

RESOLUTION NO. 2025-

VACATING AND CLOSING A PORTION OF COUNTY-MAINTAINED RIGHT-OF-WAY FOR SECOND TERRACE A/KA/ 1ST STREET N IN WINTER HAVEN, POLK COUNTY, FLORIDA.

WHEREAS, the petition of Redstone Properties, LLC, as authorized agent for S. A. W. Properties, LLC and JR Holding Group, LLC, requesting that the Board of County Commissioners of Polk County, Florida, vacate, abandon, discontinue and close right-of-way described as:

SEE EXHIBIT "A"

and renounce and disclaim any right of the County and the public in and to said right-of-way and the land in connection therewith, was duly presented to said Board at its regular meeting held on the 4th day of November 2025; and

WHEREAS notice of intention to apply to the Board of County Commissioners to close said right-of-way 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 4th day of November 2025, 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 right-of-way described above will not adversely affect the ownership of any person, it being conclusively shown and demonstrated that said right-of-way is no longer needed as right-of-way; 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 right-of-way described above be and is hereby vacated, abandoned, discontinued, and closed and all rights of the County and the public in and to said right-of-way and the land in connection therewith be and is hereby renounced.

ADOPTED this 4th day of November 2025.

SKETCH OF DESCRIPTION

SHEET 1 OF 2

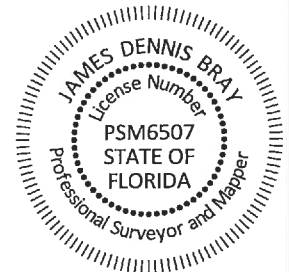
LEGAL DESCRIPTION:

VACATED RIGHT-OF-WAY:

A PORTION OF THE MAINTAINED RIGHT-OF-WAY KNOWN AS 1ST STREET N AND 2ND TERRACE PER THE MAINTAINED RIGHT-OF-WAY MAP RECORDED IN MAP BOOK 10, PAGES 8 AND 9, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING WITHIN LOT 42, SOUTHAVEN - UNIT 1, AS RECORDED IN PLAT BOOK 31, PAGE 8, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EASTERLY MOST CORNER OF LOT 25 OF SAID SOUTHAVEN - UNIT 1; RUN THENCE N45°08'09"E, ALONG THE NORTHEASTERLY PROJECTION OF THE SOUTHEASTERLY LINE OF SAID LOT 25, A DISTANCE OF 118.09 FEET TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID 1ST STREET N FOR A POINT OF BEGINNING; THENCE THE FOLLOWING SIX COURSES ALONG THE BOUNDARIES OF SAID 1ST STREET N: (1) S48°10'56"W A DISTANCE OF 75.27 FEET; (2) S45°19'12"W A DISTANCE OF 11.46 FEET; (3) N44°40'48"W A DISTANCE OF 37.00 FEET; (4) N45°19'12"E A DISTANCE OF 11.46 FEET; (5) N45°53'34"E A DISTANCE OF 100.00 FEET; (6) N45°19'12"E A DISTANCE OF 57.03 FEET TO ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID 2ND TERRACE; THENCE S39°04'54"E, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 17.48 FEET; THENCE S52°03'51"W A DISTANCE OF 11.87 FEET; THENCE S12°20'38"W A DISTANCE OF 43.46 FEET TO THE SOUTHERLY INTERSECTION OF SAID 1ST STREET N AND 2ND TERRACE; THENCE S45°08'03"W, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF 1ST STREET N, A DISTANCE OF 31.91 FEET TO THE POINT OF BEGINNING.

CONTAINS: 5,815 SQUARE FEET OR 0.1335 ACRES MORE OR LESS.



JOB # 906952
CF # PLK-31-8-SOD
DATE: 6/30/2025
SCALE: 1" = 30'
DRAWN BY: GLT

CERTIFIED TO:
REDSTONE

LEGEND

	- CENTERLINE
CM	- CONCRETE MONUMENT
Δ	- CENTRAL ANGLE
(D)	- DESCRIBED
DB	- DEED BOOK
DE	- DRAINAGE EASEMENT
ESMT	- EASEMENT
FND	- FOUND
INST	- INSTRUMENT NUMBER
L	- ARC LENGTH
(M)	- MEASURED
N&D	- NAIL AND DISK
ORB	- OFFICIAL RECORDS BOOK
(P)	- PLAT
PB	- PLAT BOOK
PG	- PAGE
POB	- POINT OF BEGINNING
POC	- POINT OF COMMENCEMENT
R/W	- RIGHT OF WAY
R	- RADIUS
TYP	- TYPICAL
UE	- UTILITY EASEMENT
#	- NUMBER

REVISIONS

GENERAL NOTES:

1. BEARING STRUCTURE IS BASED ON THE MONUMENTED NE LINE OF LOT 25, BEING: N38°03'30"W ASSUMED.
2. THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS OR EASEMENTS OTHER THAN SHOWN HEREON.
3. THIS SKETCH OF DESCRIPTION HAS BEEN MADE FOR THE EXCLUSIVE USE OF THE ENTITIES PREPARED FOR HEREON AND DOES NOT EXTEND TO ANY UNNAMED PARTIES.
4. THIS SKETCH OF DESCRIPTION IS NOT A SURVEY.
5. THIS SKETCH OF DESCRIPTION IS "NOT VALID" WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS PROVIDED WITH ELECTRONIC SIGNATURE. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SIGNING PROFESSIONAL SURVEYOR AND MAPPER ON THE DATE OF THE ELECTRONIC SIGNATURE.

Altamax Surveying

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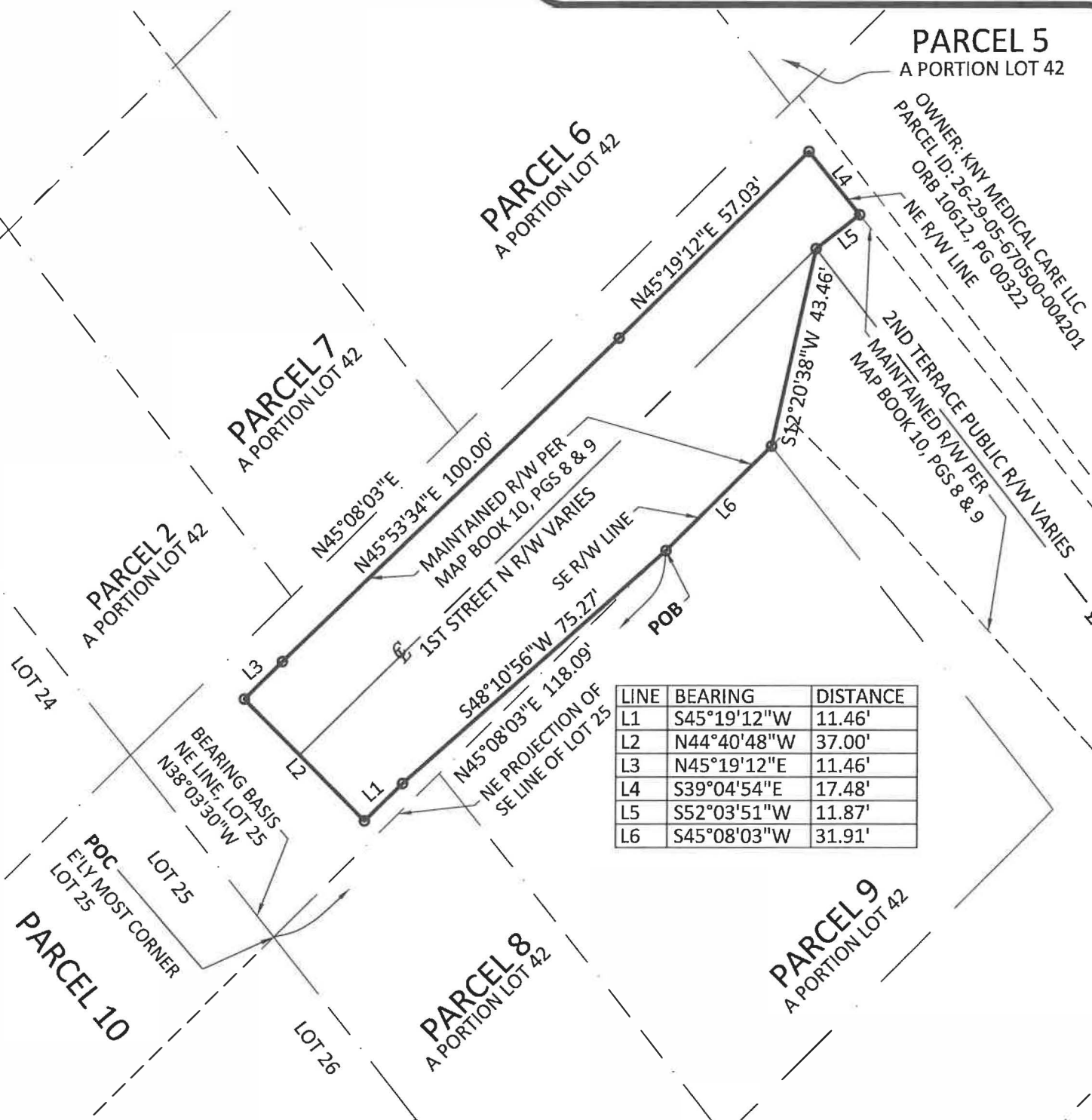
Digitally signed by James D Bray
DN: cn=James D Bray c=US
o=Unaffiliated
Reason: I am the author of this document
Location:
Date: 2025-07-09 16:20:04:00

James D. Bray PSM 6507

SITE ADDRESS:
100 HIGHWAY 17 N
WINTER HAVEN, FL

SKETCH OF DESCRIPTION

SHEET 2 OF 2



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GRAPHIC SCALE

