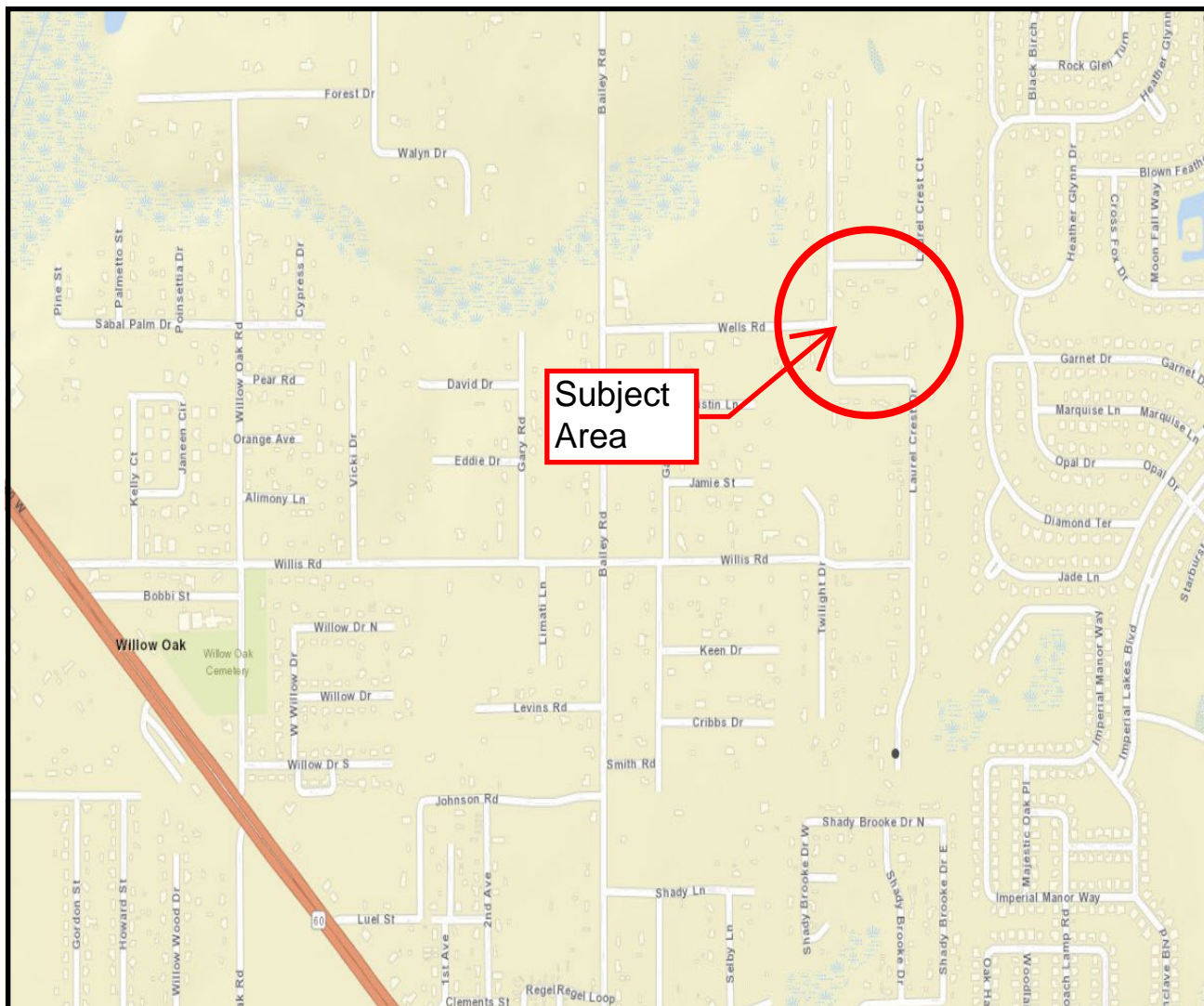
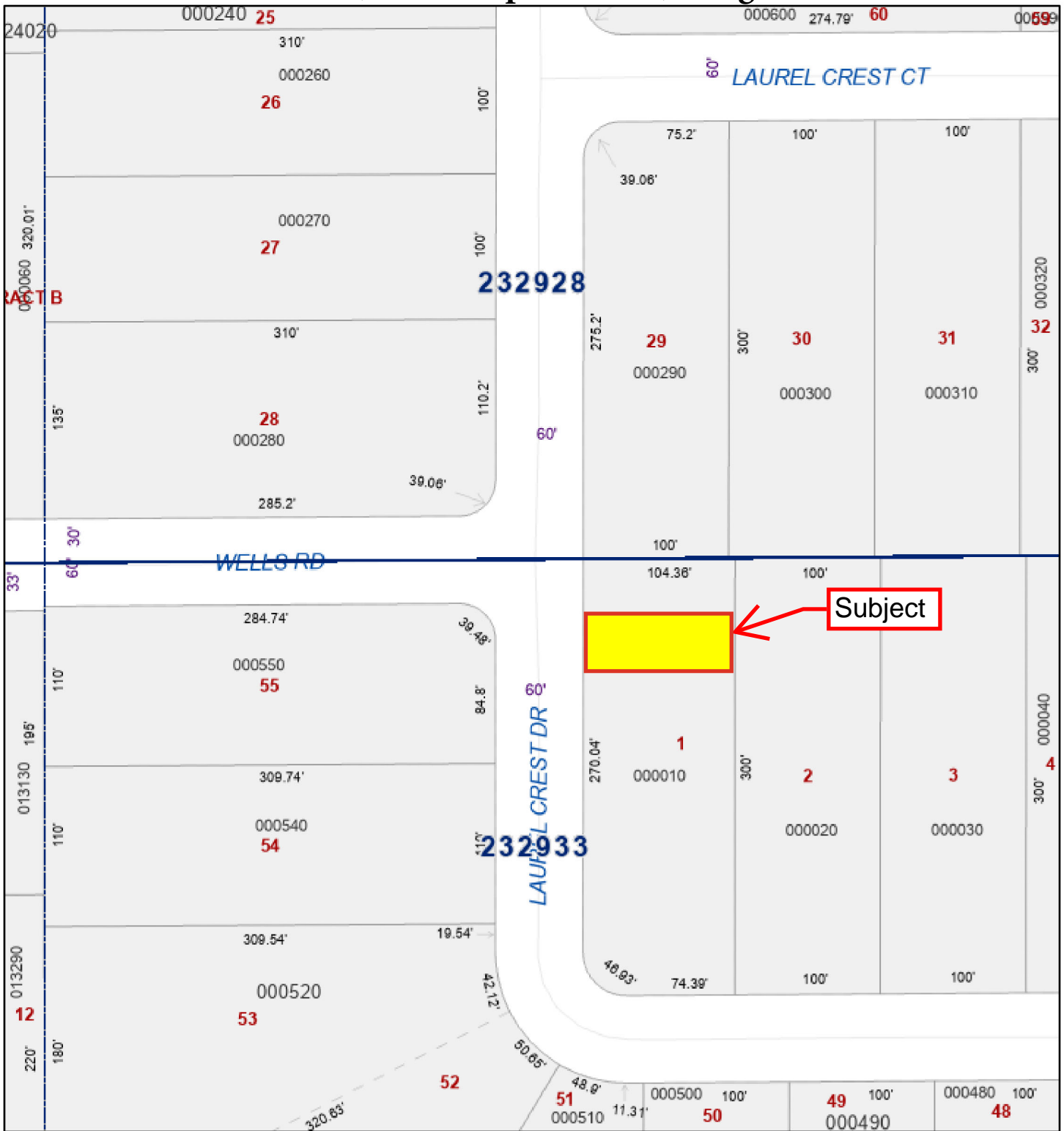




Section 33, Township 29 South, Range 23 East



Section 33, Township 29 South, Range 23 East

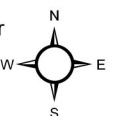


All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is".



Polk County Property Appraiser
Polk County, Florida

February 19, 2025



Section 33, Township 29 South, Range 23 East

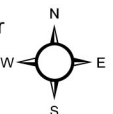


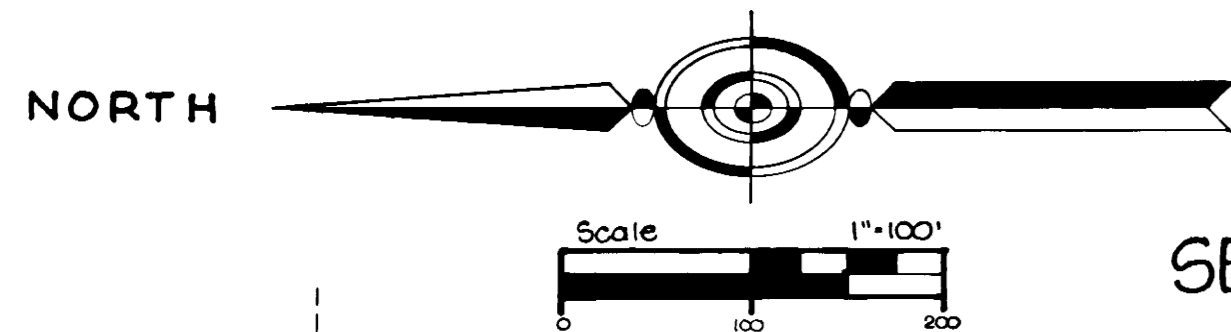
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Polk County Property Appraiser
Polk County, Florida

February 11, 2025





PINEVIEW ESTATES PHASE II

SECTIONS 28 & 29, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.

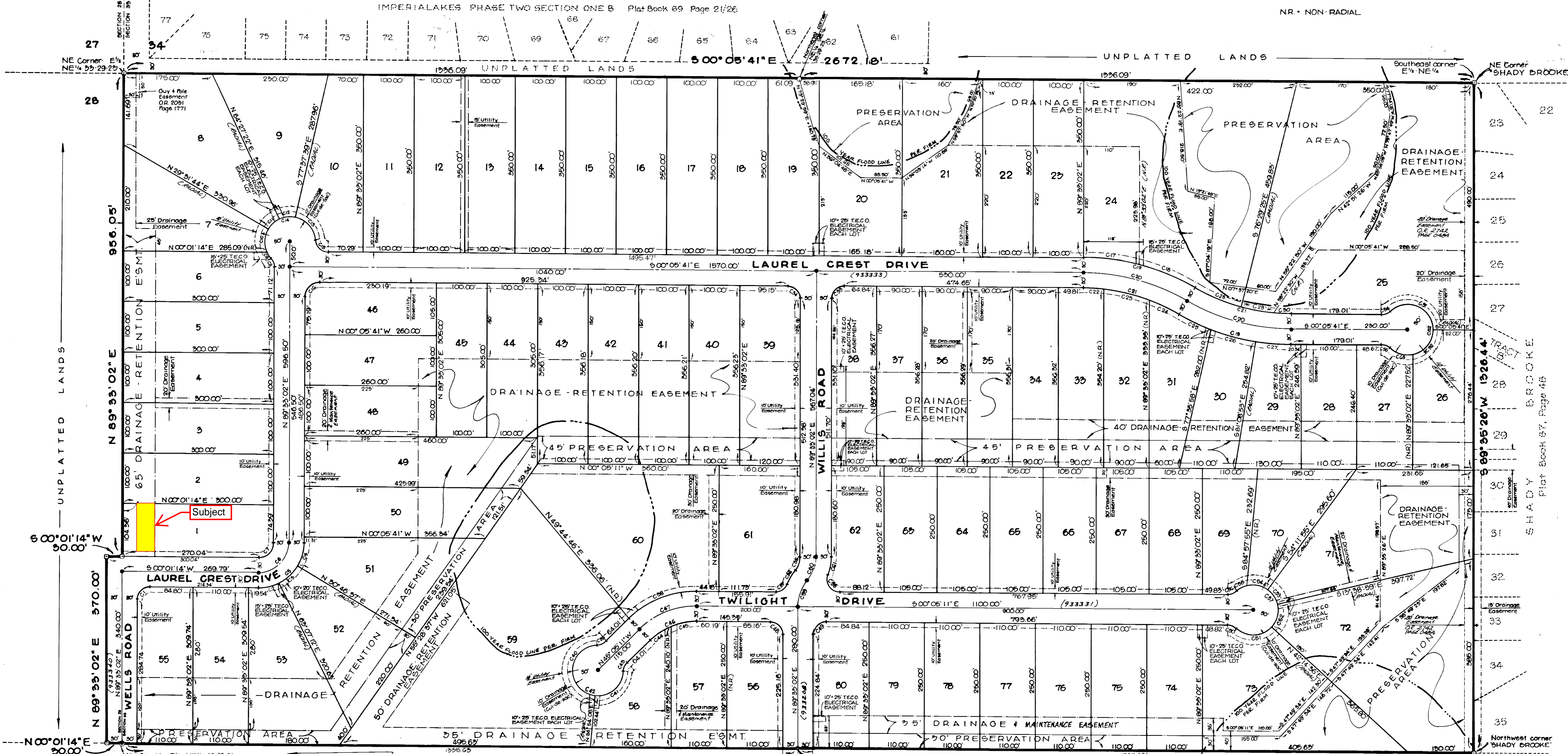
DESCRIPTION: THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, ALONG WITH THE SOUTH 3000 FEET OF THE WEST 3700 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, CONTAINING 51.60 ACRES MORE OR LESS

IMPERIAL LAKES PHASE TWO SECTION ONE B Plat Book 89 Page 21/26

SURVEYOR'S NOTES:

- PERMANENT REFERENCE MONUMENT (P.R.M.) 4" x 4" CONCRETE MONUMENT - L.S. 4003
- PERMANENT CONTROL POINT (P.C.P.) L.S. 4003

NR - NON-RADIAL



Curve	Radius	Chord	Length	Chord	Tangent
1	25.00	30.7812	59.48	25.71	15.62
2	59.72	26.5401	42.12	21.46	16.65
3	59.72	32.0029	50.02	25.07	16.65
4	59.72	51.1536	48.29	25.07	9.91
5	59.72	30.2812	44.30	22.60	16.65
6	59.72	30.2812	44.30	22.60	16.65
7	59.72	30.2812	44.30	22.60	16.65
8	59.72	30.2812	44.30	22.60	16.65
9	59.72	30.2812	44.30	22.60	16.65
10	59.72	30.2812	44.30	22.60	16.65
11	59.72	30.2812	44.30	22.60	16.65
12	59.72	30.2812	44.30	22.60	16.65
13	59.72	30.2812	44.30	22.60	16.65
14	59.72	30.2812	44.30	22.60	16.65
15	59.72	30.2812	44.30	22.60	16.65
16	59.72	30.2812	44.30	22.60	16.65
17	59.72	30.2812	44.30	22.60	16.65
18	59.72	30.2812	44.30	22.60	16.65
19	59.72	30.2812	44.30	22.60	16.65
20	59.72	30.2812	44.30	22.60	16.65
21	59.72	30.2812	44.30	22.60	16.65
22	59.72	30.2812	44.30	22.60	16.65
23	59.72	30.2812	44.30	22.60	16.65
24	59.72	30.2812	44.30	22.60	16.65
25	59.72	30.2812	44.30	22.60	16.65
26	59.72	30.2812	44.30	22.60	16.65
27	59.72	30.2812	44.30	22.60	16.65
28	59.72	30.2812	44.30	22.60	16.65
29	59.72	30.2812	44.30	22.60	16.65
30	59.72	30.2812	44.30	22.60	16.65
31	59.72	30.2812	44.30	22.60	16.65
32	59.72	30.2812	44.30	22.60	16.65
33	59.72	30.2812	44.30	22.60	16.65
34	59.72	30.2812	44.30	22.60	16.65
35	59.72	30.2812	44.30	22.60	16.65

COUNTY ENGINEER'S APPROVAL:
STATE OF FLORIDA, COUNTY OF POLK
This plat is hereby approved by the Polk County Engineering Department this 15th day of January 1992
William C. Keady
County Engineer

PLANNING DIRECTOR'S APPROVAL:
STATE OF FLORIDA, COUNTY OF POLK
This plat is hereby approved by the Polk County Planning Department this 22nd day of January 1992
W.C. Keady
County Planner

COUNTY COMMISSION APPROVAL:
STATE OF FLORIDA, COUNTY OF POLK
This plat is hereby approved by the Polk County Board of County Commissioners in an open meeting this 21st day of January 1992
E.D. Bud Dixon
Chairman

CLERK OF CIRCUIT COURT
STATE OF FLORIDA, COUNTY OF POLK
I, E.D. Bud Dixon, Clerk of Circuit Court, Polk County, Florida, hereby certify that this plat is approved for recording this 17th day of January 1992.
E.D. Bud Dixon
Clerk of Circuit Court

SURVEYOR'S CERTIFICATE:
STATE OF FLORIDA, COUNTY OF POLK
I hereby certify that this plat is a true and correct representation of a recent survey made under my direction and that the same complies with provisions of Chapter 177, Florida Statutes, related to the making of maps and plats and that all R.R.M.'s and P.C.P.'s have been set as shown.
John C. McVay, Jr.
Date 9-1-91

DEDICATION:
STATE OF FLORIDA, COUNTY OF POLK
Know all men by these presents that Harper Enterprises, Inc., a Florida Corporation, owner of the lands shown hereon, has caused this plat of PINEVIEW ESTATES PHASE II to be made and does hereby dedicate to the use of the public forever all roads, rights-of-way and easements shown on this plat for the purposes indicated.
Harper Enterprises, Inc.
Robert F. Harper III, President
Witness *Daisy Douglas Field*

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF POLK
Before me personally appeared Douglas A. Small, Jr. Vice President, Citrus + Chemical Bank, to me known to be the person who executed the foregoing dedication and he acknowledged the same before me this 14th day of September 1991.
Douglas A. Small, Jr.
Notary
My commission expires 9-20-92

MORTGAGE APPROVAL:
STATE OF FLORIDA, COUNTY OF POLK
Know all men by these presents that Citrus + Chemical Bank, Mortgagee of the lands shown hereon, does hereby consent to the use of the public forever all roads, rights-of-way and easements shown on this plat for the purposes indicated.
Citrus + Chemical Bank
Douglas A. Small, Jr. Vice President
Witness *Anna A. Clement*
Maynard J. Parris

ACKNOWLEDGEMENT:
STATE OF FLORIDA, COUNTY OF POLK
Before me personally appeared Douglas A. Small, Jr. Vice President, Citrus + Chemical Bank, to me known to be the person who executed the foregoing dedication before me this 14th day of September 1991.
Anna A. Clement Sept 17 1991
Notary
My commission expires

NOTES:
Bearings based on North line of "SHADY BROOKE" as 5° 59' 26" W

Property owners are responsible for the maintenance of vegetation in the drainage/retention areas and roadway swales and the design is to be left unchanged.

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

DENSITY CREDIT
TRANSFER OF DENSITY CREDITS HAS BEEN APPLIED TO THE ONE HUNDRED YEAR FLOOD AREA AS DEPICTED ON THIS PLAT. PURSUANT TO POLK COUNTY ORDINANCE NO. 88-04, AS AMENDED THE AREA LOCATED WITHIN THIS BOUNDARY SHALL HAVE NO IMPROVEMENTS NOR SHALL IT BE FURTHER SUBDIVIDED.

100 YEAR FLOOD LINE PER FIRM PANEL NO. 120261-0475D

NOTICE: ASSOCIATION ADOPS SHALL REMAIN IN THEIR NATURAL STATE AND SHALL NOT BE MAINTAINED OR IMPROVED BY THE ASSOCIATION. PRESERVATION AREA SHALL NOT BE MAINTAINED OR IMPROVED BY THE ASSOCIATION.

TAYLOR-McVAY, INC.
3001 U.S. 96 SOUTH
LAVELAND, FL 32805
813-944-1800





COUNTY OF POLK, FLORIDA
Application and Petition for Vacation and Abandonment
of Drainage and/or Utility Easements

Return to:
 Real Estate Services
 P.O. Box 9005, Drawer RE-01
 Bartow, FL 33831
 or
 515 E. Boulevard St.
 Bartow, FL 33830
 (863) 534-2580

FOR OFFICE USE ONLY

Case/File No. _____
 C/C Meeting: _____

Date Received: _____
 Complete: _____

Please type or print clearly.

A. Property Owner(s): (Attach additional sheets if required)

Name Gumberto Carrizales Torres		Email carrizalesconstruction7@gmail.com
Address 3981 Laurel Crest DR		
City Mulberry	State FL	Zip 33860
Phone (863) 205-4679	Fax	Cellular (863) 205-4679

Name		Email
Address		
City	State	Zip
Phone	Fax	Cellular

B. Is there a pending "Contract for Sale"? Yes No
 If yes, please list all parties involved in the sales contract:

C. Applicant or Authorized Agent: (If different from above)

Name Norma Yela		Email nborela@yahoo.com
Address 4200 Sabal Palm Dr		
City Mulberry	State FL	Zip
Phone (863) 286-8425	Fax	Cellular

General Information

D. General Location of Property to be Vacated:

Property Location or Address
3981 Laurel Crest Dr. Mulberry, FL 33860
Parcel Number(s): 23-29-33-142385-000010

Legal Description ⁽¹⁾ (Attach additional sheets as necessary)

The subject property is located within a platted or unrecorded subdivision.
 If the property is located within a subdivision, is there a Homeowner's Association ⁽²⁾? Yes No
 How was this easement reserved? Plat Deed Easement Other (describe): _____

- (1) An exact legal description of the property to be vacated must be submitted. The County suggests the Applicant contact a Registered Land Surveyor to determine the exact legal description. The County reserves the right to require a survey of the subject property and/or a title opinion, if necessary. The Owner/Applicant is responsible for all costs associated therewith.
- (2) If there is a Homeowner's Association (HOA) for the subdivision. If required, the Owner/Applicant shall be responsible for obtaining a Letter of Consent from the authorized representative of the HOA prior to submittal for Board Approval.

E. Are any other applications pending? Yes No (Check all that apply.)
 Variance Conditional Use Special Exception Other (describe): _____

F. Reason for this Request – Check all that apply: (Attach additional sheets as necessary)

Code Violation. (Attach copy of letter citing violation.)
 Need to clear an existing encroachment. (Describe encroachment below.)
 Request to vacate to allow for construction of:
 Pool Screened Pool/Deck Building Addition (Describe below.) Other (Describe below)

Additional Comments:

Add pole barn

PETITION TO VACATE DRAINAGE/UTILITY EASEMENT
TO: THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA

The undersigned Petitioner respectfully petitions the Board of County Commissioners of Polk County, Florida, and requests that the drainage utility other: _____
_____ easement, hereinafter collectively referred to as "easement", described as follows
(check all that apply):

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

(NOTE: The term "Petitioner" shall refer to all Petitioners, whether singular or plural.)

be vacated, abandoned, discontinued, and closed, and that any rights of the County and the Public in and to the said easement and any lands in connection therewith, be renounced and disclaimed by the Board of County Commissioners of Polk County, Florida. In support of this Petition, Petitioner respectfully affirms:

1. Petitioner is the owner and/or legal representative of the owner of all of the land abutting the above-described easement, which is the subject of this Petition; that said ownership has been fully divulged; and that the names of all parties to an existing contract for sale or any options are filed with this application.
2. The subject easement and the use thereof is not now used. No other landowner or landowner's interest will be affected by the requested closure. The closing of the easement will not deprive the Petitioner the right of access to his/her/their property, nor will it deprive any other person(s) of access to his/her/their property.
3. The subject easement is not a part of a state or federal highway and no part of the easement is located within the corporate limits of any municipality.
4. Petitioner acknowledges that by granting the Petition to vacate the easement, the Board of County Commissioners is in no way certifying, declaring or guaranteeing legal title to the vacated easement to the Petitioner or any other persons.

WHEREFORE, the undersigned Petitioner requests the Board of County Commissioners of Polk County, Florida, adopt a Resolution setting a time and place for a public hearing, and, after due notice thereof, adopt a Resolution vacating, abandoning, discontinuing and closing the easement described, renouncing and disclaiming any rights of the County and the Public in and to the subject easement and to any lands in connection therewith, in accordance with the provisions of Section 336.09 and Section 336.10 of the Florida Statutes.

DATED THIS 10th day of February, 20 25.

Gumberto Carrizales
Petitioner Name (Print)

3981 Laurel crest Dr
Address

Mulberry FL 33860
City/State/Zip

Phone (903) 205-4674

[Signature]
Petitioner's Signature

Petitioner Name (Print)

Address

City/State/Zip

Phone () _____

Petitioner's Signature

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me this 10 day of February, 20 25, by Gumberto Carrizales Torres, who is / are personally known to me or who has / have produced FL Drivers license C624280764070 as identification and who did / did not take an oath.



[Signature]
Notary Public
My Commission Expires: 3-15-2026
Commission No.: 241110

Print Form

Reset Form

EXHIBIT "A"

THAT PORTION OF A 65 FEET WIDE PLATTED PUBLIC DRAINAGE-RETENTION EASEMENT DESCRIBED AS FOLLOWS:

THE SOUTH 40.0 FEET OF THE NORTH 65.0 FEET OF LOT 1, PINEVIEW ESTATES PHASE II, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGE 14, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 29 SOUTH, RANGE 23 EAST.