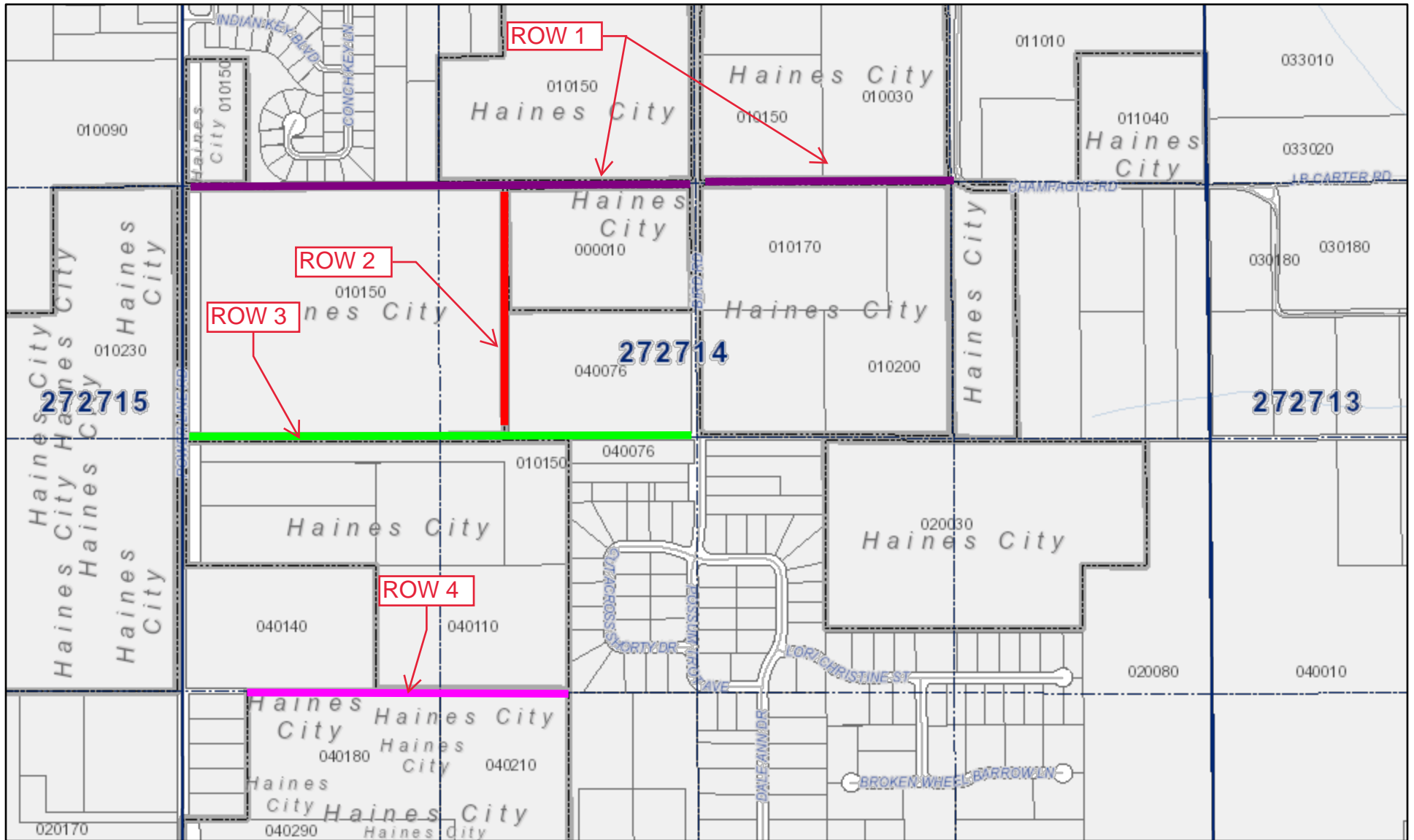


Section 14, Township 27 South, Range 27 East



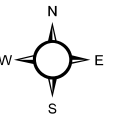
Section 14, Township 27 South, Range 27 East

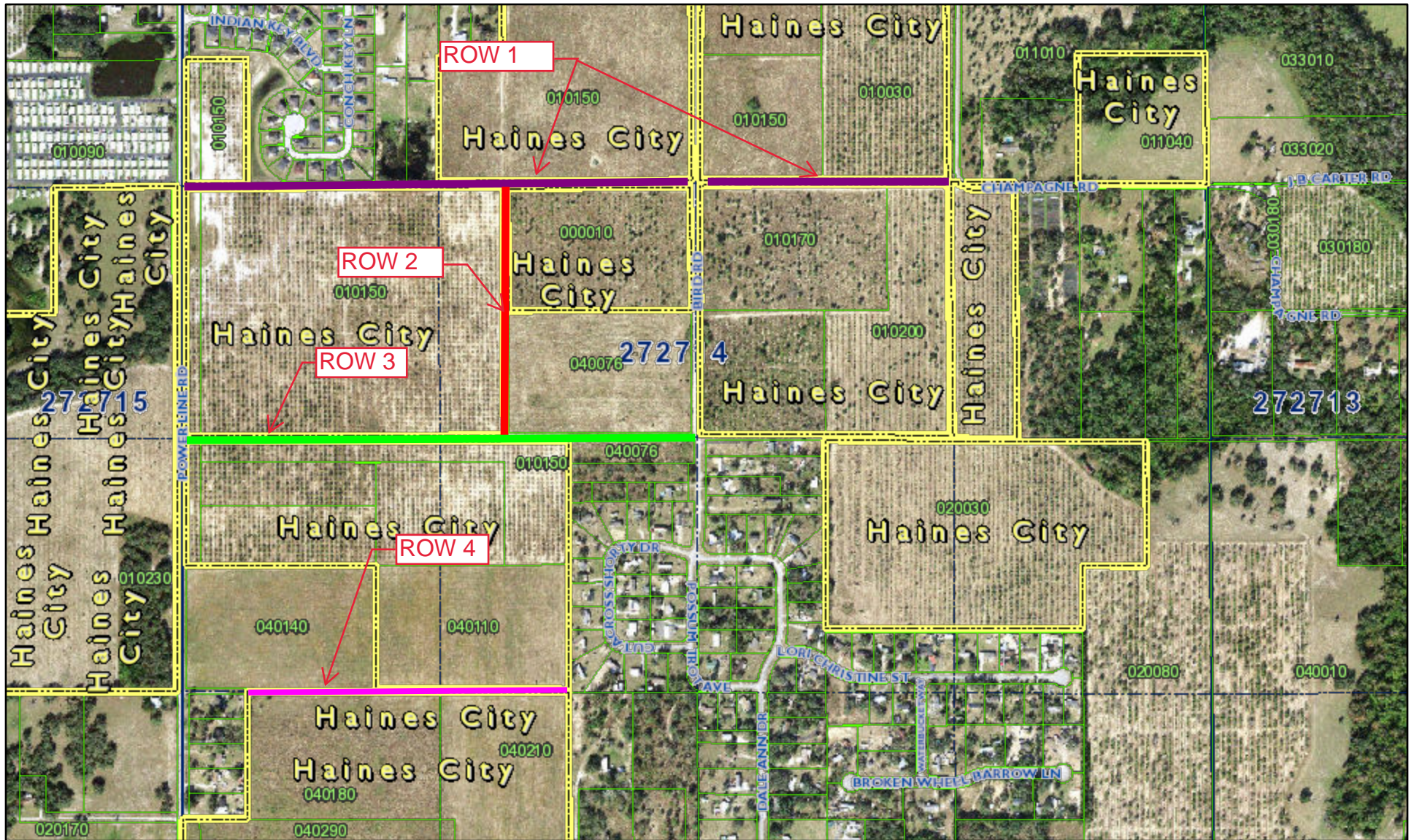
0 380 760 1,520 Feet

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".



Marsha M. Faux, CFA, ASA
 Property Appraiser
 Polk County, Florida
 May 10, 2024





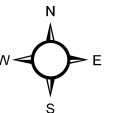
Section 14, Township 27 South, Range 27 East

0 380 760 1,520 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".



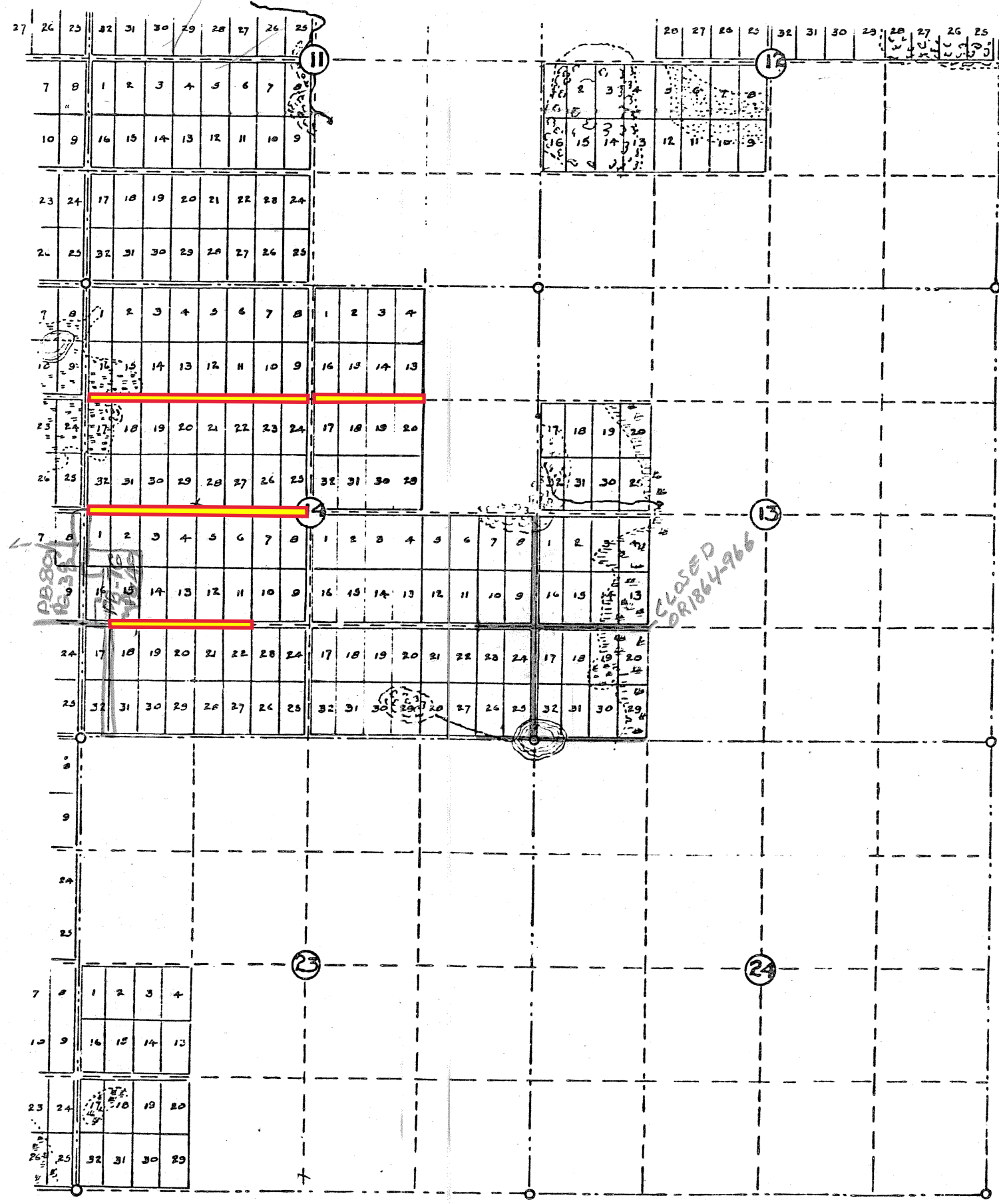
Marsha M. Faux, CFA, ASA
 Property Appraiser
 Polk County, Florida
 May 10, 2024



3

63

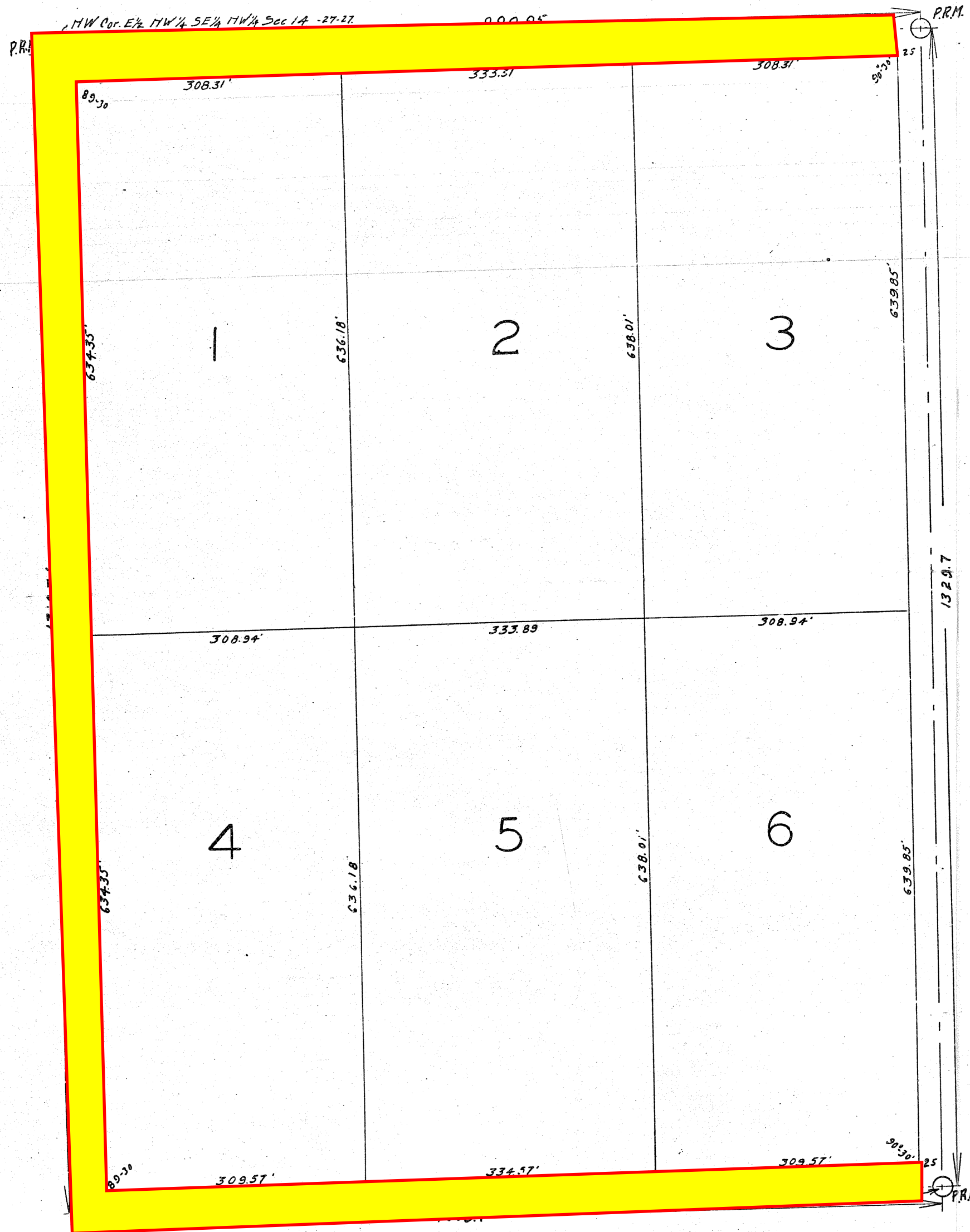
FLORIDA DEVELOPMENT CO. TRACT
Plat continued from pages No 61 & 62



Filed Sept 4-1914
J. O. Johnson, Clerk
Record Verified Sept 16, 1914
113

J.W. TURNER ENGR
LAKELAND, FLA.

26
15



REPLAT
OF
LAKEWOOD HEIGHTS

DAVENPORT FLORIDA

Being a resubdivision of all of Blocks A, B, C, D, E, F
G and H, of a plot of LAKEWOOD HEIGHTS - AN ADDITION
TO LAKEWOOD PARK; as recorded in Plat Book 21, Page 18.

R.A. Sternik Co.
Haines City, Fla.
July 1927.
Scale 1" = 80'

State of Florida,
County of Polk
We, T. G. Bowen, and Cecilia Bowen, his wife, and M.A. Adams,
and Sarah Adams, his wife, the owners of the land shown on this
plat described as follows, to wit: Tracts 22, 23, 24, 25, 26 and 27 of
the NW 1/4 of Section 14, T. 27 S., R. 27 E., of the Florida Development
Companies Subdivision, Polk County, Florida, do hereby dedicate to the
use of the public forever all the parks, parkways, streets, alleys, avenues,
boulevards and highways shown upon this plat of said land.
Witness our hands and seals this 5th day of July 1927

Signed, sealed and deliv-
ered in the presence of:
J. A. Stiglich
T. G. Bowen (Seal)
Cecilia Bowen (Seal)
M. A. Adams (Seal)
Sarah Adams (Seal)

State of Florida
County of Polk.
I HEREBY CERTIFY that T. G. Bowen and Cecilia Bowen, and
M. A. Adams and Sarah Adams, whose names are signed to the fore-
going plat, and who are personally known to me, came before me
this day and acknowledged that they executed the same for the
purposes therein expressed, and as their free act and deed, and the
said Cecilia Bowen, the wife of said T. G. Bowen, and Sarah Adams,
the wife of said M. A. Adams, upon an examination made separate and
apart from their said husbands, acknowledged before me that they
executed the same for the purposes of relinquishing their dower and
right of dower in and to the lands therein described, and that they did the
same freely and voluntarily and without any constraint, compulsion, appre-
hension or fear of or from their said husbands
Witness my hand and seal this 5th day of July 1927

J. A. Stiglich
NOTARY PUBLIC
My Commission Expires Jan. 7, 1931.

State of Florida,
County of Polk.
I, J. D. Raulston, Clerk of Circuit Court of Polk County, Florida,
do hereby certify that I have examined this plat and that it complies in
form with all the requirements of the laws of the State of Florida reg-
ulating the making of surveys and filing for record of maps and plats
and that I have this day filed same for record.

Witness my hand and official seal at Bartons Florida
this 16th day of July, 1927
J. D. Raulston
Clerk of Circuit Court

State of Florida,
County of Polk.
I, the surveyor, who made this map, do hereby certify
that the same is a correct representation of the land platted and
that permanent reference monuments have been placed as called for
by the Laws of the State of Florida regulating the making of maps and plats.
Witness my hand at Haines City, Florida, this 22 day of July 1927.
E. H. Stiglich
Surveyor.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
State of Florida
County of Polk
It is hereby certified that the County Commissioners of the County of
Polk, State of Florida, have officially approved this map or plat.
It is further certified that on the 16th day of July, 1927,
the said County Commissioners of Polk County, Florida, did, by resolution, under
date of July 16, 1927, as appears in Minute Book 6, vacate and abandon the streets,
alleys, avenues, parks and parkways of the land embraced in this plat as appears
on a previous plat said premises of record in Plat Book 21 Page 18.
BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY FLORIDA
By A. J. Maurer Chairman.



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 GLK Real Estate, LLC | | Email Loakley@cassidyhomes.com |
| Address 346 E Central Ave. | | |
| City Winter Haven | State FL | Zip 33880 |
| Phone 863-324-3698 | Fax | Cellular |

| | | |
|---|-------|----------|
| Name See attached for additional owners and Agent Authorizations | | 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 Abdul Alkadry, P.E. | | Email AbdulA@harriscivilengineers.cc |
| Address 1200 Hillcrest Street, Suite 200 | | |
| City Orlando | State FL | Zip 32803 |
| Phone 407-629-4777 | Fax | Cellular |

General Information

D. General Location of Property to be Vacated:

| |
|---|
| Property Location or Address |
| Per attached exhibit ROW 1, ROW 2, ROW 3A, ROW 4. |
| Parcel Number(s): See attached |

Legal Description ⁽¹⁾ (Attach additional sheets as necessary)

See attached

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): Bird Road ROW Vacation

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:

Construction of a single-family development.

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 ^{Some} ~~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 14th day of May, 2024.

Abdul Alkadry, P.E.
Petitioner Name

Petitioner Name

1200 Hillcrest Street, Suite 200
Address


Address

Orlando, FL 32803
City/State/Zip

City/State/Zip

Phone 407-629-4777

Phone


Petitioner's Signature

Petitioner's Signature

Petitioner Name

Address

City/State/Zip

Phone

Petitioner's Signature


Petitioner's Signature

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 14th day of May,
2024, by Abdul Alkadry,
who is / are personally known to me or who has / have produced _____
as identification and who did / did not take an oath.



TYLOR BANG
Notary Public
State of Florida
Comm# HH279756
Expires 6/23/2026


Notary Public
My Commission Expires: 6/23/2026
Commission No.: HH279756

Notary Public
My Commission Expires: 6/23/2026
Commission No.: HH279756

RE: Agent Authorization for Crosswinds East Phase 1

To Whom It May Concern:

This letter is to authorize Harris Civil Engineers, LLC, to make applications to all relative governing authorities having jurisdiction for the task of land use, zoning, and permitting which include submittal to, but not limited to, the following agencies:

- Haines City
- Polk County
- Polk County Department of Health
- Florida Department of Environmental Protection
- Southwest Florida Water Management District

Job Name: Crosswinds East Phase 1



GLK Real Estate, LLC


Name: Lauren Schwenk
Title: Manager

5/14/24

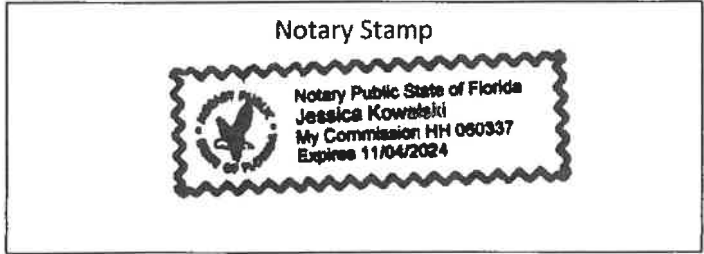
Date

State of Florida
County of Polk

The foregoing instrument was acknowledged before me this 14th day of May, 2024, by Lauren Schwenk, who is personally known to me or who has produced _____ as identification.



Signature of Notary Public



DESCRIPTION: (PARCEL 1)

A Portion of an Unnamed Road lying in Section 14, Township 27 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of the Northeast 1/4 of Section 14, Township 27 South, Range 27 East, Polk County, Florida; thence along the West line of the Northeast 1/4 of said Section 14, South 00°25'53" East, a distance of 1305.55 feet; thence departing said West line, South 89°36'04" West, a distance of 15.00 feet to the POINT OF BEGINNING and a point on the East line of Tract 9, Northwest 1/4 of Section 14, MAP OF FLORIDA DEVELOPMENT CO. TRACT, according to the plat thereof recorded in Plat Book 3, Page 60, Public Records of Polk County, Florida; thence along the Southerly projection of said East line, South 00°25'53" East, a distance of 15.00 feet to the North line of the South 1/2 of the Northwest 1/4 of said Section 14; thence along said North line, South 89°36'04" West, a distance of 10.00 feet to the Northerly projection of the East line of Lot 3, REPLAT OF LAKEWOOD HEIGHTS, according to the plat thereof recorded in Plat Book 26, Page 15, Public Records of Polk County, Florida; thence along said line, South 00°25'53" East, a distance of 25.00 feet to the North line of Lots 1 through 3, said Plat Book 26, Page 15; thence along said North line and Westerly projection thereof, South 89°36'04" West, a distance of 968.67 feet to the East line of Tract 21, Northwest 1/4 of Section 14, said Plat Book 3, Page 60; thence along said East line, North 00°16'16" West, a distance of 10.00 feet to the North line of Tracts 17 through 21, said Plat Book 3, Page 60; thence along said North line, South 89°36'04" West, a distance of 1,636.07 feet to the East right of way line of Powerline Road; thence along said East line, North 00°00'05" West, a distance of 30.00 feet to the South line of Tracts 9 through 16, Northwest 1/4 of Section 14, said Plat Book 3, Page 60; thence along said South line, North 89°36'04" East, a distance of 2614.48 feet to the POINT OF BEGINNING.

Containing 2.02 acres, more or less.

DESCRIPTION: (PARCEL 2)

A Portion of an Unnamed Road lying in Section 14, Township 27 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of the Northeast 1/4 of Section 14, Township 27 South, Range 27 East, Polk County, Florida; thence along the West line of the Northeast 1/4 of said Section 14, South 00°25'53" East, a distance of 1305.55 feet; thence departing said West line, North 89°30'41" East, a distance of 26.08 feet to the POINT OF BEGINNING and a point on the South line of Tracts 13 through 16, Northeast 1/4 of Section 14, MAP OF FLORIDA DEVELOPMENT CO. TRACT, according to the plat thereof recorded in Plat Book 3, Page 60, Public Records of Polk County, Florida; thence along said South line, North 89°30'41" East, a distance of 1,295.53 feet to the East line of said Tract 13; thence along the Southerly projection of said East line, South 00°31'50" East, a distance of 30.00 feet to the North line of Tracts 17 through 20, Northwest 1/4 of Section 14, said Plat Book 3, Page 60; thence along said North line, South 89°30'41" West, a distance of 1,295.62 feet to the East maintained right of way line of Bird Road per Map Book 26, Page 1, Public Records of Polk County, Florida; thence along said East maintained right of way line, North 00°21'40" West, a distance of 30.00 feet to the POINT OF BEGINNING.

Containing 0.89 acres, more or less.

SURVEYOR'S REPORT:

1. This is not a survey.
2. Not valid without the original signature and seal or electronic signature of a Florida Licensed Surveyor and Mapper.
3. Except as shown, this Description & Sketch does not depict easements that may be within or adjoining the lands described hereon.
4. Bearings shown hereon are based on the West line of the Northeast 1/4 of Section 14, Township 27 South, Range 27 East, being South 00°25'53" East.



Digitally signed by
Ryan E Johnson
 Date: 2024.06.04
 05:50:27 -04'00'

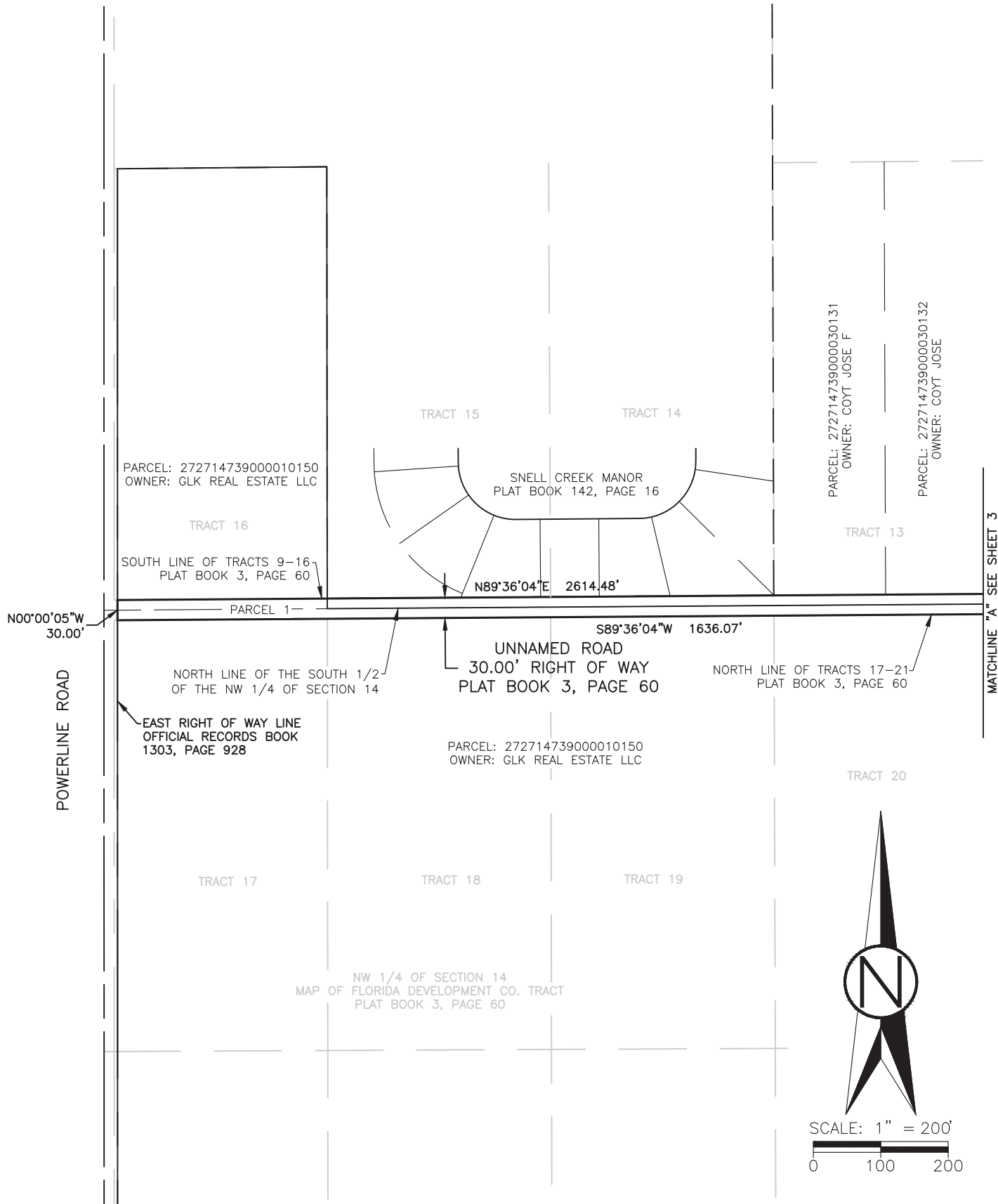
Ryan E. Johnson, PSM Florida License Number 7130

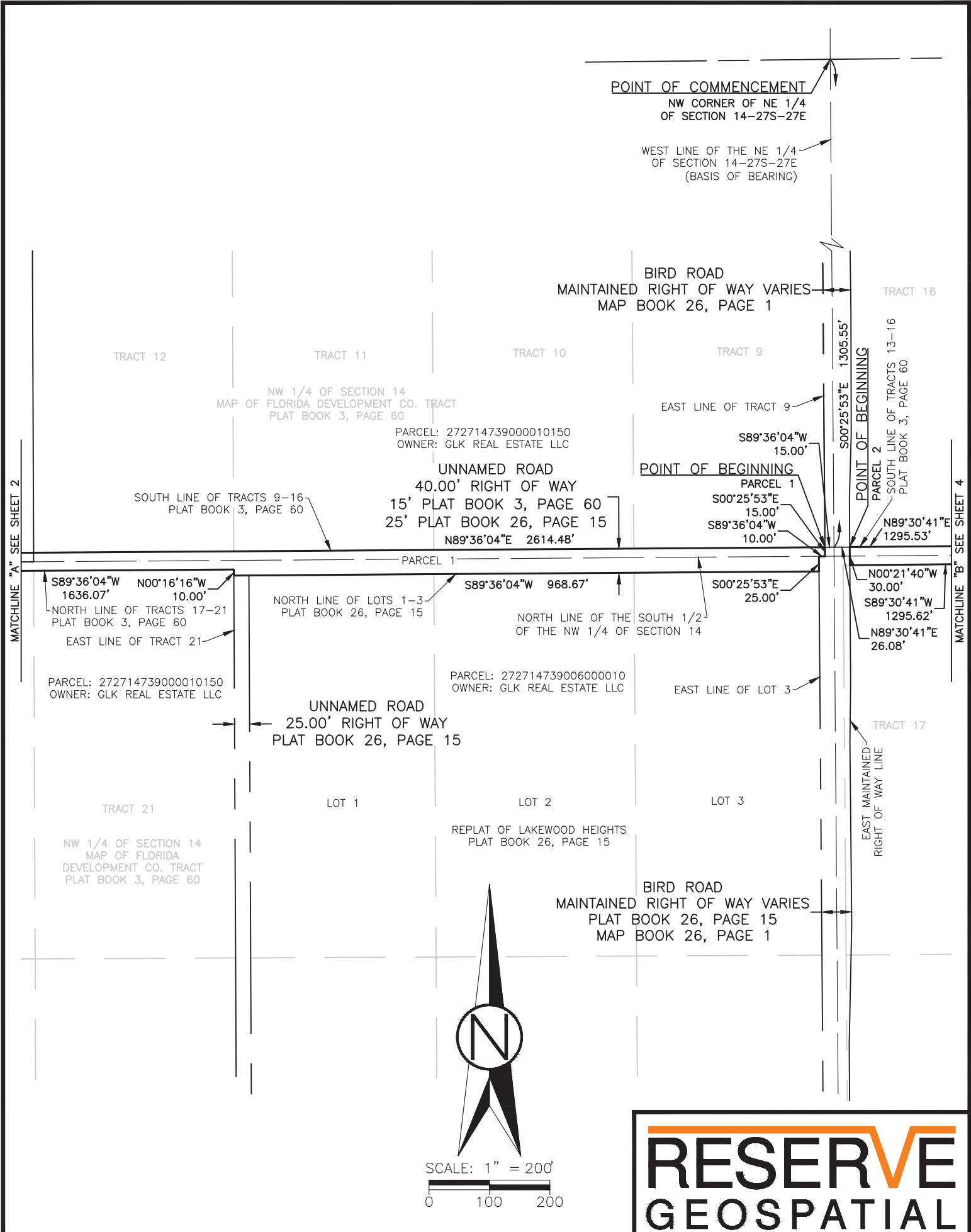
| | | | |
|-------------------------------------|-------------------------|--|-------------------------------|
| DESCRIPTION & SKETCH | SITE: 23020 | DRAWING: UNNAMED ROAD 1 ROW VACATION | |
| | DRAWN BY: REJ | DATE: 04/25/2024 | SECTION: 14-27S-27E |
| | REVISION: | DATE: | |
| | REVISED DESCRIPTION | 06/03/24 | |
| SHEET 1 OF 4 | | | |
| NOT VALID WITHOUT SHEETS 2-4 | | | |

RESERVE

GEOSPATIAL

Certificate of Authorization Number 8576
 221 Edgewood Drive info@reservegeo.com
 Clermont, Florida 34711 407-383-8394





MATCHLINE "A" SEE SHEET 2

MATCHLINE "B" SEE SHEET 4

NE 1/4 OF SECTION 14
MAP OF FLORIDA DEVELOPMENT CO. TRACT
PLAT BOOK 3, PAGE 60

TRACT 16

TRACT 15

TRACT 14

TRACT 13



SCALE: 1" = 200'
0 100 200

SOUTH LINE OF TRACTS 13-16
PLAT BOOK 3, PAGE 60

EAST LINE OF TRACT 13

N89°30'41"E 1295.53'

S00°31'50"E
30.00'

PARCEL 2

S89°30'41"W 1295.62'

UNNAMED ROAD
30.00' RIGHT OF WAY
PLAT BOOK 3, PAGE 60

NORTH LINE OF TRACTS 17-20
PLAT BOOK 3, PAGE 60

TRACT 17

TRACT 18

TRACT 19

TRACT 20

UNPLATTED

NW 1/4 OF SECTION 14
MAP OF FLORIDA DEVELOPMENT CO. TRACT
PLAT BOOK 3, PAGE 60

MATCHLINE "B" SEE SHEET 3

RESERVE
GEOSPATIAL

Certificate of Authorization Number 8576
221 Edgewood Drive info@reservegeo.com
Clermont, Florida 34711 407-383-8394

DESCRIPTION:

A Portion of an Unnamed Road lying in Section 14, Township 27 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of the Northeast 1/4 of Section 14, Township 27 South, Range 27 East, Polk County, Florida; thence along the West line of the Northeast 1/4 of said Section 14, South 00°25'53" East, a distance of 2,641.10 feet to the South line of the Northwest 1/4 of said Section 14; thence along said South line, South 89°51'15" West, a distance of 997.29 feet to the Southerly projection of the East line of Tracts 21 and 28, Northwest 1/4 of Section 14, MAP OF FLORIDA DEVELOPMENT CO. TRACT, according to the plat thereof recorded in Plat Book 3, Page 60, Public Records of Polk County, Florida; thence along said East line, North 00°16'16" West, a distance of 15.00 feet to the POINT OF BEGINNING and a point on the South line of said Tract 28; thence continue along said East line, North 00°16'16" West, a distance of 1,276.15 feet to the Westerly projection of the North line of Lot 1, REPLAT OF LAKEWOOD HEIGHTS, according to the plat thereof recorded in Plat Book 26, Page 15, Public Records of Polk County, Florida; thence along said line, North 89°36'04" East, a distance of 25.00 feet to the West line of Lots 1 and 4, said Plat Book 26, Page 15; thence along said West line, South 00°16'16" East, a distance of 1,276.26 feet to the Easterly projection of the South line of said Tract 28; thence along said South line, South 89°51'15" West, a distance of 25.00 feet to the POINT OF BEGINNING.

Containing 0.73 acres, more or less.

SURVEYOR'S REPORT:

1. This is not a survey.
2. Not valid without the original signature and seal or electronic signature of a Florida Licensed Surveyor and Mapper.
3. Except as shown, this Description & Sketch does not depict easements that may be within or adjoining the lands described hereon.
4. Bearings shown hereon are based on the West line of the Northeast 1/4 of Section 14, Township 27 South, Range 27 East, being South 00°25'53" East.



Digitally signed by
 Ryan E Johnson
 Date: 2024.06.04
 05:51:19 -04'00'

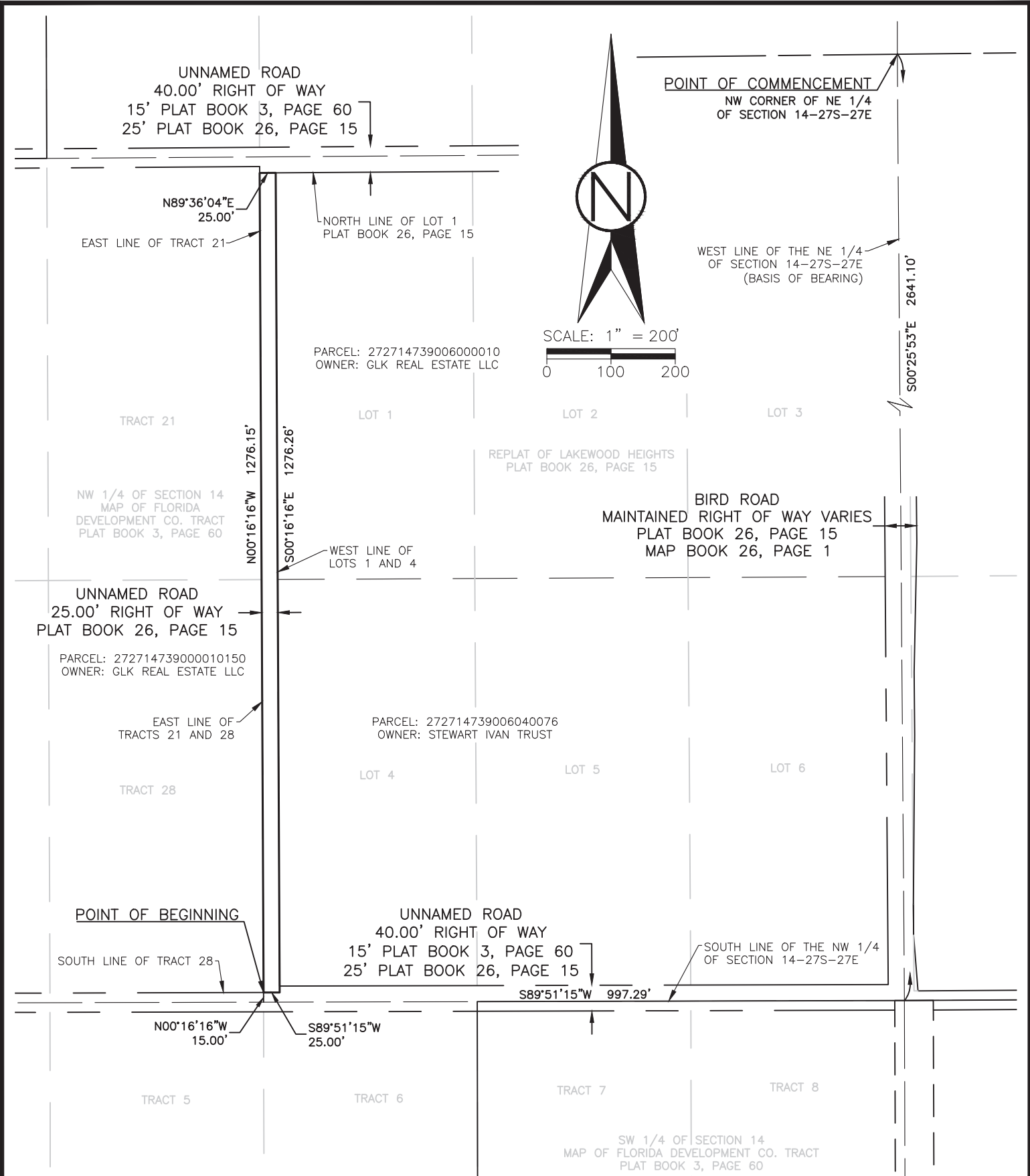
Ryan E. Johnson, PSM Florida License Number 7130

| | | | |
|--|---------------------|---|------------------------|
| DESCRIPTION & SKETCH CERTIFIED TO: GLK Real Estate, LLC | SITE: 23020 | DRAWING: UNNAMED ROAD 2 ROW VACATION | |
| | DRAWN BY: REJ | DATE: 04/22/2024 | SECTION: 14-27S-27E |
| | REVISION: | DATE: | |
| | REVISED DESCRIPTION | 06/03/24 | |
| SHEET 1 OF 2 NOT VALID WITHOUT SHEET 2 | | | |

RESERVE

GEOSPATIAL

Certificate of Authorization Number 8576
 221 Edgewood Drive info@reservegeo.com
 Clermont, Florida 34711 407-383-8394



DESCRIPTION:

A portion of an Unnamed Road lying in Section 14, Township 27 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of the Northeast 1/4 of Section 14, Township 27 South, Range 27 East, Polk County, Florida; thence along the West line of the Northeast 1/4 of said Section 14, South 00°25'53" East, a distance of 2,616.10 feet to the Easterly projection of the South line of Lots 4 through 6, REPLAT OF LAKEWOOD HEIGHTS, according to the plat thereof recorded in Plat Book 26, Page 15, Public Records of Polk County, Florida; thence along said line, South 89°51'15" West, a distance of 25.00 feet to the Southeast corner of said Lot 6 and the POINT OF BEGINNING; thence South 00°25'53" East, a distance of 40.00 feet to the North line of Tracts 1 through 8, Southwest 1/4 of Section 14, MAP OF FLORIDA DEVELOPMENT CO. TRACT, according to the plat thereof recorded in Plat Book 3, Page 60, Public Records of Polk County, Florida; thence along said North line, South 89°51'15" West, a distance of 2,614.56 feet to the East right of way line of Powerline Road; thence along said East line, North 00°00'06" East, a distance of 15.00 feet to South line of the Northwest 1/4 of said Section 14; thence continue along said East line, North 00°00'05" West, a distance of 15.00 feet to the South line of Tracts 28 through 32, Northwest 1/4 of Section 14, said Plat Book 3, Page 60; thence along said South line, North 89°51'15" East, a distance of 1,667.08 feet to the Southernly projection of the West line of aforesaid Lot 4; thence North 00°16'16" West, a distance of 10.00 feet to the Southwest corner of said Lot 4; thence along the South line of said Lots 4 through 6, North 89°51'15" East, a distance of 947.22 feet to the POINT OF BEGINNING.

Containing 2.02 acres, more or less.

SURVEYOR'S REPORT:

1. This is not a survey.
2. Not valid without the original signature and seal or electronic signature of a Florida Licensed Surveyor and Mapper.
3. Except as shown, this Description & Sketch does not depict easements that may be within or adjoining the lands described hereon.
4. Bearings shown hereon are based on the West line of the Northeast 1/4 of Section 14, Township 27 South, Range 27 East, being South 00°25'53" East.



Digitally signed by
Ryan E Johnson
 Date: 2024.05.30
 17:27:28 -04'00'

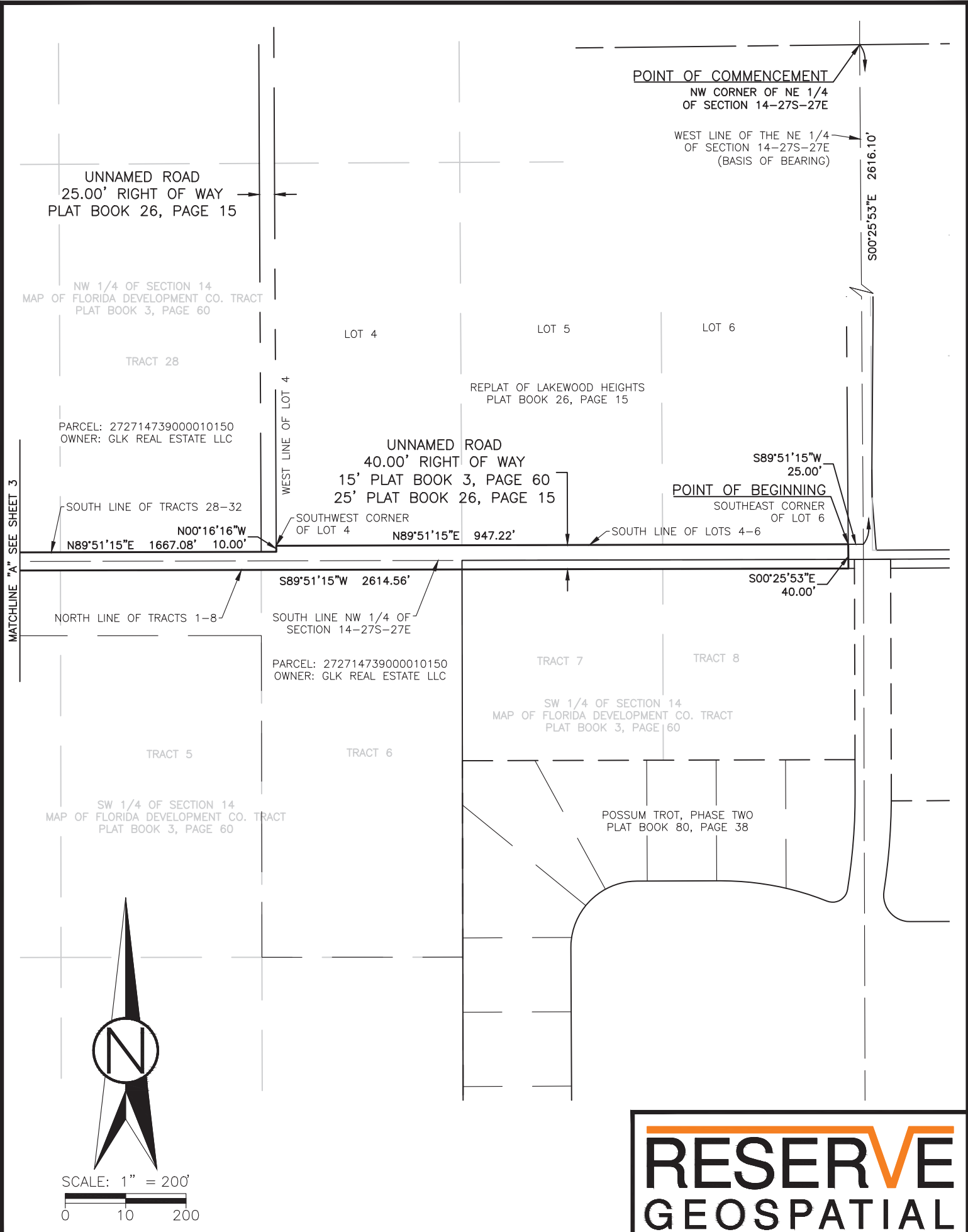
Ryan E. Johnson, PSM Florida License Number 7130

| | | | |
|---------------------------------------|---------------------|-------------------------------|------------|
| DESCRIPTION & SKETCH | SITE: | DRAWING: | |
| | 23020 | UNNAMED ROAD 3 ROW VACATION-A | |
| | DRAWN BY: | DATE: | SECTION: |
| | REJ | 04/22/2024 | 14-27S-27E |
| CERTIFIED TO: GLK Real Estate, LLC | REVISION: | DATE: | |
| | Revised Description | 05/29/28 | |
| SHEET 1 OF 3 | | | |
| NOT VALID WITHOUT SHEETS 2-3 | | | |

RESERVE

GEOSPATIAL

Certificate of Authorization Number 8576
 221 Edgewood Drive info@reservegeo.com
 Clermont, Florida 34711 407-383-8394



SCALE: 1" = 200'
 0 10 200





SCALE: 1" = 200'
 0 10 200

NW 1/4 OF SECTION 14
 MAP OF FLORIDA DEVELOPMENT CO. TRACT
 PLAT BOOK 3, PAGE 60

TRACT 32

TRACT 31

TRACT 30

UNNAMED ROAD
 30.00' RIGHT OF WAY
 PLAT BOOK 3, PAGE 60

PARCEL: 272714739000010150
 OWNER: GLK REAL ESTATE LLC

EAST RIGHT OF WAY LINE
 OFFICIAL RECORDS BOOK
 1303, PAGE 928

N00°00'05"W
 15.00'

SOUTH LINE OF TRACTS 28-32

N89°51'15"E 1667.08'

N00°00'06"E
 15.00'

S89°51'15"W 2614.56'

NORTH LINE OF TRACTS 1-8

PARCEL: 272714739000010150
 OWNER: GLK REAL ESTATE LLC

SOUTH LINE NW 1/4 OF
 SECTION 14-27S-27E

TRACT 1

TRACT 2

TRACT 3

TRACT 4

SW 1/4 OF SECTION 14
 MAP OF FLORIDA DEVELOPMENT CO. TRACT
 PLAT BOOK 3, PAGE 60

POWERLINE ROAD

MATCHLINE "A" SEE SHEET 2

RESERVE
GEOSPATIAL

Certificate of Authorization Number 8576
 221 Edgewood Drive info@reservegeo.com
 Clermont, Florida 34711 407-383-8394

DESCRIPTION:

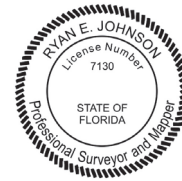
A Portion of an Unnamed Road lying in Section 14, Township 27 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

BEGIN at the Southeast corner of Tract 11, Southwest 1/4 of Section 14, MAP OF FLORIDA DEVELOPMENT CO. TRACT, according to the plat thereof recorded in Plat Book 3, Page 60, Public Records of Polk County, Florida; thence along the Southerly projection of the East line of said Tract 11, South 00°07'29" East, a distance of 30.00 feet to the North line of Tracks 18 through 22, Southwest 1/4 of Section 14, said Plat Book 3, Page 60; thence along said North line, North 89°56'27" West, a distance of 1,664.59 feet to the West line of said Tract 18; thence, along the Northerly projection of said West line, North 00°01'10" West, a distance of 30.00 feet to the South line of Tracts 11 through 15, Southwest 1/4 of Section 14, said Plat Book 3, Page 60; thence along said South line, South 89°56'27" East, a distance of 1,664.53 feet to the POINT OF BEGINNING.

Containing 1.15 acres, more or less

SURVEYOR'S REPORT:

1. This is not a survey.
2. Not valid without the original signature and seal or electronic signature of a Florida Licensed Surveyor and Mapper.
3. Except as shown, this Description & Sketch does not depict easements that may be within or adjoining the lands described hereon.
4. Bearings shown hereon are based on the East line of Tract 11, Southwest 1/4 of Section 14, MAP OF FLORIDA DEVELOPMENT CO. TRACT, Plat Book 3, Page 60, being SOUTH 00°07'29" EAST.



Digitally signed by
 Ryan E Johnson
 Date: 2024.06.04
 05:55:43 -04'00'

Ryan E. Johnson, PSM Florida License Number 7130

| | | | | |
|---|----------------------|-----------------------------|------------|------------|
| DESCRIPTION & SKETCH | SITE: | 23020 | | |
| | DRAWING: | UNNAMED ROAD 4 ROW VACATION | | |
| | CERTIFIED TO: | DRAWN BY: | DATE: | SECTION: |
| | GLK Real Estate, LLC | REJ | 04/25/2024 | 14-27S-27E |
| | | REVISION: | | DATE: |
| | REVISED DESCRIPTION | | 04/22/24 | |
| | REVISED DESCRIPTION | | 06/03/24 | |
| SHEET 1 OF 2 NOT VALID WITHOUT SHEET 2 | | | | |

Certificate of Authorization Number 8576
 221 Edgewood Drive
 Clermont, Florida 34711

info@reservegeo.com
 407-383-8394



SCALE: 1" = 200'



WEST LINE OF TRACT 18

N00°01'10"W
30.00'

NORTHERLY PROJECTION OF
THE WEST LINE OF TRACT 18

TRACT 18

TRACT 15

PARCEL: 272714739000040140
OWNER: SANCHEZ ALFONSO, SANCHEZ SILVIA

PARCEL: 272714739000040180
OWNER: GLK REAL ESTATE LLC

TRACT 19

TRACT 14

SW 1/4 OF SECTION 14
MAP OF FLORIDA DEVELOPMENT CO. TRACT
PLAT BOOK 3, PAGE 60

TRACT 20

TRACT 13

N89°56'27"W 1664.59'

S89°56'27"E 1664.53'

SW 1/4 OF SECTION 14
MAP OF FLORIDA DEVELOPMENT CO. TRACT
PLAT BOOK 3, PAGE 60

TRACT 21

TRACT 12

PARCEL: 272714739000040210
OWNER: GLK REAL ESTATE LLC

PARCEL: 272714739000040110
OWNER: GLK REAL ESTATE LLC

NORTH LINE OF TRACTS 18-22

SOUTH LINE OF TRACTS 11-15

TRACT 22

TRACT 11

POINT OF BEGINNING
SE CORNER TRACT 11

EAST LINE OF TRACT 11
SOUTH 00°07'29" EAST
(BASIS OF BEARING)

S00°07'29"E
30.00'

SOUTHERLY PROJECTION OF
THE EAST LINE OF TRACT 11

POSSUM TROT, PHASE TWO
PLAT BOOK 80, PAGE 38

**RESERVE
GEOSPATIAL**

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