

Date:12/22/2024

To: Polk County Commissioner

Reference: Waiver/ Easement Access

I have purchased two lots on Sunset Lane in Auburndale. The property is located off State Road 559. The property is surrounded by residential homes. The property is approximately 150 feet from the end of the county-maintained roadway. The remaining portion of the road is a recorded easement from 1974. The easement is maintained by the homeowners that live on it. There are approximately 9 homes on the easement. There are 3 vacant lots remaining on the easement.

Lot #1, (Parcel # 25-27-22-000000-021150) was just purchased on 12-20-2024, by the resident at 525 Sunset Lane. The lot is attached to their property. They purchased for the reason of being able to park their personal vehicles and utility trailer on it.

Lot #2, 514 Sunset Lane, was originally two lots. They were combined on 02-2023 for the purpose of building a home. The property met all the requirements to make it buildable. The owner is now in the process of having house plans completed. On 11-21-2023, (LDWA-2023-43) Land Development Division and the Polk County Commissioner approved it to be buildable.

Lot #3, I purchased Parcel Identification number 25-27-22-000000-021130. This lot was originally two lots. The lots were combined on 12-17-2024 by the Polk County Property Appraiser. This lot now

meets all the requirements as per your Level 4 Review (see attached Polk County Development Review Committee Staff Report, dated 08-31-2023) to make it buildable. This lot is approximately 400 feet closer to the fire hydrant than 514 Sunset Lane was.

I contacted Mr. Dunn, who advised me that I did not have to go through the Planning Commission because a Level 4 review had already been completed and accepted.

Thank you for your time,

Donald Bell

Prepared by and return to:

Amneris Morales

Integrity First Title

2750 Deer Creek Commerce Ln

Davenport, FL 33837

Parcel Identification Number: 25-27-22-000000-021140

File Number: D2409028

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 16th day of October, 2024, between Frank R. Dougherty, a single man, whose post office address is 3930 Wilson St, Hollywood, FL 33021, grantor, and Donald Bell, a married man, whose post office address is 504 Sunset Lane, Auburndale, Florida 33823, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the Polk County, Florida, to-wit:

Begin at the NE corner of the SE 1/4 of Section 22, Township 27 South, Range 25 East and run N.89°52' W., along the North boundary of said SE 1/4 535.00 feet, thence S.00°08'W., 407.77 feet, thence N.89°52'W., 294 feet to the Point of Beginning; thence run N.00°08'E., 204.19 feet, thence N.89°52'W., 98.00 feet, thence S.00°08'W., 204.19 feet, thence S.89°52'E., 98.00 feet to the Point of Beginning.

The Property is not the homestead property of the Grantor, nor is any property contiguous thereto the homestead property of the Grantor of any of Grantor's immediate family. The situs for the payment of taxes of the Grantor and the homestead address of the Grantor and Grantor's immediate family is as stated above.

SUBJECT TO easements, restrictions and reservations of record and taxes for the current year and thereafter.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2024.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Gloria Menendez

Witness Name: Gloria Menendez

Address: 2551 W 60th Pl #104
Hialeah, FL 33016

Frank R Dougherty

Frank R. Dougherty

Ignacio Soria

Witness Name: Ignacio Soria

Address: 2551 W 60th Pl #104
Hialeah FL 33016

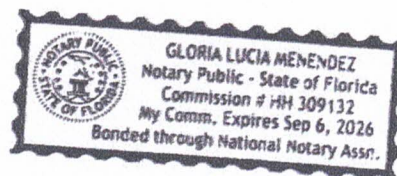
STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ✓ physical presence for/ online notarization, this October 17, 2024, by Frank R. Dougherty a single woman; he () is personally known to me or (✓) has produced driver's license as identification. man (him)

Gloria Lucia Menendez
NOTARY PUBLIC

Printed Name: Gloria Lucia Menendez

My Commission Expires: Sep. 6, 2026



Prepared by and return to:
Amneris Morales
Integrity First Title
2750 Deer Creek Commerce Ln
Davenport, FL 33837
Parcel Identification Number: 25-27-22-000000-021130
File Number: D2409036

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 18th day of October, 2024, between Jerome M. Murphy and Margaret M. Murphy, as Trustees of the Jerome M. and Margaret M. Murphy Family Trust dated August 8, 2000, husband and wife whose post office address is 9631 NW 4th Street, Pembroke Pines, FL 33024, grantor, and Donald V. Bell a married man whose post office address is 504 Sunset Lane, Auburndale, Florida 33823, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the Polk County, Florida, to-wit:

Begin at the NE corner of the SE 1/4 of Section 22, Township 27 South, Range 25 East, Polk County, Florida, and run N 89° 52' W along the North boundary of said SE 1/4, 535.00 feet; thence S 0° 08' W 487.77 feet; thence N 89° 52' W 196 feet to the Point of Beginning; thence run N 0° 08' E 204.19 feet; thence N 89° 52' W 98.00 feet; thence S 0° 08' W 204.19 feet; thence S 89° 52' E 98.00 feet to the Point of Beginning.

The Property is not the homestead property of the Grantor, nor is any property contiguous thereto the homestead property of the Grantor or any of Grantor's immediate family. The situs for the payment of taxes of the Grantor and the homestead address of the Grantor and Grantor's immediate family is as stated above.

SUBJECT TO easements, restrictions and reservations of record and taxes for the current year and thereafter.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2024.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Donna McGee Christie

Witness Name: Donna McGee Christie

Address: 8234 Woodbine Drive, Indianapolis, IN 46217

~~Jerome M. Murphy, as Individually and as Trustee~~
By: Margaret M. Murphy, as Attorney in Fact

Melissa K. Garner

Witness Name: Melissa K. Garner

MARGARET M MURPHY

By: Margaret M. Murphy, as Individually and as Trustee

Address: 7866 Briarcreek Rd W., Tallahassee, FL 32312

STATE OF Florida

COUNTY OF Leon

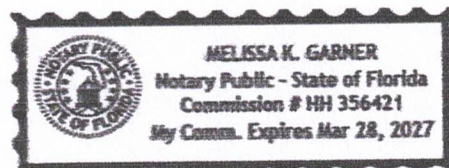
The foregoing instrument was acknowledged before me by means of physical presence ☒ online notarization, this October 18th, 2024, by Jerome M. Murphy and Margaret M. Murphy, both as Individually and as Trustee, of Jerome M. Murphy and Margaret M. Murphy, as Trustees of the Jerome M. and Margaret M. Murphy Family Trust dated August 8, 2000, on behalf of the Corporation, who () are personally known to me or ☒ have produced Drivers License as identification.

Melissa K. Garner

NOTARY PUBLIC

Printed Name: Melissa K. Garner

My Commission Expires: March 28, 2027



Completed via Remote Online Notarization using 2 way Audio / Video Technology

POLK COUNTY PROPERTY APPRAISER REQUEST FOR COMBINE OR SPLIT OF REAL PROPERTY

IMPORTANT NOTE: The deadline to file requests for the current tax roll is July 1st. Requests received after July 1st will be processed next tax year (starting November) due to tax roll and statutory deadlines.

☐ SPLIT PROPERTY - SURVEY OR NEW DESCRIPTION MUST BE PROVIDED ☒ COMBINE PROPERTY - PARCELS WILL ONLY BE COMBINED IF ALL ARE USED FOR SAME PURPOSE

OWNER'S NAME: Donald Bell REQUEST DATE: 12-12-24
EMAIL ADDRESS: bell2284@live.com TAX YEAR: 2025 **IVED**
MAILING ADDRESS: 504 Sunset Lane Auburndale, FL 33823 **DEC 12 2024**
PHONE NUMBER: 863-581-3699 FAX NUMBER: BY:

PARCEL IDENTIFICATION NUMBER(S):
25-27-22-000000-021130
25-27-22-000000-021140

REASON FOR COMBINE SPLIT: To make the lot large enough to build one residential Home.

OWNER SHOULD CONSIDER THE FOLLOWING:

	YES	NO
• IS THIS REQUEST FOR PERMITTING PURPOSES? IF YES, YOU ARE RESPONSIBLE to ensure all necessary requirements are met.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• ARE TAXES PAID BY THE MORTGAGE COMPANY? IF YES, YOU ARE RESPONSIBLE to inform the mortgagee of this change. <u>NO MORTGAGE</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

YOUR SIGNATURE BELOW INDICATES THAT YOU UNDERSTAND AND AGREE TO THE FOLLOWING:

1. COMBINING / SPLITTING PROPERTY MAY INCREASE YOUR TAXES BY AFFECTING CAPPED VALUES.
2. YOU ARE PROVIDING CONSENT TO ANY INCREASE IN TAXES RESULTING FROM THIS REQUEST.
3. THE PROPERTY APPRAISER'S OFFICE IS NOT HELD RESPONSIBLE FOR ANY PARCEL REQUIREMENTS INCLUDING SUBDIVISION, ZONING, BUILDING, ETC. - YOU ARE RESPONSIBLE TO CONTACT THE PROPER AGENCY TO VERIFY THIS, PROPERTY CAN BE SPLIT OR COMBINED AND WHAT THE EFFECT MAY BE.
4. YOU TAKE FULL RESPONSIBILITY TO NOTIFY THE MORTGAGEE.

OWNER SIGNATURE: Donald Bell

MAIL COMPLETED FORM TO: Polk Co. Property Appraiser 255 N Wilson Avenue Bartow, FL 33830
EMAIL COMPLETED FORM TO: PAHELPOESK@POLK-COUNTY.NET

FOR OFFICE USE ONLY
RECEIVED BY: [Signature] PHONES: 401-2424 BTW LKLD WH LA

	YES	NO
• IS OWNERSHIP THE SAME FOR ALL PARCELS?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• IS THE TAXING DISTRICT THE SAME FOR ALL PARCELS?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• ARE REAL ESTATE TAXES CURRENT?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• IF APPLICABLE, ARE THE EXEMPTIONS THE SAME FOR ALL PARCELS? NOTE: If one parcel has 10C and all others have no exemption - Check the YES box.	<u>N/A</u>	<input type="checkbox"/>
• IF APPLICABLE, ARE ALL PARCELS IN THE SAME CRA?	<u>N/A</u>	<input type="checkbox"/>

REVIEWED BY AND DATE: Julian Gomez - 12/17/2024

WILL THIS REQUEST BE PROCESSED BY THE POLK CO PROPERTY APPRAISER? ☒ ☐

Millage: 90000

Remaining Parcel: 25-27-22-000000-021130

ROAD RIGHT-OF-WAY AND CANAL EASEMENT
AGREEMENT

The Grantors, L. K. HOFFMAN and BARBARA L. HOFFMAN, his wife, and THOMAS KAISER and KATHRYN J. KAISER, his wife, hereby grant unto all present and future owners of the real property located in Polk County and described as follows:

Begin at the Northeast corner of the SE $\frac{1}{4}$ of Section 22, Township 27 South, Range 25 East, then run North 89°52' West along the North boundary of said SE $\frac{1}{4}$, a distance of 535 feet, then run South 0°08' West a distance of 203.58 feet, then run North 89°52' West 196.0 feet to the Point of Beginning; from the Point of Beginning run North 89°52' West to the waters edge of Lake Juliana, then run Southeasterly along said waters edge to a point 407.77 feet South of the North boundary of said SE $\frac{1}{4}$, then run South 89°52' East a distance of 1331.06 feet, more or less, to a point which is 204.17 feet South 0°08' West of the Point of Beginning, then North 0°08' East 204.17 feet to the Point of Beginning.

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and their heirs, successors and assigns and their guests and invitees, the following easements:

1. For purposes of ingress and egress to the above described real property, a perpetual non-exclusive road right-of-way over and across the following described real property located in Polk County:

Begin at the Northeast corner of the SE $\frac{1}{4}$ of Section 22, Township 27 South, Range 25 East, then run North 89°52' West along the North boundary of said SE $\frac{1}{4}$, a distance of 535 feet, then run South 0°08' West a distance of 377.77 feet to the Point of Beginning; from the Point of Beginning, run North 89°52' West to the waters edge of Lake Juliana, then run Southeasterly along said waters edge to a point 407.77 feet South of the North boundary of said SE $\frac{1}{4}$, then run South 89°52' East a distance of 2,063 feet, more or less, to the East boundary of said SE $\frac{1}{4}$, then run North along the East boundary of said SE $\frac{1}{4}$ a distance of 30 feet, then run North 89°52' West a distance of 535.94 feet, to the Point of Beginning.

2. A perpetual non-exclusive easement for canal purposes over and across the following described real property located in Polk County:

Begin at the Northeast corner of the SE $\frac{1}{4}$ of Section 22, Township 27 South, Range 25 East, then run North 89°52' West along the North boundary of said SE $\frac{1}{4}$, a distance of 535 feet, then run South 0°08' West a distance of 203.58 feet, then run North 89°52' West a distance of 196.0 feet to the Point of Beginning; from the Point of Beginning, run North 89°52' West to the waters edge of Lake Juliana, then run Southeasterly along said waters edge to a point 218.58 feet South of the North boundary of said SE $\frac{1}{4}$, then

This instrument prepared by
CHRISTOPHER M. FEAR
502 E. WINDY STREET
LAKELAND, FLORIDA

5060

C.M. FEAR
POLANDSTON + MASSEY
PO BOX 212
LAKELAND, FLORIDA 33859

622
629

run South 89°52' East to a point 15 feet South
0°08' West of the Point of Beginning, then North
0°08' East 15 feet to the Point of Beginning.

This indenture shall never in any manner be construed as
creating or imposing any obligation upon the Grantors for the
maintenance of the road described in paragraph 1 hereof or the
portion of the canal described in paragraph 2 hereof.

IN WITNESS WHEREOF, Grantors have set their hands and seals
this 18th day of January, 1974.

Signed, sealed and delivered
in the presence of:

Mary E. Kaiser
[Signature]

L. K. Hoffman (SEAL)
L. K. HOFFMAN

Barbara L. Hoffman (SEAL)
BARBARA L. HOFFMAN

(Sealed) [Signature] (SEAL)
THOMAS KAISER

Kathryn J. Kaiser (SEAL)
KATHRYN J. KAISER

STATE OF FLORIDA)
COUNTY OF POLK)

The foregoing instrument was acknowledged before me this 18th
day of January, 1974 by L. K. HOFFMAN and BARBARA L. HOFFMAN,
his wife, and THOMAS KAISER and KATHRYN J. KAISER, his wife.

Lawrence A. Haffner
Notary Public, State of
Florida at Large

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires Mar. 6, 1976
Lawrence A. Haffner, Notary Public



Sunset Lane

Road Condition

