

RESOLUTION NO. 2026-

**VACATING AND CLOSING A PORTION OF DEEDED, MAINTAINED RIGHT-OF-WAY
KNOWN AS SPRING ROAD, AUBURNDALE, POLK COUNTY, FLORIDA.**

WHEREAS, the petition of John "Bart" Allen as authorized agent for 1917 Development, LLC, requesting that the Board of County Commissioners of Polk County, Florida vacate, abandon, discontinue and close a portion of deeded, maintained right-of-way know as Spring Road described as:

SEE EXHIBIT "A" ATTACHED

and renounce and disclaim any right of the County and the public in and to said above-described land and the land in connection therewith, was duly presented to said Board at its regular meeting held on the 18th day of August 2026 and

WHEREAS notice of intention to apply to the Board of County Commissioners to close said portion of land was duly published in The Lakeland Sun, Lakeland, Florida, a newspaper of general circulation in Polk County, Florida; and

WHEREAS, a hearing has been held this 18th day of August 2026, as provided in the above referred to notice, and after due weight, consideration and determination, it has been determined that the statutory requirements have been complied with and that the closing and abandoning of that portion of land described above will not adversely affect the ownership of any person, it being conclusively shown and demonstrated that said strip of land is no longer needed; and

WHEREAS this action is found to be in the best interest of the public.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Polk County, Florida, that the portion of land described above be and is hereby vacated, abandoned, discontinued, closed and all rights of the public in and to said described land and the land in connection therewith be and is hereby renounced.

ADOPTED this 18th day of August 2026.

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That portion of the maintained right-of-way for Braddock (Spring) Road, recorded in Map Book 2, pages 273 and 274, Public Records of Polk County, Florida, lying within the South 1/2 of Section 20 Township 27, Range 25, and lying within the Northwest 1/4 of the Southeast 1/4; and the North 1/2 of Section 29, Township 27 South, Range 25 East, Polk County, Florida, and lying North and Easterly of the easterly Limited Access right-of-way line for the Polk Parkway (State Road No. 570) as described in Official Records Book 3813, page 1741, Public Records of Polk County, Florida, and depicted on Florida Department of Transportation Right-of-Way Map Section 97160-2312.

AND

All of Braddock (Spring) Road as described in Deed Book 755, Page 311, Public Records of Polk County, Florida

AND

A parcel of land being a portion of right-of-way described in Official Records Book 6512, Page 997, Public Records of Polk County, Florida, lying in Section 29, Township 27 South, Range 25 East, Polk County, Florida, being more particularly described as follows:

Commence at the northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 29; Thence North 89°48'43" West along the north line of said Northwest 1/4 of the Southeast 1/4, a distance of 1323.40 feet to the northwest corner of said Northwest 1/4 of the Southeast 1/4; thence South 00°20'19" East, along the west line of said Northwest 1/4 of the Southeast 1/4, a distance of 183.75 feet to the easterly Limited Access right-of-way line of Polk Parkway (State Road 570) as depicted on the F.D.O.T. right-of-way map Section 97160-2312, and the **POINT OF BEGINNING**; Thence South 83°17'09" West, along said easterly Limited Access right-of-way line, 8.42 feet to a point on a non-tangent curve concave easterly having a radius of 23088.31 feet, a central angle of 01°04'15", a chord bearing of North 10°55'23" West, and a chord distance of 431.56 feet; Thence northerly along said easterly Limited Access right-of-way line, and the arc of said curve, 431.56 feet to the north right-of-way line as described in said Official Records Book 6512, Page 997; Thence North 78°32'30" East, along said north right-of-way line, 91.05 feet; Thence South 89°48'45" East, along said north right-of-way line, 133.33 feet to the easterly right-of-way line as described in said Official Records Book 6512, Page 997; Thence southerly along said easterly right-of-way line the following five (5) calls:

(1) South 00°11'15" West, 118.33 feet to the beginning of a curve concave northeasterly having a radius of 1035.92 feet and a central angle of 38°03'45", a chord bearing of South 18°50'46" East, and a chord distance of 675.59 feet

(2) southerly along the arc of said curve, 688.18 feet

(3) South 37°52'38" East, 283.62 feet to the Point of Curvature of a curve concave southwesterly, having a radius of 682.96 feet, a central angle of 27°33'29", a chord bearing of South 24°05'54" East, and a chord distance of 325.33 feet

(4) southerly along the arc of said curve 328.49 feet

(5) South 10°19'09" East, 107.18 feet to a Limited Access line as described in Official Records Book 10742, Page 679 (Part "H") of said Public Records, and as depicted on F.D.O.T Right-of-Way Map F.P. No. 438018-1, also being a point on a non-tangent curve concave southerly having a radius of 3300.74 feet, a central angle of 02°52'24", a chord bearing of North 84°06'31" West, and a chord distance of 165.50 feet; Thence westerly along said Limited Access line and the arc of said curve, a distance of 165.53 feet to the easterly Limited Access right-of-way line as described in said Official Records Book 10742, Page 679 (Part "D") of said Public Records, and as depicted on F.D.O.T Right-of-Way Map F.P. No. 438018-1, also being a point on a non-tangent curve concave southwesterly having a radius of 504.00 feet and a central angle of

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35°10'28", a chord bearing of North 20°17'07" West, and a chord distance of 304.57 feet; Thence northerly along said easterly Limited Access right-of-way line the following three (3) calls:

(1) northerly along the arc of said curve, 309.41 feet

(2) North 37°52'21" West, 289.87 feet to the Point of Curvature of a curve concave northeasterly, having a radius of 1190.43 feet, a central angle of 14°00'06", a chord bearing of North 30°52'18" West, and a chord distance of 290.19 feet

(3) northerly along the arc of said curve 290.91 feet; to said easterly Limited Access right-of-way line of Polk Parkway (State Road 570) as depicted on the F.D.O.T. right-of-way map Section 97160-2312; Thence North 18°18'11" West, along said easterly Limited Access right-of-way line, 174.76 feet; Thence South 83°17'09" West, along said easterly Limited Access right-of-way line, 24.65 feet to the **POINT OF BEGINNING**. Said Parcel containing 5.75 acres more or less.