

Subject Area

Section 13,
Township 30 South,
Range 28 East

023010

283012

021010²

MB 4 PGS 147.148

023010

149'

188'

83'

000561

A

000562

149'

000563

149'

D

000592

GOLDEN BOUGH RD

15'

30'

90'

307.4'

537.1'

1

97'

307.4'

000010

64'

2

307.4'

3

52'

283013

54'

64'

93'

022030

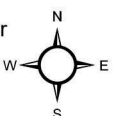
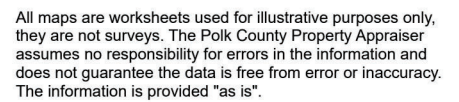
000060

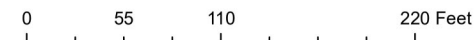
307.4'

6

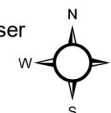
7

SUBJECT





March 31, 2025



64

4

THE GOLDENBOUGH ASSOCIATION'S PLAT OF HOME SITES.

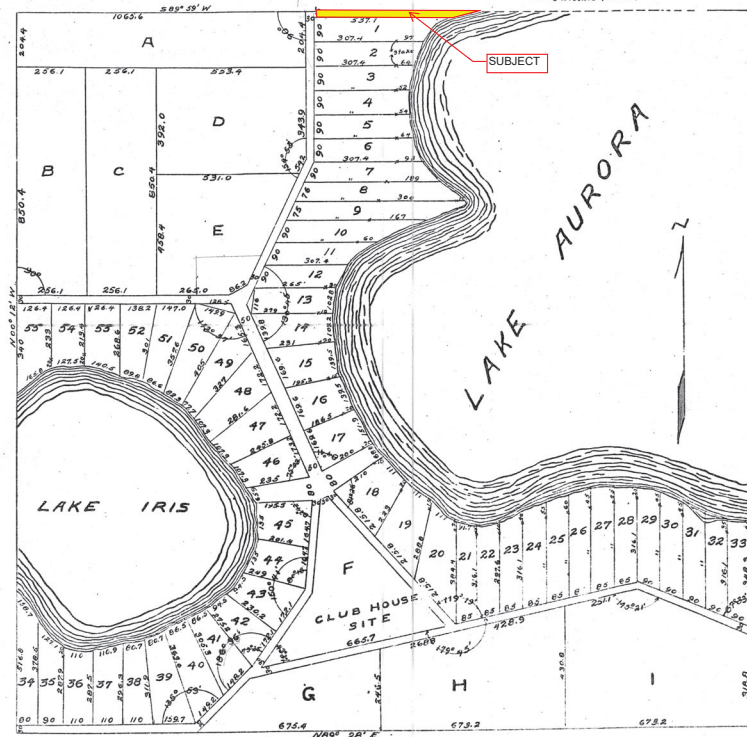
Accepted and ordered
filed for record by
Irwin A. Yarnell.

J. A. YARNELL'S SUBDIVISION
OF THE NE 1/4 OF SEC. 13, T. 30 S., R. 28 E.,
POLK CO., FLORIDA.

May 1919

B. M. Sullivan
Surveyor
Shoals & L. 12208 JUL 13 1919

Filed
Sept. 2, 1919
J. A. Yarnell
Cash Current Cont.



4

65



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: _____

Date Received: _____
Complete: _____

Please type or print clearly.

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

Name LAKE AURORA CHRISTIAN ASSEMBLY		Email
Address 237 GOLDEN BOUGH RD		
City LAKE WALES	State FL	Zip 33898
Phone 863-696-1102	Fax	Cellular

Name		Email
Address		
City	State	Zip
Phone	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 CB Myers, III, P.A		Email corby@cbmiii.com
Address 202 E Stuart Ave		
City Lake Wales	State FL	Zip 33859
Phone 863-679-5337	Fax	Cellular

General Information

D. General Location of Property to be Vacated:

Property Location or Address
GOLDEN BOUGH RD LAKE WALES, FL 33898
Parcel Number(s): 283013946200000010

Legal Description ⁽¹⁾ (Attach additional sheets as necessary)
All that certain 15 foot wide Right-of-Way lying North of Lot 1 of The Goldenbough Association's
Plat recorded in Plat Book 4, Page 65 and Lying East of Golden Bough Rd as described in
Map Book 4 Pages 147, all lying and being in Polk County, Florida
The subject property is located within a <input checked="" type="checkbox"/> platted or <input type="checkbox"/> unrecorded subdivision. How was this right-of-way reserved? <input checked="" type="checkbox"/> Plat <input type="checkbox"/> Deed <input type="checkbox"/> 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)

<input type="checkbox"/> Code Violation. (Attach copy of letter citing violation.) <input type="checkbox"/> Need to clear an existing encroachment. (Describe encroachment below.) <input type="checkbox"/> Request to vacate to allow for construction of: <div style="display: flex; justify-content: space-between; padding: 0 10px;"> <input type="checkbox"/> Pool <input type="checkbox"/> Screened Pool/Deck <input type="checkbox"/> Building Addition (Describe Below). <input checked="" type="checkbox"/> Other (Describe below) </div>
Additional Comments:
Property Owner owns both sides of Right of way

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 24th day of March, 20 25.

Lake Aurora Christian Assembly

Petitioner Name

237 Golden Bough Rd

Address

Lake Wales, FL 33898

City/State/Zip

Phone 863-696-1102

x Stephen K Bornemann
Petitioner's Signature CEO

Petitioner Name

Address

Petitioner's Signature

City/State/Zip

Phone

STATE OF FLORIDA

COUNTY OF Polk

The foregoing instrument was acknowledged before me this 24th day of March, 20 25, by Stephen K Bornemann, who ☒ is / are personally known to me or ☐ who has / have produced _____ as identification and who ☒ did / ☐ did not take an oath.

Cornelius B. Myers III
Notary Public, State of Florida
My Comm. Expires July 1, 2025
Commission #HH148341

[Signature]
Notary Public
My Commission Expires: _____
Commission No.: _____

Exhibit "A"

Project Number: 0813E25-1

VACATION DESCRIPTION

A parcel of land being a portion of THE GOLDENBOUGH ASSOCIATION'S PLAT OF HOME SITES (I.A. Yarnell's Subdivision) as recorded in Plat Book 4, Page 65, of the Public Records of Polk County, Florida, lying in Section 13, Township 30 South, Range 28 East, Polk County, Florida, being more particularly described as follows:

That part of a 15 feet wide platted right-of-way being depicted North of Lot 1 on said THE GOLDENBOUGH ASSOCIATION'S PLAT OF HOME SITES that lies east of the following described line:

Commence at an Axle marking the northwest corner of Lot "A" of said THE GOLDENBOUGH ASSOCIATION'S PLAT OF HOME SITES, said Axle having a Northing coordinate of 1289342.56 feet and an Easting coordinate of 826194.31 feet (Florida State Plane Coordinate System, North American Datum of 1983, Florida West Zone, Adjustment of 2011, U.S. Survey feet); thence North 89°40'44" East, 1067.28 feet to a 5/8 inch Iron Rod; thence continue North 89°40'44" East, 84.10 feet to a 4 inch by 4 inch concrete monument; thence continue North 89°40'44" East, 9.33 feet to the **Point of Beginning**; thence South 16°57'40" West, 24.07 feet to the **Point of Terminus**.

SHEET 1 OF 2

FOR SKETCH SEE SHEET 2 OF 2

REVISION	DATE	BY