

Osprey Unit -  
Hilochee  
Wildlife  
Management  
Area

Subject Location

N

Holiday

Lake Mattie  
Marsh

Wgto Tower Rd

Lake Lowery Rd

Lake Van

Lake Alfred

**SECTION 31, TOWNSHIP 26 SOUTH, RANGE 26 EAST**

Lake Alfred

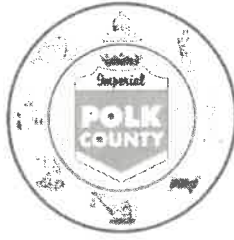
Lake Haines











*Board of County Commissioners*

Project No.: 5400135  
Project Name: County Road 557 Improvement Project  
Parent Parcel I.D. Nos.: 262631-488580-000060 and 000050  
Project Parcel #: 140 and 141

**RIGHT-OF-WAY AGREEMENT**

**STATE OF FLORIDA  
COUNTY OF POLK**

THIS AGREEMENT made and entered into this 28 day of August, 2024, by and between **JASMINE SARMIENTO**, a single woman, whose mailing address is 2768 Bush Street, San Francisco, California 94115-2928 ("Owner"), 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 Numbers 140 and 141 as more particularly described in Attachment "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 Owner is 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) Owner agrees to sell and convey unto the County a fee interest in Parcels 140 and 141, by Warranty Deed, free of liens and encumbrances, together with affected improvements for the amount of \$235,000 (Two Hundred Thirty-Five Thousand Dollars).
- (b) County agrees to pay attorney's fees along with expert costs/fees in the amount of \$40,000 (Forty Thousand Dollars) for a total settlement amount of \$275,000 (Two Hundred Seventy-Five Thousand Dollars).
- (c) County shall pay the total settlement amount of \$275,000.00, upon simultaneous delivery of deed of conveyance from the Owner to the County (the "Closing"), which shall occur after the approval of this Agreement by the Board of County Commissioners. The County payment of \$275,000.00 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 Owner.

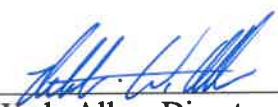
- (d) The County agrees to construct a 12-foot-wide concrete driveway extended an additional 10-feet westerly, located at approximate Station 1477+70.00 Lt. as shown on Attachment "B" construction plan sheet. Owner agrees to convey a Temporary Construction Easement to the County to allow for the construction and harmonization of said driveway.
- (e) Owner 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.
- (f) County acknowledges that this conveyance of the Property for right-of-way is in lieu, and under threat, of condemnation.
- (g) The Owner agrees and expressly acknowledges 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 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.

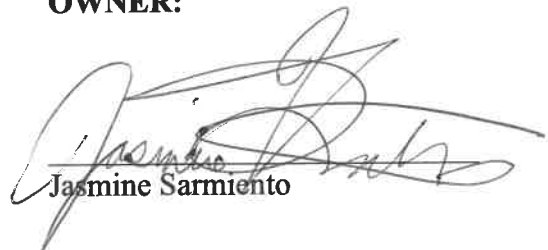
**PURCHASER:**  
**COUNTY OF POLK, POLK COUNTY, FL**

By: \_\_\_\_\_

  
R. Wade Allen, Director  
Real Estate Services  
Its Agent

7/6/24

**OWNER:**

  
Jasmine Sarmiento

Date approved by the County:

\_\_\_\_\_

Parcel Number: 140  
 Project Name: CR557 WIDENING  
 Tax Folio Number: 262631488580000060

Road Number: 763201  
 Project Number: CR55720-2

### DESCRIPTION

A parcel of land being a portion of Lot 6, Orlando Woods Estates, a subdivision as recorded in Plat Book 70, Page 5, Public Records of Polk County, Florida, being in Section 31, Township 26 South, Range 26 East, being described as follows:

**Commence** at the Northeast corner of said Lot 6 for the **Point of Beginning**; thence South 24°17'35" East, along the East line of said Lot 6, a distance of 150.00 feet to the South line of said Lot 6; thence South 65°42'25" West, along said South line, 110.00 feet; thence North 24°17'35" West, 150.00 feet to the North line of said Lot 6; thence North 65°42'25" East, along said North line, 110.00 feet to the **Point of Beginning**.

Containing 16,500 square feet, more or less

SHEET 1 OF 2

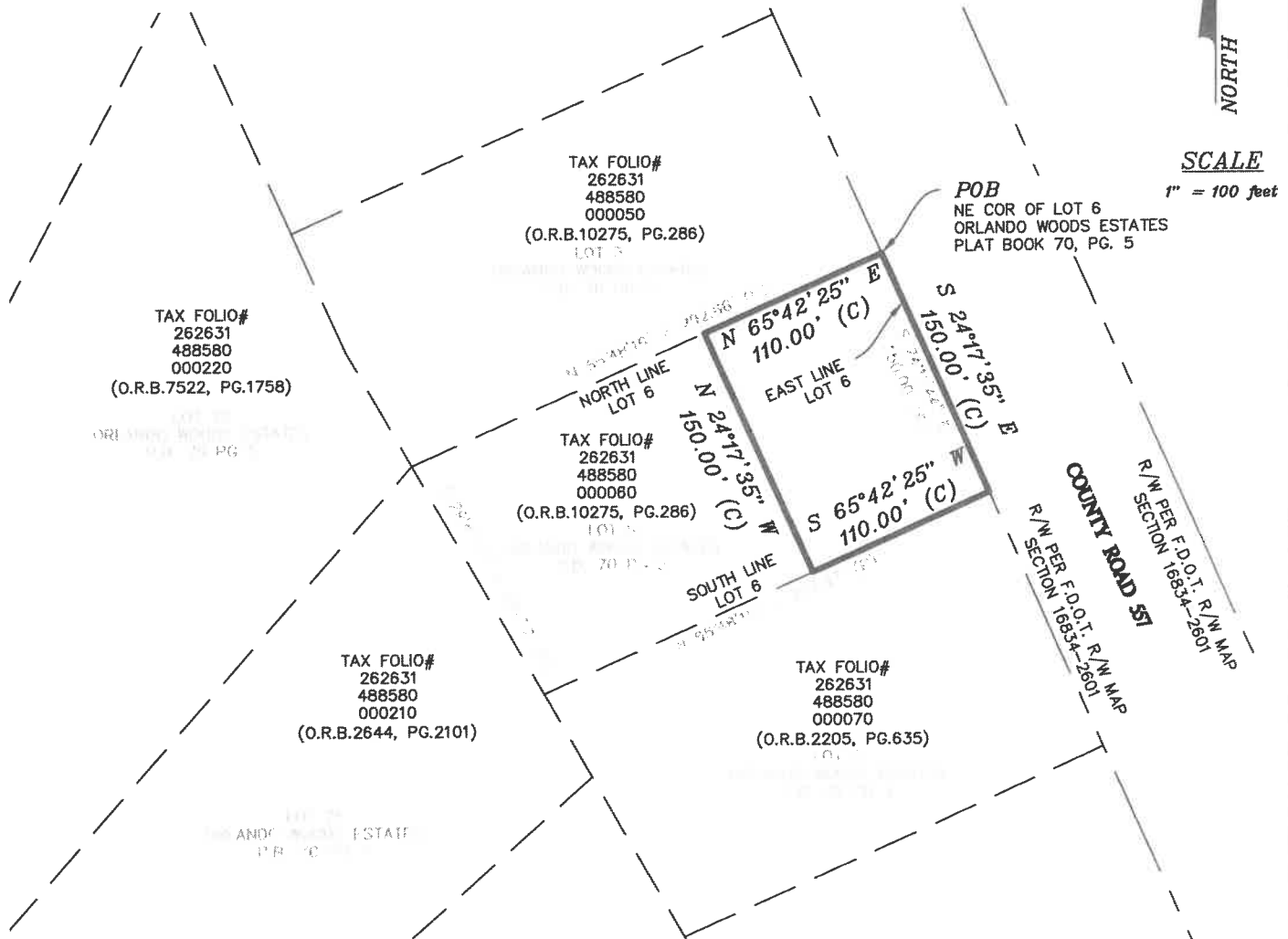
FOR SKETCH SEE SHEET 2

REVISION		DATE	BY

NORTH

SCALE

1" = 100 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.



Digitally signed by  
Bryan Zelenenki  
Date: 2023.06.28  
06:41:15 -04'00'

DATE  
5/10/23

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

**LEGEND**

- (C) = CALCULATED  
(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 31,  
TOWNSHIP 26 SOUTH, RANGE 26  
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 2	Drawn by: EAA	Checked by: BCZ	Check Date: 05/24/23
Parcel Number: 140	PREPARED FOR: REAL ESTATE SERVICES		File Name: CR55720-2



## Attachment "A" Sheet 3 of 4

Parcel Number: 141  
Project Name: CR557 WIDENING  
Tax Folio Number: 262631488580000050

Road Number: 763201  
Project Number: CR55720-2

### DESCRIPTION

A parcel of land being Lot 5, Orlando Woods Estates, a subdivision as recorded in Plat Book 70, Page 5, Public Records of Polk County, Florida, lying in Section 31, Township 26 South, Range 26 East, Polk County, Florida.

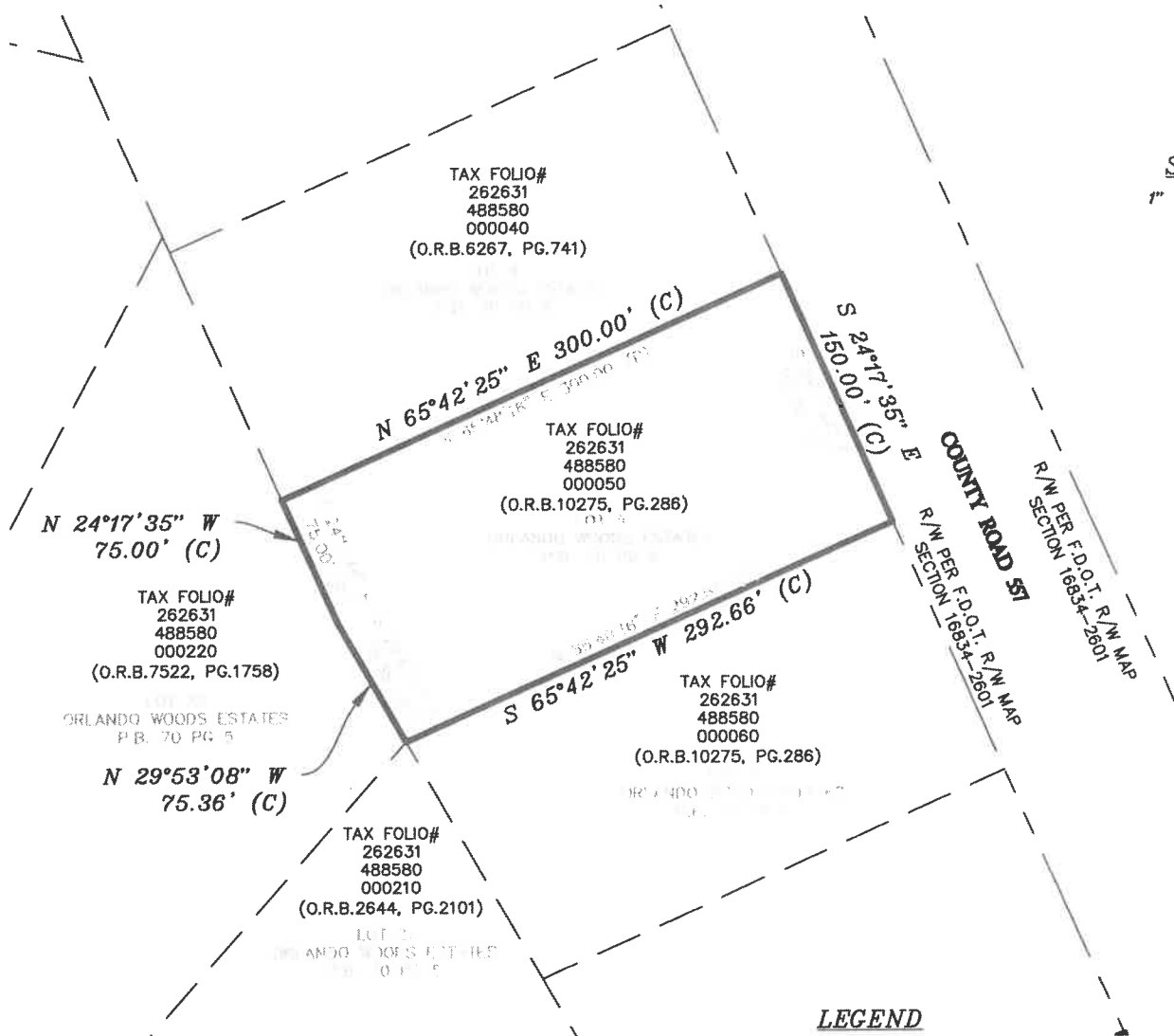
Containing 1.03 acres, more or less

SHEET 1 OF 2

FOR SKETCH SEE SHEET 2

REVISION		DATE	BY





SCALE

1" = 100 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.



Digitally signed by  
Bryan Zelenenki  
Date: 2023.06.28  
06:46:52 -04'00'

DATE  
5/10/23

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

## LEGEND

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— — — — — = 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 31,  
TOWNSHIP 26 SOUTH, RANGE 26  
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

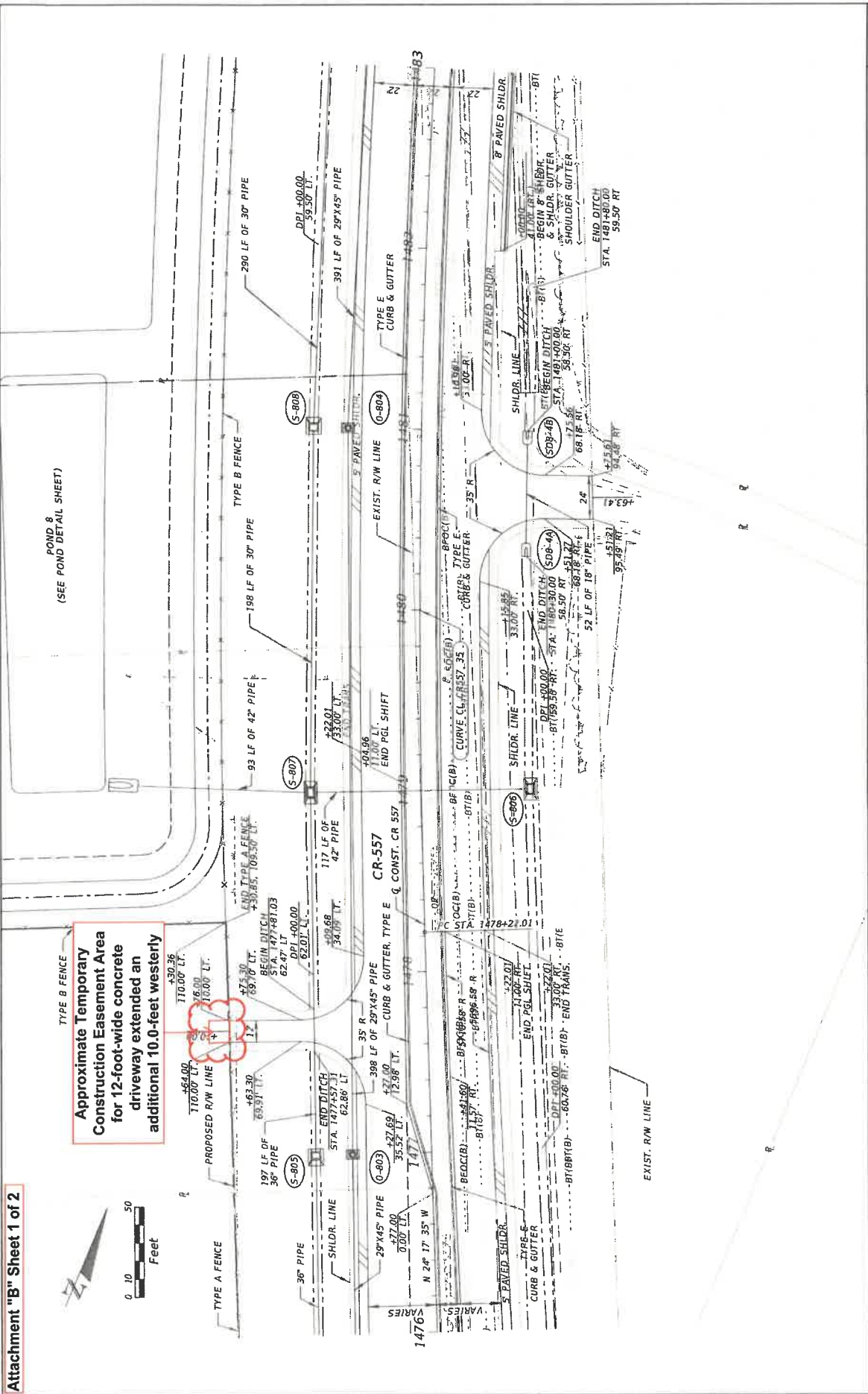
Sheet No. 2 of 2	Drawn by: EAA	Checked by: BCZ	Check Date: 05/24/23
Parcel Number: 141	PREPARED FOR: REAL ESTATE SERVICES		File Name: CR55720-2



Attachment "B" Sheet 1 of 2



Approximate Temporary Construction Easement Area for 12-foot-wide concrete driveway extended an additional 10.0-feet westerly

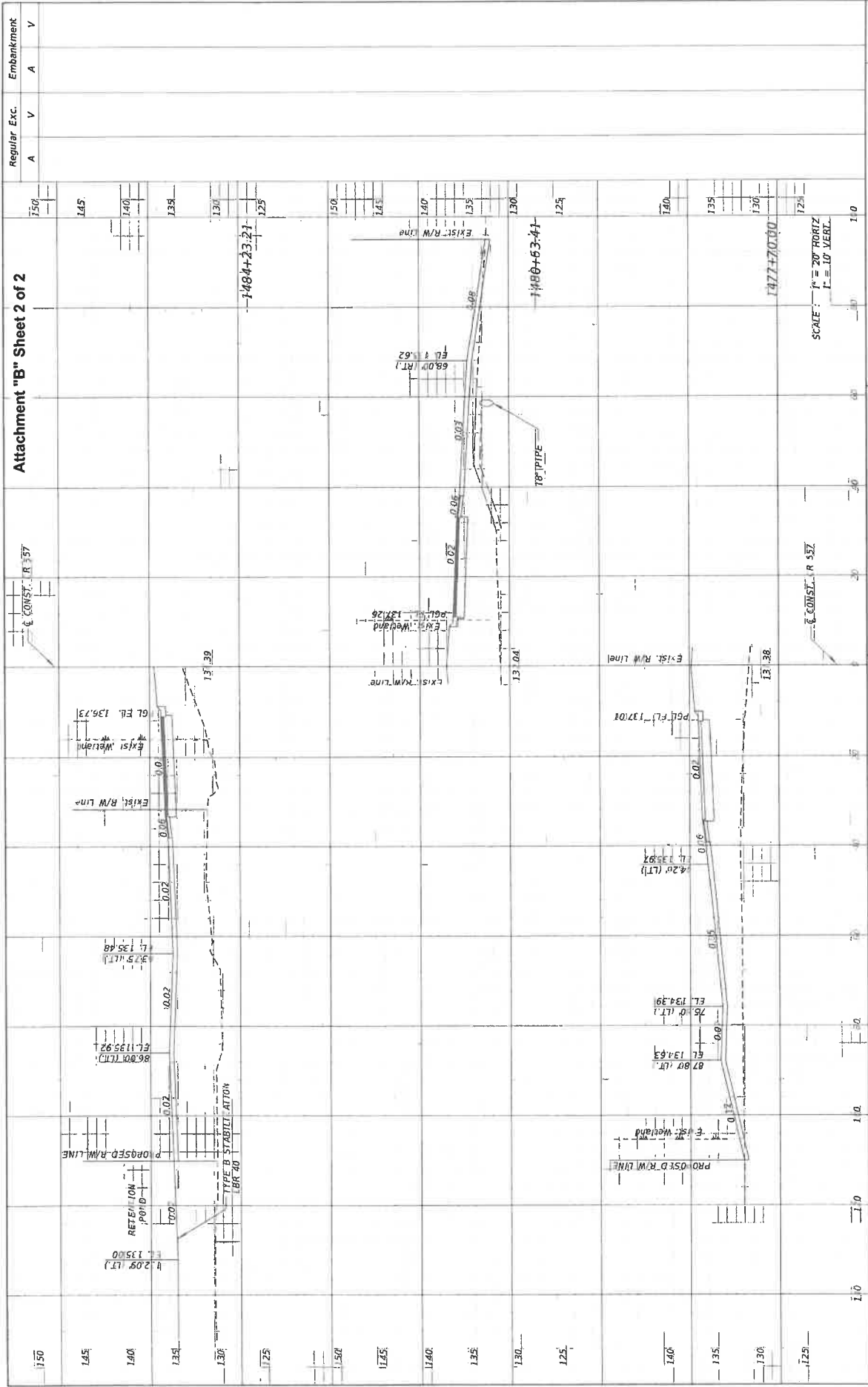


REVISIONS		DESCRIPTION	
DATE	DESCRIPTION	DATE	DESCRIPTION

KEVIN E. KNUDSEN, P.E. P.E. LICENSE NUMBER 4062 DEWBERRY ENGINEERS INC. 800 NORTH MAGNOLIA AVE., SUITE 1000 ORLANDO, FL 32803		POLK COUNTY ROADS AND DRAINAGE DIVISION ROAD NO. CR 557 PROJECT NO. 5400135		ROADWAY PLAN (31) CR 557		SHEET NO.
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THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



DRIVEWAY CROSS SECTIONS		CR 557		SHEET NO.	
POLK COUNTY		ROADS AND DRAINAGE DIVISION		PROJECT NO.	
CR 557		COUNTY		POLK	
CR 557		CR 557		5400135	
KEVIN E. KNUDSEN, P.E.		P.E. LICENSE NUMBER 4062		DEWBERRY ENGINEERS INC.	
7/18/2024		800 NORTH MAGNOLIA AVE., SUITE 1000		ORLANDO, FL 32803	
DATE		DESCRIPTION		REVISIONS	
DATE		DESCRIPTION		REVISIONS	