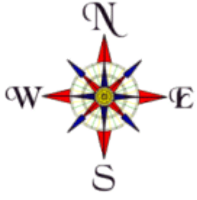
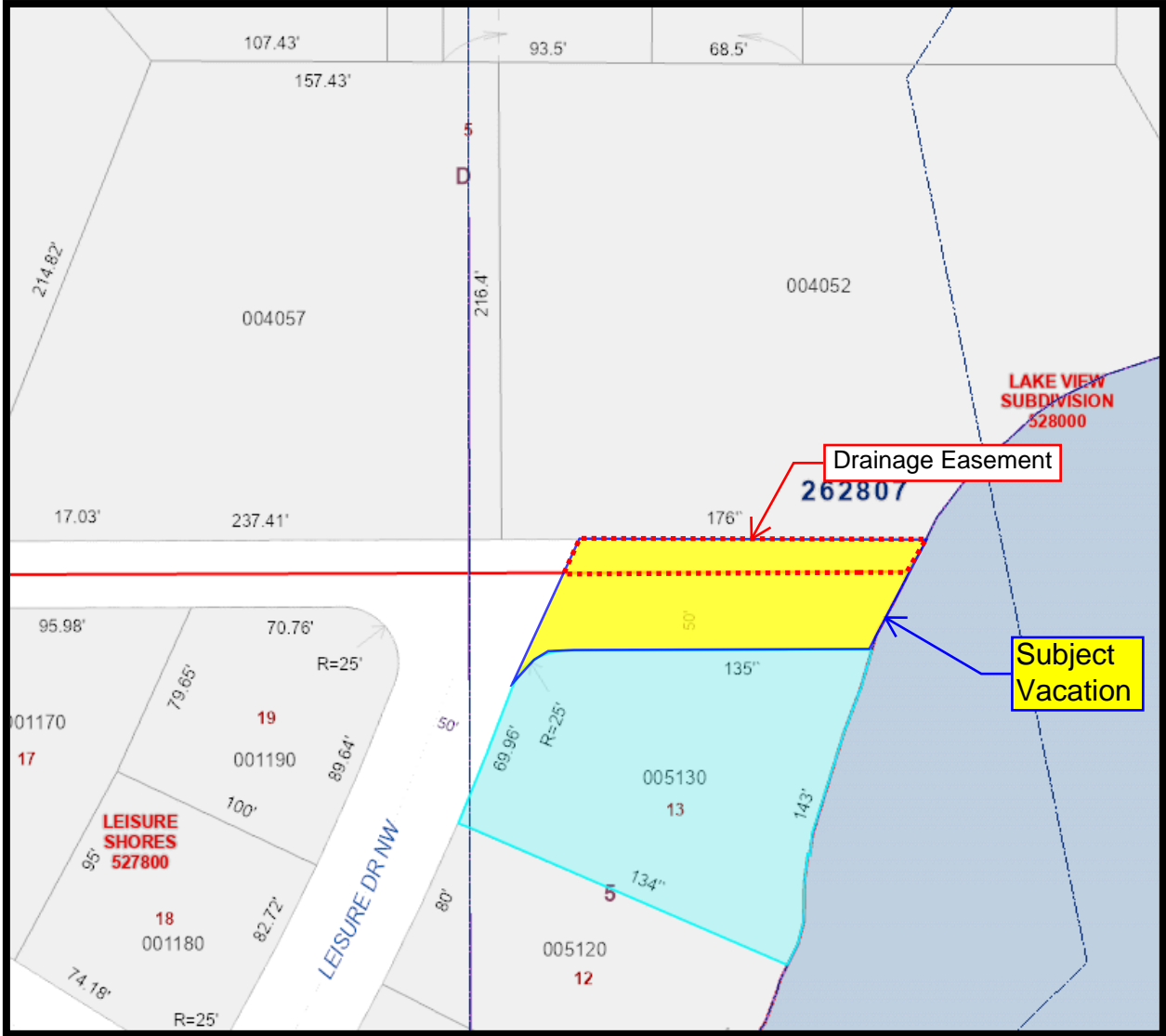
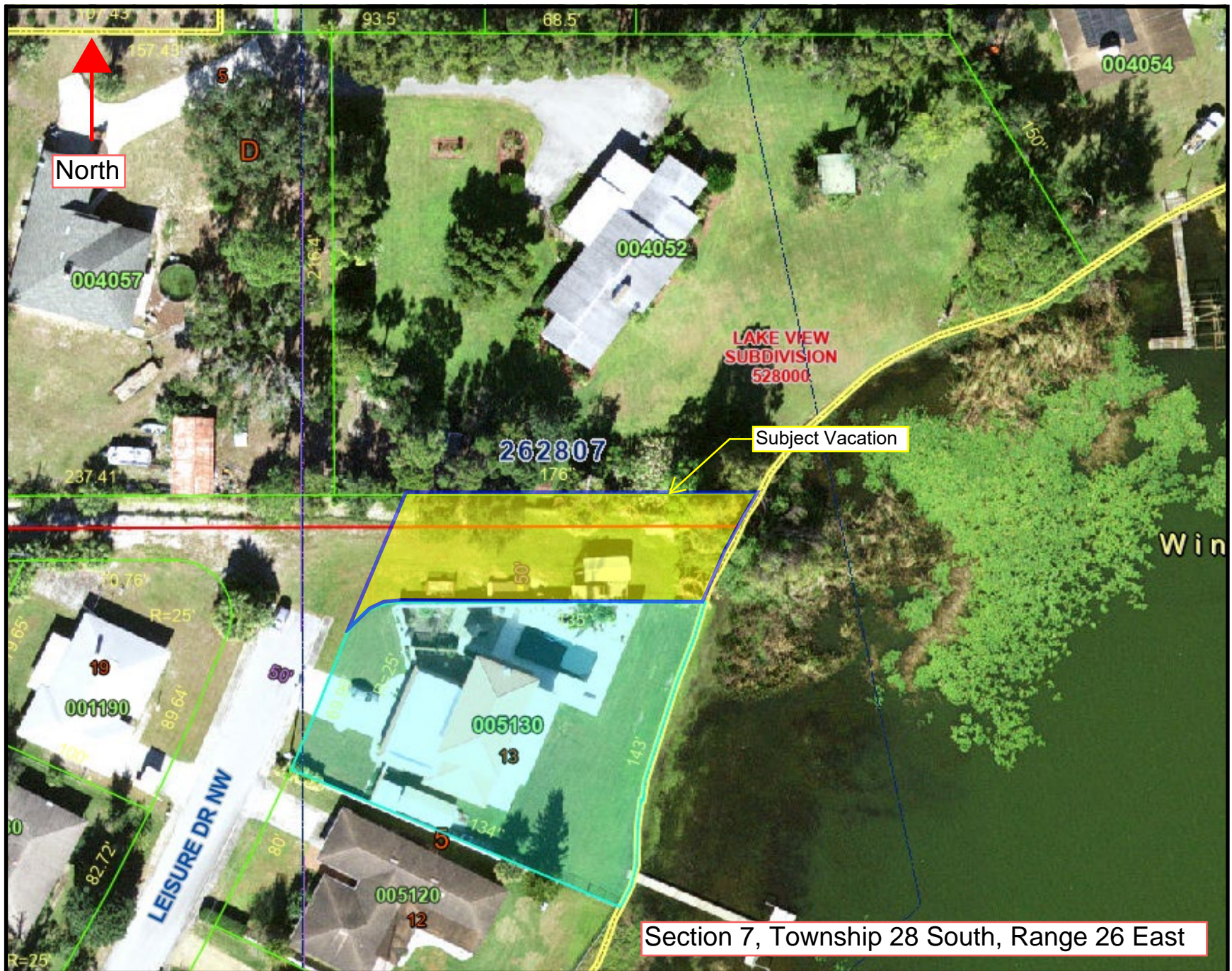


Section 7, Township 28 South, Range 26 East



SECTION 07, TOWNSHIP 28 SOUTH, RANGE 26 EAST



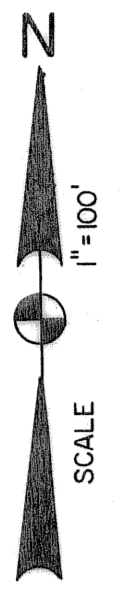


Section 7, Township 28 South, Range 26 East

LEISURE SHORES

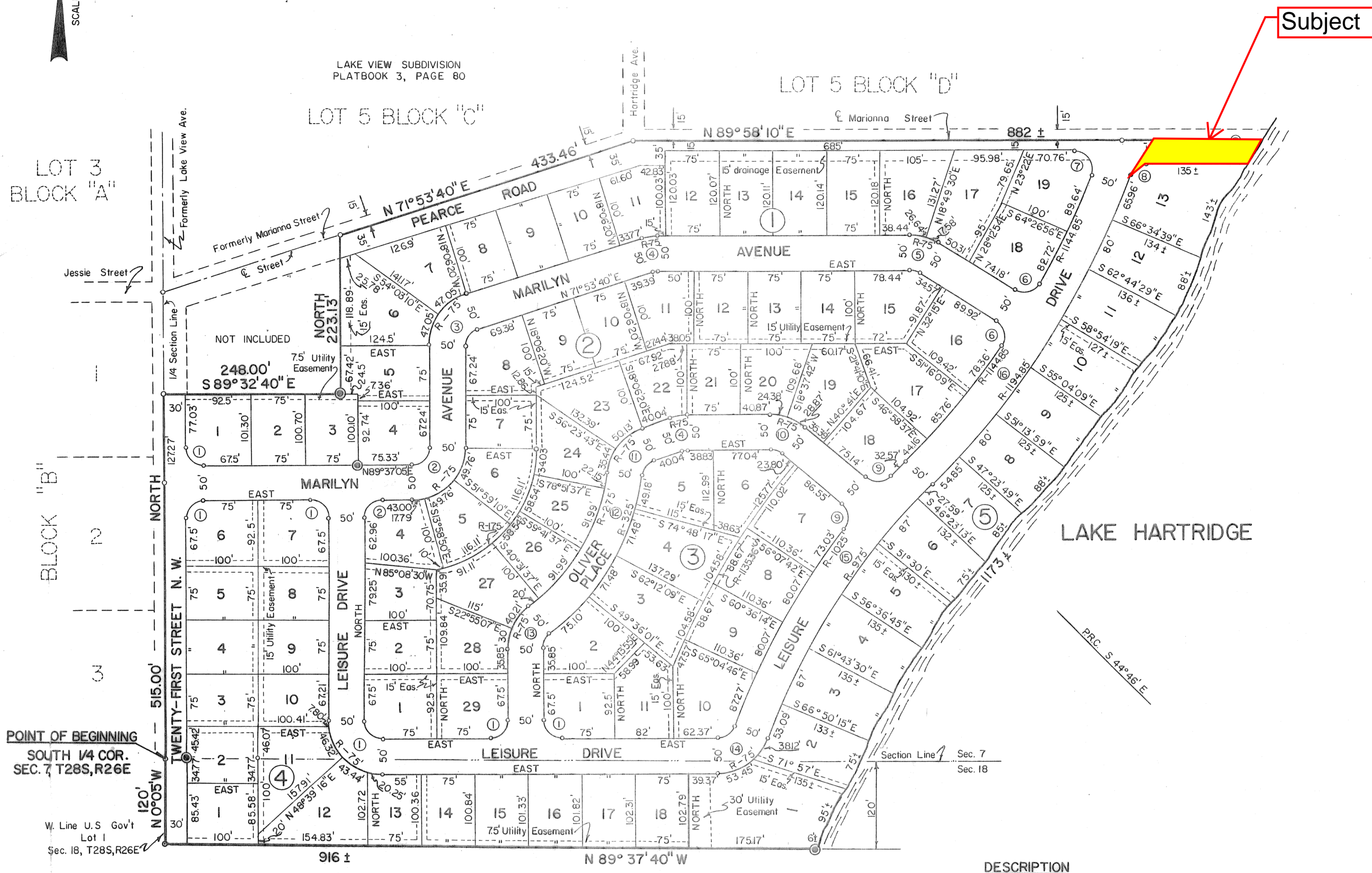
A SUBDIVISION OF THE NORTH 120 FEET OF U.S. GOVERNMENT LOT 1, SECTION 18, TOWNSHIP 28 SOUTH, RANGE 26 EAST, AND A REPLAT OF A PORTION OF THE HARTRIDGE VILLA TRACT AS SHOWN ON THE REVISED MAP OF LAKE VIEW, SECTION 7, TOWNSHIP 28 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA

NOTE:
⊙ Denotes Permanent Reference Monument.
Basis of Bearings Assumed.
All corner radii are 25 feet.
All easements shown are 15 feet wide 7.5 feet each side of lot line and are intended for use by Public Utilities or for drainage purposes unless otherwise indicated.



PREPARED BY:
W.A. READ JR. & ASSOCIATES
CIVIL ENGINEERING - SURVEYING
760 East Webash Street
Bartow, Florida

LAKE VIEW SUBDIVISION
PLATBOOK 3, PAGE 80



POINT OF BEGINNING
SOUTH 1/4 COR.
SEC. 7, T28S, R26E

CURVE DATA

Curve	Central Angle	Radius	Arc	Tangent	Chord
1	90°	25'	39.27'	25'	35.35'
2	89° 37' 05"	25'	117.81'	75'	106.07'
3	71° 53' 40"	25'	31.37'	18.13'	29.36'
4	18° 06' 20"	25'	7.90'	3.98'	7.87'
5	32° 15'	25'	14.07'	7.23'	13.89'
6	92° 33' 35"	25'	37.89'	26.14'	36.14'
7	111° 05' 43"	25'	48.47'	36.44'	41.23'
8	69° 42' 36"	25'	30.42'	17.41'	28.56'
9	87° 16' 14"	25'	38.08'	23.84'	34.50'
10	40° 41'	25'	17.75'	9.27'	17.38'
11	65° 22' 03"	25'	28.52'	16.04'	27.00'
12	47° 06' 47"	275'	226.13'	119.90'	219.81'
13	53° 38' 24"	25'	26.72'	14.70'	25.77'
14	69° 57' 28"	25'	30.52'	17.49'	26.66'
15	24° 10' 07"	1144.85'	482.92'	245.11'	479.36'
16	24° 58' 26"	1194.85'	520.81'	264.61'	516.69'

APPROVAL:

STATE OF FLORIDA
COUNTY OF POLK

This plat approved this 7th day of August A.D. 19 62 in open meeting of the Board of County Commissioners of Polk County, Florida, subject, however to the express provision that drainage of the lands platted be first approved by the County Engineer, and that the roads shall not be accepted for construction or maintenance by use of public funds unless said roads are constructed according to Polk County specifications.

BOARD OF COUNTY COMMISSIONERS
BY L.W. Dunson
Chairman
ATTEST D.W. Sloan, Jr.
Clerk

CERTIFICATE:

STATE OF FLORIDA
COUNTY OF POLK

I, D. H. Sloan, Jr., Clerk of the Circuit Court of Polk County, Florida, do hereby certify that I have examined this plat of LEISURE SHORES and I find that it complies in form with the requirements of Chapter 10275, Laws of Florida, Acts of 1925, and that I have filed same for record this 7th day of August A.D., 19 62.

D.H. Sloan, Jr.
Clerk of the Circuit Court

DESCRIPTION

The North 120 Feet of U.S. Government Lot 1, Section 18, Township 28 South, Range 26 East, and a portion of the Hartridge Villa Tract, as shown on the revised map of Lake View (recorded in Plat Book 3, Page 80, of the Public Records of Polk County, Florida), lying in Section 7, Township 28 South, Range 26 East, Polk County, Florida, more particularly described as follows:
Begin at the South 1/4 corner of said Section 7 and run North, along the 1/4 Section Line (said Line being the centerline of Lake View Avenue, now called Twenty-first Street N.W.), 515.00 feet to a point; thence S89°32'40"E, 248.00 feet to a point; thence North, 223.13 feet to the centerline of Marianne Street (now called Pearlce Road); thence N71°53'40"E, along the centerline of Marianne Street, 433.46 feet to a point of intersection with Hartridge Avenue; thence N89°58'10"E, along the centerline of Marianne Street, 882 feet more or less to the waters of Lake Hartridge; thence meander in a Southwesterly direction the waters of Lake Hartridge 1,173 feet more or less to a point 120 feet South of the Section Line lying between Sections 7 and 18; thence run N89°37'40"W, parallel with said Section Line 916 feet more or less to the West line of said U.S. Government Lot 1; thence run N0°05'W, 120 feet to the point of beginning.

CERTIFICATE:

I hereby certify that this plat is a true and correct representation of the hereon described land which was recently surveyed by me, and that Permanent Reference Monuments have been set in accordance with Section 7, Chapter 10275, Laws of Florida, Acts of 1925, July 31, 1962.

William Arthur Read, Jr.
Florida Registered Surveyor No. 1311

Subject

DEDICATION:

STATE OF FLORIDA
COUNTY OF POLK

KNOW ALL MEN BY THESE PRESENTS that John A. Baldwin, Vice President, and George W. Martin, Secretary, with the authority of the Board of Directors of SPACE LAND CO., INC., a Florida Corporation, owner of the hereon described land, have caused this plat of LEISURE SHORES to be made and do hereby dedicate to the perpetual use of the public all easements, roads, streets, avenues, places, drives or portions thereof as shown hereon.

IN WITNESS WHEREOF they have hereunto set their hands and seals this 1st day of August A.D. 19 62.

WITNESS: W.A. Read, Jr. John A. Baldwin SEAL
Notary Public
WITNESS: George W. Martin SEAL
Secretary

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF POLK

I HEREBY CERTIFY that on this day, before me personally appeared John A. Baldwin, Vice President, and George W. Martin, Secretary, of SPACE LAND CO., INC., to me known to be the persons who executed the dedication hereon and acknowledged the same to be their free act and deed.

WITNESS my hand and seal this 1st day of August A.D. 19 62.

Robert M. Hart
Notary Public, State of Florida at Large
My Commission expires Nov 16 A.D. 19 62

MORTGAGEE APPROVAL:

STATE OF FLORIDA
COUNTY OF POLK

KNOW ALL MEN BY THESE PRESENTS that A. C. Roels, President, and George W. Leis, Secretary, with the authority of the Board of Directors of Leis & Roels Enterprises, Inc., holders of a certain mortgage on the hereon described land, do hereby consent to and join in the above dedication.

IN WITNESS WHEREOF they have hereunto set their hands and seals this 1st day of August A.D. 19 62.

WITNESS: Paul Roels George W. Leis SEAL
President
WITNESS: W.A. Read, Jr. George W. Leis SEAL
Secretary

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF POLK

I HEREBY CERTIFY that on this day before me personally appeared A. C. Roels, President, and George W. Leis, Secretary, of Leis & Roels Enterprises, Inc., to me known to be the persons who executed the mortgage approval hereon and acknowledged the same to be their free act and deed.

WITNESS my hand and seal this 1st day of August A.D. 19 62.

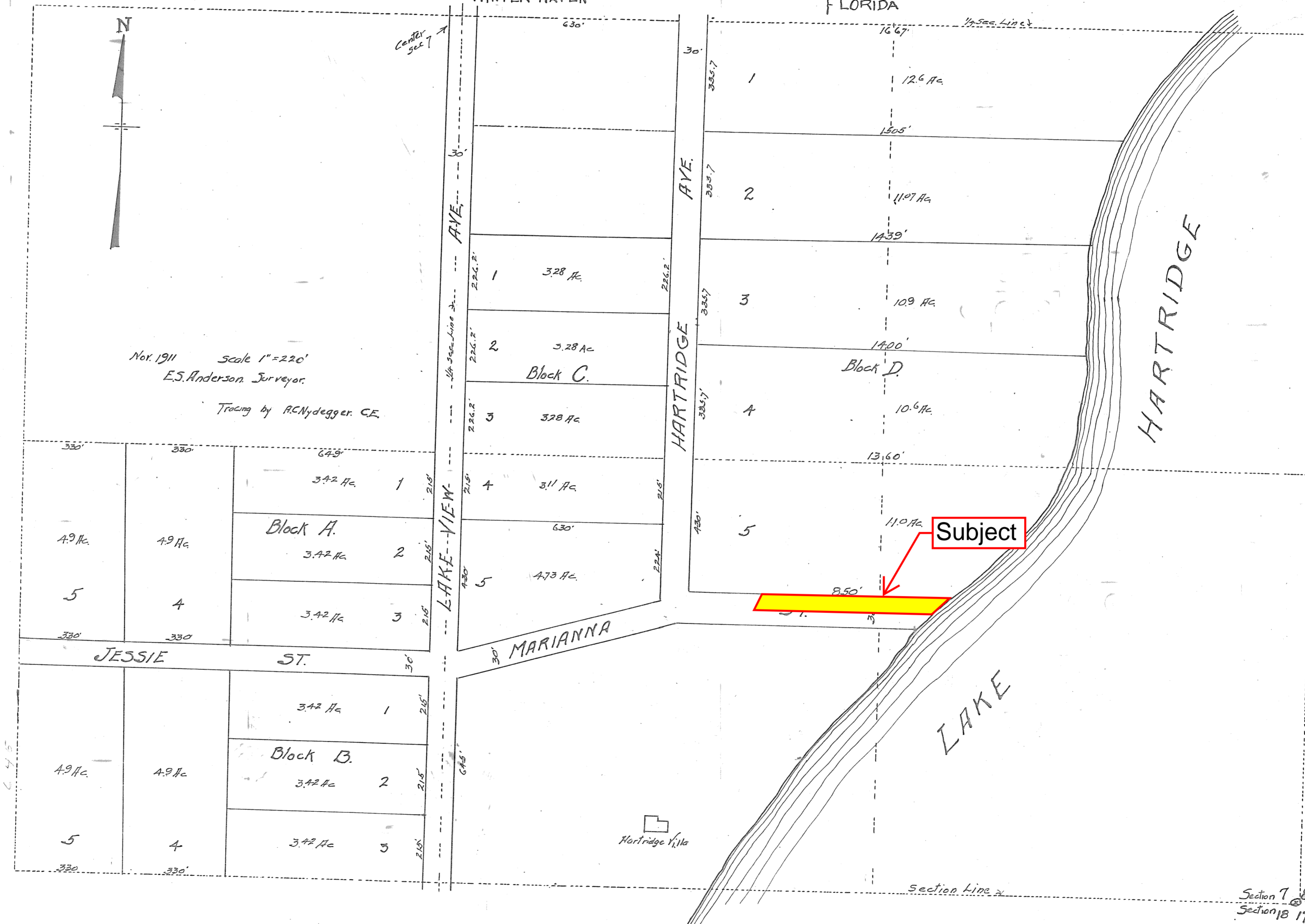
Robert M. Hart
Notary Public State of Florida at Large
My Commission expires Nov 16 A.D. 19 62

Pg. 04

PB. 46

REVISED MAP OF LAKE VIEW

Sub-Division of S.E. 1/4 and S.E. 1/4 of SW 1/4 of Sec 7-Twp 28S R 26E.
Property of Geo. E. Cannon
WINTER HAVEN FLORIDA



Tiled March 5th 1915
J. O. Johnson, Clerk
Record Verified March 10th 1915
M.H.



COUNTY OF POLK, FLORIDA
Application and Petition for Vacation and Abandonment
of Streets, Alleys, and Rights-of-Way

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 <i>Kelly L. Yudichak</i>		Email <i>Kayudichak@gmail.com</i>
Address <i>2000 Leisure Drive</i>		
City <i>Winter Haven</i>	State <i>FL Florida</i>	Zip <i>33881</i>
Phone	Fax	Cellular <i>863-557-7809</i>

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		Email
Address		
City	State	Zip
Phone	Fax	Cellular

General Information

D. General Location of Property to be Vacated:

Property Location or Address <i>242807-527800-005130</i>
Parcel Number(s):

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

See Attached Exhibit A.

The subject property is located within a platted or unrecorded subdivision.

How was this right-of-way reserved? Plat Deed 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.

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)

Other (Describe below).

Additional Comments:

To avoid unwanted trespass and to assemble with my adjacent property.

PETITION TO VACATE RIGHT-OF-WAY

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 right-of-way described as follows:

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 right-of-way 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 right-of-way, 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. Petitioner acknowledges and agrees that this vacation of right-of-way may require Petitioner to grant an easement for public utility purposes to Polk County or other legal entities over, under and across all or part of the property to be vacated and further agrees that if said easement is required, Petitioner shall convey said easement in compliance with this request prior to the actual Public Hearing. Further, Petitioner understands that if said easement is not granted, the Public Hearing may be continued or the Petition may be denied, at the discretion of the Board of County Commissioners.
3. The subject right-of-way is unopened right-of-way unmaintained right-of-way opened, maintained right-of-way (check all that apply). The closing of the right-of-way 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.
4. The subject right-of-way is not a part of a state or federal highway and is not located within the corporate limits of any municipality.
5. Petitioner acknowledges that the act of vacating the subject right-of-way does not necessarily grant ownership rights in the property vacated to the abutting property owners and that decisions regarding the distribution of vacated property shall not be made by the Board of County Commissioners or any of its Departments, Divisions or employees. Upon vacation of the subject right-of-way, the Polk County Property Appraiser's Office will distribute the subject right-of-way in accordance with historical records and applicable Florida Statutes but further legal action may be required to fully clear title to the property. By granting the Petition to vacate right-of-way, the Board of County Commissioners is in no way certifying, declaring or guaranteeing legal title to the vacated right-of-way 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 right-of-way described, renouncing and disclaiming any rights of the County and the Public in and to the subject right-of-way 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 _____ day of _____, 20_____.

Kelly L. Yudichak
Petitioner Name (Print)

2000 Leisure Drive
Address

Winter Haven, FL 33881
City/State/Zip

(863) 557-7809
Phone

Kelly L. Yudichak
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 by means of physical presence, or online notarization this 26th day of February, 2026, by Kelly Yudichak, who is personally known to me or has/have produced FL Drivers License as identification and who did / did not take an oath.



SCOTT C. LOWERY
Notary Public
State of Florida
Comm# HH659008
Expires 7/11/2029

[Signature]
Notary Public
My Commission Expires: _____
Commission No.: _____

Exhibit "A"

DESCRIPTION

A parcel of land being a portion of a right-of-way labeled as Marianna Street on the REVISED MAP OF LAKE VIEW SUBDIVISION as depicted in Plat Book 3, Page 80, and LEISURE SHORES as depicted in Plat Book 46, Page 4, all of the Public Records of Polk County, Florida, lying in Section 07, Township 28 South, Range 26 East, Polk County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of Lot 13, Block 5 of said LEISURE SHORES, said point being on a curve concave northwesterly, having a radius of 1194.85 feet, a central angle of 03°09'47", a chord bearing of North 21°50'36" East, and a chord distance of 65.95 feet; thence northeasterly along the westerly line of said Lot 13, Block 5, and the arc of said curve 65.96 feet, to the northerly line of said Lot 13, Block 5 and the **POINT OF BEGINNING**, said point being the point of reverse curvature of a curve concave southeasterly having a radius of 25.00 feet, a central angle of 69°42'28", a chord bearing of North 55°06'56" East and a chord distance of 28.57 feet; thence northeasterly along said northerly line, and the arc of said curve 30.42 feet to the point of tangency; thence North 89°58' 10" East, along the north line of said Lot 13, Block 5, a distance of 135 feet, more or less, to the waters edge of Lake Hartridge; thence northeasterly along said waters edge, 66 feet, more or less, to the South line of Lot 5, Block "D" of said REVISED MAP OF LAKE VIEW SUBDIVISION; thence South 89°58'10" West, along said south line, 179 feet, more or less to the northerly extension of said westerly line of Lot 13, Block 5, and a point on a curve concave northwesterly, having a radius of 1194.85 feet, a central angle of 03°21'24", a chord bearing of South 18°35'00" West, and a chord distance of 69.99 feet; thence southwesterly, along said northerly extension, and the arc of said curve 70.00 feet to the **POINT OF BEGINNING**.
nt of Beginning.

REVISION	DATE	BY

This instrument prepared under the direction of:
R. Wade Allen, Director
Polk County Real Estate Services
PO Box 9005, Drawer RE-01
Bartow, FL 33831-9005
By: Melanea Hough *ME*
Parent Parcel ID No.: 262807-527800-005130

DRAINAGE EASEMENT

THIS EASEMENT made this 30th day of April, 2026, between **JOANN BISSETT KNAPEK, an unmarried widow**, whose address is 1666 Pearce Road, Winter Haven, FL 33881, Grantor, and **POLK COUNTY**, a political subdivision of the State of Florida, whose mailing address is P.O. Box 988, Bartow, FL 33830-0988, Grantee.

WITNESSETH, that the Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations paid, the receipt of which is hereby acknowledged, does hereby grant unto the Grantee, its successors and assigns forever, a perpetual drainage easement for the purpose of clearing, excavating, constructing, inspecting, improving, repairing and maintaining public underground drainage pipeline in, upon, under, over, across and through the following described land in the County of Polk, State of Florida, to-wit:

SEE EXHIBIT "A"

TO HAVE AND TO HOLD THE SAME, together with the reasonable right to enter and depart over and upon adjoining lands of the Grantor for the purpose of exercising the rights herein granted.

Grantor covenants with the Grantee that she is lawfully seized of said lands and that they have good, right and lawful authority to grant this easement.

Grantor shall be responsible for maintenance of vegetation within the easement area.

[SIGNATURE PAGE FOLLOWS]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal the date first above written.

Signed, Sealed and Delivered in the presence of:
(Signature of two witnesses required by Florida Law)

Melanea Hough
Witness

Joann B. Knapik
Joann Bissett Knapik

Print Name Melanea Hough

Address 515 E Boulevard St. BOULDER FL 33880

[Signature]
Witness

Print Name Scott Lowery

Address 515 E Blvd St
Boulder, FL 33830

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of physical presence, or online notarization, this 30th day of April, 2026, by Joann Bissett Knapik, an unmarried widow who is personally known to me or has produced DL as identification.

(AFFIX NOTARY SEAL)

Melanea Hough
Notary Public
Print Name Melanea Hough

My Commission Expires 3/13/29

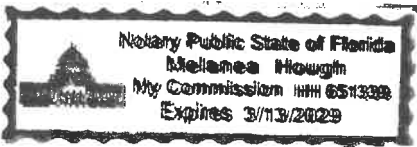


EXHIBIT "A"
Page 1 of 2

DESCRIPTION

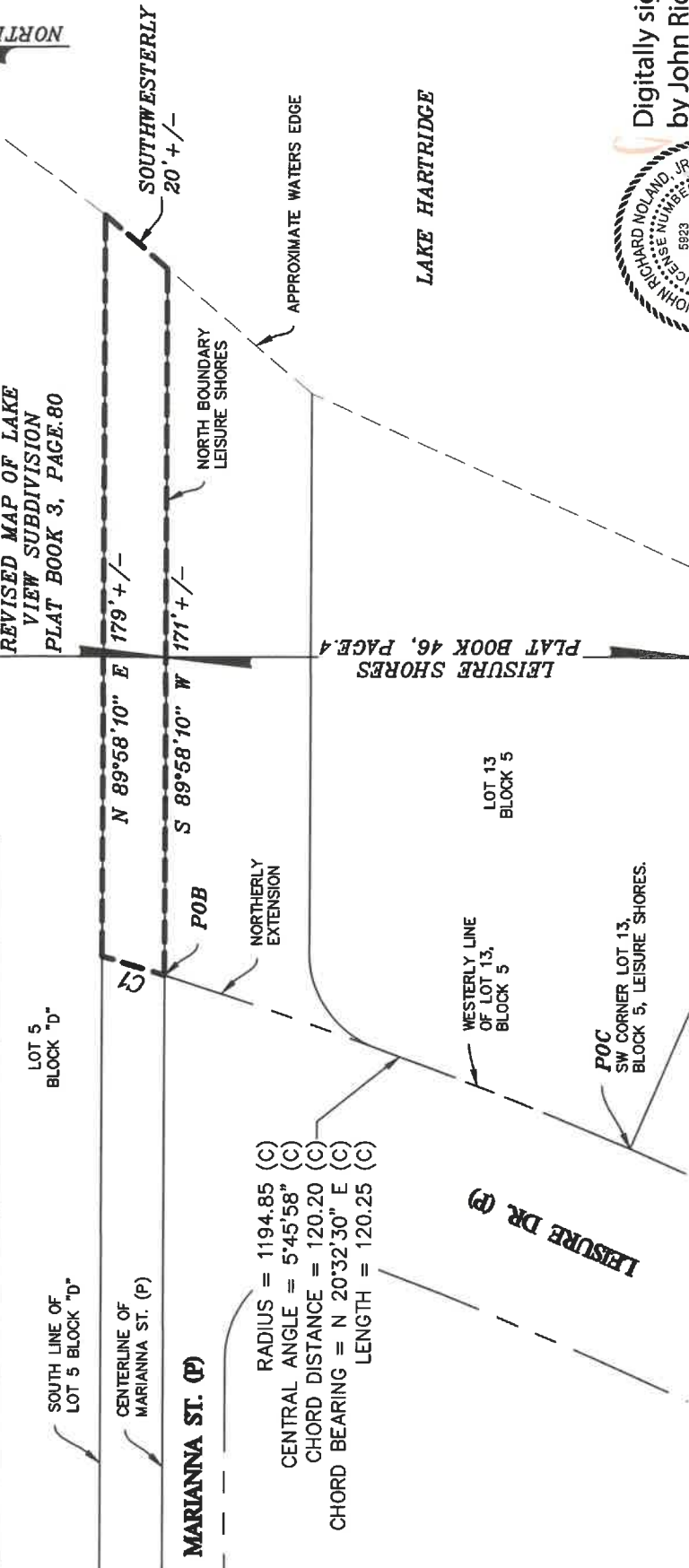
A parcel of land being a portion of a right-of-way labeled as Marianna Street on the REVISED MAP OF LAKE VIEW SUBDIVISION as depicted in Plat Book 3, Page 80, of the Public Records of Polk County, Florida, lying in Section 07, Township 28 South, Range 26 East, Polk County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of Lot 13, Block 5 of LEISURE SHORES as recorded in Plat Book 46, Page 4 of said Public Records, said point being on a curve concave northwesterly, having a radius of 1194.85 feet, a central angle of 05°45'58", a chord bearing of North 20°32'30" East, and a chord distance of 120.20 feet; thence northeasterly along the westerly line of said Lot 13, Block 5 and its northerly extension, an arc distance of 120.25 feet, to the north boundary of said LEISURE SHORES and the **POINT OF BEGINNING**, said point being on a curve concave northwesterly, having a radius of 1194.85 feet, a central angle of 00°45'12", a chord bearing of North 17°16'54" East, and a chord distance of 15.71 feet; thence northeasterly along said northerly extension, an arc distance of 15.71 feet, to the South line of Lot 5, Block "D" of said REVISED MAP OF LAKE VIEW SUBDIVISION; thence North 89°58'10" East, along said south line, 179 feet, more or less to the to the waters edge of Lake Hartridge; thence southwesterly along said waters edge, 20 feet, more or less, to said north boundary of LEISURE SHORES, being a line that bears North 89°58'10" East from said Point of Beginning; thence South 89°58'10" West, along said north line, 171 feet, more or less to the POINT OF BEGINNING.

REVISION	DATE	BY

THIS IS NOT A SURVEY

Curve Table					
CURVE #	RADIUS (C)	CENTRAL ANGLE (C)	CHORD BEARING (C)	CHORD (C)	LENGTH (C)
C1	1194.85'	0°45'12"	N 171°15'4" E	15.71'	15.71'



LEGEND

- (C) = CALCULATED
- (P) = PLAT
- COR. = CORNER
- M.B. = MAP BOOK
- M/R/W = MAINTAINED RIGHT-OF-WAY
- 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

SURVEYOR'S NOTES
BEARINGS BASED ON THE NORTH BOUNDARY OF LEISURE SHORES, BEING PLATTED AS NORTH 89°58'10" EAST

SEE SHEET 1 OF 2 FOR DESCRIPTION.



Digitally signed
by John Richard
Noland Jr.
Date: 2026.04.14
17:25:37 -04'00'

JOHN RICHARD NOLAND, JR. P.S.M.
FLORIDA REGISTRATION #5923
SURVEYING & MAPPING MANAGER
SURVEYING AND MAPPING SECTION

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: JRN	Drawn Date: 4/14/26
Parcel Number: N/A	PREPARED FOR: REAL ESTATE SERVICES	Job Number: 8807E26-1	

DESCRIPTION SKETCH
LOCATED IN SECTION 07,
TOWNSHIP 28 SOUTH, RANGE 26 EAST,
POLK COUNTY, FLORIDA.



THIS DESCRIPTION AND SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A LICENSED SURVEYOR AND MAPPER.