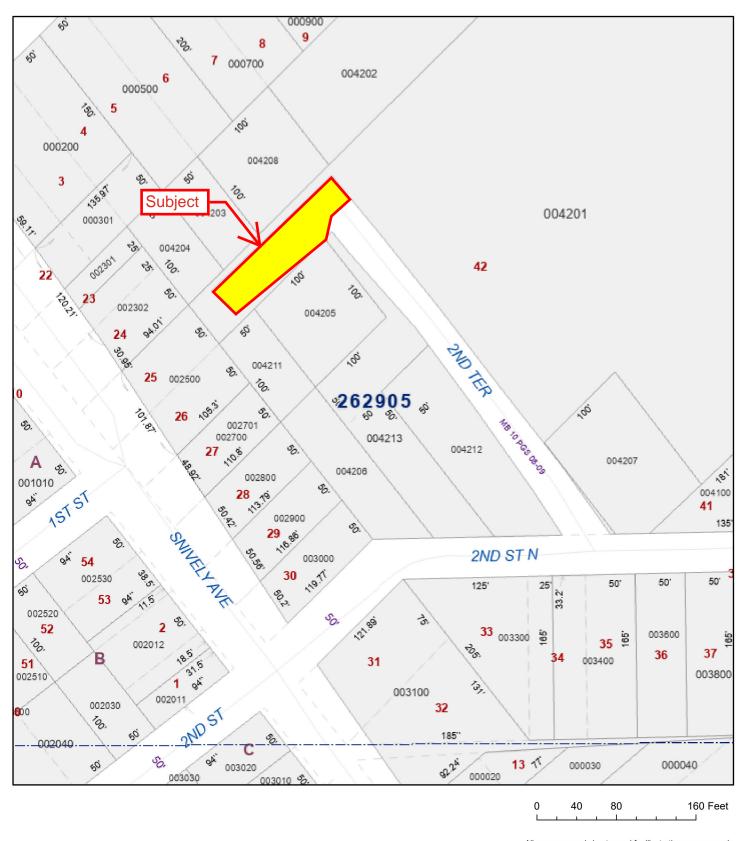
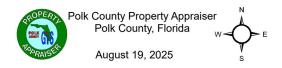


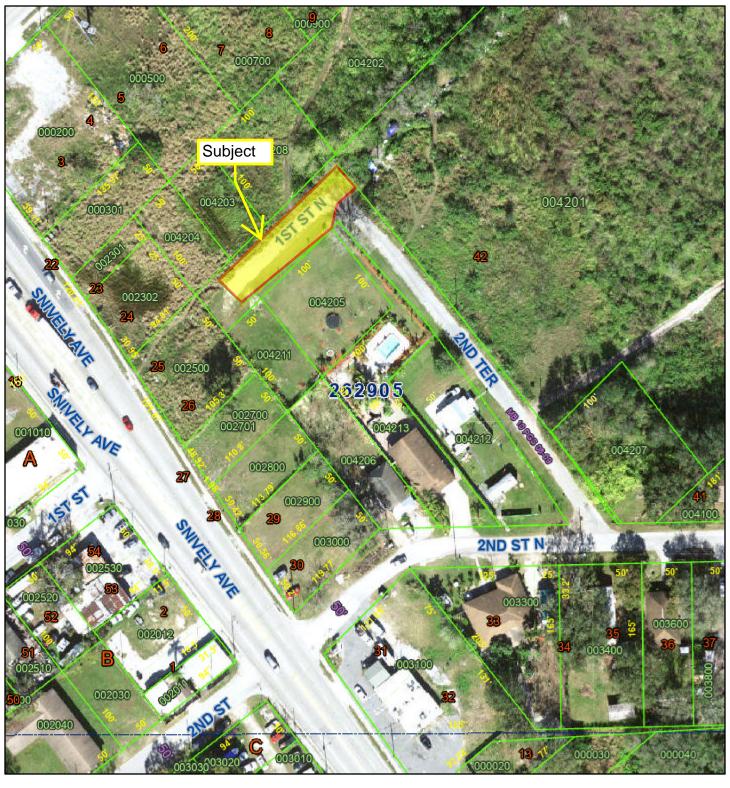
### Section 05, Township 29 South, Range 26 East



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".

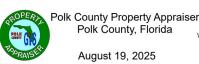


### Section 5, Township 29 South, Range 26 East

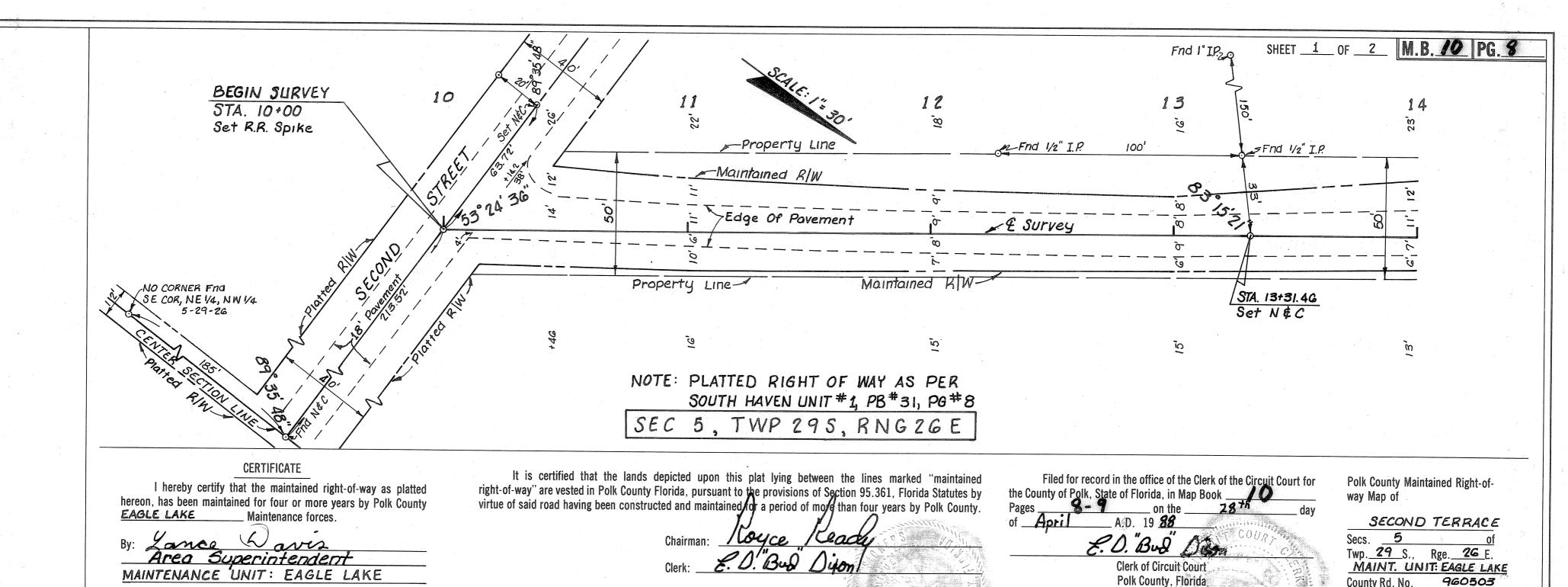


0 40 80 160 Feet

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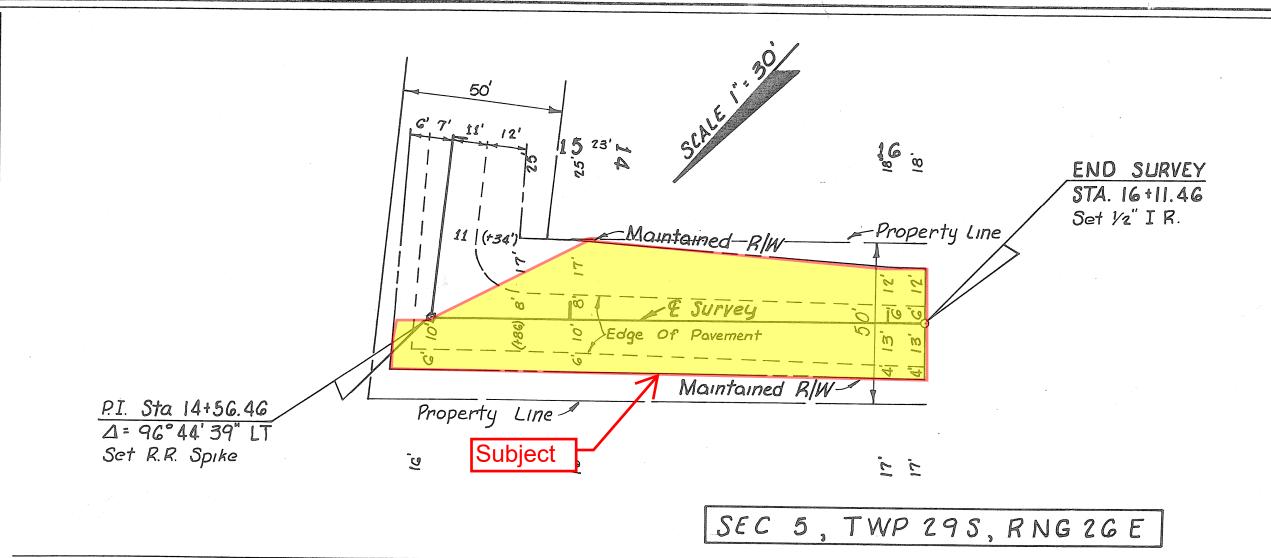
Approved: William C- Konlag County Engineer

April 28, 1988

 Drawn By:
 DWB
 3-31-88

 Traced By:
 Checked By:
 MDG
 4-19-88

F.B. NO. 96-4



Polk County Maintained Right-ofway Map of

SHEET 2 OF 2 M.B. /0 PG. 9

## SECOND TERRACE

Secs. 5 of
Twp. 29 S., Rge. 26 E.
Maint. Unit EAGLE LAKE
County Rd. No. 960503

F.B. NO. 96-4

Drawn By:	DWB	4-4-88
Traced By:		
Checked By:	MDG	4-19-88
	40	



# 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:	1025-08-009	Date Received: Complete:	8/15/25	
Please type or print clea	arly.			
	ner(s): (Attach additional sheets if requi	red)	Email	
S.A.W. Properties,	Name S.A.W. Properties, LLC		steve@williamsconstructionfl.	
Address 4100 Spirit Lake Ro	pad Suite #1		-	
City Winter Haven		State Florida	33880	
Phone (863) 412-3688		Fax	Cellular	
Name	Name		Email	
JR Holding Group L  Address 2518 Summitview D				
City	•	State FL	Zip 33812	
Phone (858) 268-7373		Fax	Cellular	
If yes, please I	ist all parties involved in the sales con	tract:		
	Authorized Agent: (If different from	above)	Email	
Name Redstone Propertie	s, LLC		kschmidt@redstoneinvestment	
Address 1501 W Cleveland	St, Suite 200		4	
City Tampa	¥	State FL	<sup>Zip</sup> 33606	
Phone (813) 254-6200		Fax	Cellular	
General Information				
D. General Loc Property Location or Addre	ation of Property to be Vacated:			
1st Street North, Winter Haven, FL				
Parcel Number(s):				

Legal Description (1) (Attach additional sheets as necessary)			
See attached legal description & sketch			
The subject property is located within a platted or unrecorded subdivision.  How was this right-of-way reserved? Plat Deed Other (describe):			
An <b>exact legal description</b> 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)			
Additional Comments:			
The surrounding parcels are being purchased by Redstone Properties, LLC for the construction of a			
Circle K HSD Fuel Station and McDonald's end cap. There is a piece of S.A.W. Properties LLC's property that wraps			
around 1st St N, that the owner has agreed to deed to Redstone Properties, LLC in exchange for tying into			
our future sewer system. Redstone Properties, LLC will then immediately vacate the ROW.			

### 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:

- 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 31 day of 3 uly	, 20_25
SAW Properties Petitioner Name  4100 Spirit Lake Rd Address	Petitioner's Signature
Winter Haven FL 33880 City/State/Zip	
Phone 863-294-2808  Tr Holding Group Luc Petitioner Name  2518 Summittiew Dr. Address  Lakeland, Fl. 33812 City/State/Zip Phone 863-268-7373	Petitioner's Signature
STATE OF FLORIDA COUNTY OF FORM	
The foregoing instrument was acknowledged 2025, by Steve Williams & K	before me this 31st day of UULY,
who 🖾 is / are personally known to me or 🗌 who	has / have produced
as identification and who 🗌 did / [	did not take an oath.
	Such Public Porch 03, 2026 Imission No.: HH 472296

# 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, SOUTHHAVEN - 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 SOUTHHAVEN - 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 \$45°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'	

#### **CERTIFIED TO:** REDSTONE

#### REVISIONS

# **Altamax Surveying**

910 Belle Avenue, Suite 1100 Casselberry, FL 32708 Phone: 407-677-0200 Licensed Business No. 7833 www.altamaxsurveying.com James@altamaxsurveying.com

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DRAWN BY: GLT

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

James D. Bray PSM 6507

### **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.

#### **LEGEND**

- CENTERLINE CONCRETE MONUMENT
- CENTRAL ANGLE
- DESCRIBED DEED BOOK DRAINAGE EASEMENT
- EASEMENT
- FOUND INSTRUMENT NUMBER ARC LENGTH
- MEASURED
- NAIL AND DISK - OFFICIAL RECORDS BOOK - PLAT - PLAT BOOK
- PAGE
- PAGE
   POINT OF BEGINNING
   POINT OF COMMENCEMENT
   RIGHT OF WAY
- RADIUS
- TYP - TYPICAL
- UTILITY EASEMENT NUMBER

SITE ADDRESS: 100 HIGHWAY 17 N WINTER HAVEN, FL

