

ORDINANCE NO. 20-1684

AN ORDINANCE OF THE CITY OF HAINES CITY, FLORIDA; ANNEXING CERTAIN LAND INTO THE CORPORATE LIMITS OF HAINES CITY, FLORIDA AND REDEFINING THE BOUNDARY LINES OF THE MUNICIPALITY TO INCLUDE PROPERTY OWNED BY CROOKED C RANCH, INC, BRENT MONK, AND BETSY MONK; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR ANNEXATION; PROVIDING FOR PUBLICATION OF NOTICE OF THE PROPOSED ANNEXATION AND FILING OF THIS ORDINANCE WITH THE CLERK OF CIRCUIT COURT IN AND FOR POLK COUNTY, FLORIDA AND WITH THE DEPARTMENT OF STATE; PROVIDING FOR LAND USE AND ZONING DESIGNATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Crooked C Ranch, Inc., Brent Monk and Betsy Monk, have petitioned for a Voluntary Annexation of properties into the City of Haines City; and

WHEREAS, the said real property is presently in an unincorporated area of Polk County, are contiguous to the City of Haines City, are reasonably compact and will not result in the creation of an enclave; and

WHEREAS, the legal description is defined as follows:

PARCEL ID NUMBER

Parcel No.: 272726-000000-013020

THE WEST ½ OF THE EAST ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼; AND
THE EAST ½ OF THE WEST ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF

SECTION 26, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; LESS THE NORTH 50 FEET THEREOF AND LESS THE MAINTAINED RIGHT OF WAY FOR STATE ROAD 580 (JOHNSON AVENUE A/K/A MARION CREEK ROAD).

PARCEL ID NUMBERS

Parcel Nos.: 272726-000000-031020, 272726-000000-031010, 272726-000000-013040

THE WEST ½ OF THE EAST ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼; THE EAST ¼ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼; AND THE WEST ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 26, TOWNSHIP 27 SOUTH, RANGE 27 EAST, LESS RIGHT OF WAY FOR STATE ROAD S-580, POLK COUNTY, FLORIDA.

CONTAINING 48.82+/- ACRES MORE OR LESS.

WHEREAS, the attached map shows the parcel comprising 48.82+/- acres located south of Johnson Avenue, east of Powerline Road and the Hidden Lake Preserve subdivision, is proposed to be annexed herein by reference and is hereafter referred to as “Composite Exhibit A”; and

WHEREAS, Section 11.04 (f – i) of the City’s Charter provides for annexation; and

WHEREAS, the City Commission hereby determines that the owner of the property and the area proposed to be annexed has consented to the annexation and meets the requirements pursuant to §171.043, Florida Statutes; and

WHEREAS, the City Commission hereby determines that incorporation of the area proposed to be annexed are deemed practical and expedient and in conformity with the overall plan for extending the boundaries of the city.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF HAINES CITY, FLORIDA:

Section 1. Incorporation of Recitals. The above recitals are true and correct and are incorporated herein by reference.

Section 2. Annexation of Property. The property described and depicted in “Composite Exhibit A” shall be and are hereby annexed to the City of Haines City, Florida and the boundary lines of the municipality shall be redefined to include the said property.

Section 3. Notice of Proposed Annexation. Notice of the proposed annexation shall be published at least once each week for two consecutive weeks in a newspaper published in Polk County, Florida before final passage. A copy of this Ordinance shall, after adoption, be filed with the Clerk of the Circuit Court and the Chief Administrative Officer in and for Polk County, Florida and with the Department of State of the State of Florida within seven (7) days after the adoption of this Ordinance.

Section 4. Land Use and Zoning. The County zoning or subdivision regulations shall remain in effect until the City adopts a zoning map amendment that includes the properties annexed.

Section 5. Codification. The ordinance shall be codified and made a part of the official Code of Ordinances or Charter of the City of Haines City.


Section 6. Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full effect.

Section 7. Repeal of Ordinance in Conflict. All other ordinances of the City of Haines City, Florida, or portions thereof which conflict with this or any part of this Ordinance are hereby repealed.

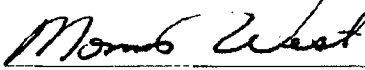
Section 8. Effective Date. This Ordinance shall take effect immediately upon it being read in two meetings of the City Commission of the City of Haines City, and its approval and adoption by said Commission.

INTRODUCED AND PASSED on first reading in regular session of the City Commission of the City of Haines City, this 7th day of May, 2020.

ATTEST:


Linda Bourgeois, BAS, MMC, City Clerk

APPROVED:



Mayor-Commissioner

APPROVED AS TO FORM AND CORRECTNESS:


Fred Reilly, City Attorney

ADOPTED AND ENACTED on second and final reading by the City Commission of the City of Haines City, Florida, at regular session this 21st day of May, 2020.

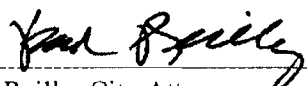
ATTEST:


Linda Bourgeois, BAS MMC, City Clerk

APPROVED:

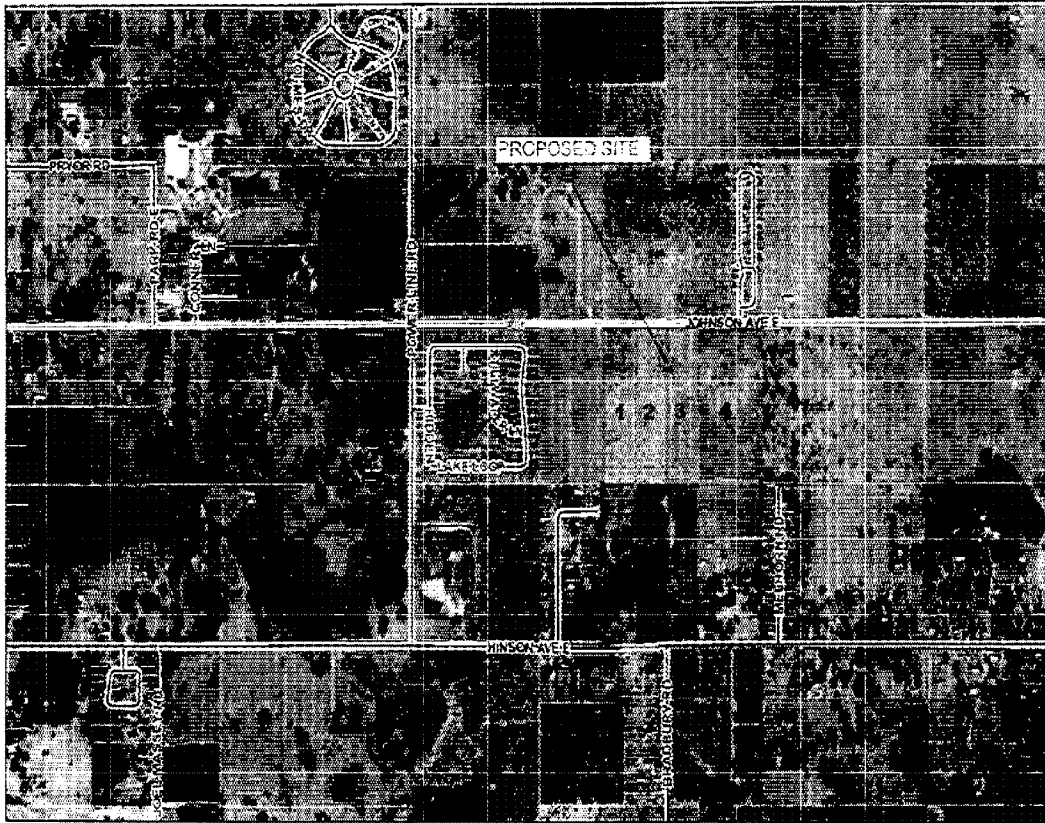

Mayor-Commissioner

APPROVED AS TO FORM AND CORRECTNESS:


Fred Reilly, City Attorney



"COMPOSITE EXHIBIT A"
CROOKED C RANCH/MONK PROPERTIES



Prepared by and Return To:

Fred Reilly, Esquire
City Attorney - City of Haines City
620 East Main Street
Haines City, Florida 33844
(863) 421-3650

VOLUNTARY ANNEXATION AGREEMENT

This Agreement is made and entered into by and between **CITY OF HAINES CITY**, a municipal corporation, with an address of 620 East Main Street, Haines City, Polk County, Florida (hereafter "CITY"), and **BRENT MONK AND BETSY MONK**, with a mailing address of 4206 Willow Bay Drive, Winter Garden, FL 34787 (hereafter "OWNER").

RECITALS

1. The OWNER owns property currently located at 0 JOHNSON AVE E, Haines City, in unincorporated Polk County, Florida, described and depicted in Exhibit "A" attached to and incorporated in this Agreement (hereafter the "Property").

2. The Property is currently located in unincorporated Polk County and is currently zoned for AVR - Agricultural / Rural Residential uses.

3. The CITY pursuant to applicable law adopted ordinance establishing the Haines City Water and Wastewater Service Area (hereafter "Exclusive Service Area") and authorizing extension of potable water, wastewater, and irrigation services beyond the corporate limits of the CITY.

4. The CITY has extended water supply lines and wastewater collection lines outside the territorial limits of Haines City to service and supply water and wastewater utilities to property owners and users outside the municipal limits and within the Exclusive Service Area.

5. The OWNER is interested and desirous of obtaining services and benefits provided by the CITY to property owners and users inside the municipal limits.

6. The CITY has identified the Property as a logical candidate for annexation into the CITY and, as such, the CITY will exercise its planning authority over the Property upon annexation.

7. The CITY has encouraged OWNER to annex into the CITY and anticipates the continuing permanent benefit which the CITY will receive by virtue of annexing

OWNER's Property and acquiring the right to provide municipal services to OWNER's Property.

8. CITY and OWNER hereby acknowledge and warrant to the other that this Agreement and any future acts as required hereby are binding and enforceable on the CITY and OWNER in accordance with their terms. OWNER hereby further represents that it has the unrestricted right to impose all of the covenants and conditions set forth herein and as contemplated by the CITY's Land Development Regulations.

ACCORDINGLY, in consideration of the above Recitals and other good and valuable consideration the receipt and sufficiency of which are acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The above Recitals are true and correct, and form a material part of this Agreement.

SECTION 2. AUTHORITY. This Agreement is entered into under the authority of the Florida Constitution (including Article VIII, Section 2(b) thereof), the general powers conferred upon municipalities by statute and otherwise (including Chapter 163 and 166, Florida Statutes), and the CITY's Charter. The parties specifically agree that this Agreement does not constitute a "development agreement" under the Florida Local Government Development Agreement Act, Section 163.3220-163.3243, Fla. Stat., nor do the provisions of said supplemental act apply to this Agreement.

SECTION 3. ANNEXATION. By signing this Agreement, OWNER hereby files a Petition for Voluntary Annexation of the Property conditioned upon the prior or concurrent adoption of this Agreement. The CITY shall initiate the process to accomplish the annexation in accordance with law at a time and in a manner of its choosing in its sole discretion.

SECTION 4. REPRESENTATION OF OWNERSHIP. OWNER is the fee simple owner of record of property located in Polk County, Florida, legally described in Exhibit "A" attached hereto and made a part hereof (hereafter "the Property").

SECTION 5. SUBMISSION OF PLANS. When appropriate, the OWNER or designated agent agrees to submit plans to CITY, which plans shall address the overall public service facility needs of the area proposed for utility and other municipal services. Such plans, upon approval by all applicable CITY Staff agencies, shall become a part of this Agreement between the CITY and the OWNER.

SECTION 6. PETITION AND CONSENT TO ANNEX. In consideration for the services and other benefits to be provided by the CITY to the OWNER, the OWNER hereby petitions the CITY, agrees and consents to voluntarily annex all of the property described above into (either all at once or in portions over time as designated by the CITY) the municipal boundaries of the City of Haines City, at such times and in such

acreage (until all the property is annexed) as the CITY deems reasonably appropriate and providing there are no costs to OWNER. Said voluntary annexation shall be affected in accordance with the general laws of the State of Florida that apply to voluntary annexation, and this Agreement shall constitute the petition and consent required by Chapter 171, Florida Statutes. At such time as the above Property shall become contiguous to property located within the municipal limits of Haines City, Florida, the OWNER shall perform such necessary acts, execute such necessary documents and comply with such necessary procedures as shall be required to voluntarily annex the above property. This Agreement constitutes consent to annex the property under the voluntary procedures and under other annexation procedures authorized by the Florida Statutes.

SECTION 7. EXCLUSIVE SERVICE AREA OF CITY. OWNER acknowledges, agrees, and states its preference that, so long as the CITY fulfills its duty to provide water and sewer service to the Property, the CITY shall be the exclusive provider of water and sewer service to the Property.

SECTION 8. BINDING AGREEMENT. This Agreement shall run with the land and be binding upon all parties or persons subsequently owning the above property and by acceptance of a conveyance, grant, devise, lease or mortgage, all grantees, devisees, lessees and assigns and all parties claiming by, through, or under such person or entity, agree to be bound by all of the provisions of this agreement.

SECTION 9. DEFAULT; ENFORCEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right to damages, injunctive relief and specific performance. In the event either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees at all pre-trial, trial, appeal and alternative dispute resolution levels.

SECTION 10. GOVERNING LAW. This Agreement shall be construed in accordance with the laws of the State of Florida.

SECTION 11. BINDING EFFECT; ASSIGNABILITY. This Agreement, once effective, shall be binding upon and enforceable by and against the parties hereto and their assigns. This Agreement shall be freely assignable by the OWNER to various successive owners without the need for consent by the CITY. OWNER shall, however, provide written notice to the CITY of any and all such assignees. The parties hereby covenant that they will enforce this Agreement and that is a legal, valid and binding Agreement.

SECTION 12. RECORDATION. A copy of this Agreement shall be recorded by the CITY at the CITY's expense, in the Public Records of Polk County, Florida, upon taking effect.

SECTION 13. DISCLAIMER OF THIRD-PARTY BENEFICIARIES. This Agreement is for the sole benefit of the parties hereto, and no right of action shall accrue upon or by reason hereof, to or for the benefit of any third party. Nothing in this Agreement either express or implied is intended or shall be construed to confer upon or give any person, corporation or governmental entity other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof, and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

SECTION 14. ARMS LENGTH NEGOTIATION. This Agreement is the result of mutual arms length negotiations between the parties. Accordingly, this Agreement shall be construed equally between the parties.

SECTION 15. WAIVER; REMEDIES. No failure or delay on the part of either party in exercising any right, power or privilege hereunder will operate as a waiver thereof, nor will any waiver on the part of either party of any right, power, or privilege hereunder operate as a waiver of any other right, power, or privilege hereunder, not will any single or partial exercise of any right, power, or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, power, or privilege hereunder.

SECTION 16. EXHIBITS. All exhibits attached hereto are hereby incorporated in and made a part of this Agreement as if set forth in full herein.

SECTION 17. NOTICE; PROPER FORM. Any notice to be given shall be in writing and shall be sent by certified mail, return receipt requested, to the party being noticed at the following addresses:

AS TO CITY: Deric C. Feacher, City Manager
City of Haines City
620 East Main Street
Haines City, Florida 33844

COPY TO: Fred Reilly, City Attorney
Reilly International Law Firm
Post Office Box 2039
Haines City, Florida 33845

AS TO OWNER: Brent Monk
Betsy Monk
4206 Willow Bay Drive
Winter Garden, FL 34787

SECTION 18. ENTIRE AGREEMENT. This Agreement sets forth all of the promises, covenants, agreements, conditions and understandings between the parties hereto, and supersedes all prior and contemporaneous agreements, understandings, inducements or conditions, express or implied, oral or written, except as herein contained.

SECTION 19. AMENDMENT. Amendments to and waivers to the provisions of this Agreement shall be made by the parties only in writing by formal amendment.

SECTION 20. TIME OF THE ESSENCE. Time is hereby declared of the essence in the performance of each and every provision of this Agreement.

DATED this 3 day of March, 2020.

Kevin Monk
WITNESS Kevin Monk
(Type or Print Name)

By: Brent Monk
[OWNER'S NAME]
Brent Monk

Robert Poirer
WITNESS Robert Poirer
(Type or Print Name)

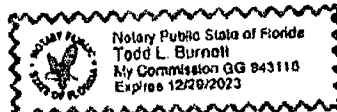
STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 30 day of March, 2020, by [OWNER'S NAME], whom is personally known to me or has produced her driver's license as identification and who [] did [] did not take an oath.

My Commission Expires:

Todd Burnett
Notary Public, State of Florida

Todd Burnett
Name Typed or Printed



DATED this 7th day of May, 2020.

CITY OF HAINES CITY, FLORIDA
a municipal corporation

APPROVED:

ATTEST:

Linda Bourgeois
Linda Bourgeois, City Clerk

Morris L. West
Morris L. West, Mayor – Commissioner

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 21st day of MAY, 2020 by Morris West, as Mayor, and Linda Bourgeois, as City Clerk, on behalf of the City of Haines City, a Florida municipal corporation. They are personally known to me or have produced _____ as identification and who [] did ☒ did not take an oath.

My Commission Expires:

Brandi Lane
Notary Public, State of Florida

Brandi Lane
Name Typed or Printed

APPROVED AS TO FORM AND LEGALITY:

Fred Reilly
Fred Reilly, City Attorney



EXHIBIT A

Parcel ID: 272726-000000-031020, 272726-000000-031010, 272726-000000-013040
Property Owner: Brent and Betsy Monk
Property Address: 0 Johnson Avenue E Haines City, FL 33844

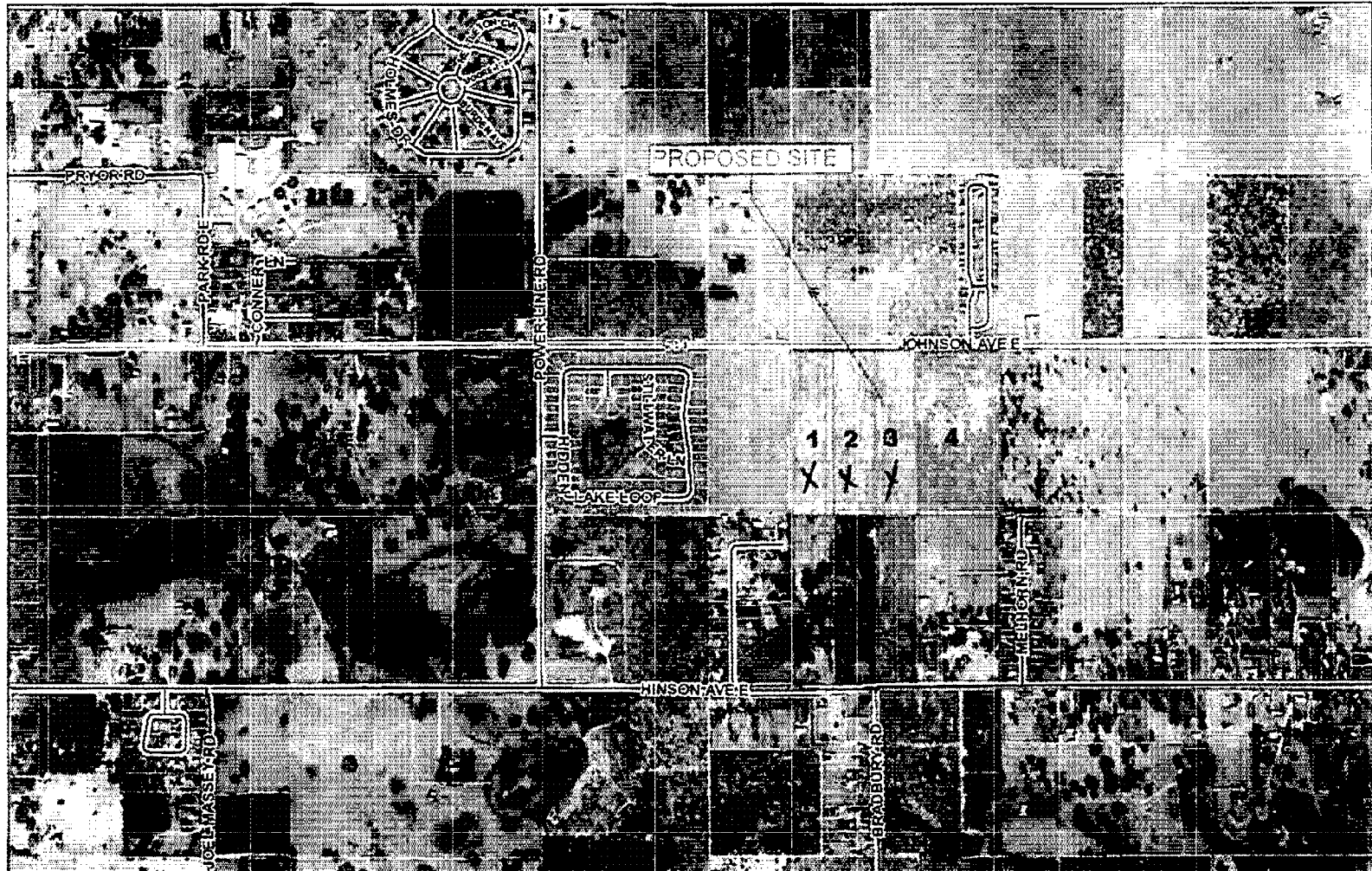
Legally Described As:

PER OR BK 05187 PG 0434

THE WEST ½ OF THE EAST ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼;
THE EAST ¼ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼; AND THE WEST ¼
OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 26, TOWNSHIP 27
SOUTH, RANGE 27 EAST, LESS RIGHT OF WAY FOR STATE ROAD S-580, POLK
COUNTY, FLORIDA.

EXHIBIT A LOCATION MAP

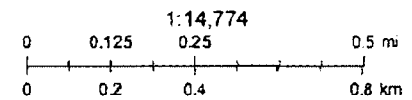
LAWSON DUNES
(MONK PROPERTY)



January 31, 2020

PARCEL ID NUMBERS

- 1.) 272726-000000-031020
- 2.) 272726-000000-031010
- 3.) 272726-000000-013040
- 4.) 272726-000000-013020



Polk County BoCC
Disclaimer: This report is for general information only. Polk County BoCC makes

Prepared by and Return To:

Fred Reilly, Esquire
City Attorney - City of Haines City
620 East Main Street
Haines City, Florida 33844
(863) 421-3650

VOLUNTARY ANNEXATION AGREEMENT

This Agreement is made and entered into by and between **CITY OF HAINES CITY**, a municipal corporation, with an address of 620 East Main Street, Haines City, Polk County, Florida (hereafter "CITY"), and **CROOKED C RANCH, INC.**, with a mailing address of P.O. Box 1921 Haines City, FL 33845-1921 (hereafter "OWNER").

RECITALS

1. The OWNER owns property currently located at 0 JOHNSON AVE E, Haines City, in unincorporated Polk County, Florida, described and depicted in Exhibit "A" attached to and incorporated in this Agreement (hereafter the "Property").
2. The Property is currently located in unincorporated Polk County and is currently zoned for A/RR - Agricultural / Rural Residential uses.
3. The CITY pursuant to applicable law adopted ordinance establishing the Haines City Water and Wastewater Service Area (hereafter "Exclusive Service Area") and authorizing extension of potable water, wastewater, and irrigation services beyond the corporate limits of the CITY.
4. The CITY has extended water supply lines and wastewater collection lines outside the territorial limits of Haines City to service and supply water and wastewater utilities to property owners and users outside the municipal limits and within the Exclusive Service Area.
5. The OWNER is interested and desirous of obtaining services and benefits provided by the CITY to property owners and users inside the municipal limits.
6. The CITY has identified the Property as a logical candidate for annexation into the CITY and, as such, the CITY will exercise its planning authority over the Property upon annexation.
7. The CITY has encouraged OWNER to annex into the CITY and anticipates the continuing permanent benefit which the CITY will receive by virtue of annexing

OWNER's Property and acquiring the right to provide municipal services to OWNER's Property.

8. CITY and OWNER hereby acknowledge and warrant to the other that this Agreement and any future acts as required hereby are binding and enforceable on the CITY and OWNER in accordance with their terms. OWNER hereby further represents that it has the unrestricted right to impose all of the covenants and conditions set forth herein and as contemplated by the CITY's Land Development Regulations.

ACCORDINGLY, in consideration of the above Recitals and other good and valuable consideration the receipt and sufficiency of which are acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The above Recitals are true and correct, and form a material part of this Agreement.

SECTION 2. AUTHORITY. This Agreement is entered into under the authority of the Florida Constitution (including Article VIII, Section 2(b) thereof), the general powers conferred upon municipalities by statute and otherwise (including Chapter 163 and 166, Florida Statutes), and the CITY's Charter. The parties specifically agree that this Agreement does not constitute a "development agreement" under the Florida Local Government Development Agreement Act, Section 163.3220-163.3243, Fla. Stat., nor do the provisions of said supplemental act apply to this Agreement.

SECTION 3. ANNEXATION. By signing this Agreement, OWNER hereby files a Petition for Voluntary Annexation of the Property conditioned upon the prior or concurrent adoption of this Agreement. The CITY shall initiate the process to accomplish the annexation in accordance with law at a time and in a manner of its choosing in its sole discretion.

SECTION 4. REPRESENTATION OF OWNERSHIP. OWNER is the fee simple owner of record of property located in Polk County, Florida, legally described in Exhibit "A" attached hereto and made a part hereof (hereafter "the Property").

SECTION 5. SUBMISSION OF PLANS. When appropriate, the OWNER or designated agent agrees to submit plans to CITY, which plans shall address the overall public service facility needs of the area proposed for utility and other municipal services. Such plans, upon approval by all applicable CITY Staff agencies, shall become a part of this Agreement between the CITY and the OWNER.

SECTION 6. PETITION AND CONSENT TO ANNEX. In consideration for the services and other benefits to be provided by the CITY to the OWNER, the OWNER hereby petitions the CITY, agrees and consents to voluntarily annex all of the property described above into (either all at once or in portions over time as designated by the CITY) the municipal boundaries of the City of Haines City, at such times and in such

acreage (until all the property is annexed) as the CITY deems reasonably appropriate and providing there are no costs to OWNER. Said voluntary annexation shall be affected in accordance with the general laws of the State of Florida that apply to voluntary annexation, and this Agreement shall constitute the petition and consent required by Chapter 171, Florida Statutes. At such time as the above Property shall become contiguous to property located within the municipal limits of Haines City, Florida, the OWNER shall perform such necessary acts, execute such necessary documents and comply with such necessary procedures as shall be required to voluntarily annex the above property. This Agreement constitutes consent to annex the property under the voluntary procedures and under other annexation procedures authorized by the Florida Statutes.

SECTION 7. EXCLUSIVE SERVICE AREA OF CITY. OWNER acknowledges, agrees, and states its preference that, so long as the CITY fulfills its duty to provide water and sewer service to the Property, the CITY shall be the exclusive provider of water and sewer service to the Property.

SECTION 8. BINDING AGREEMENT. This Agreement shall run with the land and be binding upon all parties or persons subsequently owning the above property and by acceptance of a conveyance, grant, devise, lease or mortgage, all grantees, devisees, lessees and assigns and all parties claiming by, through, or under such person or entity, agree to be bound by all of the provisions of this agreement.

SECTION 9. DEFAULT; ENFORCEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right to damages, injunctive relief and specific performance. In the event either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees at all pre-trial, trial, appeal and alternative dispute resolution levels.

SECTION 10. GOVERNING LAW. This Agreement shall be construed in accordance with the laws of the State of Florida.

SECTION 11. BINDING EFFECT; ASSIGNABILITY. This Agreement, once effective, shall be binding upon and enforceable by and against the parties hereto and their assigns. This Agreement shall be freely assignable by the OWNER to various successive owners without the need for consent by the CITY. OWNER shall, however, provide written notice to the CITY of any and all such assignees. The parties hereby covenant that they will enforce this Agreement and that is a legal, valid and binding Agreement.

SECTION 12. RECORDATION. A copy of this Agreement shall be recorded by the CITY at the CITY's expense, in the Public Records of Polk County, Florida, upon taking effect.

SECTION 13. DISCLAIMER OF THIRD-PARTY BENEFICIARIES. This Agreement is for the sole benefit of the parties hereto, and no right of action shall accrue upon or by reason hereof, to or for the benefit of any third party. Nothing in this Agreement either express or implied is intended or shall be construed to confer upon or give any person, corporation or governmental entity other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof, and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

SECTION 14. ARMS LENGTH NEGOTIATION. This Agreement is the result of mutual arms length negotiations between the parties. Accordingly, this Agreement shall be construed equally between the parties.

SECTION 15. WAIVER; REMEDIES. No failure or delay on the part of either party in exercising any right, power or privilege hereunder will operate as a waiver thereof, nor will any waiver on the part of either party of any right, power, or privilege hereunder operate as a waiver of any other right, power, or privilege hereunder, nor will any single or partial exercise of any right, power, or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, power, or privilege hereunder.

SECTION 16. EXHIBITS. All exhibits attached hereto are hereby incorporated in and made a part of this Agreement as if set forth in full herein.

SECTION 17. NOTICE; PROPER FORM. Any notice to be given shall be in writing and shall be sent by certified mail, return receipt requested, to the party being noticed at the following addresses:

AS TO CITY: Deric C. Feacher, City Manager
City of Haines City
620 East Main Street
Haines City, Florida 33844

COPY TO: Fred Reilly, City Attorney
Reilly International Law Firm
Post Office Box 2039
Haines City, Florida 33845

AS TO OWNER: Crooked C Ranch, Inc.
P.O. Box 1921
Haines City, FL 33845-1921

SECTION 18. ENTIRE AGREEMENT. This Agreement sets forth all of the promises, covenants, agreements, conditions and understandings between the parties hereto, and supersedes all prior and contemporaneous agreements, understandings, inducements or conditions, express or implied, oral or written, except as herein contained.

SECTION 19. AMENDMENT. Amendments to and waivers to the provisions of this Agreement shall be made by the parties only in writing by formal amendment.

SECTION 20. TIME OF THE ESSENCE. Time is hereby declared of the essence in the performance of each and every provision of this Agreement.

DATED this 1st day of April, 2020.

David G. Fisher
WITNESS
David G. Fisher
(Type or Print Name)

CROOKED C RANCH, INC.

By: David Lawson, Its President

Jennifer Beaudua
WITNESS
Jennifer Beaudua
(Type or Print Name)

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1st day of April, 2020, by David Lawson, as President of Crooked C Ranch, Inc., a Florida corporation, on its behalf, whom is personally known to me or has produced her driver's license as identification and who ☐ did ☒ did not take an oath.

My Commission Expires:

David G. Fisher
Notary Public, State of Florida
My Comm. Expires October 5, 2022
Commission No. GG257241

David G. Fisher
Notary Public, State of Florida
David G. Fisher
Name Typed or Printed

DATED this 7th day of May, 2020.

CITY OF HAINES CITY, FLORIDA
a municipal corporation

APPROVED:

ATTEST:

Linda Bourgeois
Linda Bourgeois, City Clerk

Morris L. West
Morris L. West, Mayor – Commissioner

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 21st day of May, 2020 by Morris West, as Mayor, and Linda Bourgeois, as City Clerk, on behalf of the City of Haines City, a Florida municipal corporation. They are personally known to me or have produced as identification and who [] did X did not take an oath.

My Commission Expires:

Brandi Lane
Notary Public, State of Florida

Brandi Lane
Name Typed or Printed

APPROVED AS TO FORM AND LEGALITY:

Fred Reilly
Fred Reilly, City Attorney

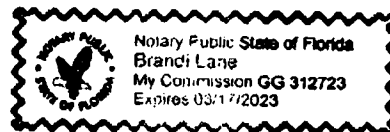


EXHIBIT A

Parcel ID: 272726-000000-013020
Property Owner: Crooked C. Ranch, Inc.
Property Address: 0 Johnson Avenue E Haines City, FL 33844

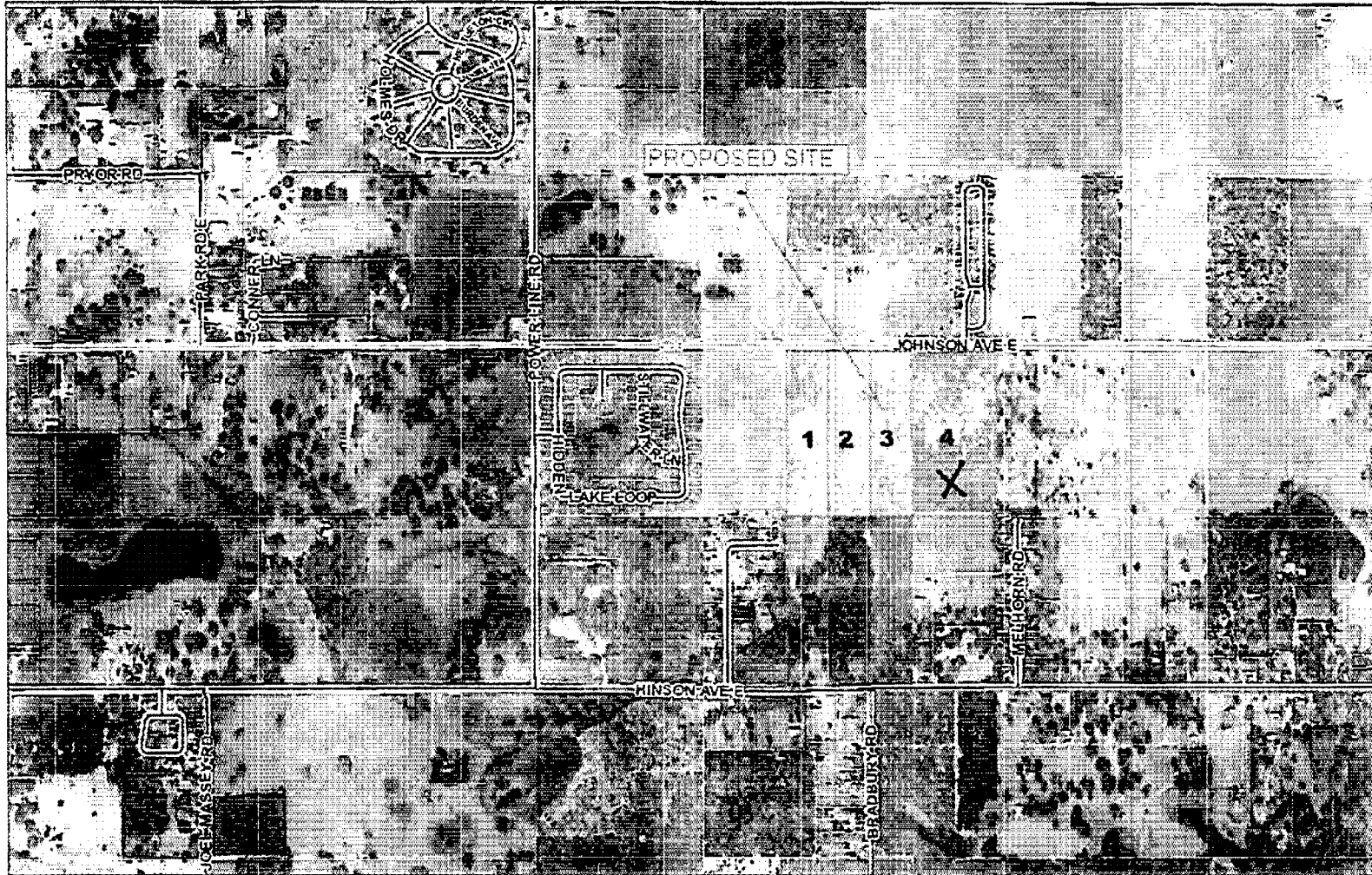
Legally Described As:

PER OR BK 10080 PGS 2151-2152

THE WEST ½ OF THE EAST ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼;
AND THE EAST ½ OF THE WEST ½ OF THE NORTHWEST ¼ OF THE NORTHEAST
¼ OF SECTION 26, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY,
FLORIDA; LESS THE NORTH 50 FEET THEREOF AND LESS THE MAINTAINED
RIGHT OF WAY FOR STATE ROAD 580 (JOHNSON AVENUE A/K/A MARION CREEK
ROAD).

EXHIBIT A LOCATION MAP

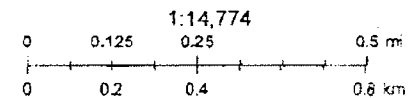
LAWSON DUNES
(MONK PROPERTY)



January 31, 2020

PARCEL ID NUMBERS

- 1.) 272726-000000-031020
- 2.) 272726-000000-031010
- 3.) 272726-000000-013040
- 4.) 272726-000000-013020



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