

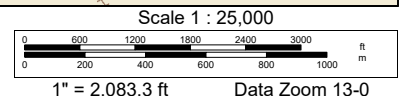


SECTIONS 03, 04 & 09, TOWNSHIP 29 SOUTH, RANGE 26 EAST

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**AGREEMENT FOR TRANSFER OF PUBLIC ROADS**

**between**

**THE CITY OF WINTER HAVEN, FLORIDA**

**and**

**POLK COUNTY, FLORIDA**

**A PORTION OF LAKE ELOISE DRIVE WEST FROM NORTH OF THE NEWLY  
CONSTRUCTED ROUND ABOUT, NORTH TO SHELL ROAD AT ITS CURVE TO  
THE NORTHEAST, IN WINTER HAVEN, FLORIDA.**

This is an Agreement by and between the City of Winter Haven, a municipal corporation of the State of Florida (CITY), and Polk County, a political subdivision of the State of Florida (POLK), their respective successors and assigns.

**WITNESSETH**

**WHEREAS**, Chapter 335, Florida Statutes, Subsection 335.0415(3) authorizes the transfer of public roads between jurisdictions by mutual agreement of the affected governmental entities; and

**WHEREAS**, a portion of LAKE ELOISE DRIVE WEST (hereinafter known as the ROAD) is a Urban Collector Road and is within the County Road System that lies within and adjacent to the corporate limits of the CITY; and

**WHEREAS**, CITY has requested, and POLK has agreed to the transfer of the ROAD from north of the newly constructed Round About, north to Shell Road at its curve to the northeast, in order to accommodate the transfer of maintenance and operational responsibilities to CITY; and

**WHEREAS**, Chapter 337, Florida Statutes, Subsection 337.29(3) provides that upon such transfer, liability for torts shall be in the governmental entity having operation and maintenance responsibility for such roads; and

**WHEREAS**, a transfer of the ROAD is in the best interests of CITY and of POLK; and  
**NOW, THEREFORE**, in consideration of the promises, mutual covenants, and conditions hereinafter contained, the parties agree as follows:

**SECTION 1: Recitals**

The above recitals are true and correct and incorporated herein.

**SECTION 2: Description of public roads subject to agreement**

THE ROAD as depicted on the map attached hereto and made a part hereof as Attachment “B”, and more particularly described as:

**See Attachment “A”**

**SECTION 3: Transfer and acceptance of roads**

POLK agrees to transfer, by County Deed, the ROAD as described above, and CITY agrees to acknowledge and accept this transfer via Resolution adopted by the Governing Body of the CITY. Upon the delivery and recording of a COUNTY Deed and affirmative acceptance by the CITY via Resolution adopted by the Governing Body of the CITY both parties agree that, the ROAD thus transferred will no longer be a part of the Polk County Road System, will become part of the City of Winter Haven Road System, and all jurisdiction over the road and the responsibility for operation and maintenance of the road and associated infrastructure will be with CITY.

**SECTION 4: Liability for torts**

As provided in Sections 335.0415 and 337.29, Florida Statutes, upon transfer of the ROAD from POLK to CITY, liability for torts shall be in the CITY, subject to the limitations of liability set forth in Section 768.28, Florida Statutes, and any other applicable sovereign immunity defense and /or defenses available under application Florida law.

Nothing contained in this Agreement shall be deemed a waiver, expressed or implied, of the City's or County's sovereign immunity or an increase in the limits of liability contained in Section 768.28, Florida Statutes, regardless of whether any such obligations are based in tort, contract, statute, strict liability, negligence, product liability or otherwise.

**SECTION 5: Costs of transfer of public roads**

COUNTY will record the Agreement and County Deed. Any and all costs associated with this transfer of public roads shall be borne by CITY.

**SECTION 6: Amendments**

No modification, amendment, or alterations of the terms or conditions contained herein shall be effective unless contained in the written document executed by the parties hereto with the same formality, and of equal dignity herewith.

**SECTION 7: Severability**

In the event any provision of this Agreement is held to be unenforceable for any reason, the unenforceability shall not effect the remainder of the Agreement which shall remain in full force and effect and enforceable in accordance with its terms.

**SECTION 8: Term**

This Agreement is effective upon approval of the parties respective Governing Bodies and execution by both parties set out below.

**IN WITNESS WHEREOF**, the City of Winter Haven has made and executed this Agreement on the date shown below, through its City Commissioners, signing by and through its Mayor, as authorized to execute the same by City Commission action on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

ATTEST:  
Vanessa Castillo, Clerk

**CITY OF WINTER HAVEN**

By: \_\_\_\_\_  
City Clerk

By: \_\_\_\_\_  
Nathanial J. Birdsong, Jr, Mayor

This \_\_\_\_ day of \_\_\_\_\_, 2024

Reviewed as to form and legality

\_\_\_\_\_  
Frederick J. Murphy, Jr., City Attorney    Date

**Remainder of Page Intentionally Left Blank**

**IN WITNESS WHEREOF**, Polk County has made and executed this Agreement on the date shown below, through its Board of County Commissioners, signing by and through its Chairman, as authorized to execute the same by Board action on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

ATTEST:  
Stacy M. Butterfield, Clerk

**POLK COUNTY**  
Board of County Commissioners

By: \_\_\_\_\_  
Deputy Clerk

\_\_\_\_\_  
W.C. Braswell, Chairman

This \_\_\_\_ day of \_\_\_\_\_, 2024

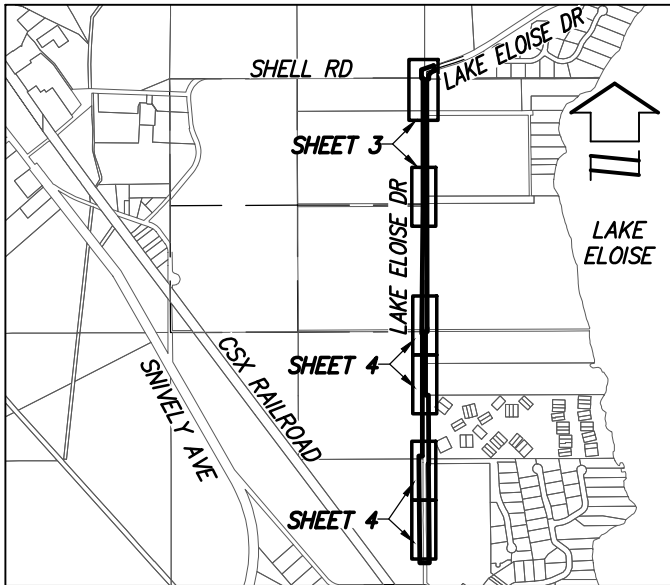
Reviewed as to form and legality

\_\_\_\_\_  
County Attorney's Office

**Remainder of Page Intentionally Left Blank**

# ATTACHMENT "A"

## Sheet 1



**VICINITY MAP**  
**NOT TO SCALE**

**LEGEND:**

	LINE BREAK		LENGTH
	POINT OF CURVATURE		RADIUS
	POINT OF REVERSE CURVATURE		CENTRAL ANGLE
	POINT OF COMPOUND CURVATURE		CHORD BEARING
	POINT OF NON-TANGENCY		CHORD LENGTH
	POINT OF TANGENCY		SQUARE FEET
	RIGHT OF WAY		ACRES
	OFFICIAL RECORDS BOOK		SECTION
	PLAT BOOK		POINT OF BEGINNING
	PAGE(S)		

**SURVEY NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 29 SOUTH, RANGE 26 EAST, AS BEING S89°49'14"W.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.
5. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3)
6. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM P. HINKLE, PSM 4633, ON 04/12/2023 PER FAC 5J-17.062(2).

WILLIAM P. HINKLE DATE  
 FLORIDA LICENSED SURVEYOR & MAPPER  
 NO. LS 4633  
NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**SHEET 1 OF 5**

(SEE SHEET 2 FOR SKETCH OF DESCRIPTION)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

-OF-

**WEST LAKE ELOISE DRIVE  
CONVEYED**

SECTIONS 4 & 9, TOWNSHIP 24 SOUTH, RANGE 26 EAST

POLK COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION NO. LB 8011

PREPARED FOR:

**FORESTAR REAL  
ESTATE GROUP**

DATE: 04/11/23  
REV DATE:  
SCALE 1" = 100'

PROJ: 50155783  
DRAWN BY: WS  
CHECKED BY: WPH

Drawing name: S:\Employee\Mike Phillips\Autosave\AePublish\18168\Lake Eloise\_sursketch\_RW Vacated.dwg SHEET 1 Apr 12, 2023 3:38pm by: mphilips

# ATTACHMENT "A"

## Sheet 2

### LEGAL DESCRIPTION:

THAT PORTION OF THE WEST LAKE ELOISE DRIVE, RECORDED IN MAP BOOK 2, PAGE(S) 306-308 OF THE PUBLIC RECORD OF POLK COUNTY, FLORIDA LOCATED IN SECTIONS 4 & 9, TOWNSHIP 29 SOUTH, RANGE 26 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE RUN S89°49'14"W ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE OF SAID SECTION 4, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE, S89°49'14"W, A DISTANCE OF 15.00 FEET; THENCE DEPARTING SAID NORTH LINE, RUN N00°50'00"W, A DISTANCE OF 87.54 FEET; THENCE N71°24'48"E, A DISTANCE OF 135.18 FEET; THENCE S16°56'11"E, A DISTANCE OF 54.56 FEET; THENCE S73°03'49"W, A DISTANCE OF 19.16 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 83.00 FEET, A CENTRAL ANGLE OF 46°10'11", A CHORD BEARING OF S49°20'35"W AND A CHORD DISTANCE OF 65.09 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 66.88 FEET TO THE END OF SAID CURVE; THENCE S00°13'14"W, A DISTANCE OF 40.29 FEET; THENCE S89°59'46"W, A DISTANCE OF 19.88 FEET TO A POINT ON THE EAST MAINTAINED RIGHT OF WAY LINE OF SAID WEST LAKE ELOISE DRIVE; THENCE ALONG THE EAST MAINTAINED RIGHT OF WAY LINE OF WEST LAKE ELOISE DRIVE, THE FOLLOWING (10) TEN COURSES AND DISTANCES; S00°06'01"E, A DISTANCE OF 331.88 FEET; THENCE S00°06'08"E, A DISTANCE OF 50.00 FEET; THENCE S00°06'02"E, A DISTANCE OF 2247.53 FEET; THENCE S89°49'55"W, A DISTANCE OF 15.73 FEET; THENCE S00°19'43"E, A DISTANCE OF 69.70 FEET; THENCE S00°00'41"W, A DISTANCE OF 200.00 FEET; THENCE S00°01'02"E, A DISTANCE OF 200.00 FEET; THENCE S00°09'17"W, A DISTANCE OF 193.00 FEET; THENCE N89°47'32"E, A DISTANCE OF 28.68 FEET; THENCE S00°15'00"E, A DISTANCE OF 712.70 FEET TO A POINT ON THE NORTH LINE OF HARMONY ON LAKE ELOISE, PHASE 1, PART B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 196, PAGE(S) 45 THROUGH 48 OF THE PUBLIC RECORDS OF POLK COUNTY ; THENCE ALONG THE NORTH AND EAST LINE OF SAID HARMONY ON LAKE ELOISE, PHASE 1, PART B FOR THE FOLLOWING (2) TWO COURSES AND DISTANCES: S89°47'55"W, A DISTANCE OF 1.41 FEET; THENCE S00°29'10"E, A DISTANCE OF 1032.33 FEET; THENCE DEPARTING SAID SAID EAST LINE, RUN S89°30'50"W, A DISTANCE OF 100.00 FEET TO A POINT ON THE WEST LINE OF HARMONY ON LAKE ELOISE, PHASE 1, PART A; THENCE N00°29'10"W, ALONG THE WEST LINE OF HARMONY ON LAKE ELOISE, PHASE 1, PART A, A DISTANCE OF 1114.05 FEET; THENCE DEPARTING SAID WEST LINE, RUN N89°10'47"E, A DISTANCE OF 36.45 FEET TO A POINT ON THE WEST MAINTAINED RIGHT OF WAY LINE OF WEST LAKE ELOISE DRIVE, THE FOLLOWING (8) EIGHT COURSES AND DISTANCES; N00°00'04"E, A DISTANCE OF 824.05 FEET; THENCE N00°14'26"E, A DISTANCE OF 200.01 FEET; THENCE N00°02'24"E, A DISTANCE OF 200.00 FEET; THENCE N00°14'47"W, A DISTANCE OF 49.72 FEET; THENCE S89°47'47"W, A DISTANCE OF 6.28 FEET; THENCE N00°33'02"E, A DISTANCE OF 1324.77 FEET; THENCE N00°06'26"W, A DISTANCE OF 30.00 FEET; THENCE N00°05'34"W, A DISTANCE OF 1304.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 301,502 SQUARE FEET OR 6.92 ACRES MORE OR LESS.

**SHEET 2 OF 5**

(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

—OF—

**WEST LAKE ELOISE DRIVE  
CONVEYED**

SECTIONS 4 & 9, TOWNSHIP 24 SOUTH, RANGE 26 EAST

POLK COUNTY

FLORIDA



**Dewberry**

131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**FORESTAR REAL  
ESTATE GROUP**

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REV DATE:  
SCALE 1" = 100'

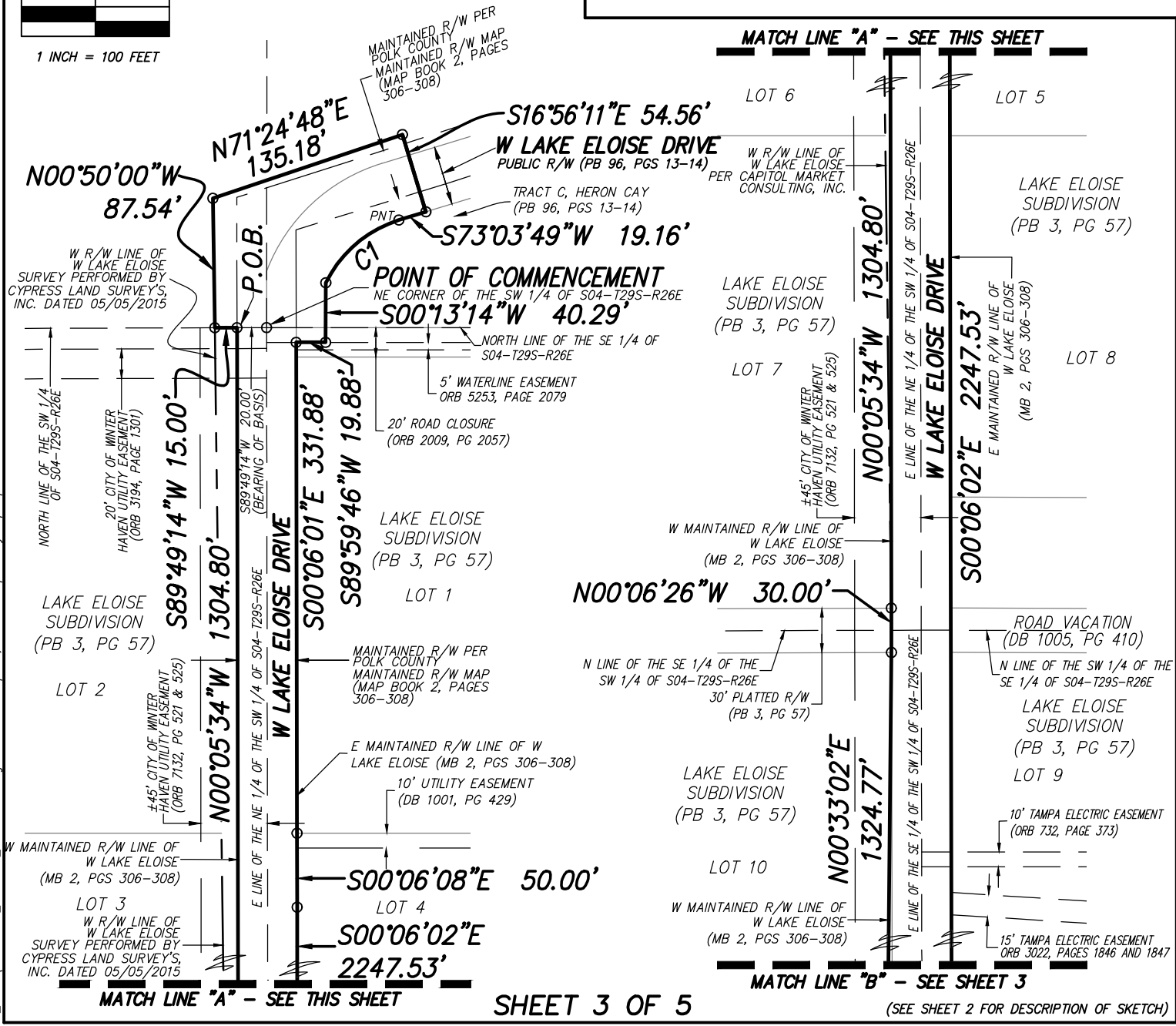
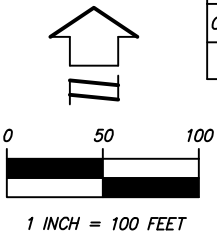
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CHECKED BY: WPH



# ATTACHMENT "A"

## Sheet 3

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	66.88'	83.00	46°10'11"	65.09'	S49°20'35"W



SHEET 3 OF 5

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION  
- OF -  
**WEST LAKE ELOISE DRIVE  
CONVEYED**



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**FORESTAR REAL  
ESTATE GROUP**

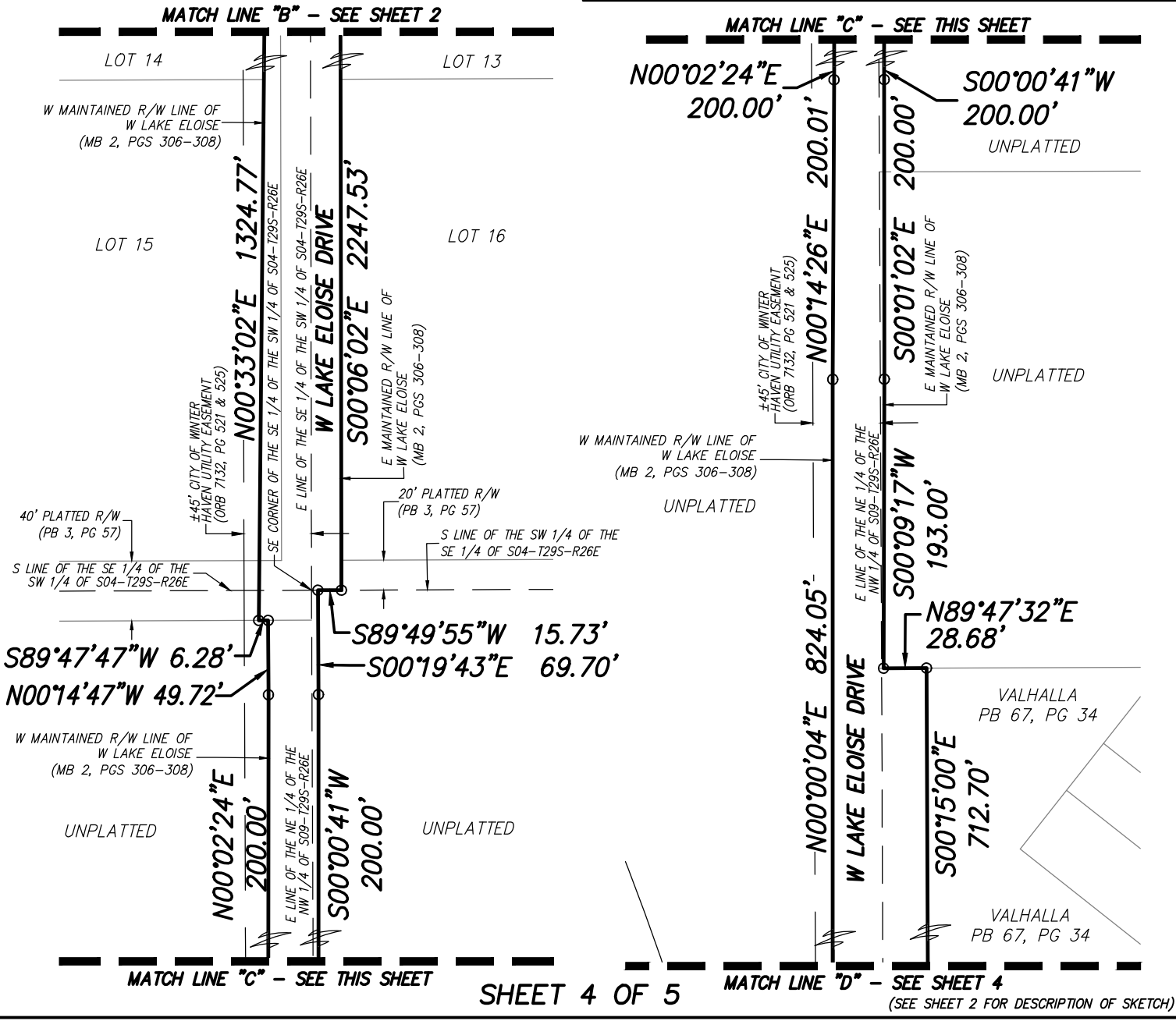
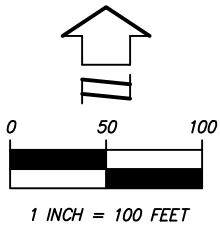
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REV DATE:  
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DRAWN BY: WS  
CHECKED BY: WPH

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# ATTACHMENT "A"

## Sheet 4



**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**  
 -OF-  
**WEST LAKE ELOISE DRIVE**  
**CONVEYED**

SECTIONS 4 & 9, TOWNSHIP 24 SOUTH, RANGE 26 EAST

POLK COUNTY

FLORIDA



# Dewberry

131 WEST KALEY STREET  
 ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104  
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CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**FORESTAR REAL ESTATE GROUP**

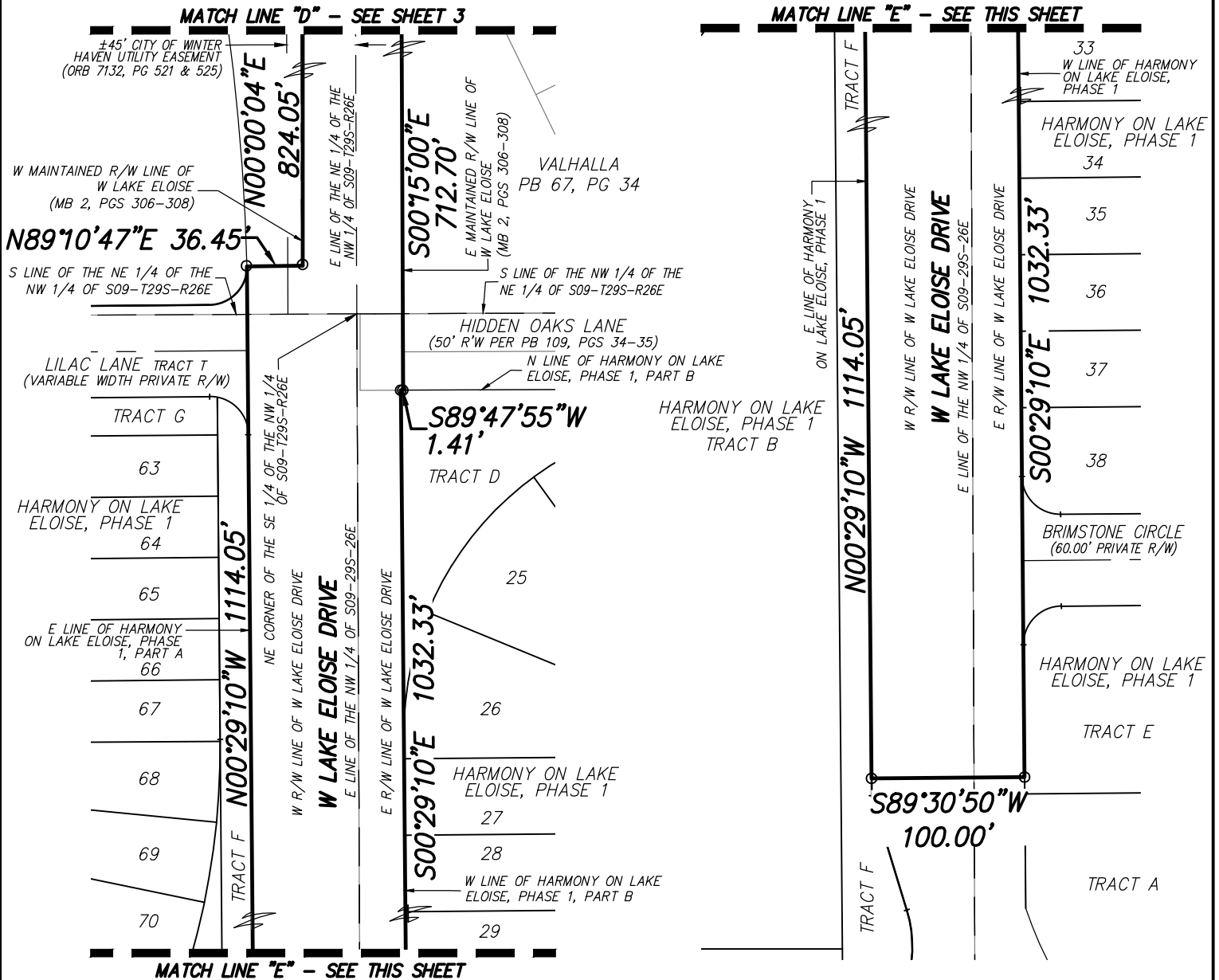
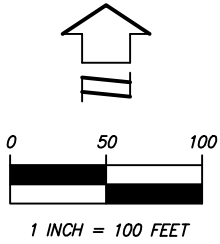
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 CHECKED BY: WPH

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# ATTACHMENT "A"

## Sheet 5



SHEET 5 OF 5

(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION  
-OF-  
WEST LAKE ELOISE DRIVE  
CONVEYED

SECTIONS 4 & 9, TOWNSHIP 24 SOUTH, RANGE 26 EAST

POLK COUNTY

FLORIDA



131 WEST KALEY STREET  
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PREPARED FOR:  
**FORESTAR REAL  
ESTATE GROUP**

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SCALE 1" = 100'

PROJ: 50155783  
DRAWN BY: WS  
CHECKED BY: WPH

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# ATTACHMENT "B"



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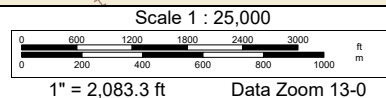
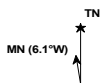


**SECTIONS 03, 04 & 09, TOWNSHIP 29 SOUTH, RANGE 26 EAST**

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This instrument prepared under  
The direction of:  
R. Wade Allen, Director  
Polk County Real Estate Services  
P. O. Box 9005, Drawer RE 01  
Bartow, Florida 33831-9005  
By: Chris Peterson  
Road Transfer: Portion of Lake Eloise Drive West

## COUNTY DEED

**THIS DEED**, made this 1st day of October, 2024 by **POLK COUNTY**, a political subdivision of the State of Florida, Grantor, to the **CITY OF WINTER HAVEN**, a Florida Municipal Corporation, whose address is, P.O. Box 2277, Winter Haven, FL 33883-2277, Grantee.

**WITNESSETH:** That the Grantor, for and in consideration of the sum of \$1.00, to it in hand paid by the Grantee, receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, its successors and assigns forever, all the right, title, interest, including interests, if any, in rights which may have been reserved by operation of Section 270.11 Florida Statutes, claim, and demand, which the Grantor has in and to the following described land lying and being in Polk County, Florida, to wit:

### SEE ATTACHMENT "A"

**The purpose of this County Deed is to convey the Grantor's interest in the right-of-way pursuant to Florida Statutes 335.0415 and 337.29 for that portion of the public road as described in ATTACHMENT "A".**

**IN WITNESS WHEREOF**, said grantor has caused these presents to be executed in its name by its Board of County Commissioners, acting by the Chair or Vice-Chair of said board, the day and year aforesaid.

**ATTEST:**

**GRANTOR:**

**Stacy M. Butterfield**  
Clerk to the Board

**Polk County, Florida**

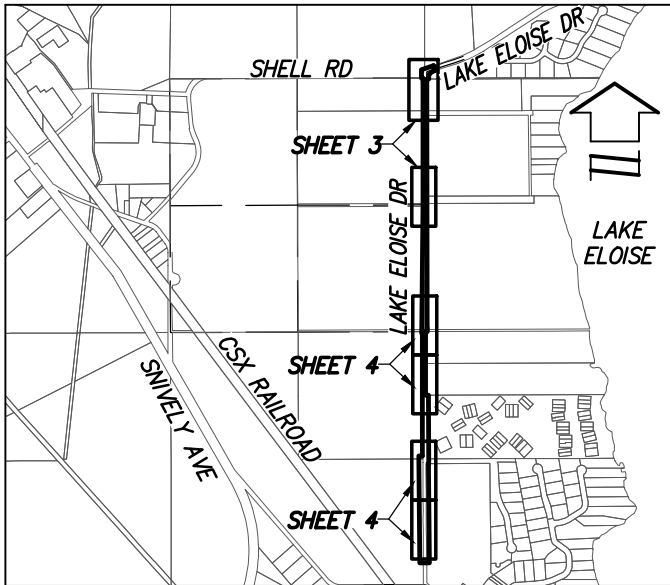
By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
**W.C. Braswell, Chairman**  
Board of County Commissioners

(Seal)

# ATTACHMENT "A"

## Sheet 1



**VICINITY MAP**  
**NOT TO SCALE**

**LEGEND:**

PC	POINT OF CURVATURE	L	LENGTH
PRC	POINT OF REVERSE CURVATURE	R	RADIUS
PCC	POINT OF COMPOUND CURVATURE	A	CENTRAL ANGLE
PNT	POINT OF NON-TANGENCY	CB	CHORD BEARING
PT	POINT OF TANGENCY	CH	CHORD LENGTH
R/W	RIGHT OF WAY	SF	SQUARE FEET
ORB	OFFICIAL RECORDS BOOK	AC	ACRES
PB	PLAT BOOK	SEC	SECTION
PG(S)	PAGE(S)	P.O.B.	POINT OF BEGINNING

**SURVEY NOTES:**

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4. THIS IS NOT A BOUNDARY SURVEY.
5. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3)
6. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM P. HINKLE, PSM 4633, ON 04/12/2023 PER FAC 5J-17.062(2).

WILLIAM P. HINKLE DATE  
 FLORIDA LICENSED SURVEYOR & MAPPER  
 NO. LS 4633  
NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**SHEET 1 OF 5**

(SEE SHEET 2 FOR SKETCH OF DESCRIPTION)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

-OF-

**WEST LAKE ELOISE DRIVE  
CONVEYED**

SECTIONS 4 & 9, TOWNSHIP 24 SOUTH, RANGE 26 EAST

POLK COUNTY

FLORIDA



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PREPARED FOR:

**FORESTAR REAL  
ESTATE GROUP**

DATE: 04/11/23  
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 CHECKED BY: WPH

Drawing name: S:\Employee\Mike Phillips\Autosave\AePublish\18168\Lake Eloise\_sursketch\_RW Vacated.dwg SHEET 1 Apr 12, 2023 3:38pm by: mphilips



# ATTACHMENT "A"

## Sheet 2

### LEGAL DESCRIPTION:

THAT PORTION OF THE WEST LAKE ELOISE DRIVE, RECORDED IN MAP BOOK 2, PAGE(S) 306-308 OF THE PUBLIC RECORD OF POLK COUNTY, FLORIDA LOCATED IN SECTIONS 4 & 9, TOWNSHIP 29 SOUTH, RANGE 26 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE RUN S89°49'14"W ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE OF SAID SECTION 4, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE, S89°49'14"W, A DISTANCE OF 15.00 FEET; THENCE DEPARTING SAID NORTH LINE, RUN N00°50'00"W, A DISTANCE OF 87.54 FEET; THENCE N71°24'48"E, A DISTANCE OF 135.18 FEET; THENCE S16°56'11"E, A DISTANCE OF 54.56 FEET; THENCE S73°03'49"W, A DISTANCE OF 19.16 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 83.00 FEET, A CENTRAL ANGLE OF 46°10'11", A CHORD BEARING OF S49°20'35"W AND A CHORD DISTANCE OF 65.09 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 66.88 FEET TO THE END OF SAID CURVE; THENCE S00°13'14"W, A DISTANCE OF 40.29 FEET; THENCE S89°59'46"W, A DISTANCE OF 19.88 FEET TO A POINT ON THE EAST MAINTAINED RIGHT OF WAY LINE OF SAID WEST LAKE ELOISE DRIVE; THENCE ALONG THE EAST MAINTAINED RIGHT OF WAY LINE OF WEST LAKE ELOISE DRIVE, THE FOLLOWING (10) TEN COURSES AND DISTANCES; S00°06'01"E, A DISTANCE OF 331.88 FEET; THENCE S00°06'08"E, A DISTANCE OF 50.00 FEET; THENCE S00°06'02"E, A DISTANCE OF 2247.53 FEET; THENCE S89°49'55"W, A DISTANCE OF 15.73 FEET; THENCE S00°19'43"E, A DISTANCE OF 69.70 FEET; THENCE S00°00'41"W, A DISTANCE OF 200.00 FEET; THENCE S00°01'02"E, A DISTANCE OF 200.00 FEET; THENCE S00°09'17"W, A DISTANCE OF 193.00 FEET; THENCE N89°47'32"E, A DISTANCE OF 28.68 FEET; THENCE S00°15'00"E, A DISTANCE OF 712.70 FEET TO A POINT ON THE NORTH LINE OF HARMONY ON LAKE ELOISE, PHASE 1, PART B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 196, PAGE(S) 45 THROUGH 48 OF THE PUBLIC RECORDS OF POLK COUNTY ; THENCE ALONG THE NORTH AND EAST LINE OF SAID HARMONY ON LAKE ELOISE, PHASE 1, PART B FOR THE FOLLOWING (2) TWO COURSES AND DISTANCES: S89°47'55"W, A DISTANCE OF 1.41 FEET; THENCE S00°29'10"E, A DISTANCE OF 1032.33 FEET; THENCE DEPARTING SAID SAID EAST LINE, RUN S89°30'50"W, A DISTANCE OF 100.00 FEET TO A POINT ON THE WEST LINE OF HARMONY ON LAKE ELOISE, PHASE 1, PART A; THENCE N00°29'10"W, ALONG THE WEST LINE OF HARMONY ON LAKE ELOISE, PHASE 1, PART A, A DISTANCE OF 1114.05 FEET; THENCE DEPARTING SAID WEST LINE, RUN N89°10'47"E, A DISTANCE OF 36.45 FEET TO A POINT ON THE WEST MAINTAINED RIGHT OF WAY LINE OF WEST LAKE ELOISE DRIVE, THE FOLLOWING (8) EIGHT COURSES AND DISTANCES; N00°00'04"E, A DISTANCE OF 824.05 FEET; THENCE N00°14'26"E, A DISTANCE OF 200.01 FEET; THENCE N00°02'24"E, A DISTANCE OF 200.00 FEET; THENCE N00°14'47"W, A DISTANCE OF 49.72 FEET; THENCE S89°47'47"W, A DISTANCE OF 6.28 FEET; THENCE N00°33'02"E, A DISTANCE OF 1324.77 FEET; THENCE N00°06'26"W, A DISTANCE OF 30.00 FEET; THENCE N00°05'34"W, A DISTANCE OF 1304.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 301,502 SQUARE FEET OR 6.92 ACRES MORE OR LESS.

**SHEET 2 OF 5**

(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

**SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.**

**SKETCH OF DESCRIPTION**

—OF—

**WEST LAKE ELOISE DRIVE  
CONVEYED**

SECTIONS 4 & 9, TOWNSHIP 24 SOUTH, RANGE 26 EAST

POLK COUNTY

FLORIDA



**Dewberry**

131 WEST KALEY STREET  
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104  
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

**FORESTAR REAL  
ESTATE GROUP**

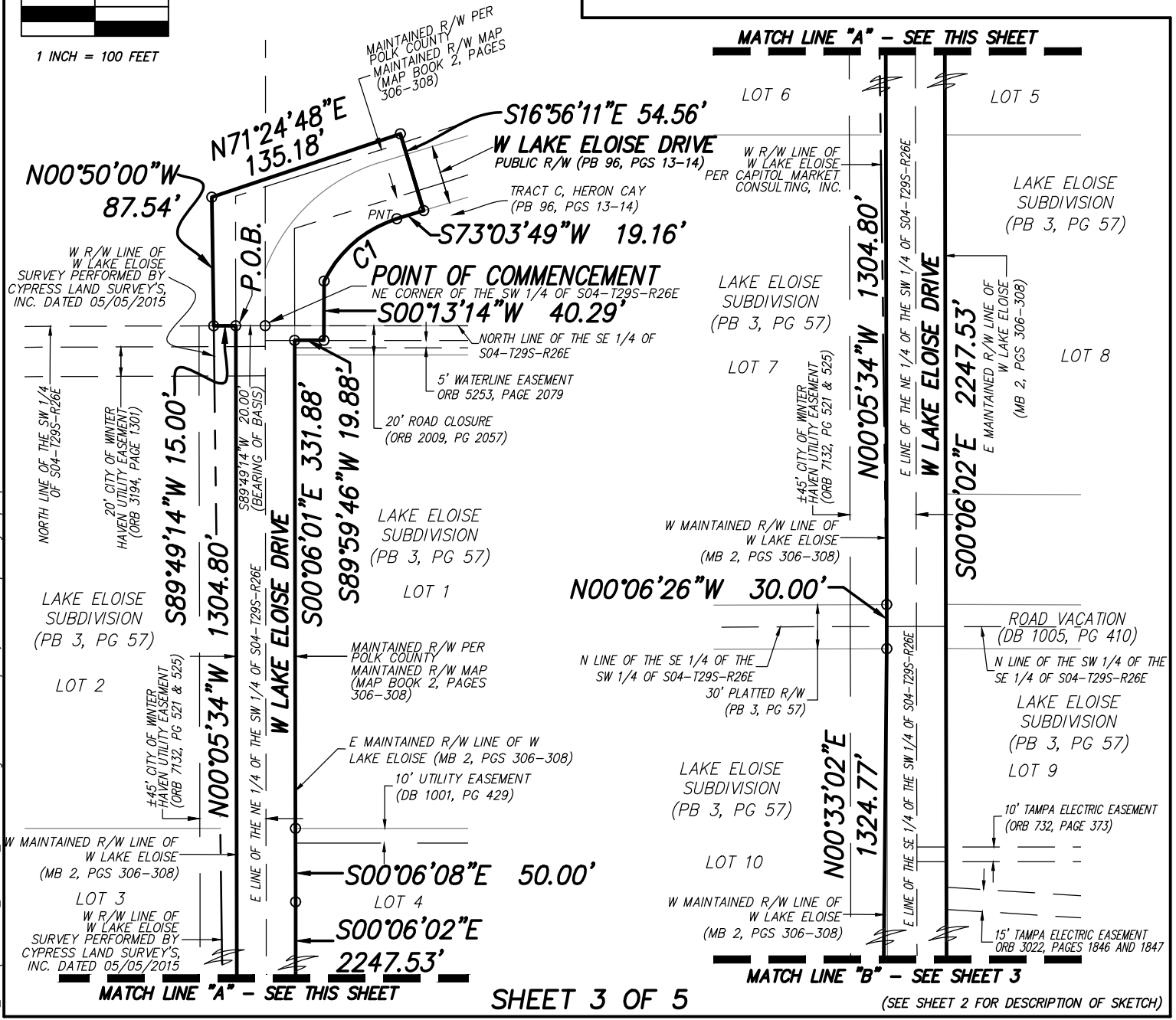
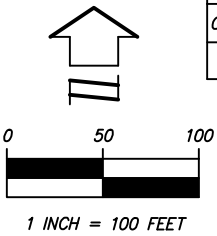
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REV DATE:  
SCALE 1" = 100'

PROJ: 50155783  
DRAWN BY: WS  
CHECKED BY: WPH

# ATTACHMENT "A"

## Sheet 3

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	66.88'	83.00	46°10'11"	65.09'	S49°20'35"W



SHEET 3 OF 5

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION  
- OF -  
**WEST LAKE ELOISE DRIVE  
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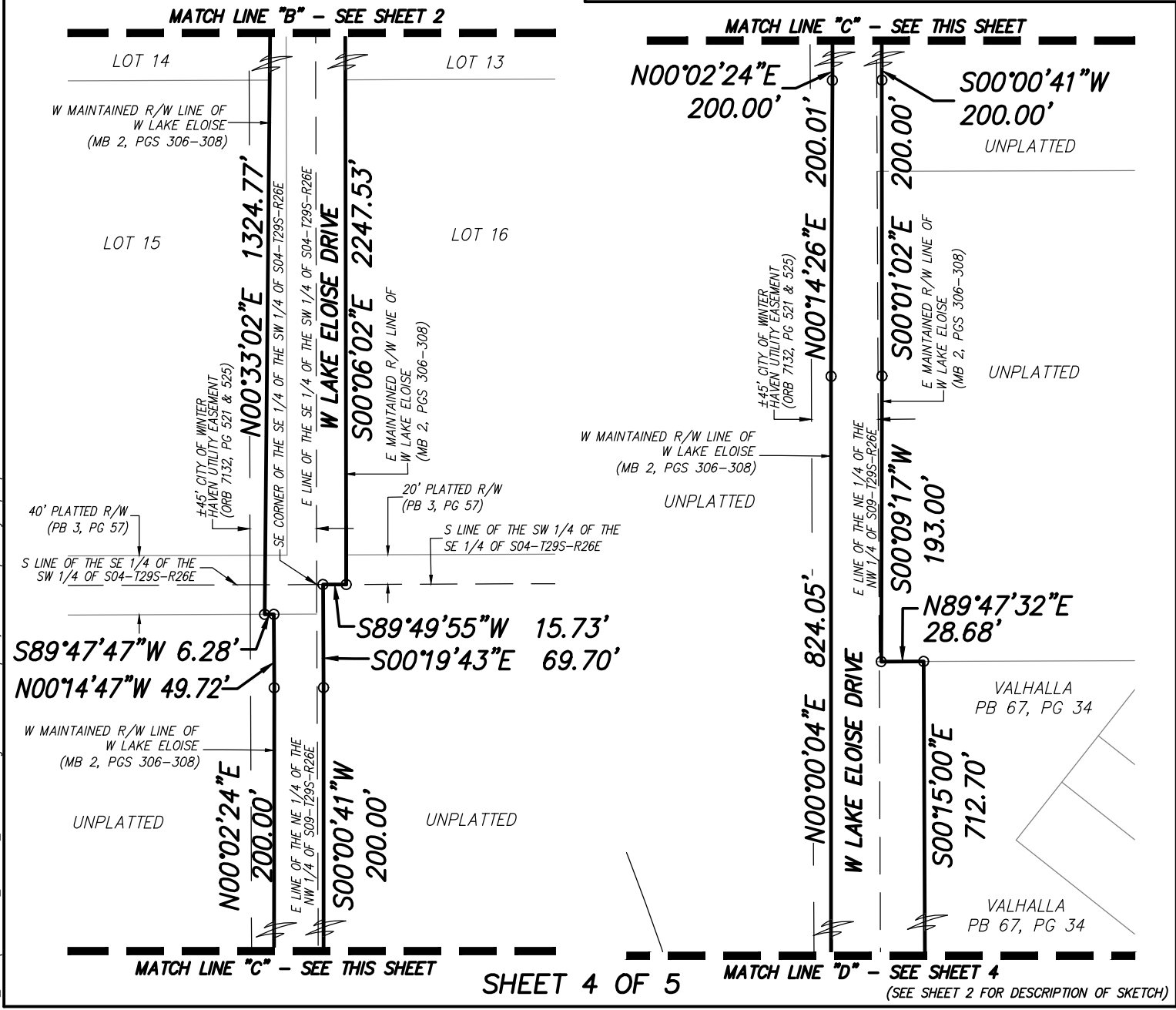
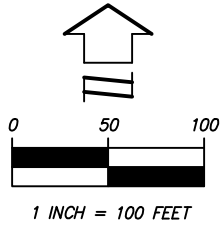
PROJ: 50155783  
DRAWN BY: WS  
CHECKED BY: WPH

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# ATTACHMENT "A"

## Sheet 4



SHEET 4 OF 5

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION  
- OF -  
WEST LAKE ELOISE DRIVE  
CONVEYED

SECTIONS 4 & 9, TOWNSHIP 24 SOUTH, RANGE 26 EAST  
POLK COUNTY FLORIDA



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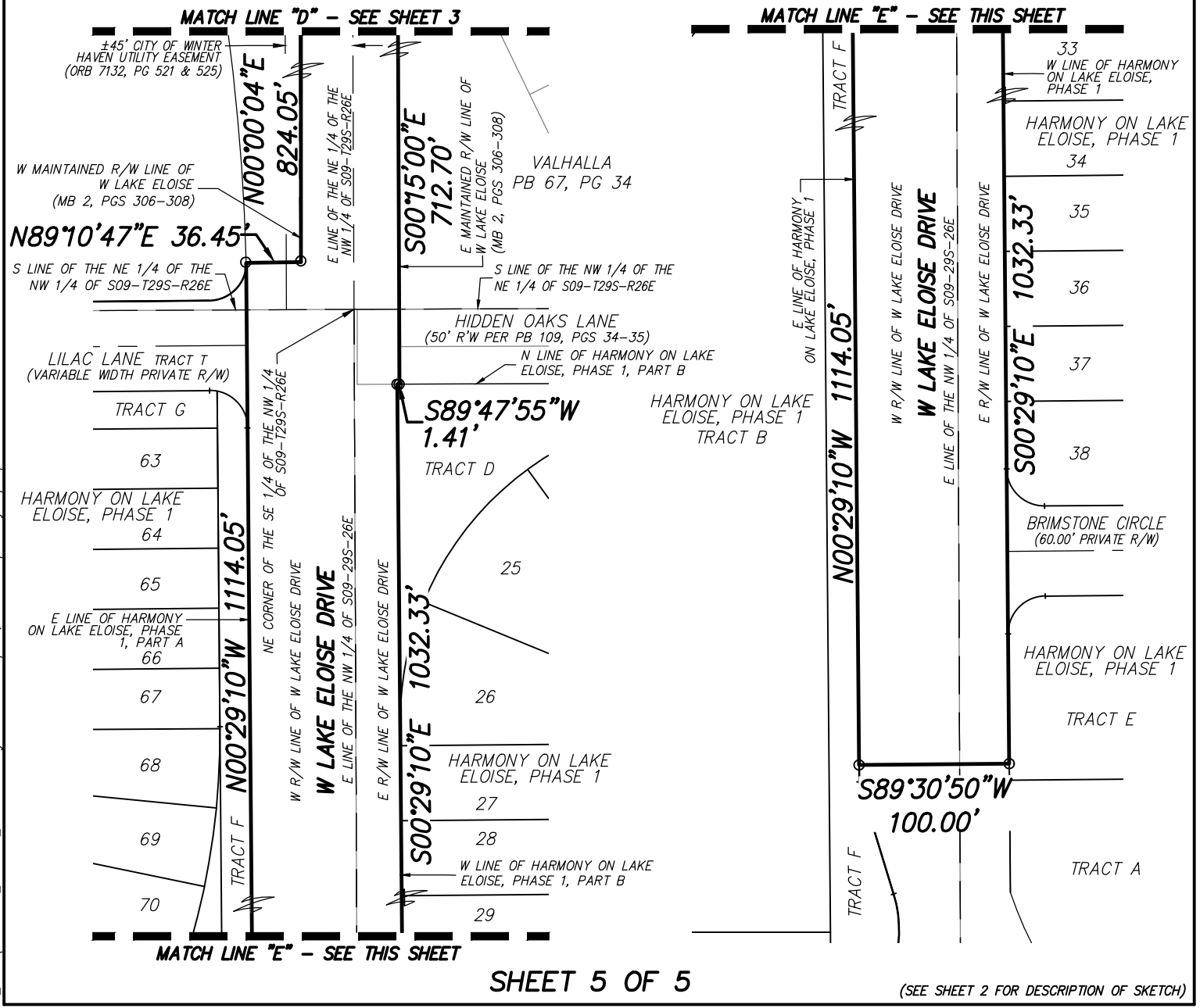
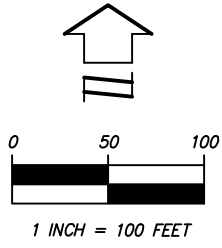
PREPARED FOR:  
FORESTAR REAL  
ESTATE GROUP

DATE: 04/11/23  
REV DATE:  
SCALE 1" = 100'

PROJ: 50155783  
DRAWN BY: WS  
CHECKED BY: WPH

Drawing name: S:\Employee\Mike Phillips\Autosave\AcPublish\18168\Lake Eloise\_sursketch\_RW Vacated.dwg SHEET 4 Apr 12, 2023 3:38pm by: mphilips

# ATTACHMENT "A" Sheet 5




SHEET 5 OF 5

(SEE SHEET 2 FOR DESCRIPTION OF SKETCH)

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Drawing name: S:\Employee\Mike Phillips\Autosave\Acpublish\18168\Lake Eloise\_surfsketch\_RW Vacated.dwg SHEET 5 Apr 12, 2023 3:38pm by: mphilips

**SKETCH OF DESCRIPTION**  
 -OF-  
**WEST LAKE ELOISE DRIVE**  
**CONVEYED**  
 SECTIONS 4 & 9, TOWNSHIP 24 SOUTH, RANGE 26 EAST  
 POLK COUNTY FLORIDA



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