

TOWN COMMISSION MEETING AGENDA

June 10, 2025 at 6:30 PM

COMMISSION CHAMBERS - 202 E. MAIN STREET, DUNDEE, FL 33838

Phone: 863-438-8330 | www.TownofDundee.com

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

RECOGNITION OF SERGEANT AT ARMS

ORDINANCE #13-08, PUBLIC SPEAKING INSTRUCTIONS

ROLL CALL

DELEGATIONS-QUESTIONS & COMMENTS FROM THE FLOOR

(Each speaker shall be limited to three (3) minutes)

DELEGATIONS-QUESTIONS & COMMENTS FROM THE FLOOR

(Each speaker shall be limited to three (3) minutes)

1. A. MINUTES

1. April 29, 2025, Attorney-Client Session Meeting

APPROVAL OF AGENDA

PROCLAMATIONS, RECOGNITIONS AND DESIGNATIONS

1. PROCLAMATIONS:

A. Juneteenth

B. Pride Month

NEW BUSINESS

- 2. DISCUSSION & ACTION, 2025 EVENTS TEMPORARY ROAD CLOSURES**
- 3. DISCUSSION & ACTION, RESOLUTION 25-18 LAKE MABEL LOOP CONVEYANCE**
- 4. DISCUSSION & ACTION, RESOLUTION 25-19 CAMP ENDEAVOR RIGHT-OF-WAY**
- 5. DISCUSSION & ACTION, RESOLUTION 25-0 WEIBERG WEST PHASE 1 RIGHT-OF-WAY (QUIT CLAIM CONVEYANCE).**

REPORTS FROM OFFICERS

Polk County Sheriff's Office
Dundee Fire Department
Town Attorney
Department Updates
Town Manager
Commissioners
Mayor

ADJOURNMENT

***PUBLIC NOTICE:** Please be advised that if you desire to appeal from any decisions made as a result of the above hearing or meeting, you will need a record of the proceedings and in some cases, a verbatim record is required. You must make your own arrangements to produce this record. (Florida statute 286.0105)*

If you are a person with disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the town clerk's office at 202 east main street, Dundee, Florida 33838 or phone (863) 438-8330 within 2 working days of your receipt of this meeting notification; if you are hearing or voice impaired, call 1-800-955-8771.



ATTORNEY CLIENT SESSION MEETING MINUTES

April 29, 2025, at 4:00 PM

COMMISSION CHAMBERS - 202 E. MAIN STREET, DUNDEE, FL 33838

Phone: 863-438-8330 | www.TownofDundee.com

CALL TO ORDER at 4:00 p.m.

PLEDGE OF ALLEGIANCE led by Mayor Pennant

INVOCATION led by Mayor Pennant

ORDINANCE #13-08, PUBLIC SPEAKING INSTRUCTIONS provided by Mayor Pennant

ROLL CALL taken by Town Clerk Erica Anderson

PRESENT

Mayor Pennant

Vice-Mayor Goddard

Commissioner Richardson

Commissioner Pugh

Commissioner Quarles

DELEGATIONS-QUESTIONS & COMMENTS FROM THE FLOOR

(Each speaker shall be limited to three (3) minutes)

Mayor Pennant opened the floor for delegations, seeing none, the floor was closed.

NEW BUSINESS

1. DISCUSSION, MEETING PROCEDURES

Pursuant to Section 286.011(8), of the Florida Statutes, the Town Commission of the Town of Dundee held a closed attorney-client session to discuss pending litigation stemming from the Landing at Lake Mabel Loop, LLC vs. Town of Dundee case # 2024-CA004137-0000-00 pending in the Tenth Judicial Circuit Court in and for Polk County, Florida.

Court Reporter – Jessica Walker was in attendance to take a verbatim transcript of the proceeding.

Proceedings are estimated to take one (1) hour, after which time the Town Commission will meet in the sunsh at 202 E Main Street, Dundee, FL 33838 to reconvene the public portion of the meeting before adjourning.

Attorney Frederick J. Murphy Jr. confirmed that the attorney-client session was properly advertised pursuant to applicable law and in coordination with the Town Clerk. No decisions would be made and no votes taken during the closed attorney-client session.

The Mayor announced that the Town Commission would go into closed attorney-client session. Only the Mayor, Town Commissioners, Town Attorneys, and the Interim Town Manager were to remain in attendance. The Mayor closed the public portion of the meeting at approximately 4:06 p.m.

No unauthorized persons were in attendance, and the chambers were secured.

2. DISCUSSION – CLOSED ATTORNEY-CLIENT DISCUSSION

The Court reporter transcribed the entire proceedings. The transcript has been sealed and placed on file with the Town Clerk and is only subject to unsealing and disclosure upon conclusion of the above referenced litigation.

The public portion of the Town Commission Meeting was re-opened to the public at 5:06 p.m., Mayor Pennant opened the floor for delegations, seeing none, the floor was closed.

ADJOURNMENT at approximately 5:07 p.m.

Respectfully submitted,

Erica Anderson

Erica Anderson, Town Clerk

APPROVAL DATE: _____

PUBLIC NOTICE: Please be advised that if you desire to appeal any decisions made as a result of the above hearing or meeting, you will need a record of the proceedings and in some cases, a verbatim record is required. You must make your own arrangements to produce this record. (Florida statute 286.0105)

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PROCLAMATION



WHEREAS, the Emancipation Proclamation was formally issued on January 1, 1863, declaring that enslaved Africans in the Confederate States of America were to be freed; and

WHEREAS, news of the issuance of the Emancipation Proclamation was not immediately delivered to the most remote areas of the Confederate States of America; and

WHEREAS, news of the abolition of the enslavement of Africans was not delivered to all the Confederate States until after the conclusion of the American Civil War; and

WHEREAS, all of the Confederate States received news of the end of enslavement of African people on June 19, 1865; and

WHEREAS, June 19th – JUNETEENTH a linguistic blend of the words June and nineteenth, was adopted to commemorate this historical and pivotal date in American history; and

WHEREAS, beginning on January 1, 1980, several states and municipal governments in the United States have declared June 19th – JUNETEENTH a legal holiday; and

WHEREAS, June 19th – JUNETEENTH, is celebrated nationally and internationally to recognize the end of the enslavement of Africans in the United States and to celebrate the culture and achievements of African Americans; and

WHEREAS, June 19th – JUNETEENTH was made an official Town holiday in 2020 to provide all Town residents an opportunity to learn, reflect, and celebrate the rights, privileges, culture, achievements, and sacrifices of African Americans in and to the Town of Dundee and to this country; and

WHEREAS, today, millions of Americans of all races, creeds, religious and ethnic backgrounds celebrate Juneteenth, which not only celebrates freedom, but also acknowledges the achievements of African Americans; and as celebrations continue to spread, we can all be reminded of the oft-repeated maxim, “Until all are free, none are free,” that highlights the manner of the end of slavery in the United States.

NOW, THEREFORE, I, Samuel Pennant, Mayor of the Town of Dundee, Florida, together with the members of the Dundee Town Commission, hereby declare June 19th, 2025, as

JUNETEENTH

in the Town of Dundee, and urge our citizens to participate in events that celebrate freedom for all.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the official seal of the Town of Dundee, Florida this 10th day of June in the Year of Our Lord Two Thousand and Twenty-Four.

Sam Pennant, Mayor

Attest: _____
Erica Anderson, Town Clerk

PROCLAMATION



WHEREAS, Dundee, Florida, is part of a global community in which people of diverse cultures, races, creeds, genders and sexual identities must work together toward peace and understanding; and

WHEREAS, the LGBTQ+ residents, students, city employees and business owners within Dundee contribute to this vibrant, innovative, culturally- inclusive, world-class community and to its diversity; and

WHEREAS, various advancements have been made with respect to equal rights and protections for all peoples including the LGBTQ+ community throughout the State of Florida and the United States; and

WHEREAS, members of the LGBTQ+ communities still face ongoing discrimination based on their innate status, resulting in immeasurable human tragedy, loss of life, community isolation and abuse; and

WHEREAS, PFLAG of Polk County envisions a world where diversity is celebrated and all people are respected, valued, and affirmed inclusive of their sexual orientation, gender identity, and gender expression; and

WHEREAS, the Lakeland Youth Alliance provides a safe space for LGBTQ+ youth and their straight allies of Polk County; and

WHEREAS, to celebrate the richness and diversity of Dundee, Polk Pride, PFLAG of Polk County and the Lakeland Youth Alliance, conducts various cultural, educational and entertainment activities, to focus attention on the importance of acceptance and respect for diversity among us

NOW, THEREFORE, the Mayor of Dundee, Florida, do hereby proclaim June 2025 as LGBTQ+ Pride Month, in honor of freedom from prejudice and bias.

DRINKING WATER WEEK

PASSED AND DULY ADOPTED in regular session this 10th day of June 2025.

TOWN OF DUNDEE, FLORIDA

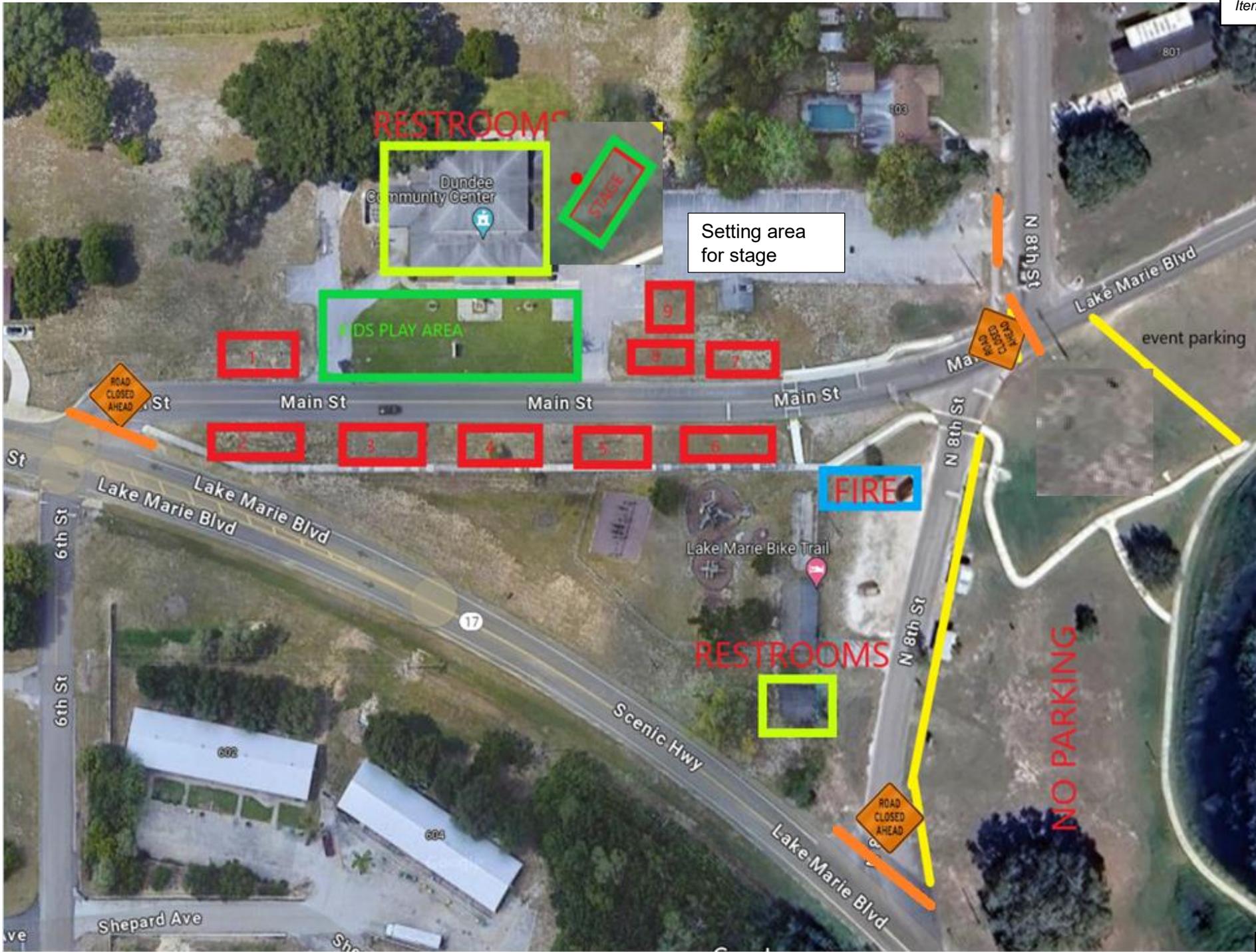
Samuel E. Pennant, Mayor



TOWN COMMISSION MEETING

June 10, 2025 at 6:30 PM

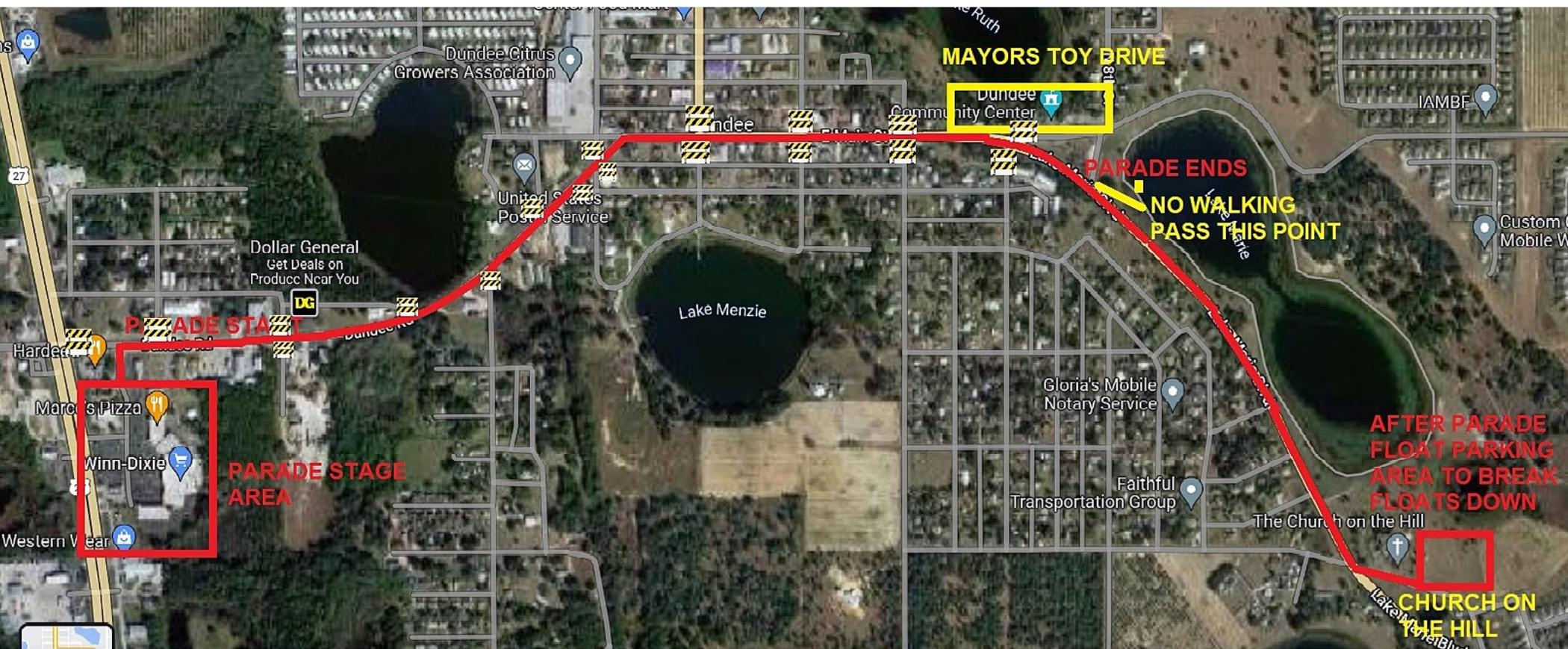
AGENDA ITEM TITLE:	DISCUSSION & ACTION, 2025 EVENTS TEMPORARY ROAD CLOSURES
SUBJECT:	The Town Commission will consider approval of temporary street closures for upcoming events scheduled through the end of 2025.
STAFF ANALYSIS:	<p>Town staff is requesting approval of temporary road closures for upcoming events. Early approval will streamline planning by eliminating the need to bring individual requests to multiple future meetings. It will also allow staff to complete required FDOT permits—specifically for the closure of eastbound turn lanes on U.S. Hwy. 27 and Dundee Road (from U.S. Hwy. 27 to Lake Marie Blvd.)—in a timely manner and address any concerns that may arise during the permitting process.</p> <ol style="list-style-type: none">4th of July Celebration: Friday, 7/4/2025, 5pm-10pm<ul style="list-style-type: none">Lake Marie Blvd. (in front of the Community Center) and 8th Street.Hispanic Cultural Parade: Saturday, 10/4/2025, 2pm-4pm<ul style="list-style-type: none">Dundee Rd. from U.S. Hwy. 27 to Lake Marie Blvd.U.S. Hwy. 27 eastbound turn lanesChristmas Tree Lighting: Friday, 12/5/2025, 5pm-9pm<ul style="list-style-type: none">Lake Marie Blvd. (in front of the Community Center) and 8th Street.Christmas Parade: Saturday, December 13, 2025, 4pm – 8pm<ul style="list-style-type: none">Dundee Rd. from U.S. Hwy. 27 to Lake Marie Blvd.U.S. Hwy. 27 eastbound turn lanesLake Marie Blvd. (in front of the Community Center) and 8th Street. <p>Once approved, the Sheriff’s Office and Dundee Fire Department will be advised of all temporary closings.</p>
FISCAL IMPACT:	None
STAFF RECOMMENDATION:	Staff recommends approval
ATTACHMENTS:	Dundee Road Closure Map Parade Route Lake Marie Blvd. & 8 th Street Closure Map



Setting area for stage



4th of July
EVENT
TTC/MOT
2024





TOWN COMMISSION MEETING

June 10, 2025, at 6:30 PM

Item 3.

AGENDA ITEM TITLE:	DISCUSSION & ACTION, RESOLUTION 25-18 LAKE MABEL LOOP CONVEYANCE
SUBJECT:	The Town Commission will consider the transfer and conveyance of real property to be used for the public rights-of-way.
STAFF ANALYSIS:	On May 9, 2000, the Town Commission of the Town of Dundee, at a duly noticed public meeting, approved <i>Town of Dundee Resolution No. 00-07</i> , which formally accepted all streets, alleys, easements, rights of way, (the “Roads”) dedicated by virtue of the Dundee Plat. Certain portions of the roads were identified by staff as insufficient for purposes of constructing and improving the subject rights of way along Camp Endeavor Blvd, and the conveyances identified in this resolution are necessary for the construction of adequate roadways on and/or for Camp Endeavor Blvd.
STAFF CONTACT:	Lorraine Peterson, Assistant Town Manager and Development Services Director
FISCAL IMPACT:	None
STAFF RECOMMENDATION:	At the will of the Commission
ATTACHMENTS:	Resolution 25-18 Exhibit A-D

RESOLUTION NO. 25-18

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF DUNDEE, FLORIDA; AFFIRMATIVELY ACCEPTING THE CONVEYANCE OF THAT CERTAIN REAL PROPERTY FROM THELMA C. RALEY, INC., TO THE TOWN OF DUNDEE, FLORIDA, AS MORE PARTICULARLY DESCRIBED IN THE GENERAL WARRANTY DEED EXECUTED BY THELMA C. RALEY, INC., AND DELIVERED TO THE TOWN OF DUNDEE, FLORIDA, ON _____, 2025, AND RECORDED ON _____, 2025, IN OFFICIAL RECORDS BOOK _____, PAGE(S) _____, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; PROVIDING FOR THE INCORPORATION OF RECITALS; PROVIDING FOR THE ADMINISTRATIVE CORRECTION OF SCRIVENER’S ERRORS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Dundee (the “Town”) is a Florida municipal corporation vested with home rule authority pursuant to the Municipal Home Rule Powers Act (F.S. Chapter 166) and Article VIII, §2 of the Florida Constitution; and

WHEREAS, pursuant to Section 2(b), Article VIII of the Florida Constitution and Chapter 166, Florida Statutes, the Town is vested with governmental, corporate, and proprietary powers to enable it to conduct municipal government, perform municipal functions, and render municipal services, including the general exercise of any power for municipal purposes; and

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, empowers and mandates local governments to plan for future development in order to guide growth and development; and

WHEREAS, on May 29, 1911, that certain subdivision plat entitled *Florida Highlands Company’s Subdivision* (the “Dundee Plat”) was recorded in Plat Book 1C, Page 87, Public Records of Polk County Florida; and

WHEREAS, on May 9, 2000, the Town Commission of the Town of Dundee (the “Town Commission”), at a duly noticed public meeting, approved *Town of Dundee Resolution No. 00-07* (the “Resolution”) which formally accepted all streets, alleys, easements, rights of way, and other public areas dedicated by virtue of the Dundee Plat; and

WHEREAS, copies of the Dundee Plat and Resolution are attached hereto as **Composite Exhibit “A”** and made a part hereof by reference; and

WHEREAS, pursuant to the Dundee Plat (see **Composite Exhibit “A”**), Camp Endeavor Blvd was identified and depicted as a dedicated street, alley, easement and/or right of way for the use of the general public; and

WHEREAS, THELMA C. RALEY, INC. (the “Owner”), is the marketable fee simple title owner of the real property, which the Polk County Property Appraiser identifies as Parcel Numbers 272833-852500-000010, 272823-852500-000130, 272828-847020-000060 and 272828-847020-000010 (the “Property”); and

WHEREAS, copies of the Polk County Property Appraiser Parcel Details for the Property and Polk County Property Appraiser Aerial Depiction of the Property are attached hereto as **Composite Exhibit “B”** and made a part hereof by reference; and

WHEREAS, the Property (see **Composite Exhibit “B”**) is located immediately adjacent to certain portion(s) of Camp Endeavor Blvd; and

WHEREAS, in consideration for the vacation and relocation of that certain portion of the publicly dedicated street, alley, easement and/or right of way located along the Southerly portion of that certain real property identified as Polk County Property Appraiser Parcel Identification No. 272828-847020-000010 (see **Composite Exhibit “B”**), the Owner offered to convey by donation marketable fee simple title to the Town of Dundee, Florida, certain portions of real property (the “Donations”) located immediately adjacent to Camp Endeavor Blvd in order to facilitate necessary transportation related improvement(s) and accommodate future growth and development; and

WHEREAS, copies of the Town of Dundee Description Sketches and Boundary Survey of and/or for the Donations are attached hereto as **Composite Exhibit “C”** and made a part hereof by reference; and

WHEREAS, on June 10, 2025, at a duly noticed public meeting, the Town Commission authorized and directed the Town Manager to take all necessary further actions to effectuate the intent of this **Resolution No. 25-18** which includes, but is not to be limited to, negotiating and executing any document(s) and/or agreement(s) related to the Town’s acceptance of the Donations (see **Composite Exhibit “C”**) which provide for the transfer and conveyance of real property to be used for the public rights-of-way located within and/or adjacent to the corporate limits of the Town of Dundee, Florida; and

WHEREAS, on _____, 2025, the Owner participated in a closing of and/or for the Donations (see **Composite Exhibit “C”**); and

WHEREAS, on _____, 2025, the Owner delivered that certain General Warranty Deed (the “Deed”) for the Donations (see **Composite Exhibit “C”**) to the City of Lake Alfred, Florida; and

WHEREAS, the Deed was recorded on _____, 2025, in Official Records Book _____, Page(s) _____ public records of Polk County, Florida; and

WHEREAS, on June 4, 2025, based on the assessed value of and/or for the contiguous citrus and pasture lands being conveyed by donation to the Town of Dundee, Florida, Rayl Engineering and Surveying, LLC, estimated the average total value (the “Estimated Value”) of the Donations (see **Composite Exhibit “C”**) to total approximately Three Thousand Fifty-Nine Dollars and thirty-nine cents (\$3,059.39); and

WHEREAS, a copy of the Estimated Value is attached hereto as **Exhibit “D”** and made a part hereof by reference; and

WHEREAS, on June 10, 2025, the Town Commission of the Town of Dundee, Florida, found and determined that the acceptance of the Donations (see **Composite Exhibit “C”**) preserves, enhances and encourages the most appropriate use of land consistent with the public interest; and

WHEREAS, on June 10, 2025, the Town Commission of the Town of Dundee, Florida, found and determined that, upon delivery of the Deed from the Owner, it is in the best interests of the residents and citizens of the Town of Dundee, Florida, for the Town Manager to accept delivery of the Deed and cause same to be recorded with the Clerk of the Circuit Court in and for the Tenth Judicial Circuit of Polk County, Florida, for inclusion in the public records of Polk County, Florida; and

WHEREAS, on June 10, 2025, at a duly noticed public meeting, the Town Commission of the Town of Dundee, Florida, finds that the passage of this **Resolution No. 25-18** is intended to enhance the present advantages that exist within the corporate limits of the Town of Dundee, Florida; is consistent with the Town of Dundee 2030 Comprehensive Plan policies and objectives; and this **Resolution No. 25-18** is intended to promote, protect, and improve the public health, safety, and general welfare of the citizens and residents of the Town of Dundee, Florida.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF DUNDEE, FLORIDA:

Section 1. Incorporation of Recitals.

The above-referenced factual recitals (WHEREAS clauses) and referenced exhibits are incorporated herein as true and correct statements which form a factual and material basis for the adoption of this **Resolution No. 25-18**, and the Town Commission of the Town of Dundee, Florida, hereby adopts the above-referenced factual recitals as the legislative findings supporting the adoption of this Resolution No. 25-19. The above factual recitals are hereby incorporated herein and serve as a factual and material basis for the passage of this **Resolution No. 25-18**.

Section 2. Purpose: Authorization.

This **Resolution No. 25-18** serves only the purpose(s) expressly stated herein which includes, but shall not be limited to, memorializing the intent of the Town Commission of the Town of Dundee (the “Town Commission”) to affirmatively accept the delivery of the Deed from **THELMA C. RALEY, INC.**, to the Town of Dundee, Florida, conveying by donation the

Donations (see **Composite Exhibit “C”**) which are located on the Property (see **Composite Exhibit “B”**) and within the corporate limits of the Town of Dundee, Florida.

The Town Manager, or his/her designee, is hereby authorized to take any and all necessary further action(s) to effectuate the intent of this **Resolution No. 25-18** which includes, but shall not be limited to, negotiating and executing any documentation necessary and incidental to the conveyance by donation of the Donations (see **Composite Exhibit “C”**) which are located on the Property (see **Composite Exhibit “B”**) and within the corporate limits of the Town of Dundee, Florida.

Section 3. Acceptance.

The Town Commission of the Town of Dundee, Florida, hereby affirmatively accepts from **THELMA C. RALEY, INC.**, the conveyance by donation of the Donations (see **Composite Exhibit “C”**) by the Deed delivered and recorded on _____, 2025, in Official Records Book _____, Page _____, of the public records of Polk County, Florida, a copy of which is attached hereto as **Composite Exhibit “E”** and incorporated herein by reference.

Upon receipt of duly executed and recorded General Warranty Deed, the Town Clerk is authorized and directed to record this Resolution No. 25-18 in the public records of Polk County, Florida.

Section 4. Conflicts.

All resolutions in conflict with this **Resolution No. 25-18** are repealed to the extent necessary to give this **Resolution No. 25-18** full force and effect.

Section 5. Severability.

The provisions of this **Resolution No. 25-18** are severable. If any section, subsection, sentence, clause, phrase of this **Resolution No. 25-18**, or the application thereof shall be held invalid, unenforceable, or unconstitutional by any court, administrative agency, or other body with appropriate jurisdiction, the remaining section, subsection, sentences, clauses, or phrases under application shall not be affected thereby. The Town Commission of the Town of Dundee hereby declares that it would have passed this **Resolution No. 25-18**, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared invalid, unenforceable, or unconstitutional, or unenforceable. If any word, sentence, clause, phrase, or provision of this **Resolution No. 25-18** for any reason is declared by any court of competent jurisdiction to be invalid, unenforceable, or unconstitutional, then all remaining provisions and portions of this **Resolution No. 25-18** shall remain in full force and effect. If any section, subsection, sentence, clause or phrase of this **Resolution No. 25-18** is, for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this **Resolution No. 25-18**. The Town of Dundee, Florida, by and through its Town Commission, hereby declares that it would have passed this **Resolution No. 25-18**, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 6. Administrative Correction of Scrivener’s Errors.

It is the intention of the Town Commission that sections of this **Resolution No. 25-18** may be renumbered or re-lettered and the word "resolution" may be changed to, "section", or such other appropriate word or phrase in order to accomplish such intentions; and sections of this **Resolution No. 25-18** may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the Town Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the Town Clerk.

Section 7. Recordation.

The Town Clerk shall be responsible for recording this **Resolution No. 25-18**, as adopted, with the Clerk of the Circuit Court in and for the Tenth Judicial Circuit of Polk County, Florida, for inclusion in the public records of Polk County, Florida.

Section 8. Effective Date.

This **Resolution No. 25-18** shall take effect immediately upon passage by the Town Commission of the Town of Dundee, Florida.

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READ, PASSED AND ADOPTED at a duly called meeting of the Town Commission of the Town of Dundee, Florida, assembled on the 10th day of June, 2025.

TOWN OF DUNDEE

Samuel Pennant, Mayor

ATTEST WITH SEAL:

Erica Anderson, Town Clerk

Approved as to form:

Frederick J. Murphy, Jr., Town Attorney

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Item 3.

EXHIBIT A

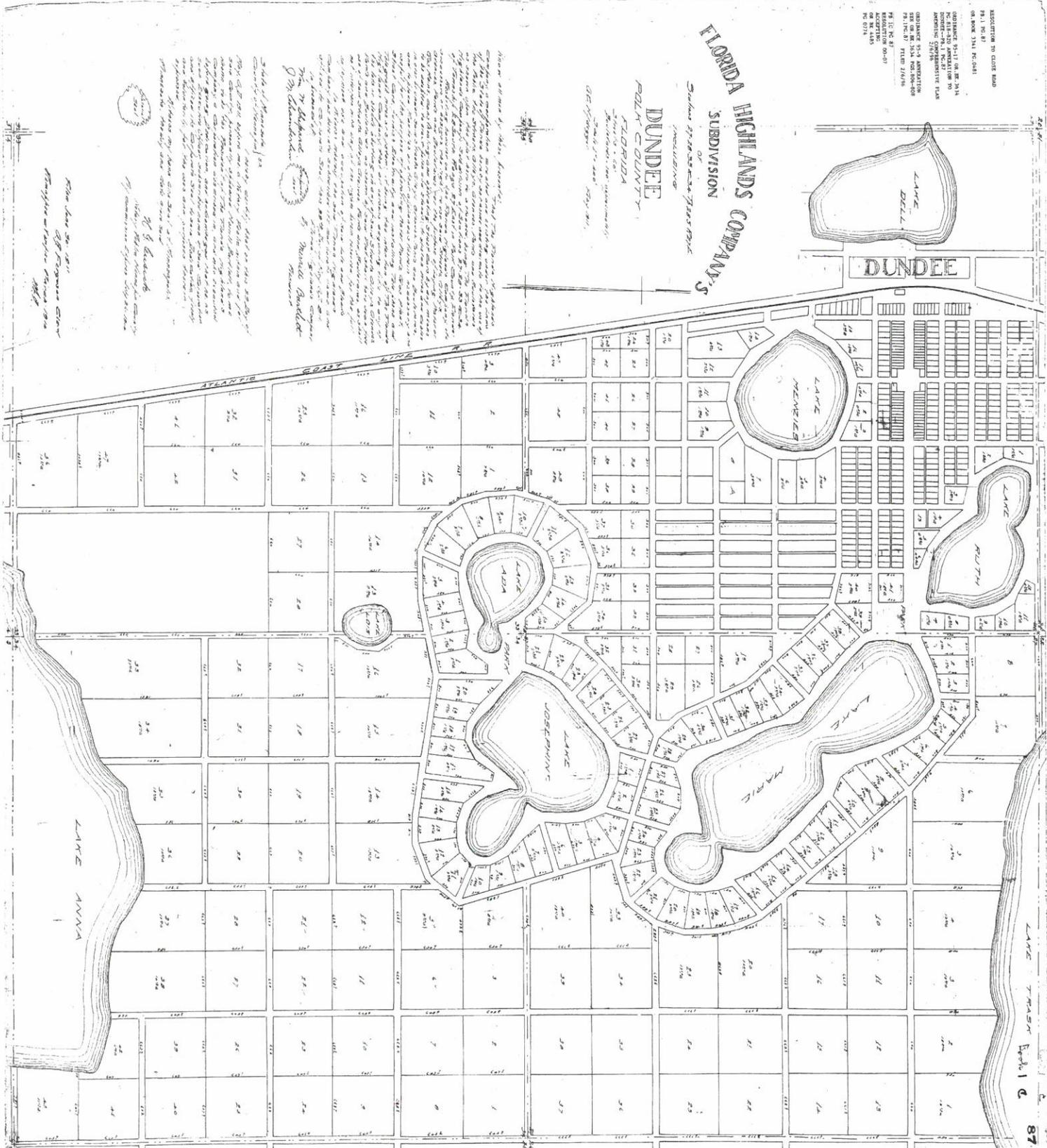
RESOLUTION TO CARRY OVER
 PLAT NO. 87
 ON BOOK 3341 PLAT 881
 APPROVED 1947 ON DE 20 3/4
 PLAT 881 AMENDING TO
 AMENDING COMPREHENSIVE PLAT
 27/78
 BOOK 3341 PLAT 881
 PLAT NO. 87
 RESOLUTION 00-07
 ON DE 20 3/4
 PLAT NO. 87
 ON DE 20 3/4

FLORIDA HIGHLANDS COMPANY'S
 SUBDIVISION
DUNDEE
 POLK COUNTY
 FLORIDA

including
 Section 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

These are the names of the owners of the lots shown on this plat. The names of the owners of the lots shown on this plat are as follows: [List of names and lot numbers]

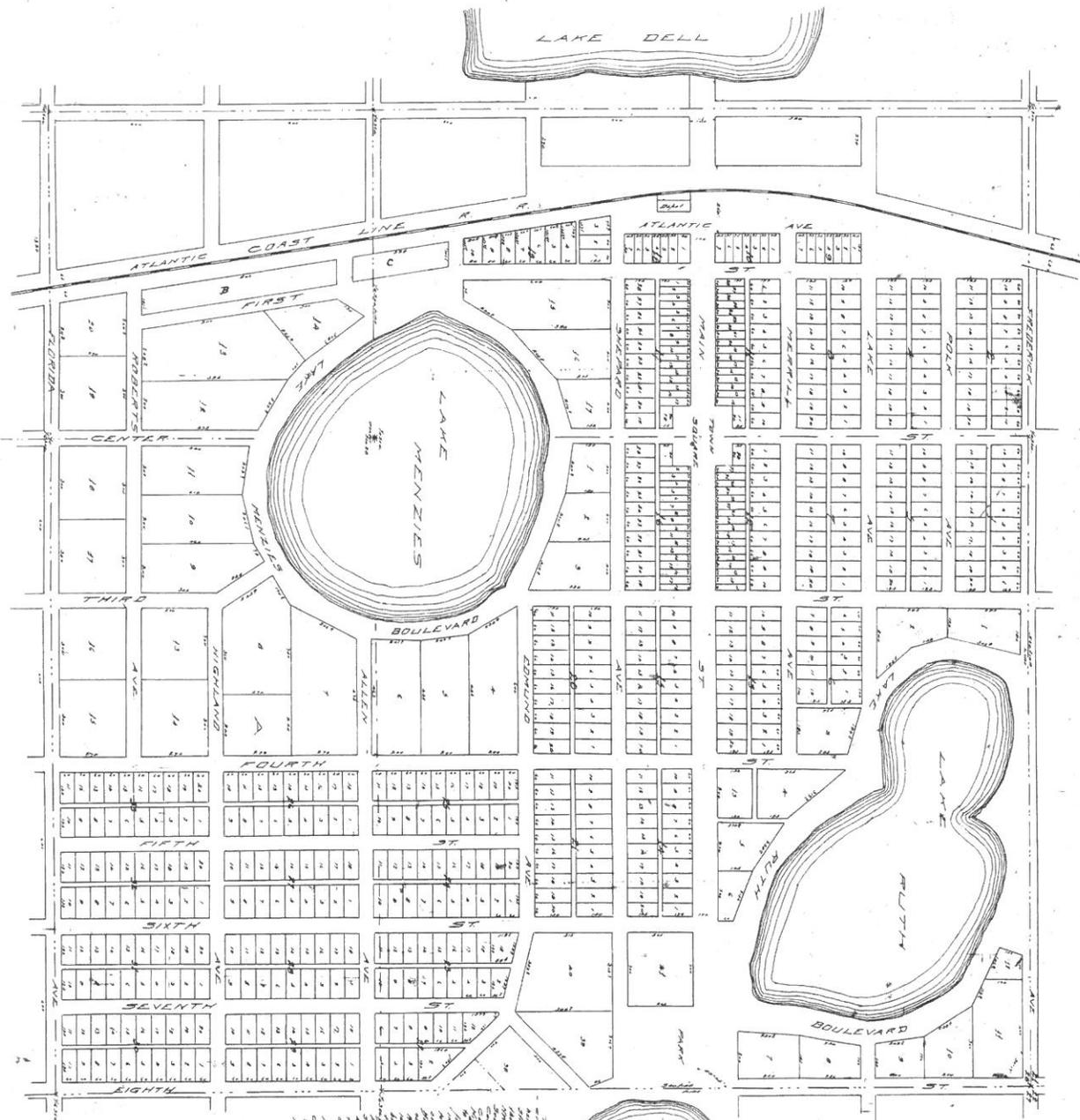
This plat was prepared by [Name] and is subject to the provisions of the Florida Statutes. It is hereby certified that the same are correct and true to the original survey.



FBI

1986

Item 3.



**PLAT BOOK 86
DUNDIE**
POLK COUNTY
FLORIDA
PLAT NO. 1234
RECORDED IN OFFICIAL RECORDS
NO. 123456789
DATE RECORDED: 12/31/86

State of Florida
County of Polk
I, **[Name]**, Clerk of the County, do hereby certify that the within plat is a true and correct copy of the original as filed in my office on this **[Date]** day of **[Month]**, 1986.
My Commission Expires: **[Date]**
W. S. Bennett
Clerk of the County

This plat was prepared by **[Name]**, a duly qualified and licensed surveyor in the State of Florida, and is a true and correct copy of the original as filed in my office on this **[Date]** day of **[Month]**, 1986.
I, **[Name]**, Clerk of the County, do hereby certify that the within plat is a true and correct copy of the original as filed in my office on this **[Date]** day of **[Month]**, 1986.
My Commission Expires: **[Date]**
W. S. Bennett
Clerk of the County

RECORDED IN OFFICIAL RECORDS
NO. 123456789
DATE RECORDED: 12/31/86
POLK COUNTY
FLORIDA
PLAT NO. 1234

MAY 23 2023

INSSTR # 2000102729 OR BK 4485 PG 0774 RBCD 06/29/2000 10:30 AM
RICHARD M. WEISS, CLERK OF COURT, POLK COUNTY
DEPUTY CLERK P VAUGHAN

RESOLUTION 00-07

A RESOLUTION ACCEPTING ALL STREETS, ALLEYS, EASEMENTS, RIGHTS OF WAY, AND THOROUGHFARES PREVIOUSLY DEDICATED IN THE TOWN OF DUNDEE;

WHEREAS, numerous subdivision plats of property located within the Town of Dundee were recorded in the Official Records of Polk County, prior to September 1, 1971, and

WHEREAS, from and after September 1, 1991, the dedication of all streets, alleys, easements, rights of way and public areas as deemed completed upon approval by the Town Council and the recordation of such plat; and

WHEREAS, the Town wishes to formally accept all streets, alleys, easements, rights of way, and all other public areas heretofore dedicated on plats of land within the Town which were recorded in the Official Records of Polk County, Florida, prior to September 1, 1971;

NOW THEREFORE BE IT UNANIMOUSLY RESOLVED by the Town Council of the Town of Dundee, Florida:

- 1. All streets, alleys, easements, and rights of way, and public areas heretofore dedicated to the Town of Dundee on plats of real property located within the Town which were recorded prior to September 1, 1971, are hereby accepted and approved by the Town Council.
- 2. The Town Council specifically accepts all streets, alleys, easements, and rights of way, and public areas heretofore dedicated to the Town of Dundee located in the following a subdivisions in the Town of Dundee:
 - A. Florida Highland Company Subdivision, a subdivision of a portion of Sections 27, 28, 33 and 34, in Township 28 South, Range 27 East, Polk County, Florida, which subdivision plat was recorded in Plat Book 1C, on page 87, the office of the Clerk of the Circuit Court, in and for Polk County, Florida, on or about June 30, 1911.
 - B. W.J. Howey Land Company's First Addition to Dundee, Polk County, Florida, being a sub of all that part of Sec. 28, Tp 28 S, R. 27E, which lies W. of the ACL Railroad, which subdivision was filed May 1, 1916, in the office of the Clerk of the Circuit Court, in Polk County, Florida, in Plat Book 28, page 6, public records of Polk County, Florida.
 - C. D.L. Hart's Subdivision, as recorded in Plat Book 23, page 16, public records of Polk County, Florida, as approved by the Dundee Town Council on March 9, 1926, and as recorded by J.D. Raulerson, Clerk, on or about April 9, 1926, in the official records of Polk County, Florida.

RESOLVED AND PASSED in regular session assembled this 9th days of May, 2000.

TOWN OF DUNDEE

Joe Garrison
Joe Garrison, Mayor

ATTEST:

Tracy Ackroyd
Tracy Ackroyd, Town Clerk

Town of Dundee
PO Box 1000
Dundee FL 33838

Parcel Details: 27-28-33-852500-000010

Owners *Recently purchased this property? [Click here.](#)*

THELMA C RALEY INC 100%

Mailing Address *(Address Change form)*

PO BOX 1112
WINTER HAVEN FL 33882-1112

Physical Street Address *Why postal city and municipality? [Click here.](#)*

0 LINCOLN AVE

Postal City and Zip

DUNDEE FL 33838

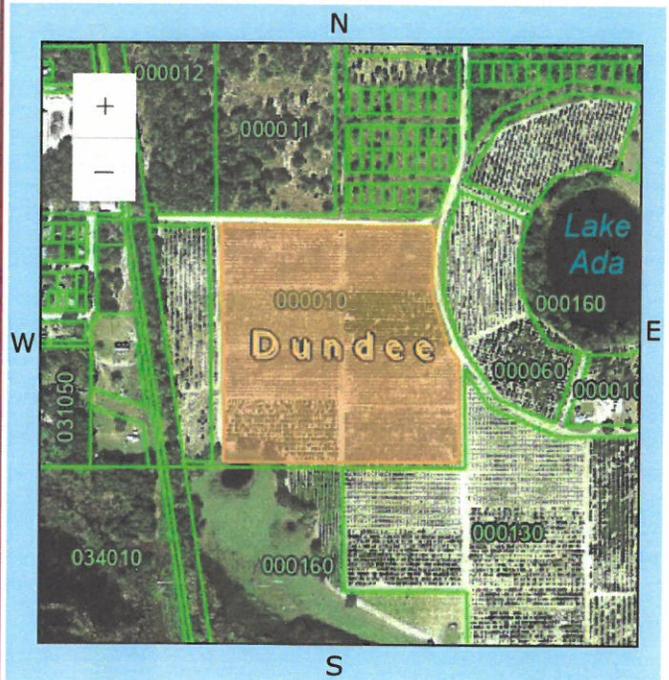
Parcel Information

Municipality	DUNDEE (Code: 90460)
	140990.00
Neighborhood	Search Recent Sales in this Neighborhood
Subdivision	FLA HIGHLAND COMPANY SUB PB 1 PG 87
Property (DOR) Use Code	Citrus w/Pasture (Code: 6660)
Acreage	34.50
Community Redevelopment Area	NOT IN CRA

Property Desc

DISCLAIMER: The property description provided is a summary of the original legal description and should not be used for conveying property, as it may render the deed invalid.

Area Map



Recorded Plat

[Recorded Plat for this parcel](#)

Section Maps for 272833

[HTML \(opens in new tab\)](#)

[Printable PDF](#)

Sales History

Important Notice: If you wish to obtain a copy of a deed for this parcel, click on the blue OR Book/Page number. If the Book/Page number does not have a blue link or if the document is restricted, it may not be available online. Please contact the Polk County Clerk Indexing Department at 863-534-4516. If the Type Inst is an "R", please contact the Property Appraiser at 863-534-4765 to order "R" type instruments.

OR Book/Page	Date	Type Inst	Vacant/ Improved	Grantee	Sales Price
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Exemptions

Note: The drop down menus below provide information on the amount of exemption applied to each taxing district. The HX—first \$25,000 homestead exemption may be allocated to one or more owners. The HB second amended homestead exemption reflects the name of the first owner only.

Code	Bld. #	Description	% Ownership	Renew Cd	Year Name	Note	Value
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PERMITS

Please contact the [appropriate permit issuing agency](#) to obtain information. This property is located in the **DUNDEE** taxing district.

Land Lines

LN	Land Description	Ag/GreenBelt	Land Unit Type	Front	Depth	Units
1 *	ORCHARD 1	Y	ACREAGE	0	0	8.45
2 *	CITRUS CLEARED LAND	Y	ACREAGE	0	0	4.49
3 *	ORCHARD 1	Y	ACREAGE	0	0	13.09
4 *	VALENCIA ORANGE	Y	ACREAGE	0	0	3.70
5 *	EARLY/MID ORANGE	Y	ACREAGE	0	0	4.28
6 *	IMPROVED PASTURE 3	Y	ACREAGE	0	0	0.49

* For Zoning/Future Land Use contact Polk County or the Municipality the parcel is located in.

NOTICE: All information ABOVE this notice is current (as of Wednesday, June 4, 2025 at 2:09:28 AM). All information BELOW this notice is from the 2024 Tax Roll, except where otherwise noted.

Value Summary (2024)

Desc	Value
LAND VALUE	\$348,305
BUILDING VALUE	\$0
EXTRA FEATURES VALUE	\$0
JUST MARKET VALUE	\$348,305
AG CLASSIFIED LAND VALUE	\$55,091
AGRICULTURE CLASSIFICATION SAVINGS	\$293,214
*HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	\$0
ASSESSED VALUE	\$55,091
EXEMPTION VALUE (COUNTY)	\$0
TAXABLE VALUE (COUNTY)	\$55,091

*This property does not contain a cap or portability value.

Values by District (2024)

District Description	Just Market Value	Assessed Value	Exemption	Final Tax Savings	Taxable Value	Final Tax Rate	Final Tax
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Item 3.

BOARD OF COUNTY COMMISSIONERS	\$348,305	\$55,091	\$0	\$0.00	\$55,091	6.634800	\$309.52
POLK COUNTY SCHOOL BOARD - STATE	\$348,305	\$55,091	\$0	\$0.00	\$55,091	3.048000	\$167.92
POLK COUNTY SCHOOL BOARD - LOCAL	\$348,305	\$55,091	\$0	\$0.00	\$55,091	2.248000	\$123.84
TOWN OF DUNDEE	\$348,305	\$55,091	\$0	\$0.00	\$55,091	7.900000	\$435.22
SOUTHWEST FLA WATER MGMT DIST	\$348,305	\$55,091	\$0	\$0.00	\$55,091	0.190900	\$10.52
				Tax Savings:	\$0.00	Total Taxes:	\$1,103.02

Non-Ad Valorem Assessments (2024)

LN	Code	Desc	Units	Rate	Assessment
2	ST460	DUNDEE STORMWATER UTILITY	1.00	34.50	\$34.50
Total Assessments					\$34.50

Taxes

Desc	Last Year (2023)	2024 Final
Taxing District	DUNDEE/SWFWMD (Code: 90460)	DUNDEE/SWFWMD (Code: 90460)
Millage Rate	20.1975	20.0217
Ad Valorem Assessments	\$1,199.11	\$1,103.02
Non-Ad Valorem Assessments	\$34.50	\$34.50
Total Taxes	\$1,233.61	\$1,137.52

Your final tax bill may contain Non-Ad Valorem assessments which may not be reflected on this page, such as assessments for roads, drainage, garbage, fire, lighting, water, sewer, or other governmental services and facilities which may be levied by your county, city or any other special district. [Visit the Polk County Tax Collector's site for Tax Bill information related to this account.](#)

Prior Year Final Values

The Final Tax Roll is the 1st certification of the tax rolls by the Value Adjustment Board, per Florida Statute 193.122(2), F.S. This is the date all taxable property and tax rolls are certified for collection to the Tax Collector. Corrections made after this date are not reflected in the Final Tax Roll Values.

2023

LAND VALUE	\$335,405.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00

Item 3.

JUST MARKET VALUE	\$335,400.00
ASSESSED VALUE	\$59,369.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$59,369.00
2022	
LAND VALUE	\$282,354.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$282,354.00
ASSESSED VALUE	\$46,440.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$46,440.00
2021	
LAND VALUE	\$254,554.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$254,554.00
ASSESSED VALUE	\$54,848.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$54,848.00
2020	
LAND VALUE	\$241,654.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$241,654.00
ASSESSED VALUE	\$45,631.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$45,631.00

DISCLAIMER:

The Polk County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted Site Notice.

Last Updated: Wednesday, June 4, 2025 at 2:09:28 AM

Parcel Details: 27-28-33-852500-000130

Owners [Recently purchased this property? Click here.](#)

THELMA C RALEY INC 100%

Mailing Address [\(Address Change form\)](#)

PO BOX 1112
WINTER HAVEN FL 33882-1112

Physical Street Address [Why postal city and municipality? Click here.](#)

0 CAMP ENDEAVOR BLVD

Postal City and Zip

DUNDEE FL 33838

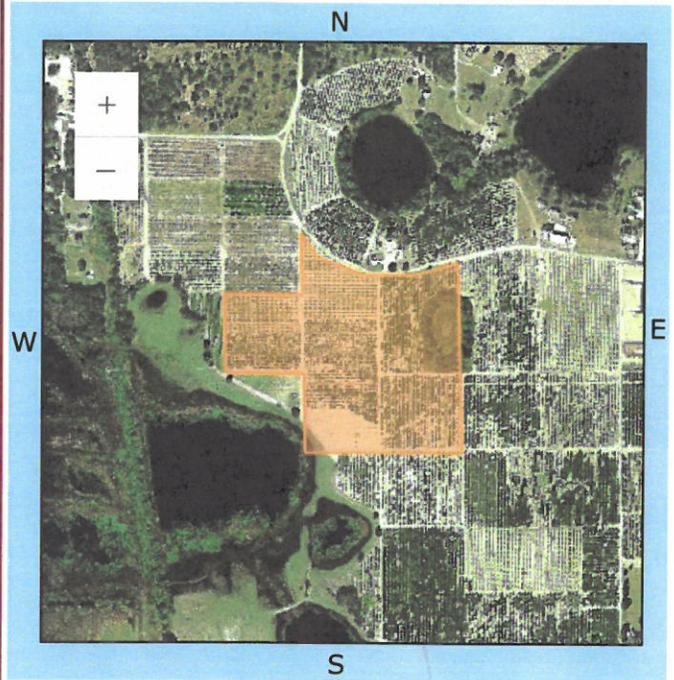
Parcel Information

Municipality **DUNDEE (Code: 90460)**
140990.00
 Neighborhood [Search Recent Sales in this Neighborhood](#)
 Subdivision **FLA HIGHLAND COMPANY
SUB PB 1 PG 87**
 Property (DOR) **Citrus w/Pasture**
 Use Code **(Code: 6660)**
 Acreage **56.82**
 Community
 Redevelopment Area **NOT IN CRA**

Property Desc

DISCLAIMER: The property description provided is a summary of the original legal description and should not be used for conveying property, as it may render the deed invalid.

Area Map



Recorded Plat

[Recorded Plat for this parcel](#)

Section Maps for 272833

[HTML \(opens in new tab\)](#)

[Printable PDF](#)

Sales History

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OR Book/Page	Date	Type Inst	Vacant/ Improved	Grantee	Sales Price
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Exemptions

Note: The drop down menus below provide information on the amount of exemption applied to each taxing district. The HX—first \$25,000 homestead exemption may be allocated to one or more owners. The HB second amended homestead exemption reflects the name of the first owner only.

Code	Bld. #	Description	% Ownership	Renew Cd	Year Name	Note	Value
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PERMITS

Please contact the [appropriate permit issuing agency](#) to obtain information. This property is located in the **DUNDEE** taxing district.

Land Lines

LN	Land Description	Ag/GreenBelt	Land Unit Type	Front	Depth	Units
1	* IMPROVED PASTURE 3	Y	ACREAGE	0	0	0.73
2	* EARLY/MID ORANGE	Y	ACREAGE	0	0	7.31
3	* VALENCIA ORANGE	Y	ACREAGE	0	0	3.07
4	* VALENCIA ORANGE	Y	ACREAGE	0	0	6.23
5	* VALENCIA ORANGE	Y	ACREAGE	0	0	5.74
6	* VALENCIA ORANGE	Y	ACREAGE	0	0	4.90
7	* VALENCIA ORANGE	Y	ACREAGE	0	0	4.49
8	* VALENCIA ORANGE	Y	ACREAGE	0	0	8.51
9	* VALENCIA ORANGE	Y	ACREAGE	0	0	3.88
10	* VALENCIA ORANGE	Y	ACREAGE	0	0	2.86
11	* AGRICULTURAL WASTELAND 4	Y	ACREAGE	0	0	5.03
12	* CITRUS CLEARED LAND	Y	ACREAGE	0	0	4.07

* For Zoning/Future Land Use contact Polk County or the Municipality the parcel is located in.

NOTICE: All information ABOVE this notice is current (as of Wednesday, June 4, 2025 at 2:09:28 AM). All information BELOW this notice is from the 2024 Tax Roll, except where otherwise noted.

Value Summary (2024)

Desc	Value
LAND VALUE	\$468,830
BUILDING VALUE	\$0
EXTRA FEATURES VALUE	\$0
JUST MARKET VALUE	\$468,830
AG CLASSIFIED LAND VALUE	\$68,668
AGRICULTURE CLASSIFICATION SAVINGS	\$400,162
*HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	\$0
ASSESSED VALUE	\$68,668
EXEMPTION VALUE (COUNTY)	\$0
TAXABLE VALUE (COUNTY)	\$68,668

*This property does not contain a cap or portability value.

Values by District (2024)

District Description	Just Market Value	Assessed Value	Exemption	Final Tax Savings	Taxable Value	Final Tax Rate	Final Taxes
BOARD OF COUNTY COMMISSIONERS	\$468,830	\$68,668	\$0	\$0.00	\$68,668	6.634800	\$455.60
POLK COUNTY SCHOOL BOARD - STATE	\$468,830	\$68,668	\$0	\$0.00	\$68,668	3.048000	\$209.30
POLK COUNTY SCHOOL BOARD - LOCAL	\$468,830	\$68,668	\$0	\$0.00	\$68,668	2.248000	\$154.37
TOWN OF DUNDEE	\$468,830	\$68,668	\$0	\$0.00	\$68,668	7.900000	\$542.48
SOUTHWEST FLA WATER MGMT DIST	\$468,830	\$68,668	\$0	\$0.00	\$68,668	0.190900	\$13.11
				Tax Savings:	\$0.00	Total Taxes:	\$1,374.86

Non-Ad Valorem Assessments (2024)

LN	Code	Desc	Units	Rate	Assessment
2	ST460	DUNDEE STORMWATER UTILITY	1.00	34.50	\$34.50
Total Assessments					\$34.50

Taxes

Desc	Last Year (2023)	2024 Final
Taxing District	DUNDEE/SWFWMD (Code: 90460)	DUNDEE/SWFWMD (Code: 90460)
Millage Rate	20.1975	20.0217
Ad Valorem Assessments	\$1,386.06	\$1,374.86
Non-Ad Valorem Assessments	\$34.50	\$34.50
Total Taxes	\$1,420.56	\$1,409.36

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Item 3.

2023

LAND VALUE	\$451,466.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$451,466.00
ASSESSED VALUE	\$68,625.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$68,625.00

2022

LAND VALUE	\$378,328.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$378,328.00
ASSESSED VALUE	\$68,581.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$68,581.00

2021

LAND VALUE	\$341,600.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$341,600.00
ASSESSED VALUE	\$69,359.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$69,359.00

2020

LAND VALUE	\$324,235.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$324,235.00
ASSESSED VALUE	\$69,388.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$69,388.00

DISCLAIMER:

The Polk County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted Site Notice.

Last Updated: Wednesday, June 4, 2025 at 2:09:28 AM

Parcel Details: 27-28-28-847020-000010

Owners *Recently purchased this property? [Click here.](#)*

THELMA C RALEY INC 100%

Mailing Address *(Address Change form)*

PO BOX 1112
WINTER HAVEN FL 33882-1112

Physical Street Address *Why postal city and municipality? [Click here.](#)*

Postal City and Zip

Parcel Information

Municipality **(Code: ~TMPL_CURMILLAGE CODE~)**

Neighborhood [Search Recent Sales in this Neighborhood](#)

Subdivision

Property (DOR) Use Code **(Code:)**

Acreage

Community Redevelopment Area **~TMPL_CRACODE~**

Property Desc

DISCLAIMER: The property description provided is a summary of the original legal description and should not be used for conveying property, as it may render the deed invalid.

Area Map



Section Maps for 272828

[HTML \(opens in new tab\)](#)

[Printable PDF](#)

Sales History

Important Notice: If you wish to obtain a copy of a deed for this parcel, click on the blue OR Book/Page number. If the Book/Page number does not have a blue link or if the document is restricted, it may not be available online. Please contact the Polk County Clerk Indexing Department at 863-534-4516. If the Type Inst is an "R", please contact the Property Appraiser at 863-534-4765 to order "R" type instruments.

OR Book/Page	Date	Type Inst	Vacant/Improved	Grantee	Sales Price
4911/2069	12/2001	M	V	THELMA C RALEY INC	\$100
	01/1964		E		\$100

Exemptions

Note: The drop down menus below provide information on the amount of exemption applied to each taxing district. The HX—first \$25,000 homestead exemption may be allocated to one or more owners. The HB second amended homestead exemption reflects the name of the first owner only.

Code	Bld. #	Description	% Ownership	Renew Cd	Year Name	Note	Value
------	--------	-------------	-------------	----------	-----------	------	-------

PERMITS

Please contact the [appropriate permit issuing agency](#) to obtain information. This property is located in the taxing district.

NOTICE: All information ABOVE this notice is current (as of). All information BELOW this notice is from the Tax Roll, except where otherwise noted.

Value Summary ()

Value Summary Note: The Just Market Value for income properties is derived from the actual/potential income generated. As a result, the Just Market Value for properties valued by the Income approach may not be equal to the sum of the values for Land, Building, and Misc Item.

Desc	Value
LAND VALUE	
BUILDING VALUE	
EXTRA FEATURES VALUE	
AG CLASSIFIED LAND VALUE	
AGRICULTURE CLASSIFICATION SAVINGS	
*HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	
ASSESSED VALUE	
EXEMPTION VALUE (COUNTY)	
TAXABLE VALUE (COUNTY)	

Taxes

Desc	Last Year (-1)	
Taxing District	(Code: ~TMPL_LYMILLAGECODE~)	(Code:)
Millage Rate	0.0000	0.0000
Ad Valorem Assessments	\$0.00	\$0.00
Non-Ad Valorem Assessments	\$0.00	\$0.00
Total Taxes	\$0.00	\$0.00

Your final tax bill may contain Non-Ad Valorem assessments which may not be reflected on this page, such as assessments for roads, drainage, garbage, fire, lighting, water, sewer, or other governmental services and facilities which may be levied by your county, city or any other special district. [Visit the Polk County Tax Collector's site for Tax Bill information related to this account.](#)

The Final Tax Roll is the 1st certification of the tax rolls by the Value Adjustment Board, [per Florida Statute 193.122\(2\), F.S.](#) This is the date all taxable property and tax rolls are certified for collection to the Tax Collector. Corrections made after this date are not reflected in the Final Tax Roll Values.

Item 3.

2023

LAND VALUE	\$195,653.00
BUILDING VALUE	\$94,104.00
EXTRA FEATURES VALUE	\$12,303.00
JUST MARKET VALUE	\$302,060.00
ASSESSED VALUE	\$96,399.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$96,399.00

2021

LAND VALUE	\$156,224.00
BUILDING VALUE	\$62,882.00
EXTRA FEATURES VALUE	\$10,299.00
JUST MARKET VALUE	\$229,405.00
ASSESSED VALUE	\$82,171.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$82,171.00

2020

LAND VALUE	\$150,742.00
BUILDING VALUE	\$52,244.00
EXTRA FEATURES VALUE	\$10,299.00
JUST MARKET VALUE	\$213,285.00
ASSESSED VALUE	\$76,026.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$76,026.00

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Last Updated:

Parcel Details: 27-28-28-847020-000060

Owners [Recently purchased this property? Click here.](#)

THELMA C RALEY INC 100%

Mailing Address [\(Address Change form\)](#)

PO BOX 1112
WINTER HAVEN FL 33882-1112

Physical Street Address [Why postal city and municipality? Click here.](#)

Postal City and Zip

Parcel Information

Municipality [\(Code: ~TMPL_CURMILLAGE CODE~\)](#)

Neighborhood [Search Recent Sales in this Neighborhood](#)

Subdivision

Property (DOR) Use Code [\(Code: \)](#)

Acreage

Community Redevelopment Area [~TMPL_CRACODE~](#)

Property Desc

DISCLAIMER: The property description provided is a summary of the original legal description and should not be used for conveying property, as it may render the deed invalid.

Area Map



Section Maps for 272828

[HTML \(opens in new tab\)](#)

[Printable PDF](#)

Exemptions

Note: The drop down menus below provide information on the amount of exemption applied to each taxing district. The HX—first \$25,000 homestead exemption may be allocated to one or more owners. The HB second amended homestead exemption reflects the name of the first owner only.

Code	Bld. #	Description	% Ownership	Renew Cd	Year Name	Note	Value
------	--------	-------------	-------------	----------	-----------	------	-------

PERMITS

Please contact the [appropriate permit issuing agency](#) to obtain information. This property is located in the [taxing district](#).

Item 3.

NOTICE: All information ABOVE this notice is current (as of). All information BELOW this notice is from the 2024 Tax Roll, except where otherwise noted.

Value Summary (2024)

Value Summary Note: The Just Market Value for income properties is derived from the actual/potential income generated. As a result, the Just Market Value for properties valued by the Income approach may not be equal to the sum of the values for Land, Building, and Misc Item.

Desc	Value
LAND VALUE	
BUILDING VALUE	
EXTRA FEATURES VALUE	
AG CLASSIFIED LAND VALUE	
AGRICULTURE CLASSIFICATION SAVINGS	
*HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	
ASSESSED VALUE	
EXEMPTION VALUE (COUNTY)	
TAXABLE VALUE (COUNTY)	

Taxes

Desc	Last Year (2023)	
Taxing District	(Code: ~TMPL_LYMILLAGECODE~)	(Code:)
Millage Rate	0.0000	0.0000
Ad Valorem Assessments	\$0.00	\$0.00
Non-Ad Valorem Assessments	\$0.00	\$0.00
Total Taxes	\$0.00	\$0.00

Your final tax bill may contain Non-Ad Valorem assessments which may not be reflected on this page, such as assessments for roads, drainage, garbage, fire, lighting, water, sewer, or other governmental services and facilities which may be levied by your county, city or any other special district. [Visit the Polk County Tax Collector's site for Tax Bill information related to this account.](#)

Prior Year Final Values

The Final Tax Roll is the 1st certification of the tax rolls by the Value Adjustment Board, [per Florida Statute 193.122\(2\), F.S.](#) This is the date all taxable property and tax rolls are certified for collection to the Tax Collector. Corrections made after this date are not reflected in the Final Tax Roll Values.

2023

LAND VALUE	\$191,558.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$191,558.00
ASSESSED VALUE	\$13,632.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$13,632.00

2022

LAND VALUE	\$159,8
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$159,825.00
ASSESSED VALUE	\$13,632.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$13,632.00

2021

LAND VALUE	\$152,417.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$152,417.00
ASSESSED VALUE	\$14,728.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$14,728.00

2020

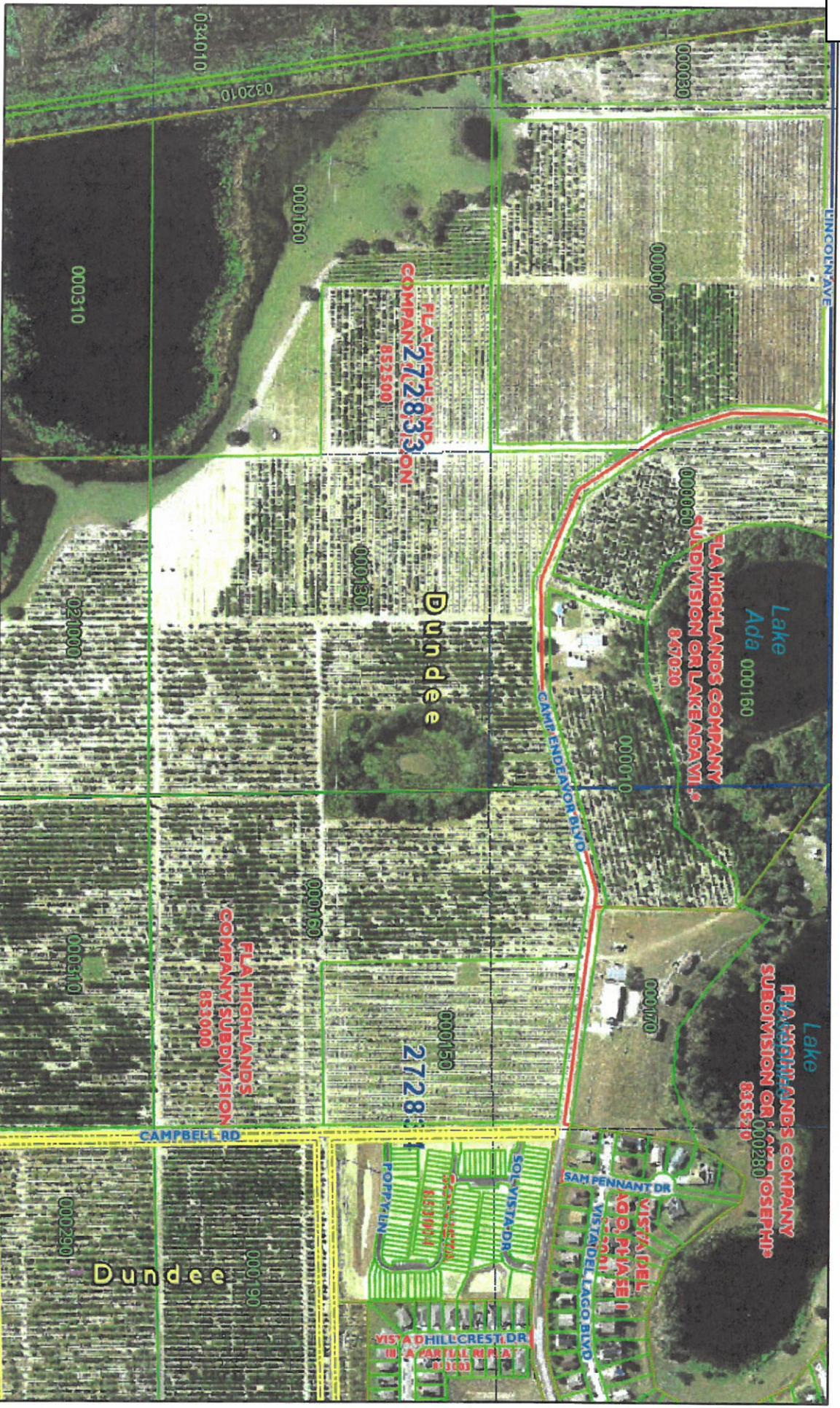
LAND VALUE	\$147,031.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$147,031.00
ASSESSED VALUE	\$14,728.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$14,728.00

DISCLAIMER:

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Last Updated:

ew Aerial



- ▬ Waterbodies
- ▬ Municipal Boundaries
- ▬ Parcels
- ▬ PLSS Townships
- ▬ PLSS Sections
- ▬ PLSS Boundaries
- ▬ Gov't Lots
- ▬ Subdivisions
- ▬ HALFFOOT2023
- ▬ RGB
- ▬ Red: Band_1
- ▬ Green: Band_2
- ▬ Blue: Band_3

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".


 Polk County Property Appraiser
 Polk County, Florida
 By Division June 5, 2025



EXHIBIT C

DESCRIPTION SKETCH - NOT A SURVEY

EXISTING 60' UNNAMED RIGHT-OF-WAY

CAMP ENDEAVOR NORTH CONVEYANCE DESCRIPTION:

THAT PART OF SECTION 33, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8" STEEL ROD WITH CAP STAMPED "RLS 3781" AT THE SOUTHEAST CORNER OF LAKE ADA VILLA LOT 6, SAID POINT ALSO BEING A POINT OF INTERSECTION ON THE NORTHERLY LINE OF THE CAMP ENDEAVOR BOULEVARD RIGHT-OF-WAY AS SHOWN ON THE PLAT OF FLORIDA HIGHLAND COMPANY'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 87 OF THE PUBLIC RECORDS OF POLK COUNTY; THENCE N62°31'57"W, ALONG SAID LINE, A DISTANCE OF 94.35 FEET TO A POINT ON A CURVE; THENCE, DEPARTING SAID RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 702.65 FEET, A CHORD BEARING OF S56°24'53"E, AND AN ARC LENGTH OF 93.97 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 6; THENCE S21°32'17"W, ALONG SAID EASTERLY LINE, A DISTANCE OF 6.39 FEET TO THE POINT OF BEGINNING.

CAMP ENDEAVOR SOUTH CONVEYANCE POINT OF BEGINNING FOUND STEEL ROD WITH CAP STAMPED "RLS 3781"

CAMP ENDEAVOR NORTH CONVEYANCE POINT OF BEGINNING FOUND STEEL ROD WITH CAP STAMPED "RLS 3781"

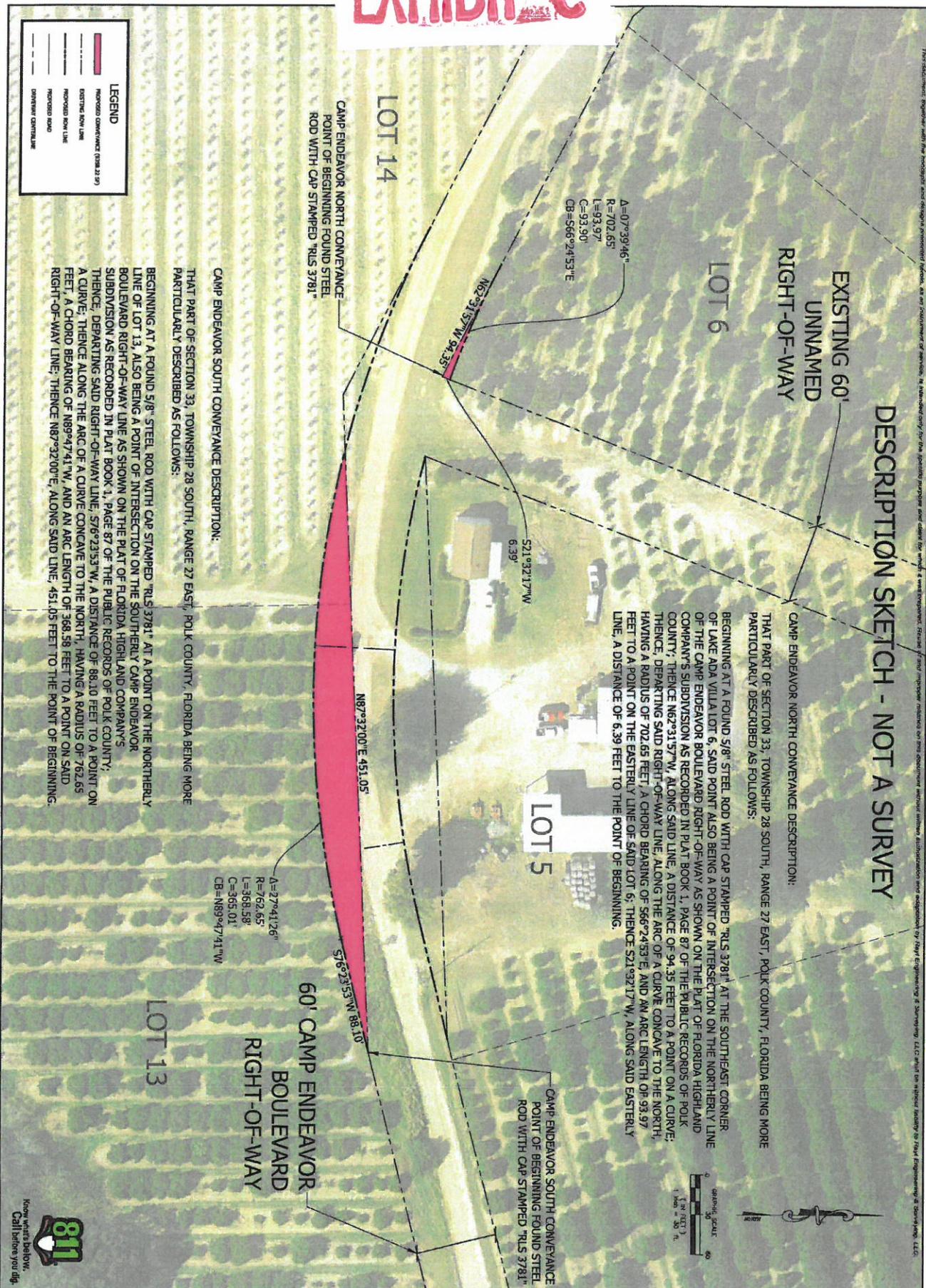
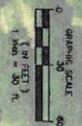
CAMP ENDEAVOR SOUTH CONVEYANCE DESCRIPTION:

THAT PART OF SECTION 33, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8" STEEL ROD WITH CAP STAMPED "RLS 3781" AT A POINT ON THE NORTHERLY LINE OF LOT 13, ALSO BEING A POINT OF INTERSECTION ON THE SOUTHERLY CAMP ENDEAVOR BOULEVARD RIGHT-OF-WAY LINE AS SHOWN ON THE PLAT OF FLORIDA HIGHLAND COMPANY'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 87 OF THE PUBLIC RECORDS OF POLK COUNTY; THENCE, DEPARTING SAID RIGHT-OF-WAY LINE, S76°23'53"W, A DISTANCE OF 88.10 FEET TO A POINT ON A CURVE; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 762.65 FEET, A CHORD BEARING OF N89°47'41"W, AND AN ARC LENGTH OF 368.58 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE; THENCE N87°32'00"E, ALONG SAID LINE, 451.05 FEET TO THE POINT OF BEGINNING.

LEGEND

- PROPOSED CONVEYANCE (THIS IS IT)
- EXISTING ROW LINE
- PROPOSED ROW LINE
- PROPOSED ROAD
- ORIGINAL CENTERLINE



Keep what's below. Call before you dig.

PROJECT NAME CAMP ENDEAVOR BOULEVARD EXTENSION	PREPARED FOR TOWN OF DUNDEE 202 EAST MAIN STREET DUNDEE, FL 33838	JOB NO. 25-139	DATE MAY, 2025	DRAWN BY CH/PT			RAYL ENGINEERING & SURVEYING, LLC FL 19 REG 20240 © 2025 FL 19 REG 7770	NO.	DATE	REVISION
	SHEET TITLE CAMP ENDEAVOR NORTH/SOUTH CONVEYANCE	SHEET NUMBER 4 OF 5								

This document, together with the conditions and designs appended thereto, are the instruments of service, as intended only for the specific purpose and intent for which it was prepared. Review of this instrument indicates an individual without authorization and independent of the Engineering & Surveying, LLC shall not be without liability for any error or omission, & Surveying, LLC.

DESCRIPTION SKETCH - NOT A SURVEY

EXISTING 60' LINCOLN AVE R/W

LOT 1

SECTION 28
SECTION 33

EXISTING 60' CAMP ENDEAVOR R/W

LEGEND

- PROPOSED CONVEYANCE (8/17/21/25)
- EXISTING ROW LINE
- PROPOSED ROW LINE
- EXISTING SECTION LINE

CAMP ENDEAVOR INTERSECTION CONVEYANCE DESCRIPTION:
 THAT PART OF SECTION 33, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A FOUND 5/8" STEEL ROD WITH CAP STAMPED "RLS 3781" AT THE NORTHEAST CORNER OF LOT 1, ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LINCOLN AVE, AS SHOWN ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LINCOLN AVE, AS SHOWN ON THE PLAT OF FLORIDA HIGHLAND COMPANY'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 87 OF THE PUBLIC RECORDS OF POLK COUNTY; THENCE S14°56'38"W, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF CAMP ENDEAVOR BOULEVARD, TO A POINT ON SAID LINE, A DISTANCE OF 88.18 FEET; THENCE, DEPARTING SAID RIGHT-OF-WAY LINE, N00°10'31"W 85.14 FEET TO A POINT WHICH LIES ON SAID SOUTHERLY LINE OF THE LINCOLN AVE RIGHT-OF-WAY; THENCE N89°51'22"E, ALONG SAID LINE, 23.00 FEET TO THE POINT OF BEGINNING.

N00°10'31"E 85.14'
 S14°56'38"W 88.18'

N89°51'22"E 23.00'

POINT OF BEGINNING
 FOUND 5/8" STEEL ROD WITH CAP
 STAMPED "RLS 3781"

GRAPHIC SCALE
 0 20 40
 1" = 20'
 1" = 50'

N



PROJECT NAME: CAMP ENDEAVOR BOULEVARD EXTENSION	PREPARED FOR:	TOWN OF DUNDEE 202 EAST MAIN STREET DUNDEE, FL 33636	JOB NO. 25-130	DATE MAR. 2023			RAYL ENGINEERING & SURVEYING, LLC 1105 REEF ROAD © 2023 P.L. 08264 P7710	NO.	DATE	REVISION
	SHEET NO.: 2 of 5	SHEET TITLE: CAMP ENDEAVOR INTERSECTION CONVEYANCE	DESIGNED BY:	DRAWN BY:				CHECKED BY:	DATE	REVISION

DESCRIPTION SKETCH - NOT A SURVEY

This document, together with the concepts and designs presented herein, are an illustration of work intended to be done for the project and does not constitute a contract. It is subject to change without notice and shall be void if not executed. Please refer to the contract for full and complete terms, conditions and specifications. RAYL ENGINEERING & SURVEYING, LLC shall be responsible for the engineering & surveying work.

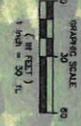


LEGEND

- PROPOSED VACATION (NO ID)
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- PROPOSED ROAD
- EXISTING CURBLINE

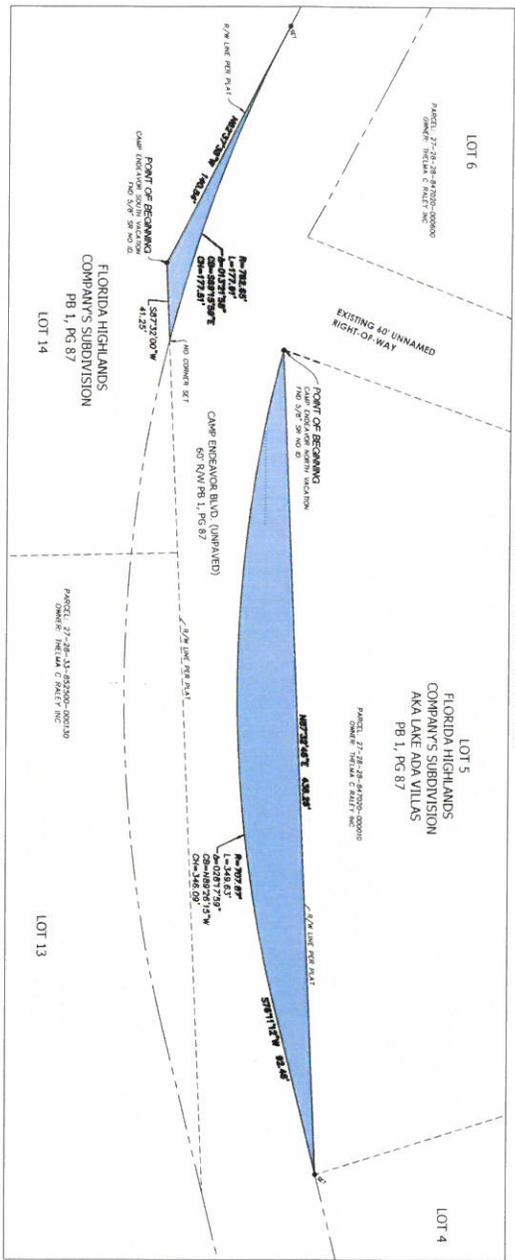
CAMP ENDEAVOR NORTH VACATION DESCRIPTION:
 THAT PART OF SECTION 33, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE SOUTHWEST CORNER OF LAKE ADA VILLA LOT 5 OF FLORIDA HIGHLANDS COMPANY'S SUBDIVISION, ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF CAMP ENDEAVOR BOULEVARD, AS SHOWN ON THE PLAT OF FLORIDA HIGHLAND COMPANY'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 87 OF THE PUBLIC RECORDS OF POLK COUNTY, THENCE N87°32'46"E, A DISTANCE OF 436.26 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CAMP ENDEAVOR BOULEVARD, THENCE DEPARTING SAID RIGHT-OF-WAY LINE 576°11'12"W, A DISTANCE OF 92.46 FEET TO A POINT OF CURVE, THENCE ALONG A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 702.45 FEET, A CHORD BEARING OF N89°26'15"W, AND AN ARC LENGTH OF 346.09 FEET TO THE POINT OF BEGINNING.

CAMP ENDEAVOR SOUTH VACATION DESCRIPTION:
 THAT PART OF SECTION 33, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE NORTHERLY LINE OF LOT 14 OF FLORIDA HIGHLANDS COMPANY'S SUBDIVISION, SAID POINT ALSO BEING A POINT OF INTERSECTION ON THE SOUTHERLY LINE OF THE CAMP ENDEAVOR BOULEVARD RIGHT-OF-WAY, AS SHOWN ON THE PLAT OF FLORIDA HIGHLAND COMPANY'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 87 OF THE PUBLIC RECORDS OF POLK COUNTY, THENCE N62°37'38"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 139.64 FEET TO A POINT ON A CURVE, THENCE DEPARTING SAID LINE, ALONG A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 762.65 FEET, A CHORD BEARING OF N69°15'59"W, AND AN ARC LENGTH OF 177.91 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE, THENCE S87°32'00"W, ALONG SAID LINE, 41.25 FEET TO THE POINT OF BEGINNING.

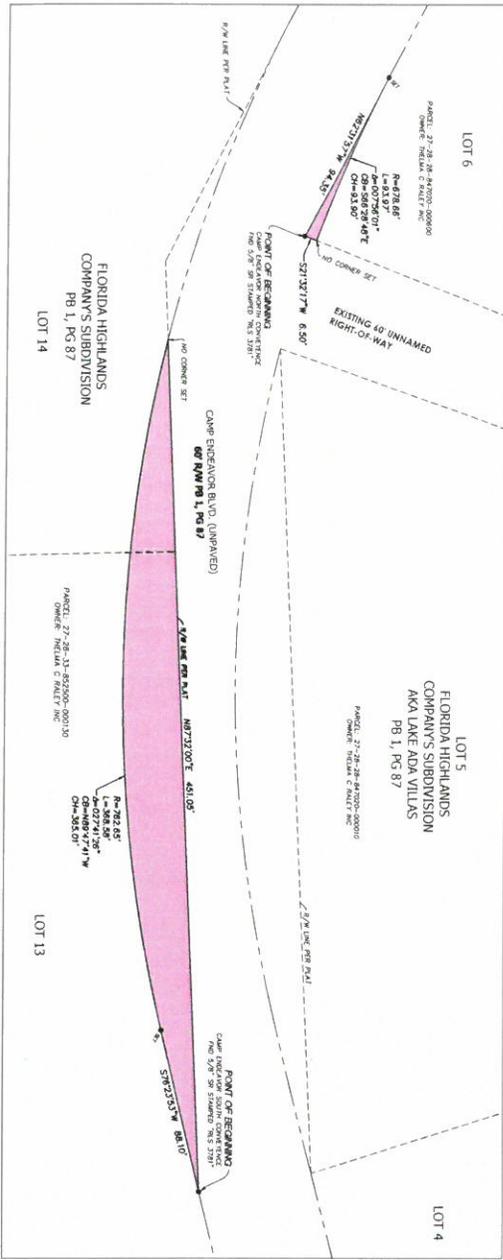


PROJECT NAME CAMP ENDEAVOR BOULEVARD EXTENSION	PREPARED FOR TOWN OF DUNDEE 202 EAST MAIN STREET DUNDEE, FL 33805	JOB NO. 23-130	DATE MAR, 2023	DRAWN BY CW/PT				NO.	DATE	REVISION

CAMP ENDEAVOR
NORTH & SOUTH CONVEYANCES

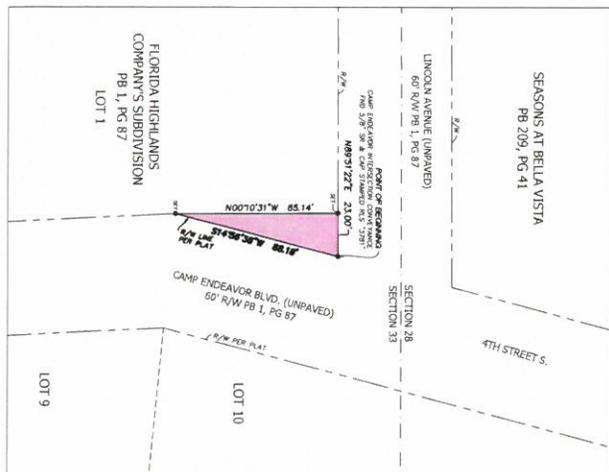


CAMP ENDEAVOR
NORTH & SOUTH CONVEYANCES



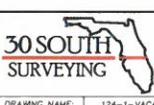
- LEGEND**
- AAA ALSO KNOWN AS
 - BBB OFFICIAL RECORD BOOK
 - CCC OFFICIAL RECORD BOOK
 - DDD POINT OF BEGINNING
 - EEE POINT OF BEGINNING
 - FFF POINT OF BEGINNING
 - GGG POINT OF BEGINNING
 - HHH POINT OF BEGINNING
 - III POINT OF BEGINNING
 - JJJ POINT OF BEGINNING
 - KKK POINT OF BEGINNING
 - LLL POINT OF BEGINNING
 - MMM POINT OF BEGINNING
 - NNN POINT OF BEGINNING
 - OOO POINT OF BEGINNING
 - PPP POINT OF BEGINNING
 - QQQ POINT OF BEGINNING
 - RRR POINT OF BEGINNING
 - SSS POINT OF BEGINNING
 - TTT POINT OF BEGINNING
 - UUU POINT OF BEGINNING
 - VVV POINT OF BEGINNING
 - WWW POINT OF BEGINNING
 - XXX POINT OF BEGINNING
 - YYY POINT OF BEGINNING
 - ZZZ POINT OF BEGINNING

CAMP ENDEAVOR
INTERSECTION CONVEYANCE



BOUNDARY SURVEY
LOCATED IN SECTIONS 33, & 34
TOWNSHIP 28 SOUTH, RANGE 27 EAST
POLK COUNTY, FLORIDA
PREPARED FOR: RAYL ENGINEERING AND SURVEYING

HORIZ. SCALE:	1"=30'
CONTOUR INTERVAL:	N/A
FIELD BOOK(S):	000
PART(S):	000
CHECKED BY:	JMC
DRAWN BY:	JCR



30 SOUTH, LLC
425 300 WEST FIRST AVENUE
BARTON, FLORIDA 33530
PHONE: 800-800-3333
FAX: 800-800-3333
LICENSED BUSINESS NO. LP 6474

SEE PAGE 1 OF 2	DATE:	APPROVED:	REVISION:
FOR SURVEYOR:	01/24/22	JMC	FIRST ISSUE
SIGNATURE, SEAL:			
NOTES AND LEGEND:			

PROJECT NO.:	124
DRAWING NO.:	693
DATE:	1/24/22

EXHIBIT D

Sent: Wednesday, June 4, 2025 2:43 PM
Subject: Camp Endeavor Road r/w

See below

PARCEL	AREA	VALUE*
1. Camp Endeavor Intersection Conveyance	0.022 ac	\$281.62
2. North Conveyance	0.005 ac	\$64.00
3. South Conveyance	0.212 ac	\$2,713.77

*Based upon an average \$/ac value of the contiguous Citrus and Pasture lands of \$12,800.84/ac, averaged across 152.68 acres.

Total value of Conveyances = \$3,059.39

Please let me know if you need anything further.
Thanks!

Alan L. Rayl, PE, PSM
Professional Engineer in FL, GA, & IN
Professional Surveyor & Mapper in FL
President
Rayl Engineering and Surveying, LLC
810 East Main Street
Bartow, FL 33830
o 863-537-7901
c 813-857-6921
alan@raylengineering.com
www.raylengineering.com





TOWN COMMISSION MEETING

June 10, 2025 at 6:30 PM

AGENDA ITEM TITLE:	DISCUSSION & ACTION, RESOLUTION 25-19 CAMP ENDEAVOR RIGHT-OF-WAY
SUBJECT:	The Town Commission will consider approval of the Camp Endeavor Blvd., and an Unnamed Road Right-of-Way Vacation
STAFF ANALYSIS	This is an applicant-initiated request for approval of a Right-of-Way Vacation of a portion of Camp Endeavor Blvd. and an unnamed Road.
STAFF CONTACT:	Lorraine Peterson, Assistant Town Manager and Development Services Director
FISCAL IMPACT:	None
STAFF RECOMMENDATION:	Staff recommends approval
ATTACHMENTS:	Resolution 25-19 Attachments A-D Staff Report

RESOLUTION NO. 25-19

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF DUNDEE, FLORIDA, VACATING, CLOSING, AND ABANDONING CERTAIN PORTIONS OF UNIMPROVED AND UNMAINTAINED RIGHTS-OF-WAY; PROVIDING FOR THE INCORPORATION OF RECITALS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Dundee (the "Town") is a Florida municipal corporation vested with home rule authority pursuant to the Municipal Home Rule Powers Act (F.S. Chapter 166) and Article VIII, §2 of the Florida Constitution; and

WHEREAS, pursuant to Section 2(b), Article VIII of the Florida Constitution and Chapter 166, Florida Statutes, the Town is vested with governmental, corporate and proprietary powers to enable it to conduct municipal government, perform municipal functions, and render municipal services, including the general exercise of any power for municipal purposes; and

WHEREAS, pursuant to Florida law, the interest acquired in land by a municipal corporation for street purposes is held in trust for the benefit of all the public, regardless of whether the municipal corporation owns the fee or has merely an interest therein; and

WHEREAS, the Town has the authority to vacate streets within its corporate boundaries under the common law, which provides that the power to vacate city streets and/or roads is vested in the municipality if it is in the public interest. *City of Temple Terrace v. Tozier*, 903 So. 2d 970 (Fla. 2d DCA 2005); *Loeffler v. Roe*, 69 So. 2d 331 (Fla. 1953); and

WHEREAS, the Florida Attorney General concluded in *Op. Att'y Gen. Fla. 78-125* that the Town also has the authority to vacate streets within its corporate boundaries under the common law when the street and/or right-of-way is no longer required for public use and convenience; and

WHEREAS, on May 29, 1911, that certain subdivision plat entitled *Florida Highlands Company's Subdivision* (the "Dundee Plat") was recorded in Plat Book 1C, Page 87, Public Records of Polk County, Florida; and

WHEREAS, on May 9, 2000, the Town Commission of the Town of Dundee (the "Town Commission"), at a duly noticed public meeting, approved *Town of Dundee Resolution No. 00-07* (the "Resolution") which formally accepted all streets, alleys, easements, rights of way, and other public areas dedicated by virtue of the Dundee Plat; and

WHEREAS, copies of the Dundee Plat and Resolution are attached hereto as **Composite Exhibit "A"** and made a part hereof by reference; and

WHEREAS, on February 10, 2025, **THELMA C. RALEY, INC.** (hereafter referred to as either the "Owner" or "Applicant"), an active Florida corporation, submitted its *Town of Dundee Vacation of Right-of-Way Application* (the "Application") requesting that the Town vacate those certain unpaved, unimproved, and unmaintained rights-of-way which were dedicated by the Dundee Plat (see **Composite Exhibit "A"**); and

WHEREAS, the Applicant is the marketable fee simple title owner of the real property, which the Polk County Property Appraiser identifies as Parcel Numbers 272833-852500-000010, 272823-852500-000130, 272828-847020-000060, and 272828-847020-000010 (the "Property");

WHEREAS, copies of the Polk County Property Appraiser Parcel Details for the Property and Polk County Property Appraiser Aerial Depiction of the Property are attached hereto as **Composite Exhibit "B"** and made a part hereof by reference; and

WHEREAS, the Dundee Plat (see **Composite Exhibit "A"**) dedicated certain streets, alleys, and avenues which are located on the Property for the use of the general public; and

WHEREAS, the Property remains unimproved and/or undeveloped; and

WHEREAS, the Applicant has requested that the Town Commission forever vacate, abandon, renounce, and disclaim certain publicly dedicated rights-of-way (the "Dedications") which are the subject of the Dundee Plat (see **Composite Exhibit "A"**) and located on the Property; and

WHEREAS, copies of the Town of Dundee Description Sketches and Boundary Survey of and/or for the Dedications are attached hereto as **Composite Exhibit "C"** and made a part hereof by reference; and

WHEREAS, no portion of the Dedications (see **Composite Exhibit "C"**) to be vacated constitutes or was acquired for a state or federal highway, nor will the vacation of the Dedications deprive any person, firm, corporation or other entity of its legal right of ingress and/or egress to any real property abutting and/or adjacent to the Property; and

WHEREAS, pursuant to *Section 177.101(4) of the Florida Statutes*, all applicable state, county, and municipal taxes have been paid; and

WHEREAS, the Town of Dundee, other affected agencies, and applicable public utility companies have reviewed the Application and provided responses (the "Agency Responses") stating that there are *no objection(s)* to the requested vacation(s); and

WHEREAS, pursuant to applicable Florida law, a *Notice of Intent to Seek Vacation of Right-of-Way Within the Town of Dundee* (the “Notice”) was duly published in the Winter Haven Sun on May 8, 2025, and May 21, 2025, for the purpose of hearing objections to the Applicant’s request to vacate the underlying, platted, unpaved, and unimproved Dedications (see **Composite Exhibits “A” and “C”**); and

WHEREAS, a copy of the Notice is attached hereto as **Exhibit “D”** and made a part hereof by reference; and

WHEREAS, all conditions precedent and necessary to vacate the Dedications (see **Composite Exhibits “A” and “C”**) have been met and the minimum technical requirements of the Town of Dundee Land Development Code (the “LDC”) and pertinent Florida Statutes have been satisfied; and

WHEREAS, on **June 10, 2025**, at a duly noticed public hearing, the Town Commission found that, based on competent substantial evidence, the Dedications (see **Composite Exhibits “A” and “C”**) are not reasonably and materially beneficial to the adjoining land owners and/or the general public; and

WHEREAS, on **June 10, 2025**, at a duly noticed public hearing, the Town Commission found that no injury will result from the Town’s vacation and/or abandonment of the Dedications (see **Composite Exhibits “A” and “C”**); and

WHEREAS, the Town Commission of the Town of Dundee, Florida, found and determined that (i) the vacation of the Dedications (see **Composite Exhibits “A” and “C”**) preserves, enhances and encourages the most appropriate use of land consistent with the public interest; and (ii) the subject rights-of-way are not needed for a public purpose; and

WHEREAS, on **June 10, 2025**, the Town Commission of the Town of Dundee, Florida, held a duly noticed public hearing in order to consider this **Resolution No. 25-19** vacating, closing, and abandoning certain unplatted and unmaintained rights-of-way and found that the approval of this **Resolution No. 25-19** preserves, enhances, and encourages the most appropriate use of land consistent with the public interest; and

WHEREAS, on **June 10, 2025**, at a duly noticed public hearing, the Town Commission of the Town of Dundee, Florida, finds that the passage of this **Resolution No. 25-19** is intended to enhance the present advantages that exist within the corporate limits of the Town of Dundee, Florida; is consistent with the Town of Dundee 2030 Comprehensive Plan policies and objectives; and this **Resolution No. 25-19** is intended to promote, protect, and improve the public health, safety, and general welfare of the citizens and residents of the Town of Dundee, Florida.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF DUNDEE, FLORIDA:

Section 1. Incorporation of Recitals.

The above-referenced factual recitals (WHEREAS clauses) and referenced exhibits are incorporated herein as true and correct statements which form a factual and material basis for the adoption of this **Resolution No. 25-19**, and the Town Commission of the Town of Dundee, Florida, hereby adopts the above-referenced factual recitals as the legislative findings supporting

the adoption of this **Resolution No. 25-19**. The above factual recitals are hereby incorporated herein and serve as a factual and material basis for the passage of this **Resolution No. 25-19**.

Section 2. Vacation.

The Town Commission of the Town of Dundee (the "Town Commission") hereby vacates, closes, abandons and disclaims any right and/or interest of the Town in and/or to the Dedications (see **Composite Exhibits "A" and "C"**).

Pursuant to *Section 255.22, Florida Statutes (2024)*, and applicable Florida law, the Town vacates, closes, abandons and disclaims any right and/or interest which is in favor of the Town of Dundee, Florida, in and/or to the Dedications (see **Composite Exhibits "A" and "C"**). This **Resolution No. 25-19** does not vacate, close, abandon and/or disclaim any right and/or interest which is held by and/or under the jurisdiction of another agency and/or third-party.

Section 3. Purpose; Authorization.

This **Resolution No. 25-19** serves only that purpose expressly stated in *Section 2, above*. Nothing herein shall be construed or interpreted as a representation of the rights or interests accruing to or existing in the Applicant and/or any third party to the real property and lands described and/or identified in this **Resolution No. 25-19**.

The Town Manager, or his/her designee, is hereby authorized to take any and all necessary further action(s) to effectuate the intent of this **Resolution No. 25-19** which includes, but shall not be limited to, negotiating and executing any documentation necessary and incidental to the abandonment, closing, and/or vacation of the rights-of-way which are the subject of the *Town of Dundee Vacation of Right-of-Way Application* submitted by **THELMA C. RALEY, INC.** (hereafter referred to as either the "Owner" or "Applicant").

Section 4. Easements.

Unless specifically identified herein, any easement(s) of record affecting the real property shall not be terminated by the passage and adoption of this **Resolution No. 25-19**.

Section 5. Copy to Polk County.

A copy of this **Resolution No. 25-19** shall be furnished to the Polk County Board of County Commissioners in accordance with *Section 177.101(4) of the Florida Statutes*.

Section 6. Conflicts.

All resolutions in conflict with this **Resolution No. 25-19** are repealed to the extent necessary to give this **Resolution No. 25-19** full force and effect.

Section 7. Severability.

The provisions of this **Resolution No. 25-19** are severable. If any section, subsection, sentence, clause, phrase of this **Resolution No. 25-19**, or the application thereof shall be held

invalid, unenforceable, or unconstitutional by any court, administrative agency, or other body with appropriate jurisdiction, the remaining section, subsection, sentences, clauses, or phrases under application shall not be affected thereby. The Town Commission of the Town of Dundee hereby declares that it would have passed this **Resolution No. 25-19**, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared invalid, unenforceable, or unconstitutional, or unenforceable. If any word, sentence, clause, phrase, or provision of this **Resolution No. 25-19** for any reason is declared by any court of competent jurisdiction to be invalid, unenforceable, or unconstitutional, then all remaining provisions and portions of this **Resolution No. 25-19** shall remain in full force and effect. If any section, subsection, sentence, clause or phrase of this **Resolution No. 25-19** is, for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this **Resolution No. 25-19**. The Town of Dundee, Florida, by and through its Town Commission, hereby declares that it would have passed this **Resolution No. 25-19**, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 8. Administrative Correction of Scrivener's Errors.

It is the intention of the Town Commission that sections of this **Resolution No. 25-19** may be renumbered or re-lettered and the word "resolution" may be changed to, "section", or such other appropriate word or phrase in order to accomplish such intentions; and sections of this **Resolution No. 25-19** may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the Town Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the Town Clerk.

Section 9. Recordation.

The Town Clerk shall be responsible for recording this **Resolution No. 25-19**, as adopted, with the Clerk of the Circuit Court in and for the Tenth Judicial Circuit of Polk County, Florida, for inclusion in the public records of Polk County, Florida.

Section 10. Effective Date.

This **Resolution No. 25-19** shall become effective when a certified copy of this **Resolution No. 25-19** has been filed in the offices of the Clerk of the Circuit Court in and for the Tenth Judicial Circuit of Polk County, Florida, and duly recorded in the public records of Polk County, Florida. The Town Clerk shall record the proof of publication of notice of public hearing, this **Resolution No. 25-19** as adopted, and the proof of publication of the notice of the adoption of this **Resolution No. 25-19** with the Clerk of the Circuit Court in and for the Tenth Judicial Circuit of Polk County, Florida, for inclusion in the public records of Polk County, Florida.

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READ, PASSED AND ADOPTED at a duly called meeting of the Town Commission of the Town of Dundee, Florida, assembled on the 10th day of June, 2025.

TOWN OF DUNDEE

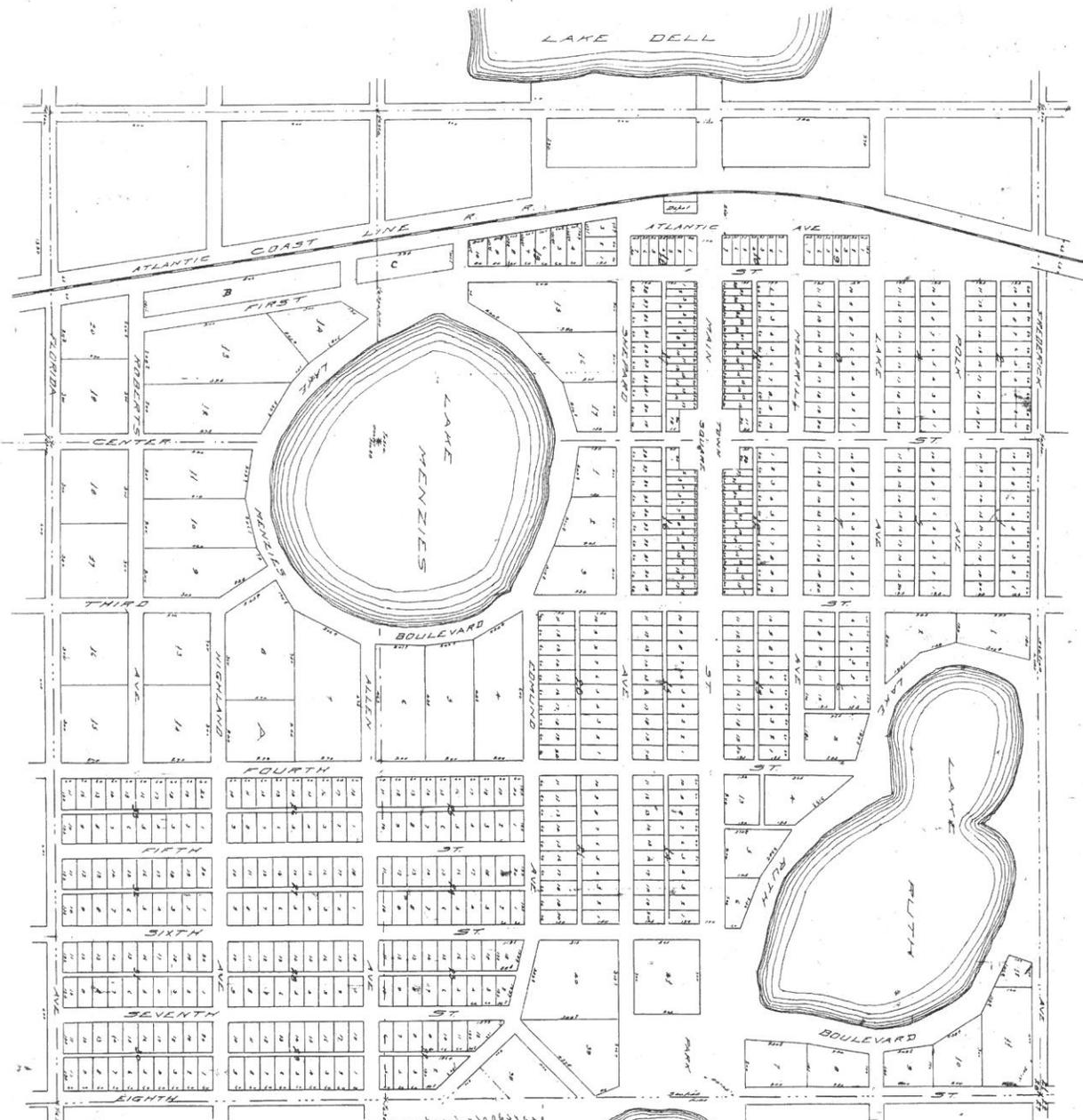
Samuel Pennant, Mayor

ATTEST WITH SEAL:

Erica Anderson, Town Clerk

Approved as to form:

Frederick J. Murphy, Jr., Town Attorney



State of Florida
County of Polk
I, _____, Clerk of the Court, do hereby certify that a true and correct copy of the foregoing plat of _____
has been filed for record in the Public Records of this County.
My Commission Expires _____
_____ Clerk of the Court

Subscribed and sworn to before me this _____ day of _____ 1986.
Notary Public for Polk County, Florida
_____ My Commission Expires _____

RECORDED IN OFFICIAL RECORDS
PL. 12, PAGE 26
RECORDED IN OFFICIAL RECORDS
PL. 12, PAGE 26

ATTORNEY
BOOK 86
PLAT 12
POLK COUNTY
FLORIDA
PLAT 12, PAGE 26
RECORDED IN OFFICIAL RECORDS
PL. 12, PAGE 26

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, ON MAY 23, 2023 AT 10:30 AM.

MAY 23 2023

INSR # 2000102729 OR BK 4485 PG 0774 RBCD 06/29/2000 10:30 AM
RICHARD M. VESS, CLERK OF COURT, POLK COUNTY
DEPUTY CLERK P VAUGHAN

RESOLUTION 00-07

A RESOLUTION ACCEPTING ALL STREETS, ALLEYS, EASEMENTS, RIGHTS OF WAY, AND THOROUGHFARES PREVIOUSLY DEDICATED IN THE TOWN OF DUNDEE;

WHEREAS, numerous subdivision plats of property located within the Town of Dundee were recorded in the Official Records of Polk County, prior to September 1, 1971, and

WHEREAS, from and after September 1, 1991, the dedication of all streets, alleys, easements, rights of way and public areas as deemed completed upon approval by the Town Council and the recordation of such plat; and

WHEREAS, the Town wishes to formally accept all streets, alleys, easements, rights of way, and all other public areas heretofore dedicated on plats of land within the Town which were recorded in the Official Records of Polk County, Florida, prior to September 1, 1971;

NOW THEREFORE BE IT UNANIMOUSLY RESOLVED by the Town Council of the Town of Dundee, Florida:

1. All streets, alleys, easements, and rights of way, and public areas heretofore dedicated to the Town of Dundee on plats of real property located within the Town which were recorded prior to September 1, 1971, are hereby accepted and approved by the Town Council.
2. The Town Council specifically accepts all streets, alleys, easements, and rights of way, and public areas heretofore dedicated to the Town of Dundee located in the following a subdivisions in the Town of Dundee:
 - A. Florida Highland Company Subdivision, a subdivision of a portion of Sections 27, 28, 33 and 34, in Township 28 South, Range 27 East, Polk County, Florida, which subdivision plat was recorded in Plat Book 1C, on page 87, the office of the Clerk of the Circuit Court, in and for Polk County, Florida, on or about June 30, 1911.
 - B. W.J. Howey Land Company's First Addition to Dundee, Polk County, Florida, being a sub of all that part of Sec. 28, Tp 28 S, R. 27E, which lies W. of the ACL Railroad, which subdivision was filed May 1, 1916, in the office of the Clerk of the Circuit Court, in Polk County, Florida, in Plat Book 28, page 6, public records of Polk County, Florida.
 - C. D.L. Hart's Subdivision, as recorded in Plat Book 23, page 16, public records of Polk County, Florida, as approved by the Dundee Town Council on March 9, 1926, and as recorded by J.D. Raulerson, Clerk, on or about April 9, 1926, in the official records of Polk County, Florida.

RESOLVED AND PASSED in regular session assembled this 9th days of May, 2000.

TOWN OF DUNDEE

Joe Garrison
Joe Garrison, Mayor

ATTEST:

Tracy Ackroyd
Tracy Ackroyd, Town Clerk

Town of Dundee
P.O. Box 1000
Dundee FL 33838

Parcel Details: 27-28-33-852500-000010

Owners *Recently purchased this property? Click here.*

THELMA C RALEY INC 100%

Mailing Address *(Address Change form)*

PO BOX 1112
WINTER HAVEN FL 33882-1112

Physical Street Address *Why postal city and municipality? Click here.*

0 LINCOLN AVE

Postal City and Zip

DUNDEE FL 33838

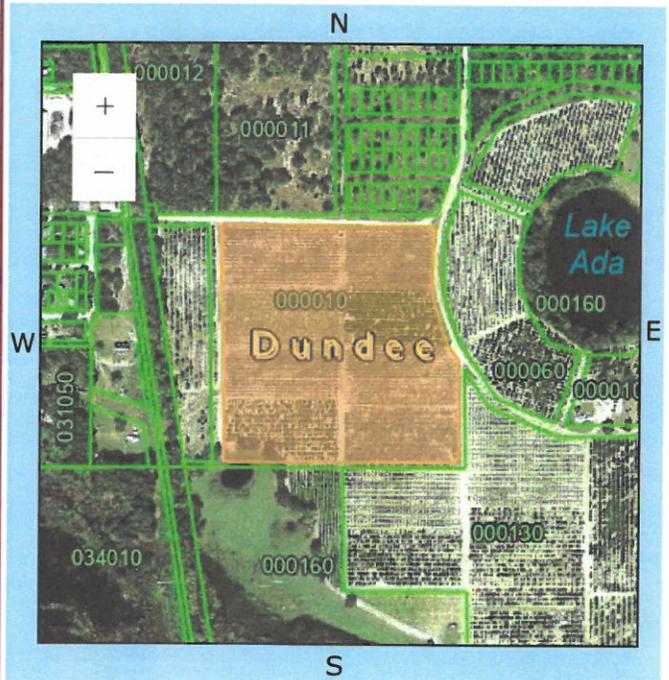
Parcel Information

Municipality	DUNDEE (Code: 90460)
	140990.00
Neighborhood	Search Recent Sales in this Neighborhood
Subdivision	FLA HIGHLAND COMPANY SUB PB 1 PG 87
Property (DOR) Use Code	Citrus w/Pasture (Code: 6660)
Acreage	34.50
Community Redevelopment Area	NOT IN CRA

Property Desc

DISCLAIMER: The property description provided is a summary of the original legal description and should not be used for conveying property, as it may render the deed invalid.

Area Map



Recorded Plat

[Recorded Plat for this parcel](#)

Section Maps for 272833

[HTML \(opens in new tab\)](#)

[Printable PDF](#)

Sales History

Important Notice: If you wish to obtain a copy of a deed for this parcel, click on the blue OR Book/Page number. If the Book/Page number does not have a blue link or if the document is restricted, it may not be available online. Please contact the Polk County Clerk Indexing Department at 863-534-4516. If the Type Inst is an "R", please contact the Property Appraiser at 863-534-4765 to order "R" type instruments.

OR Book/Page	Date	Type Inst	Vacant/ Improved	Grantee	Sales Price
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Exemptions

Note: The drop down menus below provide information on the amount of exemption applied to each taxing district. The HX—first \$25,000 homestead exemption may be allocated to one or more owners. The HB second amended homestead exemption reflects the name of the first owner only.

Code	Bld. #	Description	% Ownership	Renew Cd	Year Name	Note	Value
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PERMITS

Please contact the [appropriate permit issuing agency](#) to obtain information. This property is located in the **DUNDEE** taxing district.

Land Lines

LN	Land Description	Ag/GreenBelt	Land Unit Type	Front	Depth	Units
1 *	ORCHARD 1	Y	ACREAGE	0	0	8.45
2 *	CITRUS CLEARED LAND	Y	ACREAGE	0	0	4.49
3 *	ORCHARD 1	Y	ACREAGE	0	0	13.09
4 *	VALENCIA ORANGE	Y	ACREAGE	0	0	3.70
5 *	EARLY/MID ORANGE	Y	ACREAGE	0	0	4.28
6 *	IMPROVED PASTURE 3	Y	ACREAGE	0	0	0.49

* For Zoning/Future Land Use contact Polk County or the Municipality the parcel is located in.

NOTICE: All information ABOVE this notice is current (as of Wednesday, June 4, 2025 at 2:09:28 AM). All information BELOW this notice is from the 2024 Tax Roll, except where otherwise noted.

Value Summary (2024)

Desc	Value
LAND VALUE	\$348,305
BUILDING VALUE	\$0
EXTRA FEATURES VALUE	\$0
JUST MARKET VALUE	\$348,305
AG CLASSIFIED LAND VALUE	\$55,091
AGRICULTURE CLASSIFICATION SAVINGS	\$293,214
*HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	\$0
ASSESSED VALUE	\$55,091
EXEMPTION VALUE (COUNTY)	\$0
TAXABLE VALUE (COUNTY)	\$55,091

*This property does not contain a cap or portability value.

Values by District (2024)

District Description	Just Market Value	Assessed Value	Exemption	Final Tax Savings	Taxable Value	Final Tax Rate	Final Tax
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Item 4.

BOARD OF COUNTY COMMISSIONERS	\$348,305	\$55,091	\$0	\$0.00	\$55,091	6.634800	\$309.52
POLK COUNTY SCHOOL BOARD - STATE	\$348,305	\$55,091	\$0	\$0.00	\$55,091	3.048000	\$167.92
POLK COUNTY SCHOOL BOARD - LOCAL	\$348,305	\$55,091	\$0	\$0.00	\$55,091	2.248000	\$123.84
TOWN OF DUNDEE	\$348,305	\$55,091	\$0	\$0.00	\$55,091	7.900000	\$435.22
SOUTHWEST FLA WATER MGMT DIST	\$348,305	\$55,091	\$0	\$0.00	\$55,091	0.190900	\$10.52
				Tax Savings:	\$0.00	Total Taxes:	\$1,103.02

Non-Ad Valorem Assessments (2024)

LN	Code	Desc	Units	Rate	Assessment
2	ST460	DUNDEE STORMWATER UTILITY	1.00	34.50	\$34.50
Total Assessments					\$34.50

Taxes

Desc	Last Year (2023)	2024 Final
Taxing District	DUNDEE/SWFWMD (Code: 90460)	DUNDEE/SWFWMD (Code: 90460)
Millage Rate	20.1975	20.0217
Ad Valorem Assessments	\$1,199.11	\$1,103.02
Non-Ad Valorem Assessments	\$34.50	\$34.50
Total Taxes	\$1,233.61	\$1,137.52

Your final tax bill may contain Non-Ad Valorem assessments which may not be reflected on this page, such as assessments for roads, drainage, garbage, fire, lighting, water, sewer, or other governmental services and facilities which may be levied by your county, city or any other special district. [Visit the Polk County Tax Collector's site for Tax Bill information related to this account.](#)

Prior Year Final Values

The Final Tax Roll is the 1st certification of the tax rolls by the Value Adjustment Board, [per Florida Statute 193.122\(2\), F.S.](#) This is the date all taxable property and tax rolls are certified for collection to the Tax Collector. Corrections made after this date are not reflected in the Final Tax Roll Values.

2023

LAND VALUE	\$335,405.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00

Item 4.

JUST MARKET VALUE	\$335,400.00
ASSESSED VALUE	\$59,369.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$59,369.00
2022	
LAND VALUE	\$282,354.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$282,354.00
ASSESSED VALUE	\$46,440.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$46,440.00
2021	
LAND VALUE	\$254,554.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$254,554.00
ASSESSED VALUE	\$54,848.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$54,848.00
2020	
LAND VALUE	\$241,654.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$241,654.00
ASSESSED VALUE	\$45,631.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$45,631.00

DISCLAIMER:

The Polk County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted Site Notice.

Last Updated: Wednesday, June 4, 2025 at 2:09:28 AM

Parcel Details: 27-28-33-852500-000130

Owners [Recently purchased this property? Click here.](#)

THELMA C RALEY INC 100%

Mailing Address [\(Address Change form\)](#)

PO BOX 1112
WINTER HAVEN FL 33882-1112

Physical Street Address [Why postal city and municipality? Click here.](#)

0 CAMP ENDEAVOR BLVD

Postal City and Zip

DUNDEE FL 33838

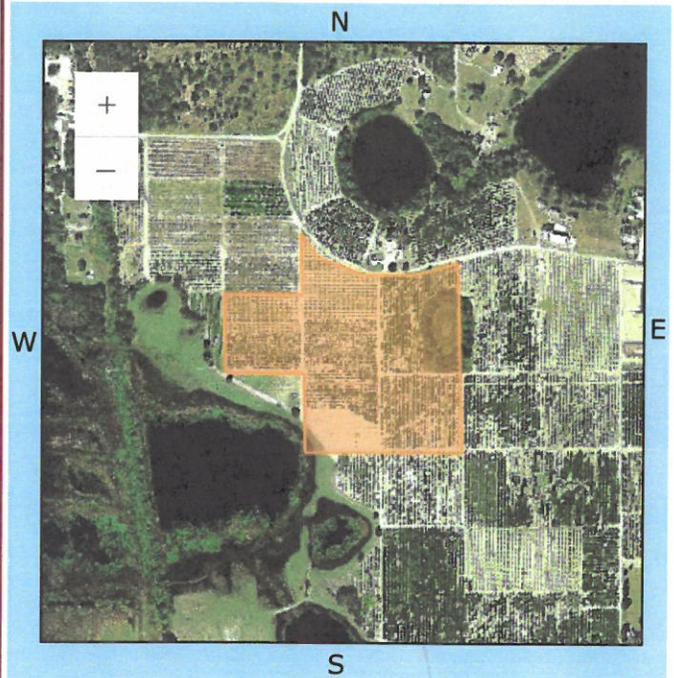
Parcel Information

Municipality **DUNDEE (Code: 90460)**
140990.00
 Neighborhood [Search Recent Sales in this Neighborhood](#)
 Subdivision **FLA HIGHLAND COMPANY
SUB PB 1 PG 87**
 Property (DOR) **Citrus w/Pasture**
 Use Code **(Code: 6660)**
 Acreage **56.82**
 Community
 Redevelopment Area **NOT IN CRA**

Property Desc

DISCLAIMER: The property description provided is a summary of the original legal description and should not be used for conveying property, as it may render the deed invalid.

Area Map



Recorded Plat

[Recorded Plat for this parcel](#)

Section Maps for 272833

[HTML \(opens in new tab\)](#)

[Printable PDF](#)

Sales History

Important Notice: If you wish to obtain a copy of a deed for this parcel, click on the blue OR Book/Page number. If the Book/Page number does not have a blue link or if the document is restricted, it may not be available online. Please contact the Polk County Clerk Indexing Department at 863-534-4516. If the Type Inst is an "R", please contact the Property Appraiser at 863-534-4765 to order "R" type instruments.

OR Book/Page	Date	Type Inst	Vacant/ Improved	Grantee	Sales Price
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Exemptions

Note: The drop down menus below provide information on the amount of exemption applied to each taxing district. The HX—first \$25,000 homestead exemption may be allocated to one or more owners. The HB second amended homestead exemption reflects the name of the first owner only.

Code	Bld. #	Description	% Ownership	Renew Cd	Year Name	Note	Value
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PERMITS

Please contact the [appropriate permit issuing agency](#) to obtain information. This property is located in the **DUNDEE** taxing district.

Land Lines

LN	Land Description	Ag/GreenBelt	Land Unit Type	Front	Depth	Units
1	* IMPROVED PASTURE 3	Y	ACREAGE	0	0	0.73
2	* EARLY/MID ORANGE	Y	ACREAGE	0	0	7.31
3	* VALENCIA ORANGE	Y	ACREAGE	0	0	3.07
4	* VALENCIA ORANGE	Y	ACREAGE	0	0	6.23
5	* VALENCIA ORANGE	Y	ACREAGE	0	0	5.74
6	* VALENCIA ORANGE	Y	ACREAGE	0	0	4.90
7	* VALENCIA ORANGE	Y	ACREAGE	0	0	4.49
8	* VALENCIA ORANGE	Y	ACREAGE	0	0	8.51
9	* VALENCIA ORANGE	Y	ACREAGE	0	0	3.88
10	* VALENCIA ORANGE	Y	ACREAGE	0	0	2.86
11	* AGRICULTURAL WASTELAND 4	Y	ACREAGE	0	0	5.03
12	* CITRUS CLEARED LAND	Y	ACREAGE	0	0	4.07

* For Zoning/Future Land Use contact Polk County or the Municipality the parcel is located in.

NOTICE: All information ABOVE this notice is current (as of Wednesday, June 4, 2025 at 2:09:28 AM). All information BELOW this notice is from the 2024 Tax Roll, except where otherwise noted.

Value Summary (2024)

Desc	Value
LAND VALUE	\$468,830
BUILDING VALUE	\$0
EXTRA FEATURES VALUE	\$0
JUST MARKET VALUE	\$468,830
AG CLASSIFIED LAND VALUE	\$68,668
AGRICULTURE CLASSIFICATION SAVINGS	\$400,162
*HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	\$0
ASSESSED VALUE	\$68,668
EXEMPTION VALUE (COUNTY)	\$0
TAXABLE VALUE (COUNTY)	\$68,668

*This property does not contain a cap or portability value.

Values by District (2024)

District Description	Just Market Value	Assessed Value	Exemption	Final Tax Savings	Taxable Value	Final Tax Rate	Final Taxes	
BOARD OF COUNTY COMMISSIONERS	\$468,830	\$68,668	\$0	\$0.00	\$68,668	6.634800	\$455.60	
POLK COUNTY SCHOOL BOARD - STATE	\$468,830	\$68,668	\$0	\$0.00	\$68,668	3.048000	\$209.30	
POLK COUNTY SCHOOL BOARD - LOCAL	\$468,830	\$68,668	\$0	\$0.00	\$68,668	2.248000	\$154.37	
TOWN OF DUNDEE	\$468,830	\$68,668	\$0	\$0.00	\$68,668	7.900000	\$542.48	
SOUTHWEST FLA WATER MGMT DIST	\$468,830	\$68,668	\$0	\$0.00	\$68,668	0.190900	\$13.11	
					Tax Savings:	\$0.00	Total Taxes:	\$1,374.86

Non-Ad Valorem Assessments (2024)

LN	Code	Desc	Units	Rate	Assessment
2	ST460	DUNDEE STORMWATER UTILITY	1.00	34.50	\$34.50
Total Assessments					\$34.50

Taxes

Desc	Last Year (2023)	2024 Final
Taxing District	DUNDEE/SWFWMD (Code: 90460)	DUNDEE/SWFWMD (Code: 90460)
Millage Rate	20.1975	20.0217
Ad Valorem Assessments	\$1,386.06	\$1,374.86
Non-Ad Valorem Assessments	\$34.50	\$34.50
Total Taxes	\$1,420.56	\$1,409.36

Your final tax bill may contain Non-Ad Valorem assessments which may not be reflected on this page, such as assessments for roads, drainage, garbage, fire, lighting, water, sewer, or other governmental services and facilities which may be levied by your county, city or any other special district. [Visit the Polk County Tax Collector's site for Tax Bill information related to this account.](#)

The Final Tax Roll is the 1st certification of the tax rolls by the Value Adjustment Board, per Florida Statute 193.122(2), F.S. This is the date all taxable property and tax rolls are certified for collection to the Tax Collector. Corrections made after this date are not reflected in the Final Tax Roll Values.

Item 4.

2023	
LAND VALUE	\$451,466.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$451,466.00
ASSESSED VALUE	\$68,625.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$68,625.00
2022	
LAND VALUE	\$378,328.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$378,328.00
ASSESSED VALUE	\$68,581.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$68,581.00
2021	
LAND VALUE	\$341,600.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$341,600.00
ASSESSED VALUE	\$69,359.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$69,359.00
2020	
LAND VALUE	\$324,235.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$324,235.00
ASSESSED VALUE	\$69,388.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$69,388.00

DISCLAIMER:
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Last Updated: Wednesday, June 4, 2025 at 2:09:28 AM

Parcel Details: 27-28-28-847020-000010

Owners *Recently purchased this property? [Click here.](#)*

THELMA C RALEY INC 100%

Mailing Address *([Address Change form](#))*

PO BOX 1112
WINTER HAVEN FL 33882-1112

Physical Street Address *Why postal city and municipality? [Click here.](#)*

Postal City and Zip

Parcel Information

Municipality **(Code: ~TMPL_CURMILLAGE CODE~)**

Neighborhood [Search Recent Sales in this Neighborhood](#)

Subdivision

Property (DOR) Use Code **(Code:)**

Acreage

Community Redevelopment Area **~TMPL_CRACODE~**

Property Desc

DISCLAIMER: The property description provided is a summary of the original legal description and should not be used for conveying property, as it may render the deed invalid.

Area Map



Section Maps for 272828

[HTML \(opens in new tab\)](#)
[Printable PDF](#)

Sales History

Important Notice: If you wish to obtain a copy of a deed for this parcel, click on the blue OR Book/Page number. If the Book/Page number does not have a blue link or if the document is restricted, it may not be available online. Please contact the Polk County Clerk Indexing Department at 863-534-4516. If the Type Inst is an "R", please contact the Property Appraiser at 863-534-4765 to order "R" type instruments.

OR Book/Page	Date	Type Inst	Vacant/Improved	Grantee	Sales Price
4911/2069	12/2001	M	V	THELMA C RALEY INC	\$100,740
	01/1964		E		\$100

Exemptions

Note: The drop down menus below provide information on the amount of exemption applied to each taxing district. The HX—first \$25,000 homestead exemption may be allocated to one or more owners. The HB second amended homestead exemption reflects the name of the first owner only.

Code	Bld. #	Description	% Ownership	Renew Cd	Year Name	Note	Value
------	--------	-------------	-------------	----------	-----------	------	-------

PERMITS

Please contact the [appropriate permit issuing agency](#) to obtain information. This property is located in the taxing district.

NOTICE: All information ABOVE this notice is current (as of). All information BELOW this notice is from the Tax Roll, except where otherwise noted.

Value Summary ()

Value Summary Note: The Just Market Value for income properties is derived from the actual/potential income generated. As a result, the Just Market Value for properties valued by the Income approach may not be equal to the sum of the values for Land, Building, and Misc Item.

Desc	Value
LAND VALUE	
BUILDING VALUE	
EXTRA FEATURES VALUE	
AG CLASSIFIED LAND VALUE	
AGRICULTURE CLASSIFICATION SAVINGS	
*HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	
ASSESSED VALUE	
EXEMPTION VALUE (COUNTY)	
TAXABLE VALUE (COUNTY)	

Taxes

Desc	Last Year (-1)	
Taxing District	(Code: ~TMPL_LYMILLAGECODE~)	(Code:)
Millage Rate	0.0000	0.0000
Ad Valorem Assessments	\$0.00	\$0.00
Non-Ad Valorem Assessments	\$0.00	\$0.00
Total Taxes	\$0.00	\$0.00

Your final tax bill may contain Non-Ad Valorem assessments which may not be reflected on this page, such as assessments for roads, drainage, garbage, fire, lighting, water, sewer, or other governmental services and facilities which may be levied by your county, city or any other special district. [Visit the Polk County Tax Collector's site for Tax Bill information related to this account.](#)

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Item 4.

2023

LAND VALUE	\$195,653.00
BUILDING VALUE	\$94,104.00
EXTRA FEATURES VALUE	\$12,303.00
JUST MARKET VALUE	\$302,060.00
ASSESSED VALUE	\$96,399.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$96,399.00

2021

LAND VALUE	\$156,224.00
BUILDING VALUE	\$62,882.00
EXTRA FEATURES VALUE	\$10,299.00
JUST MARKET VALUE	\$229,405.00
ASSESSED VALUE	\$82,171.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$82,171.00

2020

LAND VALUE	\$150,742.00
BUILDING VALUE	\$52,244.00
EXTRA FEATURES VALUE	\$10,299.00
JUST MARKET VALUE	\$213,285.00
ASSESSED VALUE	\$76,026.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$76,026.00

DISCLAIMER:

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Last Updated:

Parcel Details: 27-28-28-847020-000060

Owners *Recently purchased this property? [Click here.](#)*

THELMA C RALEY INC 100%

Mailing Address *(Address Change form)*

PO BOX 1112
WINTER HAVEN FL 33882-1112

Physical Street Address *Why postal city and municipality? [Click here.](#)*

Postal City and Zip

Parcel Information

Municipality **(Code: ~TMPL_CURMILLAGE CODE~)**

Neighborhood [Search Recent Sales in this Neighborhood](#)

Subdivision

Property (DOR) Use Code **(Code:)**

Acreage

Community Redevelopment Area **~TMPL_CRACODE~**

Property Desc

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Area Map



Section Maps for 272828

[HTML \(opens in new tab\)](#)
[Printable PDF](#)

Exemptions

Note: The drop down menus below provide information on the amount of exemption applied to each taxing district. The HX—first \$25,000 homestead exemption may be allocated to one or more owners. The HB second amended homestead exemption reflects the name of the first owner only.

Code	Bld. #	Description	% Ownership	Renew Cd	Year Name	Note	Value
------	--------	-------------	-------------	----------	-----------	------	-------

PERMITS

Please contact the [appropriate permit issuing agency](#) to obtain information. This property is located in the [taxing district](#).

Item 4.

NOTICE: All information ABOVE this notice is current (as of). All information BELOW this notice is from the 2024 Tax Roll, except where otherwise noted.

Value Summary (2024)

Value Summary Note: The Just Market Value for income properties is derived from the actual/potential income generated. As a result, the Just Market Value for properties valued by the Income approach may not be equal to the sum of the values for Land, Building, and Misc Item.

Desc	Value
LAND VALUE	
BUILDING VALUE	
EXTRA FEATURES VALUE	
AG CLASSIFIED LAND VALUE	
AGRICULTURE CLASSIFICATION SAVINGS	
*HOMESTEAD CAP AND SOH PORTABILITY SAVINGS	
ASSESSED VALUE	
EXEMPTION VALUE (COUNTY)	
TAXABLE VALUE (COUNTY)	

Taxes

Desc	Last Year (2023)	
Taxing District	(Code: ~TMPL_LYMILLAGECODE~)	(Code:)
Millage Rate	0.0000	0.0000
Ad Valorem Assessments	\$0.00	\$0.00
Non-Ad Valorem Assessments	\$0.00	\$0.00
Total Taxes	\$0.00	\$0.00

Your final tax bill may contain Non-Ad Valorem assessments which may not be reflected on this page, such as assessments for roads, drainage, garbage, fire, lighting, water, sewer, or other governmental services and facilities which may be levied by your county, city or any other special district. [Visit the Polk County Tax Collector's site for Tax Bill information related to this account.](#)

Prior Year Final Values

The Final Tax Roll is the 1st certification of the tax rolls by the Value Adjustment Board, [per Florida Statute 193.122\(2\), F.S.](#) This is the date all taxable property and tax rolls are certified for collection to the Tax Collector. Corrections made after this date are not reflected in the Final Tax Roll Values.

2023

LAND VALUE	\$191,558.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$191,558.00
ASSESSED VALUE	\$13,632.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$13,632.00

2022

LAND VALUE	\$159,8	Item 4.
BUILDING VALUE	\$0.00	
EXTRA FEATURES VALUE	\$0.00	
JUST MARKET VALUE	\$159,825.00	
ASSESSED VALUE	\$13,632.00	
EXEMPTION VALUE (COUNTY)	\$0.00	
TAXABLE VALUE (COUNTY)	\$13,632.00	

2021

LAND VALUE	\$152,417.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$152,417.00
ASSESSED VALUE	\$14,728.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$14,728.00

2020

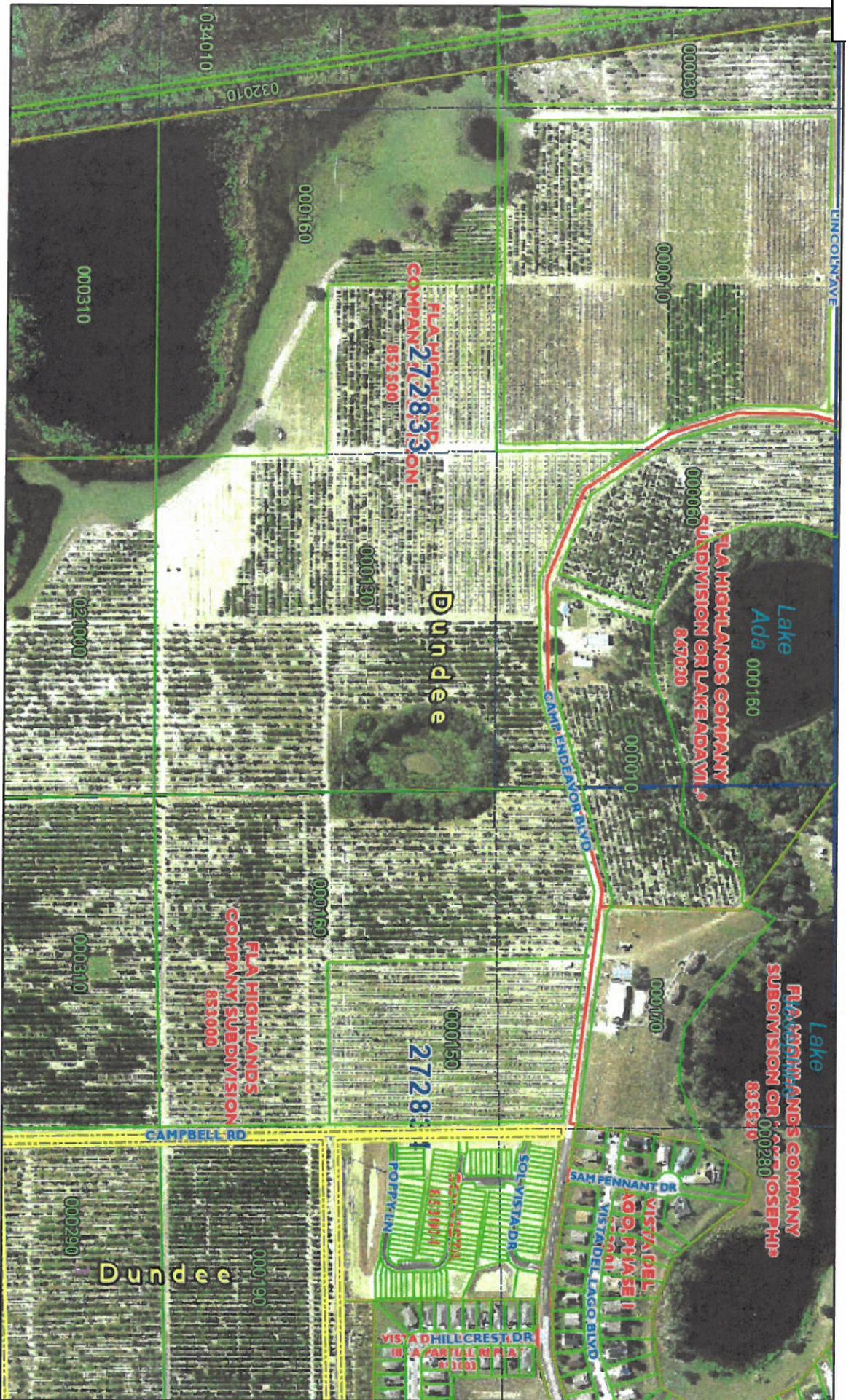
LAND VALUE	\$147,031.00
BUILDING VALUE	\$0.00
EXTRA FEATURES VALUE	\$0.00
JUST MARKET VALUE	\$147,031.00
ASSESSED VALUE	\$14,728.00
EXEMPTION VALUE (COUNTY)	\$0.00
TAXABLE VALUE (COUNTY)	\$14,728.00

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Last Updated:

ew Aerial



- Waterbodies
- Municipal Boundaries
- Parcels
- PLSS Townships
- PLSS Sections
- PLSS Boundaries
- Gov't Lots
- Subdivisions
- HALFFOOT2023
- RGB
- Red: Band_1
- Green: Band_2
- Blue: Band_3



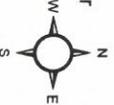
All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is".



 Polk County Property Appraiser

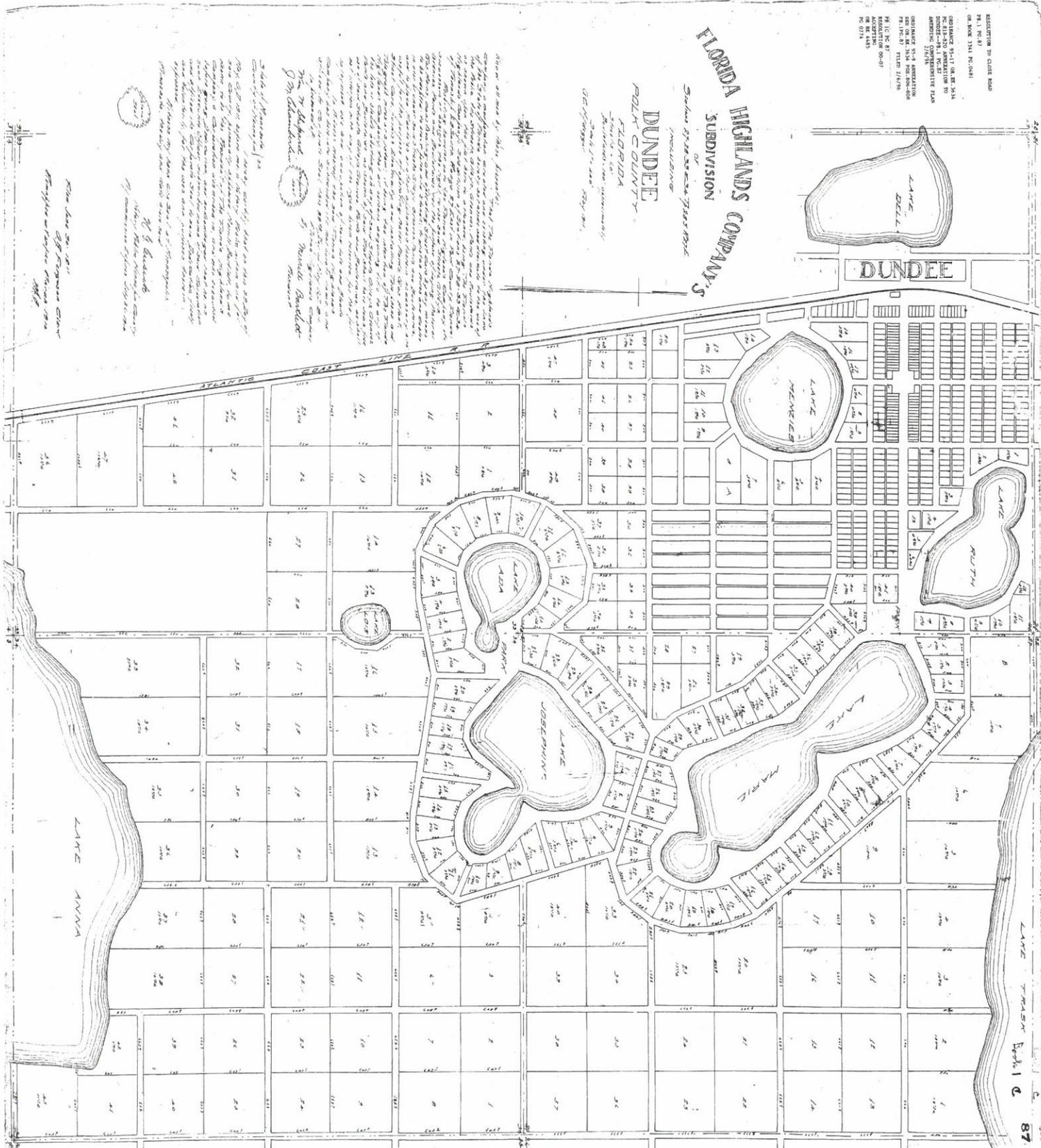
 Polk County, Florida

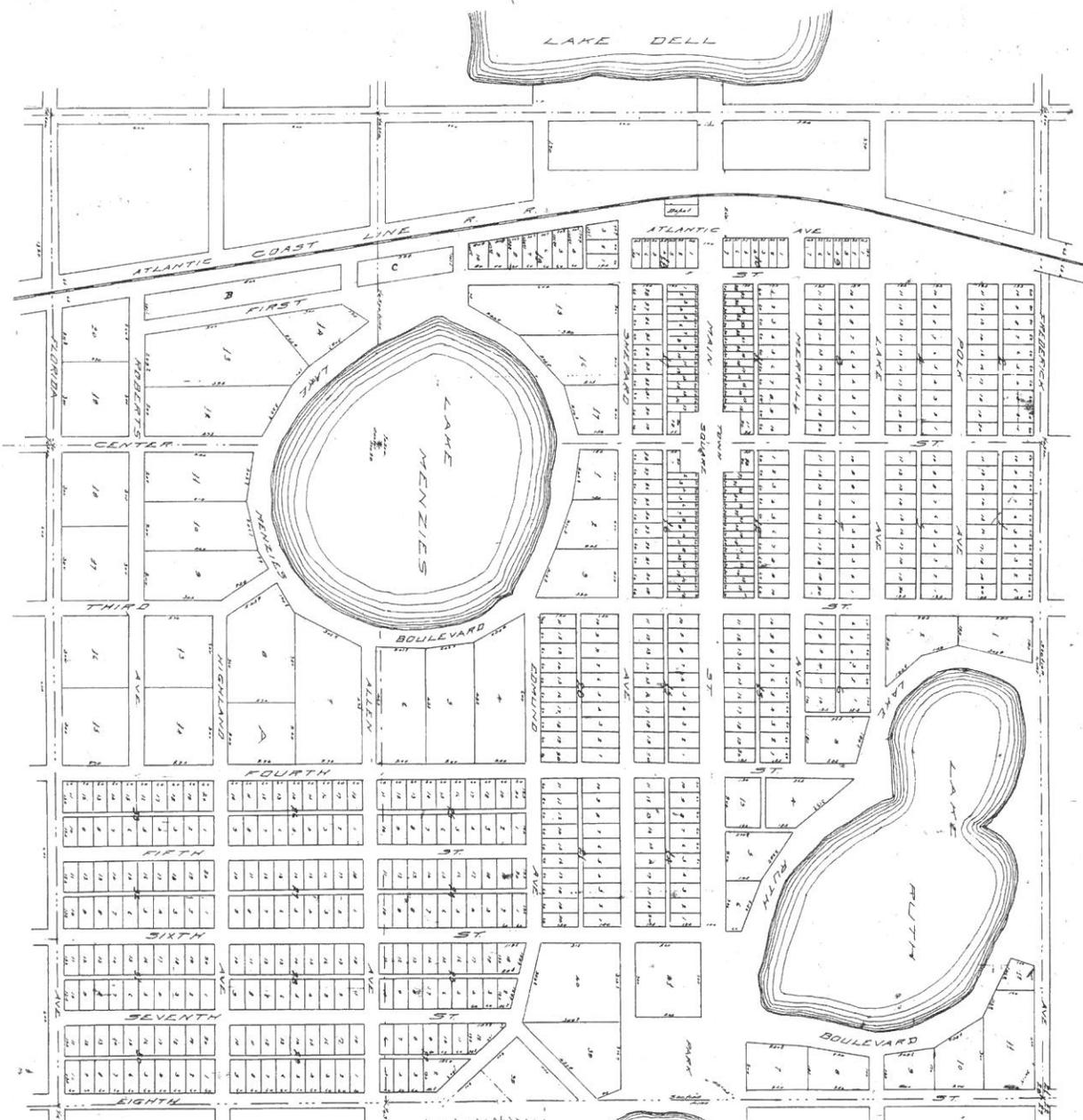
 By Division June 5, 2025



PB1 1987

EXHIBIT A





These lots are to be used for residential purposes only and are to be used in accordance with the zoning regulations of the City of Orlando, Florida. The lots are to be used for single-family detached dwellings only. The lots are to be used in accordance with the zoning regulations of the City of Orlando, Florida. The lots are to be used for single-family detached dwellings only.

This plat is subject to the following conditions: 1. The lots are to be used for residential purposes only. 2. The lots are to be used in accordance with the zoning regulations of the City of Orlando, Florida. 3. The lots are to be used for single-family detached dwellings only. 4. The lots are to be used in accordance with the zoning regulations of the City of Orlando, Florida. 5. The lots are to be used for single-family detached dwellings only.

These lots are to be used for residential purposes only and are to be used in accordance with the zoning regulations of the City of Orlando, Florida. The lots are to be used for single-family detached dwellings only. The lots are to be used in accordance with the zoning regulations of the City of Orlando, Florida. The lots are to be used for single-family detached dwellings only.

PLAT NO. 100-10000-1000
POLK COUNTY
FLORIDA
RECORDED IN OFFICIAL RECORDS
BOOK 2033 PAGE 1821
MAY 1986

RECORDED IN
POLK COUNTY
FLORIDA
RECORDED IN OFFICIAL RECORDS
BOOK 2033 PAGE 1821
MAY 1986

MAY 23 2023

INSTN # 2000102729 OR BK 4485 PG 0774 RECD 06/29/2000 10:30 AM
RICHARD M. VEISS, CLERK OF COURT, POLK COUNTY
DEPUTY CLERK P VAUGHAN

RESOLUTION 00-07

A RESOLUTION ACCEPTING ALL STREETS, ALLEYS, EASEMENTS, RIGHTS OF WAY, AND THOROUGHFARES PREVIOUSLY DEDICATED IN THE TOWN OF DUNDEE;

WHEREAS, numerous subdivision plats of property located within the Town of Dundee were recorded in the Official Records of Polk County, prior to September 1, 1971, and

WHEREAS, from and after September 1, 1991, the dedication of all streets, alleys, easements, rights of way and public areas as deemed completed upon approval by the Town Council and the recordation of such plat; and

WHEREAS, the Town wishes to formally accept all streets, alleys, easements, rights of way, and all other public areas heretofore dedicated on plats of land within the Town which were recorded in the Official Records of Polk County, Florida, prior to September 1, 1971;

NOW THEREFORE BE IT UNANIMOUSLY RESOLVED by the Town Council of the Town of Dundee, Florida:

1. All streets, alleys, easements, and rights of way, and public areas heretofore dedicated to the Town of Dundee on plats of real property located within the Town which were recorded prior to September 1, 1971, are hereby accepted and approved by the Town Council.
2. The Town Council specifically accepts all streets, alleys, easements, and rights of way, and public areas heretofore dedicated to the Town of Dundee located in the following a subdivisions in the Town of Dundee:
 - A. Florida Highland Company Subdivision, a subdivision of a portion of Sections 27, 28, 33 and 34, in Township 28 South, Range 27 East, Polk County, Florida, which subdivision plat was recorded in Plat Book 1C, on page 87, the office of the Clerk of the Circuit Court, in and for Polk County, Florida, on or about June 30, 1911.
 - B. W.J. Howey Land Company's First Addition to Dundee, Polk County, Florida, being a sub of all that part of Sec. 28, Tp 28 S, R. 27E, which lies W. of the ACL Railroad, which subdivision was filed May 1, 1916, in the office of the Clerk of the Circuit Court, in Polk County, Florida, in Plat Book 28, page 6, public records of Polk County, Florida.
 - C. D.L. Hart's Subdivision, as recorded in Plat Book 23, page 16, public records of Polk County, Florida, as approved by the Dundee Town Council on March 9, 1926, and as recorded by J.D. Raulerson, Clerk, on or about April 9, 1926, in the official records of Polk County, Florida.

RESOLVED AND PASSED in regular session assembled this 9th days of May, 2000.

TOWN OF DUNDEE

Joe Garrison
Joe Garrison, Mayor

ATTEST:

Tracy Ackroyd
Tracy Ackroyd, Town Clerk

Town of Dundee
PO Box 1000
Dundee FL 33838

AFFIDAVIT OF PUBLICATION

Winter Haven Sun

Published Weekly

Winter Haven, Polk County, Florida

Case No. 5/15 5/27 ROW P&Z TC CmpEndv

STATE OF FLORIDA
COUNTY OF POLK

Before the undersigned authority personally appeared Anita Swain, who on oath says that she is the Legal Clerk of Winter Haven Sun, a newspaper published at Winter Haven in Polk County, Florida, and that the attached copy of advertisement, being a Public Notice, was published in a newspaper by print in the issues of Polk Sun on:

May 21, 2025

Affiant further says that the newspaper complies with the legal requirements for publication in Chapter 50, Florida Statutes.

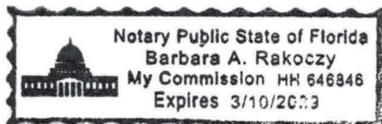
Sworn to and subscribed before me this 21st day of May 2025 by Anita Swain, who is personally known to me or who has produced as identification

Barbara Rakoczy

Barbara Rakoczy, Clerk, Notary Number: #HH 646846
Notary expires: March 10, 2029

00036780 00184838

Erica Anderson
TOWN OF DUNDEE
PO Box 1000
DUNDEE, FL 33838

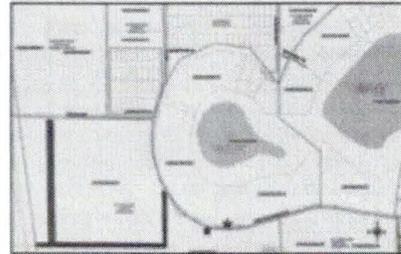


**PUBLIC HEARING NOTICE
TOWN OF DUNDEE
TOWN COMMISSION**

Please take notice that the Town of Dundee Planning and Zoning Board will hold a public hearing, Thursday, May 15, 2025, at 5:30 p.m. or soon after, at a regularly scheduled meeting and Town Commission will hold a public hearing Tuesday May 27, 2025, at 6:30 p.m. or soon after, at a regularly scheduled meeting in the Town of Dundee Commission Chambers at 202 East Main Street, Dundee, Florida to hear the following items:

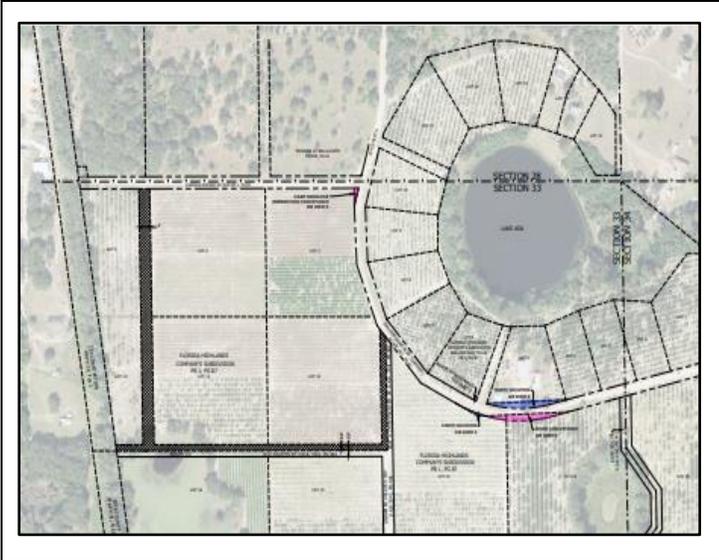
**REQUEST FOR RIGHT-OF-WAY VACATION
- PORTIONS OF CAMP ENDEAVOR ROAD**

A REQUEST TO VACATE OPENED, UNPAVED, RIGHTS-OF-WAY INCLUDING PORTIONS OF CAMP ENDEAVOR ROAD. PORTIONS OF MAINTAINED RIGHT-OF-WAY AS DEPICTED IN PLAT BOOK 1, PAGE 87 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, THAT LIES ALONG THE ABOVE-DESCRIBED CORRIDOR. THAT PART OF SECTION 33, TOWNSHIP 28, RANGE 27 EAST, POLK COUNTY FLORIDA.



AND

Any person who might wish to appeal any decision made by the Town of Dundee Planning and Zoning Board, Polk County, Florida, in public hearing or meeting is hereby advised that he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made which will include the testimony and evidence upon which such appeal is to be based. Any person with disabilities requiring accommodation to participate should contact the Town Clerk prior to the meeting. 5/21/25 184838



To: Town Commission
Agenda Date: June 10, 2025
Department: Planning and Zoning
Discussion Topic: Vacation of Rights-of-Way
Requested Action: A recommendation to Town Commission- Vacation of Rights-of-Way for Camp Endeavor Blvd. and an Unnamed Rd.
Prepared By: Lorraine Peterson, Development Director

REQUEST:

A request to vacate portions of specific open, unpaved, and unimproved portions of Camp Endeavor Blvd. and an Unnamed Road as depicted in plat book 1, page 87 of the public records of Polk County, Florida, that lies along the above-described corridor. That part of section 33, Township 28, Range 27 East, Polk County Florida.

PROPERTY INFORMATION

CAMP ENDEAVOR SOUTH VACATION DESCRIPTION
 THAT PART OF SECTION 33, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A FOUND 5/8" STEEL ROD (NO I.D.) AT A POINT ON THE NORTHERLY LINE OF LOT 14 OF FLORIDA HIGHLANDS COMPANY'S SUBDIVISION, SAID POINT ALSO BEING A POINT OF INTERSECTION ON THE SOUTHERLY LINE OF THE CAMP ENDEAVOR BOULEVARD RIGHT-OF-WAY, AS SHOWN ON THE PLAT OF FLORIDA HIGHLAND COMPANY'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 87 OF THE PUBLIC RECORDS OF POLK COUNTY; THENCE N62°37'38"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 139.64 FEET TO A POINT ON A CURVE; THENCE, DEPARTING SAID LINE, RUN SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 762.65 FEET, A CHORD BEARING OF S69°15'59"E, AND AN ARC LENGTH OF 177.91 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE; THENCE S87°32'00"W, ALONG SAID LINE, 41.25 FEET TO THE POINT OF BEGINNING.

CAMP ENDEAVOR NORTH VACATION DESCRIPTION
 THAT PART OF SECTION 33, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A FOUND 5/8" STEEL ROD (NO I.D.) AT THE SOUTHWEST CORNER OF LAKE ADA VILLA LOT 5 OF FLORIDA HIGHLANDS COMPANY'S SUBDIVISION, ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF CAMP ENDEAVOR BOULEVARD, AS SHOWN ON THE PLAT OF FLORIDA HIGHLAND COMPANY'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 87 OF THE PUBLIC RECORDS OF POLK COUNTY; THENCE N87°32'46"E, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 436.26 FEET TO A FOUND 5/8" STEEL ROD WITH CAP (NOT LEGIBLE) AT A POINT OF INTERSECTION OF SAID RIGHT-OF-WAY LINE; THENCE DEPARTING SAID RIGHT-OF-WAY LINE S76°11'12"W, A DISTANCE OF 92.46 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 702.65 FEET, A CHORD BEARING OF N89°26'15"W, AND AN ARC LENGTH OF 346.09 FEET TO THE POINT OF BEGINNING.

UNIMPROVED AND UNNAMED RIGHTS OF WAY TO BE VACATED
 THE FOLLOWING UNIMPROVED UNNAMED RIGHTS OF WAY AS PER PLAT OF FLORIDA HIGHLANDS COMPANY SUBDIVISION IN SECTION 33, TOWNSHIP 28 SOUTH, RANGE 27 EAST, RECORDED IN PLAT BOOK 1, PAGE 87 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

- THE WEST 1/2 OF 60 FOOT RIGHT OF WAY LYING EAST OF LOT 12
- THE NORTH 1/2 OF 60 FOOT RIGHT OF WAY LYING SOUTH OF LOTS 10, 11, & 12, BEING BOUND ON THE WEST BY THE EASTERLY RIGHT OF WAY LINE OF CSX RAILROAD AND ON THE EAST BY THE CENTERLINE OF A 60 FOOT RIGHT OF WAY LYING EAST OF SAID LOT 12.
- ALL OF 60 FOOT RIGHT OF WAY LYING BETWEEN LOTS 3 AND 10 ON THE WEST AND LOTS 2 AND 11 ON THE EAST, LYING SOUTH OF LINCOLN AVENUE.

Surrounding Property Information

<u>Northwest:</u> FLU: LDR ZON: RSF-1 Existing Uses: Residential	<u>North:</u> FLU: LDR ZON: RSF-2 & RSF-3 Existing Uses: Residential Bella Vista Subdivision & Woodlands	<u>Northeast:</u> FLU: LDR ZON: RSF-2 Existing Uses: Bella Vista Subdivision
<u>West:</u> FLU: LDR & MDR ZON: AL & RTF Existing Uses: SF Homes & Agricultural Lands	<u>Subject Parcel</u> Rights-of-Way	<u>East:</u> FLU: LDR ZON: RSF-1 Existing Uses: SF Home and Camp Endeavor
<u>Southwest:</u> FLU: LDR & Conservation ZON: AL & CON Existing Uses: Agricultural Lands- Citrus	<u>South:</u> FLU: LDR & Conservation ZON: AL & CON Existing Uses: Agricultural Lands-Citrus	<u>Southeast:</u> FLU: LDR ZON: AL Existing Uses: Agricultural Lands-Citrus

FINDINGS OF FACT:

The Petition for Right-of-Way Vacation is to be reviewed by the Town Staff, Planning and Zoning Board and Town Commission consistent with the requirements of the Town of Dundee, regarding the vacation of streets, alleys, and public ways.

Below are staff findings of fact determined during review of the petition.

- The applicant has submitted a completed application.
- The applicant sent out notices to surrounding property owners by certified/registered mail.
- The applicant published legal notice of the request for vacation of a right-of-way in The Winter Haven Sun on May 8, 2025 (web), and May 21, 2025 (print).
- The rights-of-way are open, unpaved, unimproved portions of road depicted in plat book 1, page 87 of public records of Polk County, Florida, that lies along the Camp Endeavor Blvd. and an Unnamed Rd. in section 33, Township 28, Range 27 East, Polk County Florida.

MOTION OPTIONS:

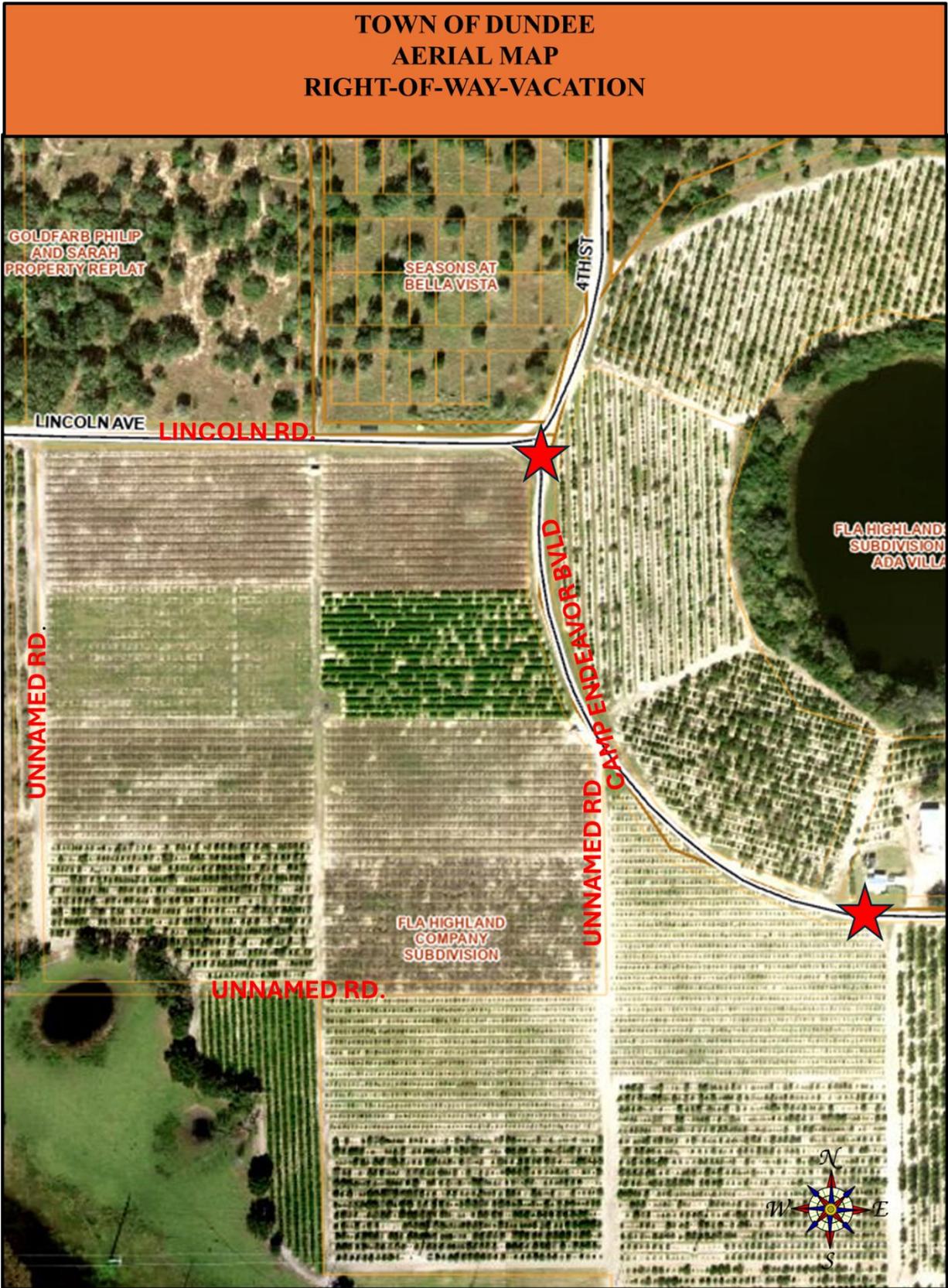
1. I move the Town Commission **approve** the Town initiated ROW vacation and abandon specific unopened, unpaved, and unimproved rights-of-way as described in this staff report.

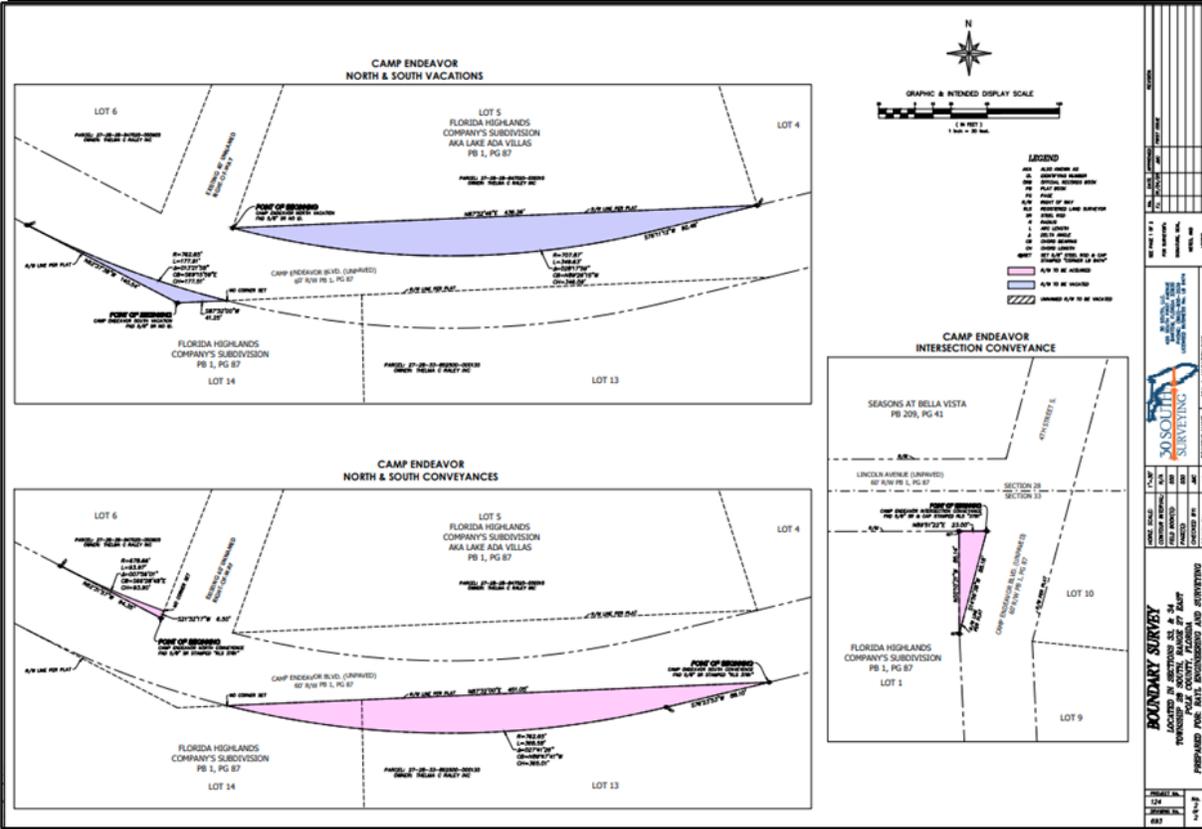
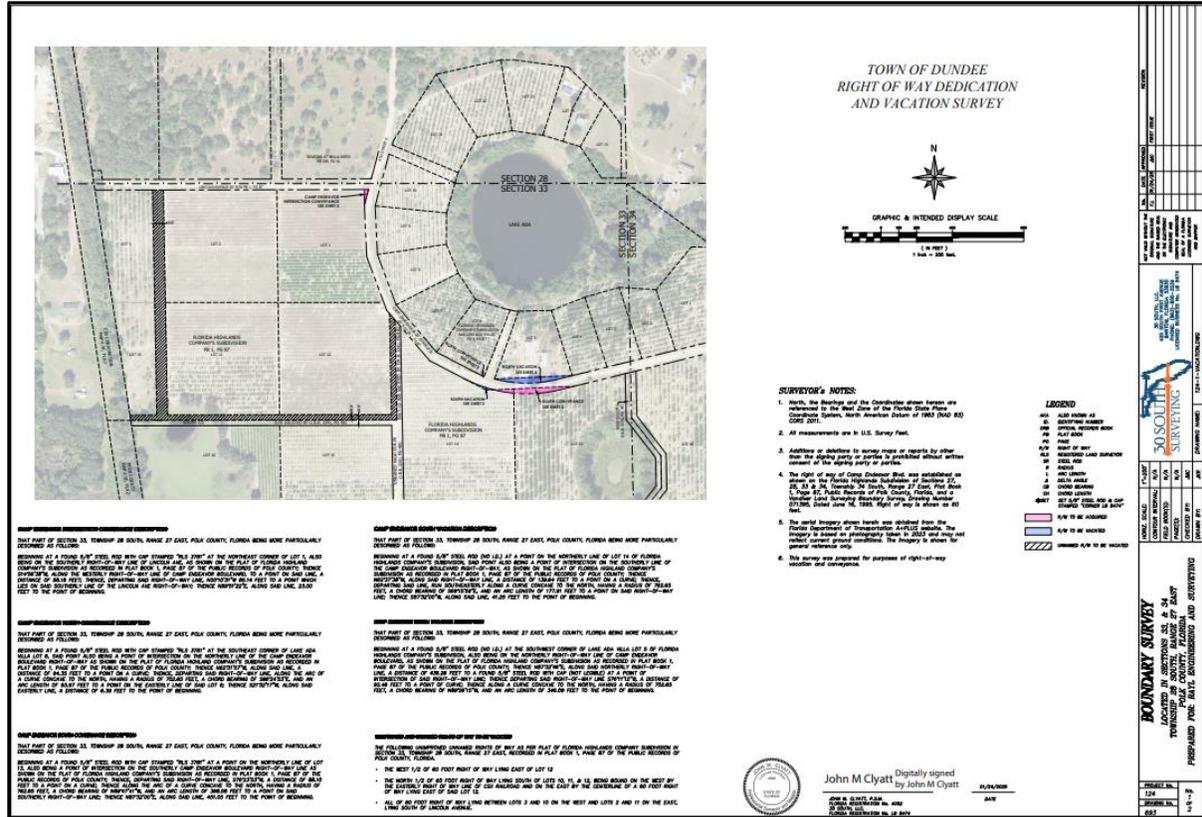
 2. I move the Town Commission **deny** the Town initiated ROW vacation and abandon specific unopened, unpaved, and unimproved rights-of-way as described in this staff report.

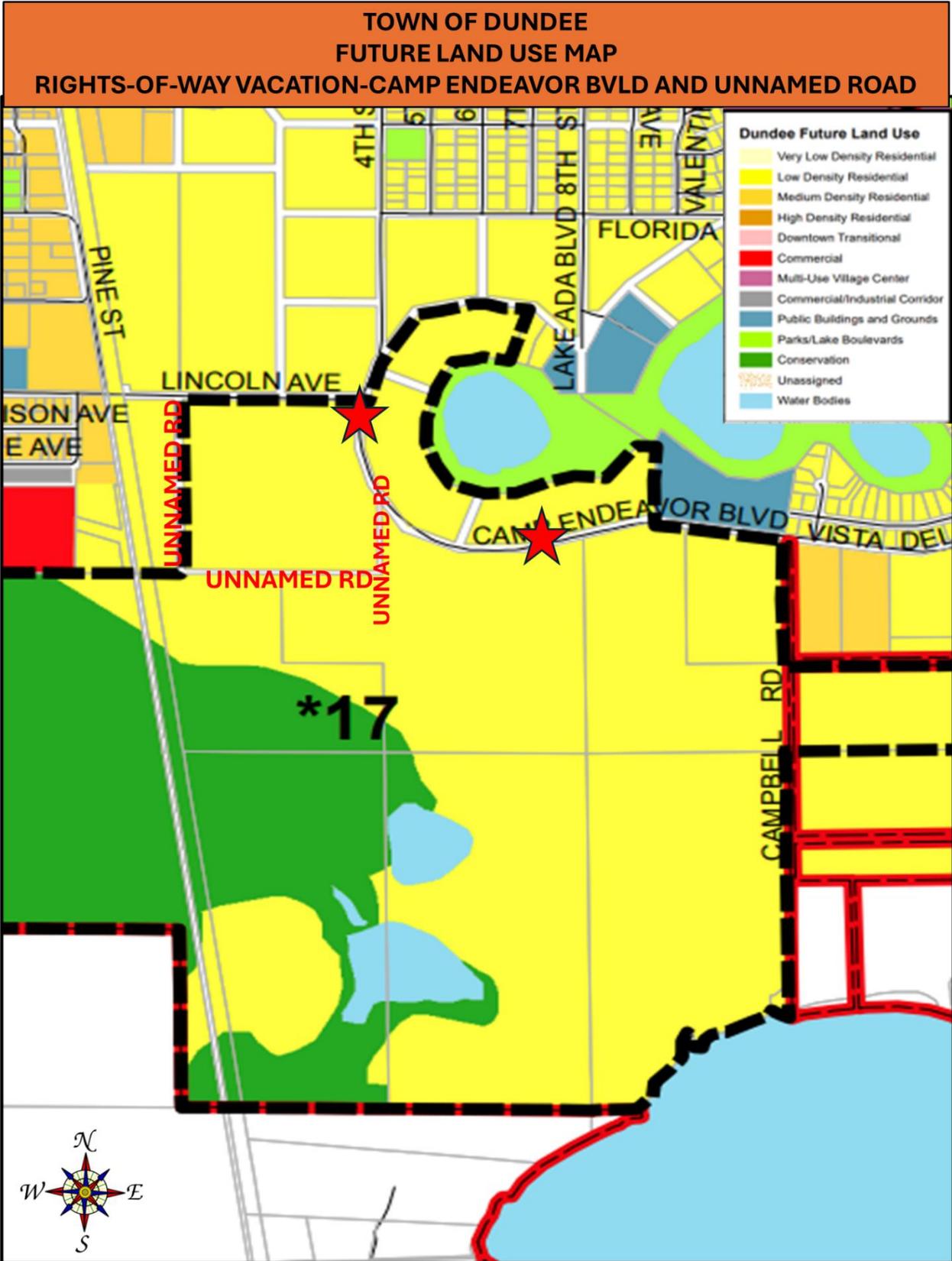
 3. I move the Town Commission **continue** this item until a certain date.
-
-

Attachments:

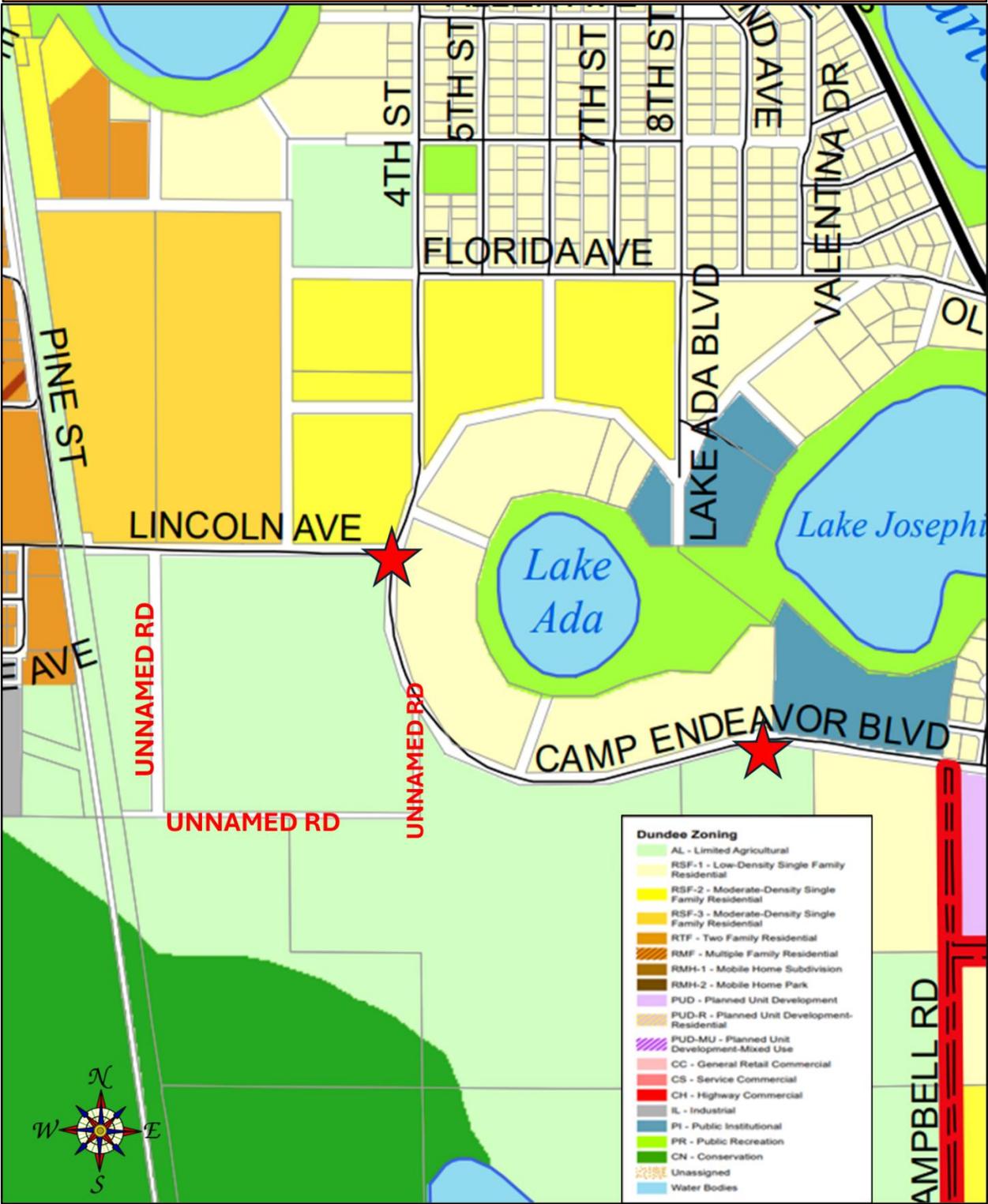
- Aerial Map
- Boundary Survey
- Current Future Land Use Map
- Current Zoning Map
- Proof of Publication
- Application for Right-of-Way Vacation







TOWN OF DUNDEE
ZONING MAP
RIGHTS- OF - WAY VACATION- CAMP ENDEAVOR BLVD AND UNNAMED ROAD



Application for Right-of-Way Vacation



Town of Dundee

Vacation of Right-of-Way Application

124 Dundee Road • PO Box 1000 • Dundee, FL 33838 • (863) 438-8335 • Fax (863) 438-8335

In addition to the application, please provide all materials as listed on the application checklist. It is important that all information be complete and accurate when submitted to the Town. Additional pages may be attached to provide necessary information.

SITE INFORMATION

Project Name: Camp Endeavor + Lincoln Rd Total Acreage: _____
 Site Address or General Location: Section 33, Township 28 South, Range 21 East
 Present Use of the Property: right-of-way grave road
 Existing Structures Located on the Site: N/A
 Legal Description of the Property: please see survey attached

PROPERTY OWNER:

Name: Town of Dundee
 Mailing Address: 202 E. Main St
 City: Dundee State: FL Zip: 33838
 Home/Mobile Phone: 863 438-8330 Email Address: lpeterson@townofdundee.com

APPLICANT/AGENT:

Name: Town of Dundee
 Mailing Address: 202 E. Main St.
 City: Dundee State: FL Zip: 33838
 Home/Mobile Phone: 863 438-8330 Office: ext. 233
 Email Address: lpeterson@townofdundee.com
 Applicant is: Owner Agent/Representative Purchaser Lessee

VACATION OF RIGHT-OF-WAY REQUEST:

Identify Affected Right-of-Way: portions of Camp Endeavor + Lincoln Rd
 Metes and Bounds Legal Description of Right-of-Way: Attached
 Nature and Purpose of Request: right-of-way improvement
 A statement substantiating the need and justification for the approval of vacation of right-of-way sought relative to the development and/or improvement of the Town: _____

Date Application Accepted by Town: 2/10/2025
 Project ID Number: _____
 Application Fee Amount Paid: _____ Review Deposit Amount Paid: _____



Town of Dundee

Vacation of Right-of-Way Application

124 Dundee Road • PO Box 1000 • Dundee, FL 33838 • (863) 438-8335 • Fax (863) 438-8335

PLEASE ADDRESS THE FOLLOWING:

1. Are there any known applicable portions of any current town plans for the use of the subject right-of-way, street, or alley? If so, please address this.

No

2. Identify how abutting property owners will be affected by the proposed request.

they will positively benefit from the imposed right-of-way

3. What impacts will the request have on short-range and long-range public and private utilities? Please address if utilities are to be relocated.

The imposed st. will not have any impact on public or private utilities

4. What impacts will ^{the} request have on short-range and long-range ingress and egress by private and public vehicles? Please address if alternative ingress/egress is proposed.

the surrounding property owner Mr. Rayle

5. What is the cost of relocating any public utility lines?

N/A

The Town will consider the cost and attendant responsibilities involved in maintaining utilities where improvements may be constructed over existing facilities. The Town also ensures that the rights of all franchised utilities are protected



Town of Dundee

Vacation of Right-of-Way Application

124 Dundee Road • PO Box 1000 • Dundee, FL 33838 • (863) 438-8335 • Fax (863) 438-8335

STATEMENT OF OWNERSHIP AND DESIGNATION OF AUTHORIZED AGENT

(I) (We), Town of Dundee being duly sworn, depose and say that (I) (we) own one or more of the properties involved in this petition and that (I) (we) authorize the Town of Dundee to process this petition in accordance with all adopted Town rules and regulations, and in conformance with State law.

Further (I) (we) or any agent or lessee of the subject property authorized by (me) (us) to file this petition, deposes and say that the statements and answers contained in the application for annexation, and any information attached thereto, present the arguments in behalf of this petition to the best of (my) (our) ability; and that the statements and information referred to above are in all respects true and correct to the best of (my) (our) knowledge and belief.

JAC
Signature of Owner

Printed Name/Title of Owner

Signature of Owner

Printed Name of Owner

OWNERS

Signature of Owner

Printed Name/Title of Owner

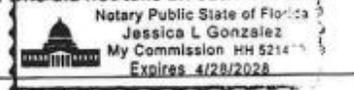
Signature of Owner

Printed Name of Owner

STATE OF FLORIDA
COUNTY OF POLK

OWNER'S NOTARIZATION

The foregoing instrument was acknowledged before me this 14 day of 3, 2025, by _____ who is personally known to me or who has produced a driver's license as identification and ~~who did not take an oath~~



Notary Public
Notarial Seal and Commission
Expiration Date 4-28-2028



Town of Dundee

Vacation of Right-of-Way Application

124 Dundee Road • PO Box 1000 • Dundee, FL 33838 • (863) 438-8335 • Fax (863) 438-8335

AGENT, LESSEE, OR BUYER'S SIGNATURE PAGE

(I) (We), Lorraine Peterson being duly sworn, depose and say that (I) (we) serve as agent for the owner(s) (agent or lessee) in making this petition and that the owner(s) (has) (have) authorized (me) (us) to act in this capacity.

Further, (I) (we) depose and say that the statements and answers herein contained and other information attached hereto present the arguments in behalf of the petition herein requested to the best of (my) (our) ability and that the statements and information above referred to are in all respects true and correct to the best of (my) (our) knowledge and belief.

AGENT, LESSEE, OR BUYER(S)

Lorraine Peterson
Signature of Agent, Lessee, or Buyer(s)

Signature of Agent, Lessee, or Buyer(s)

Lorraine Peterson
Printed Name of Agent, Lessee, or Buyer(s)

Printed Name of Agent, Lessee, or Buyer(s)

Signature of Agent, Lessee, or Buyer(s)

Signature of Agent, Lessee, or Buyer(s)

Printed Name of Agent, Lessee, or Buyer(s)

Printed Name of Agent, Lessee, or Buyer(s)

STATE OF FLORIDA

AGENT, LESSEE, OR BUYER(S) NOTARIZATION

COUNTY OF POLK

The foregoing instrument was acknowledged before me this ___ day of _____, 20___, by _____, who is personally known to me or who has produced a driver's license as identification and who did not take an oath.

Notary Public
Notarial Seal and Commission
Expiration Date

Affidavit of Publication

AFFIDAVIT OF PUBLICATION

Winter Haven Sun

Published Weekly

Winter Haven, Polk County, Florida

Case No. ROW Camp Endeavor

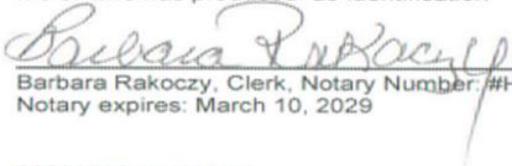
STATE OF FLORIDA
COUNTY OF POLK

Before the undersigned authority personally appeared Anita Swain, who on oath says that she is the Legal Clerk of Winter Haven Sun, a newspaper published at Winter Haven in Polk County, Florida, and that the attached copy of advertisement, being a Public Notice, was published in a newspaper by print in the issues of Polk Sun on:

February 12, 2025

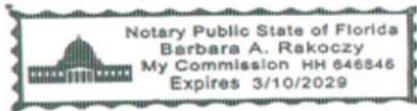
Affiant further says that the newspaper complies with the legal requirements for publication in Chapter 50, Florida Statutes.

Sworn to and subscribed before me this 12th day of February 2025 by Anita Swain, who is personally known to me or who has produced as identification


Barbara Rakoczy, Clerk, Notary Number: #HH 646846
Notary expires: March 10, 2029

00036780 00177601

Erica Anderson
TOWN OF DUNDEE
PO Box 1000
DUNDEE, FL 33838

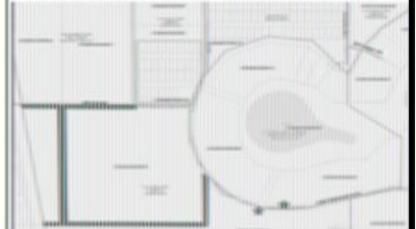


PUBLIC HEARING NOTICE TOWN OF DUNDEE TOWN COMMISSION

Please take notice that the Town of Planning and Zoning Board will hold hearing, Thursday, February 20, 2025 7:00 p.m. and Town Commission will hold hearing Tuesday February 25, 2025 7:00 p.m. in the Town of Dundee Court Chambers at 202 East Main Street, Florida to hear the following items:

REQUEST FOR RIGHT-OF-WAY VACATION - PORTIONS OF CAMP END ROAD BETWEEN LINCOLN AVENUE AND CAMPBELLE ROAD

A REQUEST TO VACATE OR UNPAVED, RIGHTS-OF-WAY INCLUDING PORTIONS OF CAMP END ROAD, BETWEEN LINCOLN AVENUE AND CAMPBELL ROAD. PORTION OF MAINTAINED RIGHT-OF-WAY DEPICTED IN PLAT BOOK 1, PAGE 10 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, THAT LIES ALONG THE DESCRIBED CORRIDOR. THAT IS SECTION 33, TOWNSHIP 28, RANGE 17 EAST, POLK COUNTY FLORIDA.



LOCATION MAP

AND

Any person who might wish to appeal a decision made by the Town of Planning and Zoning Board, Polk County, Florida, in public hearing or meeting, is hereby advised that he/she will need to be present at the proceedings, and for such appeal he/she may need to ensure that a record of the proceedings is made which include the testimony and evidence which such appeal is to be based. At the meeting with disabilities requiring accommodations to participate should contact the Town Clerk prior to the meeting.



TOWN COMMISSION MEETING

June 10, 2025, at 6:30 PM

- AGENDA ITEM TITLE:** DISCUSSION & ACTION, RESOLUTION 25-0 WEIBERG WEST PHASE 1 RIGHT-OF-WAY (QUIT CLAIM CONVEYANCE).
- SUBJECT:** The Town Commission will consider the approval of the Weiberg West Phase 1 ROW Vacation
- STAFF ANALYSIS:** A request by Cassidy Land Development, LLC to vacate the existing platted ROW to replat for future development. The subject property is located east of Center Street, southside of Weiberg Road, west of 8th Street North, north of Ridgewood Avenue and consist of 60 +/- acres.
- STAFF CONTACT:** Lorraine Peterson, Development Services Director and Assistant Town Manager
- FISCAL IMPACT:** No fiscal impact
- STAFF RECOMMENDATION:** Staff recommends approval.
- ATTACHMENTS:** Resolution 25-20
Attachments A-D
Staff Reports

RESOLUTION NO. 25-20

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF DUNDEE, FLORIDA, VACATING, CLOSING, AND ABANDONING CERTAIN PORTIONS OF UNIMPROVED AND UNMAINTAINED RIGHTS-OF-WAY; PROVIDING FOR THE INCORPORATION OF RECITALS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Dundee (the "Town") is a Florida municipal corporation vested with home rule authority pursuant to the Municipal Home Rule Powers Act (F.S. Chapter 166) and Article VIII, §2 of the Florida Constitution; and

WHEREAS, pursuant to Section 2(b), Article VIII of the Florida Constitution and Chapter 166, Florida Statutes, the Town is vested with governmental, corporate and proprietary powers to enable it to conduct municipal government, perform municipal functions, and render municipal services, including the general exercise of any power for municipal purposes; and

WHEREAS, pursuant to Florida law, the interest acquired in land by a municipal corporation for street purposes is held in trust for the benefit of all the public, regardless of whether the municipal corporation owns the fee or has merely an interest therein; and

WHEREAS, Town has the authority to vacate streets within its corporate boundaries under the common law, which provides that the power to vacate city streets and/or roads is vested in the municipality if it is in the public interest. *City of Temple Terrace v. Tozier*, 903 So. 2d 970 (Fla. 2d DCA 2005); *Loeffler v. Roe*, 69 So. 2d 331 (Fla. 1953); and

WHEREAS, the Florida Attorney General concluded in *Op. Att'y Gen. Fla. 78-125* that the Town also has the authority to vacate streets within its corporate boundaries under the common law when the street and/or right-of-way is no longer required for public use and convenience; and

WHEREAS, on February 8, 1926, the City Council of the City of Dundee, Florida, approved that certain subdivision plat entitled *Lake Estates* (the "Lake Plat") and recorded in Plat Book 21, Page 1, Public Records of Polk County Florida; and

WHEREAS, copies of the Lake Plat and Polk County Property Appraiser Aerial Depiction of the Lake Estates Subdivision are attached hereto as **Composite Exhibit "A"** and made a part hereof by reference; and

WHEREAS, on October 30, 2024, **Cassidy Property Investments, LLC** (hereafter referred to as either the “Owner” or “Applicant”), an active Florida limited liability company, submitted its *Town of Dundee Vacation of Right-of-Way Application* (the “Application”) requesting that the Town vacate those certain unpaved, unimproved, and unmaintained rights-of-way which were dedicated by the Lake Plat (see **Composite Exhibit “A”**) in and/or for the Lake Estates Subdivision (the “Subdivision”); and

WHEREAS, the Applicant was conveyed marketable fee simple title to the real property, which the Polk County Property Appraiser identifies as Parcel Numbers 272821-831500-001010, 272821-831500-002010, 272821-831500-001110 and 272821-000000-023010 (the “Property”), was vested in **Cassidy Property Investments, LLC**, by virtue of the certain Special Warranty Deed (the “Cassidy Deed”) recorded in the Official Records Book 11518, Page(s) 903-913, Public Records of Polk County, Florida; and

WHEREAS, copies of the Application, the Cassidy Deed, and the adjoining property owner’s *Town of Dundee Vacation of Right-of-Way Application* are attached hereto as **Composite Exhibit “B”** and made a part hereof by reference; and

WHEREAS, the Lake Plat (see **Composite Exhibit “A”**) dedicated certain rights-of-way which are located on the Property for the use of the general public; and

WHEREAS, the Property, in which the Subdivision is located, remains unimproved and/or undeveloped; and

WHEREAS, the Application (see **Composite Exhibit “B”**) requests the Town Commission of the Town of Dundee (the “Town Commission”) to forever vacate, abandon, renounce, and disclaim the publicly dedicated rights-of-way (the “Dedications”) which are the subject of the Lakes Plat (see **Composite Exhibit “A”**) and located on the Property; and

WHEREAS, copies of Description Sketches of and/or for the Dedications and an Illustration of the Lake Estates Subdivision are attached hereto as **Composite Exhibit “C”** and made a part hereof by reference; and

WHEREAS, no portion of the Dedications (see **Composite Exhibits “A” and “C”**) to be vacated constitutes or was acquired for a state or federal highway, nor will the vacation of the Dedications deprive any person, firm, corporation or other entity of its legal right of ingress and/or egress to any real property abutting and/or adjacent to the Property; and

WHEREAS, pursuant to *Section 177.101(4) of the Florida Statutes*, all applicable state, county and municipal taxes have been paid; and

WHEREAS, the Town of Dundee, other affected agencies, and applicable public utility companies have reviewed the Application (see **Composite Exhibit “B”**) and provided responses (the “Agency Responses”) stating that there are *no objection(s)* to the requested vacation(s); and

WHEREAS, pursuant to applicable Florida law, a *Notice of Intent to Seek Vacation of Right-of-Way Within the Town of Dundee* (the “Notice”) was duly published in the Winter Haven Sun on May 28, 2025, for the purpose of hearing objections to the Applicant’s request to vacate the underlying, platted, unpaved, and unimproved Dedications(see **Composite Exhibits “A” and “C”**); and

WHEREAS, copies of the Agency Responses and the Notice are attached hereto as **Composite Exhibit “D”** and made a part hereof by reference; and

WHEREAS, all conditions precedent and necessary to vacate the Dedications (see **Composite Exhibits “A” and “C”**) have been met and the minimum technical requirements of the Town of Dundee Land Development Code and applicable Florida Statutes have been satisfied which includes, but is not to be limited to, submission of an executed *Town of Dundee Vacation of Right-of-Way Application* by the *adjoining property owner* (see **Composite Exhibit “B”**); and

WHEREAS, all conditions precedent and necessary to vacate the Dedications (see **Composite Exhibit “C”**) have been met and the minimum technical requirements of the Town of Dundee Land Development Code and pertinent Florida Statutes have been satisfied; and

WHEREAS, on June 10, 2025, at a duly noticed public hearing, the Town Commission found that, based on competent substantial evidence, the Dedications (see **Composite Exhibits “A” and “C”**) are not reasonably and materially beneficial to adjoining land owners and/or the general public; and

WHEREAS, on June 10, 2025, at a duly noticed public hearing, the Town Commission found that no injury will result from the Town’s vacation and/or abandonment of the Dedications (see **Composite Exhibits “A” and “C”**); and

WHEREAS, the Town Commission of the Town of Dundee, Florida, found and determined that (i) the vacation of the Dedications (see **Composite Exhibits “A” and “C”**) preserves, enhances and encourages the most appropriate use of land consistent with the public interest; and (ii) the subject rights-of-way are not needed for a public purpose; and

WHEREAS, on June 10, 2025, the Town Commission of the Town of Dundee, Florida, held a duly noticed public hearing in order to consider this **Resolution No. 25-20** vacating, closing, and abandoning certain unplatted and unmaintained rights-of-way and found that the approval of this **Resolution No. 25-20** preserves, enhances, and encourages the most appropriate use of land consistent with the public interest; and

WHEREAS, on June 10, 2025, at a duly noticed public hearing, the Town Commission of the Town of Dundee, Florida, finds that the passage of this **Resolution No. 25-20** is intended to enhance the present advantages that exist within the corporate limits of the Town of Dundee, Florida; is consistent with the Town of Dundee 2030 Comprehensive Plan policies and objectives; and this **Resolution No. 25-20** is intended to promote, protect, and improve the public health, safety, and general welfare of the citizens and residents of the Town of Dundee, Florida.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LAKE ALFRED, FLORIDA:

Section 1. Incorporation of Recitals.

The above-referenced factual recitals (WHEREAS clauses) and referenced exhibits are incorporated herein as true and correct statements which form a factual and material basis for the adoption of this **Resolution No. 25-20**, and the Town Commission of the Town of Dundee, Florida, hereby adopts the above-referenced factual recitals as the legislative findings supporting the adoption of this **Resolution No. 25-20**. The above factual recitals are hereby incorporated herein and serve as a factual and material basis for the passage of this **Resolution No. 25-20**.

Section 2. Vacation.

The Town Commission of the Town of Dundee (the “Town Commission”) hereby vacates, closes, abandons and disclaims any right and/or interest of the Town in and/or to the Dedications (see **Composite Exhibits “A” and “C”**).

Pursuant to *Section 255.22, Florida Statutes (2024)*, and applicable Florida law, the Town vacates, closes, abandons and disclaims any right and/or interest which is in favor of the Town of Dundee, Florida, in and/or to the Dedications (see **Composite Exhibits “A” and “C”**). This **Resolution No. 25-20** does not vacate, close, abandon and/or disclaim any right and/or interest which is held by and/or under the jurisdiction of another agency and/or third-party.

Section 3. Purpose; Authorization.

This **Resolution No. 25-20** serves only that purpose expressly stated in Section 2, above. Nothing herein shall be construed or interpreted as a representation of the rights or interests accruing to or existing in the Applicant and/or any third party to the real property and lands described and/or identified in this **Resolution No. 25-20**.

The Town Manager, or his/her designee, is hereby authorized to take any and all necessary further action(s) to effectuate the intent of this **Resolution No. 25-20** which includes, but shall not be limited to, negotiating and executing any documentation necessary and incidental to the abandonment, closing, and/or vacation of the rights-of-way which are the subject of the Application (see **Composite Exhibit “B”**).

Section 4. Easements.

Unless specifically identified herein, any easement(s) of record affecting the real property shall not be terminated by the passage and adoption of this **Resolution No. 25-20**.

Section 5. Copy to Polk County.

A copy of this **Resolution No. 25-20** shall be furnished to the Polk County Board of County Commissioners in accordance with *Section 177.101(4) of the Florida Statutes*.

Section 6. Conflicts.

All resolutions in conflict with this **Resolution No. 25-20** are repealed to the extent necessary to give this **Resolution No. 25-20** full force and effect.

Section 7. Severability.

The provisions of this **Resolution No. 25-20** are severable. If any section, subsection, sentence, clause, phrase of this **Resolution No. 25-20**, or the application thereof shall be held invalid, unenforceable, or unconstitutional by any court, administrative agency, or other body with appropriate jurisdiction, the remaining section, subsection, sentences, clauses, or phrases under application shall not be affected thereby. The Town Commission of the Town of Dundee hereby declares that it would have passed this **Resolution No. 25-20**, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared invalid, unenforceable, or unconstitutional, or unenforceable. If any word, sentence, clause, phrase, or provision of this **Resolution No. 25-20**

for any reason is declared by any court of competent jurisdiction to be invalid, unenforceable, or unconstitutional, then all remaining provisions and portions of this **Resolution No. 25-20** shall remain in full force and effect. If any section, subsection, sentence, clause or phrase of this **Resolution No. 25-20** is, for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this **Resolution No. 25-20**. The Town of Dundee, Florida, by and through its Town Commission, hereby declares that it would have passed this **Resolution No. 25-20**, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 8. Administrative Correction of Scrivener’s Errors.

It is the intention of the Town Commission that sections of this **Resolution No. 25-20** may be renumbered or re-lettered and the word "resolution" may be changed to, "section", or such other appropriate word or phrase in order to accomplish such intentions; and sections of this **Resolution No. 25-20** may be re-numbered or re-lettered and the correction of typographical and/or scrivener's errors which do not affect the intent may be authorized by the Town Manager or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the Town Clerk.

Section 9. Recordation.

The Town Clerk shall be responsible for recording this **Resolution No. 25-20**, as adopted, with the Clerk of the Circuit Court in and for the Tenth Judicial Circuit of Polk County, Florida, for inclusion in the public records of Polk County, Florida.

Section 10. Effective Date.

This **Resolution No. 25-20** shall become effective when a certified copy of this **Resolution No. 25-20** has been filed in the offices of the Clerk of the Circuit Court in and for the Tenth Judicial Circuit of Polk County, Florida, and duly recorded in the public records of Polk County, Florida. The Town Clerk shall record the proof of publication of notice of public hearing, this **Resolution No. 25-20** as adopted, and the proof of publication of the notice of the adoption of this **Resolution No. 25-20** with the Clerk of the Circuit Court in and for the Tenth Judicial Circuit of Polk County, Florida, for inclusion in the public records of Polk County, Florida.

[Remainder of page intentionally blank]

READ, PASSED AND ADOPTED at a duly called meeting of the Town Commission of the Town of Dundee, Florida, assembled on the 10th day of June, 2025.

TOWN OF DUNDEE

Samuel Pennant, Mayor

ATTEST WITH SEAL:

Erica Anderson, Town Clerk

Approved as to form:

Frederick J. Murphy, Jr., Town Attorney



Town of Dundee

Vacation of Right-of-Way Application

124 Dundee Road • PO Box 1000 • Dundee, FL 33838 • (863) 438-8335 • Fax (863) 438-8335

In addition to the application, please provide all materials as listed on the application checklist. It is important that all information be complete and accurate when submitted to the Town. Additional pages may be attached to provide necessary information.

SITE INFORMATION

Project Name: Weiberg West Phase 1 Total Acreage: _____

Site Address or General Location: 0 Center St. Dundee FL 33838

Present Use of the Property: Agriculture

Existing Structures Located on the Site: N/A

Legal Description of the Property: See attached

PROPERTY OWNER:

Name: Cassidy Property Investments, LLC

Mailing Address: 346 East Central Ave

City: Winter Haven State: Florida Zip: 33880

Home/Mobile Phone: 863-324-3698 Email Address: daniel@cassidylanddev.com

APPLICANT/AGENT:

Name: Cassidy Land Development, LLC

Mailing Address: 346 East Central Ave

City: Winter Haven State: Florida Zip: 33880

Home/Mobile Phone: 863-324-3698 Office: _____

Email Address: daniel@cassidylanddev.com

Applicant is: Owner Agent/Representative Purchaser Lessee

VACATION OF RIGHT-OF-WAY REQUEST:

Identify Affected Right-of-Way: Hillcrest Ave, Third St, Williams Ave, Biltmore Ave & Seseen Ave

Metes and Bounds Legal Description of Right-of-Way: Attached

Nature and Purpose of Request: Vacation of existing platted ROW to replat for Furture Development

A statement substantiating the need and justification for the approval of vacation of right-of-way sought relative to the development and/or improvement of the Town: Existing ROW will be replatted w/lots & New ROW

Date Application Accepted by Town: _____

Project ID Number: _____

Application Fee Amount Paid: _____ Review Deposit Amount Paid: _____



Town of Dundee

Vacation of Right-of-Way Application

124 Dundee Road • PO Box 1000 • Dundee, FL 33838 • (863) 438-8335 • Fax (863) 438-8335

PLEASE ADDRESS THE FOLLOWING:

1. Are there any known applicable portions of any current town plans for the use of the subject right-of-way, street, or alley? If so, please address this.

2. Identify how abutting property owners will be affected by the proposed request.

3. What impacts will the request have on short-range and long-range public and private utilities? Please address if utilities are to be relocated.

4. What impacts will be request have on short-range and long-range ingress and egress by private and public vehicles? Please address if alternative ingress/egress is proposed.

5. What is the cost of relocating any public utility lines?

The Town will consider the cost and attendant responsibilities involved in maintaining utilities where improvements may be constructed over existing facilities. The Town also ensures that the rights of all franchised utilities are protected



Town of Dundee

Vacation of Right-of-Way Application

124 Dundee Road • PO Box 1000 • Dundee, FL 33838 • (863) 438-8335 • Fax (863) 438-8335

STATEMENT OF OWNERSHIP AND DESIGNATION OF AUTHORIZED AGENT

(I) (We), Cassidy Property Investments, LLC being duly sworn, depose and say that (I) (we) own one or more of the properties involved in this petition and that (I) (we) authorize the Town of Dundee to process this petition in accordance with all adopted Town rules and regulations, and in conformance with State law.

Further (I) (we) or any agent or lessee of the subject property authorized by (me) (us) to file this petition, deposes and say that the statements and answers contained in the application for annexation, and any information attached thereto, present the arguments in behalf of this petition to the best of (my) (our) ability; and that the statements and information referred to above are in all respects true and correct to the best of (my) (our) knowledge and belief.



Signature of Owner

Albert B Cassidy

Printed Name/Title of Owner

OWNERS

Signature of Owner

Printed Name/Title of Owner

Signature of Owner

Signature of Owner

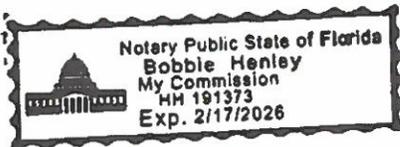
Printed Name of Owner

Printed Name of Owner

STATE OF FLORIDA
COUNTY OF POLK

OWNER'S NOTARIZATION

The foregoing instrument was acknowledged before me this 30th day of October, 2024, by Albert B Cassidy, who is personally known to me or who has produced a driver's license as identification and who did not take an oath.




Notary Public Bobbie Henley
Notarial Seal and Commission
Expiration Date 02/17/2024



Town of Dundee

Vacation of Right-of-Way Application

124 Dundee Road • PO Box 1000 • Dundee, FL 33838 • (863) 438-8335 • Fax (863) 438-8335

AGENT, LESSEE, OR BUYER'S SIGNATURE PAGE

(I) (We), Cassidy Land Development, LLC being duly sworn, depose and say that (I) (we) serve as _____ for the owner(s) (agent or lessee) in making this petition and that the owner(s) (has) (have) authorized (me) (us) to act in this capacity.

Further, (I) (we) depose and say that the statements and answers herein contained and other information attached hereto present the arguments in behalf of the petition herein requested to the best of (my) (our) ability and that the statements and information above referred to are in all respects true and correct to the best of (my) (our) knowledge and belief.

AGENT, LESSEE, OR BUYER(S)



Signature of Agent, Lessee, or Buyer(s)

Albert B Cassidy

Printed Name of Agent, Lessee, or Buyer(s)

Signature of Agent, Lessee, or Buyer(s)

Printed Name of Agent, Lessee, or Buyer(s)

Signature of Agent, Lessee, or Buyer(s)

Signature of Agent, Lessee, or Buyer(s)

Printed Name of Agent, Lessee, or Buyer(s)

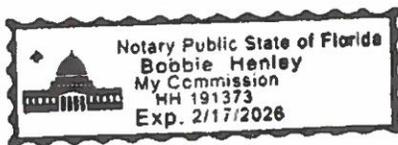
Printed Name of Agent, Lessee, or Buyer(s)

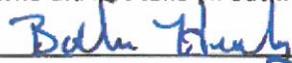
STATE OF FLORIDA

AGENT, LESSEE, OR BUYER(S) NOTARIZATION

COUNTY OF POLK

The foregoing instrument was acknowledged before me this 30th day of October, 2024 by Albert B Cassidy, who is personally known to me or who has produced a driver's license as identification and who did not take an oath.





Notary Public Bobbie Henley
Notarial Seal and Commission
Expiration Date 02/17/2026



Town of Dundee

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FINANCIAL RESPONSIBILITY FORM

The undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all Town expenses associated with the referenced application, including time spent by the Town's consultants consistent with the Town's adopted application fee schedule, extraordinary expenses, and development review deposit policies.

Name: Albert B Cassidy Title: Manager

Company: Cassidy Property Investments, LLC

Company Address: 346 East Central Ave

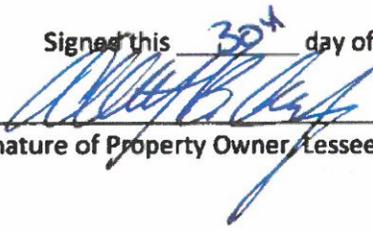
City/State/Zip Code: Winter Haven FL 33880

Telephone Number: 863-324-3698

Email Address: loakley@cassidyhomes.com

I hereby certify that all information contained herein is true and correct.

1. Signed this 30th day of October, 2021


Signature of Property Owner, Lessee, Contract Purchase, or Applicant (circle one)



Vacation of Right-of-Way Application Checklist

Requirements as set out in Florida Statutes 177.101 and Section 7.01 13 Land Development Code

All boxes must be checked or noted as non-applicable. Information indicated must be attached and submitted with this form or the application will be deemed incomplete. The voluntary annexation application and supporting documents must be submitted in digital format and hard copies.

What is this checklist?

- This checklist is based on Florida Statutes and Town of Dundee requirements and is being provided as a courtesy to help streamline the application review process.
- Plans and other submitted materials will be reviewed for compliance with requirements of the Town of Dundee Code of Ordinances and Land Development Code. This checklist is intended to give you the ability to be sure that the bulk of the requirements from the Codes have been incorporated into your submittal.
- The requirements from the Codes represent a large portion of the detailed content required for project submittals.

How should this checklist be used?

- *As a content guide.* Submitted applications must address each item in the Codes, as applicable to your project. You can smooth and shorten the review process by making sure that every item on the checklist has been fully addressed.
- *As a verification document.* When you submit your application, include a copy of the completed checklist with every item either initialed to indicate that it has been addressed in the design, or marked "N/A" to indicate the item is not applicable to your project.
- *As a means to speed up the review process.* Projects with completed checklists are easier to review and completion of the review may be achieved sooner.

NOTE: Town of Dundee requirements may differ from other agencies or municipalities. The way you as an applicant have addressed certain issues in the past or in other jurisdictions may not apply in Dundee. The Codes contain Dundee's requirements, and are the Town's rulebook.

Please initial each item on the following pages to show it has been incorporated into your submittal. If an item is not applicable to your submittal, enter "N/A" in the initial blank. Sign below to state that you have provided the information in your submittal and submit the initialed and signed checklist as part of your resubmittal package:

I have reviewed the Vacation of Right-of-Way application and supporting materials consistent with the Town of Dundee's Content Requirements Checklist and have provided the required items.


Applicant

10-30-24
Date



Vacation of Right-of-Way Application Checklist

The following items are required for a submittal package to be accepted for review. Applicant to initial or write N/A for each item below.

- Complete Vacation of Right-of-Way Application form including signature from all adjacent property owners proposed for annexation. Signature of representative/agent, as applicable. For properties that are owned by a company, the applicant must submit proof that the person signing has the authority to sign on behalf of the company.
- Required Supporting Documents Including:
 - Location Map
 - Aerial Map
 - Metes and bounds legal description of property to be vacated
 - Current survey of subject property certified to the Town of Dundee
 - A letter from the petitioner of his/her agent addressed to the Town Manager requesting that the proposal be placed on the Town Commission agenda for review purposes.
 - A signed authorization form from the abutting property owner(s) making the request or who are a part of the request.
 - A survey or plat containing a description of all land uses abutting the affected right(s)-of-way.
 - Written request review responses from each franchise utility provider as well as from affected Town Departments, including Public Services, Fire, and Police. If no responses are received, provide proof of mailing notices to the franchise utility provider.
 - Schematic drawing(s) showing the location of all utilities utilizing the subject right-of-way, as provided by each utility provider, i.e., electricity, gas, sewer, water, telephone, drainage, sanitation, or underground TV cable. Applicants may be able to obtain such schematic drawings from the Town Public Services Department and other applicable utility providers upon request.
 - Proof of publication of Notice of Intent
 - Certificate of Title
 - Statement of taxes and resolution
- Submit five (5) paper copies of application and application materials (including application and checklist) plus one electronic copy of all documents.
- A signed copy of this Vacation of Right-of-Way Application Checklist
- Required fees

ADDITIONAL DOCUMENTATION:

After initial application review by staff to determine likely impacts of implementing the vacation or street/traffic redirection proposal, the Town may require a traffic analysis report based on accepted transportation engineering criteria. This traffic analysis report may include, but shall not be limited to the following:

1. Background narrative containing the definition of the problem.
2. General data, including but not limited to:



Vacation of Right-of-Way Application Checklist

- a. A location map showing local streets.
 - b. Collector and arterial streets in the area as designated on the Transportation map series in the Comprehensive Plan.
 - c. Zoning of the affected area.
 - d. Traffic counts.
 - e. Accident counts.
 - f. Width of pavements.
 - g. On-street parking.
 - h. Related demographic data.
 - i. Identification of major trip generators in the area.
3. Analysis of traffic characteristics, including:
- a. Estimated trip generators that would be characteristic for the neighborhood.
 - b. Comparison of actual, observed traffic volumes with estimated traffic volumes to be generated in the neighborhood.
 - c. Determination of peak-hour flows.
 - d. Estimated impact of changes on parallel facilities (e.g. alternative routing).
4. Alternative solution identification, including:
- a. An analysis of the impact of each alternative on the overall area traffic network.
 - b. An analysis of the impact on zoning, utilities, and drainage systems.
 - c. An analysis of costs of each alternative. d. A prioritization of alternatives.
5. As part of the application process, if the Town Commission determines that additional of independent study is necessary, the applicant shall bear all associated costs in producing the study.



Vacation of Right-of-Way Application Checklist

Proof of Publication

Publishing legal notice in a newspaper of general circulation in the county in which the tract or parcel of land is located, in not less than two weekly issues of said paper, and must attach to the petition for vacation the proof of such publication (FS 177.101).

Sample Proof of Publication:

AFFIDAVIT OF PUBLICATION THE LEDGER Lakeland, Polk County, Florida

STATE OF FLORIDA)
COUNTY OF POLK)

Before the undersigned authority personally appeared Olga L. Rodriguez Martin, who on oath says that she is an Account Executive for Advertising at The Ledger, the owner of The Ledger, a daily newspaper published in Lakeland in Polk County, Florida; that the attached copy of advertisement, being a

PUBLIC NOTICE TO VACATE

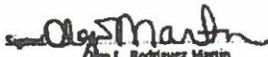
In the matter of RIGHT-OF-WAY

Concerning TOWN OF BUNDER TOWN LIMITS

was published in newspaper and no-line in the issue of

4-26-2020

Affiant further says that said The Ledger is a newspaper published at Lakeland, in said Polk County, Florida, and that the said newspaper has heretofore been continuously published in said Polk County Florida, daily, and has been entered as second class matter at the post office in Lakeland, in said Polk County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper


Olga L. Rodriguez Martin
Advertising Account Executive
Who is personally known to me.

Sworn to and subscribed before me this 29th day of April, A.D. 2020


Notary Public

(Seal)



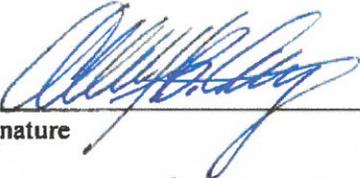


Vacation of Right-of-Way Application Checklist

Adjoining Property Owner Signature Form

I, Albert B Cassidy, understand that Cassidy Property Investments, LLC is requesting that the Town of Dundee to close, vacate, and abandon the Hillcrest Ave, Third St, Williams Ave, Biltmore Ave & Seseen Ave right-of-way which adjoins my property. I also understand that I will receive one-half of the right-of-way fronting my property.

- I hereby approve or have no objections to this request.
- I hereby disapprove and have an objection to this request.


Signature

Albert B. Cassidy
Printed Name

346 E. Central Ave.
Address

Winter Haven FL 33880
City, State, Zip Code

10/30/24
Date

Prepared by and return to:
Deborah Lester
Florida Registered Paralegal
STRAUGHN & TURNER, P.A.
255 Magnolia Ave SW
Winter Haven, FL 33880-2902
863-293-1184
File Number: 15700-0001 - Polk

Special Warranty Deed

This Special Warranty Deed made this **29th** day of **December, 2020** between **ALBERT B. CASSIDY and STEVEN L. CASSIDY** whose post office address is **346 E Central Ave, Winter Haven, FL 33880**, grantor, and **CASSIDY PROPERTY INVESTMENTS, LLC**, a Florida limited liability company whose post office address is **346 E Central Ave, Winter Haven, FL 33880**, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Polk County, Florida**, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

This instrument was prepared from information provided by the parties. No title assurance or opinion was requested or given.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Lauren O. Scha
Witness Name: Lauren O. Scha

April W. Payne
Witness Name: April W. Payne

Albert B. Cassidy
ALBERT B. CASSIDY

Steven L. Cassidy
STEVEN L. CASSIDY

State of Florida

County of Polk

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of December, 2020 by ALBERT B. CASSIDY and STEVEN L. CASSIDY, who are personally known or have produced a driver's license as identification.

[Notary Seal]

Jessica Kowalski
Notary Public

Printed Name: Jessica Kowalski

My Commission Expires:



Exhibit "A"

Parcel No. 272630-708000-010310:

Tract 31 in the Northeast ¼ of Section 30, Township 26 South, Range 27 East, FLORIDA DEVELOPMENT CO. TRACT, according to the map or plat thereof as recorded in Plat Book 3, Page 60, Public Records of Polk County, Florida.

Parcel Nos. 272630-708000-030010; 272630-708000-030132; 272630-708000-030202; and 272630-708000-040170:

THOSE PARTS OF PARCEL "C" AND PARCEL "D" AS DESCRIBED IN THAT CERTAIN WARRANTY DEED TO TRUSTEE OF REVOCABLE TRUST RECORDED IN OFFICIAL RECORDS BOOK 9383, PAGES 1467 TO 1473, INCLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

PARCEL ONE

THAT PART OF ABOVE SAID PARCEL "C" DESCRIBED AS:

TRACTS 1 AND 2 IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 27 EAST, OF THE FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, INCLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PARCEL TWO

THAT PART OF ABOVE SAID PARCEL "C" DESCRIBED AS:

THE EAST 30.00 FEET OF THE TRACT 13 IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 27 EAST, OF THE FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, INCLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. LESS AND EXCEPT THE SOUTH 10 FEET OF THE EAST 80 FEET OF TRACT 13 IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30.

PARCEL THREE

THAT PART OF ABOVE SAID PARCEL "C" DESCRIBED AS:

THE EAST 30.00 FEET OF THE NORTH HALF OF TRACT 20 IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 27 EAST, OF THE FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, INCLUSIVE, PUBLIC RECORDS, OF POLK COUNTY, FLORIDA. LESS AND EXCEPT THE NORTH 10 FEET OF THE EAST 80 FEET OF TRACT 20 IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30.

PARCEL FOUR :

THAT PART OF ABOVE SAID PARCEL "D" DESCRIBED AS:

TRACTS 17, 18, 31, AND 32 IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 26 SOUTH, RANGE 27 EAST OF THE FLORIDA DEVELOPMENT CO. TRACT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63, INCLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Parcel Nos: 272715-739500-040300 and 272715-739500-040400:

ALL OF TRACTS 3, 4, 13, 14, AND 20, AND THE SOUTH ½ OF TRACTS 17, 18 AND 19 LYING IN THE SW 1/4 OF SECTION 15, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF FLORIDA DEVELOPMENT COMPANY'S SUBDIVISION AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63 INCLUSIVE, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING PARCELS:

A. THE WEST 280 FEET OF TRACT 17.

B. BEGIN AT THE NORTHEAST CORNER OF THE WEST 280 FEET OF THE SOUTH 1/2 OF SAID TRACT 17; THENCE SOUTHERLY ALONG THE EAST LINE OF THE WEST 280 FEET OF THE SOUTH 1/2 OF SAID TRACT 17, A DISTANCE OF 330 FEET MORE OR LESS TO THE SOUTH LINE OF SAID TRACT 17; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID TRACTS 17 AND 18, A DISTANCE OF 193.00 FEET; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF THE WEST 280 FEET OF THE SOUTH 1/2 OF SAID TRACT 17, A DISTANCE OF 330 FEET MORE OR LESS TO THE NORTH LINE OF THE SOUTH 1/2 OF SAID TRACT 18; THENCE WESTERLY ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID TRACTS 18 AND 17, A DISTANCE OF 193.00 FEET TO THE POINT OF BEGINNING.

C. THE SOUTH 165 FEET OF THE WEST 115 FEET OF TRACT 14, LESS RIGHT OF WAY FOR SHAMROCK DRIVE, LYING IN THE SW 1/4 OF SECTION 15, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF FLORIDA DEVELOPMENT COMPANY'S SUBDIVISION AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63 INCLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

D. THE SOUTH 165 FEET OF THE EAST 20 FEET OF THE WEST 135 FEET OF TRACT 14, LESS RIGHT OF WAY FOR SHAMROCK DRIVE, LYING IN THE SW ¼ OF SECTION 15, TOWNSHIP 27 SOUTH, RANGE 27 EAST OF FLORIDA DEVELOPMENT COMPANY'S SUBDIVISION AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGES 60 THROUGH 63 INCLUSIVE, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN O.R. BOOK 9220, PAGE 2061, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Parcel Nos. 272631-708500-030012 and 272631-708500-030151:

Tracts 17, 18 and 31; the North 200 feet of Tract 1; the South 600 feet of Tract 16; and the West 132 feet of the South 600 feet of Tract 15; All in the Northwest ¼ of Section 31, Township 26 South, Range 27 East, of FLORIDA DEVELOPMENT CO. TRACT, according to the map or plat thereof recorded in Plat Book 3, Page 60, Public Records of Polk County, Florida.

Parcel Nos. 272821-831500-002010; 272821-831500-001010 and 272821-831500-001110:

Lots 1 through 24, inclusive, Block A, LAKE ESTATES, according to the plat thereof as recorded in Plat Book 21, Page 1, Public Records of Polk County, Florida.

AND

Lots 1 through 27, inclusive, Block B, LAKE ESTATES, according to the plat thereof as recorded in Plat Book 21, Page 1, Public Records of Polk County, Florida.

Parcel No. 272822-000000-021020:

The Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 22, Township 28 South, Range 27 East, Polk County, Florida, LESS road right of way.

Parcel No. 272822-000000-011030:

The West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ AND the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 22, Township 28 South, Range 27 East, Polk County, Florida, LESS road right of way.

Parcel No. 272710-730000-020500:

Tracts 5 and 6 in the SE $\frac{1}{4}$ of Section 10, Township 27 South, Range 27 East, FLORIDA DEVELOPMENT CO. TRACT, according to the map or plat thereof recorded in Plat Book 3, Page 60, Public Records of Polk County, Florida, LESS the North 25 feet for road right of way.

Parcel No. 272710-733500-006011:

The West 45 feet of Block 6, and the West 45 feet of Sylvan Way, DRUID HILLS UNIT NUMBER ONE, according to the map or plat thereof recorded in Plat Book 15, Page 19, Public Records of Polk County, Florida.

Parcel No. 272715-740000-000010:

Grove Lot 1 of the Replat of Diamond Shores, being a replat of Lots 7, 8, 9, 10, and 11 of the NW $\frac{1}{4}$ of Section 15, Township 27 South, Range 27 East, of Florida Development Co. Subdivision, according to the map or plat thereof recorded in Plat Book 30, Page 24, Public Records of Polk County, Florida.

Parcel No. 272710-730000-022200:

Tract 22 in the SE $\frac{1}{4}$ of Section 10, Township 27 South, Range 27 East, FLORIDA DEVELOPMENT CO. TRACT, according to the map or plat thereof recorded in Plat Book 3, Page 60, Public Records of Polk County, Florida.

Parcel No. 272710-730000-012200:

Tracts 22 and 23 in the NE 1/4 of Section 10, Township 27 South, Range 27 East , FLORIDA DEVELOPMENT CO. TRACT, according to the map or plat thereof recorded in Plat Book 3, Page 60, Public Records of Polk County, Florida.

Parcel No. 272822-000000-041010:

The Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 22, Township 28 South, Range 27 East, LESS the North 20 feet for road, lying in Polk County, Florida.

Parcel No. 272821-000000-014020

The Southeast 1/4 of the SW 1/4 of the NE 1/4 of Section 21, Township 28 South, Range 21 East, Polk County, Florida.

Parcel No. 272821-000000-023010

The Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 21, Township 28 South, Range 27 East, Polk County, Florida.

Parcel No. 272821-000000-021030

The Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 21, Township 28 South, Range 21 East, Polk County, Florida.

Parcel No. 272822-000000-041040

The Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4, and the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 28 South, Range 27 East, Polk County, Florida.

Parcel No. 272822-000000-021030:

The Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4; and the Northwest 1/4 of the Southeast 1/4 of the Southeast 1/4; and the Northwest 1/4 of the Southeast 1/4 LESS the Northeast 1/4 and LESS the North 20 feet for road; and the Southwest 1/4 of the Southeast 1/4 of Section 22, Township 28 South, Range 27 East, Polk County, Florida.

Parcel No. 272822-000000-021010:

The East 1/2 of the Northeast 1/4 of the Southeast 1/4, LESS the North 20 feet for road; and the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4, Section 22, Township 28 South, Range 27 East, Polk County, Florida.

Parcel No. 272823-000000-043030:

The West 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 28 South, Range 27 East, Polk County, Florida; TOGETHER with a perpetual easement over the West 12 feet of that part of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 23 lying north of the canal leading into Lake Trask, for the purpose of transporting irrigation and spray water from said canal and said lake, including the right to erect and maintain a pump and motor on said strip of land. AND

Parcel No. 272823-000000-044010:

The West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 23, Township 28 South, Range 27 East, Polk County, Florida.

Parcel No. 272719-742520-000021:**THAT PART OF THE FOLLOWING:**

TRACT #1: ALL OF THE REPLAT OF A PART OF GOLF GROUNDS ESTATES AND AGUA VISTA COUNTRY CLUB, HAINES CITY, FLORIDA, AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 41, PAGE 26, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, **LESS AND EXCEPT** THAT PART THEREOF AS SET FORTH IN FINAL JUDGMENT, CASE NO. 18404-31-542, FILED JUNE 27, 1968, RECORDED IN O.R. BOOK 1164, PAGE 498, PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND **LESS AND EXCEPT BEGINNING** AT THE NORTHWEST (NW) CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 27 EAST, AND THEN RUN SOUTH EIGHTY-SEVEN (87) FEET MORE OR LESS TO THE EASTERLY BOUNDARY LINE OF THE RIGHT OF WAY OF COUNTY ROAD NO. 17, THEN RUN IN A EASTERLY DIRECTION A DISTANCE OF 872.50 FEET MORE OR LESS TO A POINT 118 FEET SOUTH OF THE SOUTH BOUNDARY LINE OF SECTION 18, TOWNSHIP 27 SOUTH, RANGE 27 EAST; THEN RUN NORTH 118 FEET TO THE SOUTH BOUNDARY LINE OF SAID SECTION 18, THEN RUN WEST ALONG THE SAID SOUTH BOUNDARY LINE A DISTANCE OF 871.95 FEET TO THE **POINT OF BEGINNING**.

ALSO LESS AND EXCEPT THAT PORTION CONVEYED TO D E RANCH, INC., A FLORIDA CORPORATION, BY DEED RECORDED IN O.R. BOOK 10268, PAGE 2011, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

TRACT #2: ALL THAT PART OF WEST HALF OF NE 1/4 OF NW 1/4 AND ALL THAT PART OF NE 1/4 OF NW 1/4 OF NW 1/4 (OR NE 1/4 OF UNITED STATES GOVERNMENT LOT 1), LYING NORTH OF THE ACL RAILROAD RIGHT OF WAY IN SECTION 30, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION OF TRACT #2 LYING WITHIN AND NORTH OF THE RIGHT OF WAY OF JOHNSON AVENUE WEST.

LESS AND EXCEPT THAT PORTION OF TRACTS #1 AND 2 CONVEYED BY DEED RECORDED IN O.R. BOOK 8278, PAGE 1958, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA AND RUN N00°02'56"W, ALONG THE WEST BOUNDARY OF SAID SECTION 19, 280.75 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY BOUNDARY OF THE CSX RAILROAD RIGHT OF WAY; THENCE CONTINUE N00°02'56"W ALONG SAID WEST BOUNDARY,

81.65 FEET; THENCE S65°19'34"E, 515.47 FEET; THENCE S65°43'55"E, PARALLEL WITH, AND 30 FEET NORTHERLY OF SAID RAILROAD RIGHT OF WAY, 1831.08 FEET TO THE BEGINNING OF A CURVE CONCAVED NORTHWESTERLY, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 114°32'24", A CHORD BEARING OF N56°59'53"E, AND A CHORD DISTANCE OF 126.18 FEET; THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 149.93 FEET TO THE END OF SAID CURVE; THENCE N00°16'19"W, 408.82 FEET; THENCE N63°52'00"W, 33.49 FEET; THENCE N00°16'21"W, 60.00 FEET TO THE SOUTHERLY RIGHT OF WAY BOUNDARY OF JOHNSON AVENUE; THENCE S63°52'00"E, ALONG SAID RIGHT OF WAY BOUNDARY, 66.99 FEET; THENCE S00°16'19"E, ALONG THE WEST BOUNDARY OF LAKE HESTER ESTATES SUBDIVISION, AND THE SOUTHERLY PROJECTION OF THAT WEST BOUNDARY, 617.29 FEET TO ITS INTERSECTION WITH THE AFOREMENTIONED NORTHERLY RIGHT OF WAY OF THE CSX RAILROAD; THENCE N65°43'55"W ALONG SAID RIGHT OF WAY, 1994.45 FEET TO THE BEGINNING OF A CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIUS OF 2869.35 FEET, A CENTRAL ANGLE OF 09°40'02", A CHORD BEARING OF N70°34'01"W, AND A CHORD DISTANCE OF 483.55 FEET; THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 484.13 FEET TO THE **POINT OF BEGINNING**.

BEING DESCRIBED AS:

(REVISED 4/9/2020)

COMMENCE AT A 4"X4" CONCRETE MONUMENT WITH NO IDENTIFICATION STANDING AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA AND RUN THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 19, N-00°02'13"-W, 425.20 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID WEST BOUNDARY, AND CONTINUING N-00°02'13"-W, 900.20 FEET; THENCE DEPARTING SAID WEST BOUNDARY, N-89°55'33"-E, 135.45 FEET; THENCE N-00°04'27"-W, 44.46 FEET; THENCE N-89°55'33"-E, 50.00 FEET; THENCE N-00°04'27"-W, 60.54 FEET; THENCE N-89°55'33"-E, 200.00 FEET; THENCE S-00°04'27"-E, 110.00 FEET; THENCE S-89°55'33"-W, 5.00 FEET; THENCE S-00°04'27"-E, 50.00 FEET; THENCE S-89°55'33"-W, 97.72 FEET; THENCE S-00°04'27"-E, 380.00 FEET; THENCE N-89°55'33"-E, 992.72 FEET; THENCE N-00°04'27"-W, 85.00 FEET; THENCE N-89°55'33"-E, 50.00 FEET; THENCE N-00°04'27"-W, 23.43 FEET; THENCE N-89°55'33"-E, 145.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF PRADO GRANDE ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: 1) S-00°04'27"-E, 885.74 FEET TO A POINT OF CURVE CONCAVE EAST; THENCE 2) SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 145.00 FEET; A CENTRAL ANGLE/DELTA OF 91°36'40", A CHORD BEARING OF S-45°52'47"-E, A CHORD DISTANCE OF 207.92 FEET, FOR AN ARC LENGTH OF 231.84 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF WEST JOHNSON AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT OF THE WAY THE FOLLOWING FIVE (5) COURSES: 1) N-88°18'53"-E, 493.84 FEET TO A POINT OF CURVE CONCAVE SOUTH; THENCE 2) SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE/DELTA OF 27°49'07", A CHORD BEARING OF S-77°46'34"-E, A CHORD DISTANCE OF 36.06 FEET, FOR AN ARC LENGTH OF 36.41 FEET; THENCE 3) S-63°52'00"-E, 68.61 FEET; THENCE 4) S-00°16'21"-E, 60.00 FEET; THENCE 5) S-63°52'00"-E, 33.49 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, S-00°16'19"-E, 408.82 FEET TO A POINT OF CURVE CONCAVE WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE/DELTA OF 114°32'03", A CHORD BEARING OF S-56°59'53"-W, A CHORD DISTANCE OF 126.18 FEET, FOR AN ARC LENGTH OF 149.92 FEET; THENCE N-65°43'55"-W, 1831.08 FEET; THENCE N-65°19'34"-W, 460.35 FEET; THENCE ALONG A NON-RADIAL LINE, N-00°02'13"-W, 72.98 FEET TO A POINT ON CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 3133.46 FEET, A CENTRAL ANGLE/DELTA OF 00°56'39" A CHORD BEARING OF N-75°36'08"-W, A CHORD DISTANCE OF 51.63 FEET, FOR AN ARC LENGTH OF 51.63 FEET TO THE **POINT OF BEGINNING**.

Parcel No. 272816-823000-040012:

The South 1/2 of Lot 1, Block 40, Lake Hamilton, a subdivision according to the plat thereof recorded at Plat Book 3, Page 34, in the Public Records of Polk County, Florida; AND the South 1/2 of Lot 2, Block 40, Lake Hamilton, a subdivision according to the plat thereof recorded at Plat Book 3, Page 34, in the Public Records of Polk County, Florida; LESS AND EXCEPT the West 175 feet thereof, all of the above being located in Section 16, Township 28 South, Range 27 East.

Parcel No. 272816-823000-040035:

Lot 3, Block 40, LESS AND EXCEPT: Beginning 175 feet South of the Northwest corner of said Lot 3, run thence East 117 feet, run thence South 180 feet, run thence West 117 feet, run thence North 180 feet to the Point of Beginning; AND LESS AND EXCEPT: Begin at the Southwest corner of the NE 1/4 of Section 16, Township 28 South, Range 27 East, Polk County, Florida, run thence East 162.68 feet; thence North 02 degrees 51 minutes 16 seconds East, 127.08 feet; thence West 170.61 feet to the West boundary of said NE 1/4, run thence South 00 degrees 43 minutes 18 seconds East along said West boundary 126.93 feet to the Point of Beginning; AND LESS AND EXCEPT: Right of Way for State Road SR 17 (Alt. U.S. Highway 27), all in Lake Hamilton, a subdivision according to the plat thereof recorded at Plat Book 3, Page 34, in the Public Records of Polk County, Florida.

Parcel No. 272816-823000-040042:

The West 1/2 of Lot 4, Block 40, Lake Hamilton, a subdivision according to the plat thereof recorded at Plat Book 3, Page 34, in the Public Records of Polk County, Florida.

Parcel No. 272816-823000-040041

The East 1/2 of Lot 4, Block 40, Lake Hamilton, a subdivision according to the plat thereof recorded at Plat Book 3, Page 34, in the Public Records of Polk County, Florida.

Parcel No. 272816-823000-037031:

Lot 3, Block 37, LESS AND EXCEPT the South 300 feet of the East 250 feet thereof, Lake Hamilton, a subdivision according to the plat thereof recorded at Plat Book 3, Page 34, in the Public Records of Polk County, Florida.

Parcel No. 272714-739000-040110:

Tracts 11, 12, 13, FLORIDA DEVELOPMENT CO. TRACT, in the Southwest 1/4 of Section 14, Township 27 South, Range 27 East, according to the map or plat thereof as recorded in Plat Book 3, Page 60, Public Records of Polk County, Florida.

Parcel No. 272723-000000-031001:

The East 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 23, Township 27 South, Range 27 East, Polk County, Florida.

Parcel No. 272723-000000-032002:

The West 1/2 of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 23, Township 27 South, Range 27 East, Polk County, Florida, LESS Baker Dairy Road right of way per Map Book 18, Pages 6-21.

Parcel No. 272723-000000-032001:

The East 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 23, Township 27 South, Range 27 East, Polk County, Florida, LESS Baker Dairy Road right of way per Map Book 18, Pages 6-21.

Parcel No. 272723-000000-014000:

The Southwest 1/4 of the Northeast 1/4 of Section 23, Township 27 South, Range 27 East, Polk County, Florida, LESS Baker Dairy Road right of way per Map Book 18, Pages 6-21.

Parcel No. 272723-000000-011003:

The Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 27 South, Range 27 East, Polk County, Florida, LESS the North 50.00 feet.

Parcel No. 272723-000000-012002:

The West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 23, Township 27 South, Range 27 East, Polk County, Florida, LESS Baker Dairy Road right of way per Map Book 18, Pages 6-21.

Parcel No. 272723-000000-012001:

The East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 23, Township 27 South, Range 27 East, Polk County, Florida, LESS the North 35.00 feet, and LESS Baker Dairy Road right of way per Map Book 18, Pages 6-21.

Parcel No. 272724-000000-034010:

The West 1/2 of the Southwest 1/4 of the Northwest 1/4, LESS the North 35.00 feet, and LESS Beginning 270 feet East and 25 feet North of the Southwest corner of the Northwest 1/4, run North 233.71 feet, East 208.71 feet, North 35.29 feet, East 179.04 feet, South 269 feet, West 387.75 feet to the Point of Beginning and LESS Baker Dairy Road right of way per Map Book 18, Pages 6-21, all lying in Section 24, Township 27 South, Range 27 East, Polk County, Florida.

Parcel No. 272723-000000-041004:

The West 1/4 of the Northeast 1/4 of the Southwest 1/4, of Section 23, Township 27 South, Range 27 East, Polk County, Florida, LESS Baker Dairy Road right of way per Map Book 18, Pages 6-21.

Parcel No. 272723-000000-041003:

The East 1/2 of the West 1/2 of the Northeast 1/4 of the Southwest 1/4, of Section 23, Township 27 South, Range 27 East, Polk County, Florida, LESS Baker Dairy Road right of way per Map Book 18, Pages 6-21.

Parcel No. 272723-000000-041001:

The Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4, of Section 23, Township 27 South, Range 27 East, Polk County, Florida, LESS Baker Dairy Road right of way per Map Book 18, Pages 6-21.

Parcel No. 272723-000000-041002:

The Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 23, Township 27 South, Range 27 East, Polk County, Florida.

Parcel No. 272722-000000-033000

The East 1/2 of the Southwest 1/4 of the Northwest 1/4, less the South 25 feet thereof, together with the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 22, Township 27 South, Range 27 East, all being situated in Polk County, Florida.

Parcel No. 272822-000000-011020:

The Southeast ¼ of the Northeast ¼ of the Northeast ¼ in Section 22, Township 28 South, Range 27 East, Polk County, Florida, LESS AND EXCEPT the Easterly 15 feet and LESS the Southerly 15 feet for roadway.



Town of Dundee

Vacation of Right-of-Way Application

124 Dundee Road • PO Box 1000 • Dundee, FL 33838 • (863) 438-8335 • Fax (863) 438-8335

In addition to the application, please provide all materials as listed on the application checklist. It is important that all information be complete and accurate when submitted to the Town. Additional pages may be attached to provide necessary information.

SITE INFORMATION

Project Name: Weiberg West Phase 1 Total Acreage: _____

Site Address or General Location: 0 Center St. Dundee FL 33838

Present Use of the Property: Agriculture

Existing Structures Located on the Site: N/A

Legal Description of the Property: See attached

PROPERTY OWNER:

Name: Crow Investments, LLC

Mailing Address: 346 East Central Ave

City: Winter Haven State: Florida Zip: 33880

Home/Mobile Phone: 863-324-3698 Email Address: daniel@cassidylanddev.com

APPLICANT/AGENT:

Name: Cassidy Land Development, LLC

Mailing Address: 346 East Central Ave

City: Winter Haven State: Florida Zip: 33880

Home/Mobile Phone: 863-324-3698 Office: _____

Email Address: daniel@cassidylanddev.com

Applicant is: Owner Agent/Representative Purchaser Lessee

VACATION OF RIGHT-OF-WAY REQUEST:

Identify Affected Right-of-Way: Hillcrest Ave, Third St, Williams Ave, Biltmore Ave & Seseen Ave

Metes and Bounds Legal Description of Right-of-Way: Attached

Nature and Purpose of Request: Vacation of existing platted ROW to replat for Furture Development

A statement substantiating the need and justification for the approval of vacation of right-of-way sought relative to the development and/or improvement of the Town: Existing ROW will be replatted w/lots & New ROW

Date Application Accepted by Town: _____
Project ID Number: _____
Application Fee Amount Paid: _____ Review Deposit Amount Paid: _____



Town of Dundee

Vacation of Right-of-Way Application

124 Dundee Road • PO Box 1000 • Dundee, FL 33838 • (863) 438-8335 • Fax (863) 438-8335

PLEASE ADDRESS THE FOLLOWING:

- 1. Are there any known applicable portions of any current town plans for the use of the subject right-of-way, street, or alley? If so, please address this.

- 2. Identify how abutting property owners will be affected by the proposed request.

- 3. What impacts will the request have on short-range and long-range public and private utilities? Please address if utilities are to be relocated.

- 4. What impacts will be request have on short-range and long-range ingress and egress by private and public vehicles? Please address if alternative ingress/egress is proposed.

- 5. What is the cost of relocating any public utility lines?

The Town will consider the cost and attendant responsibilities involved in maintaining utilities where improvements may be constructed over existing facilities. The Town also ensures that the rights of all franchised utilities are protected



Town of Dundee

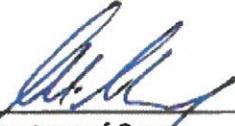
Vacation of Right-of-Way Application

124 Dundee Road • PO Box 1000 • Dundee, FL 33838 • (863) 438-8335 • Fax (863) 438-8335

STATEMENT OF OWNERSHIP AND DESIGNATION OF AUTHORIZED AGENT

(I) (We), Crow Investments, LLC being duly sworn, depose and say that (I) (we) own one or more of the properties involved in this petition and that (I) (we) authorize the Town of Dundee to process this petition in accordance with all adopted Town rules and regulations, and in conformance with State law.

Further (I) (we) or any agent or lessee of the subject property authorized by (me) (us) to file this petition, deposes and say that the statements and answers contained in the application for annexation, and any information attached thereto, present the arguments in behalf of this petition to the best of (my) (our) ability; and that the statements and information referred to above are in all respects true and correct to the best of (my) (our) knowledge and belief.


Signature of Owner

Albert S Cassidy
Printed Name/Title of Owner

Signature of Owner

Printed Name of Owner

OWNERS

Signature of Owner

Printed Name/Title of Owner

Signature of Owner

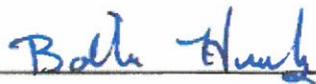
Printed Name of Owner

STATE OF FLORIDA
COUNTY OF POLK

OWNER'S NOTARIZATION

The foregoing instrument was acknowledged before me this 30th day of October, 2024 by Albert S Cassidy, who is personally known to me or who has produced a driver's license as identification and who did not take an oath.




Notary Public Bobbie Henley
Notarial Seal and Commission
Expiration Date 02/17/2026



Town of Dundee

Vacation of Right-of-Way Application

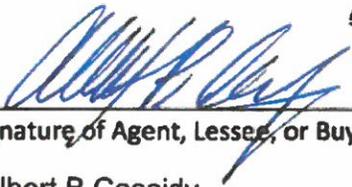
124 Dundee Road • PO Box 1000 • Dundee, FL 33838 • (863) 438-8335 • Fax (863) 438-8335

AGENT, LESSEE, OR BUYER'S SIGNATURE PAGE

(I) (We), Cassidy Land Development, LLC being duly sworn, depose and say that (I) (we) serve as _____ for the owner(s) (agent or lessee) in making this petition and that the owner(s) (has) (have) authorized (me) (us) to act in this capacity.

Further, (I) (we) depose and say that the statements and answers herein contained and other information attached hereto present the arguments in behalf of the petition herein requested to the best of (my) (our) ability and that the statements and information above referred to are in all respects true and correct to the best of (my) (our) knowledge and belief.

AGENT, LESSEE, OR BUYER(S)

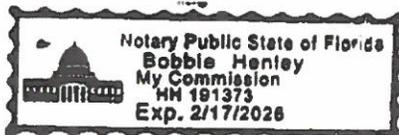
	_____
Signature of Agent, Lessee, or Buyer(s)	Signature of Agent, Lessee, or Buyer(s)
<u>Albert B Cassidy</u>	_____
Printed Name of Agent, Lessee, or Buyer(s)	Printed Name of Agent, Lessee, or Buyer(s)
_____	_____
Signature of Agent, Lessee, or Buyer(s)	Signature of Agent, Lessee, or Buyer(s)
_____	_____
Printed Name of Agent, Lessee, or Buyer(s)	Printed Name of Agent, Lessee, or Buyer(s)

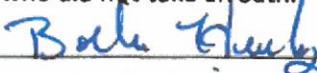
STATE OF FLORIDA

AGENT, LESSEE, OR BUYER(S) NOTARIZATION

COUNTY OF POLK

The foregoing instrument was acknowledged before me this 30th day of October, 2021 by Albert B Cassidy, who is personally known to me or who has produced a driver's license as identification and who did not take an oath.




Notary Public Bobbie Henley
Notarial Seal and Commission
Expiration Date 02/17/2026



Town of Dundee

Vacation of Right-of-Way Application

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FINANCIAL RESPONSIBILITY FORM

The undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all Town expenses associated with the referenced application, including time spent by the Town's consultants consistent with the Town's adopted application fee schedule, extraordinary expenses, and development review deposit policies.

Name: Albert S Cassidy Title: Manager

Company: Crow Investments, LLC

Company Address: 346 East Central Ave

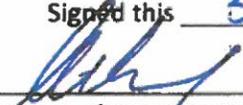
City/State/Zip Code: Winter Haven FL 33880

Telephone Number: 863-324-3698

Email Address: daniel@cassidylanddev.com

I hereby certify that all information contained herein is true and correct.

1. Signed this 30th day of October, 2024


Signature of Property Owner, Lessee, Contract Purchase, or Applicant (circle one)



Vacation of Right-of-Way Application Checklist

Requirements as set out in Florida Statutes 172.101 and Section 7.01.13 Land Development Code

All boxes must be checked or noted as non-applicable. Information indicated must be attached and submitted with this form or the application will be deemed incomplete. The voluntary annexation application and supporting documents must be submitted in digital format and hard copies.

What is this checklist?

- This checklist is based on Florida Statutes and Town of Dundee requirements and is being provided as a courtesy to help streamline the application review process.
- Plans and other submitted materials will be reviewed for compliance with requirements of the Town of Dundee Code of Ordinances and Land Development Code. This checklist is intended to give you the ability to be sure that the bulk of the requirements from the Codes have been incorporated into your submittal.
- The requirements from the Codes represent a large portion of the detailed content required for project submittals.

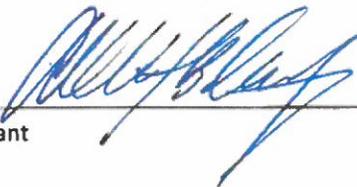
How should this checklist be used?

- *As a content guide.* Submitted applications must address each item in the Codes, as applicable to your project. You can smooth and shorten the review process by making sure that every item on the checklist has been fully addressed.
- *As a verification document.* When you submit your application, include a copy of the completed checklist with every item either initialed to indicate that it has been addressed in the design, or marked "N/A" to indicate the item is not applicable to your project.
- *As a means to speed up the review process.* Projects with completed checklists are easier to review and completion of the review may be achieved sooner.

NOTE: Town of Dundee requirements may differ from other agencies or municipalities. The way you as an applicant have addressed certain issues in the past or in other jurisdictions may not apply in Dundee. The Codes contain Dundee's requirements, and are the Town's rulebook.

Please initial each item on the following pages to show it has been incorporated into your submittal. If an item is not applicable to your submittal, enter "N/A" in the initial blank. Sign below to state that you have provided the information in your submittal and submit the initialed and signed checklist as part of your resubmittal package:

I have reviewed the Vacation of Right-of-Way application and supporting materials consistent with the Town of Dundee's Content Requirements Checklist and have provided the required items.

Applicant 

Date 10/30/24



Vacation of Right-of-Way Application Checklist

The following items are required for a submittal package to be accepted for review. Applicant to initial or write N/A for each item below.

- Complete Vacation of Right-of-Way Application form including signature from all adjacent property owners proposed for annexation. Signature of representative/agent, as applicable. For properties that are owned by a company, the applicant must submit proof that the person signing has the authority to sign on behalf of the company.
- Required Supporting Documents Including:
 - Location Map
 - Aerial Map
 - Metes and bounds legal description of property to be vacated
 - Current survey of subject property certified to the Town of Dundee
 - A letter from the petitioner of his/her agent addressed to the Town Manager requesting that the proposal be placed on the Town Commission agenda for review purposes.
 - A signed authorization form from the abutting property owner(s) making the request or who are a part of the request.
 - A survey or plat containing a description of all land uses abutting the affected right(s)-of-way.
 - Written request review responses from each franchise utility provider as well as from affected Town Departments, including Public Services, Fire, and Police. If no responses are received, provide proof of mailing notices to the franchise utility provider.
 - Schematic drawing(s) showing the location of all utilities utilizing the subject right-of-way, as provided by each utility provider, i.e., electricity, gas, sewer, water, telephone, drainage, sanitation, or underground TV cable. Applicants may be able to obtain such schematic drawings from the Town Public Services Department and other applicable utility providers upon request.
 - Proof of publication of Notice of Intent
 - Certificate of Title
 - Statement of taxes and resolution
- Submit five (5) paper copies of application and application materials (including application and checklist) plus one electronic copy of all documents.
- A signed copy of this Vacation of Right-of-Way Application Checklist
- Required fees

ADDITIONAL DOCUMENTATION:

After initial application review by staff to determine likely impacts of implementing the vacation or street/traffic redirection proposal, the Town may require a traffic analysis report based on accepted transportation engineering criteria. This traffic analysis report may include, but shall not be limited to the following:

1. Background narrative containing the definition of the problem.
2. General data, including but not limited to:



Vacation of Right-of-Way Application Checklist

- a. A location map showing local streets.
 - b. Collector and arterial streets in the area as designated on the Transportation map series in the Comprehensive Plan.
 - c. Zoning of the affected area.
 - d. Traffic counts.
 - e. Accident counts.
 - f. Width of pavements.
 - g. On-street parking.
 - h. Related demographic data.
 - i. Identification of major trip generators in the area.
3. Analysis of traffic characteristics, including:
- a. Estimated trip generators that would be characteristic for the neighborhood.
 - b. Comparison of actual, observed traffic volumes with estimated traffic volumes to be generated in the neighborhood.
 - c. Determination of peak-hour flows.
 - d. Estimated impact of changes on parallel facilities (e.g. alternative routing).
4. Alternative solution identification, including:
- a. An analysis of the impact of each alternative on the overall area traffic network.
 - b. An analysis of the impact on zoning, utilities, and drainage systems.
 - c. An analysis of costs of each alternative. d. A prioritization of alternatives.
5. As part of the application process, if the Town Commission determines that additional of independent study is necessary, the applicant shall bear all associated costs in producing the study.



Vacation of Right-of-Way Application Checklist

Proof of Publication

Publishing legal notice in a newspaper of general circulation in the county in which the tract or parcel of land is located, in not less than two weekly issues of said paper, and must attach to the petition for vacation the proof of such publication (FS 177.101).

Sample Proof of Publication:

AFFIDAVIT OF PUBLICATION THE LEDGER Lakeland, Polk County, Florida

STATE OF FLORIDA)
COUNTY OF POLK)

Before the undersigned authority personally appeared Olga L. Rodriguez Martin, who on oath says that she is an Account Executive for Advertising at The Ledger, the owner of The Ledger, a daily newspaper published at Lakeland in Polk County, Florida; that the attached copy of advertisement, being a

PUBLIC NOTICE TO VACATE

In the matter of RIGHT-OF-WAY

Concerning TOWN OF BUNNELL TOWN LIMITS

was published in newspaper and on-line in the issues of

4-25-2022

Affiant further says that said The Ledger is a newspaper published at Lakeland, in said Polk County, Florida, and that the said newspaper has heretofore been continuously published in said Polk County Florida, daily, and has been entered as second class matter at the post office in Lakeland, in said Polk County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or reward for the purpose of securing this advertisement for publication in the said newspaper.

Signed: *Olga L. Rodriguez Martin*
Olga L. Rodriguez Martin
Advertising Account Executive
Who is personally known to me

Sworn to and subscribed before me this 29th day of April, A.D. 2022

Patricia Ann Houder
Notary Public

(Seal)





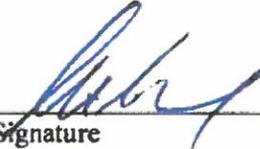
Vacation of Right-of-Way Application Checklist

Adjoining Property Owner Signature Form

I, Albert S Cassidy, understand that Crow Investments, LLC
is requesting that the Town of Dundee to close, vacate, and abandon the _____
Hillcrest Ave, Third St, Williams Ave, Biltmore Ave & Seseen Ave

right-of-way which adjoins my property. I also understand that I will receive one-half of the right-of-way fronting my property.

- I hereby approve or have no objections to this request.
- I hereby disapprove and have an objection to this request.


Signature

Albert S. Cassidy
Printed Name

346 E. Central Ave
Address

Windsor, IL 60092-3388
City, State, Zip Code

10/30/24
Date

EXHIBIT C

Description Sketch (Not A Survey)

DESCRIPTION HILLCREST AVENUE:

A portion of LAKE ESTATES, according to the map or plat thereof, recorded in Plat Book 21, Page 1 of the Public Records of Polk County, Florida, all lying in Section 21, Township 28 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at the Center of said Section 21, run thence along the West boundary of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 21, S.00°15'22"E., a distance of 622.92 feet; thence departing said West boundary N.89°44'38"E., a distance of 30.00 feet to the East Right-of-Way of Center Street said point being the **POINT OF BEGINNING**; thence along the North Right-of-Way of Hillcrest Avenue the following three (3) courses (1) Southeasterly 23.57 feet along the arc of a non-tangent curve to the left having a radius of 15.00 feet and a central angle of 90°01'41" (chord bearing S.45°16'14"E., 21.22 feet); (2) N.89°42'55"E., a distance of 571.05 feet; (3) Northeasterly, 23.56 feet along the arc of a tangent curve to the left having a radius of 15.00 feet and a central angle of 89°59'39" (chord bearing N.44°43'06"E., 21.21 feet) to a point on the South Right-of-Way of Third Street. thence along said South Right-of-Way, N.89°43'16"E., a distance of 30.00 feet to a point on the East boundary of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 21; thence along said East Boundary, S.00°16'44"E., a distance of 45.00 feet to the Southeast Corner of said LAKE ESTATES, thence along the South boundary of said LAKE ESTATES, S.89°42'55"W., a distance of 631.06 feet to a point on the East Right-of-Way of said Center Street; thence along said East Right-of-Way, N.00°15'22"W., a distance of 45.01 feet to the **POINT OF BEGINNING**.

Containing 0.447 acres, more or less.

NOTES:

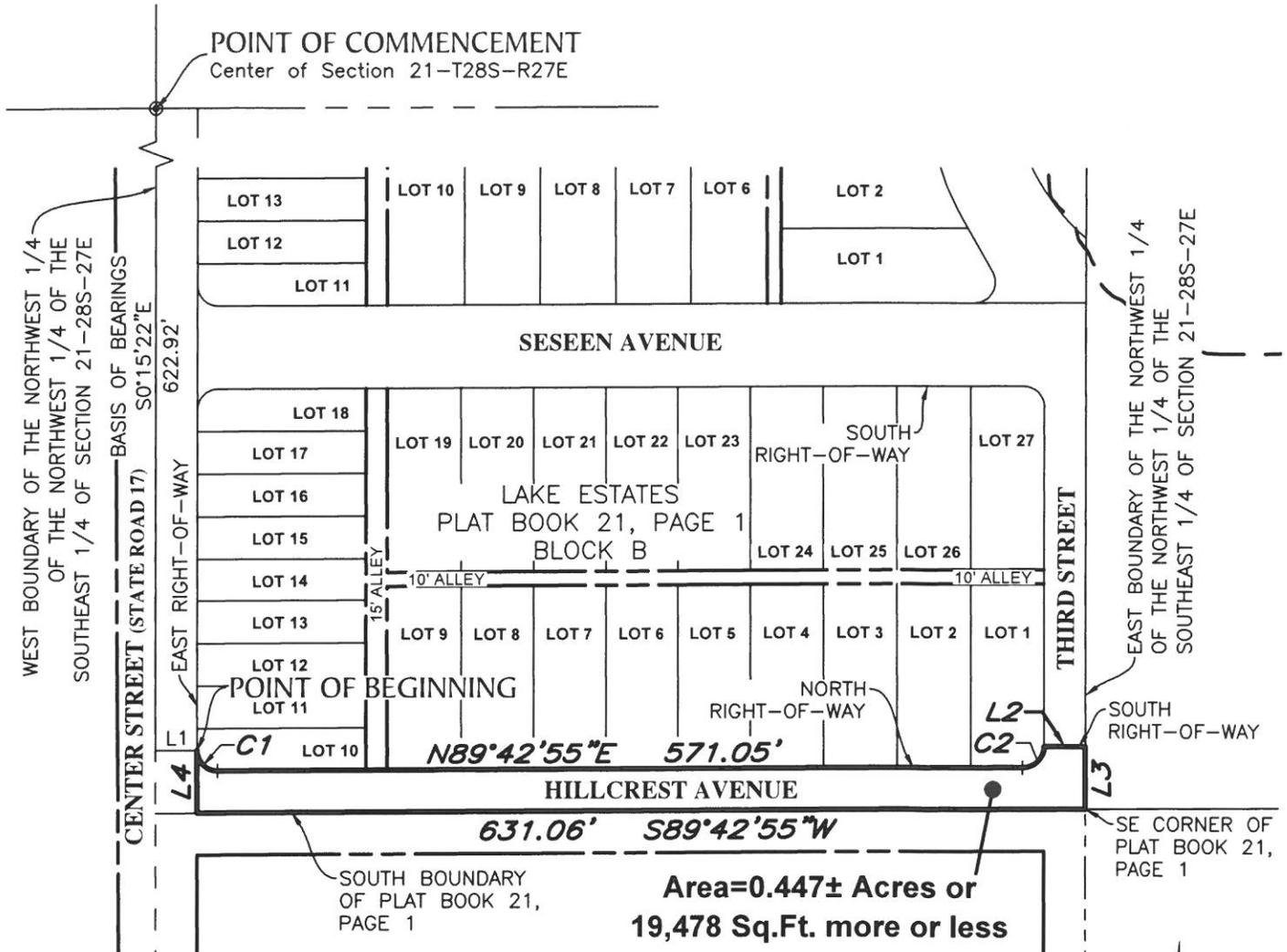
1) The bearings shown hereon are based on the West boundary of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 21, Township 28 South, Range 27 East, having a Grid bearing of S.00°15'22"E. The Grid bearings shown hereon refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83-2007 Adjustment) for the West Zone of Florida.

SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 2 FOR SKETCH, LINE & CURVE TABLES

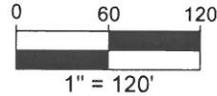
 <p>Digitally signed by Charles Arnett Date: 2024.12.26 17:52:13 -05'00'</p> <p>Charles M. Arnett LS6884</p>	JOB #: POWERLINE RD-WEIBERG WEST-DUNDEE VACATE		<p>West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business No.: LB 7768</p>  <p>GeoPoint Surveying, Inc.</p>
	DRAWN: BLB DATE: 01/11/2024 CHECKED: CMA		
	Prepared For: CASSIDY PROPERTY INVESTMENTS, LLC		
	Revisions		
	DATE	DESCRIPTION	DRAWN
	12/26/24	Revised Description per reviewer's comments	CMA

Description Sketch

(Not A Survey)



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 89°44'38" E	30.00'
L2	N 89°43'16" E	30.00'
L3	S 00°16'44" E	45.00'
L4	N 00°15'22" W	45.01'



CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	15.00'	90°01'41"	23.57'	21.22'	S 45°16'14" E
C2	15.00'	89°59'39"	23.56'	21.21'	N 44°43'06" E

SEE SHEET 1
SEE SHEET 2 FOR SKETCH, LINE & CURVE TABLES

See Sheet 1 for Signature & Revisions

West Florida
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Tampa, Florida 33619
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GeoPoint

Surveying, Inc.

Description Sketch

(Not A Survey)

DESCRIPTION BLOCK "A" ALLEY:

A portion of Block "A" of LAKE ESTATES, according to the map or plat thereof, recorded in Plat Book 21, Page 1 of the Public Records of Polk County, Florida, all lying in Section 21, Township 28 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at the Center of said Section 21, run thence along the North boundary of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 21, N.89°47'45"E., a distance of 150.30 feet; thence departing said North boundary, S.00°12'15"E., a distance of 30.00 feet to the South Right-of-Way of Williams Avenue, said point also being the Northeast corner of Lot 19 of said Block "A", and the **POINT OF BEGINNING**, thence continuing along the said South Right-of-Way, N.89°47'45"E., a distance of 15.00 feet to the Northwest Corner of Lot 20 of said Block A; thence along the West boundary of said Lot 20, S.00°15'22"E., a distance of 131.93 feet to the Southwest Corner of said Lot 20; thence along the South boundary of said Lot 20 and the South boundary of Lots 21 through 24 of said Block "A", N.89°46'29"E., a distance of 270.61 feet to the Southeast Corner of said Lot 24; thence along the East boundary of said Lot 24, N.00°15'22"W., a distance of 131.83 feet to the Northeast corner of said Lot 24, said point also being on aforesaid South Right-of-Way; thence along said South Right-of-Way, N.89°47'45"E., a distance of 10.00 feet to the Northwest corner of Lot 5 of said Block "A"; thence along the West boundary of said Lot 5 and the West boundary of Lots 1 through 4, of said Block "A"; S.00°15'22"E., a distance of 273.66 feet to the Southwest Corner of said Lot 1, said point also being the North Right-of-Way of Seseen Avenue; thence along said North Right-of-Way S.89°45'20"W., a distance of 10.00 feet to the Southeast corner of Lot 6 of said Block "A"; thence along the East boundary of said Lot 6, N.00°15'22"W., a distance of 131.83 feet to the Northeast corner of said Lot 6; thence along the North boundary of said Lot 6 and the North boundary of Lots 7 through 10 of said Block "A", S.89°46'29"W., a distance of 270.61 feet to the Northwest Corner of said Lot 10; thence along the West boundary of said Lot 10, S.00°15'22"E., a distance of 131.92 feet to the Southwest corner of said Lot 10, said point also being said North Right-of-Way of Seseen Avenue; thence along said North Right-of-Way S.89°45'20"W., a distance of 15.00 feet to the Southeast corner of Lot 11 of said Block "A"; thence along the East boundary of said Lot 11 and the East boundary of Lots 12 through 19 of said Block "A", N.00°15'22"W., a distance of 273.87 feet to the **POINT OF BEGINNING**.

Containing 0.219 acres, more or less.

NOTES:

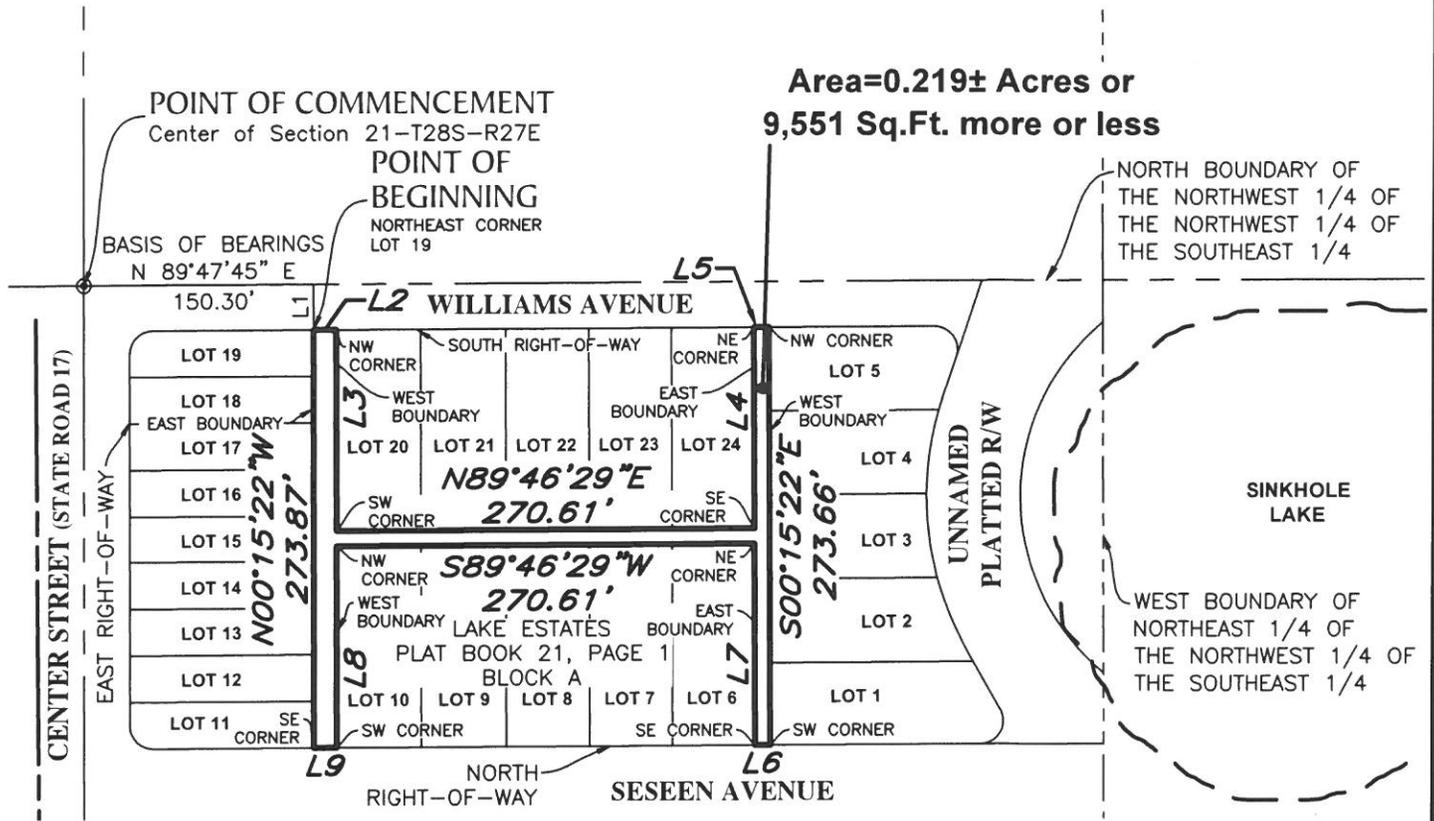
1) The bearings shown hereon are based on the North boundary of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 21, Township 28 South, Range 27 East, having a Grid bearing of N.89°47'45"E. The Grid bearings shown hereon refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83-2007 Adjustment) for the West Zone of Florida.

SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 2 FOR SKETCH, LINE TABLE

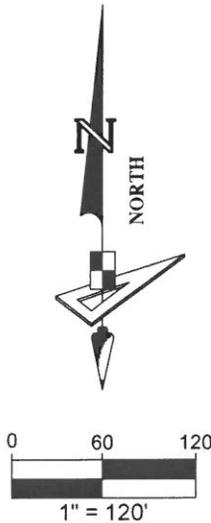
 <p>Digitally signed by Charles Arnett Date: 2024.01.16 16:49:37 -05'00'</p> <p>Charles M. Arnett LS6884</p>	JOB #: POWERLINE RD-WEIBERG WEST-DUNDEE VACATE	<p>West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business No.: LB 7768</p>  <p>GeoPoint Surveying, Inc.</p>
	DRAWN: BLB DATE: 01/11/2024 CHECKED: CMA	
	Prepared For: CASSIDY PROPERTY INVESTMENTS, LLC	
Revisions		
	DATE DESCRIPTION DRAWN	

Description Sketch

(Not A Survey)



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 00°12'15" E	30.00'
L2	N 89°47'45" E	15.00'
L3	S 00°15'22" E	131.93'
L4	N 00°15'22" W	131.83'
L5	N 89°47'45" E	10.00'
L6	S 89°45'20" W	10.00'
L7	N 00°15'22" W	131.83'
L8	S 00°15'22" E	131.92'
L9	S 89°45'20" W	15.00'



See Sheet 1 for Signature & Revisions

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SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 2 FOR SKETCH, LINE TABLE

Description Sketch

(Not A Survey)

DESCRIPTION SESEEN AVENUE:

A portion of LAKE ESTATES, according to the map or plat thereof, recorded in Plat Book 21, Page 1 of the Public Records of Polk County, Florida, all lying in Section 21, Township 28 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at the Center of said Section 21, run thence along the West boundary of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 21, S.00°15'22"E., a distance of 288.98 feet; thence departing said West boundary N.89°44'38"E., a distance of 30.00 feet to the East Right-of-Way of Center Street, said point being the **POINT OF BEGINNING**; thence along the North Right-of-Way of Seseen Avenue the following two (2) courses (1) Southeasterly, 23.56 feet along the arc of a non-tangent curve to the left having a radius of 15.00 feet and a central angle of 89°59'18" (chord bearing S.45°15'01"E., 21.21 feet); (2) N.89°45'20"E., a distance of 615.92 feet to a point on the East boundary of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 21; thence along said East Boundary S.00°16'44"E., a distance of 74.97 feet to a point on the North Right-of-Way of Third Street; thence along said North Right-of-Way S.89°43'16"W., a distance of 30.00 feet to a point on the South Right-of-Way of said Seseen Avenue; thence along said South Right-of-Way the following three (3) courses, (1) Northwesterly, 23.55 feet along the arc of a non-tangent curve to the left having a radius of 15.00 feet and a central angle of 89°57'56" (chord bearing N.45°15'42"W., 21.21 feet); (2) S.89°45'20"W., a distance of 570.95 feet; (3) Southwesterly, 23.56 feet along the arc of a tangent curve to the left having a radius of 15.00 feet and a central angle of 90°00'42" (chord bearing S.44°44'59"W., 21.22 feet) to a point on the East Right-of-Way of said Center Street; thence along said East Right-of-Way, N.00°15'22"W., a distance of 90.00 feet to the **POINT OF BEGINNING**.

Containing 0.883 acres, more or less.

NOTES:

1) The bearings shown hereon are based on the West boundary of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 21, Township 28 South, Range 27 East, having a Grid bearing of S.00°15'22"E. The Grid bearings shown hereon refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83-2007 Adjustment) for the West Zone of Florida.

SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 2 FOR SKETCH
SEE SHEET 3 FOR LINE & CURVE TABLES



Digitally signed
by Charles
Arnett
Date:
2024.01.16
16:59:03 -05'00'

Charles M. Arnett LS6884

JOB #: POWERLINE RD-WEIBERG WEST-DUNDEE VACATE
DRAWN: BLB DATE: 01/11/2024 CHECKED: CMA
Prepared For: CASSIDY PROPERTY INVESTMENTS, LLC

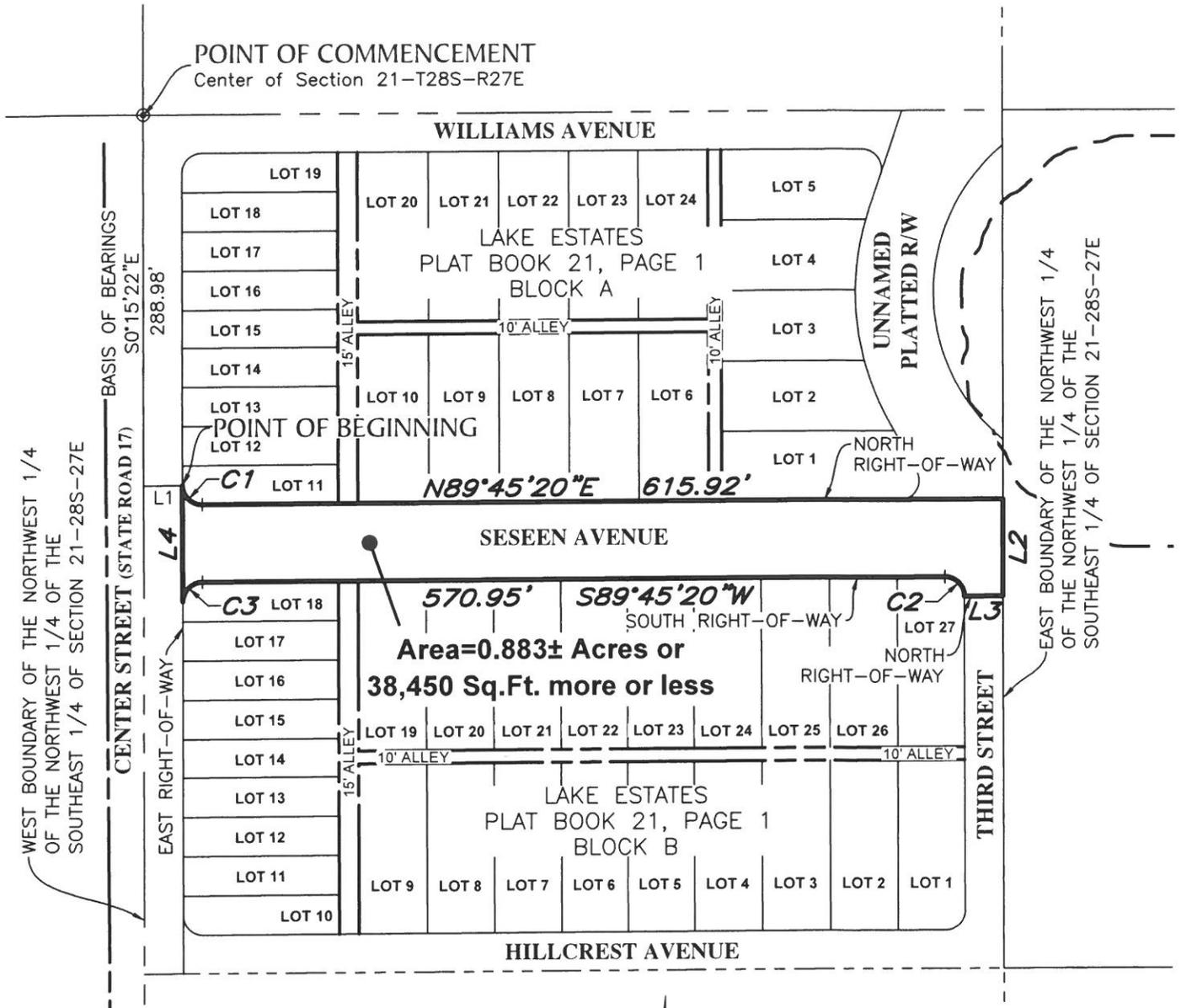
Revisions		
DATE	DESCRIPTION	DRAWN

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
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Description Sketch (Not A Survey)



**Area=0.883± Acres or
38,450 Sq.Ft. more or less**

SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 2 FOR SKETCH
SEE SHEET 3 FOR LINE & CURVE TABLES

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Description Sketch

(Not A Survey)

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N 89°44'38" E	30.00'
L2	S 00°16'44" E	74.97'
L3	S 89°43'16" W	30.00'
L4	N 00°15'22" W	90.00'

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	15.00'	89°59'18"	23.56'	21.21'	S 45°15'01" E
C2	15.00'	89°57'56"	23.55'	21.21'	N 45°15'42" W
C3	15.00'	90°00'42"	23.56'	21.22'	S 44°44'59" W

See Sheet 1 for Signature & Revisions

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Description Sketch

(Not A Survey)

DESCRIPTION THIRD STREET:

A portion of LAKE ESTATES, according to the map or plat thereof, recorded in Plat Book 21, Page 1 of the Public Records of Polk County, Florida, all lying in Section 21, Township 28 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at the Center of said Section 21, run thence along the North boundary of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 21, N.89°47'45"E., a distance of 660.80 feet to the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 21; thence along the East boundary of said Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 21, S.00°16'44"E., a distance of 378.48 feet to the **POINT OF BEGINNING**; thence continuing along said East boundary, S.00°16'44"E., a distance of 243.54 feet to a point on the North Right-of-Way of Hillcrest Avenue; thence along said North Right-of-Way, S.89°43'16"W., a distance of 30.00 feet to a point on the West Right-of-Way of Third Street, thence along said West Right-of-Way, N.00°16'44"W., a distance of 243.54 feet to a point on the South Right-of-way of Seseen Avenue; thence along said South Right-of-Way N.89°43'16"E., a distance of 30.00 feet to the **POINT OF BEGINNING**.

Containing 0.168 acres, more or less.

NOTES:

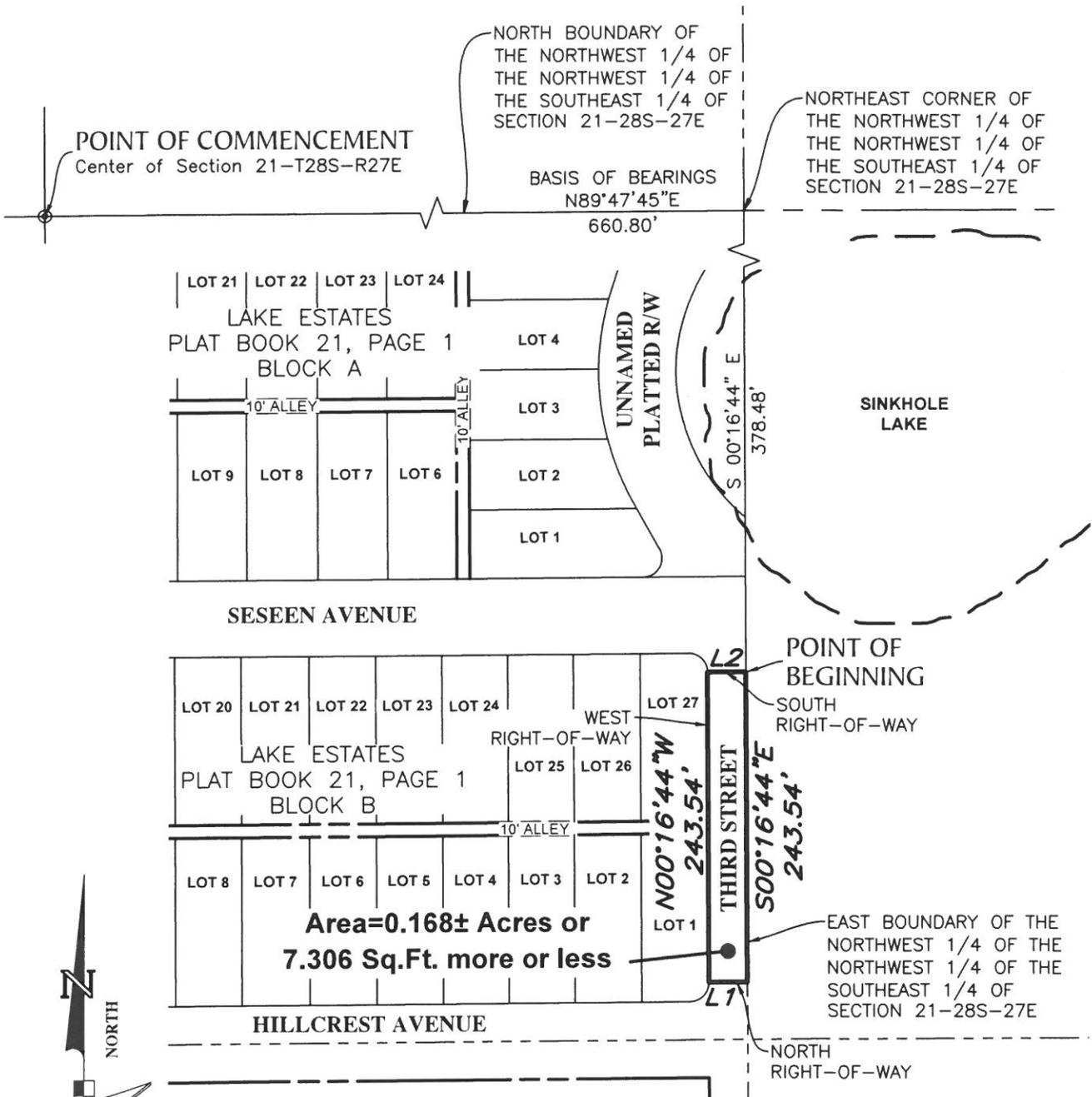
1) The bearings shown hereon are based on the North boundary of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 21, Township 28 South, Range 27 East, having a Grid bearing of N.89°47'45"E. The Grid bearings shown hereon refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83-2007 Adjustment) for the West Zone of Florida.

SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 2 FOR SKETCH, LINE & CURVE TABLES

 <p>Digitally signed by Charles Arnett Date: 2024.01.16 17:00:11 -05'00'</p> <p>Charles M. Arnett LS6884</p>	JOB #: POWERLINE RD-WEIBERG WEST-DUNDEE VACATE		<p>West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business No.: LB7768</p>  <p>GeoPoint Surveying, Inc.</p>
	DRAWN: BLB DATE: 01/11/2024 CHECKED: CMA		
	Prepared For: CASSIDY PROPERTY INVESTMENTS, LLC		
Revisions			
DATE	DESCRIPTION	DRAWN	

Description Sketch

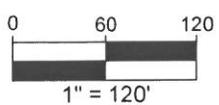
(Not A Survey)



SESEEN AVENUE

HILLCREST AVENUE

**Area=0.168± Acres or
7.306 Sq.Ft. more or less**



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 89°43'16" W	30.00'
L2	N 89°43'16" E	30.00'

See Sheet 1 for Signature & Revisions

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SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 2 FOR SKETCH, LINE & CURVE TABLES

Description Sketch (Not A Survey)

DESCRIPTION BLOCK "B" ALLEYS:

A portion of Block "B" LAKE ESTATES, according to the map or plat thereof, recorded in Plat Book 21, Page 1 of the Public Records of Polk County, Florida, all lying in Section 21, Township 28 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at the Center of said Section 21, run thence along the West boundary of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 21, S.00°15'22"E., a distance of 363.97 feet to the Westerly Extension of the South Right-of-Way of Seseen Avenue; thence along said Westerly Extension and the South Right-of-Way of Seseen Avenue N.89°45'20"E., a distance of 150.27 feet to the Northeast corner of Lot 18 of said Block "B" and the **POINT OF BEGINNING**, thence continuing along said South Right-of-Way, N.89°45'20"E., a distance of 15.00 feet to the Northwest Corner of Lot 19 of said Block "B"; thence along the West boundary of said Lot 19, S.00°15'22"E., a distance of 131.92 feet to the Southwest Corner of said Lot 19; thence along the South boundary of said Lot 19 and the South boundary of Lots 20 through 27 of said Block "B", N.89°44'07"E., a distance of 465.73 feet to the Southeast Corner of said Lot 27, said point also being West Right-of-Way of Third Street; thence along said West Right-of-Way, S.00°15'53"E., a distance of 10.00 feet to Northeast corner of Lot 1 of said Block "B"; thence along the North boundary line of said Lot 1 and the North boundary of Lots 2 through 9 of said Block "B", S.89°44'07"W., a distance of 465.73 feet to the Northwest corner of said Lot 9; thence along the West boundary of said Lot 9, S.00°15'22"E., a distance of 131.93 feet to the Southwest corner of said Lot 9, said point being on the North Right-of-Way of Hillcrest Avenue; thence along said North Right-of-Way, S.89°42'55"W., a distance of 15.00 feet to Southeast corner of Lot 10 of said Block "B"; thence along the East boundary of said Lot 10 and the East boundary of Lots 11 through 18 of said Block "B", N.00°15'22"W., a distance of 273.87 feet to the **POINT OF BEGINNING**.

Containing 0.201 acres, more or less.

NOTES:

1) The bearings shown hereon are based on the West boundary of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 21, Township 28 South, Range 27 East, having a Grid bearing of S.00°15'22"E. The Grid bearings shown hereon refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83-2007 Adjustment) for the West Zone of Florida.

SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 2 FOR SKETCH, LINE TABLE



Digitally signed
by Charles Arnett
Date: 2024.01.16
16:50:27 -05'00'

Charles M. Arnett LS6884

JOB #: POWERLINE RD-WEIBERG WEST-DUNDEE VACATE		
DRAWN: BLB DATE: 01/11/2024 CHECKED: CMA		
Prepared For: CASSIDY PROPERTY INVESTMENTS, LLC		
Revisions		
DATE	DESCRIPTION	DRAWN

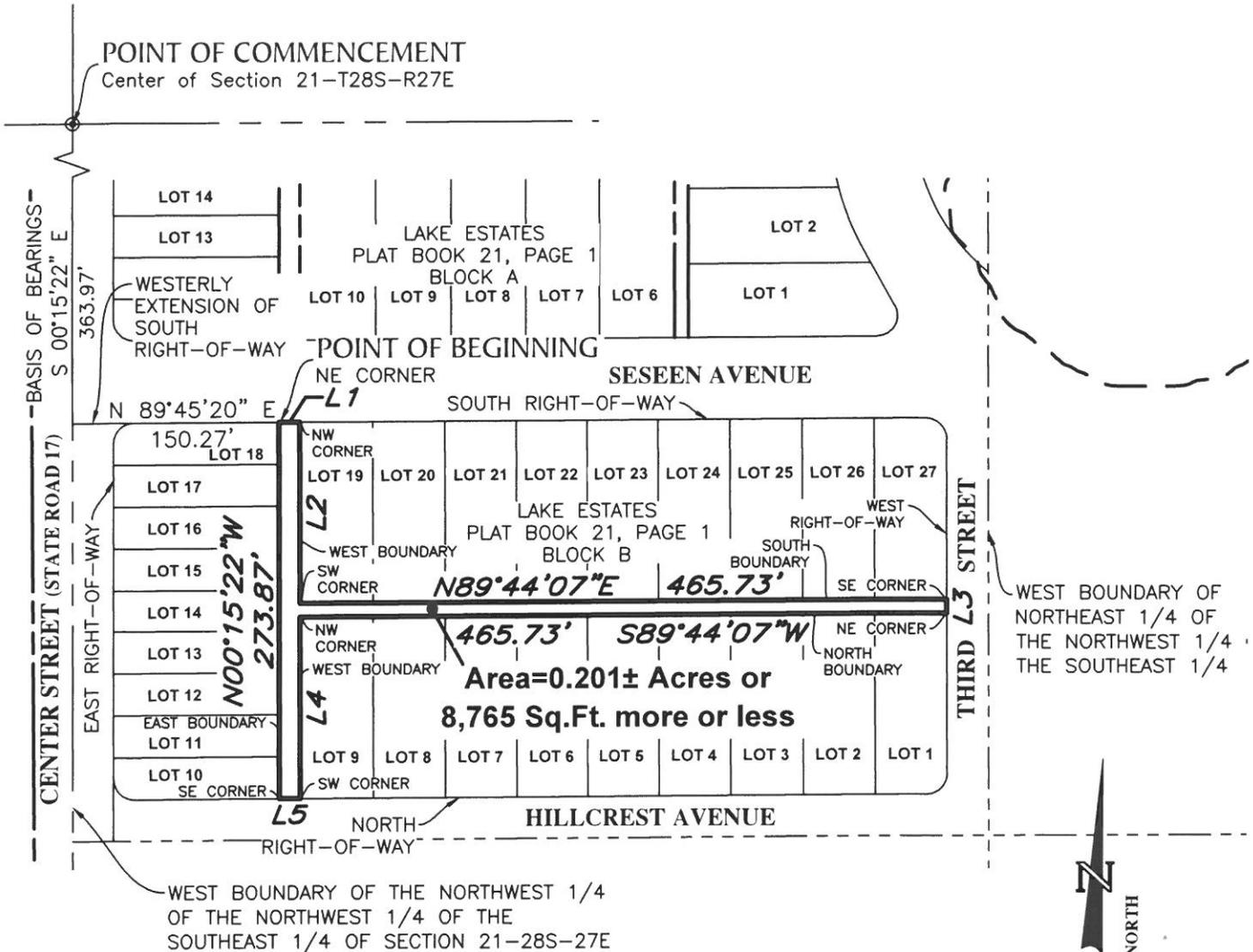
West Florida
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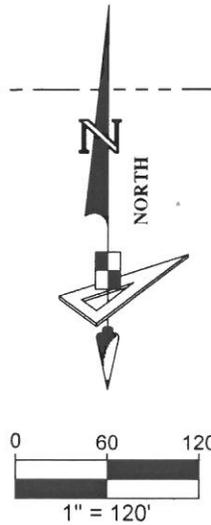
Description Sketch

(Not A Survey)



WEST BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21-28S-27E

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 89°45'20" E	15.00'
L2	S 00°15'22" E	131.92'
L3	S 00°15'53" E	10.00'
L4	S 00°15'22" E	131.93'
L5	S 89°42'55" W	15.00'



See Sheet 1 for Signature & Revisions

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SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 2 FOR SKETCH, LINE TABLE

Description Sketch

(Not A Survey)

DESCRIPTION UNNAMED PLATTED RIGHT-OF-WAY:

A portion of LAKE ESTATES, according to the map or plat thereof, recorded in Plat Book 21, Page 1 of the Public Records of Polk County, Florida, all lying in Section 21, Township 28 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at the Center of said Section 21, run thence along the North boundary of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 21, N.89°47'45"E., a distance of 583.13 feet to a point on the West Right of Way of Unnamed Platted Right-of-Way, said point being the **POINT OF BEGINNING**, thence continuing along said North Boundary, N.89°47'45"E., a distance of 77.67 feet the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 21; thence along the East boundary of said Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 21, S.00°16'44"E., a distance of 27.39 feet to a point on the East Right-of-Way of Unnamed Platted Right-of-Way; thence along said East Right-of-Way, Southerly, 261.38 feet along the arc of a non-tangent curve to the left having a radius of 150.00 feet and a central angle of 99°50'20" (chord bearing S.00°16'44"E., 229.54 feet) to said East boundary of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 21; thence along the East boundary of said Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 21; S.00°16'44"E., a distance of 46.58 feet to the North Right-of-Way of Seseen Avenue; thence along said North Right-of-Way, S.89°45'20"W., a distance of 79.70 feet to a point on the West Right-of-Way line of Unnamed Platted Right-of-Way; thence along said West Right-of-Way the following four (4) courses, (1) Northeasterly, 31.13 feet along the arc of a tangent curve to the left having a radius of 15.00 feet and a central angle of 118°54'00" (chord bearing N.30°18'20"E., 25.84 feet); (2) N.29°08'40"W., a distance of 43.03 feet; (3) Northerly, 172.59 feet along the arc of a tangent curve to the right having a radius of 210.00 feet and a central angle of 47°05'25" (chord bearing N.05°35'58"W., 167.78 feet); (4) N.17°56'45"E., a distance of 80.63 feet to the **POINT OF BEGINNING**.

Containing 0.474 acres, more or less.

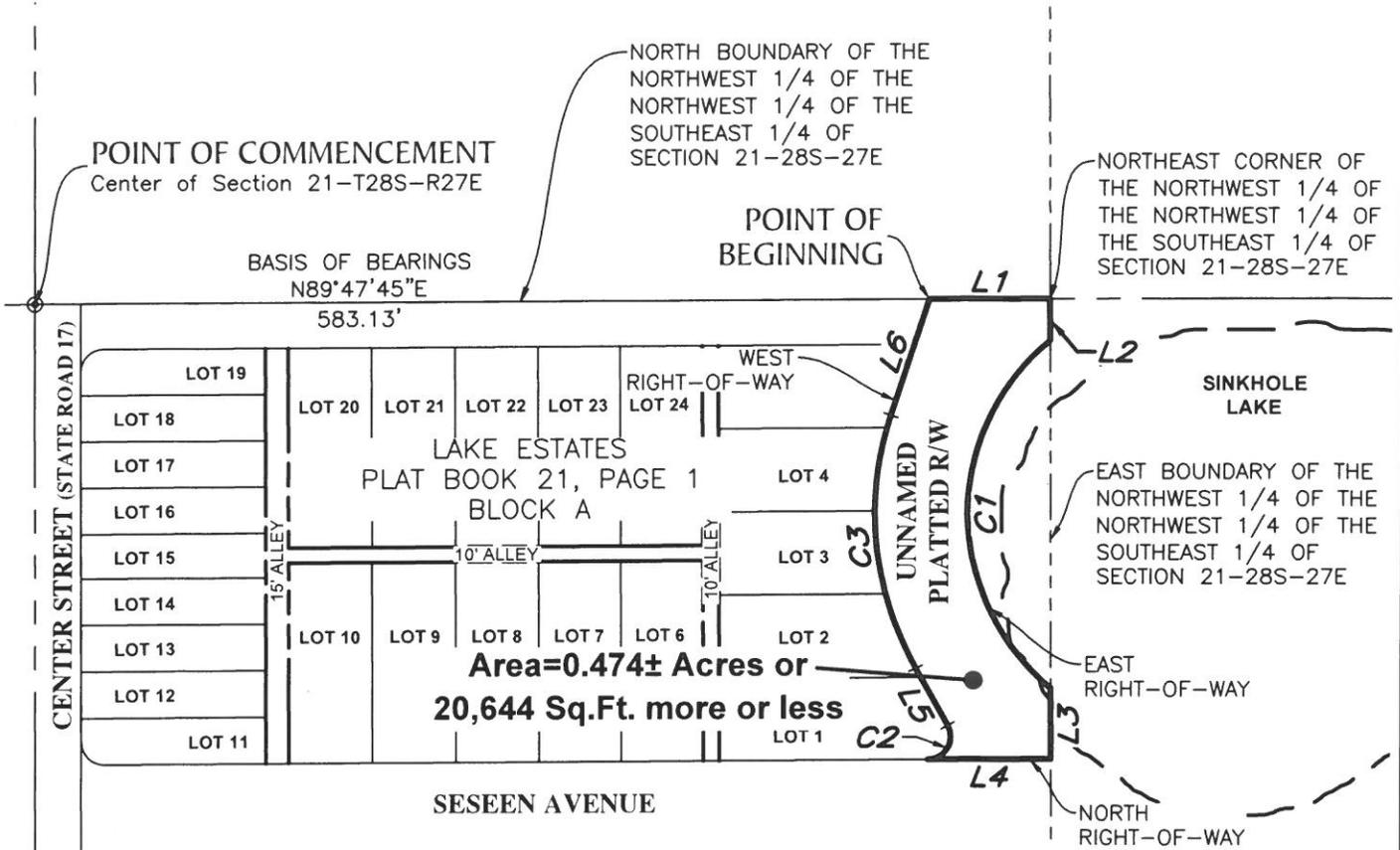
NOTES:

1) The bearings shown hereon are based on the North boundary of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 21, Township 28 South, Range 27 East, having a Grid bearing of N.89°47'45"E. The Grid bearings shown hereon refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83-2007 Adjustment) for the West Zone of Florida.

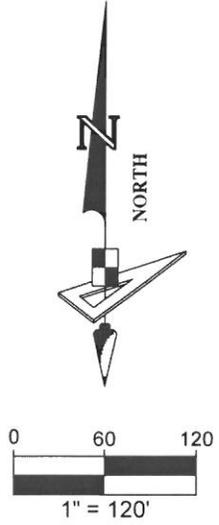
SEE SHEET 1
SEE SHEET 2 FOR SKETCH and LINE & CURVE TABLES

 <p>Digitally signed by Charles Arnett Date: 2024.01.16 17:01:14 -05'00'</p> <p>Charles M. Arnett LS6884</p>	<p>JOB #: POWERLINE RD-WEIBERG WEST-DUNDEE VACATE</p> <p>DRAWN: BLB DATE: 01/11/2024 CHECKED: CMA</p> <p>Prepared For: CASSIDY PROPERTY INVESTMENTS, LLC</p>	<p>West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business No.: LB 7768</p>  <p style="font-size: 24pt; font-weight: bold;">GeoPoint</p> <p style="font-size: 18pt;">Surveying, Inc.</p>															
	<p>Revisions</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">DATE</th> <th style="width: 65%;">DESCRIPTION</th> <th style="width: 20%;">DRAWN</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>		DATE	DESCRIPTION	DRAWN												
	DATE	DESCRIPTION	DRAWN														
<p>FILE PATH: P:\POWERLINE_RD_WEIBERG WEST\DESCRIPTIONS\WEIBERG W_DUNDEE_DS_VACATE_UNNAMED.DWG LAST SAVED BY: BARTB 01 of</p>		<p style="text-align: right; font-weight: bold; font-size: 12pt;">163</p>															
<p> </p>																	

Description Sketch (Not A Survey)



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 89°47'45" E	77.67'
L2	S 00°16'44" E	27.39'
L3	S 00°16'44" E	46.58'
L4	S 89°45'20" W	79.70'
L5	N 29°08'40" W	43.03'
L6	N 17°56'45" E	80.63'



CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	150.00'	99°50'20"	261.38'	229.54'	S 00°16'44" E
C2	15.00'	118°54'00"	31.13'	25.84'	N 30°18'20" E
C3	210.00'	47°05'25"	172.59'	167.78'	N 05°35'58" W

SEE SHEET 1
SEE SHEET 2 FOR SKETCH and LINE & CURVE TABLES

See Sheet 1 for Signature & Revisions

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)

DESCRIPTION WILLIAMS AVENUE:

A portion of LAKE ESTATES, according to the map or plat thereof, recorded in Plat Book 21, Page 1 of the Public Records of Polk County, Florida, all lying in Section 21, Township 28 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at the Center of said Section 21, run thence along the North boundary of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 21, N.89°47'45"E., a distance of 30.00 feet to a point on the East Right-of-Way of Center Street, said point being the **POINT OF BEGINNING**; thence continuing along said North boundary, N.89°47'45"E., a distance of 553.13 feet to a point on the West Right-of-Way of and Unnamed Platted Right-of-Way; thence along said West Right-of-Way S.17°56'45"W., a distance of 52.27 feet to a point on the South Right of Way of Williams Avenue; thence along South Right-of-Way the following three (3) Courses (1) Northwesterly, 28.31 feet along the arc of a non-tangent curve to the left having a radius of 15.00 feet and a central angle of 108°09'00" (chord bearing N.36°07'45"W., 24.29 feet); (2) S.89°47'45"W., a distance of 507.55 feet; (3) Southwesterly, 23.58 feet along the arc of a tangent curve to the left having a radius of 15.00 feet and a central angle of 90°03'06" (chord bearing S.44°46'11"W., 21.22 feet) to a point on said East Right-of-Way of Center Street; thence along East Right-of-Way, N.00°15'22"W., a distance of 45.01 feet to said North Boundary, said point being the **POINT OF BEGINNING**.

Containing 0.381 acres, more or less.

NOTES:

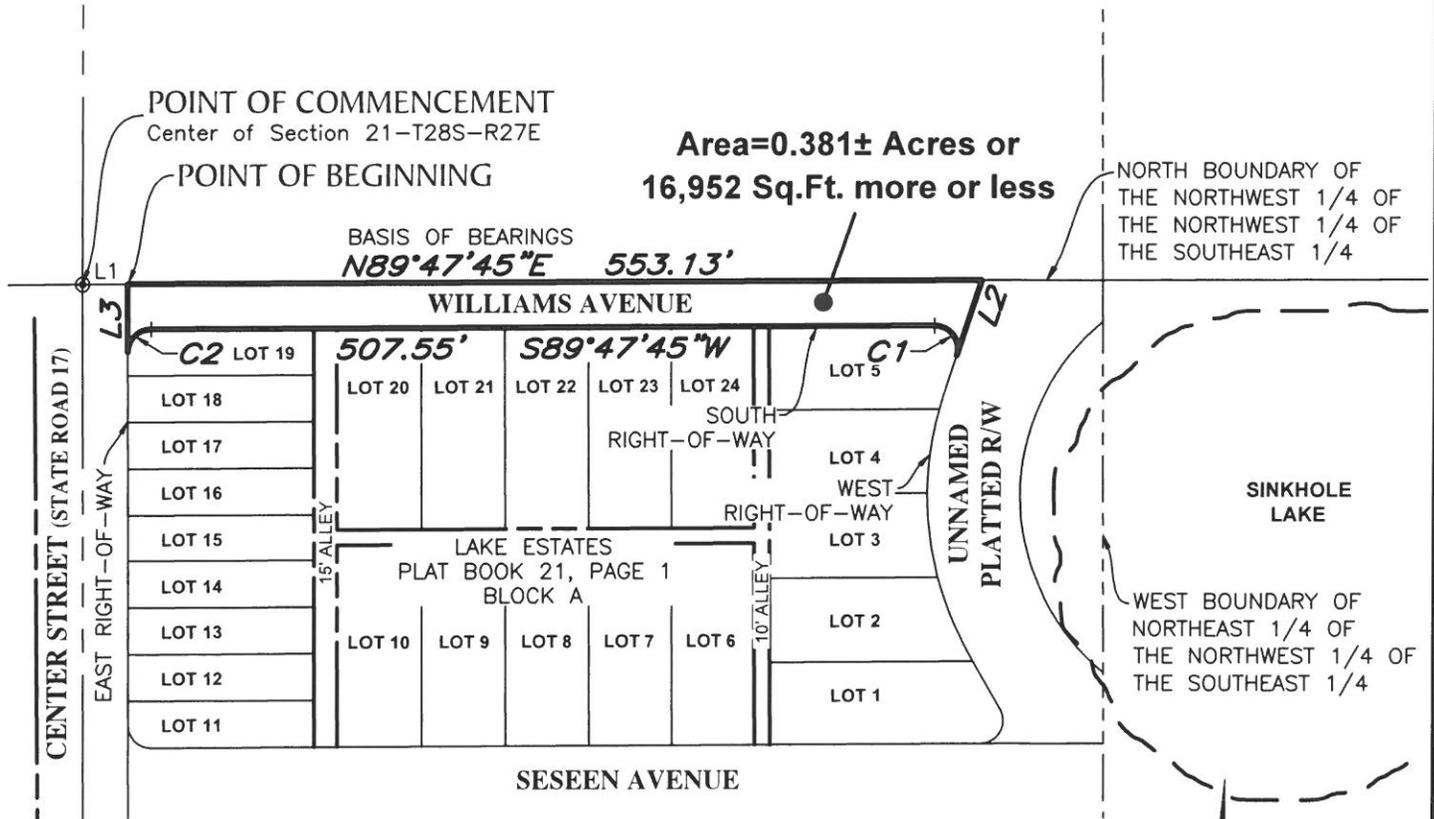
1) The bearings shown hereon are based on the North boundary of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 21, Township 28 South, Range 27 East, having a Grid bearing of N.89°47'45"E. The Grid bearings shown hereon refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83-2007 Adjustment) for the West Zone of Florida.

SEE SHEET 1
SEE SHEET 2 FOR SKETCH, LINE & CURVE TABLES

 <p>Digitally signed by Charles Arnett Date: 2024.01.16 17:01:51 -05'00'</p> <p>Charles M. Arnett LS6884</p>	JOB #: POWERLINE RD-WEIBERG WEST-DUNDEE VACATE		<p>West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business No.: LB 7768</p>  <p>GeoPoint Surveying, Inc.</p>
	DRAWN: BLB DATE: 01/11/2024 CHECKED: CMA		
	Prepared For: CASSIDY PROPERTY INVESTMENTS, LLC		
	Revisions		
	DATE	DESCRIPTION	DRAWN

Description Sketch

(Not A Survey)



**Area=0.381± Acres or
16,952 Sq.Ft. more or less**

BASIS OF BEARINGS
N89°47'45"E 553.13'

NORTH BOUNDARY OF
THE NORTHWEST 1/4 OF
THE NORTHWEST 1/4 OF
THE SOUTHEAST 1/4

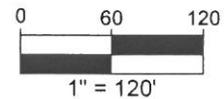
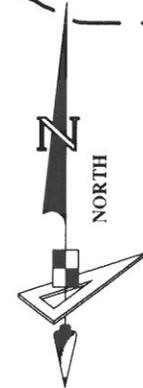
WEST BOUNDARY OF
NORTHEAST 1/4 OF
THE NORTHWEST 1/4 OF
THE SOUTHEAST 1/4

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N 89°47'45" E	30.00'
L2	S 17°56'45" W	52.27'
L3	N 00°15'22" W	45.01'

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	15.00'	108°09'00"	28.31'	24.29'	N 36°07'45" W
C2	15.00'	90°03'06"	23.58'	21.22'	S 44°46'11" W



See Sheet 1 for Signature & Revisions

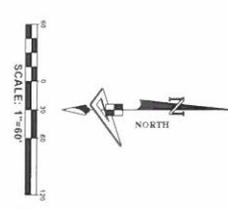
West Florida
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Phone: (813) 248-8888
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Licensed Business No.: LB 7768



GeoPoint
Surveying, Inc.

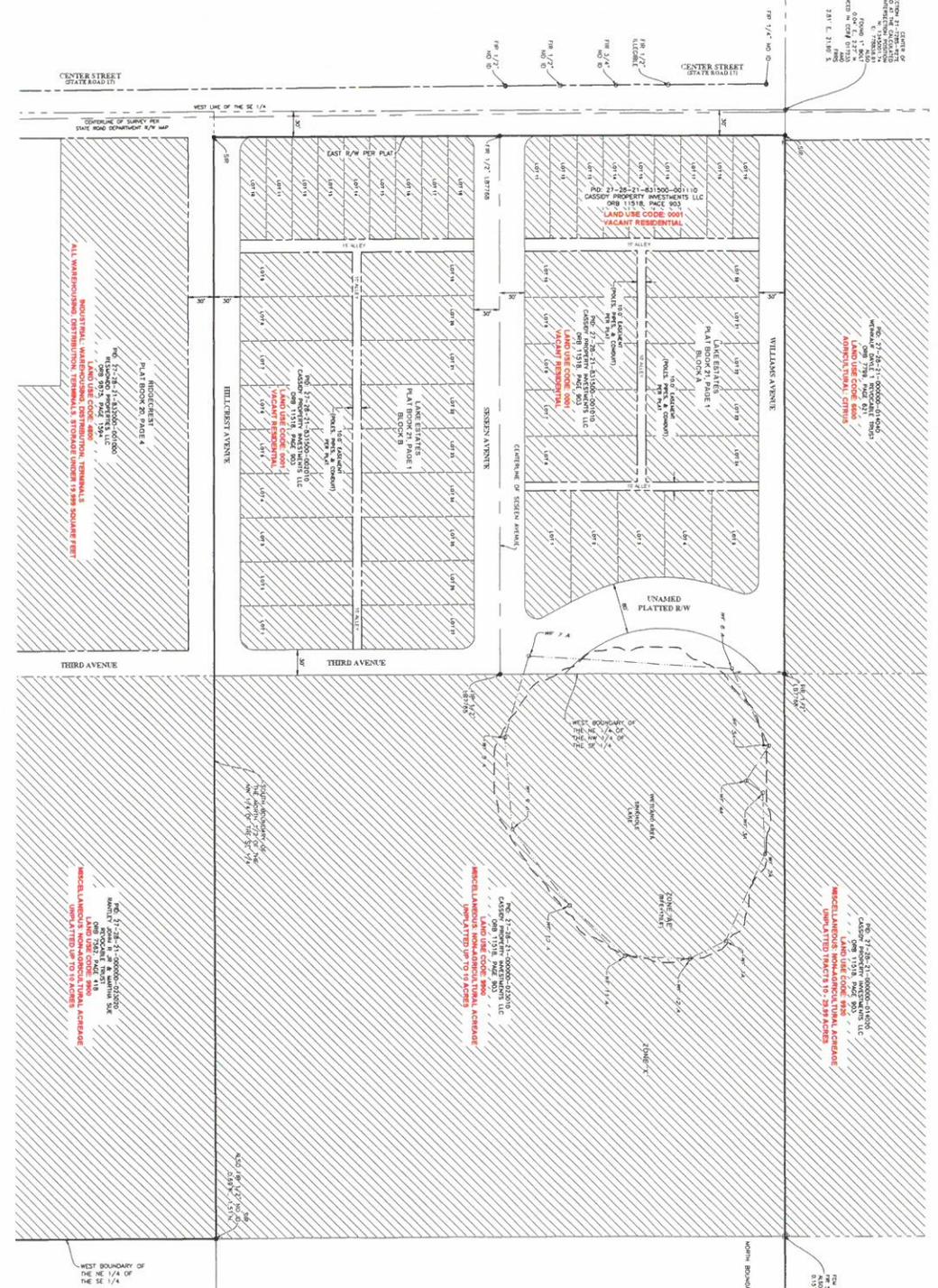
SEE SHEET 1
SEE SHEET 2 FOR SKETCH, LINE & CURVE TABLES

OWNER OF
 PLAT 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100
 CASSET PROPERTY INVESTMENTS LLC
 11011 W. BAYVIEW BLVD., SUITE 100
 MIAMI, FL 33147
 PHONE 773.586.1200
 NO INTEREST IN THIS PROPERTY
 201 E. 11th St.



LEGEND

---	Centerline of Road
---	Centerline of Canal
---	Centerline of Pipeline
---	Boundary of Plat
---	Boundary of Lot
---	Boundary of Block
---	Boundary of Section
---	Boundary of Township
---	Boundary of Range
---	Boundary of County
---	Boundary of State
---	Boundary of Federal
---	Boundary of National
---	Boundary of International
---	Boundary of Other



SURVEYOR'S NOTES

- 1) This exhibit was prepared with the purpose of reflecting the true and correct location of the centerlines of the streets, canals, pipelines, and boundaries of the adjacent lots.
- 2) The lot area codes for each parcel were obtained from the Polk County Property Appraiser's office.
- 3) All other information shown herein was obtained from the Polk County Property Appraiser's office, the Department of Revenue (DOR), the State of Florida, the U.S. Department of Agriculture, and the U.S. Department of the Interior.
- 4) The boundary of the State of Florida is shown by a dashed line.
- 5) The boundary of the U.S. is shown by a solid line.
- 6) The boundary of the International is shown by a solid line.
- 7) The boundary of the Other is shown by a solid line.

PROJECT: Residential Subdiv
OWNER: Miami-Dade County Land Use Exhibit
DATE: 10/27/2023
REVISIONS: 01
DATE: 10/27/2023
REVISIONS: 01
DATE: 10/27/2023
REVISIONS: 01

THIS IS
 NOT A SURVEY

Land Use Exhibit
 Prepared for
 Health Construction and Management, LLC
 Section 21, Township 28 S., Range 27 E.
 Polk County, Florida

Geopoint
 Surveying, Inc.
 2113 Hialeah Street
 Miami, FL 33150
 Phone: (305) 486-2888
 Fax: (305) 486-2786
 Email: info@geopoint.com



Frontier Communications
120 E. Lime Street
Lakeland, Florida 33801

October 18, 2022

Request for Vacate: At Weiberg West.

Daniel Arnette,

- Frontier Florida LLC will require easements as indicated on the attached plat.
- Frontier Florida LLC does object to the above referenced easement or right of way vacation. This is necessary, as we have facilities in the existing easement or rights of way, which needs to be maintained
- Frontier Florida LLC has no objection to the above referenced request.
- Frontier Florida LLC has conditional approval to the above referenced vacate providing that access (easement) will be provided by the property owner and or its successors as needed for Frontier to maintain and provide service. Loss of access to our facilities will require for the relocation of our facilities to a new location at the property owners cost. This is necessary, as we have facilities which need to be maintained.

Sincerely,

Mark Brinson
Engineer
Frontier Communications Florida

A Part of Frontier Communications



Aug. 23, 2023

Via email: Daniel@cassidylanddev.com

Mr. Daniel Arnette
Cassidy Land Development, LLC
346 East Central Avenue
Winter Haven, Florida 33880

**RE: Vacation of Platted Right Of Ways
Center Street, Dundee
Polk County, Florida**

Dear Mr. Arnette:

Please be advised that Duke Energy has “**no objection**” to the vacation and abandonment of Williams Avenue, Seseen Avenue, Hillcrest Avenue and Third Street as recorded in the Lake Estates Plat, recorded in Plat 21, Page 1, Public Records of Polk County, being more particularly as shown on the accompanying Lake Estates plat, attached hereto and by this reference made a part hereof.

If I can be of further assistance, please do not hesitate to contact me.

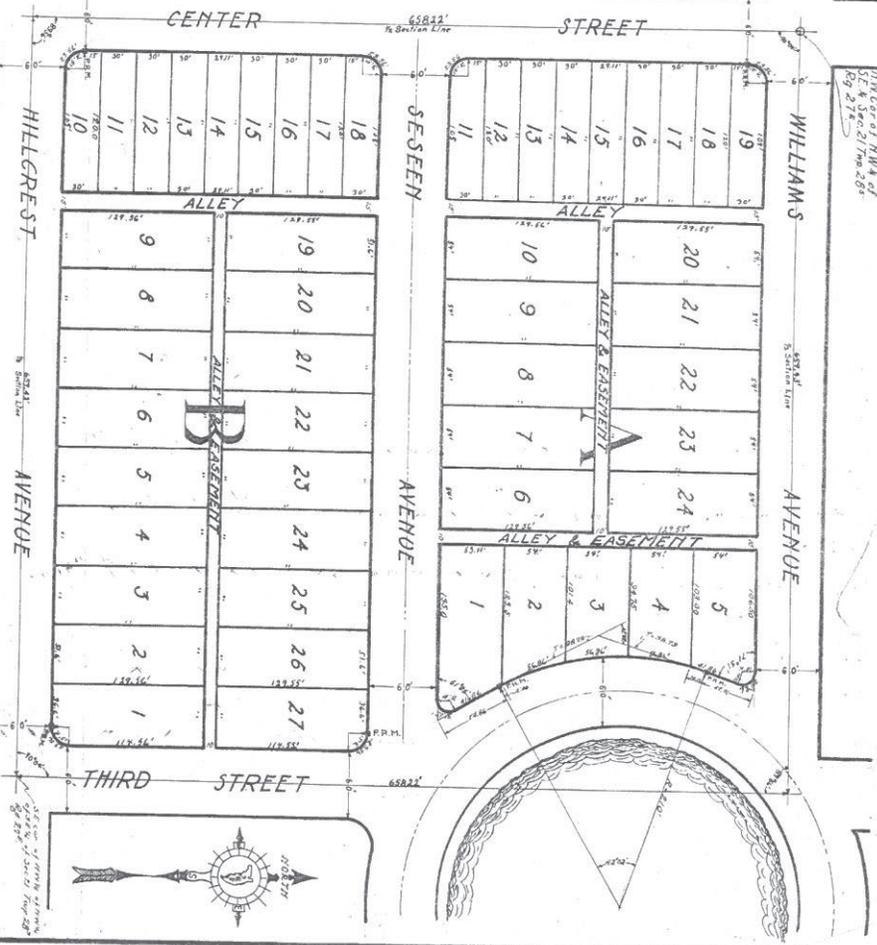
Sincerely,
Irma Cuadra

Irma Cuadra
Senior Research Specialist

Attachment

LAKE ESTATE

BEING A SUBDIVISION OF
 NW 1/4 NW 1/4 of SEC 4, Twp. 28° N, Rg. 27° W
 POLK COUNTY
 FLORIDA



STATE OF FLORIDA
 COUNTY OF POLK

I, J. D. Paulston, Clerk of Circuit Court of Polk County, Florida, do hereby certify that I have examined the plat of the subdivision of the land shown upon this map, and find that the same complies with all requirements of the Law of the State of Florida relating to the subdivision of land, and that the same is correct and true in all particulars, and that I have filed the same for record of maps and plats, and that I have caused the same to be printed and distributed to the owners of the lots shown on this map, and that I have caused the same to be filed in the office of the Clerk of Circuit Court of Polk County, Florida, this 12 day of February, 1926.

STATE OF FLORIDA
 COUNTY OF POLK

I, the Engineer who made this Map do hereby certify that this Map is a correct representation of the ground shown thereon, and that the same has been prepared and filed in accordance with the laws of the State of Florida, relating to the making of surveys, and that I have caused the same to be printed and distributed to the owners of the lots shown on this map, and that I have caused the same to be filed in the office of the Clerk of Circuit Court of Polk County, Florida, this 12 day of February, 1926.

STATE OF FLORIDA
 COUNTY OF POLK

It is hereby certified that the City Council of the City of Polk, Florida, have officially approved this Map, and that I have caused the same to be printed and distributed to the owners of the lots shown on this map, and that I have caused the same to be filed in the office of the Clerk of Circuit Court of Polk County, Florida, this 12 day of February, 1926.

STATE OF FLORIDA
 COUNTY OF POLK

I, J. D. Paulston, Clerk of Circuit Court of Polk County, Florida, do hereby certify that I have examined the plat of the subdivision of the land shown upon this map, and find that the same complies with all requirements of the Law of the State of Florida relating to the subdivision of land, and that the same is correct and true in all particulars, and that I have filed the same for record of maps and plats, and that I have caused the same to be printed and distributed to the owners of the lots shown on this map, and that I have caused the same to be filed in the office of the Clerk of Circuit Court of Polk County, Florida, this 12 day of February, 1926.





July 27, 2023

Daniel Arnette
Heath Construction and Management, LLC
346 East Central Avenue, Winter Haven, FL 33880
m: 813-970-4860
daniel@heathfl.com

DELIVERY VIA EMAIL: daniel@cassidylanddev.com

Re: No Objection Letter
Project: Vacate ROW created by Lake Estates Plat in Dundee, FL
County: Polk County

Mr. Arnette,

Upon review, the following has been determined concerning your request:

Florida Public Utilities:

 X Approves with conditions to the vacation of the right of way area shown on the attached documents. Conditions of approval noted below and / or on attached documents.

Documents Attached / Referenced:

Lake Estates - Overlay.pdf
Lake Estates Plat.pdf

Conditions for Approval:

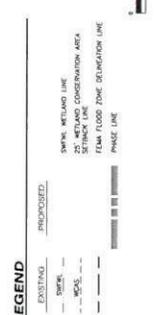
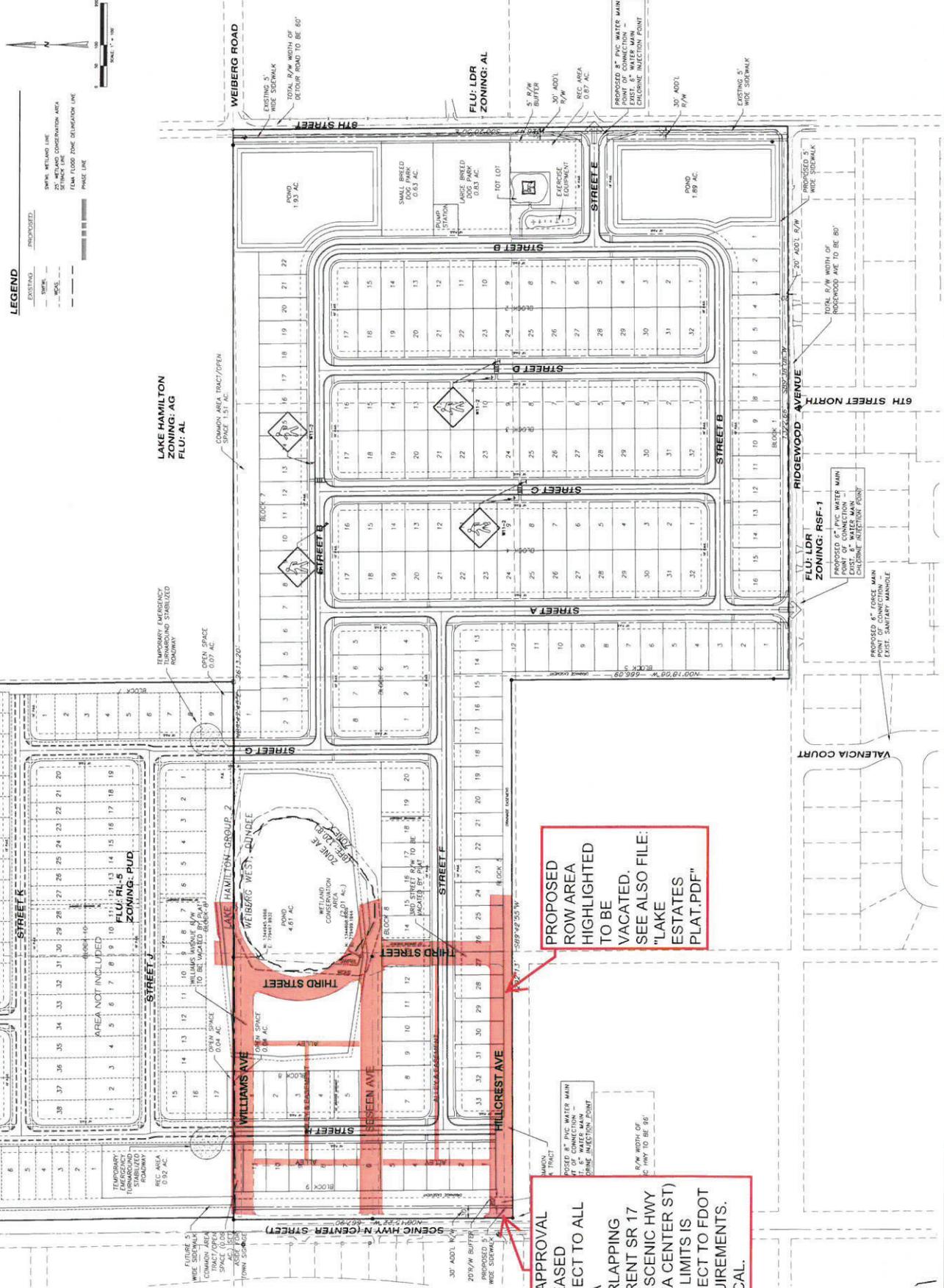
Approval is provided subject to requirement that all proposed improvements within area that overlaps current SR 17 (AKA Scenic Hwy. / FKA Center Street) is subject to FDOT requirements.

Sincerely,

Foster Chatham
Engineering Technician
Florida Public Utilities
fchatham@chpk.com



NO.	DATE	DESCRIPTION
1	11-17-21	1ST WKS. LAYOUT
2	11-17-21	2ND WKS. LAYOUT
3	11-17-21	3RD WKS. LAYOUT
4	11-17-21	4TH WKS. LAYOUT
5	11-17-21	5TH WKS. LAYOUT
6	11-17-21	6TH WKS. LAYOUT
7	11-17-21	7TH WKS. LAYOUT
8	11-17-21	8TH WKS. LAYOUT
9	11-17-21	9TH WKS. LAYOUT
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88	11-17-21	88TH WKS. LAYOUT
89	11-17-21	89TH WKS. LAYOUT
90	11-17-21	90TH WKS. LAYOUT
91	11-17-21	91TH WKS. LAYOUT
92	11-17-21	92TH WKS. LAYOUT
93	11-17-21	93TH WKS. LAYOUT
94	11-17-21	94TH WKS. LAYOUT
95	11-17-21	95TH WKS. LAYOUT
96	11-17-21	96TH WKS. LAYOUT
97	11-17-21	97TH WKS. LAYOUT
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99	11-17-21	99TH WKS. LAYOUT
100	11-17-21	100TH WKS. LAYOUT



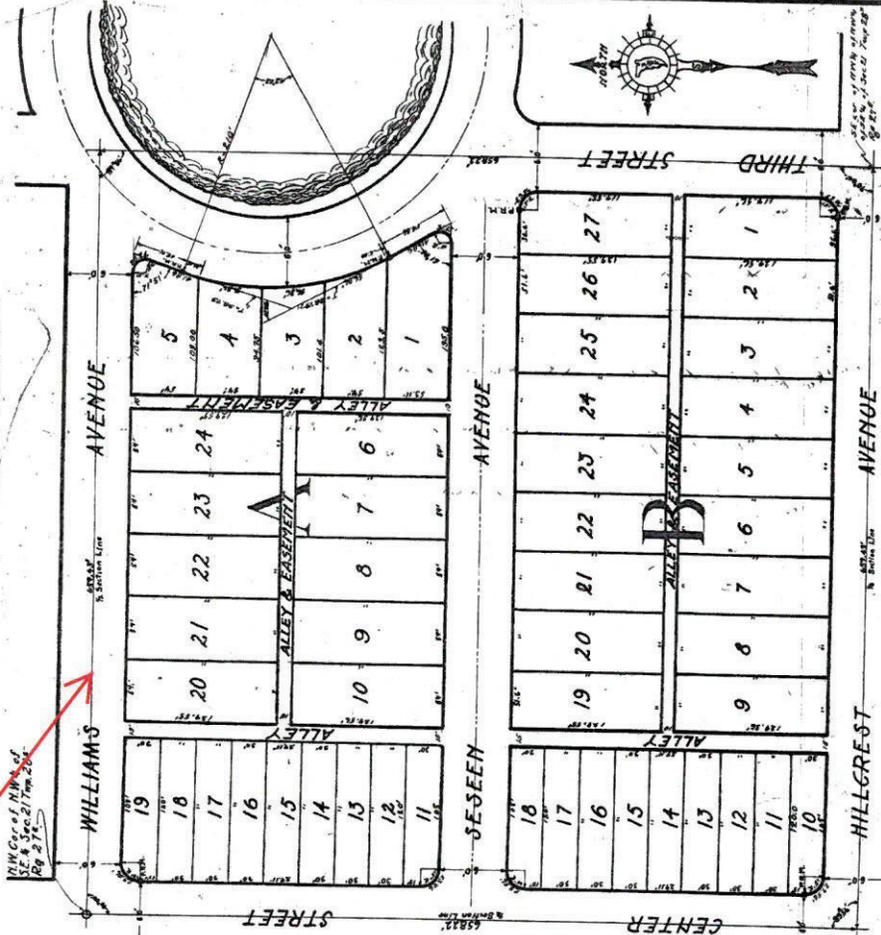
PROPOSED ROW AREA HIGHLIGHTED TO BE VACATED. SEE ALSO FILE: "LAKE ESTATES PLAT.PDF"

FPU APPROVAL RELEASED TO ALL AREA OVERLAPPING CURRENT SR 17 (AKA SCENIC HWY N: FKA CENTER ST) ROW LIMITS IS SUBJECT TO FDOT REQUIREMENTS. TYPICAL.

LAKE ESTATE

BEING A SUBDIVISION OF
MAY N.W. 1/4 of S.E. 1/4 Sec. 21, Twp. 28° N., R. 27° W.

DUNDEE FLORIDA POLK COUNTY



PROPOSED
ROW AREA TO
BE VACATED.
SEE ALSO FILE:
"LAKE
ESTATES -
OVERLAY.PDF"

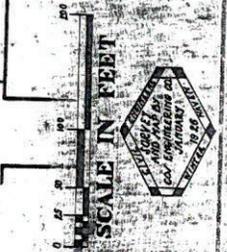
STATE OF FLORIDA
COUNTY OF POLK
I, the undersigned, being the official
and authorized representative of the
N.W. 1/4 of the S.E. 1/4 Sec. 21, Twp. 28° N., R. 27° W. of the
to the use of the public for parks, parkways, streets, alleys, roads,
by green, and highways shown upon this map of said land and here
pales, lines and easements as shown on Map for
WITNESSES my hand and seal this 12th day of Feb. 1926.
Signed, sealed and delivered in the presence of:
By: *John A. ...*
My commission expires Feb. 13, 1926.

STATE OF FLORIDA
COUNTY OF POLK
I hereby certify that *William ...* and *John ...*
and Secretary, respectively, the foregoing Map and plat of the
owners of the land shown upon this Map, and who are the
copies of the same before me this day and acknowledged that they are
self and dead, and for the purpose therein expressed, and as their free
WITNESS my hand and seal this 12th day of Feb. 1926.
My commission expires Feb. 13, 1926.

STATE OF FLORIDA
COUNTY OF POLK
I, the Engineer who made this Map do hereby certify that
this Map is a correct representation of the land platted, and that per-
manent reference marks have been placed as called for by
the Laws of the State of Florida, and that the marking of surveys
WITNESS my hand of *Barlow, Florida, this 12th day of Feb. 1926.*

STATE OF FLORIDA
COUNTY OF POLK
It is hereby certified that the City Council, of the City
of *Dundee*, has approved this Map.
By: *John A. ...*
Attest: *John A. ...*

STATE OF FLORIDA
COUNTY OF POLK
do hereby certify that I have examined this Map and that it complies
in form with all requirements of the State of Florida, regard-
ing the making of surveys and filing for record of maps and plats, and
WITNESS my hand and seal this 12th day of Feb. 1926.
day of February, 1926.



Seth Claytor

From: Gregory, Gene A <Gene.Gregory@charter.com>
Sent: Thursday, July 27, 2023 3:45 PM
To: Daniel Arnette; Robinson, Eva M
Subject: RE: Weiberg West - ROW Vacation
Attachments: Lake Estates - Overlay.pdf

You don't often get email from gene.gregory@charter.com. [Learn why this is important](#)

Daniel, Spectrum has no objection to closing these highlighted ROW's. can you use this email until we can get you a letter

From: Daniel Arnette <daniel@cassidylanddev.com>
Sent: Thursday, July 27, 2023 11:45 AM
To: Gregory, Gene A <Gene.Gregory@charter.com>; Robinson, Eva M <Eva.Robinson@charter.com>
Subject: [EXTERNAL] RE: Weiberg West - ROW Vacation

CAUTION: The e-mail below is from an external source. Please exercise caution before opening attachments, clicking links, or following guidance.

Gene,

Please see attached. Please let me know if you need anything else to get this processed and completed.

Daniel Arnette
Cassidy Land Development, LLC
 346 East Central Avenue, Winter Haven, FL 33880
 m: 813-970-4860
daniel@cassidylanddev.com

From: Gregory, Gene A <Gene.Gregory@charter.com>
Sent: Tuesday, July 25, 2023 3:12 PM
To: Robinson, Eva M <Eva.Robinson@charter.com>
Cc: Daniel Arnette <daniel@cassidylanddev.com>
Subject: RE: Weiberg West - ROW Vacation

You don't often get email from gene.gregory@charter.com. [Learn why this is important](#)

Daniel can you send me the Weiberg West pre-liminary plat and the Lake Estates Plat. And I will get it processed

From: Robinson, Eva M <Eva.Robinson@charter.com>
Sent: Tuesday, July 25, 2023 3:09 PM
To: Gregory, Gene A <Gene.Gregory@charter.com>
Cc: Daniel Arnette <daniel@cassidylanddev.com>
Subject: FW: Weiberg West - ROW Vacation
Importance: High

Hi Gene, Daniel Arnette of the Cassidy Land Dev has been trying to obtain a vacate an existing ROW for a new development but has not been unsuccessful & the Email string puts this request as far bas as October of 2022. I have copied Daniel Arnette in this forwarding, and he can be contacted by calling: 813-970-4860

Thanks Gene



Eva M. Robinson | Sr. Account Executive, SCS | 863-288-2245 **O** | 863-581-3298 **M**
3611 Queen Palm Drive, 2ND Floor | Tampa, FL 33619
Eva.robinson@Charter.com
Bulk Owner Customer Support: 877.647.7732
Bulk Tenant Customer Support: 833.697.7328
Bulk WIFI Customer Support: 855.895.5302

From: Daniel Arnette <daniel@cassidylanddev.com>
Sent: Friday, July 14, 2023 12:57 PM
To: Robinson, Eva M <Eva.Robinson@charter.com>
Subject: [EXTERNAL] Re: Weiberg West - ROW Vacation

CAUTION: The e-mail below is from an external source. Please exercise caution before opening attachments, clicking links, or following guidance.

Thanks Eva. More than happy to get on a call to help get a decision

Thanks,

Daniel Arnette
Cassidy Land Development, LLC

Sent from my iPhone

On Jul 14, 2023, at 12:40 PM, Robinson, Eva M <Eva.Robinson@charter.com> wrote:

Hi Daniel, I have not gotten a response from the Engineer team, but I will reach out to them again and follow up with you

Regards

<image001.png>

Eva M. Robinson | Sr. Account Executive, SCS | 863-288-2245 **O** | 863-581-3298 **M**
3611 Queen Palm Drive, 2ND Floor | Tampa, FL 33619
Eva.robinson@Charter.com
Bulk Owner Customer Support: 877.647.7732
Bulk Tenant Customer Support: 833.697.7328
Bulk WIFI Customer Support: 855.895.5302

From: Daniel Arnette <daniel@cassidylanddev.com>
Sent: Wednesday, July 12, 2023 1:33 PM

To: Robinson, Eva M <Eva.Robinson@charter.com>
Subject: [EXTERNAL] RE: Weiberg West - ROW Vacation

CAUTION: The e-mail below is from an external source. Please exercise caution before opening attachments, clicking links, or following guidance.

Hi Eva,

I hope you are doing well. I wanted to follow up on the vacation request below. Can you provide on update on the request for no objection?

Daniel Arnette
Cassidy Land Development, LLC
346 East Central Avenue, Winter Haven, FL 33880
m: 813-970-4860
daniel@cassidylanddev.com

From: Robinson, Eva M <Eva.Robinson@charter.com>
Sent: Thursday, July 6, 2023 12:31 PM
To: Daniel Arnette <daniel@cassidylanddev.com>
Subject: RE: Weiberg West - ROW Vacation

Hi Daniel, let me get this to my Sr. Director for her assistance and I will follow up with you from her response

regards

<image001.png>

Eva M. Robinson | Sr. Account Executive, SCS | 863-288-2245 **O** | 863-581-3298 **M**
3611 Queen Palm Drive, 2ND Floor | Tampa, FL 33619
Eva.robinson@Charter.com
Bulk Owner Customer Support: 877.647.7732
Bulk Tenant Customer Support: 833.697.7328
Bulk WIFI Customer Support: 855.895.5302

From: Daniel Arnette <daniel@cassidylanddev.com>
Sent: Thursday, July 6, 2023 12:24 PM
To: Robinson, Eva M <Eva.Robinson@charter.com>
Subject: [EXTERNAL] FW: Weiberg West - ROW Vacation
Importance: High

CAUTION: The e-mail below is from an external source. Please exercise caution before opening attachments, clicking links, or following guidance.

Hi Eva, I was hoping you could help me out with this. I am trying to vacate an existing ROW for a new development and am having a hard time getting a response from Spectrum. I need a letter of no objection from spectrum for this. Is this something that you could help facilitate?

Daniel Arnette
Cassidy Land Development, LLC
346 East Central Avenue, Winter Haven, FL 33880
m: 813-970-4860
daniel@cassidylanddev.com

From: Daniel Arnette
Sent: Wednesday, July 5, 2023 5:10 PM
To: 'Alldredge, Jimmy' <Jimmy.Alldredge@charter.com>
Subject: RE: Weiberg West - ROW Vacation
Importance: High

Jimmy,

I wanted to follow up on this. Is there someone else that I need to contact to get this resolved?

Daniel Arnette
Cassidy Land Development, LLC
346 East Central Avenue, Winter Haven, FL 33880
m: 813-970-4860
daniel@cassidylanddev.com

From: Daniel Arnette
Sent: Monday, June 12, 2023 4:26 PM
To: Alldredge, Jimmy <Jimmy.Alldredge@charter.com>; Daniels, Darin R <Darin.Daniels@charter.com>
Subject: RE: Weiberg West - ROW Vacation

Hi Jimmy,

I wanted to follow up on this ROW Vacation request. Please give me a call if you have any question.

Daniel Arnette
Cassidy Land Development, LLC
346 East Central Avenue, Winter Haven, FL 33880
m: 813-970-4860
daniel@cassidylanddev.com

From: Daniel Arnette <daniel@cassidylanddev.com>
Sent: Wednesday, May 31, 2023 6:38 PM
To: Alldredge, Jimmy <Jimmy.Alldredge@charter.com>; Daniels, Darin R <Darin.Daniels@charter.com>
Subject: Re: Weiberg West - ROW Vacation

Hi Jimmy,

I wanted to follow up on the email I sent last week. Do you have any questions on comments on this? Would you be able to provide the letter of no objection to the vacation?

Daniel Arnette
Cassidy Land Development, LLC
(813)970-4860

Get [Outlook for iOS](#)

From: Daniel Arnette
Sent: Thursday, May 25, 2023 2:16:12 PM
To: Alldredge, Jimmy <Jimmy.Alldredge@charter.com>; Daniels, Darin R <Darin.Daniels@charter.com>
Subject: RE: Weiberg West - ROW Vacation

Jimmy, thanks for providing this information.

We are working on resubmitting our vacation request to Dundee and are required to get a letter of no objection from the existing utilities in the area. I have overlaid the plan with the existing plat showing where the platted streets and alley are located in relation to our design. We believe that since this has never been developed and has been in cultivated for citrus, there was never any utilities installed. Can you please review and provide a letter of no objection that would allow us to vacate the existing ROW and alleys?

If you need any additional information, please give me a call.

Cell: 813-970-4860

From: Alldredge, Jimmy <Jimmy.Alldredge@charter.com>
Sent: Friday, May 19, 2023 1:17 PM
To: Daniels, Darin R <Darin.Daniels@charter.com>
Cc: Daniel Arnette <daniel@cassidylanddev.com>
Subject: RE: Weiberg West - ROW Vacation

See attached for spectrum utilities. Please call sunshine 1 call to prevent any conflict.

Thank you,

<image002.png>

Jimmy Alldredge | Construction Coordinator II
 1004 U.S Highway 92 West Auburndale FL 33823
 Cell: 727-482-5469
 Office: 863-288-2249
 Email: Jimmy.Alldredge@charter.com

From: Daniels, Darin R <Darin.Daniels@charter.com>
Sent: Thursday, May 18, 2023 1:34 PM
To: Alldredge, Jimmy <Jimmy.Alldredge@charter.com>
Subject: FW: Weiberg West - ROW Vacation
Importance: High

<image003.png>

Darin R Daniels | Construction Coordinator III | Office 863-333-4764
 Cell 863-559-6699
 1004 US Hwy 92 W, Auburndale, FL 33823.

From: Daniels, Darin R
Sent: Tuesday, October 18, 2022 2:12 PM
To: Alldredge, Jimmy <Jimmy.Alldredge@charter.com>
Cc: Stine, Brian J <Brian.Stine@charter.com>

Subject: FW: Weiberg West - ROW Vacation
Importance: High

Please see if we have anything in the area indicated and respond back to Daniel.

<image004.png>

Darin R Daniels | Construction Coordinator III | Office 863-333-4764
Cell 863-559-6699
1004 US Hwy 92 W, Auburndale, FL 33823.

From: Daniel Arnette <Daniel@heathfl.com>
Sent: Tuesday, October 18, 2022 11:28 AM
To: Daniels, Darin R <Darin.Daniels@charter.com>
Subject: [EXTERNAL] RE: Weiberg West - ROW Vacation
Importance: High

CAUTION: The e-mail below is from an external source. Please exercise caution before opening attachments, clicking links, or following guidance.

Darin,

I wanted to follow up on this to see if you had any questions or comments regarding this request of ROW Vacation in Dundee.

Thanks,

Daniel Arnette
Heath Construction and Management, LLC
346 East Central Avenue, Winter Haven, FL 33880
m: 813-970-4860
daniel@heathfl.com

From: Daniel Arnette
Sent: Friday, October 7, 2022 1:33 PM
To: 'darin.daniels@charter.com' <darin.daniels@charter.com>
Subject: Weiberg West - ROW Vacation

Darin,

In preparation for our development of Weiberg west, we must vacate the existing ROWs that were established via the Lake Estates Plat. To vacate, we need to get a letter of no objection from the public utilities in the area. I have attached a copy of the Weiberg West pre-liminary plat and the Lake Estates Plat. To go along with the documents, I have also included a picture of the existing conditions of the ROW. Currently it is Orange Groves and has never been developed, which leads us to believe that there never has been any utilities installed in these locations.

As you can see in our design, the ROW will be replated with Lots. Please let me know if you have any questions.

<image005.png>

Thanks,

Daniel Arnette
Heath Construction and Management, LLC
346 East Central Avenue, Winter Haven, FL 33880
m: 813-970-4860
daniel@heathfl.com

The contents of this e-mail message and any attachments are intended solely for the addressee(s) and may contain confidential and/or legally privileged information. If you are not the intended recipient of this message or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and any attachments. If you are not the intended recipient, you are notified that any use, dissemination, distribution, copying, or storage of this message or any attachment is strictly prohibited.

The contents of this e-mail message and any attachments are intended solely for the addressee(s) and may contain confidential and/or legally privileged information. If you are not the intended recipient of this message or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and any attachments. If you are not the intended recipient, you are notified that any use, dissemination, distribution, copying, or storage of this message or any attachment is strictly prohibited.

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AFFIDAVIT OF PUBLICATION

Winter Haven Sun

Published Weekly

Winter Haven, Polk County, Florida

Case No. ROW Weilberg Road

STATE OF FLORIDA
COUNTY OF POLK

Before the undersigned authority personally appeared Anita Swain, who on oath says that she is the Legal Clerk of Winter Haven Sun, a newspaper published at Winter Haven in Polk County, Florida, and that the attached copy of advertisement, being a Public Notice, was published in a newspaper by print in the issues of Polk Sun on:

May 28, 2025

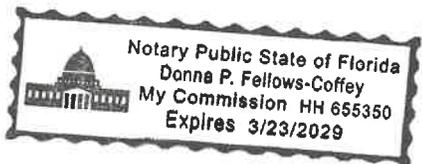
Affiant further says that the newspaper complies with the legal requirements for publication in Chapter 50, Florida Statutes.

Sworn to and subscribed before me this 28th day of May 2025 by Anita Swain, who is personally known to me or who has produced as identification

Donna P. Fellows-Coffey
Donna P. Fellows-Coffey, Clerk, Notary Number: #HH655350
Notary expires: March 23, 2029

00036780 00185527

Erica Anderson
TOWN OF DUNDEE
PO Box 1000
DUNDEE, FL 33838



**PUBLIC HEARING NOTICE
TOWN OF DUNDEE
TOWN COMMISSION**

Please take notice that the Town of Dundee Town Commission will hold a public hearing Tuesday June 10, 2025, at 6:30 p.m. or soon after, at a regularly scheduled meeting in the Town of Dundee Commission Chambers at 202 East Main Street, Dundee, Florida to hear the following items:

REQUEST FOR RIGHT-OF-WAY VACATION -

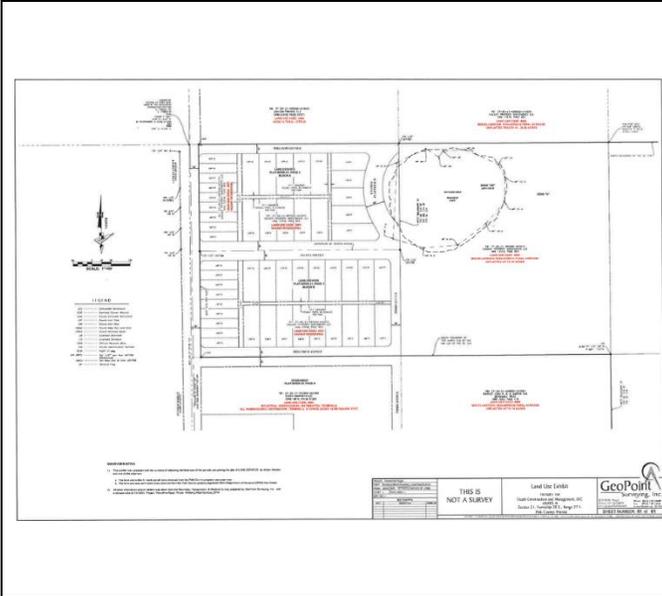
A request to vacate portions of Block "A" Alleys, Block "B" Alleys, Seseen Ave., Unnamed Platted ROW, Williams Ave., Third Street as depicted in plat book 21, page 1 of the public records of Polk County, Florida, all lying in Section 21, Township 28 South, Range 27 East, Polk County Florida.



LOCATION MAP

AND

Any person who might wish to appeal any decision made by the Town of Dundee Planning and Zoning Board, Polk County, Florida, in public hearing or meeting is hereby advised that he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made which will include the testimony and evidence upon which such appeal is to be based. Any person with disabilities requiring accommodation to participate should contact the Town Clerk prior to the meeting.



To: Town Commission

Agenda Date: June 10, 2025

Department: Planning and Zoning

Discussion Topic: Vacation of Right-of-Way

Requested Action: A recommendation to Town Commission- Vacation of Right-of-Way for Block “B” Alleys, Seseen Ave., Unnamed Platted ROW, Williams Ave., Third Street, Block “A” Alley, Hillcrest Ave.

Prepared By: Lorraine Peterson, Development Director



REQUEST:

A request to vacate portions of Block “A” Alleys, Block “B” Alleys, Seseen Ave., Unnamed Platted ROW, Williams Ave., Third Street as depicted in plat book 21, page 1 of the public records of Polk County, Florida, all lying in Section 21, Township 28 South, Range 27 East, Polk County Florida.

Surrounding Property Information

<u>Northwest:</u> Lake Hamilton	<u>North:</u> Lake Hamilton	<u>Northeast:</u> Lake Hamilton
<u>West:</u> FLU: Commercial/Industrial Corridor ZON: Industrial Existing Uses: Residential and Businesses	<u>Subject Parcel</u> Low Density Residential (LDR) Single Family Residential-3 (RSF-3)	<u>East:</u> FLU: LDR ZON: RSF-3 Existing Uses: Vacant Land
<u>Southwest:</u> FLU: LDR & Conservation ZON: IL Existing Uses: Residential	<u>South:</u> FLU: Commercial/Industrial Corridor ZON: AL Existing Uses: auto shops with bays, truck parking	<u>Southeast:</u> FLU: LDR ZON: RSF-3 Existing Uses: Agricultural Lands-Citrus

FINDINGS OF FACT:

The Petition for Rights-of-Way Vacation is to be reviewed by the Town Staff, Planning and Zoning Board and Town Commission consistent with the requirements of the Town of Dundee, regarding the vacation of streets, alleys, and public ways.

Below are staff findings of fact determined during review of the petition.

- The applicant has submitted a completed application.
- The applicant sent out notices to surrounding property owners by certified/registered mail.
- The applicant published legal notice of the request for vacation of a right-of-way in The Ledger
- The rights-of-way are open, unpaved, unimproved portions of road depicted in plat book 21, page 1 of public records of Polk County, Florida, in section 21, Township 28 South, Range 27 East, Polk County Florida.

TOWN COMMISSION ACTION:

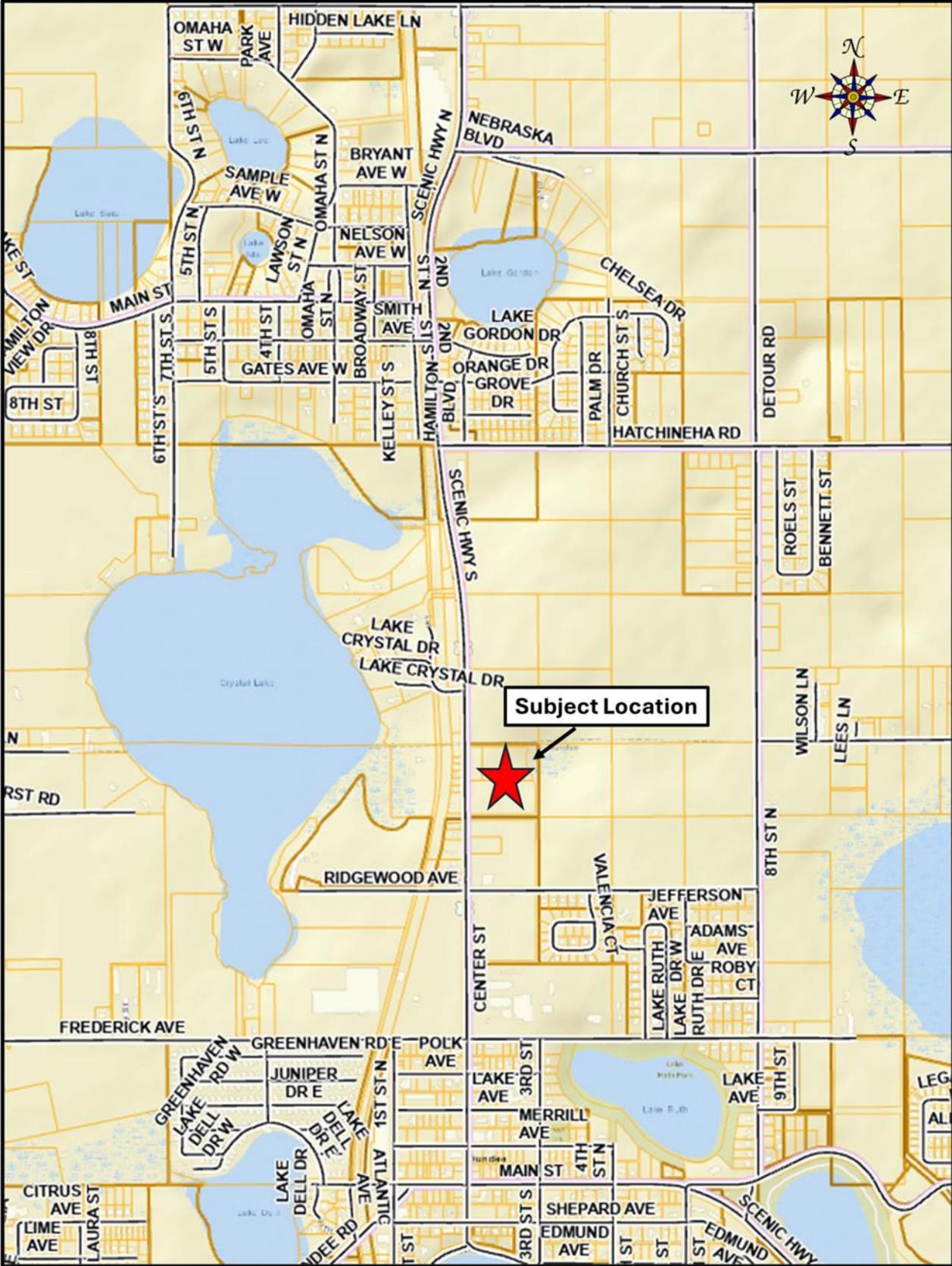
Consistent with the requirement of the Town of Dundee regarding vacating streets, alleys, and public ways, the Town administration is forwarding this Petition for Right-of-Way Vacation to the Town of Dundee Town Commission for Review and Approval.

MOTION OPTIONS:

1. I move the Town Commission **approve** the Town initiated ROW vacation and abandon specific unopened, unpaved, and unimproved rights-of-way as described in this staff report.
2. I move the Town Commission **deny** the Town initiated ROW vacation and abandon specific unopened, unpaved, and unimproved rights-of-way as described in this staff report.
3. I move the Town Commission **continue** this item until a certain date.

Attachments:

- Location Map
- Legal Descriptions & Description Sketches
- Proof of Publication
- Application for Right-of-Way Vacation



Description Sketch (Not A Survey)

DESCRIPTION BLOCK "A" ALLEY:

A portion of Block "A" of LAKE ESTATES, according to the map or plat thereof, recorded in Plat Book 21, Page 1 of the Public Records of Polk County, Florida, all lying in Section 21, Township 28 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at the Center of said Section 21, run thence along the North boundary of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 21, N.89°47'45"E., a distance of 150.30 feet; thence departing said North boundary, S.00°12'15"E., a distance of 30.00 feet to the South Right-of-Way of Williams Avenue, said point also being the Northeast corner of Lot 19 of said Block "A", and the POINT OF BEGINNING, thence continuing along the said South Right-of-Way, N.89°47'45"E., a distance of 15.00 feet to the Northwest Corner of Lot 20 of said Block A; thence along the West boundary of said Lot 20, S.00°15'22"E., a distance of 131.93 feet to the Southwest Corner of said Lot 20; thence along the South boundary of said Lot 20 and the South boundary of Lots 21 through 24 of said Block "A", N.89°46'29"E., a distance of 270.61 feet to the Southeast Corner of said Lot 24; thence along the East boundary of said Lot 24, N.00°15'22"W., a distance of 131.83 feet to the Northeast corner of said Lot 24, said point also being on aforesaid South Right-of-Way; thence along said South Right-of-Way, N.89°47'45"E., a distance of 10.00 feet to the Northwest corner of Lot 5 of said Block "A"; thence along the West boundary of said Lot 5 and the West boundary of Lots 1 through 4, of said Block "A"; S.00°15'22"E., a distance of 273.66 feet to the Southwest Corner of said Lot 1, said point also being the North Right-of-Way of Seseen Avenue; thence along said North Right-of-Way S.89°45'20"W., a distance of 10.00 feet to the Southeast corner of Lot 6 of said Block "A"; thence along the East boundary of said Lot 6, N.00°15'22"W., a distance of 131.83 feet to the Northeast corner of said Lot 6; thence along the North boundary of said Lot 6 and the North boundary of Lots 7 through 10 of said Block "A", S.89°46'29"W., a distance of 270.61 feet to the Northwest Corner of said Lot 10; thence along the West boundary of said Lot 10, S.00°15'22"E., a distance of 131.92 feet to the Southwest corner of said Lot 10, said point also being said North Right-of-Way of Seseen Avenue; thence along said North Right-of-Way S.89°45'20"W., a distance of 15.00 feet to the Southeast corner of Lot 11 of said Block "A"; thence along the East boundary of said Lot 11 and the East boundary of Lots 12 through 19 of said Block "A", N.00°15'22"W., a distance of 273.87 feet to the POINT OF BEGINNING.

Containing 0.219 acres, more or less.

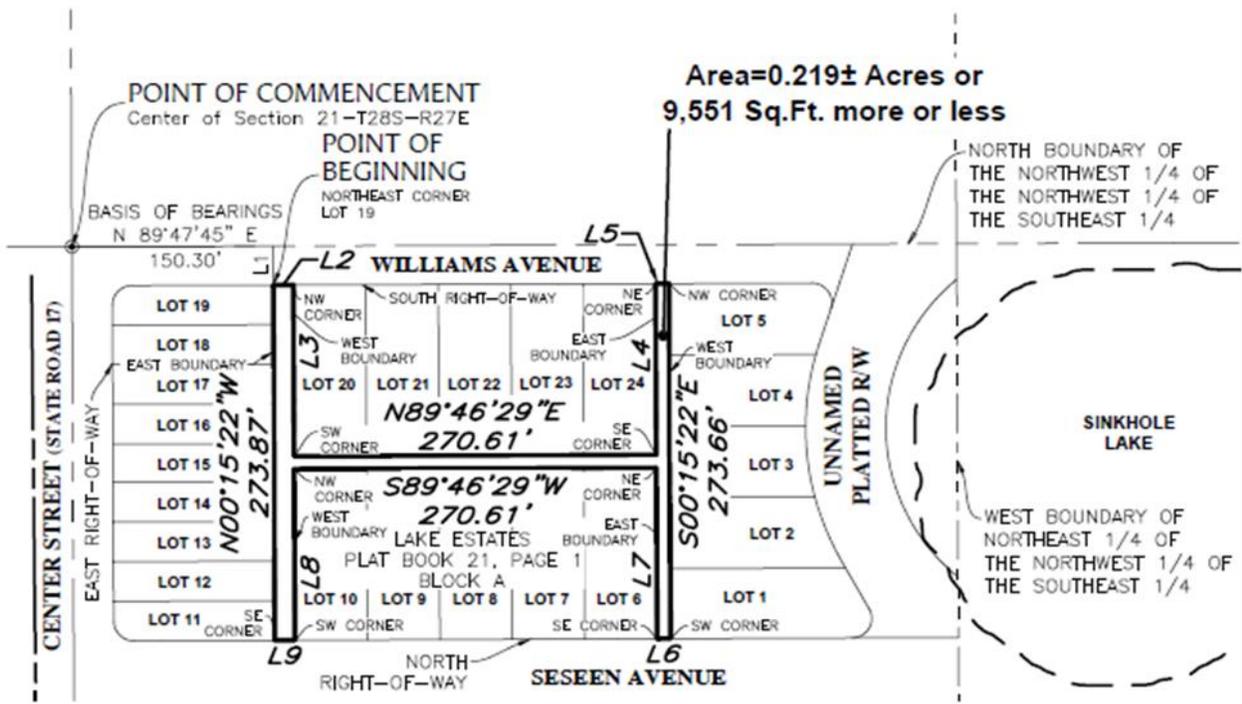
NOTES:

1) The bearings shown hereon are based on the North boundary of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 21, Township 28 South, Range 27 East, having a Grid bearing of N.89°47'45"E. The Grid bearings shown hereon refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83-2007 Adjustment) for the West Zone of Florida.

SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 2 FOR SKETCH, LINE TABLE

 Digitally signed by Charles Arnett Date: 2024.01.16 16:49:37 -05'00' Charles M. Arnett LS6884	JOB #: POWERLINE RD-WEIBERG WEST-DUNDEE VACATE DRAWN: BLB DATE: 01/11/2024 CHECKED: CMA Prepared For: CASSIDY PROPERTY INVESTMENTS, LLC	West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business No.: LB7768  GeoPoint Surveying, Inc.															
	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">DATE</th> <th style="width: 60%;">DESCRIPTION</th> <th style="width: 25%;">DRAWN</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>			DATE	DESCRIPTION	DRAWN											
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Description Sketch (Not A Survey)



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 00°12'15" E	30.00'
L2	N 89°47'45" E	15.00'
L3	S 00°15'22" E	131.93'
L4	N 00°15'22" W	131.83'
L5	N 89°47'45" E	10.00'
L6	S 89°45'20" W	10.00'
L7	N 00°15'22" W	131.83'
L8	S 00°15'22" E	131.92'
L9	S 89°45'20" W	15.00'



See Sheet 1 for Signature & Revisions

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB7768

GeoPoint
Surveying, Inc.

SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 2 FOR SKETCH, LINE TABLE

Description Sketch (Not A Survey)

DESCRIPTION BLOCK "B" ALLEYS:

A portion of Block "B" LAKE ESTATES, according to the map or plat thereof, recorded in Plat Book 21, Page 1 of the Public Records of Polk County, Florida, all lying in Section 21, Township 28 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at the Center of said Section 21, run thence along the West boundary of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 21, S.00°15'22"E., a distance of 363.97 feet to the Westerly Extension of the South Right-of-Way of Seseen Avenue; thence along said Westerly Extension and the South Right-of-Way of Seseen Avenue N.89°45'20"E., a distance of 150.27 feet to the Northeast corner of Lot 18 of said Block "B" and the POINT OF BEGINNING, thence continuing along said South Right-of-Way, N.89°45'20"E., a distance of 15.00 feet to the Northwest Corner of Lot 19 of said Block "B"; thence along the West boundary of said Lot 19, S.00°15'22"E., a distance of 131.92 feet to the Southwest Corner of said Lot 19; thence along the South boundary of said Lot 19 and the South boundary of Lots 20 through 27 of said Block "B", N.89°44'07"E., a distance of 465.73 feet to the Southeast Corner of said Lot 27, said point also being West Right-of-Way of Third Street; thence along said West Right-of-Way, S.00°15'53"E., a distance of 10.00 feet to Northeast corner of Lot 1 of said Block "B"; thence along the North boundary line of said Lot 1 and the North boundary of Lots 2 through 9 of said Block "B", S.89°44'07"W., a distance of 465.73 feet to the Northwest corner of said Lot 9; thence along the West boundary of said Lot 9, S.00°15'22"E., a distance of 131.93 feet to the Southwest corner of said Lot 9, said point being on the North Right-of-Way of Hillcrest Avenue; thence along said North Right-of-Way, S.89°42'55"W., a distance of 15.00 feet to Southeast corner of Lot 10 of said Block "B"; thence along the East boundary of said Lot 10 and the East boundary of Lots 11 through 18 of said Block "B", N.00°15'22"W., a distance of 273.87 feet to the POINT OF BEGINNING.

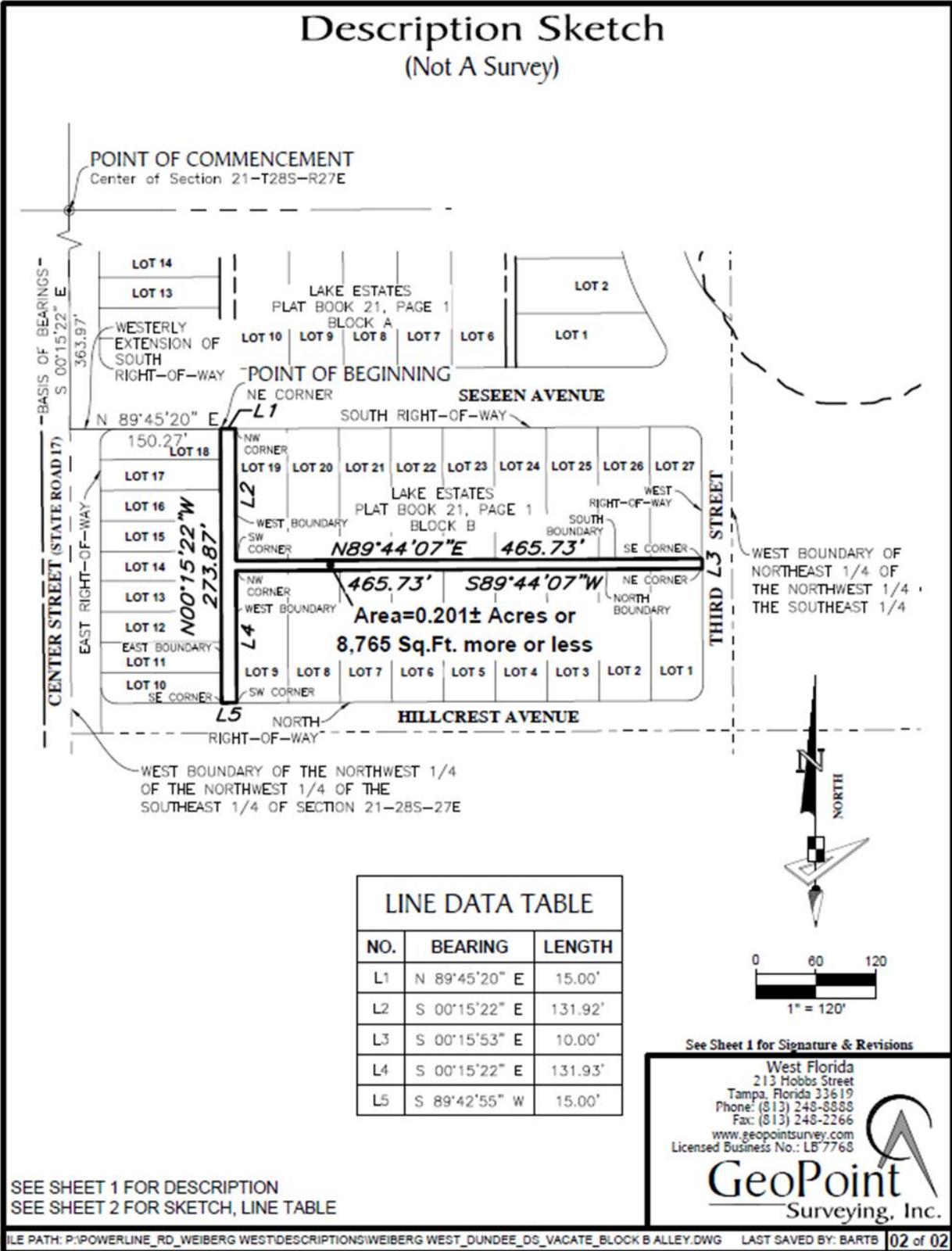
Containing 0.201 acres, more or less.

NOTES:

1) The bearings shown hereon are based on the West boundary of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 21, Township 28 South, Range 27 East, having a Grid bearing of S.00°15'22"E. The Grid bearings shown hereon refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83-2007 Adjustment) for the West Zone of Florida.

SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 2 FOR SKETCH, LINE TABLE

 <p>Digitally signed by Charles Arnett Date: 2024.01.16 16:50:27 -05'00'</p>	JOB #: POWERLINE RD-WEIBERG WEST-DUNDEE VACATE DRAWN: BLB DATE: 01/11/2024 CHECKED: CMA Prepared For: CASSIDY PROPERTY INVESTMENTS, LLC		West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business No.: LB7768																	
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Charles M. Arnett LS6884	FILE PATH: P:\POWERLINE_RD_WEIBERG WEST\DESCRIPTIONS\WEIBERG WEST_DUNDEE_DS_VACATE_BLOCK B ALLEY.DWG LAST SAVED BY: BARTB		01 of 02																	



Description Sketch (Not A Survey)

DESCRIPTION HILLCREST AVENUE:

A portion of LAKE ESTATES, according to the map or plat thereof, recorded in Plat Book 21, Page 1 of the Public Records of Polk County, Florida, all lying in Section 21, Township 28 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at the Center of said Section 21, run thence along the West boundary of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 21, S.00°15'22"E., a distance of 622.92 feet; thence departing said West boundary N.89°44'38"E., a distance of 30.00 feet to the East Right-of-Way of Center Street said point being the **POINT OF BEGINNING**; thence along the North Right-of-Way of Hillcrest Avenue the following three (3) courses (1) Southeasterly 23.57 feet along the arc of a non-tangent curve to the left having a radius of 15.00 feet and a central angle of 90°01'41" (chord bearing S.45°16'14"E., 21.22 feet); (2) N.89°42'55"E., a distance of 571.05 feet; (3) Northeasterly, 23.56 feet along the arc of a tangent curve to the left having a radius of 15.00 feet and a central angle of 89°59'39" (chord bearing N.44°43'06"E., 21.21 feet) to a point on the South Right-of-Way of Third Street. thence along said South Right-of-Way, N.89°43'16"E., a distance of 30.00 feet to a point on the East boundary of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 21; thence along said East Boundary, S.00°16'44"E., a distance of 45.00 feet to a point on the South Right-of-Way of said Hillcrest Avenue, thence along said Right-of-Way, S.89°42'55"W., a distance of 631.06 feet to a point on the East Right-of-Way of said Center Street; thence along said East Right-of-Way, N.00°15'22"W., a distance of 45.01 feet to the **POINT OF BEGINNING**.

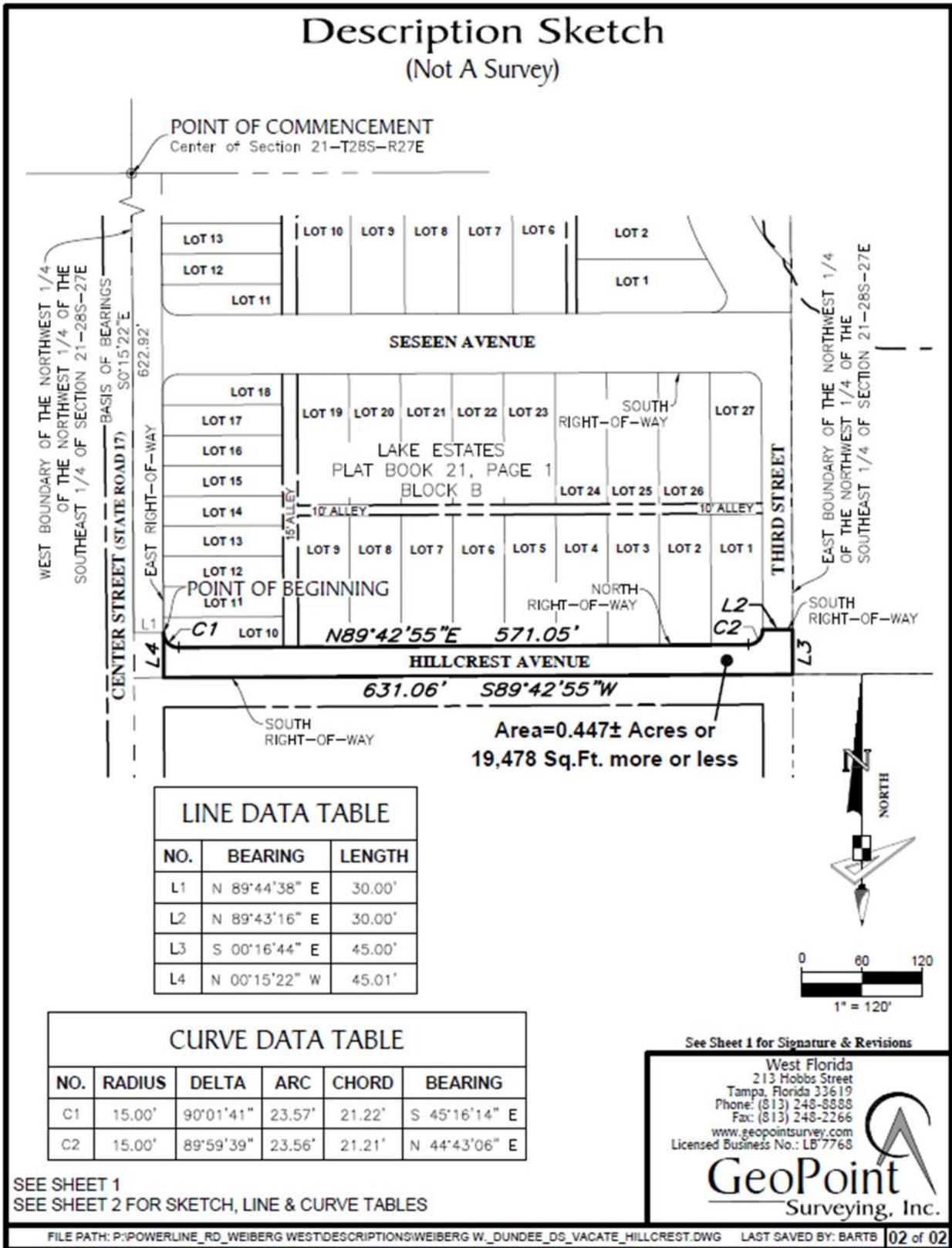
Containing 0.447 acres, more or less.

NOTES:

1) The bearings shown hereon are based on the West boundary of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 21, Township 28 South, Range 27 East, having a Grid bearing of S.00°15'22"E. The Grid bearings shown hereon refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83-2007 Adjustment) for the West Zone of Florida.

SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 2 FOR SKETCH, LINE & CURVE TABLES

 Digitally signed by Charles Arnett Date: 2024.01.16 16:57:42 -05'00' Charles M. Arnett LS6884	JOB #: POWERLINE RD-WEIBERG WEST-DUNDEE VACATE DRAWN: BLB DATE: 01/11/2024 CHECKED: CMA Prepared For: CASSIDY PROPERTY INVESTMENTS, LLC	West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business No.: LB7768  GeoPoint Surveying, Inc.															
	Revisions																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">DATE</th> <th style="width: 65%;">DESCRIPTION</th> <th style="width: 20%;">DRAWN</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	DATE	DESCRIPTION	DRAWN													
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FILE PATH: P:\POWERLINE_RD_WEIBERG WEST\DESCRIPTIONS\WEIBERG W_DUNDEE_DS_VACATE_HILLCREST.DWG LAST SAVED BY: BARTB 01 of 01																	



Description Sketch (Not A Survey)

DESCRIPTION SESEEN AVENUE:

A portion of LAKE ESTATES, according to the map or plat thereof, recorded in Plat Book 21, Page 1 of the Public Records of Polk County, Florida, all lying in Section 21, Township 28 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at the Center of said Section 21, run thence along the West boundary of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 21, S.00°15'22"E., a distance of 288.98 feet; thence departing said West boundary N.89°44'38"E., a distance of 30.00 feet to the East Right-of-Way of Center Street, said point being the **POINT OF BEGINNING**; thence along the North Right-of-Way of Seseen Avenue the following two (2) courses (1) Southeasterly, 23.56 feet along the arc of a non-tangent curve to the left having a radius of 15.00 feet and a central angle of 89°59'18" (chord bearing S.45°15'01"E., 21.21 feet); (2) N.89°45'20"E., a distance of 615.92 feet to a point on the East boundary of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 21; thence along said East Boundary S.00°16'44"E., a distance of 74.97 feet to a point on the North Right-of-Way of Third Street; thence along said North Right-of-Way S.89°43'16"W., a distance of 30.00 feet to a point on the South Right-of-Way of said Seseen Avenue; thence along said South Right-of-Way the following three (3) courses, (1) Northwesterly, 23.55 feet along the arc of a non-tangent curve to the left having a radius of 15.00 feet and a central angle of 89°57'56" (chord bearing N.45°15'42"W., 21.21 feet); (2) S.89°45'20"W., a distance of 570.95 feet; (3) Southwesterly, 23.56 feet along the arc of a tangent curve to the left having a radius of 15.00 feet and a central angle of 90°00'42" (chord bearing S.44°44'59"W., 21.22 feet) to a point on the East Right-of-Way of said Center Street; thence along said East Right-of-Way, N.00°15'22"W., a distance of 90.00 feet to the **POINT OF BEGINNING**.

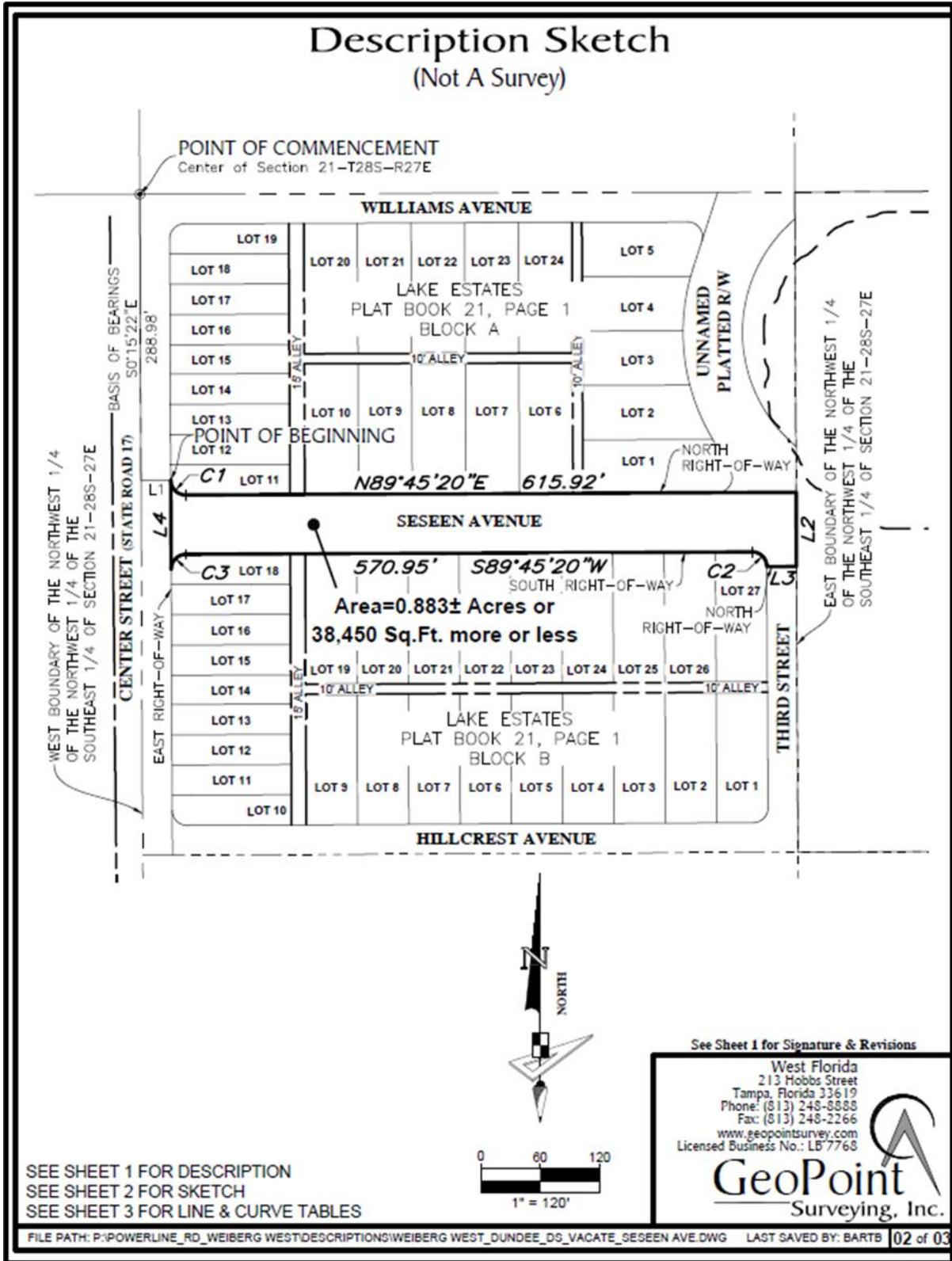
Containing 0.883 acres, more or less.

NOTES:

1) The bearings shown hereon are based on the West boundary of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 21, Township 28 South, Range 27 East, having a Grid bearing of S.00°15'22"E. The Grid bearings shown hereon refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83-2007 Adjustment) for the West Zone of Florida.

SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 2 FOR SKETCH
SEE SHEET 3 FOR LINE & CURVE TABLES

 Digitally signed by Charles Arnett Date: 2024.01.16 16:59:03 -05'00' Charles M. Arnett LS6884	JOB #: POWERLINE RD.-WEIBERG WEST-DUNDEE VACATE DRAWN: BLB DATE: 01/11/2024 CHECKED: CMA Prepared For: CASSIDY PROPERTY INVESTMENTS, LLC	West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business No.: LB7768  GeoPoint Surveying, Inc.															
	REVISIONS																
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FILE PATH: P:\POWERLINE_RD_-WEIBERG WEST\DESCRIPTIONS\WEIBERG WEST_DUNDEE_DS_VACATE_SESEEN AVE.DWG LAST SAVED BY: BARTB			01 of 03														



Description Sketch (Not A Survey)

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 89°44'38" E	30.00'
L2	S 00°16'44" E	74.97'
L3	S 89°43'16" W	30.00'
L4	N 00°15'22" W	90.00'

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	15.00'	89°59'18"	23.56'	21.21'	S 45°15'01" E
C2	15.00'	89°57'56"	23.55'	21.21'	N 45°15'42" W
C3	15.00'	90°00'42"	23.56'	21.22'	S 44°44'59" W

See Sheet 1 for Signature & Revisions

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB7768



GeoPoint
Surveying, Inc.

Description Sketch (Not A Survey)

DESCRIPTION THIRD STREET:

A portion of LAKE ESTATES, according to the map or plat thereof, recorded in Plat Book 21, Page 1 of the Public Records of Polk County, Florida, all lying in Section 21, Township 28 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at the Center of said Section 21, run thence along the North boundary of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 21, N.89°47'45"E., a distance of 660.80 feet to the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 21; thence along the East boundary of said Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 21, S.00°16'44"E., a distance of 378.48 feet to the **POINT OF BEGINNING**; thence continuing along said East boundary, S.00°16'44"E., a distance of 243.54 feet to a point on the North Right-of-Way of Hillcrest Avenue; thence along said North Right-of-Way, S.89°43'16"W., a distance of 30.00 feet to a point on the West Right-of-Way of Third Street, thence along said West Right-of-Way, N.00°16'44"W., a distance of 243.54 feet to a point on the South Right-of-way of Seseen Avenue; thence along said South Right-of-Way N.89°43'16"E., a distance of 30.00 feet to the **POINT OF BEGINNING**.

Containing 0.168 acres, more or less.

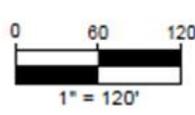
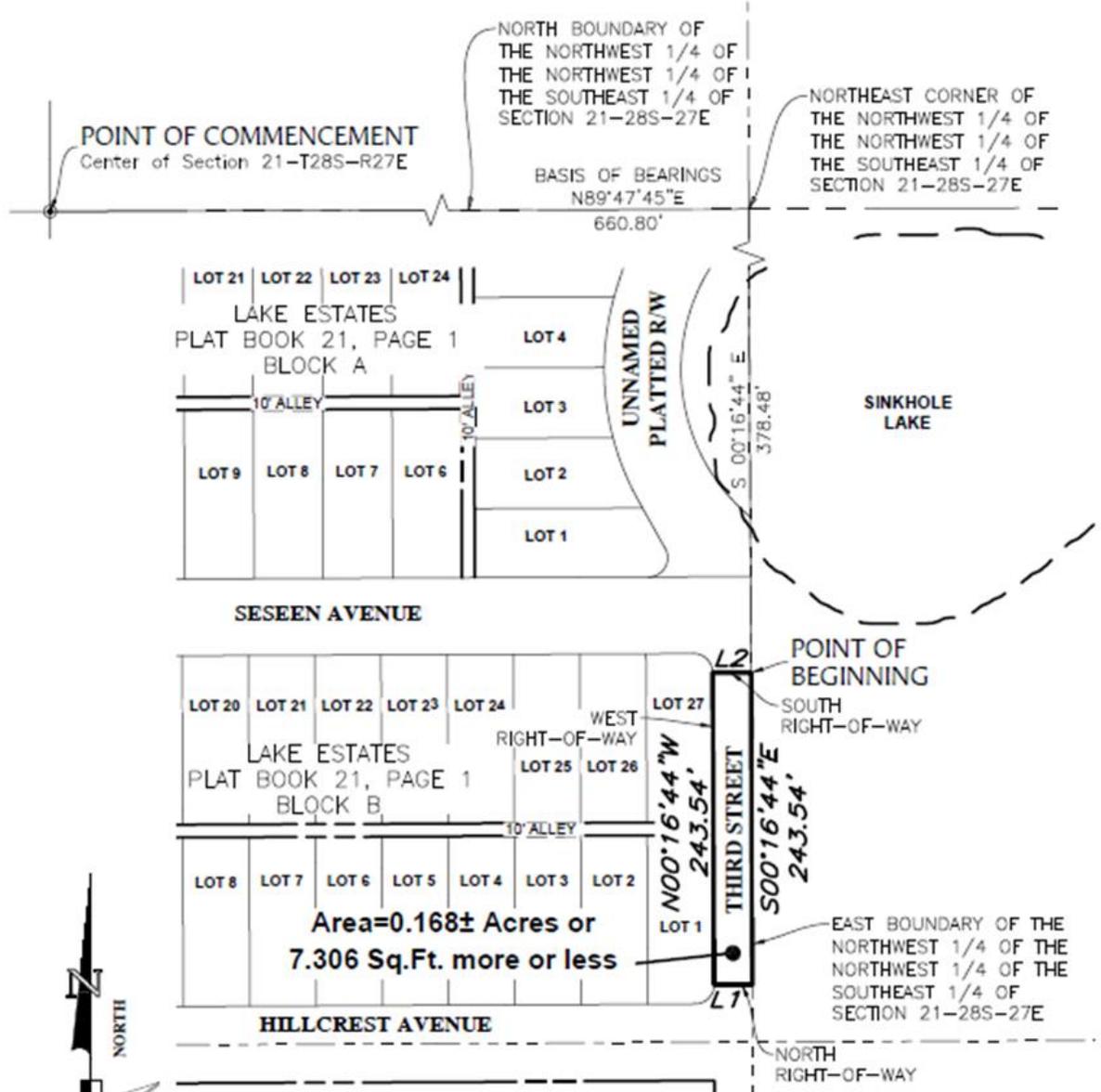
NOTES:

1) The bearings shown hereon are based on the North boundary of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 21, Township 28 South, Range 27 East, having a Grid bearing of N.89°47'45"E. The Grid bearings shown hereon refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83-2007 Adjustment) for the West Zone of Florida.

SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 2 FOR SKETCH, LINE & CURVE TABLES

 Digitally signed by Charles Arnett Date: 2024.01.16 17:00:11 -05'00' <hr/> Charles M. Arnett LS6884	JOB #: POWERLINE RD-WEIBERG WEST-DUNDEE VACATE DRAWN: BLB DATE: 01/11/2024 CHECKED: CMA Prepared For: CASSIDY PROPERTY INVESTMENTS, LLC	West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business No.: LB 7768  GeoPoint Surveying, Inc.																	
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Revisions																			
DATE	DESCRIPTION	DRAWN																	

Description Sketch (Not A Survey)



**Area=0.168± Acres or
7.306 Sq.Ft. more or less**

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 89°43'16" W	30.00'
L2	N 89°43'16" E	30.00'

See Sheet 1 for Signature & Revisions

West Florida
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Licensed Business No.: LB7768



GeoPoint
Surveying, Inc.

SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 2 FOR SKETCH, LINE & CURVE TABLES

Description Sketch (Not A Survey)

DESCRIPTION UNNAMED PLATTED RIGHT-OF-WAY:

A portion of LAKE ESTATES, according to the map or plat thereof, recorded in Plat Book 21, Page 1 of the Public Records of Polk County, Florida, all lying in Section 21, Township 28 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at the Center of said Section 21, run thence along the North boundary of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 21, N.89°47'45"E., a distance of 583.13 feet to a point on the West Right of Way of Unnamed Platted Right-of-Way, said point being the POINT OF BEGINNING, thence continuing along said North Boundary, N.89°47'45"E., a distance of 77.67 feet the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 21; thence along the East boundary of said Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 21, S.00°16'44"E., a distance of 27.39 feet to a point on the East Right-of-Way of Unnamed Platted Right-of-Way; thence along said East Right-of-Way, Southerly, 261.38 feet along the arc of a non-tangent curve to the left having a radius of 150.00 feet and a central angle of 99°50'20" (chord bearing S.00°16'44"E., 229.54 feet) to said East boundary of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 21; thence along the East boundary of said Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 21; S.00°16'44"E., a distance of 46.58 feet to the North Right-of-Way of Seseen Avenue; thence along said North Right-of-Way, S.89°45'20"W., a distance of 79.70 feet to a point on the West Right-of-Way line of Unnamed Platted Right-of-Way; thence along said West Right-of-Way the following four (4) courses, (1) Northeasterly, 31.13 feet along the arc of a tangent curve to the left having a radius of 15.00 feet and a central angle of 118°54'00" (chord bearing N.30°18'20"E., 25.84 feet); (2) N.29°08'40"W., a distance of 43.03 feet; (3) Northerly, 172.59 feet along the arc of a tangent curve to the right having a radius of 210.00 feet and a central angle of 47°05'25" (chord bearing N.05°35'58"W., 167.78 feet); (4) N.17°56'45"E., a distance of 80.63 feet to the POINT OF BEGINNING.

Containing 0.474 acres, more or less.

NOTES:

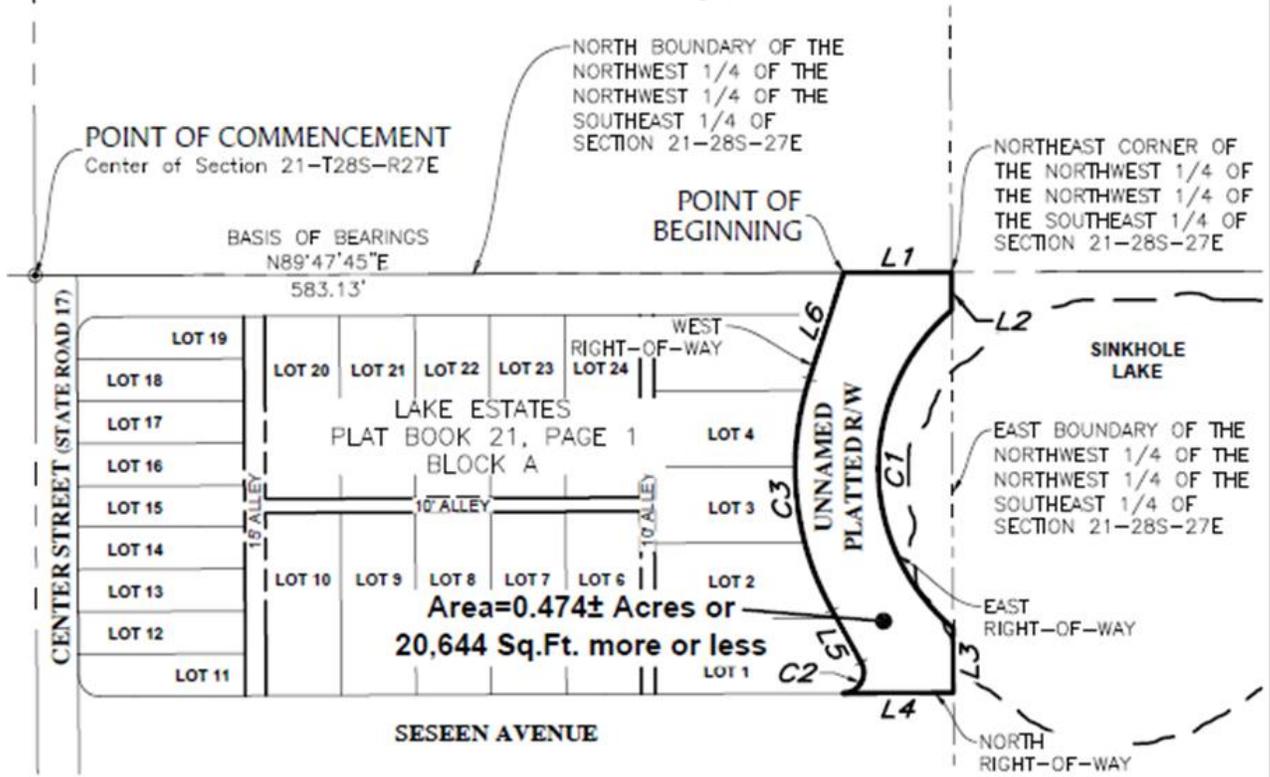
1) The bearings shown hereon are based on the North boundary of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 21, Township 28 South, Range 27 East, having a Grid bearing of N.89°47'45"E. The Grid bearings shown hereon refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83-2007 Adjustment) for the West Zone of Florida.

SEE SHEET 1
SEE SHEET 2 FOR SKETCH and LINE & CURVE TABLES

 <p>Digitally signed by Charles Arnett Date: 2024.01.16 17:01:14 -05'00'</p>	JOB #: POWERLINE RD-WEIBERG WEST-DUNDEE VACATE		<p>West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business No.: LB7768</p> 
	DRAWN: BLB DATE: 01/11/2024 CHECKED: CMA		
Prepared For: CASSIDY PROPERTY INVESTMENTS, LLC			<p>GeoPoint Surveying, Inc.</p>
Revisions			
DATE	DESCRIPTION	DRAWN	
Charles M. Arnett LS6884			

FILE PATH: P:\POWERLINE_RD_WEIBERG WEST\DESCRIPTIONS\WEIBERG W_DUNDEE_DS_VACATE_UNNAMED.DWG LAST SAVED BY: BARTB 01 of 02

Description Sketch (Not A Survey)



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 89°47'45" E	77.67'
L2	S 00°16'44" E	27.39'
L3	S 00°16'44" E	46.58'
L4	S 89°45'20" W	79.70'
L5	N 29°08'40" W	43.03'
L6	N 17°56'45" E	80.63'



CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	150.00'	99°50'20"	261.38'	229.54'	S 00°16'44" E
C2	15.00'	118°54'00"	31.13'	25.84'	N 30°18'20" E
C3	210.00'	47°05'25"	172.59'	167.78'	N 05°35'58" W

SEE SHEET 1
SEE SHEET 2 FOR SKETCH and LINE & CURVE TABLES

See Sheet 1 for Signature & Revisions

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Licensed Business No.: LB7768

GeoPoint
Surveying, Inc.

Description Sketch (Not A Survey)

DESCRIPTION WILLIAMS AVENUE:

A portion of LAKE ESTATES, according to the map or plat thereof, recorded in Plat Book 21, Page 1 of the Public Records of Polk County, Florida, all lying in Section 21, Township 28 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at the Center of said Section 21, run thence along the North boundary of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 21, N.89°47'45"E., a distance of 30.00 feet to a point on the East Right-of-Way of Center Street, said point being the **POINT OF BEGINNING**; thence continuing along said North boundary, N.89°47'45"E., a distance of 553.13 feet to a point on the West Right-of-Way of and Unnamed Platted Right-of-Way; thence along said West Right-of-Way S.17°56'45"W., a distance of 52.27 feet to a point on the South Right of Way of Williams Avenue; thence along South Right-of-Way the following three (3) Courses (1) Northwesterly, 28.31 feet along the arc of a non-tangent curve to the left having a radius of 15.00 feet and a central angle of 108°09'00" (chord bearing N.36°07'45"W., 24.29 feet); (2) S.89°47'45"W., a distance of 507.55 feet; (3) Southwesterly, 23.58 feet along the arc of a tangent curve to the left having a radius of 15.00 feet and a central angle of 90°03'06" (chord bearing S.44°46'11"W., 21.22 feet) to a point on said East Right-of-Way of Center Street; thence along East Right-of-Way, N.00°15'22"W., a distance of 45.01 feet to said North Boundary, said point being the **POINT OF BEGINNING**.

Containing 0.381 acres, more or less.

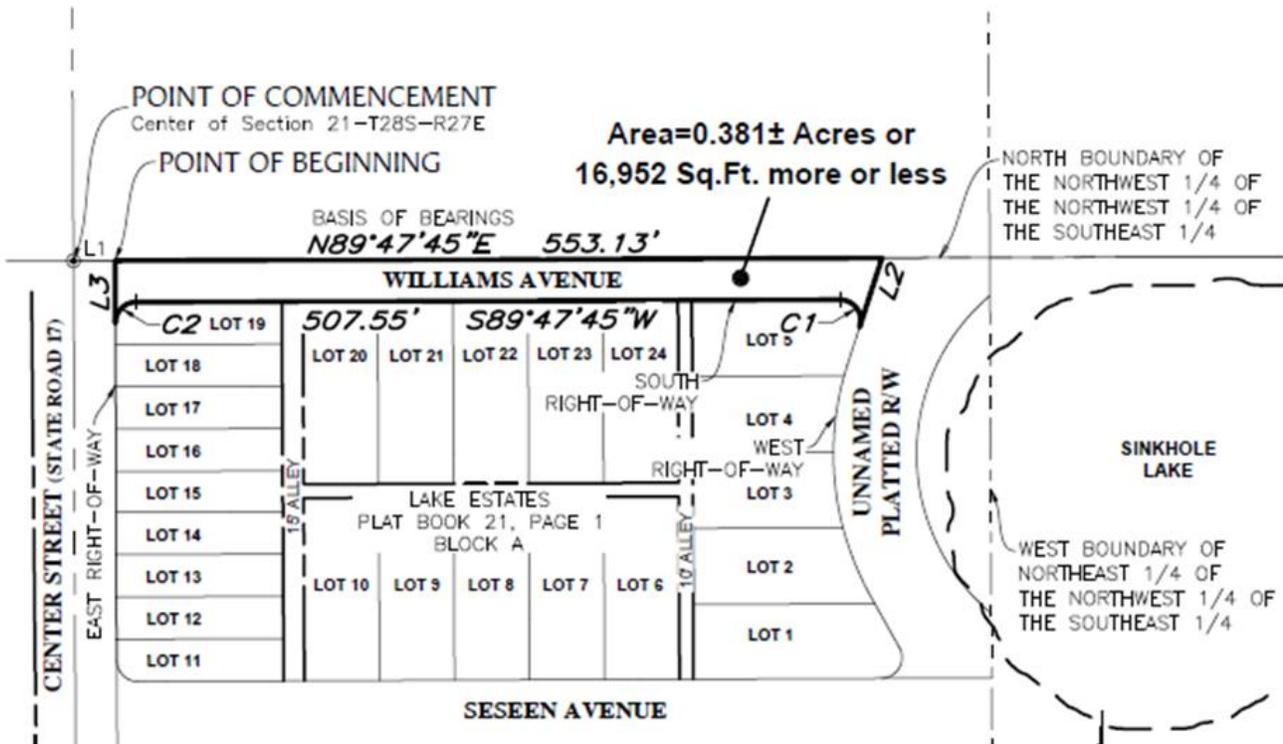
NOTES:

1) The bearings shown hereon are based on the North boundary of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 21, Township 28 South, Range 27 East, having a Grid bearing of N.89°47'45"E. The Grid bearings shown hereon refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83-2007 Adjustment) for the West Zone of Florida.

SEE SHEET 1
SEE SHEET 2 FOR SKETCH, LINE & CURVE TABLES

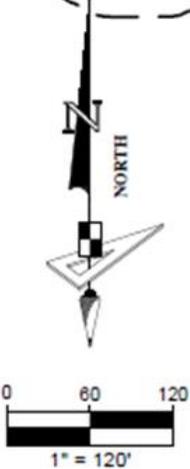
 Digitally signed by Charles Arnett Date: 2024.01.16 17:01:51 -05'00' Charles M. Arnett LS6884	JOB #: POWERLINE RD-WEIBERG WEST-DUNDEE VACATE DRAWN: BLB DATE: 01/11/2024 CHECKED: CMA Prepared For: CASSIDY PROPERTY INVESTMENTS, LLC	West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business No.: LB 7768  GeoPoint Surveying, Inc.																	
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DATE	DESCRIPTION	DRAWN																	

Description Sketch (Not A Survey)



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 89°47'45" E	30.00'
L2	S 17°56'45" W	52.27'
L3	N 00°15'22" W	45.01'

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	15.00'	108°09'00"	28.31'	24.29'	N 36°07'45" W
C2	15.00'	90°03'06"	23.58'	21.22'	S 44°46'11" W



See Sheet 1 for Signature & Revisions

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Licensed Business No.: LB7768

GeoPoint

Surveying, Inc.

SEE SHEET 1
SEE SHEET 2 FOR SKETCH, LINE & CURVE TABLES

Proof of Publication

Publishing legal notice in a newspaper of general circulation in the county in which the tract or parcel of land is located, in not less than two weekly issues of said paper, and must attach to the petition for vacation the proof of such publication (FS 177.101).

Sample Proof of Publication:

AFFIDAVIT OF PUBLICATION
THE LEDGER
Lakeland, Polk County, Florida

STATE OF FLORIDA)
COUNTY OF POLK)

Before the undersigned authority personally appeared Olga L. Rodriguez Martin, who on oath says that she is an Account Executive for Advertising at The Ledger, the owner of The Ledger, a daily newspaper published at Lakeland in Polk County, Florida, and the attached copy of advertisement, being a

PUBLIC NOTICE TO VACATE

In the matter of RIGHT-OF-WAY

Concerning TOWN OF SUNDER TOWN LIMITS

was published in newspaper and no fee is the issue of

4-20-2025

Affiant further says that said The Ledger is a newspaper published at Lakeland in said Polk County, Florida, and that the said newspaper has heretofore been continuously published in said Polk County Florida, daily, and has been entered as second class matter at the post office in Lakeland, in said Polk County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or reward for the purpose of securing this advertisement for publication in the said newspaper.

Olga L. Rodriguez Martin
Olga L. Rodriguez Martin
Advertising Account Executive
Who is personally known to me

Sworn to and subscribed before me this 24th day of April, A.D. 2025

Victoria Campbell
Notary Public

(Seal)



Application for Right-of-Way Vacation



Town of Dundee

Vacation of Right-of-Way Application

124 Dundee Road • PO Box 1000 • Dundee, FL 33838 • (863) 438-8335 • Fax (863) 438-8335

In addition to the application, please provide all materials as listed on the application checklist. It is important that all information be complete and accurate when submitted to the Town. Additional pages may be attached to provide necessary information.

SITE INFORMATION

Project Name: Weiberg West Phase 1 Total Acreage: _____

Site Address or General Location: 0 Center St. Dundee FL 33838

Present Use of the Property: Agriculture

Existing Structures Located on the Site: N/A

Legal Description of the Property: See attached

PROPERTY OWNER:

Name: Cassidy Property Investments, LLC

Mailing Address: 346 East Central Ave

City: Winter Haven State: Florida Zip: 33880

Home/Mobile Phone: 863-324-3698 Email Address: daniel@cassidylanddev.com

APPLICANT/AGENT:

Name: Cassidy Land Development, LLC

Mailing Address: 346 East Central Ave

City: Winter Haven State: Florida Zip: 33880

Home/Mobile Phone: 863-324-3698 Office: _____

Email Address: daniel@cassidylanddev.com

Applicant is: Owner Agent/Representative Purchaser Lessee

VACATION OF RIGHT-OF-WAY REQUEST:

Identify Affected Right-of-Way: Hillcrest Ave, Third St, Williams Ave, Biltmore Ave & Seseen Ave

Metes and Bounds Legal Description of Right-of-Way: Attached

Nature and Purpose of Request: Vacation of existing platted ROW to replat for Future Development

A statement substantiating the need and justification for the approval of vacation of right-of-way sought relative to the development and/or improvement of the Town: Existing ROW will be replatted w/lots & New ROW

Date Application Accepted by Town: _____
Project ID Number: _____
Application Fee Amount Paid: _____ Review Deposit Amount Paid: _____



Town of Dundee

Vacation of Right-of-Way Application

124 Dundee Road • PO Box 1000 • Dundee, FL 33838 • (863) 438-8335 • Fax (863) 438-8335

PLEASE ADDRESS THE FOLLOWING:

1. Are there any known applicable portions of any current town plans for the use of the subject right-of-way, street, or alley? If so, please address this.

2. Identify how abutting property owners will be affected by the proposed request.

3. What impacts will the request have on short-range and long-range public and private utilities? Please address if utilities are to be relocated.

4. What impacts will be request have on short-range and long-range ingress and egress by private and public vehicles? Please address if alternative ingress/egress is proposed.

5. What is the cost of relocating any public utility lines?

The Town will consider the cost and attendant responsibilities involved in maintaining utilities where improvements may be constructed over existing facilities. The Town also ensures that the rights of all franchised utilities are protected



Town of Dundee

Vacation of Right-of-Way Application

124 Dundee Road • PO Box 1000 • Dundee, FL 33838 • (863) 438-8335 • Fax (863) 438-8335

STATEMENT OF OWNERSHIP AND DESIGNATION OF AUTHORIZED AGENT

(I) (We), Cassidy Property Investments, LLC being duly sworn, depose and say that (I) (we) own one or more of the properties involved in this petition and that (I) (we) authorize the Town of Dundee to process this petition in accordance with all adopted Town rules and regulations, and in conformance with State law.

Further (I) (we) or any agent or lessee of the subject property authorized by (me) (us) to file this petition, deposes and say that the statements and answers contained in the application for annexation, and any information attached thereto, present the arguments in behalf of this petition to the best of (my) (our) ability; and that the statements and information referred to above are in all respects true and correct to the best of (my) (our) knowledge and belief.


Signature of Owner

Albert B Cassidy
Printed Name/Title of Owner

Signature of Owner

Printed Name of Owner

OWNERS

Signature of Owner

Printed Name/Title of Owner

Signature of Owner

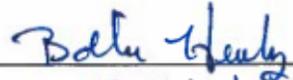
Printed Name of Owner

STATE OF FLORIDA
COUNTY OF POLK

OWNER'S NOTARIZATION

The foregoing instrument was acknowledged before me this 30th day of October, 2024, by Albert B Cassidy, who is personally known to me or who has produced a driver's license as identification and who did not take an oath.




Notary Public Bobbie Henley
Notarial Seal and Commission
Expiration Date 02/17/2024



Town of Dundee

Vacation of Right-of-Way Application

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AGENT, LESSEE, OR BUYER'S SIGNATURE PAGE

(I) (We), Cassidy Land Development, LLC being duly sworn, depose and say that (I) (we) serve as _____ for the owner(s) (agent or lessee) in making this petition and that the owner(s) (has) (have) authorized (me) (us) to act in this capacity.

Further, (I) (we) depose and say that the statements and answers herein contained and other information attached hereto present the arguments in behalf of the petition herein requested to the best of (my) (our) ability and that the statements and information above referred to are in all respects true and correct to the best of (my) (our) knowledge and belief.

AGENT, LESSEE, OR BUYER(S)

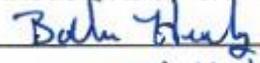
	_____
Signature of Agent, Lessee, or Buyer(s)	Signature of Agent, Lessee, or Buyer(s)
<u>Albert B Cassidy</u>	_____
Printed Name of Agent, Lessee, or Buyer(s)	Printed Name of Agent, Lessee, or Buyer(s)
_____	_____
Signature of Agent, Lessee, or Buyer(s)	Signature of Agent, Lessee, or Buyer(s)
_____	_____
Printed Name of Agent, Lessee, or Buyer(s)	Printed Name of Agent, Lessee, or Buyer(s)

STATE OF FLORIDA
COUNTY OF POLK

AGENT, LESSEE, OR BUYER(S) NOTARIZATION

The foregoing instrument was acknowledged before me this 30th day of October, 2024 by Albert B Cassidy, who is personally known to me or who has produced a driver's license as identification and who did not take an oath.





Notary Public Bobbie Henley
Notarial Seal and Commission
Expiration Date 02/17/2026



Town of Dundee

Vacation of Right-of-Way Application

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FINANCIAL RESPONSIBILITY FORM

The undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all Town expenses associated with the referenced application, including time spent by the Town's consultants consistent with the Town's adopted application fee schedule, extraordinary expenses, and development review deposit policies.

Name: Albert B Cassidy Title: Manager

Company: Cassidy Property Investments, LLC

Company Address: 346 East Central Ave

City/State/Zip Code: Winter Haven FL 33880

Telephone Number: 863-324-3698

Email Address: loakley@cassidyhomes.com

I hereby certify that all information contained herein is true and correct.

1. Signed this 30th day of October, 2024

[Signature]
Signature of Property Owner, Lessee, Contract Purchase, or Applicant (circle one)

Affidavit of Publication



Vacation of Right-of-Way Application Checklist

Proof of Publication

Publishing legal notice in a newspaper of general circulation in the county in which the tract or parcel of land is located, in not less than two weekly issues of said paper, and must attach to the petition for vacation the proof of such publication (FS 177.101).

Sample Proof of Publication:

AFFIDAVIT OF PUBLICATION THE LEDGER Lakeland, Polk County, Florida

STATE OF FLORIDA)
COUNTY OF POLK)

Before the undersigned authority personally appeared Olga L. Rodriguez Martin, who on oath says that she is an Account Executive for Advertising at The Ledger, the owner of The Ledger, a daily newspaper published at Lakeland in Polk County, Florida; that the attached copy of advertisement, being a

PUBLIC NOTICE TO VACATE

in the matter of RIGHT-OF-WAY

Concerning TOWN OF BOUNDARY TOWN LIMITS

was published in newspaper and no fee is the issue of

4-26-2025

Affiant further says that said The Ledger is a newspaper published at Lakeland, in said Polk County, Florida, and that the said newspaper has heretofore been continuously published in said Polk County Florida, daily, and has been owned and managed since its start at the post office in Lakeland, in said Polk County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or reward for the purpose of securing its advertisement for publication in the said newspaper.

Olga L. Rodriguez Martin
Olga L. Rodriguez Martin
Advertising Account Executive
Who is personally known to me

Sworn to and subscribed before me this 26th day of April, A.D. 2025

Notary Public
Notary Public

(Seal)

