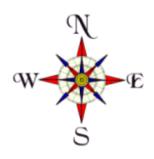


Section 33, Township 30 South, Range 31 East



SECTION 33, TOWNSHIP 30 SOUTH, RANGE 31 EAST







Parcel Number(s):

31-30-33-000000-011010.

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

4.454	FOR OFFICE USE ONLY	
Case/File No	Date Receive Complete:	ed:
Please type or print clearly.		
A. Property Owner(s): (Attach additional sheets		Email
Eagle Haven Ranch Properties, LLC		arnie@arnie.com
802 Taray de Avila, Suite 300		
Tampa	State FL	^{Zip} 33613
813-956-6560	Fax	Cellular
Name		Email
ddress		
ity	State	Zip
Phone	Fax	Cellular
3. Is there a pending "Contract for Sale"? ☐ Ye If yes, please list all parties involved in the sale	s 🛭 No	Cellular
3. Is there a pending "Contract for Sale"? ☐ Yell If yes, please list all parties involved in the sale. 2. Applicant or Authorized Agent: (If different arme Scott Stigall, Esq.	s 🔽 No es contract:	Email sstigall@gunster.com
B. Is there a pending "Contract for Sale"? Yes If yes, please list all parties involved in the sale C. Applicant or Authorized Agent: (If different ame Scott Stigall, Esq. ddress 601 Bayshore Blvd., Suite 700	s No es contract: ht from above)	Email sstigall@gunster.com
B. Is there a pending "Contract for Sale"? Yes If yes, please list all parties involved in the sale C. Applicant or Authorized Agent: (If different ame Scott Stigall, Esq. ddress 601 Bayshore Blvd., Suite 700	s 🔽 No es contract:	Email sstigall@gunster.com
B. Is there a pending "Contract for Sale"? ☐ Yell If yes, please list all parties involved in the sale. C. Applicant or Authorized Agent: (If different ame Scott Stigall, Esq. ddress 601 Bayshore Blvd., Suite 700	s No es contract: It from above)	Email
3. Is there a pending "Contract for Sale"? Year If yes, please list all parties involved in the sale and the sale and the sale and the sale are and the sale and	s No es contract: Int from above)	Email sstigall@gunster.com

of Shady Oaks Drive per the maintained right of way map recorded in Map Book 25, Page 28-35.

The right of way is situated between Parcels 31-30-33-000000-012020, 31-30-33-000000-034010, and

Legal Description (1) (Attach additional sheets as necessary)		
Please see attached legal description and survey.		
The subject property is located within a platted or unrecorded subdivision.		
How was this right-of-way reserved? Plat Deed Other (describe): Map Book 25, Page 28-35		
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)		
Pool Screened Pool/Deck Building Addition (Describe below.) Other (Describe below) Other (Describe below).		
Additional Comments: This request is related to the security of the property owned by Eagle Haven Ranch Properties, LLC,		
and should also benefit Coleman Landing at Shady Oaks Recreation Area. Often, visitors to		
Coleman Landing at Shady Oaks Recreation Area inadvertently pass the entrance to the recreation		
area and proceed to the gates of the property owned by Eagle Haven Ranch Properties, LLC. As		
a result, the entrance to the property owned by Eagle Haven Ranch Properties, LLC has been		
frequently littered with trash and drug-related paraphernalia.		

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.

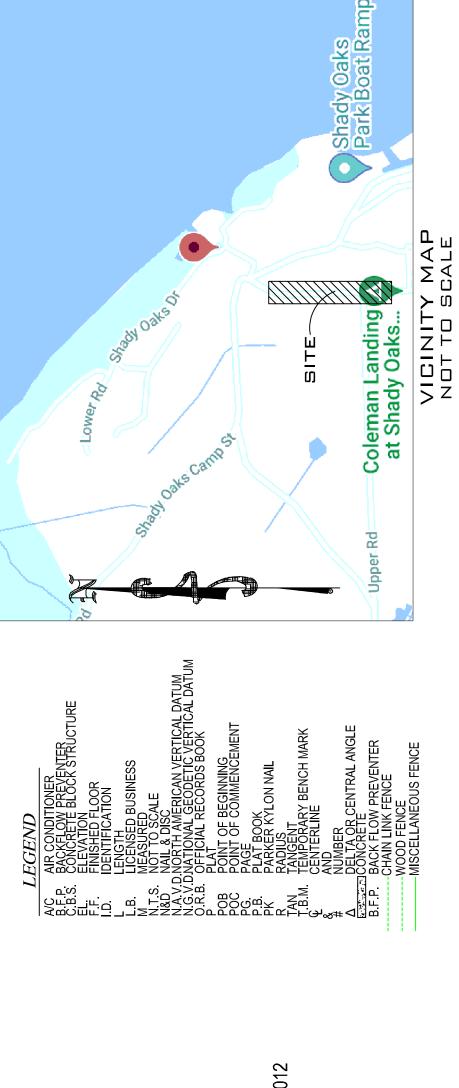
DATED THIS 19th day of Killing	6r 120/23.
Eagle Haven Ranch Properties, LLC Petitioner Name (Print) 802 Taray de Avila, Suite 300 Address	Petitioner's Signature
Tampa, FL 33613	Arnold F, Bellini, III, Manager of Eagle Haven Ranch Properties, LLC
City/State/Zip	Rancip-Toperties, LLC
Phone (813) 956-6560 Arrolf T. Bellini III Petitioner Name (Print) 802 Taray de Avila Address City/State/Zip City/State/Zip	Petitioner's Signature
Phone (813) 156-6560	
STATE OF FLORIDA COUNTY OF Hills borough	
The foregoing instrument was acknowled	dged before me by means of physical presence, this
19 day of December , 20 23, b	Arnold F. Bellini, III, as Manager of Eagle Haven Ranch Properties, LLC, on behalf of the company, who is /are
personally known to me or who has / have prod	uced as identification and
M	Notary Public State of Florida Judy L Wolfe My Commission HH 432296 Expires 8/10/2027 Otary Public ly Commission Expires: 8/10/2027
С	ommission No.: 432296

LEGAL DESCRIPTION
A PARCEL OF LAND BEING A PART OF FRACTIONAL SECTION 33, TOWNSHIP 30 SOUTH, RANGE 31 EAST, POLK COUNTY, FLORIDA, SAID PARCEL BEING A PORTION OF
THE MAINTAINED RIGHT OF WAY OF SHADY OAKS DRIVE PER THE MAINTAINED RIGHT OF WAY MAP RECORDED IN MAP BOOK 25, PAGES 28-35 PER THE OFFICIAL

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE NORTH 00°17'55" WEST, ALONG THE EAST LINE OF SAID SECTION 33, A DISTANCE OF 22.36.00 FEET TO A POINT; THENCE SOUTH 87°51'40" WEST A DISTANCE OF 25.85 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°57'27" WEST A DISTANCE OF 194.65 FEET; THENCE NORTH 02°05'32" WEST A DISTANCE OF 182.27 FEET; THENCE NORTH 02°05'32" WEST A DISTANCE OF 45.46 FEET; THENCE NORTH 02°07'09" WEST A DISTANCE OF 54.06 FEET; THENCE NORTH 02°05'32" EAST A DISTANCE OF 45.46 FEET; THENCE NORTH 06°15'08" EAST A DISTANCE OF 58.03 FEET; THENCE OF 187.06" EAST A DISTANCE OF 58.09 FEET; THENCE NORTH 10°45'09" EAST A DISTANCE OF 58.09 FEET; THENCE SOUTH 21°06'39" WEST A DISTANCE OF 55.06 FEET; THENCE SOUTH 15°02'54" WEST A DISTANCE OF 52.06 FEET; THENCE SOUTH 05°00'35" WEST A DISTANCE OF 55.26 FEET; THENCE SOUTH 00°03'36" EAST A DISTANCE OF 96.60 FEET; THENCE SOUTH 01°18'29" EAST A DISTANCE OF 181.33 FEET; THENCE SOUTH 01°05'35" EAST A DISTANCE OF 181.33 FEET; THENCE SOUTH 02°21'50" EAST A DISTANCE OF 18.61 FEET; THENCE SOUTH 02°21'50" EAST A DISTANCE OF 18.65 FEET; THENCE SOUTH 02°21'50" EAST A DISTANCE OF 19.65 FEET; THENCE SOUTH 02°21'50" EAST A DISTANCE OF 19.65 FEET; THENCE SOUTH 02°21'50" EAST A DISTANCE OF 19.65 FEET; THENCE SOUTH 02°21'50" EAST A DISTANCE OF 19.65 FEET; THENCE SOUTH 02°21'50" EAST A DISTANCE OF 19.65 FEET; THENCE SOUTH 02°21'50" EAST A DISTANCE OF 19.65 FEET; THENCE SOUTH 02°21'50" EAST A DISTANCE OF 19.65 FEET; THENCE SOUTH 02°21'50" EAST A DISTANCE OF 19.65 FEET; THENCE SOUTH 02°21'50" EAST A DISTANCE OF 19.65 FEET; THENCE SOUTH 02°21'50" EAST A DISTANCE OF 19.65 FEET; THENCE SOUTH 02°21'50" EAST A DISTANCE OF 19.65 FEET; THENCE SOUTH 02°21'50" EAST A DISTANCE OF 19.65 FEET; THENCE SOUTH 02°21'50" EAST A DISTANCE OF 19.65 FEET; THENCE SOUTH 02°21'50" EAST A DISTANCE OF 19.65 FEET; THENCE SOUTH 02°21'50" EAST A DISTANCE OF 19.65 FEET; THENCE SOUTH 03°50 FEET; THENCE RECORDS OF POLK COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

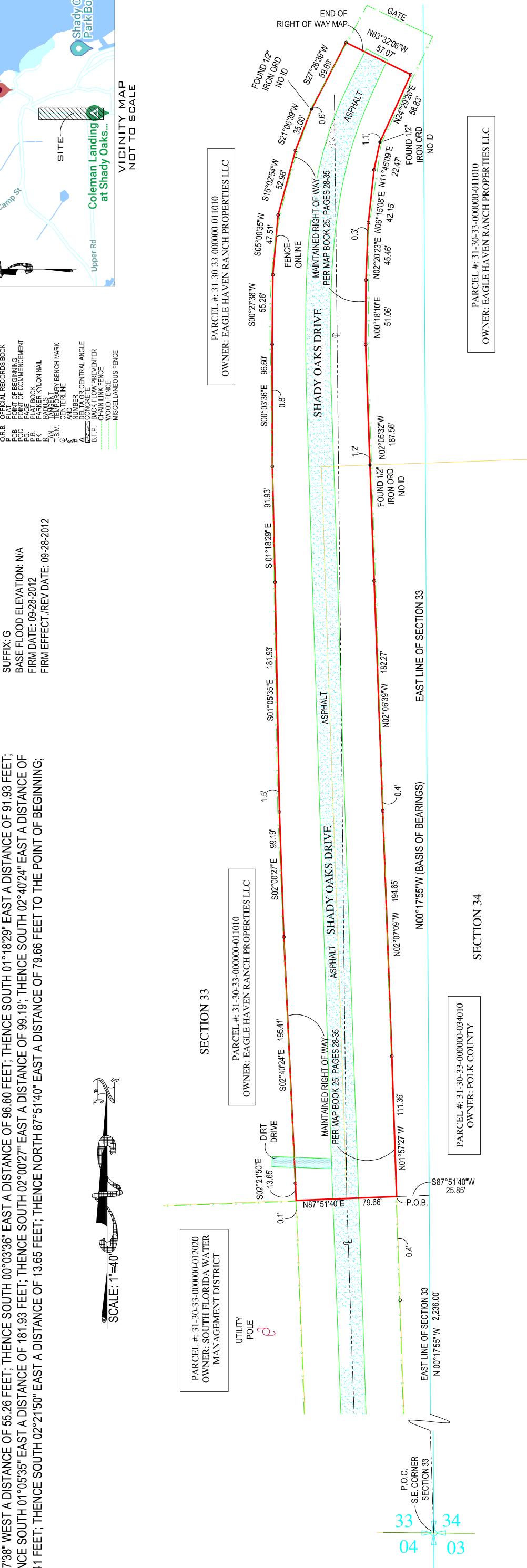
PORTION OF LES, FL 3385 **JAKS DRIVE** PURPOSE SURVEY OF NORTHERL SHADY LAKE W

RANCH PROPERTIES, LLC CERTIFIED TO: EAGLE HAVEN



COMMUNITY NUMBER: 120261 PANEL: 12105C0825

FLOOD ZONE: X



IENTS...11-20-2023 ITY MAP COMMENTS...11-29-2023 ANDING ENTRANCE L DESCRIPTION...12-01-2023 1) UPDATED CERTIFICATION... 11-16-2023
2) CREATE LEGAL... 11-16-2023
3) ADDRESS COMMENTS...11-20-2023
4) ADDRESS VICINITY MAP COMMENTS...11-5) ADD COLEMAN LANDING ENTRANCE 5) ADD COLEMAN LAN & REVISE LEGAL I 6) REVISE LEGAL & B

OUNDARY

THE PURPOSE OF THIS SURVEY IS TO SHOW THE LOCATION OF EXISTING FEATURES WITHIN THE RIGHT OF WAY OF SHADY OAKS DRIVE PER THE MAINTAINED RIGHT OF WAY MAP RECORDED IN MAP BOOK 25, PAGES 28-35 PER THE OFFICIAL RECORDS OF POLK COUNTY, FLORIDA.

THIS IS NOT A BOUNDARY SURVEY.
 LEGAL CREATED BY COMPASS SURVEYING.
 LEGAL CREATED BY COMPASS SURVEYING.
 NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
 NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING THIS SURVEY
 NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
 ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASUMED UNITES OF NOO" 17' 55"
 THE BEARINGS SHOWN HEREON ARE BASED UPON THE E. LINE OF SECTION 33, HAVING AN ASSUMED BEARING OF NOO" 17' 55"

SECTION 33, HAVING AN ASSUMED BEARING OF N 00° 17' 55" W

SURVEYORS CERTIFICATE: I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE CORRECT REPRESENTATION OF A SURVEY PREF UNDER MY DIRECTION. NOT VALID WITHOUT A RA EMBOSSED SEAL AND SIGNATURE. KENNETH J. OSBORNE PROFESSIONAL SURVEYOR & MAI

DATE OF FIELD WORK: 10-24-2023 DATE OF MAP: 11-10-2023

ОЕ 4-2023 oject **C-606524** "=40" 10-2

6250 N. MILITARY TRAIL SUITE 102 SUITE 102 WEST PALM BEACH, FL 33407 PHONE: 561.640.4800 FAX: 561.640.0576 LB #7463