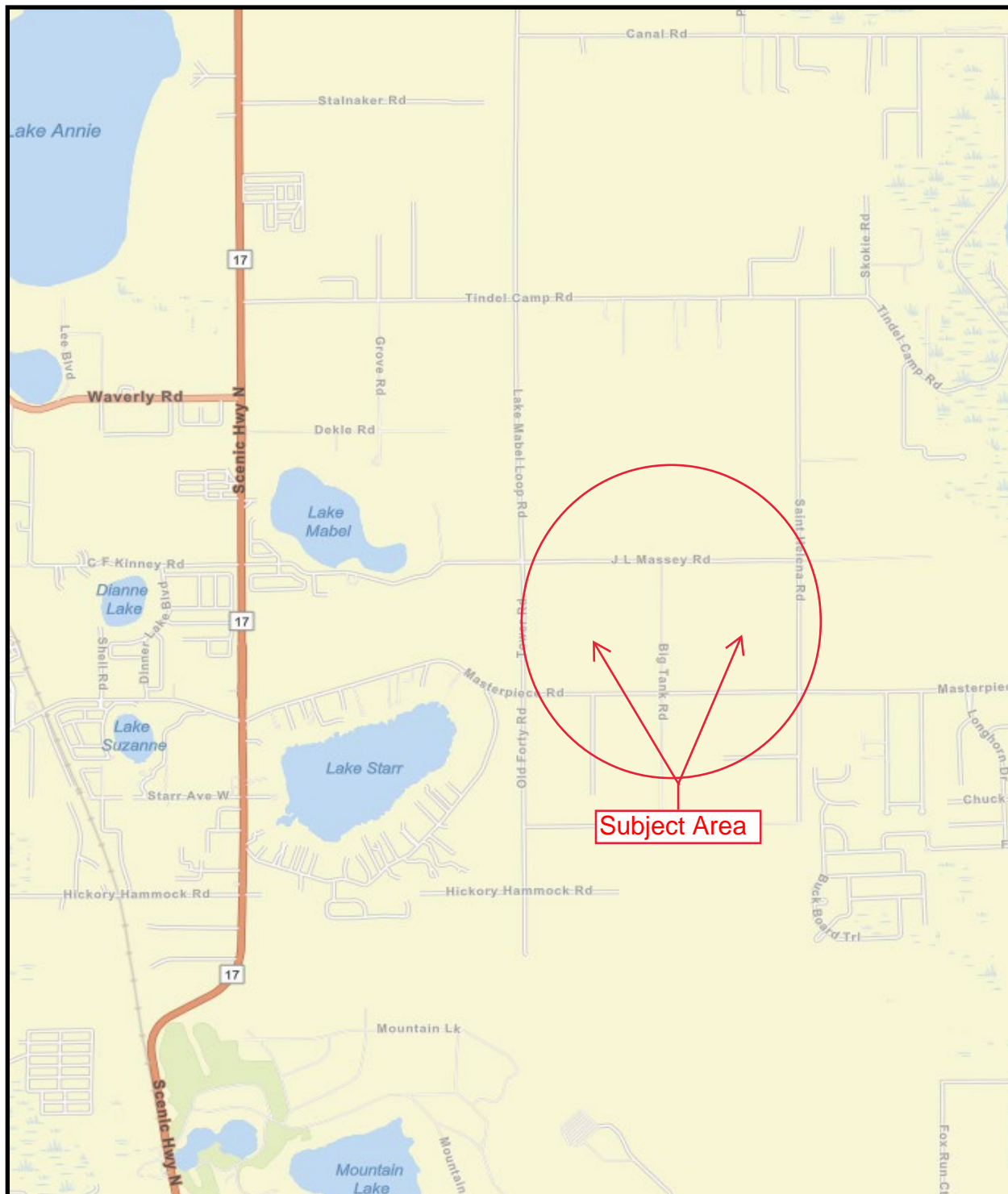
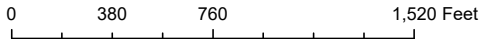
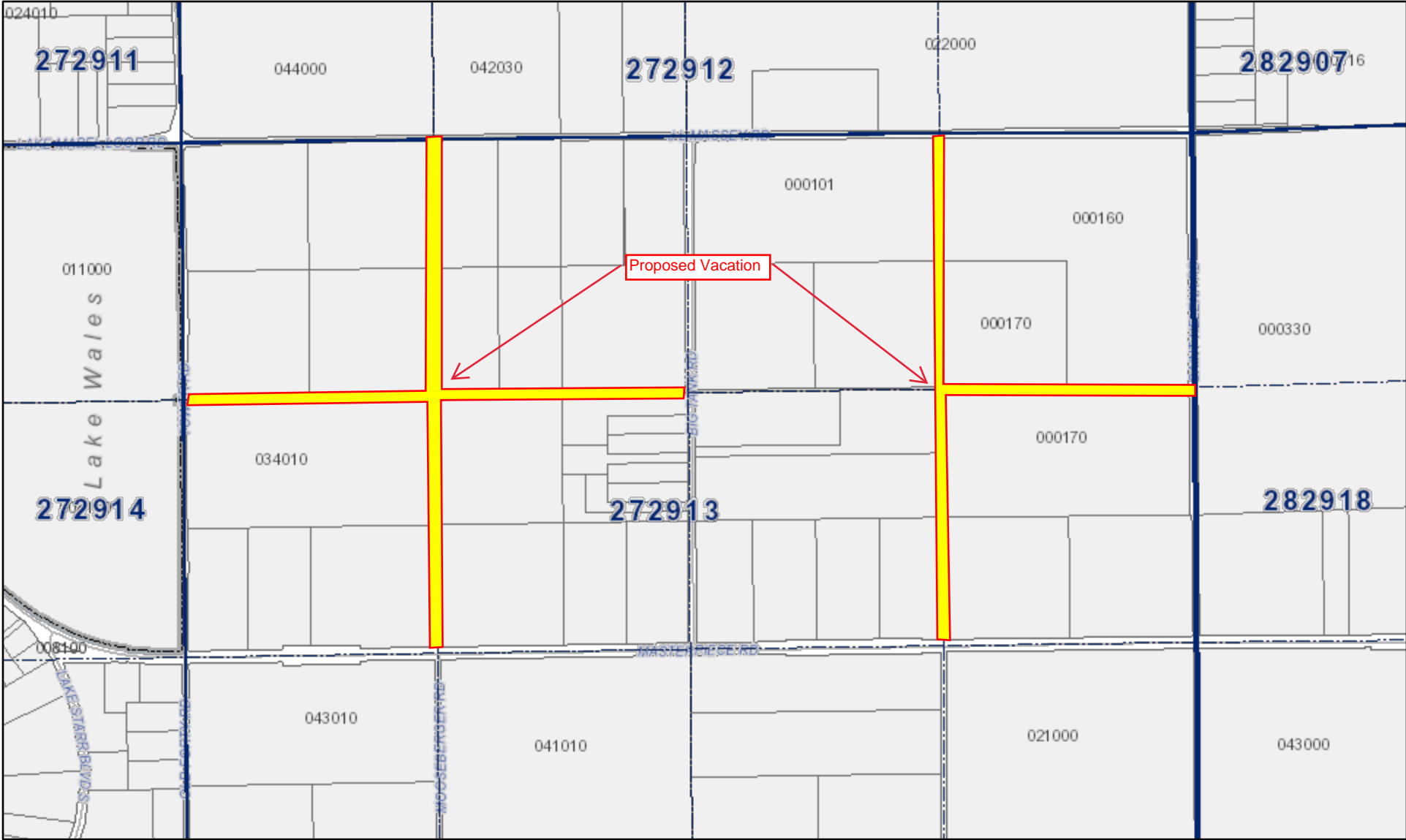




# SECTION 13, TOWNSHIP 29 SOUTH, RANGE 27 EAST



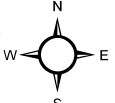
# Section 13, Township 29 South, Range 27 East



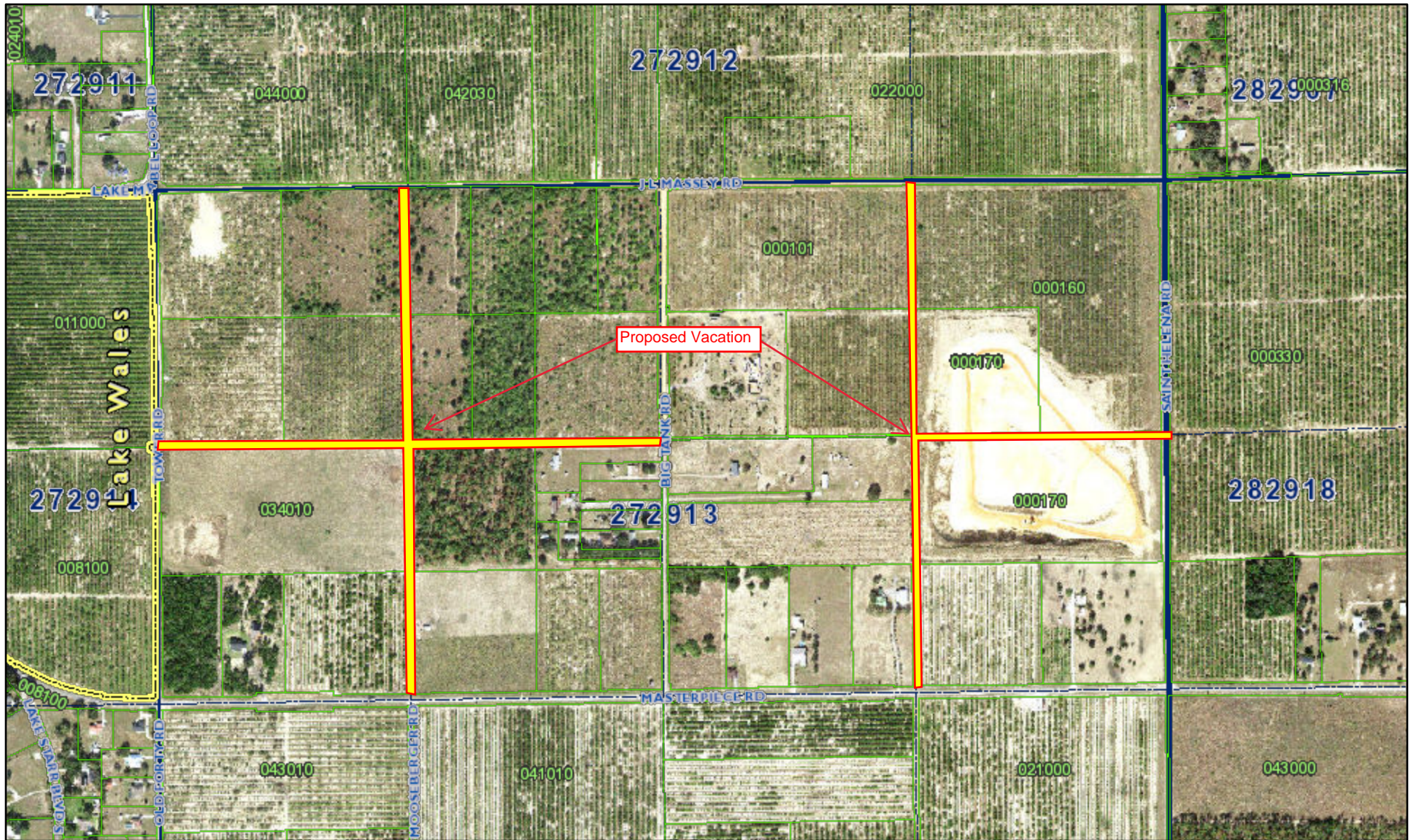
All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is".



Marsha M. Faux, CFA, ASA  
Property Appraiser  
Polk County, Florida  
May 2, 2024



# Section 13, Township 29 South, Range 27 East

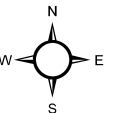


0 380 760 1,520 Feet

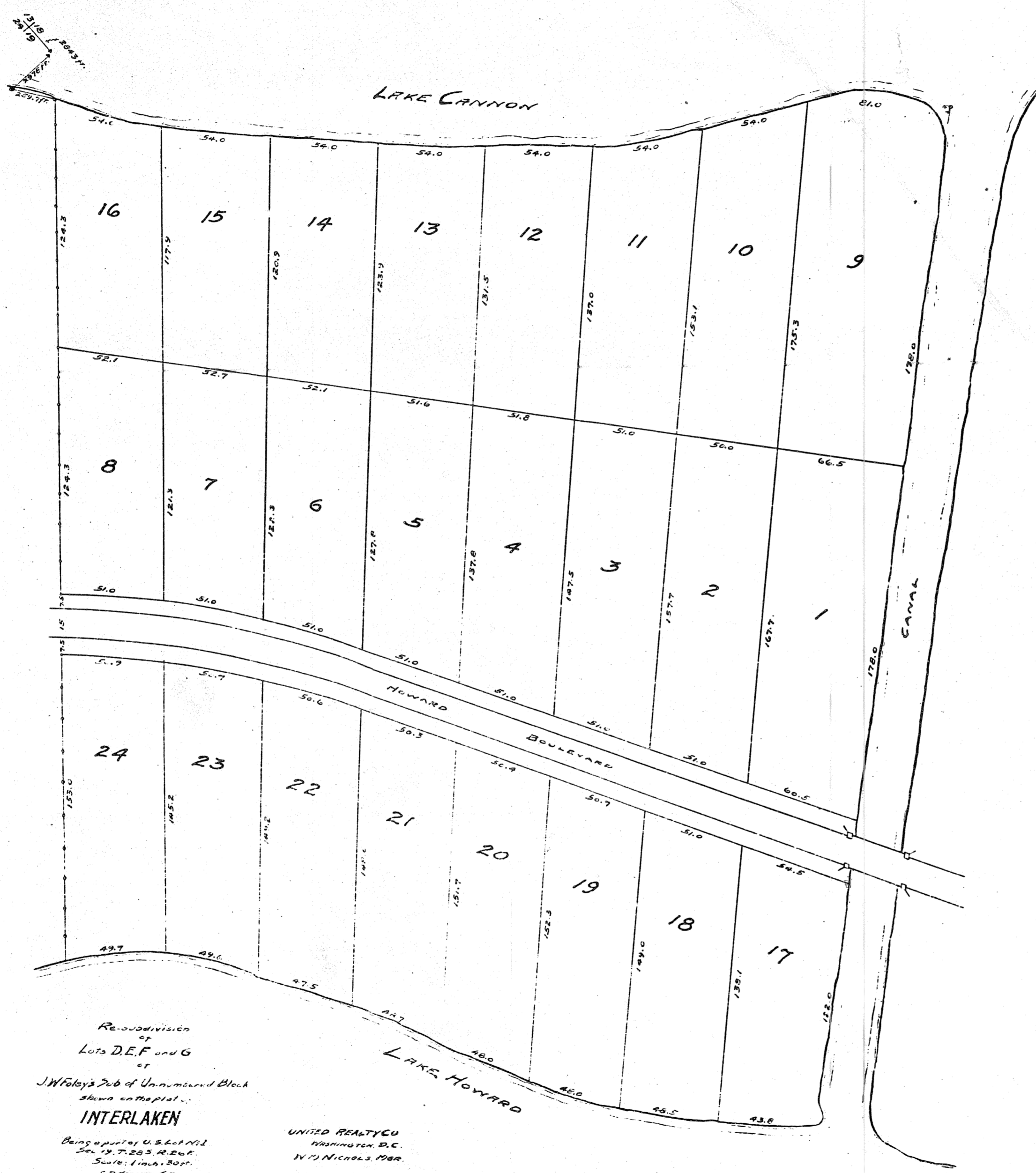
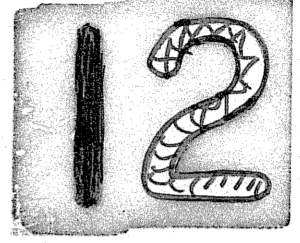
All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is".



Marsha M. Faux, CFA, ASA  
Property Appraiser  
Polk County, Florida  
May 6, 2024





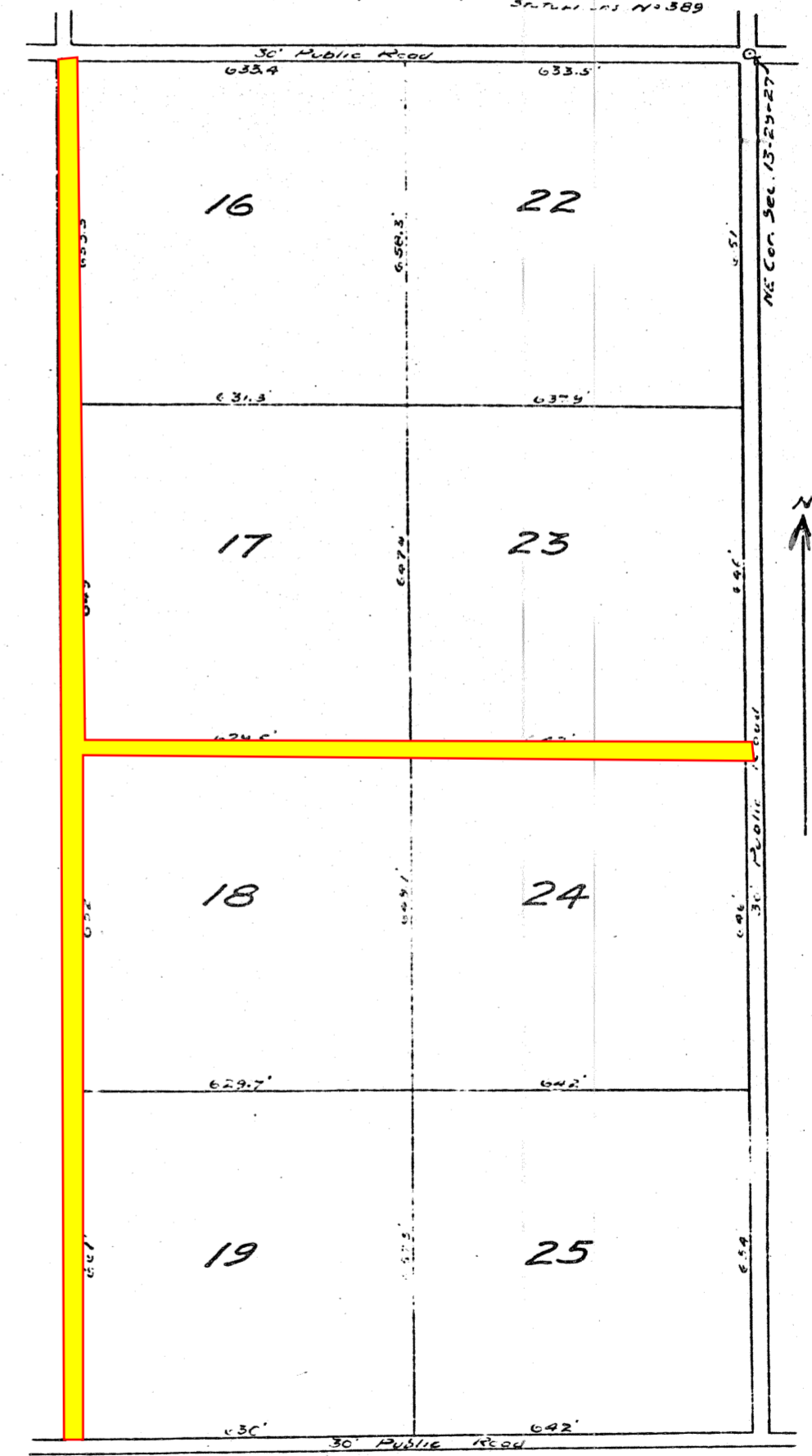


Re-subdivision  
of  
Lots D, E, F and G  
of  
J.W. Foley's Sub of Unnumbered Block  
shown on plat of  
**INTERLAKEN**  
Being a part of U.S. Lot 101  
Sec. 14, T. 28 S., R. 24 E.  
Scale: 1 inch = 200 ft.  
S.D. Nichols, C.E.

UNITED REALTY CO.  
WASHINGTON, D.C.  
BY N. W. NICHOLS, MAR.

FILED MARCH 23, 1923  
J.S. Raulerson  
Clerk & Ex. Sec.

Replat of  
Lots 16, 17, 18, 19, 22, 23, 24 & 25  
Starr Lake Development  
NE 1/4 of Section 13  
Township 29 South, Range 27 East  
Polk County, Florida.  
April 18, 1923 Scale: 1 in. = 200 ft.  
Surveyed and plotted by H. J. ...



FILED APRIL 23, 1923  
J.S. Raulerson  
Clerk Circuit Court.



**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 Nim Lithuel, LLC		Email LMCGATOR@GMAIL.COM lmcgator@gmail.com
Address PO Box 1877		
City Dundee	State Florida	Zip 33838
Phone 863-292-9544 287-7117	Fax	Cellular

Name C.C.Calhoun, Inc.		Email
Address PO Box 1877		
City Dundee	State Florida	Zip 33838
Phone 863-292-9544 287-7117	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 David C. Carter		Email projectteam@carterkaye.com
Address 137 5th Street N.W.		
City Winter Haven	State Florida	Zip 33881
Phone 863-294-6965	Fax	Cellular

**General Information**

**D. General Location of Property to be Vacated:**

Property Location or Address 4500 Saint Helena Road, Lake Wales, FL 33898
Parcel Number(s): 272913-860510-000170, 272913-860510-000160, 272913-860500-000101, 272913-860500-000130, 272913-000000-034010, 272913-860500-000020, 272913-000000-033010, 272913-000000-031030, 272913-000000-031040, 272913-000000-034020, 272913-000000-032030, 272913-860500-000040, 272913-000000-031020, 272913-860500-000060

Legal Description <sup>(1)</sup> (Attach additional sheets as necessary)
See attached Legal Descriptions and Sketches.
The subject property is located within a <input checked="" type="checkbox"/> platted or <input type="checkbox"/> unrecorded subdivision. How was this right-of-way reserved? <input checked="" type="checkbox"/> Plat <input type="checkbox"/> Deed <input type="checkbox"/> 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): \_\_\_\_\_  
Modification

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

<input type="checkbox"/> Code Violation. (Attach copy of letter citing violation.) <input type="checkbox"/> Need to clear an existing encroachment. (Describe encroachment below.) <input type="checkbox"/> Request to vacate to allow for construction of: <input type="checkbox"/> Pool <input type="checkbox"/> Screened Pool/Deck <input type="checkbox"/> Building Addition (Describe below.) <input type="checkbox"/> Other (Describe below) <input checked="" type="checkbox"/> Other (Describe below).
Additional Comments:
The current right-of-way is both unopened and unmaintained. Applicant wishes to vacate the right-of-ways to include the area in the mining limits and as setbacks for those right-of-ways adjacent to the property line.

**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:

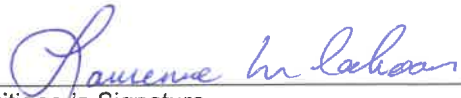
1. Petitioner is the owner and/or legal representative of the owner of all of the land abutting the above described right-of-way, which is the subject of this Petition; that said ownership has been fully divulged; and that the names of all parties to an existing contract for sale or any options are filed 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** 30<sup>TH</sup> day of APRIL, 2024.

Laurence M. Cahoon, MGR Nim Lithuel LLC  
Petitioner Name (Print)  
PO Box 1877  
Address  
Dundee, Florida 33838  
City/State/Zip  
Phone ( 863 ) 287-7117

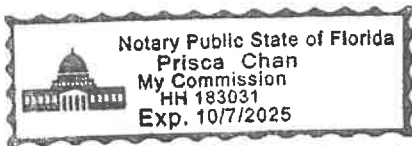
  
Petitioner's Signature


Laurence M. Cahoon, Director, C.C. Calhoun, Inc.  
Petitioner Name (Print)  
PO Box 1877  
Address  
Dundee, Florida 33838  
City/State/Zip  
Phone ( 863 ) ~~292-9511~~ 287-7117

  
Petitioner's Signature

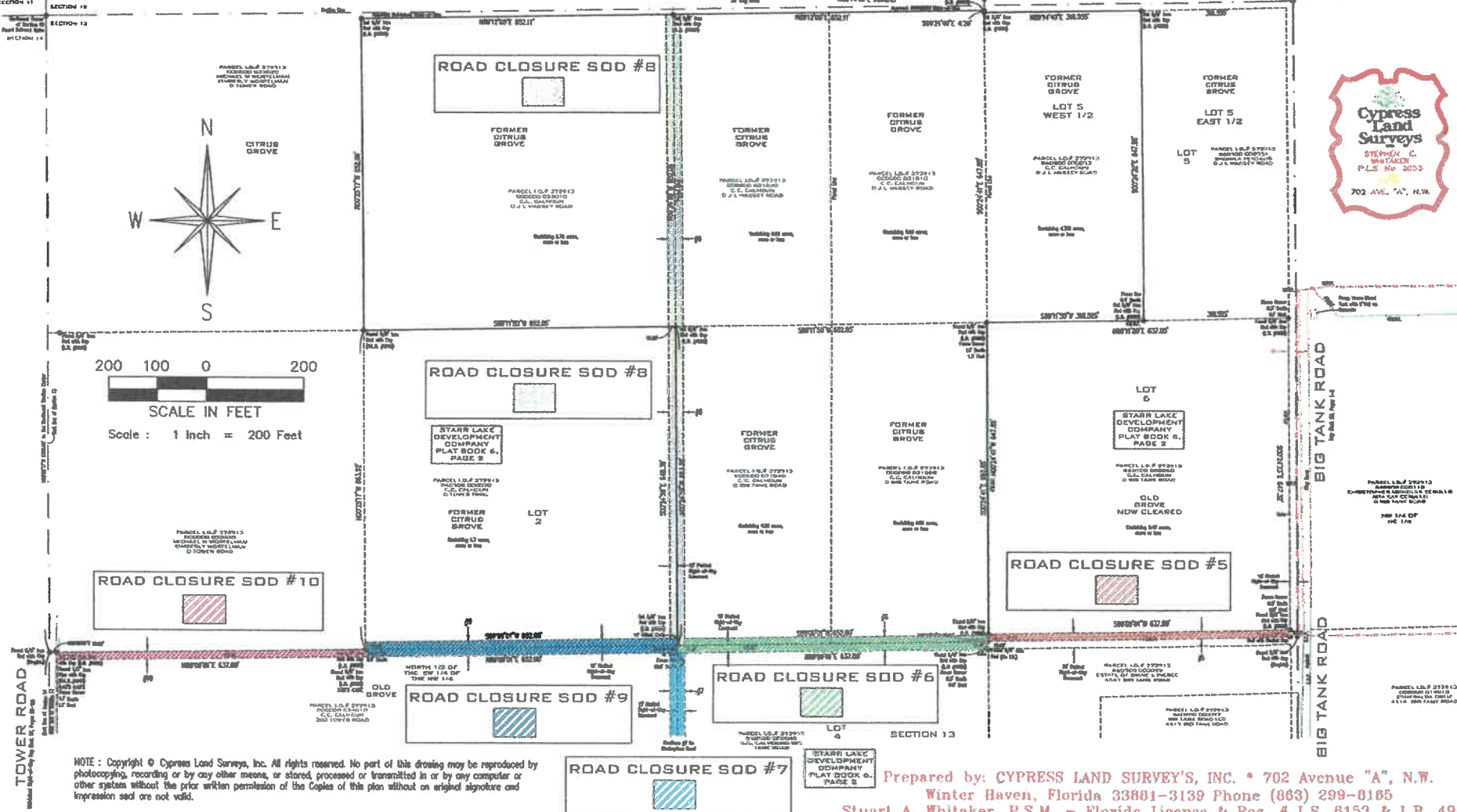
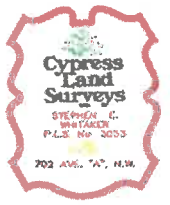
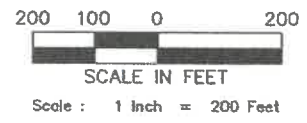
STATE OF FLORIDA  
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of  physical presence, or  online notarization this 30 day of April, 2024, by Laurence M. Cahoon, who  is personally known to me or  has/have produced \_\_\_\_\_ as identification and who  did /  did not take an oath.



  
Notary Public  
My Commission Expires: 10/7/2025  
Commission No.: \_\_\_\_\_

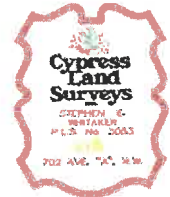
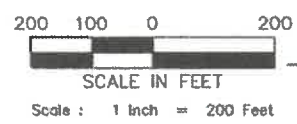
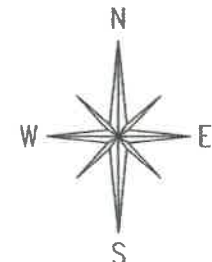
J.L. MASSEY ROAD



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Stuart A. Whitaker, P.S.M. - Florida License & Reg. # L.S. 6153 & L.B. 4980  
CYPRESSLAND@MSN.COM WWW.CYPRESSLAND-SURVEYS.COM

C:\work from n.h\Map\piece Road - S.R. 17A\500\Northwest 1/4 Key Map.dwg (Sheet 1) Plotted on: Apr 18, 2024 - 3:59pm by carol



ROAD CLOSURE SOD #2

ROAD CLOSURE SOD #1

ROAD CLOSURE SOD #4

ROAD CLOSURE SOD #3

ROAD CLOSURE SOD #2

STARV LAKE DEVELOPMENT  
PLAT BOOK 9, PAGE 3

RE-PLAT OF LOTS 10-10  
AND LOTS 28-32  
PLAT BOOK 9, PAGE 12

NOT INCLUDED PARCEL

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Stuart A. Whitaker, P.S.M. - Florida License & Reg. # L.S. 6153 & L.R. 4080  
CYPRESSLAND@MSN.COM WWW.CYPRESSLAND-SURVEYS.COM

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Section 18  
SAINT HELENA ROAD