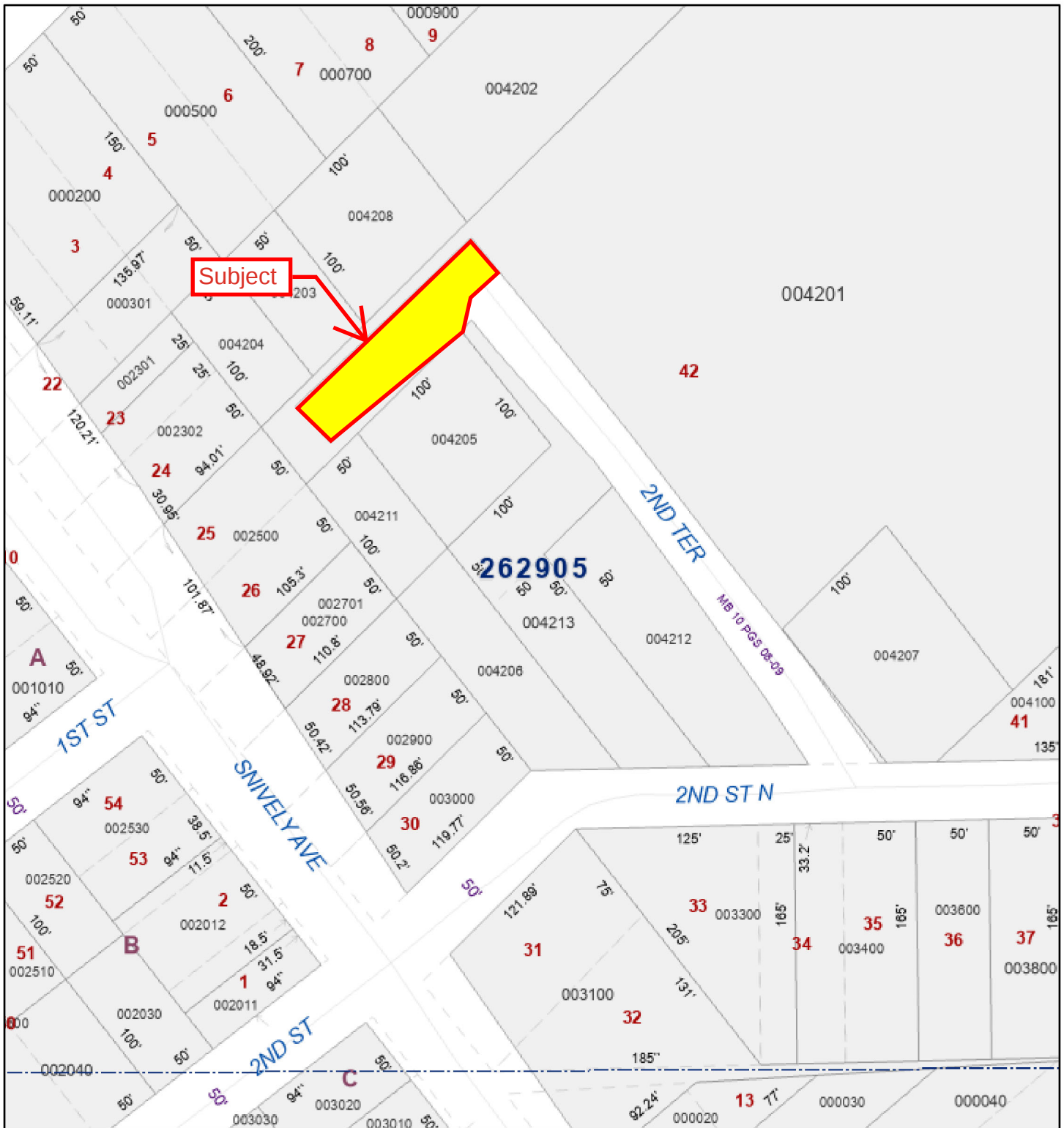




Section 05, Township 29 South, Range 26 East

Section 05, Township 29 South, Range 26 East



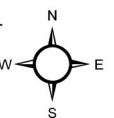
0 40 80 160 Feet

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".



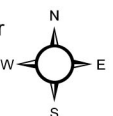
Polk County Property Appraiser
Polk County, Florida

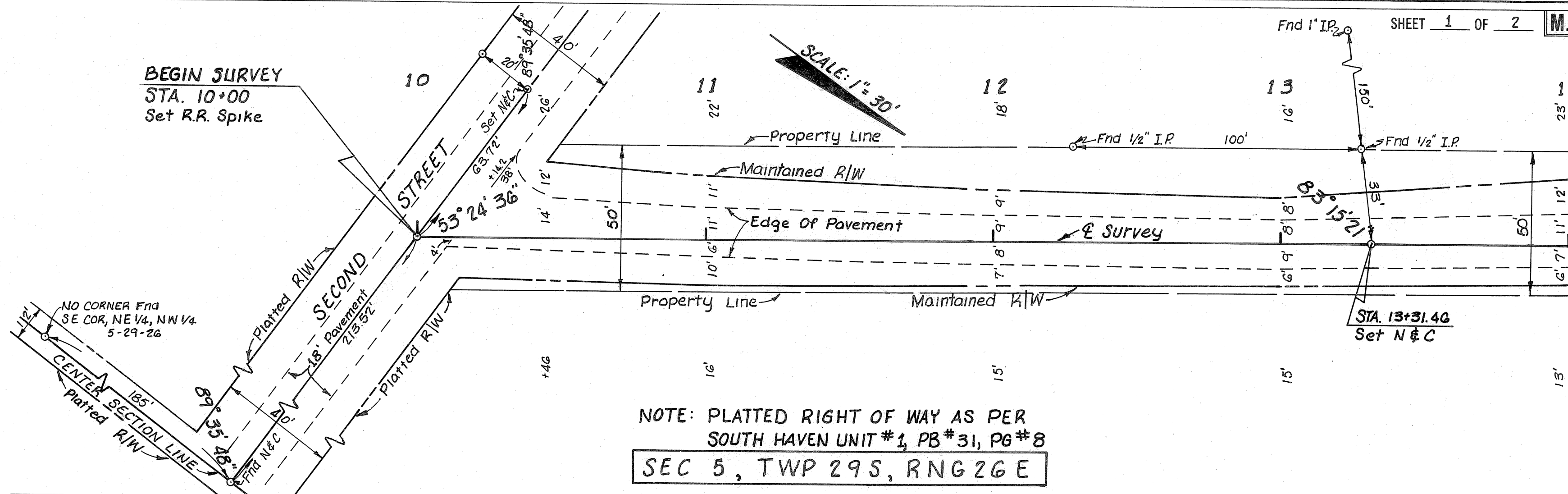
August 19, 2025



This is an aerial map of a residential neighborhood. The map shows property lines, lot numbers, and street names. A yellow box labeled "Subject" points to a specific lot. The map includes labels for Snively Ave, 1st St N, 2nd St N, and 2nd Ter. Lot numbers are visible throughout the area, and a large blue number "262905" is overlaid on the map.

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".





NOTE: PLATTED RIGHT OF WAY AS PER
SOUTH HAVEN UNIT #1, PB #31, PG #8
SEC 5, TWP 29 S, RNG 26 E

CERTIFICATE

I hereby certify that the maintained right-of-way as platted hereon, has been maintained for four or more years by Polk County EAGLE LAKE Maintenance forces.

By: Lance Davis
Area Superintendent
MAINTENANCE UNIT: EAGLE LAKE

It is certified that the lands depicted upon this plat lying between the lines marked "maintained right-of-way" are vested in Polk County Florida, pursuant to the provisions of Section 95.361, Florida Statutes by virtue of said road having been constructed and maintained for a period of more than four years by Polk County.

Chairman: Royce Ready
Clerk: E. O. "Bud" Dixon

Approved: William C. Koulas
County Engineer
Date: April 28, 1988

Filed for record in the office of the Clerk of the Circuit Court for the County of Polk, State of Florida, in Map Book 10 Pages 8-9 on the 28th day of April A.D. 19 88
E. O. "Bud" Dixon
Clerk of Circuit Court
Polk County, Florida

Polk County Maintained Right-of-way Map of
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	3-31-88
Traced By:		
Checked By:	MDG	4-19-88



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. 2025-08-009
C/C Meeting: _____

Date Received: 8/19/25
Complete: _____

Please type or print clearly.

A. Property Owner(s): (Attach additional sheets if required)

Name S.A.W. Properties, LLC		Email steve@williamsconstructionfl.com
Address 4100 Spirit Lake Road Suite #1		
City Winter Haven	State Florida	Zip 33880
Phone (863) 412-3688	Fax	Cellular

Name JR Holding Group LLC		Email
Address 2518 Summitview Dr		
City Lakeland	State FL	Zip 33812
Phone (858) 268-7373	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 Redstone Properties, LLC		Email kschmidt@redstoneinvestment.com
Address 1501 W Cleveland St, Suite 200		
City Tampa	State FL	Zip 33606
Phone (813) 254-6200	Fax	Cellular

General Information

D. General Location of Property to be Vacated:

Property Location or Address
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): _____

(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)
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:

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 31 day of July, 2025.

SAW Properties

Petitioner Name

4100 Spirit Lake Rd

Address

Winter Haven FL 33880

City/State/Zip

Phone 863-294-2808

Jr Holding Group LLC

Petitioner Name

2510 Summitview Dr.

Address

Lakeland, FL 33812

City/State/Zip

Phone 863-268-7373

Petitioner's Signature

Petitioner's Signature

STATE OF FLORIDA

COUNTY OF Polk

The foregoing instrument was acknowledged before me this 31st day of July, 2025, by Steve Williams & Ken Jain, who ☒ is / are personally known to me or ☐ who has / have produced _____ as identification and who ☐ did / ☐ did not take an oath.



Notary Public

My Commission Expires: March 03, 2028

Commission No.: HH 472296

SKETCH OF DESCRIPTION

SHEET 1 OF 2

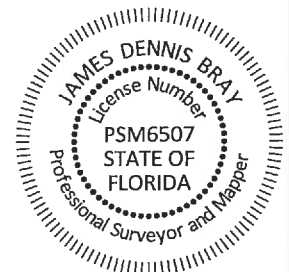
LEGAL DESCRIPTION:

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, 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

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

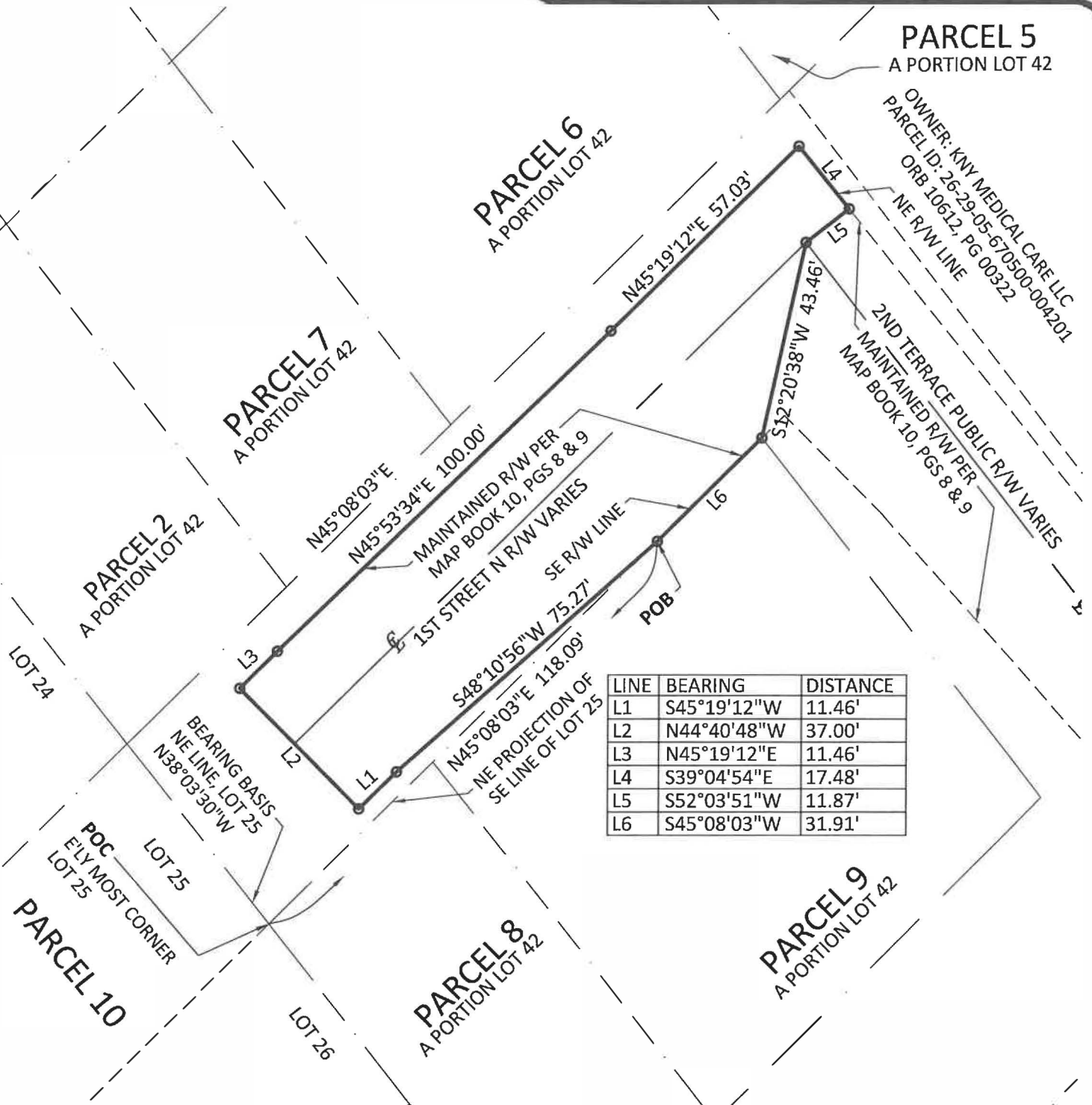
Digitally signed by James D Bray
DN: cn=James D Bray c=US
o=Unaffiliated
Reason: I am the author of this document
Location:
Date: 2025-07-09 16:20:04:00

James D. Bray PSM 6507

SITE ADDRESS:
100 HIGHWAY 17 N
WINTER HAVEN, FL

SKETCH OF DESCRIPTION

SHEET 2 OF 2



Altamax Surveying

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

GRAPHIC SCALE

