

**RESOLUTION NO. 2024-\_\_\_\_\_**

**VACATING AND CLOSING PORTIONS OF PLATTED, UNOPENED, AND UNMAINTAINED RIGHTS-OF-WAY AS SHOWN ON THE MAP OF STARR LAKE DEVELOPMENT, AND THE REPLAT OF STARR LAKE DEVELOPMENT, POLK COUNTY, FLORIDA.**

WHEREAS, the petition of Nim Lithuel, LLC and C. C. Calhoun, Inc., through their authorized representative David C. Carter, requesting that the Board of County Commissioners of Polk County, Florida, vacate, abandon, discontinue and close portions of platted, unopened, and unmaintained rights-of-way as shown on the map of Starr Lake Development, and the Replat of Starr Lake Development described as:

**SEE ATTACHMENT "A".**

and renounce and disclaim any right of the County and the public in and to said rights-of-way and the land in connection therewith, was duly presented to said Board at its regular meeting held on the 16th day of July 2024; and

WHEREAS, notice of intention to apply to the Board of County Commissioners to close said rights-of-way was duly published in The Ledger, Lakeland, Florida, a newspaper of general circulation in Polk County, Florida; and

WHEREAS, a hearing has been held this 16th day of July, 2024, as provided in the above referred to notice, and after due weight, consideration and determination, it has been determined that the statutory requirements have been complied with and that the closing and abandoning of the rights-of-way described above will not adversely affect the ownership of any person, it being conclusively shown and demonstrated that said rights-of-way are no longer needed as right-of-way; and

WHEREAS, this action is found to be in the best interest of the public.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Polk County, Florida, that certain rights-of-way described above be and are hereby vacated, abandoned, discontinued, and closed and all rights of the County and the public in and to said rights-of-way and the land in connection therewith be and is hereby renounced.

ADOPTED this 16th day of July 2024.

ATTACHMENT "A"

Page 1 of 20

SKETCH OF DESCRIPTION  
NOT A BOUNDARY SURVEY

SHEET 1 OF 2

SECTION 13, TOWNSHIP 29 SOUTH, RANGE 27 EAST  
CITY OF LAKE WALES, POLK COUNTY, FLORIDA

Exhibit A

30' Road Right-of-Way Closure

Legal Description:

The apparent 30 foot Public Road lying North of Lots 18 and 24 and South of Lots 17 and 23 of Starr Lake Development a Plat recorded in Plat Book 6, page 2 of the Public Records of Polk County, Florida all being in the Northeast 1/4 of Section 13, Township 29 South, Range 27 East. West of the Right-of-Way (O.R. Book 7658, page 284). East of the West line of the East 1/4 of the NE 1/4.



File : SOD #1-sht1.dwg  
Print date : 06 - 12 - 2024

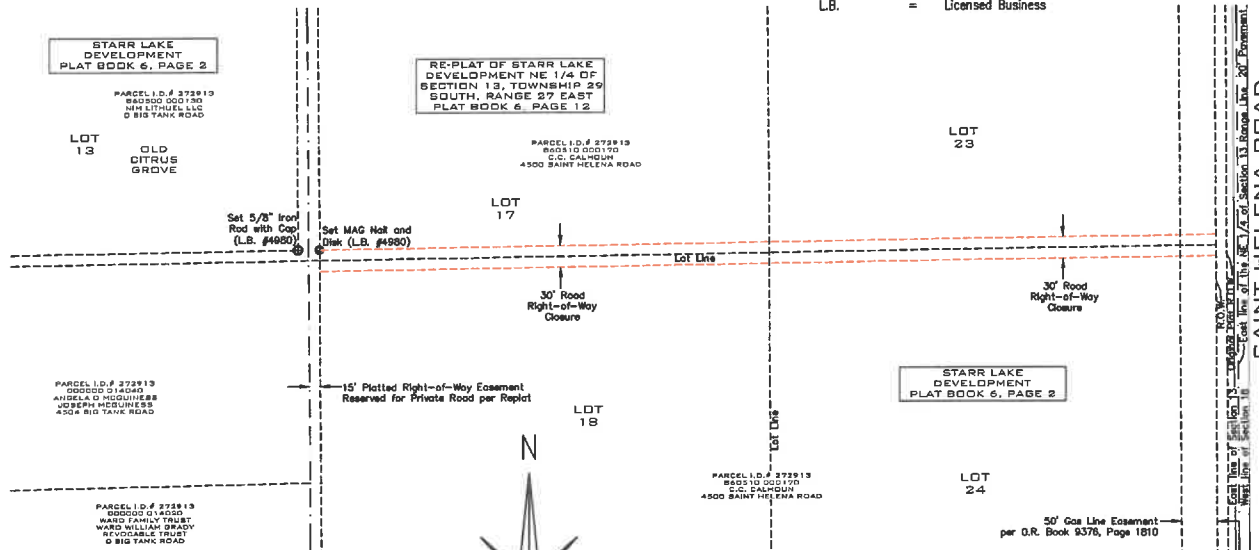
Prepared by: CYPRESS LAND SURVEY'S, INC. • 702 Avenue "A", N.W.  
Winter Haven, Florida 33881-3139 Phone (863) 299-8165  
Stephen E. Whitaker, P.L.S. - Florida License & Reg. # L.S. 3053 & L.B. 4980  
CYPRESSLAND@MSN.COM WWW.CYPRESSLAND-SURVEYS.COM

C:\work from w.h\C.C. Calhoun\Masterpiece Road - S.R. 17A\S00\S00 #1.dwg (Sheet 1) Plotted on: Jun 12, 2024 - 4:02pm by quasi

SKETCH OF DESCRIPTION  
NOT A BOUNDARY SURVEY  
SECTION 13, TOWNSHIP 29 SOUTH, RANGE 27 EAST  
CITY OF LAKE WALES, POLK COUNTY, FLORIDA

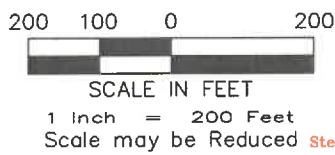
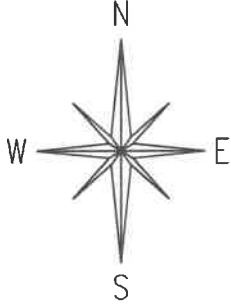
LEGEND

- (Plat) (P) = Bearing, Angle, Distance, or Name shown on Plat of Record
- I.D. = Identification
- L.B. = Licensed Business



SURVEYOR'S NOTES :

1. Sketch of Description - no field work completed 04 - 18 - 2024.
2. Use of this sketch for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.



SURVEYOR'S CERTIFICATE :

I, hereby certify that to the best of my knowledge, information, and belief, this plat is a True and correct representation of the hereon described land according to normal standards of Professional care for the Survey purpose hereon stated, and this Plat meets Standards of Practice as adopted by the Florida Board of Professional Land Surveyor's under authority of Section 472.027, Florida Statutes, and set forth in Chapter 5J-17.

Digitally signed by  
Stephen E Whitaker  
Date: 2024.06.12  
17:02:51 -04'00'



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Winter Haven, Florida 33881-3139 Phone (863) 299-8165  
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CYPRESSLAND@MSN.COM WWW.CYPRESSLAND-SURVEYS.COM



File : SOD #1-sht2.dwg  
Print date : 06 - 12 - 2024

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SKETCH OF DESCRIPTION  
NOT A BOUNDARY SURVEY

SHEET 1 OF 2

SECTION 13, TOWNSHIP 29 SOUTH, RANGE 27 EAST  
CITY OF LAKE WALES, POLK COUNTY, FLORIDA

Exhibit A

30' Road Right-of-Way Closure

Legal Description:

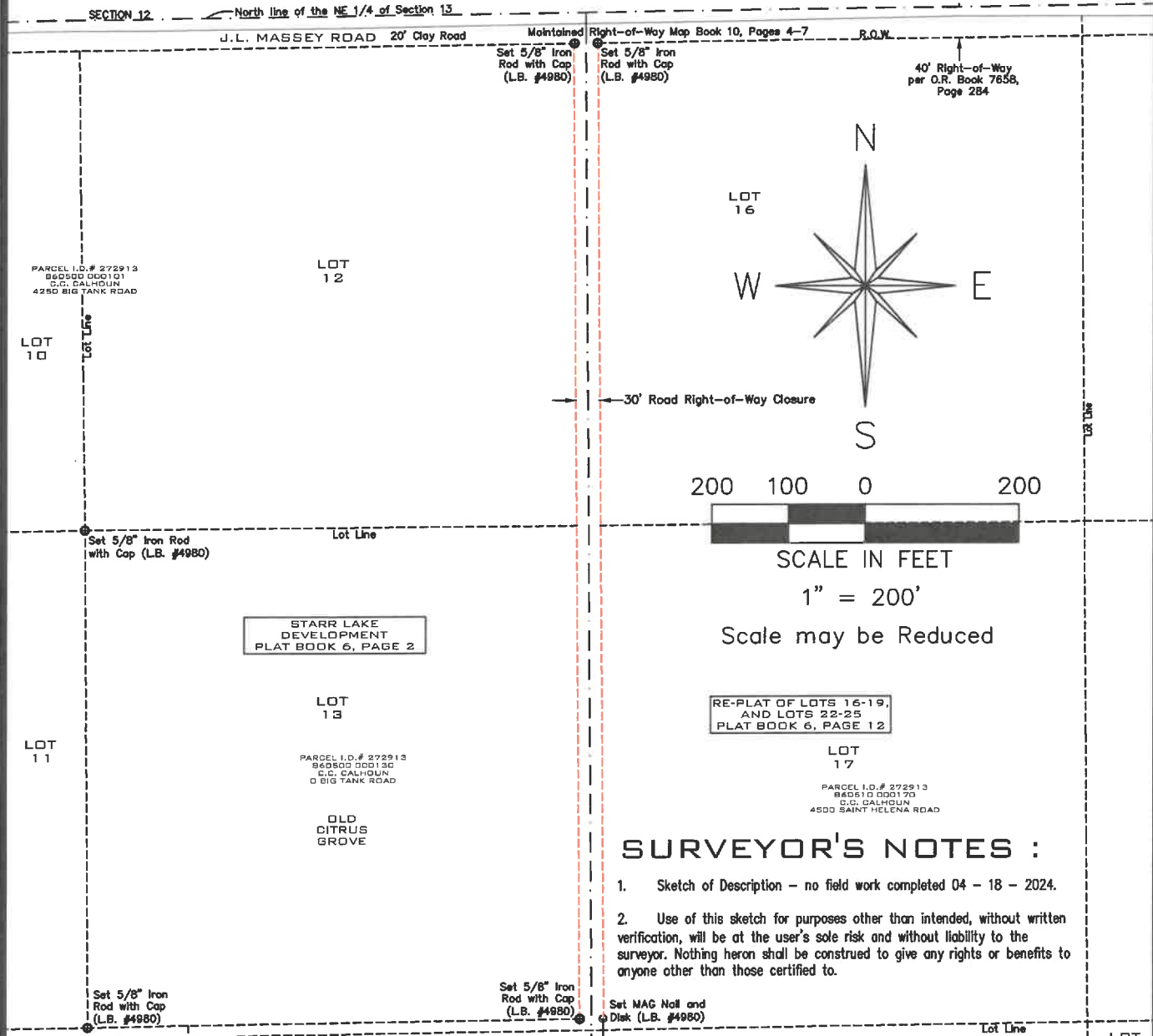
The apparent 30 foot Public Road lying West of Lots 16 and 17 of Replat of Starr Lake Development a Plat recorded in Plat Book 6, page 12 of the Public Records of Polk County, Florida and East of Lots 12 and 13 of Original Plat of Starr Lake Development a Plat recorded in Plat Book 6, page 2 of the Public Records of Polk County, Florida all being in the Northeast 1/4 of Section 13, Township 29 South, Range 27 East. South of the Right-of-Way of J.L. Massey Road.



File : SOD #2-sht1.dwg  
Print date : 06 - 12 - 2024

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SKETCH OF DESCRIPTION  
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SECTION 13, TOWNSHIP 29 SOUTH, RANGE 27 EAST  
CITY OF LAKE WALES, POLK COUNTY, FLORIDA



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**SURVEYOR'S CERTIFICATE :**

I, hereby certify that to the best of my knowledge, information, and belief, this plat is a True and correct representation of the hereon described land according to normal standards of Professional care for the Survey purpose hereon stated, and this Plat meets Standards of Practice as adopted by the Florida Board of Professional Land Surveyor's under authority of Section 472.027, Florida Statutes, and set forth in Chapter 5J-17.

Digitally signed by  
Stephen E Whitaker  
Date: 2024.06.12  
17:03:42 -04'00'



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Winter Haven, Florida 33881-3139 Phone (863) 299-8165  
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**LEGEND**

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SKETCH OF DESCRIPTION  
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SECTION 13, TOWNSHIP 29 SOUTH, RANGE 27 EAST  
CITY OF LAKE WALES, POLK COUNTY, FLORIDA

Exhibit A

15' Road Right-of-Way Closure

Legal Description:

The apparent East one half or 15 feet Public Road lying West of Lot 18 of Original Plat of Starr Lake Development in Plat Book 6, page 2 of the Public Records of Polk County, Florida all being in the Northeast 1/4 of Section 13, Township 29 South, Range 27 East.



Prepared by: CYPRESS LAND SURVEY'S, INC. • 702 Avenue "A", N.W.  
Winter Haven, Florida 33881-3139 Phone (863) 299-8165 Fax (863) 294-4301  
Stuart A. Whitaker, P.S.M. - Florida License & Reg. # L.S. 6153 & L.B. 4980  
CYPRESSLAND@MSN.COM WWW.CYPRESSLAND-SURVEYS.COM

File : SOD #4-sht1.dwg  
Print date : 04 - 18 - 2024

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**SKETCH OF DESCRIPTION  
NOT A BOUNDARY SURVEY  
SECTION 13, TOWNSHIP 29  
SOUTH, RANGE 27 EAST  
CITY OF LAKE WALES, POLK  
COUNTY, FLORIDA**

PARCEL I.D.# 272913  
860910 000170  
O.C. CALHOUN  
4500 SAINT HELENA ROAD  
**LOT 17**

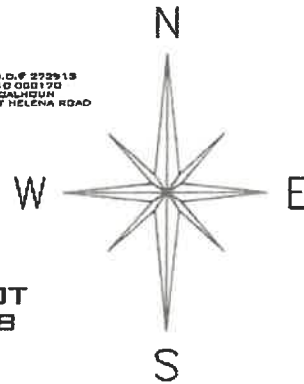
Set MAG Nail and  
Disk (L.B. #4980)

**STARR LAKE  
DEVELOPMENT  
PLAT BOOK 6, PAGE 2**

PARCEL I.D.# 272913  
000000 014000  
ANDELA D MOUWINESE  
JOSEPH MOUWINESE  
4904 918 TANK ROAD

30' Platted  
Right-of-Way

PARCEL I.D.# 272913  
860910 000170  
O.C. CALHOUN  
4500 SAINT HELENA ROAD



**LOT 18**



SCALE IN FEET

1" = 100'

Scale may be Reduced

PARCEL I.D.# 272913  
000000 014000  
WARD FAMILY TRUST  
WARD WILLIAM GRADY  
REVOCABLE TRUST  
0 918 TANK ROAD

**SURVEYOR'S NOTES :**

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Set 5/8" Iron Rod  
with Cap (L.B. #4980)

**LOT 14**

PARCEL I.D.# 272913  
860900 000140  
JOHN PERRY DAUGHTRY  
LISA JENNINGS DAUGHTRY  
1755 MASTERPIECE ROAD

PARCEL I.D.# 272913  
860910 000180  
WHEELER FARMS INC  
0 MASTERPIECE ROAD

**LOT 19**

**LEGEND**

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Digitally signed by  
Stuart A Whitaker  
Date: 2024.04.18  
11:30:21 -04'00'

*Stuart A. Whitaker*

Prepared by: CYPRESS LAND SURVEY'S, INC. • 702 Avenue "A", N.W.  
Winter Haven, Florida 33881-3139 Phone (883) 299-8165 Fax (883) 294-4301  
Stuart A. Whitaker, P.S.M. - Florida License & Reg. # LS. 6153 & L.B. 4980  
CYPRESSLAND@MSN.COM WWW.CYPRESSLAND-SURVEYS.COM

SKETCH OF DESCRIPTION  
NOT A BOUNDARY SURVEY  
SECTION 13, TOWNSHIP 29 SOUTH, RANGE 27 EAST  
CITY OF LAKE WALES, POLK COUNTY, FLORIDA

Exhibit A

15' Road Right-of-Way Closure

Legal Description:

The apparent North 1/2 or 15 feet Public Road lying South of Lot 6 of Original Plat of Starr Lake Development in Plat Book 6, page 2 of the Public Records of Polk County, Florida all being in the Northwest 1/4 of Section 13, Township 29 South, Range 27 East. This description does not include any portion of Big Tank Road.

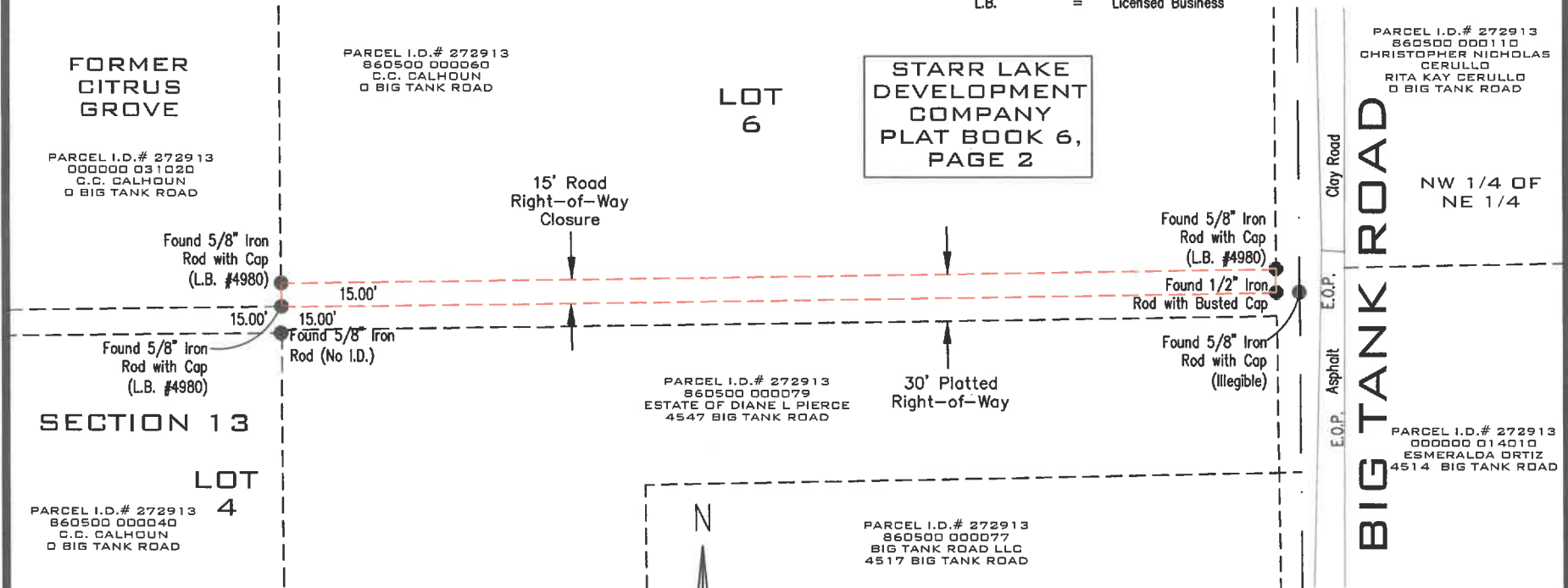




**SKETCH OF DESCRIPTION  
NOT A BOUNDARY SURVEY**  
SECTION 13, TOWNSHIP 29 SOUTH, RANGE 27 EAST  
CITY OF LAKE WALES, POLK COUNTY, FLORIDA

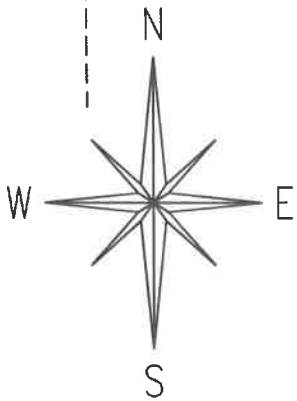
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SCALE IN FEET  
1 Inch = 100 Feet  
Scale may be Reduced

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Digitally signed by  
Stephen E Whitaker  
Date: 2024.06.11  
11:11:07 -04'00'



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File : SOD #5-sht2.dwg  
Print date : 06 - 11 - 2024

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**SKETCH OF DESCRIPTION  
NOT A BOUNDARY SURVEY**

**SHEET 1 OF 2**

**SECTION 13, TOWNSHIP 29 SOUTH, RANGE 27 EAST  
CITY OF LAKE WALES, POLK COUNTY, FLORIDA**

Exhibit A

30' Road Right-of-Way Closure

Legal Description:

The apparent 30 foot Public Road lying North of Lot 4 of Original Plat of Starr Lake Development a Plat recorded in Plat Book 6, page 2 of the Public Records of Polk County, Florida, all being in the Northwest 1/4 of Section 13, Township 29 South, Range 27 East.



File : SOD #6-aht1.dwg  
Print date : 04 - 18 - 2024

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Winter Haven, Florida 33881-3139 Phone (863) 299-8165 Fax (863) 294-4301  
Stuart A. Whitaker, P.S.M. - Florida License & Reg. # L.S. 6153 & L.B. 4980  
CYPRESSLAND@MSN.COM WWW.CYPRESSLAND-SURVEYS.COM

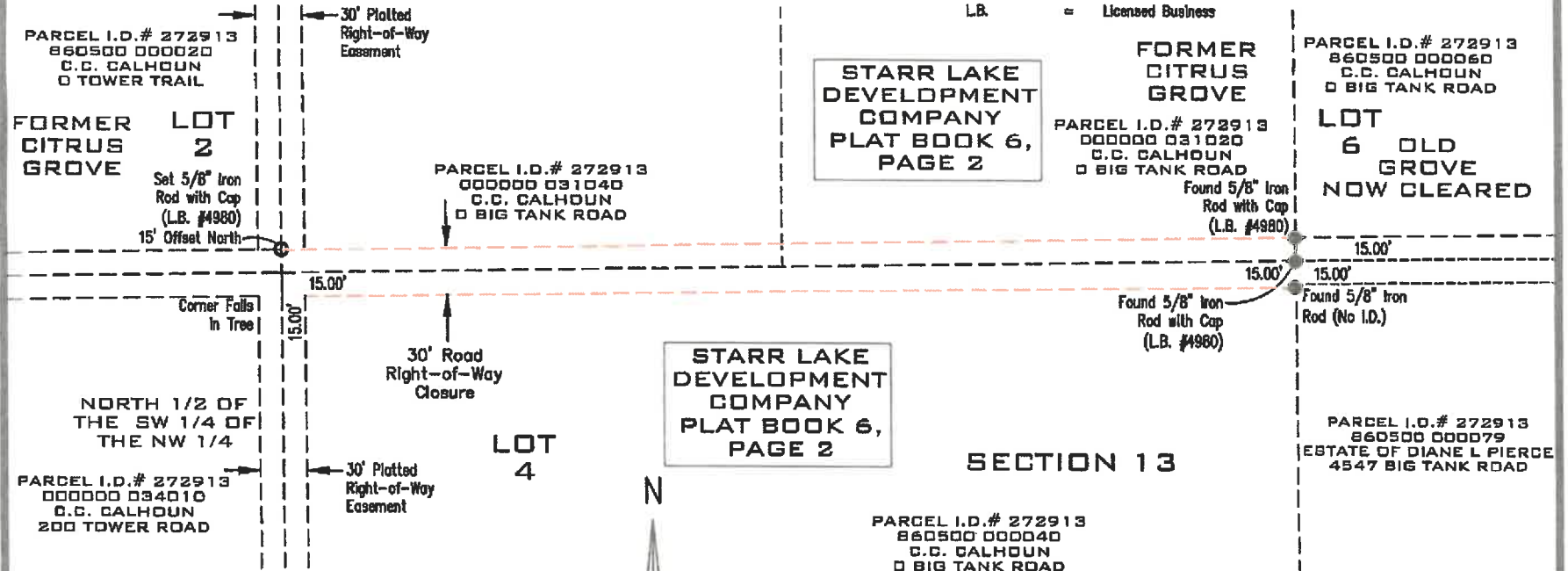
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**SKETCH OF DESCRIPTION  
NOT A BOUNDARY SURVEY**

SECTION 13, TOWNSHIP 29 SOUTH, RANGE 27 EAST  
CITY OF LAKE WALES, POLK COUNTY, FLORIDA

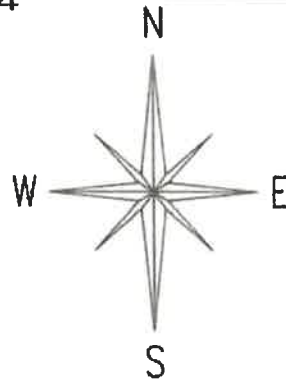
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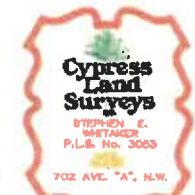
1 Inch = 100 Feet  
Scale may be Reduced

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Digitally signed by  
Stuart A Whitaker  
Date: 2024.04.18  
11:32:25 -04'00'

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Print date : 04 - 18 - 2024

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**SKETCH OF DESCRIPTION  
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SECTION 13, TOWNSHIP 29 SOUTH, RANGE 27 EAST  
CITY OF LAKE WALES, POLK COUNTY, FLORIDA

Exhibit A

30' Road Right-of-Way Closure

Legal Description:

The apparent 30 foot Public Road lying West of Lot 4 of Original Plat of Starr Lake Development in Plat Book 6, page 2 of the Public Records of Polk County, Florida and continuing South adjacent to Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 13, Township 29 South, Range 27 East and terminating at the North Right-of-Way line of Masterpiece Road.



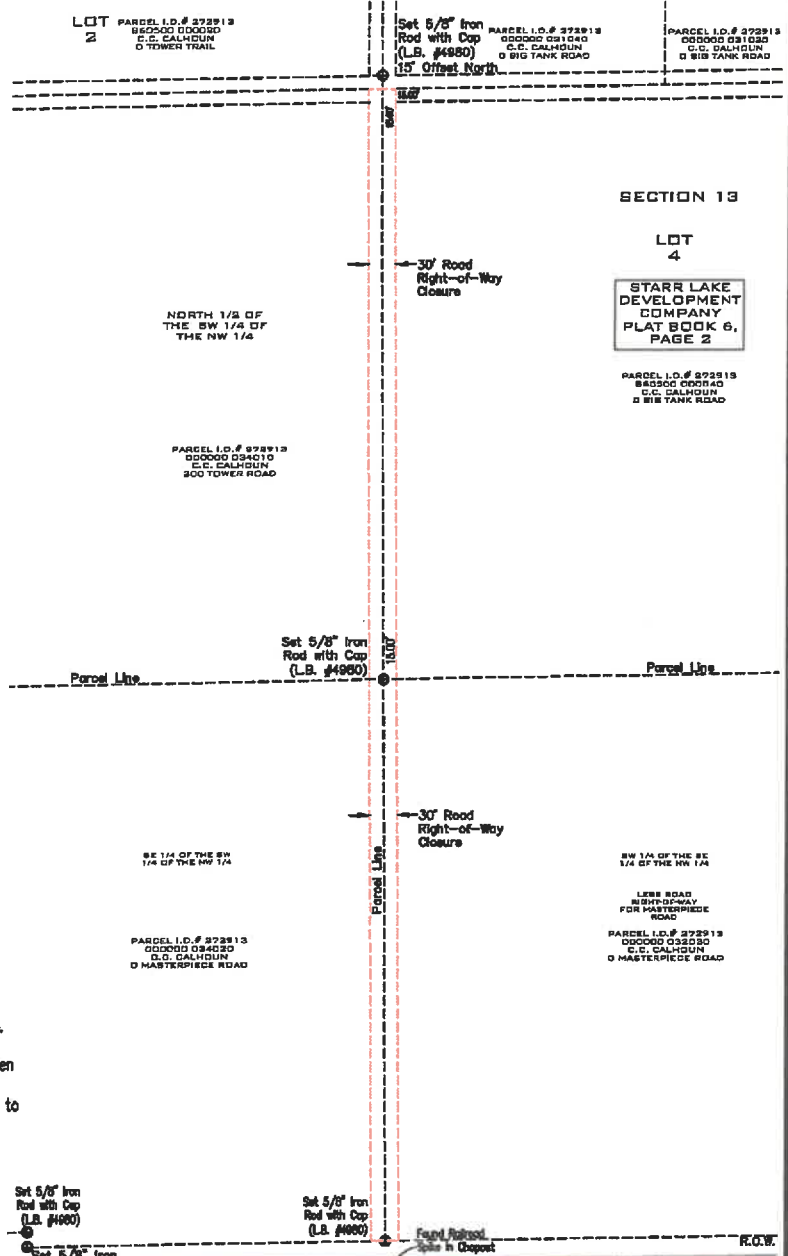
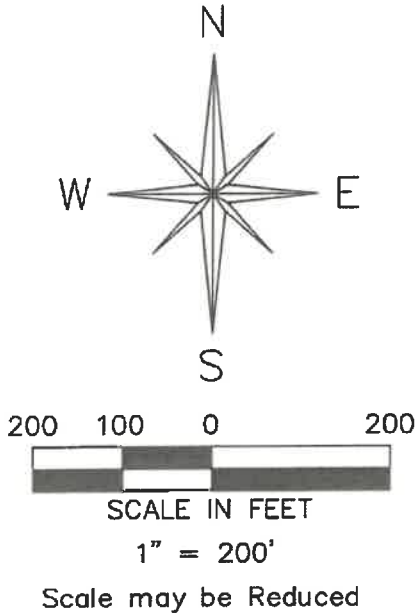
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File : SOD #7-sht1.dwg  
Print date : 04 - 18 - 2024

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**SKETCH OF DESCRIPTION  
NOT A BOUNDARY SURVEY**  
SECTION 13, TOWNSHIP 29  
SOUTH, RANGE 27 EAST  
CITY OF LAKE WALES, POLK  
COUNTY, FLORIDA

SHEET 2 OF 2



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**LEGEND**

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- L.B. = Licensed Business
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- R.O.W. = Right-of-Way



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Digitally signed by  
Stuart A Whitaker  
Date: 2024.04.18  
11:33:03 -04'00'

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CYPRESSLAND@MSN.COM WWW.CYPRESSLAND-SURVEYS.COM

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**SKETCH OF DESCRIPTION  
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SECTION 13, TOWNSHIP 29 SOUTH, RANGE 27 EAST  
CITY OF LAKE WALES, POLK COUNTY, FLORIDA**

Exhibit A

30' Road Right-of-Way Closure

Legal Description:

The apparent 30 foot Public Road lying East of Lot 2 of Original Plat of Starr Lake Development in Plat Book 6, page 2 of the Public Records of Polk County, Florida and continuing North adjacent to the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 13, Township 29 South, Range 27 East and terminating at the South Right-of-Way line of J.L. Massey Road.



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File : SOD #8-sht1.dwg  
Print date : 04 - 18 - 2024

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SKETCH OF DESCRIPTION  
NOT A BOUNDARY SURVEY

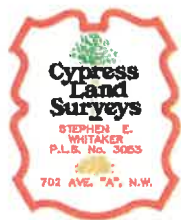
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File : SOD #9-sht1.dwg  
Print date : 04 - 18 - 2024

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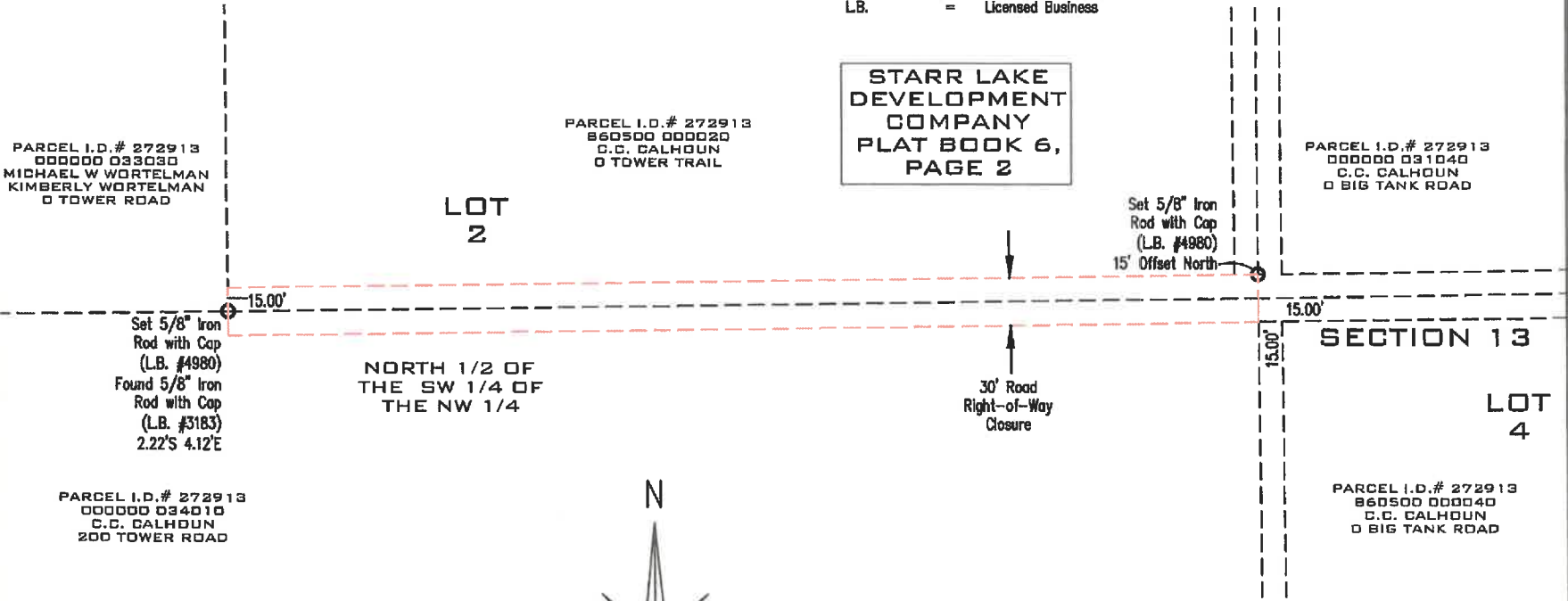


**SKETCH OF DESCRIPTION  
NOT A BOUNDARY SURVEY**  
SECTION 13, TOWNSHIP 29 SOUTH, RANGE 27 EAST  
CITY OF LAKE WALES, POLK COUNTY, FLORIDA

**LEGEND**

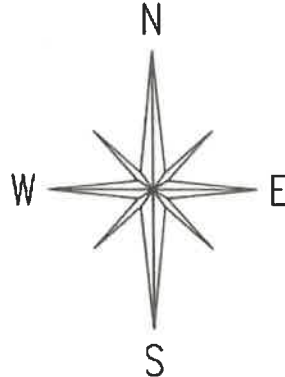
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- I.D. = Identification
- L.B. = Licensed Business

**STARR LAKE  
DEVELOPMENT  
COMPANY  
PLAT BOOK 6,  
PAGE 2**



**SURVEYOR'S NOTES :**

1. Sketch of Description - no field work completed 04 - 18 - 2024.
2. Use of this sketch for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.

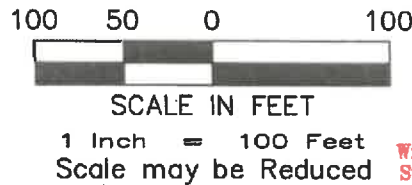


**SURVEYOR'S CERTIFICATE :**

I, hereby certify that to the best of my knowledge, information, and belief, this plat is a True and correct representation of the hereon described land according to normal standards of Professional care for the Survey purpose hereon stated, and this Plat meets Standards of Practice as adopted by the Florida Board of Professional Land Surveyors under authority of Section 472.027, Florida Statutes, and set forth in Chapter 5J-17.

Digitally signed by  
Stuart A Whitaker  
Date: 2024.04.18  
11:33:59 -04'00'

*Stuart A. Whitaker*



File : SOD #9-sht2.dwg  
Print date : 04 - 18 - 2024

Prepared by: CYPRESS LAND SURVEY'S, INC. \* 702 Avenue "A", N.W.  
Winter Haven, Florida 33881-3139 Phone (863) 290-8165 Fax (863) 294-4301  
Stuart A. Whitaker, P.S.M. - Florida License & Reg. # L.S. 8153 & L.B. 4980  
CYPRESSLAND@MSN.COM WWW.CYPRESSLAND-SURVEYS.COM

C:\Users\quest\AppData\Local\Temp\AcPublish\_11428\SOD #9.dwg (Sheet 2) Plotted on: Apr 18, 2024 - 11:26am by quest

SKETCH OF DESCRIPTION  
NOT A BOUNDARY SURVEY

SECTION 13, TOWNSHIP 29 SOUTH, RANGE 27 EAST  
CITY OF LAKE WALES, POLK COUNTY, FLORIDA

Exhibit A

15' Road Right-of-Way Closure

Legal Description:

The apparent 15 feet Public Road lying in the North 15 feet of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 13, Township 29 South, Range 27 East, of the Public Records of Polk County, Florida.



File : SOD #10-sht1.dwg  
Print date : 06 - 12 - 2024

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Winter Haven, Florida 33881-3139 Phone (863) 299-8165  
Stephen E. Whitaker, P.L.S. - Florida License & Reg. # LS. 3053 & L.B. 4980  
CYPRESSLAND@MSN.COM WWW.CYPRESSLAND-SURVEYS.COM

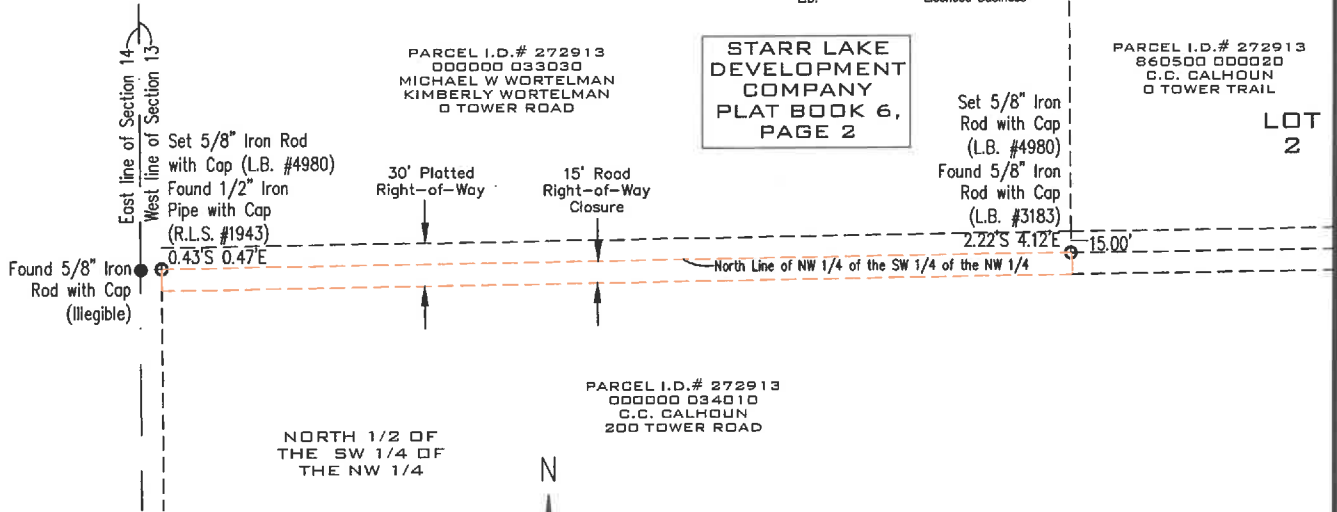
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**SKETCH OF DESCRIPTION  
NOT A BOUNDARY SURVEY**  
SECTION 13, TOWNSHIP 29 SOUTH, RANGE 27 EAST  
CITY OF LAKE WALES, POLK COUNTY, FLORIDA

**LEGEND**

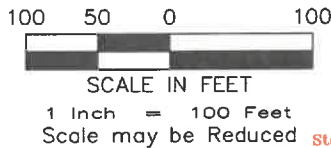
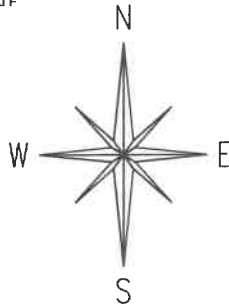
- (Plat) (P) = Bearing, Angle, Distance, or Name shown on Plat of Record
- I.D. = Identification
- L.B. = Licensed Business

**TOWER ROAD**  
Maintained Right-of-Way Map Book 27, Pages 98-103



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I, hereby certify that to the best of my knowledge, information, and belief, this plat is a True and correct representation of the hereon described land according to normal standards of Professional care for the Survey purpose hereon stated, and this Plat meets Standards of Practice as adopted by the Florida Board of Professional Land Surveyor's under authority of Section 472.027, Florida Statutes, and set forth in Chapter 5J-17.

Digitally signed by  
Stephen E Whitaker  
Date: 2024.06.12  
17:04:16 -04'00'



Prepared by: CYPRESS LAND SURVEY'S, INC. • 702 Avenue "A", N.W.  
Winter Haven, Florida 33881-3139 Phone (863) 299-8165  
Stephen E. Whitaker, P.L.S. - Florida License & Reg. # L.S. 3053 & L.B. 4980  
CYPRESSLAND@MSN.COM WWW.CYPRESSLAND-SURVEYS.COM

File : SOD #10-sht2.dwg  
Print date : 06 - 12 - 2024

ATTACHMENT "A"

Page 19 of 20

The 30 feet Public Road lying East of Lot 14 of the Original Plat of Starr Lake Development in Plat Book 6, Page 2, and West of Lot 19 of the Replat of Starr Lake Development Company in Plat Book 6, Page 12, of the Public Records of Polk County, Florida, being in the Southeast 1/4 of Section 13, Township 29 South, Range 27 East.

ATTACHMENT "A"  
Page 20 of 20

The South 1/2 or 15 feet of the Public Road lying North of Lot 7 of the Original Plat of Starr Lake Development in Plat Book 6, Page 2 of the Public Records of Polk County, Florida, being in the Northwest 1/4 of Section 13, Township 29 South, Range 27 East. This description does not include any portion of Big Tank Road.