

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

**VACATING AND CLOSING PORTIONS OF PLATTED, UNOPENED, AND UNMAINTAINED RIGHTS-OF-WAY AS SHOWN ON THE MAP OF FLORIDA DEVELOPMENT CO. TRACT AND THE REPLAT OF LAKEWOOD HEIGHTS, HAINES CITY/DAVENPORT, POLK COUNTY, FLORIDA.**

WHEREAS, the petition from Abdul Alkadry, P.E., as authorized agent for GLK Real Estate, LLC, requesting that the Board of County Commissioners of Polk County, Florida, vacate, abandon, discontinue and close portions of the platted, unopened and unmaintained rights-of-way described as:

**SEE EXHIBIT "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 rights-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.

**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  
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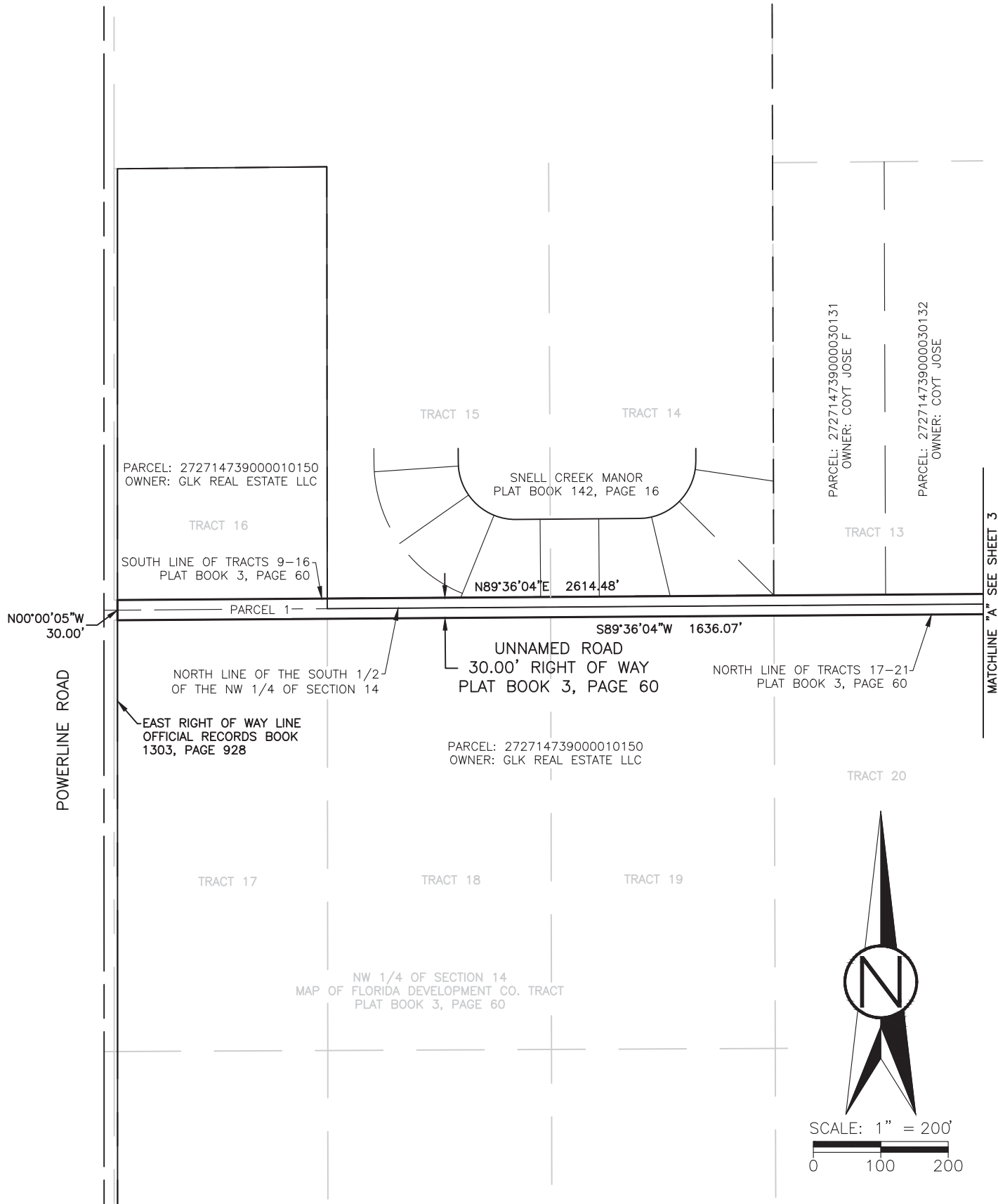
Ryan E. Johnson, PSM Florida License Number 7130

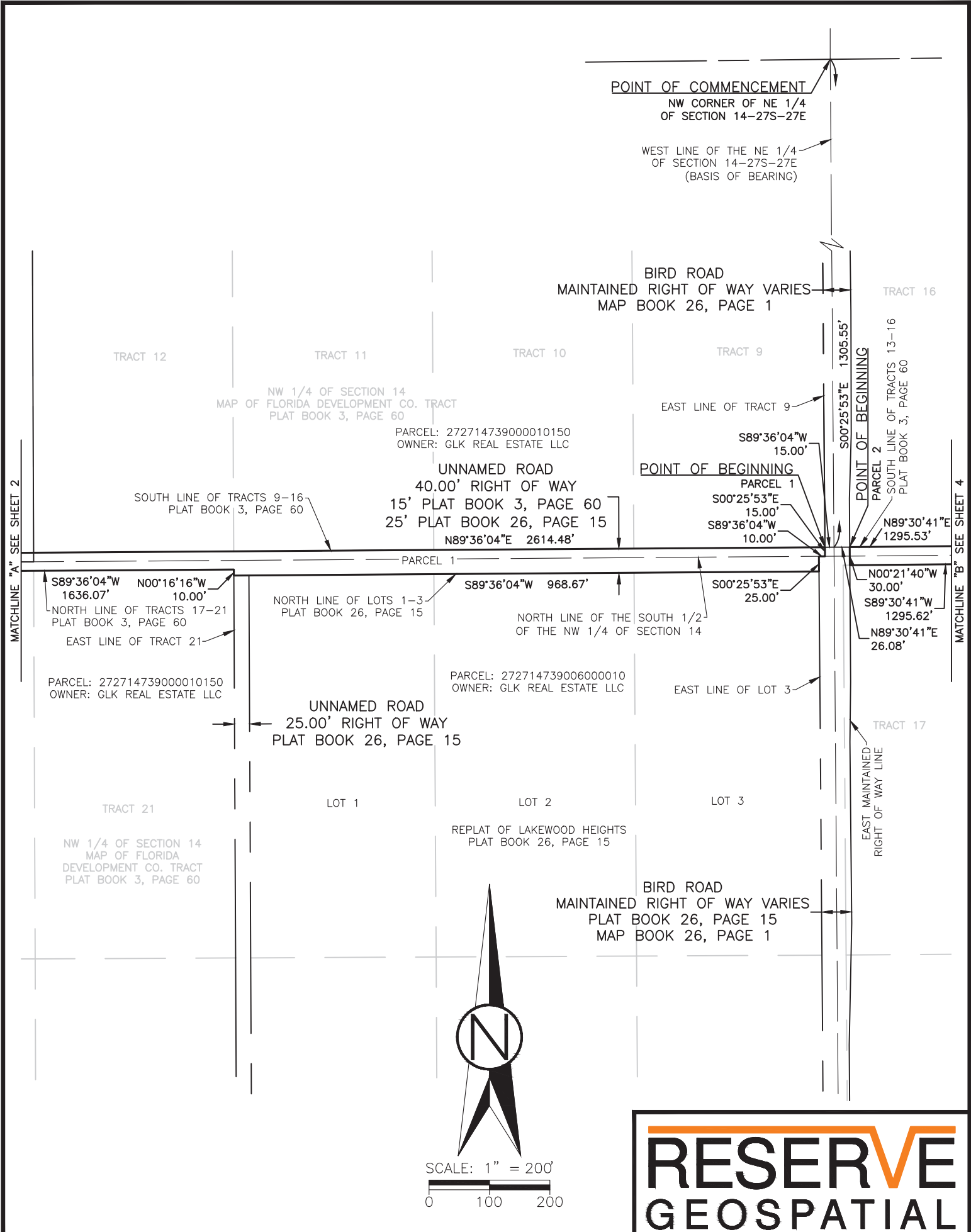
<b>DESCRIPTION &amp; SKETCH</b>	SITE: <b>23020</b>	DRAWING: <b>UNNAMED ROAD 1 ROW VACATION</b>	
	DRAWN BY: <b>REJ</b>	DATE: <b>04/25/2024</b>	SECTION: <b>14-27S-27E</b>
	REVISION:	DATE:	
	REVISED DESCRIPTION	06/03/24	
<b>SHEET 1 OF 4</b>			
<b>NOT VALID WITHOUT SHEETS 2-4</b>			

# RESERVE

# GEOSPATIAL

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





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

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**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:**

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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.



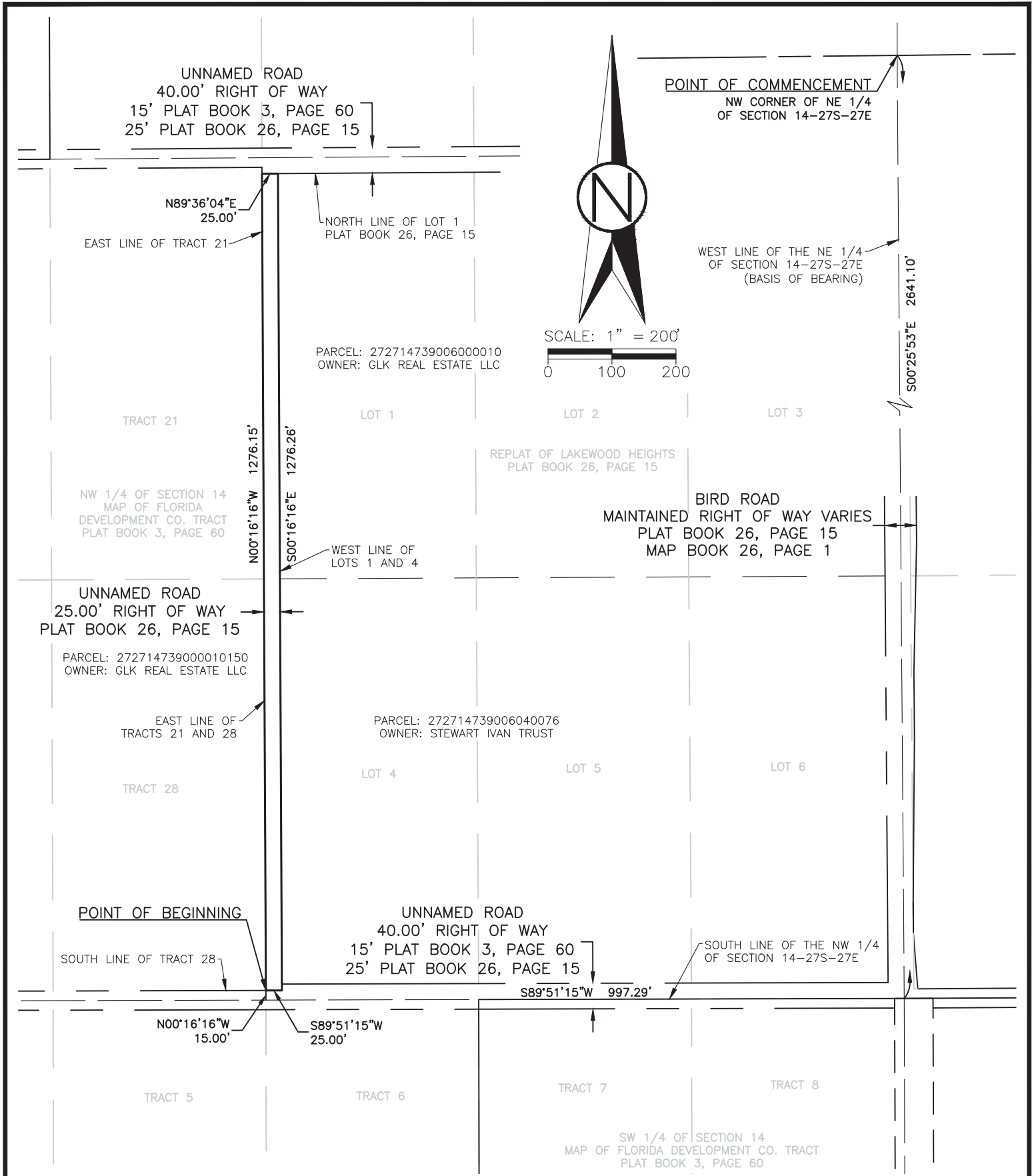
Digitally signed by  
 Ryan E Johnson  
 Date: 2024.06.04  
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Ryan E. Johnson, PSM Florida License Number 7130

<b>DESCRIPTION &amp; SKETCH</b>	SITE: <b>23020</b>	DRAWING: <b>UNNAMED ROAD 2 ROW VACATION</b>	
	DRAWN BY: <b>REJ</b>	DATE: <b>04/22/2024</b>	SECTION: <b>14-27S-27E</b>
	REVISION:	DATE:	
	REVISED DESCRIPTION	06/03/24	
<b>SHEET 1 OF 2</b>			
<b>NOT VALID WITHOUT SHEET 2</b>			

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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.



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 Ryan E Johnson  
 Date: 2024.05.30  
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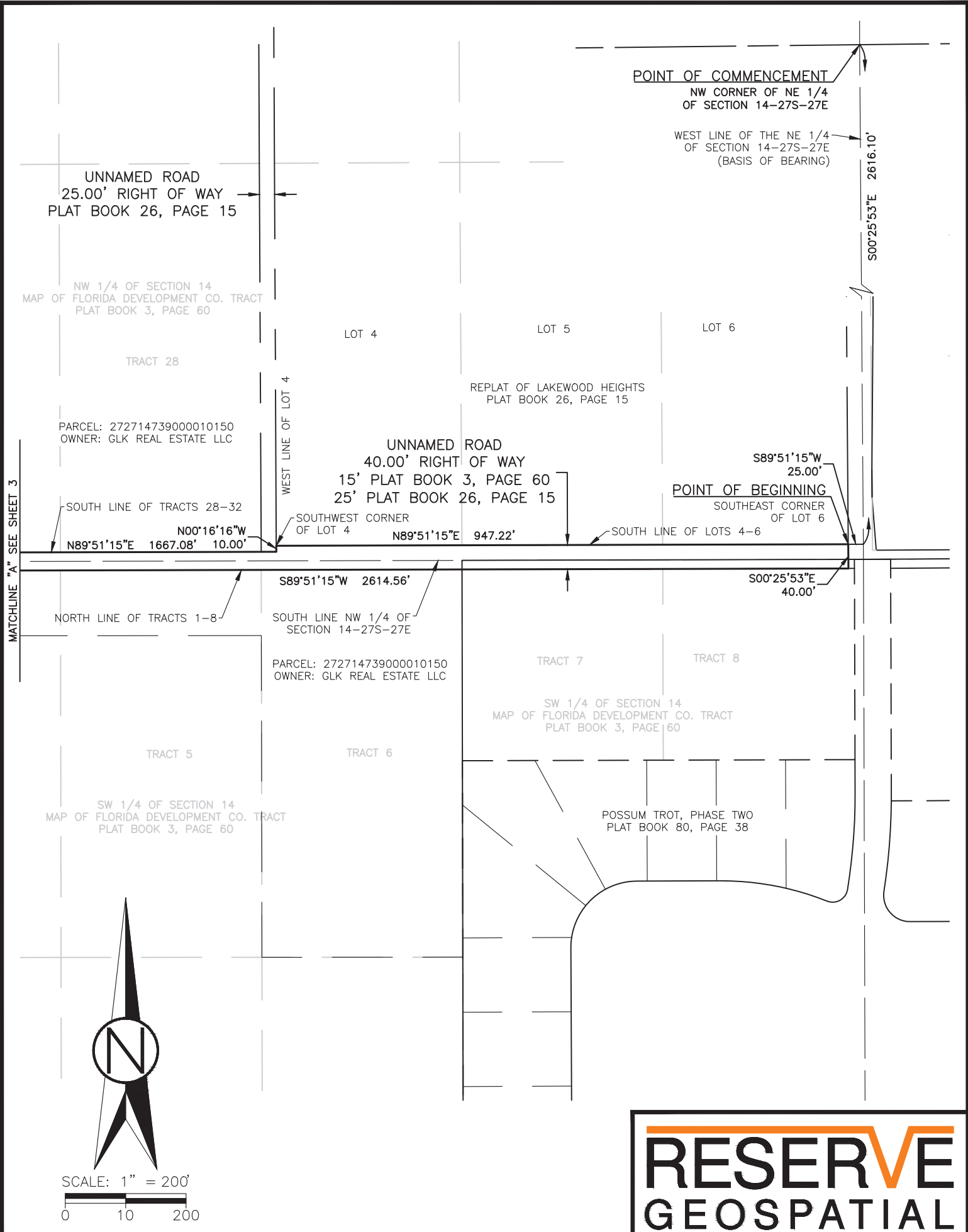
Ryan E. Johnson, PSM Florida License Number 7130

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

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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

POWERLINE ROAD

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

MATCHLINE "A" SEE SHEET 2

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**DESCRIPTION:**

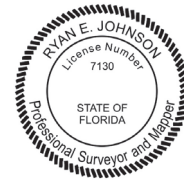
A Portion of an Unnamed Road lying in Section 14, Township 27 South, Range 27 East, Polk County, Florida, being more particularly described as follows:

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:**

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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.



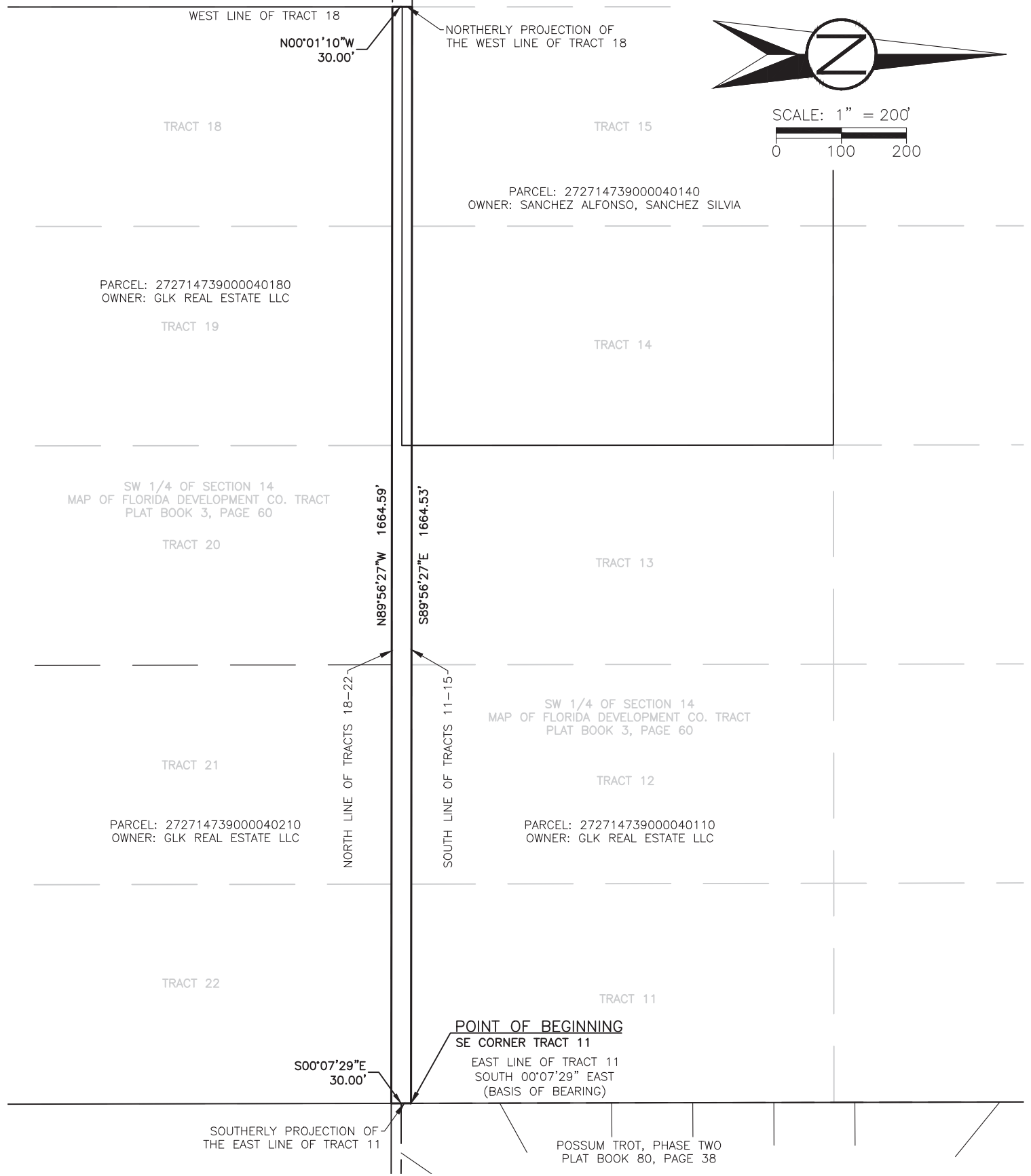
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 Ryan E Johnson  
 Date: 2024.06.04  
 05:55:43 -04'00'

Ryan E. Johnson, PSM Florida License Number 7130

<b>DESCRIPTION &amp; SKETCH</b>	SITE: <b>23020</b>	DRAWING: <b>UNNAMED ROAD 4 ROW VACATION</b>		<p>Certificate of Authorization Number 8576                  221 Edgewood Drive                  Clermont, Florida 34711</p> <p>info@reservegeo.com                  407-383-8394</p>
	DRAWN BY: <b>REJ</b>	DATE: <b>04/25/2024</b>	SECTION: <b>14-27S-27E</b>	
	REVISION:	DATE:		
	REVISED DESCRIPTION	04/22/24		
	REVISED DESCRIPTION	06/03/24		
<b>SHEET 1 OF 2</b> <b>NOT VALID WITHOUT SHEET 2</b>				



SCALE: 1" = 200'



POINT OF BEGINNING  
SE CORNER TRACT 11

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