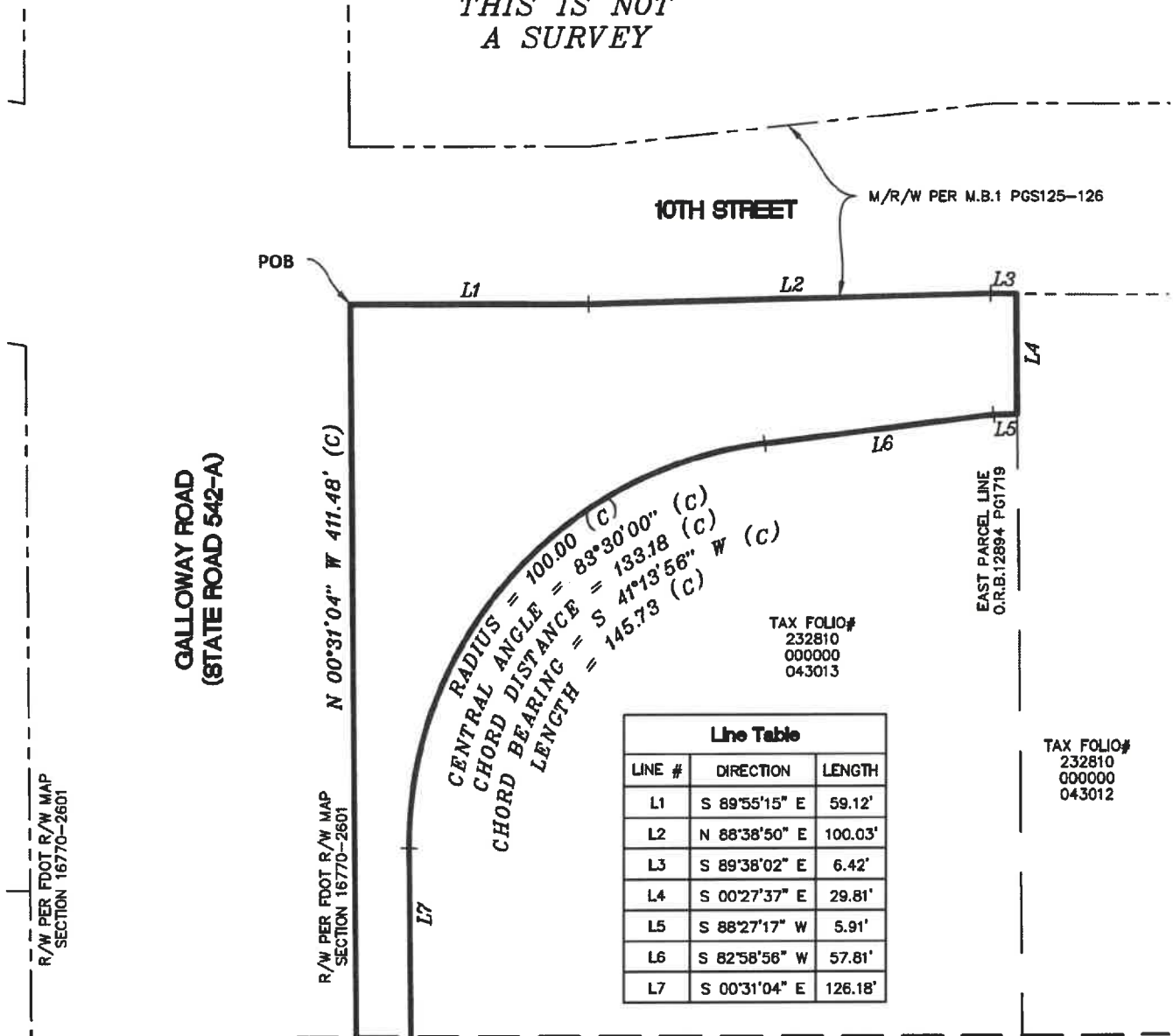
POLK COUNTY ROADS AND DRAINAGE
3000 SHEFFIELD ROAD,
WINTER HAVEN, FL 33880

PHONE: (863) 535-2200		FAX: (863) 519-8117	
Sheet No. 2 of 4	Drawn by: BCZ	Checked by: BCZ	Check Date: 01/25/24
Parcel Number: 100	PREPARED FOR: REAL ESTATE SERVICES		File Name: 8309E24-1

REVISION	DATE	BY



**THIS IS NOT
A SURVEY**



TAX FOLIO#
232810
000000
043013

TAX FOLIO#
232810
000000
043012

Line Table		
LINE #	DIRECTION	LENGTH
L1	S 89°55'15\" E	59.12'
L2	N 88°38'50\" E	100.03'
L3	S 89°38'02\" E	6.42'
L4	S 00°27'37\" E	29.81'
L5	S 88°27'17\" W	5.91'
L6	S 82°58'56\" W	57.81'
L7	S 00°31'04\" E	126.18'

MATCHLINE (SEE SHEET 4)

LEGEND

- (C) = CALCULATED
- (P) = PLAT
- COR. = CORNER
- FDOT = 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 = RANGE
- R/W = RIGHT-OF-WAY
- SEC = SECTION
- T = TOWNSHIP

SCALE
1" = 40 feet

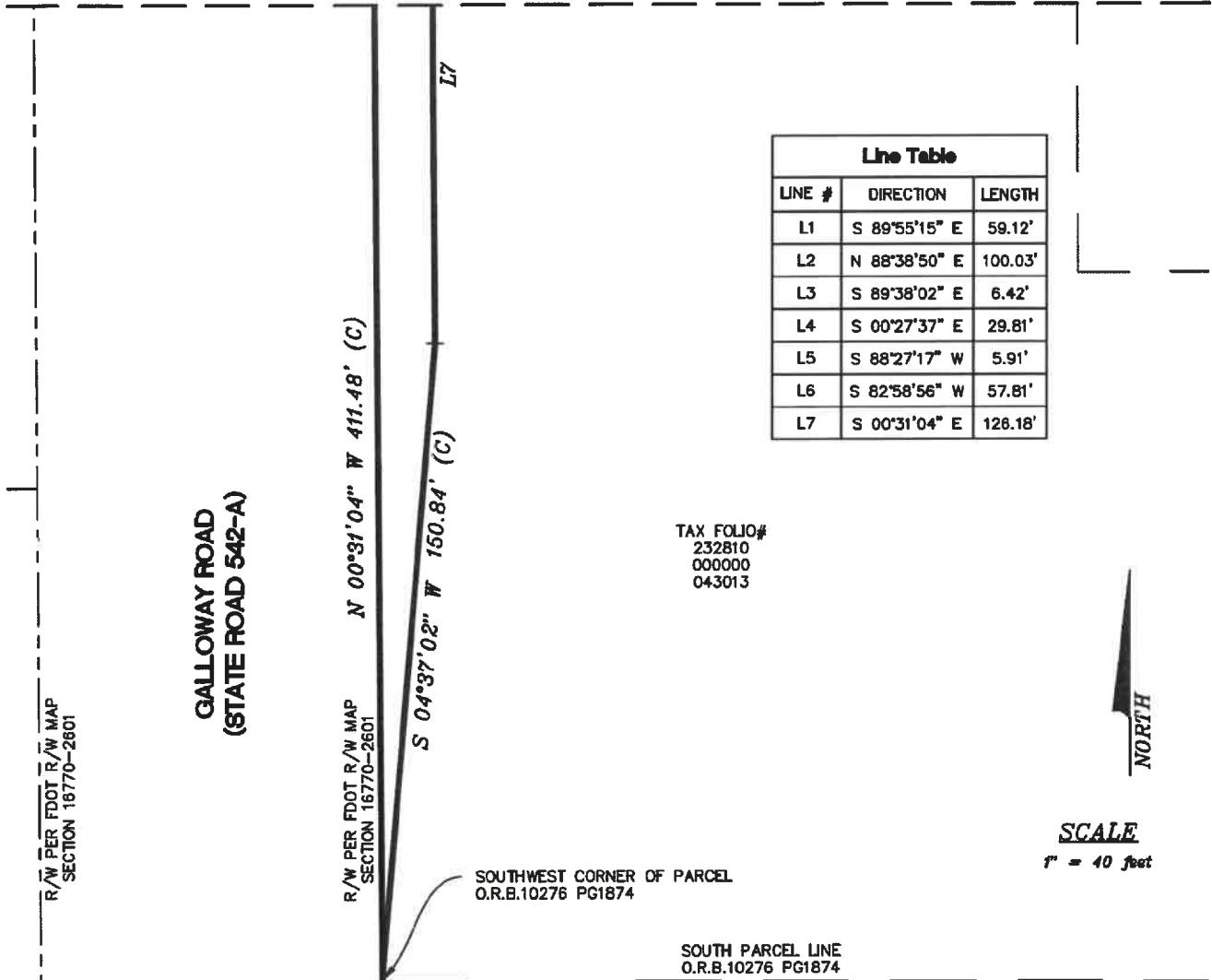
SURVEYOR'S NOTES.

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 4 FOR DESCRIPTION.

THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR AND MAPPER.	DESCRIPTION SKETCH			POLK COUNTY ROADS AND DRAINAGE				 POLK COUNTY	
	LOCATED IN SECTION 10, TOWNSHIP 28 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.			3000 SHEFFIELD ROAD, WINTER HAVEN, FL 33880					
				PHONE: (863) 535-2200		FAX: (863) 519-8117			
	REVISION	DATE	BY	Sheet No. 3 of 4	Drawn by: BCZ	Checked by: BCZ	Check Date: 01/25/24		File Name: 8309E24-1
			Parcel Number: 100	PREPARED FOR: REAL ESTATE SERVICES					

MATCHLINE (SEE SHEET 3)




**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 4 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 10, TOWNSHIP 28 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				 POLK COUNTY
	REVISION	DATE	BY	Sheet No. 4 of 4	Drawn by: BCZ	Checked by: BCZ	Check Date: 01/25/24	
				Parcel Number: 100	PREPARED FOR: REAL ESTATE SERVICES		File Name: 8309E24-1	