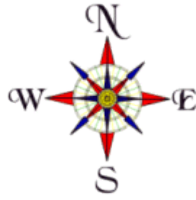
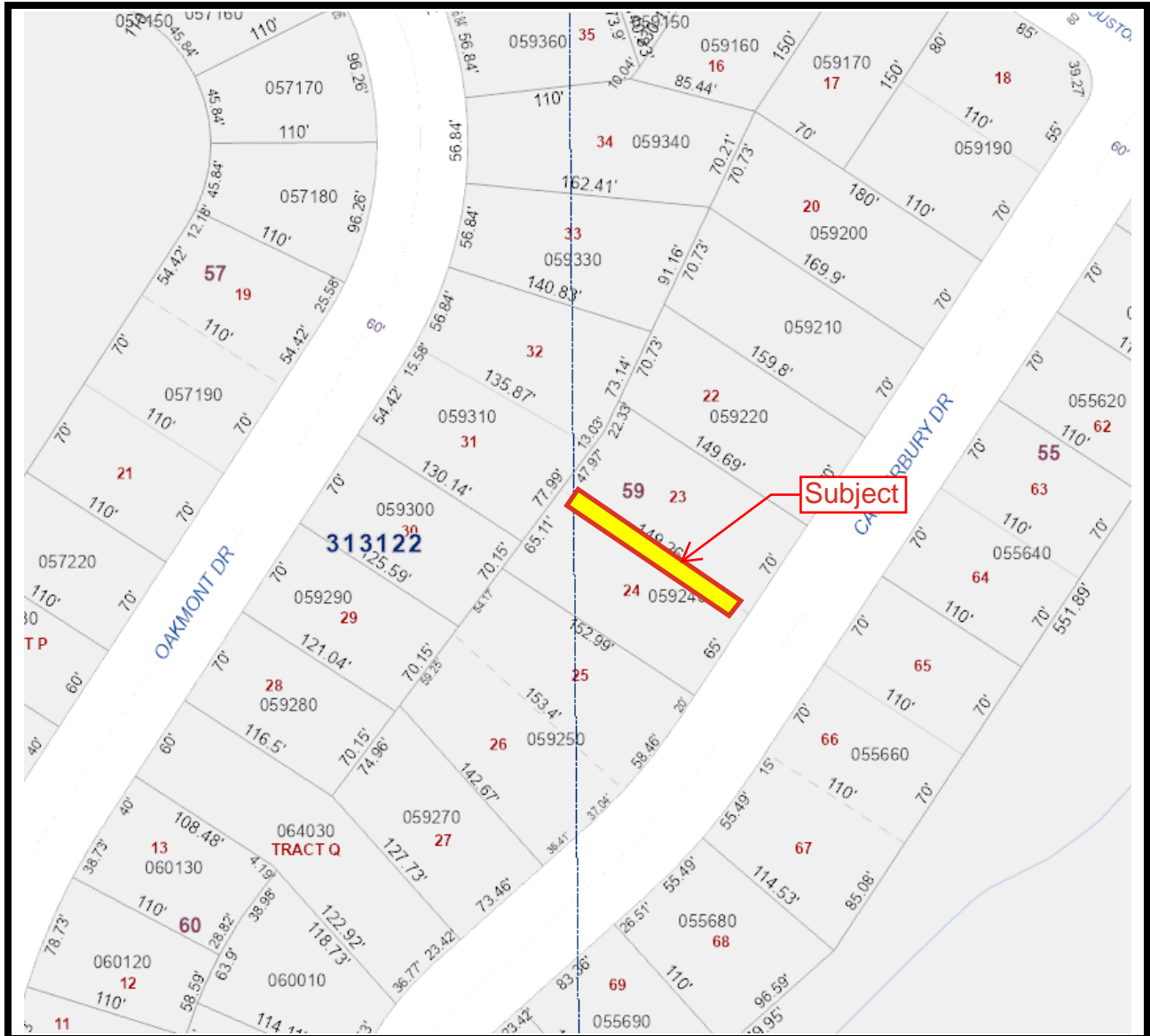


**SECTION 22, TOWNSHIP 31 SOUTH, RANGE 31 EAST**

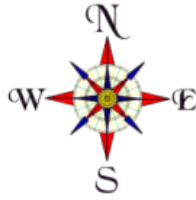




**SECTION 22, TOWNSHIP 31 SOUTH, RANGE 31 EAST**







SECTION 22, TOWNSHIP 31 SOUTH, RANGE 31 EAST





# RIVER RANCH SHORES

## UNIT ONE

A SUBDIVISION OF A PORTION OF  
SECTIONS 9, 10, 15, 22 & 23 - TOWNSHIP 31 S. - RANGE 31 E.  
POLK COUNTY - FLORIDA  
A GULF AMERICAN CORPORATION SUBDIVISION



CENTERLINES AND BOUNDARIES

SEC.	TWP.	RANGE.	SECTION.	ACRES.	SECTION.	TWP.	RANGE.	SECTION.	ACRES.
9	31	31	1	36.00	10	31	31	1	36.00
9	31	31	2	36.00	10	31	31	2	36.00
9	31	31	3	36.00	10	31	31	3	36.00
9	31	31	4	36.00	10	31	31	4	36.00
9	31	31	5	36.00	10	31	31	5	36.00
9	31	31	6	36.00	10	31	31	6	36.00
9	31	31	7	36.00	10	31	31	7	36.00
9	31	31	8	36.00	10	31	31	8	36.00
9	31	31	9	36.00	10	31	31	9	36.00
9	31	31	10	36.00	10	31	31	10	36.00
9	31	31	11	36.00	10	31	31	11	36.00
9	31	31	12	36.00	10	31	31	12	36.00
9	31	31	13	36.00	10	31	31	13	36.00
9	31	31	14	36.00	10	31	31	14	36.00
9	31	31	15	36.00	10	31	31	15	36.00
9	31	31	16	36.00	10	31	31	16	36.00
9	31	31	17	36.00	10	31	31	17	36.00
9	31	31	18	36.00	10	31	31	18	36.00
9	31	31	19	36.00	10	31	31	19	36.00
9	31	31	20	36.00	10	31	31	20	36.00
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9	31	31	22	36.00	10	31	31	22	36.00
9	31	31	23	36.00	10	31	31	23	36.00
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9	31	31	37	36.00	10	31	31	37	36.00
9	31	31	38	36.00	10	31	31	38	36.00
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9	31	31	40	36.00	10	31	31	40	36.00
9	31	31	41	36.00	10	31	31	41	36.00
9	31	31	42	36.00	10	31	31	42	36.00
9	31	31	43	36.00	10	31	31	43	36.00
9	31	31	44	36.00	10	31	31	44	36.00
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9	31	31	82	36.00	10	31	31	82	36.00
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9	31	31	99	36.00	10	31	31	99	36.00
9	31	31	100	36.00	10	31	31	100	36.00

LOTS									
ACRES	LOT	AC.	0151-	AC.	0151-	AC.	0151-	AC.	0151-
58	11	07:50-30"	600.00	82.12	2	07:50-30"	600.00	87.06	
58	12	07:50-30"	600.00	82.12	2	07:50-30"	600.00	87.06	
58	13	07:50-30"	600.00	82.12	2	07:50-30"	600.00	87.06	
58	14	08:13-50"	600.00	85.22	2	07:50-30"	600.00	87.06	
58	15	07:50-30"	10.01			07:50-30"	25.40		
58	16	07:50-30"	79.20			08:00-13-0"	25.40		
58	17	07:50-30"	106.01			07:50-30"	4.03		
58	18	07:50-30"	11.11			07:50-13-0"	26.18		
58	19	07:50-30"	15.86			07:18-15"	125.40		145.36
58	20	07:50-30"	25.00			07:50-30"	10.00		
58	21	08:00-00"	25.00	39.27	4	07:50-13-0"	85.00		
58	22	07:50-30"	79.20			08:00-17-10"	13.33		
58	23	07:50-30"	67.50	79.94					
58	24	07:50-30"	53.01			07:50-00"	57.50	53.01	
58	25	07:50-30"	53.01			07:50-00"	63.21		
58	26	07:50-30"	67.50	53.01					
58	27	07:50-30"	67.50	79.94		07:50-17-13"	15.53		
58	28	07:50-30"	67.50	79.94		07:50-00"	25.03	39.27	
58	29	07:50-30"	67.50	79.94					
58	30	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	31	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	32	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	33	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	34	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	35	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	36	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	37	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	38	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	39	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	40	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	41	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	42	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	43	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	44	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	45	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	46	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	47	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	48	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	49	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	50	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	51	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	52	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	53	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	54	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	55	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	56	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	57	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	58	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	59	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	60	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	61	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	62	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	63	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	64	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	65	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	66	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	67	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	68	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	69	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	70	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	71	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	72	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	73	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	74	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	75	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	76	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	77	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	78	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	79	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	80	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	81	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	82	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	83	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	84	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	85	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	86	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	87	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	88	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	89	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	90	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	91	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	92	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	93	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	94	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	95	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	96	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	97	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	98	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	99	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	100	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	101	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	102	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	103	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	104	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	105	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	106	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	107	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	108	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	109	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	110	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	111	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	112	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	113	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	114	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	115	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	116	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	117	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	118	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	119	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	120	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	121	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	122	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	123	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	124	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	125	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	126	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	127	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	128	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	129	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	130	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	131	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	132	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	133	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	134	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	135	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	136	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	137	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	138	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	139	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	140	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	141	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	142	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	143	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	144	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	145	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	146	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	147	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	148	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	149	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	150	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	151	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	152	07:50-30"	67.50	79.94		07:50-00"	25.03		
58	153	07:50-30"	67.50	79.94					



# Title Survey Services

Professional Land Surveyors

## Legal Description:

Lots 23 and 24, Block 59, RIVER RANCH SHORES UNIT ONE,  
a subdivision according to the plat thereof recorded in Plat Book 48, Pages 26  
through 48, inclusive, of the Public Records of Polk County, Florida.

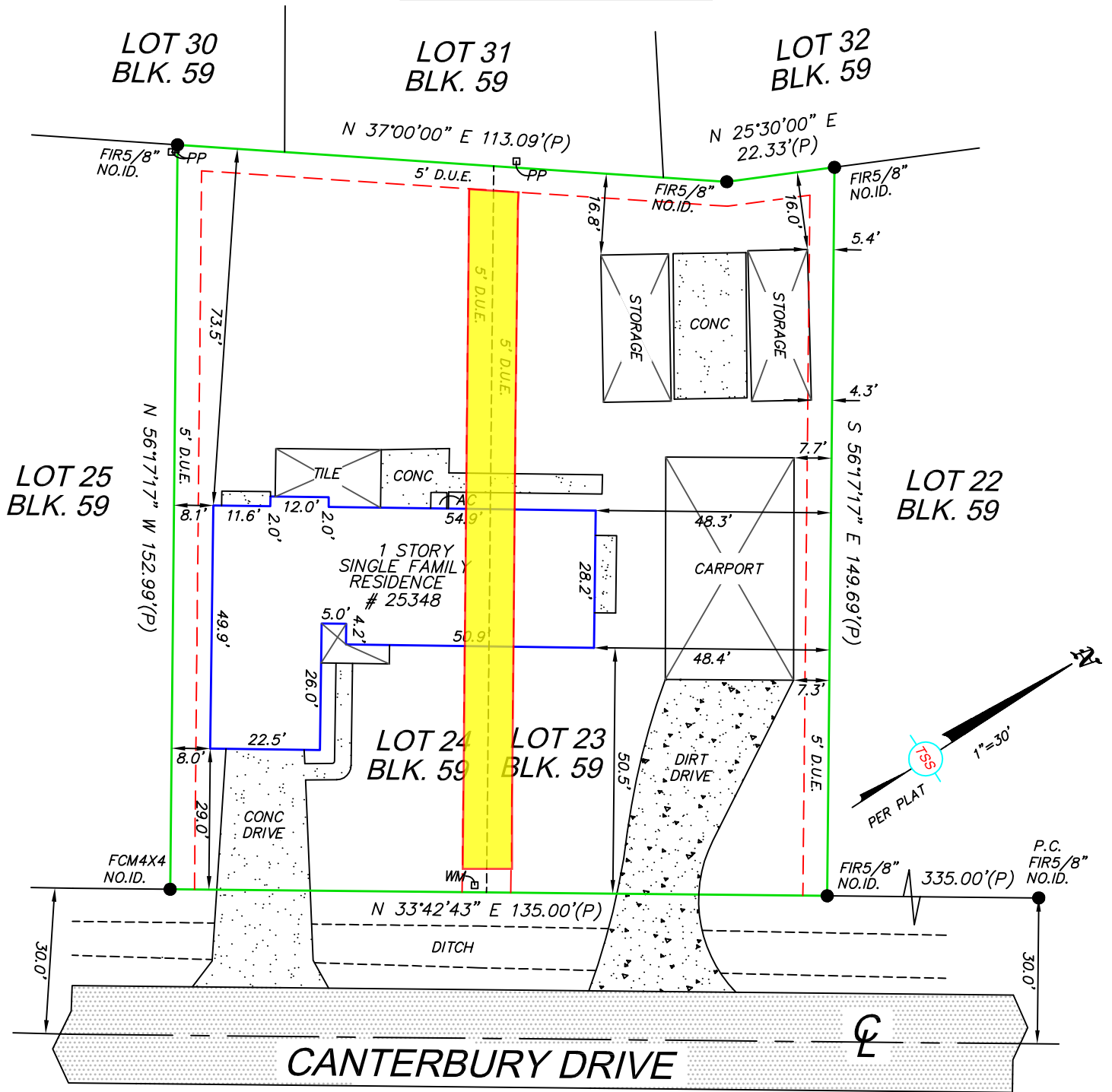
Map Number 12105C Panel: 0825

Suffix: G F.I.R.M. Date: 09/28/2012 Flood Zone: A

Date of Survey: 09/29/2024 Completed: 09/30/2024



## Boundary Survey



## Certified To:

Alberto Jimenez and Mayra Jimenez  
Deephaven Mortgage LLC, ISAOA / ATIMA  
Red Door Title Group LLC  
Old Republic National Title Insurance Company

Address:  
25348 Canterbury Drive  
Lake Wales, FL 33898  
Job # 25348 Canterbury Drive

## Notes

- Survey Is Based upon the Legal Description Supplied by Client.
- Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
- Subject to any Easements and/or Restrictions of Record.
- Building Ties are NOT to be used to reconstruct Property Lines.
- Fence Ownership is NOT determined.
- Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
- Use of This Survey 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.
- Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other Information NEITHER known by NOR given to this Surveying Company at the time of this endeavor. Title Survey Services and the signing surveyor assume NO Liability for the Accuracy of this Determination.

## Legend

C	- Calculated	P.A.E.	- Private Access Easement
CL	- Centerline	P.D.E.	- Private Drainage Easement
CB	- Concrete Block	PC	- Point of Curvature
CM	- Concrete Monument	Pg.	- Page
Conc.	- Concrete	PI	- Point of Intersection
D	- Description	P.O.B.	- Point of Beginning
DE	- Drainage Easement	P.O.L.	- Point on Line
Esmt.	- Easement	PP	- Power Pole
F.E.M.A.	- Federal Emergency Management Agency	PRM	- Permanent Reference Monument
FFE	- Finished Floor Elevation	PT	- Point of Tangency
Fnd.	- Found	R	- Radius
IP	- Iron Pipe	Rad.	- Radial
L	- Length (Arc)	R&C	- Rebar & Cap
M	- Measured	Rec.	- Recovered
N&D	- Nail & Disk	Rfd.	- Roofed
N.R.	- Non-Radial	R/W.	- Right of way
ORB	- Official Records Book	Set	- Set 1/2" Rebar & Cap "PSM 5828"
P	- Plat	Typ.	- Typical
P.B.	- Plat Book	UE	- Utility Easement
-//-	- Wood / PVC Fence	WM	- Water Meter
PE.	- Pool Equipment	Δ	- Delta (Central Angle)
		-X-	- Chain Link Fence

I hereby Certify that this Boundary Survey of the above Described Property Is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-05.172 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Nicholas S. Frazzitta / P.S.M. #5828  
This Survey is intended ONLY for the use of Said Certified Parties.  
This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

Title Survey Services  
Professional Land Surveyors  
1523 New York Avenue  
St. Cloud, FL 34769  
www.titlesurveyservices.com  
Office-321-263-9933 Email: titlesurveys@gmail.com



**COUNTY OF POLK, FLORIDA**  
**Application and Petition for Vacation and Abandonment**  
**of Drainage and/or Utility Easements**

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 <b>Strickland Family Trust</b>		Email
Address <b>5742 manchester Dr E</b>		
City <b>Lakeland, Fl</b>	State <b>Fl</b>	Zip <b>33810</b>
Phone <b>813-967-4789 cell</b>	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		Email
Address		
City	State	Zip
Phone	Fax	Cellular

**General Information**

**D. General Location of Property to be Vacated:**

Property Location or Address	<b>25348 Canterbury Drive Lake Wales Fl 33898</b>
Parcel Number(s):	

Legal Description <sup>(1)</sup> (Attach additional sheets as necessary)
<p>The subject property is located within a <input checked="" type="checkbox"/> platted or <input type="checkbox"/> unrecorded subdivision.</p> <p>If the property is located within a subdivision, is there a Homeowner's Association <sup>(2)</sup>? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>How was this easement reserved? <input checked="" type="checkbox"/> Plat <input type="checkbox"/> Deed <input type="checkbox"/> Easement <input type="checkbox"/> Other (describe): _____</p>

(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.

(2) If there is a Homeowner's Association (HOA) for the subdivision. If required, the Owner/Applicant shall be responsible for obtaining a Letter of Consent from the authorized representative of the HOA prior to submittal for Board Approval.

**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 checked="" type="checkbox"/> Need to clear an existing encroachment. (Describe encroachment below.) <input type="checkbox"/> Request to vacate to allow for construction of: <div style="margin-left: 20px;"> <input type="checkbox"/> Pool <input type="checkbox"/> Screened Pool/Deck <input type="checkbox"/> Building Addition (Describe below.) <input type="checkbox"/> Other (Describe below)         </div>

Additional Comments:



**PETITION TO VACATE DRAINAGE/UTILITY EASEMENT**  
**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 ☒ drainage ☒ utility ☐ other: \_\_\_\_\_  
\_\_\_\_\_ easement, hereinafter collectively referred to as "easement", described as follows  
(check all that apply):

**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 easement 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 easement, 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. The subject easement and the use thereof is not now used. No other landowner or landowner's interest will be affected by the requested closure. The closing of the easement 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.
3. The subject easement is not a part of a state or federal highway and no part of the easement is located within the corporate limits of any municipality.
4. Petitioner acknowledges that by granting the Petition to vacate the easement, the Board of County Commissioners is in no way certifying, declaring or guaranteeing legal title to the vacated easement 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 easement described, renouncing and disclaiming any rights of the County and the Public in and to the subject easement 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 7th day of October, 2024.

Samuel Keith Strickland Co-Trustee Strickland Family Trust  
Petitioner Name (Print)  
5742 Manchester Dr E  
Address  
Lakeland FL 33810  
City/State/Zip

[Signature]  
Petitioner's Signature

Phone (813) 967-4789

Carolyn Diane Strickland Co-Trustee Strickland Family Trust  
Petitioner Name (Print)

5742 Manchester Dr E  
Address  
Lakeland FL 33810  
City/State/Zip

[Signature]  
Petitioner's Signature

Phone (813) 967-4789

STATE OF FLORIDA

COUNTY OF Polk

The foregoing instrument was acknowledged before me this 7th day of October, 2024, by Samuel Keith Strickland and Carolyn Diane Strickland who ☐ is / are personally known to me or ☒ who has / have produced Florida Driver License as identification and who ☒ did / ☐ did not take an oath.



**HEATHER FUENTES**  
Notary Public  
State of Florida  
Comm# HH538679  
Expires 7/25/2028

[Signature]  
Notary Public  
My Commission Expires: 7/25/2028  
Commission No.: HH538679

## Exhibit "A"

### **LEGAL DESCRIPTION**

The platted 5.00 feet wide drainage and utility easement that lies along the northeasterly side of Lot 24, Block 59, AND the platted 5.00 feet wide drainage and utility easement that lies along the southwesterly side of Lot 23, Block 59, of RIVER RANCH SHORES UNIT ONE, as recorded in Plat Book 48, Pages 26 through 48 of the Public Records of Polk County, Florida.

**LESS AND EXCEPT:**

That part of the above-described platted drainage and utility easements that lies within 5.00 feet of the northwesterly right-of-way line of Canterbury Drive

All lying in Section 22, Township 31 South, Range 31 East.