



LAND DEVELOPMENT DIVISION

April 17, 2025

REYNOLDS ALAN
710 REYNOLDS RD
LAKELAND, FL 33801

Re: **Project Name:** BURNHAM DANIEL
 Project #: LDWA-2025-17
 Property Location: 720 REYNOLDS RD, LAKELAND, FL 33801
 Request: Road Frontage waiver. Section 822

Dear Reynolds Alan,

The Development Review Committee has reviewed your request for a waiver from the Polk County Land Development Code. After careful and diligent consideration of all the materials that were presented at the DRC meeting, the Committee finds that granting the requested waiver is appropriate. Therefore, your waiver is hereby GRANTED contingent upon the following condition(s):

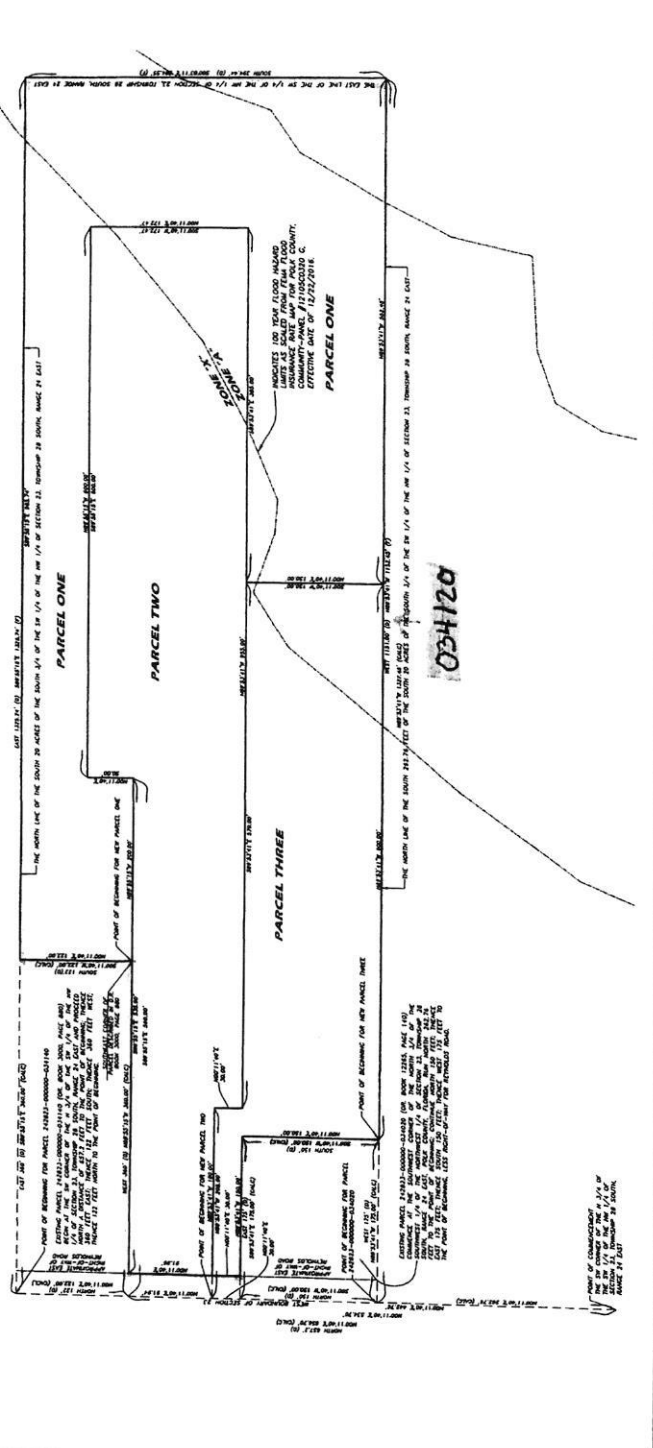
Should any party choose to appeal this decision to the Board of County Commissioners, application through the Land Development Division shall be made within 7 calendar days from the date of this letter. Appeals shall be in conformance with the requirements of Section 921.A of the Land Development Code and shall follow Public Notice of Administrative Decisions pursuant to Section 921.D.

For further questions regarding the matter stated herein, please call Rita Karacson at (863) 534-6794.

Sincerely,

Rita Karacson, CPM, CPS
Development Coordination Supervisor
Land Development Division

c: Chronfile

[illegible]

LEGEND		SYMBOLS		UNITS	
1	Area of land under cultivation	1	Area of land under cultivation	1	Area of land under cultivation
2	Area of land under forest	2	Area of land under forest	2	Area of land under forest
3	Area of land under pasture	3	Area of land under pasture	3	Area of land under pasture
4	Area of land under other uses	4	Area of land under other uses	4	Area of land under other uses
5	Area of land under water	5	Area of land under water	5	Area of land under water
6	Area of land under urban uses	6	Area of land under urban uses	6	Area of land under urban uses
7	Area of land under industrial uses	7	Area of land under industrial uses	7	Area of land under industrial uses
8	Area of land under agricultural uses	8	Area of land under agricultural uses	8	Area of land under agricultural uses
9	Area of land under commercial uses	9	Area of land under commercial uses	9	Area of land under commercial uses
10	Area of land under residential uses	10	Area of land under residential uses	10	Area of land under residential uses
11	Area of land under public uses	11	Area of land under public uses	11	Area of land under public uses
12	Area of land under other uses	12	Area of land under other uses	12	Area of land under other uses

PARCEL TWO:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTH 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA; THENCE NORTH 00°11'40"EAST ALONG THE WEST BOUNDARY OF SAID SECTION 23, A DISTANCE OF 442.76 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUE NORTH 00°11'40" EAST ALONG THE WEST BOUNDARY OF SECTION 23, A DISTANCE OF 91.94 FEET TO THE INTERSECTION WITH THE SOUTH BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3000, PAGE 880 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH 89°55'15" EAST ALONG THE SOUTH LINE OF SAID PARCEL, AND ITS EASTERLY EXTENSION, A DISTANCE OF 560.00 FEET; THENCE NORTH 00°11'40" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 89°55'15" EAST A DISTANCE OF 600.00 FEET; THENCE SOUTH 00°11'40" WEST, A DISTANCE OF 172.47 FEET; THENCE NORTH 89°53'41" WEST, A DISTANCE OF 955.00 FEET; THENCE NORTH 00°11'40" EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 89°53'41" WEST, A DISTANCE OF 205.00 FEET AND RETURNING TO THE POINT OF BEGINNING. LESS AND EXCEPT THEREFROM ROAD RIGHT-OF-WAY FOR REYNOLDS ROAD.

PARCEL THREE:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTH 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA; THENCE NORTH 00°11'40"EAST ALONG THE WEST BOUNDARY OF SAID SECTION 23, A DISTANCE OF 262.76 FEET TO THE INTERSECTION WITH THE NORTH BOUNDARY OF THE SOUTH 262.76 FEET OF THE SOUTH 20 ACRES OF THE NORTH 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE SOUTH 89°53'41" EAST ALONG SAID LINE, A DISTANCE OF 175.00 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 12265, PAGE 140 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE DEPARTING THE AFORESAID NORTH LINE AND FOLLOWING THE EAST AND NORTH BOUNDARIES OF THE AFOREMENTIONED PARCEL, THE FOLLOWING TWO (2) COURSES: 1.) NORTH 00°11'40" EAST, 150.00 FEET; THENCE 2.) NORTH 89°53'41" WEST, A DISTANCE OF 175.00 FEET RETURNING TO THE AFOREMENTIONED WEST BOUNDARY OF SECTION 23; THENCE NORTH 00°11'40" EAST ALONG SAID SECTION BOUNDARY, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID WEST SECTION BOUNDARY, SOUTH 89°53'41" EAST, A DISTANCE OF 205.00 FEET; THENCE SOUTH 00°11'40" WEST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 89°53'41" EAST, A DISTANCE OF 570.00 FEET; THENCE SOUTH 00°11'40" WEST, A DISTANCE OF 150.00 FEET AND RETURNING TO THE NORTH BOUNDARY OF THE SOUTH 262.76 FEET OF THE SOUTH 20 ACRES OF THE NORTH 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE NORTH 89°53'41" WEST ALONG SAID NORTH LINE, A DISTANCE OF 600.00 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THEREFROM ROAD RIGHT-OF-WAY FOR REYNOLDS ROAD.

This Instrument Prepared By:
Michael A. Johnson, Esquire
Post Office Box 1397
Lakeland, Florida 33802
(863) 688-0741

QUITCLAIM DEED

THIS QUITCLAIM DEED executed this 13th day of January, 2025, by ALAN REYNOLDS and SUSAN B. REYNOLDS, husband and wife, whose post office address is 710 Reynolds Rd., Lakeland, FL 33801-6432, (hereinafter called "Grantors"), and

DANIEL PAUL BURNHAM and TIFFANY LEE BURNHAM, husband and wife, whose post office address is 740 Reynolds Rd., Lakeland, FL 33801, (hereinafter called "Grantees").

WITNESSETH, that said Grantors, for and in consideration of the sum of ten dollars and other good and valuable considerations to said Grantors in hand paid by the said Grantees, the receipt whereof is hereby acknowledged, hereby remise, release and quitclaim unto the Grantees forever, all the right, title, interest, claim and demand, which the said first party has in and to the following described land, situate, lying and being in Polk County, Florida, to-wit:

PARCEL THREE:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTH 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA; THENCE NORTH 00°11'40"EAST ALONG THE WEST BOUNDARY OF SAID SECTION 23, A DISTANCE OF 262.76 FEET TO THE INTERSECTION WITH THE NORTH BOUNDARY OF THE SOUTH 262.76 FEET OF THE SOUTH 20 ACRES OF THE NORTH 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE SOUTH 89°53'41" EAST ALONG SAID LINE, A DISTANCE OF 175.00 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 12265, PAGE 140 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE DEPARTING THE AFORESAID NORTH LINE AND FOLLOWING THE EAST AND NORTH BOUNDARIES OF THE AFOREMENTIONED PARCEL, THE FOLLOWING TWO (2) COURSES: 1.) NORTH 00°11'40" EAST, 150.00 FEET; THENCE 2.) NORTH 89°53'41" WEST, A DISTANCE OF 175.00 FEET RETURNING TO THE AFOREMENTIONED WEST BOUNDARY OF SECTION 23; THENCE NORTH 00°11'40" EAST ALONG SAID SECTION BOUNDARY, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID WEST SECTION BOUNDARY, SOUTH 89°53'41" EAST, A DISTANCE OF 205.00 FEET; THENCE SOUTH 00°11'40" WEST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 89°53'41" EAST, A DISTANCE OF 570.00 FEET; THENCE SOUTH 00°11'40" WEST, A DISTANCE OF 150.00 FEET AND RETURNING TO THE NORTH BOUNDARY OF THE SOUTH 262.76 FEET OF THE SOUTH 20 ACRES OF THE NORTH 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE NORTH 89°53'41" WEST ALONG SAID NORTH LINE, A DISTANCE OF 600.00 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THEREFROM ROAD RIGHT-OF-WAY FOR REYNOLDS ROAD.

Previously part of Parcel ID#: 24-28-23-000000-034120

Property Location: 720 Reynolds Rd., Lakeland, FL 33801

THE NAMES OF THE GRANTORS AND GRANTEES AND THE DESCRIPTION OF THE PROPERTY WERE FURNISHED BY THE GRANTORS/GRANTEES AND NO OPINION WAS RENDERED WITH REFERENCE TO THE CONDITION OF THE TITLE OR ANY OTHER MATTERS CONTAINED HEREIN.

TO HAVE AND TO HOLD the same together with all the singular the appurtenances hereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantors, either in law or equity, to the only proper use, benefit of the said Grantees forever.

IN WITNESS WHEREOF, the Grantors have executed this deed the day and year first above-written.

Signed, sealed and delivered
in the presence of:

Serenity Barber
Witness [Signature]
P.O. Box 1397 LAKELAND, FL
SERENITY BARBER 33802
Print Name & Address of Witness

Heather Watters
Witness [Signature]
P.O. Box 1397 LAKELAND, FL
HEATHER WATTERS 33802
Print Name & Address of Witness

Alan Reynolds
ALAN REYNOLDS

Susan B. Reynolds
SUSAN B. REYNOLDS
710 Reynolds Rd.
Lakeland, FL 33801-6432
(Address for Both)

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 13th day of January, 2025, by ALAN REYNOLDS, and SUSAN B. REYNOLDS, husband and wife, ~~who by means of physical presence:~~
☒ are personally known to me, or
☐ who have produced _____ as identification.
(AFFIX NOTARY SEAL)



MICHAEL ALAN JOHNSON
Commission # HH 444805
Expires November 15, 2027

Michael Alan Johnson
NOTARY PUBLIC SIGNATURE

**REYNOLDS FAMILY LANDS
REYNOLDS ROAD, LAKELAND, POLK COUNTY, FLORIDA
LEGAL DESCRIPTIONS**

PARCEL ONE:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTH 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA; THENCE NORTH 00°11'40"EAST ALONG THE WEST BOUNDARY OF SAID SECTION 23, A DISTANCE OF 534.70 FEET TO THE INTERSECTION WITH THE SOUTH BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3000, PAGE 880 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH 89°55'15" EAST ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 360.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL AND THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 00°11'40" EAST ALONG THE EAST BOUNDARY OF SAID PARCEL, A DISTANCE OF 122.00 FEET TO THE NORTH LINE OF THE SOUTH 20 ACRES OF THE SOUTH 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE SOUTH 89°55'15" EAST ALONG SAID NORTH LINE, A DISTANCE OF 965.74 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE SOUTH 00°03'11" EAST ALONG SAID EAST LINE, A DISTANCE OF 394.55 FEET TO THE NORTH LINE OF THE SOUTH 262.76 FEET OF THE SOUTH 20 ACRES OF THE SOUTH 3/4 OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 23; THENCE NORTH 89°53'41" WEST ALONG SAID LINE, A DISTANCE OF 552.45 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 00°11'40" EAST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 89°53'41" EAST, A DISTANCE OF 385.00 FEET; THENCE NORTH 00°11'40" EAST, A DISTANCE OF 172.47 FEET; THENCE NORTH 89°55'15" WEST, A DISTANCE OF 600.00 FEET; THENCE SOUTH 00°11'40" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 89°55'15" WEST, A DISTANCE OF 200.00 FEET AND RETURNING TO THE POINT OF BEGINNING.