

To: Planning and Zoning Board

Agenda Date: May 15, 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.

PLANNING AND ZONING BOARD ACTION:

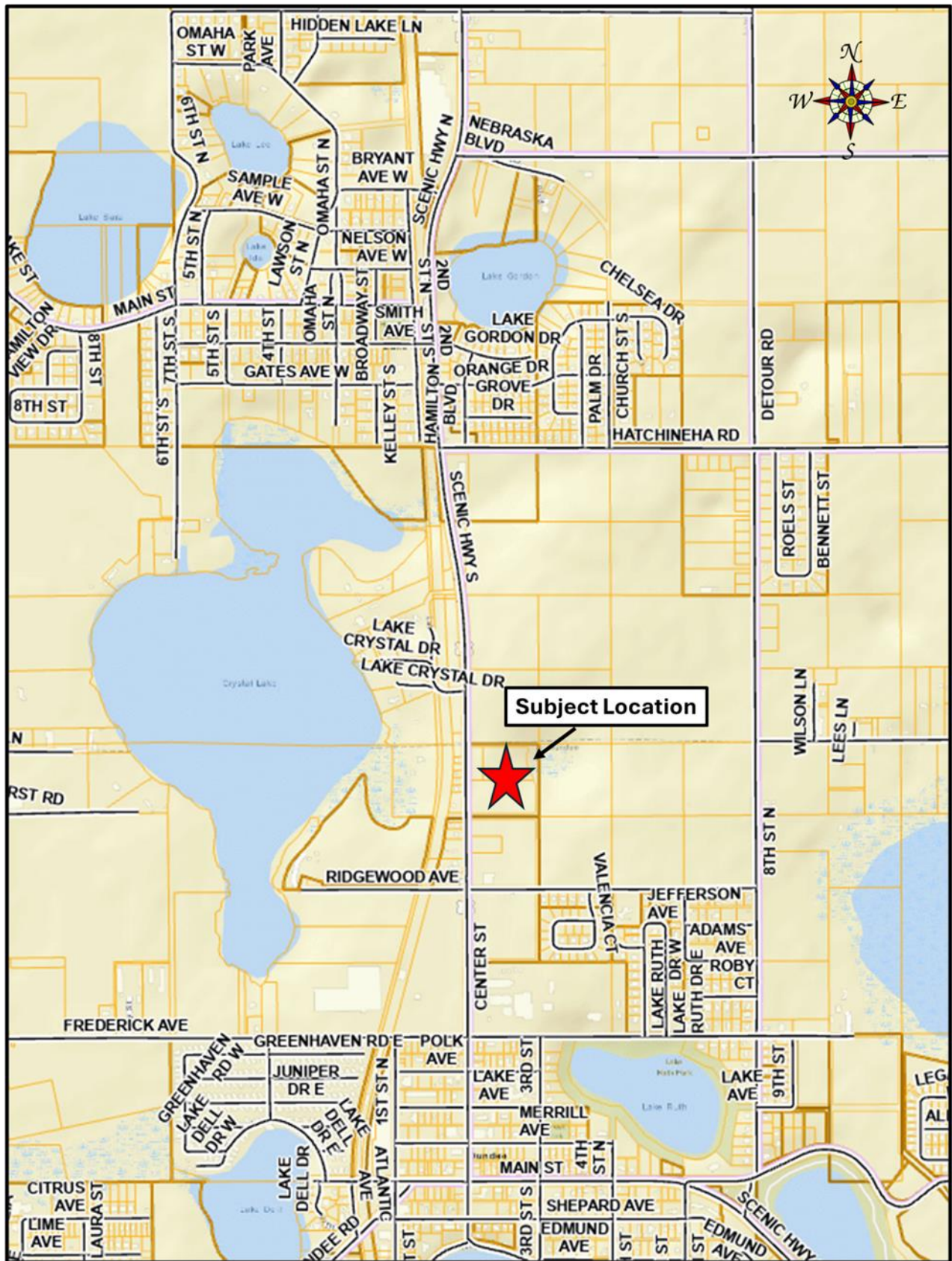
Consistent with the requirement of the Town of Dundee regarding vacating streets, alleys, and public ways, the Town administration is forwarding this Petition for Right-of-Way Vacation to the Town of Dundee Planning and Zoning Board for Review and Comment.

MOTION OPTIONS:

1. I move the Planning & Zoning Board **recommend approval** to the Town Commission to have the Town of Dundee vacate and abandon specific unopened, unpaved, and unimproved rights-of-way as described in this staff report.
 2. I move the Planning & Zoning Board **recommend denial** to the Town Commission to have the Town of Dundee vacate and abandon specific unopened, unpaved, and unimproved rights-of-way as described in this staff report.
 3. I move the Planning and Zoning Board 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.

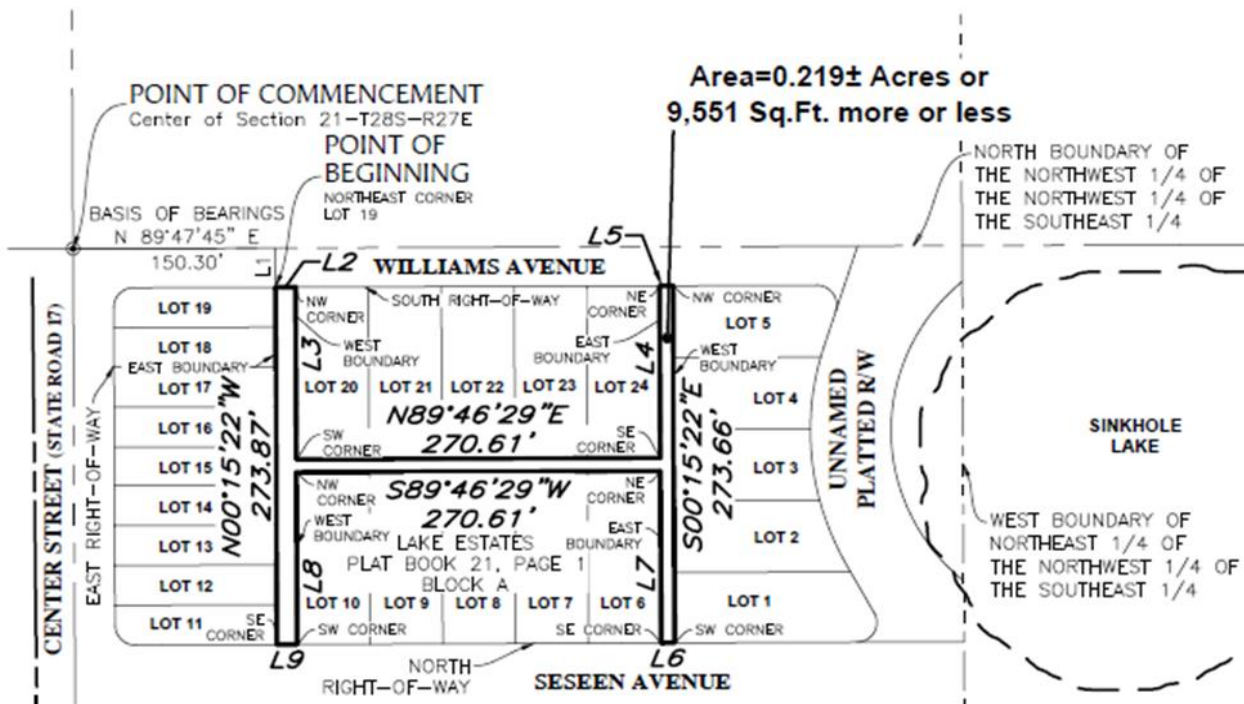
SEE SHEET 1 FOR DESCRIPTION

SEE SHEET 2 FOR SKETCH, LINE TABLE

 Digitally signed by Charles Arnett Date: 2024.01.16 16:49:37 -05'00'	JOB #: POWERLINE RD-WEIBERG WEST-DUNDEE VACATE		West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business No.: LB7768
	DRAWN: BLB	DATE: 01/11/2024	
Prepared For: CASSIDY PROPERTY INVESTMENTS, LLC			
Revisions			
DATE	DESCRIPTION	DRAWN	
Charles M. Arnett		LS6884	 GeoPoint Surveying, Inc.

PATH: P:\POWERLINE_RD_WEIBERG WEST\DESCRIPTIONS\WEIBERG WEST_DUNDEE_DS_VACATE_BLOCK A ALLEY.DWG LAST SAVED BY: CARNETT 01 of 02

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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www.geopointsurvey.com
Licensed Business No.: LB7768

GeoPoint
Surveying, Inc.

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SEE SHEET 2 FOR SKETCH, LINE TABLE

PATH: P:\POWERLINE_RD_WEIBERG WEST\DESCRIPTIONS\WEIBERG WEST_DUNDEE_DS_VACATE_BLOCK A ALLEY.DWG LAST SAVED BY: CARNETT 02 of 02

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.

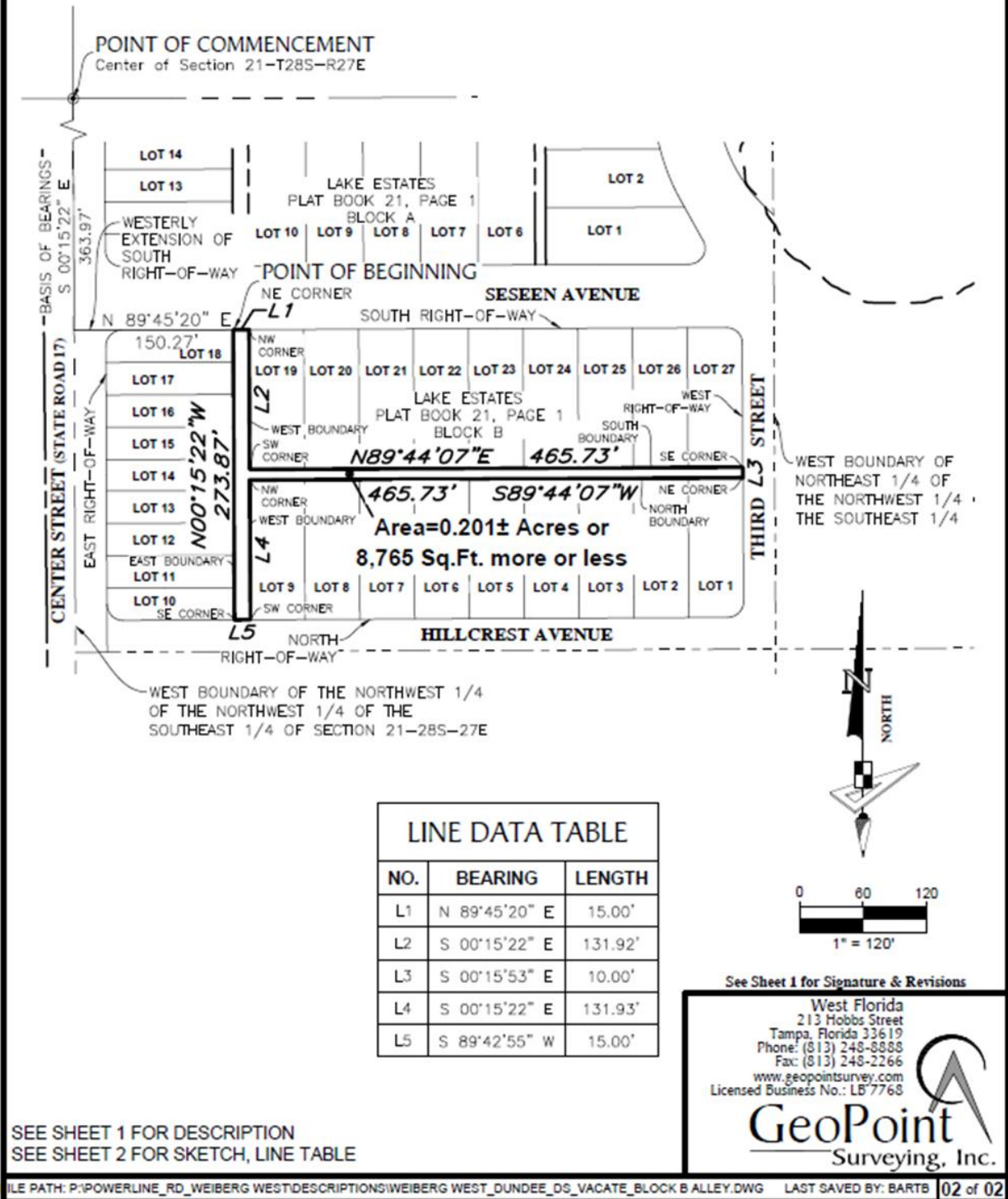
NOTES:

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'	JOB #: POWERLINE RD-WEIBERG WEST-DUNDEE VACATE		West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business No.: LB7768	
	DRAWN: BLB DATE: 01/11/2024 CHECKED: CMA			
Charles M. Arnett LS6884	Prepared For: CASSIDY PROPERTY INVESTMENTS, LLC		 GeoPoint Surveying, Inc.	
	Revisions			
	DATE	DESCRIPTION		DRAWN
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Description Sketch (Not A Survey)



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.

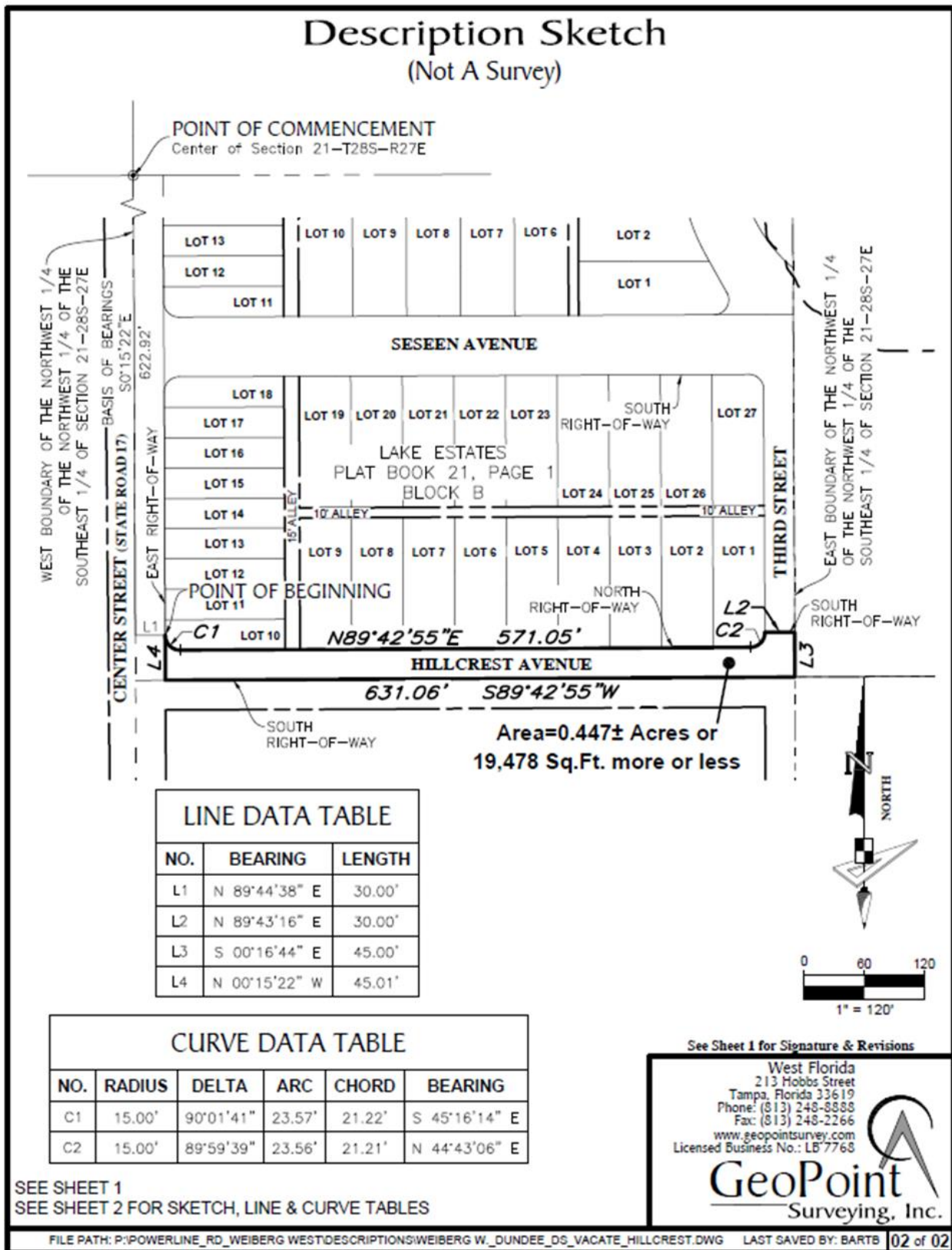
NOTES:

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.	
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Description Sketch (Not A Survey)



Description Sketch (Not A Survey)

DESCRIPTION SESEEN AVENUE:

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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

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Description Sketch (Not A Survey)

POINT OF COMMENCEMENT
Center of Section 21-T28S-R27E

WILLIAMS AVENUE

LOT 19
LOT 18
LOT 17
LOT 16
LOT 15
LOT 14
LOT 13
LOT 12
LOT 11

LOT 20 LOT 21 LOT 22 LOT 23 LOT 24

LOT 5
LOT 4
LOT 3
LOT 2
LOT 1

LAKE ESTATES
PLAT BOOK 21, PAGE 1
BLOCK A

POINT OF BEGINNING

LOT 10 LOT 9 LOT 8 LOT 7 LOT 6

C1 LOT 11

N89°45'20"E 615.92'

SESEEN AVENUE

C3 LOT 18
LOT 17
LOT 16
LOT 15
LOT 14
LOT 13
LOT 12
LOT 11
LOT 10

LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 LOT 26

LOT 27

LAKE ESTATES
PLAT BOOK 21, PAGE 1
BLOCK B

LOT 9 LOT 8 LOT 7 LOT 6 LOT 5 LOT 4 LOT 3 LOT 2 LOT 1

HILLCREST AVENUE

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

570.95' S89°45'20"W

SOUTH RIGHT-OF-WAY

NORTH RIGHT-OF-WAY

C2

L4

L2

L3

UNNAMED PLATTED R/W

NORTH RIGHT-OF-WAY

THIRD STREET

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

BASIS OF BEARINGS
S0°15'22"E
288.98'

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

CENTER STREET (STATE ROAD 17)

EAST RIGHT-OF-WAY

N

NORTH

0 60 120

1" = 120'

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

See Sheet 1 for Signature & Revisions

West Florida
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www.geopointsurvey.com
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GeoPoint
Surveying, Inc.

FILE PATH: P:\POWERLINE_RD_WEIBERG WEST\DESCRIPTIONS\WEIBERG WEST_DUNDEE_DS_VACATE_SESEEN AVE.DWG LAST SAVED BY: BARB 02 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

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Description Sketch

(Not A Survey)

DESCRIPTION THIRD STREET:

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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.

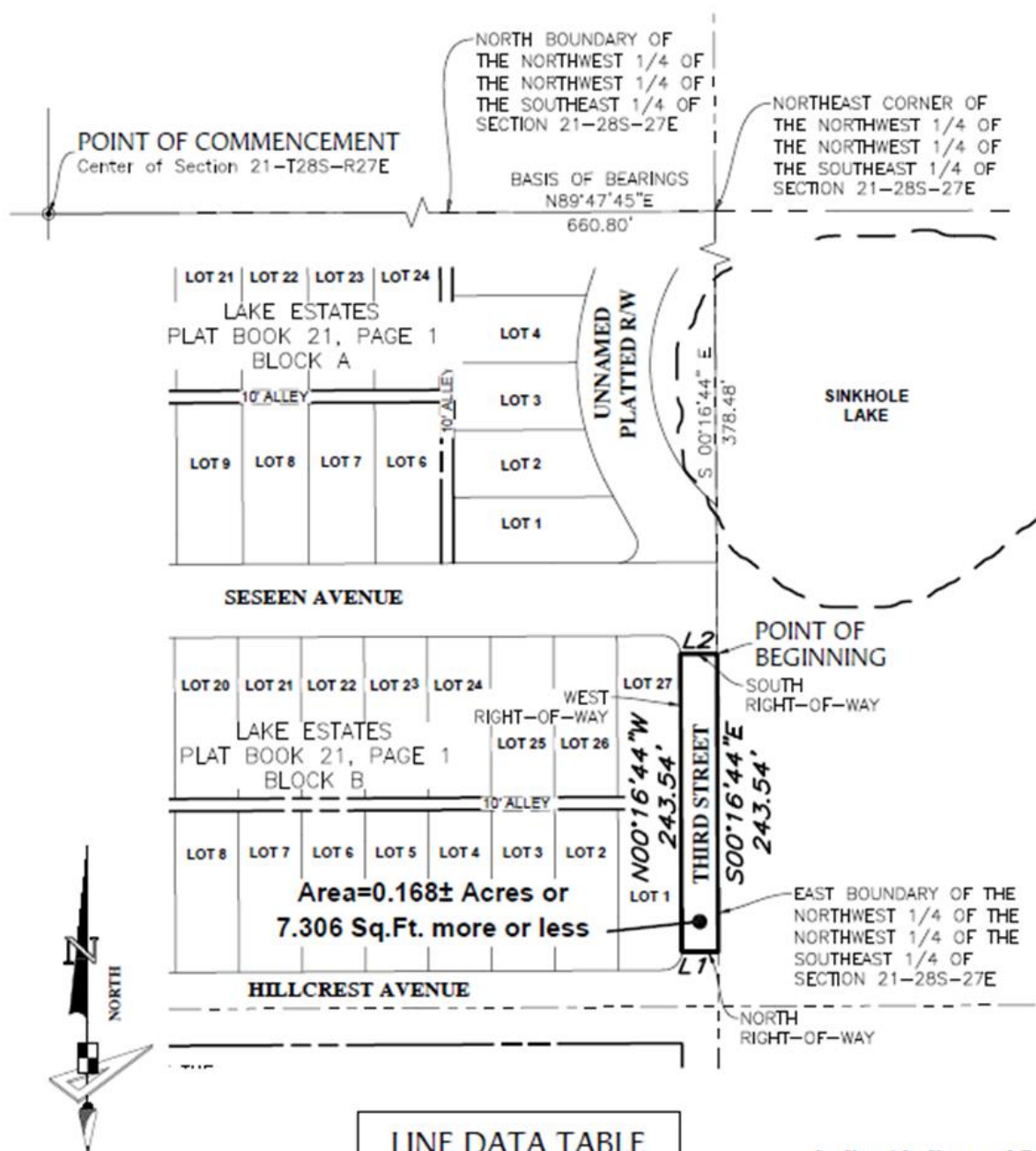
NOTES:

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

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Description Sketch (Not A Survey)



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
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 & CURVE TABLES

FILE PATH: P:\POWERLINE_RD_WEIBERG WEST\DESCRIPTIONS\WEIBERG W_DUNDEE_DS_VACATE_THIRD.DWG LAST SAVED BY: BARTB 02 of 02

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



Digitally signed
by Charles
Arnett
Date:
2024.01.16
17:01:14 -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

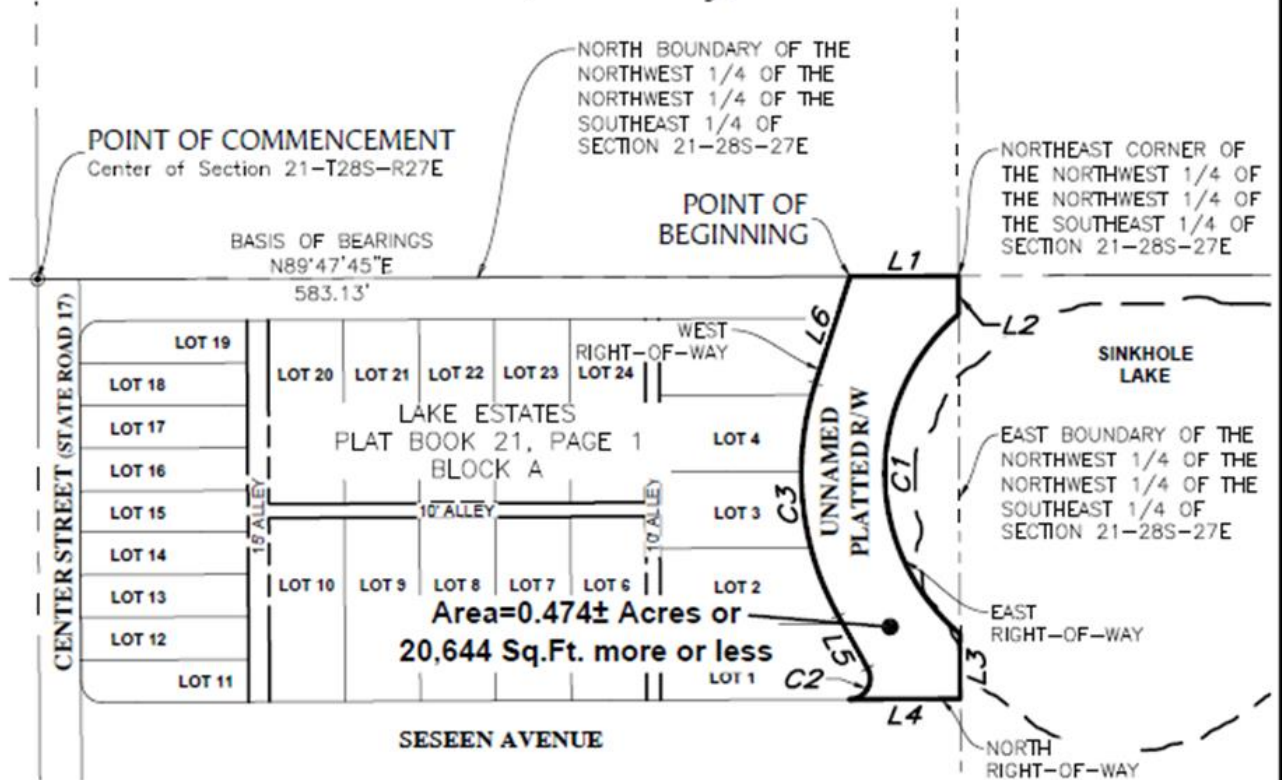
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www.geopointsurvey.com
Licensed Business No.: LB7768



GeoPoint
Surveying, Inc.

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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FILE PATH: P:\POWERLINE_RD_WEIBERG WEST\DESCRIPTIONS\WEIBERG W_DUNDEE_DS_VACATE_UNNAMED.DWG LAST SAVED BY: BARTB 02 of 02

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

Revisions

DATE	DESCRIPTION	DRAWN

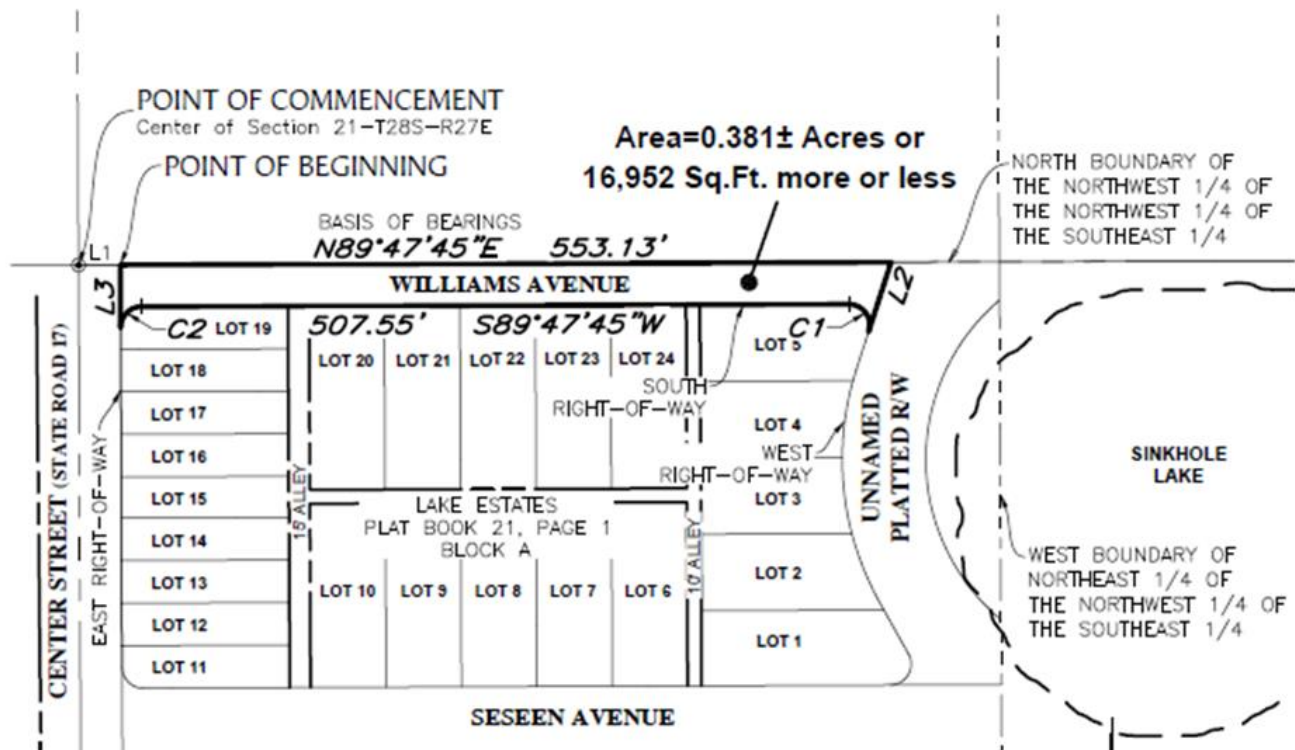
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GeoPoint
Surveying, Inc.

FILE PATH: P:\POWERLINE_RD_WEIBERG WEST\DESCRIPTIONS\WEIBERG WEST_DUNDEE_DS_VACATE_WILLIAMS AVE.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	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
SEE SHEET 2 FOR SKETCH, LINE & CURVE TABLES

See Sheet 1 for Signature & Revisions

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FILE PATH: P:\POWERLINE_RD_WEIBERG WEST\DESCRIPTIONS\WEIBERG WEST_DUNDEE_DS_VACATE_WILLIAMS AVE.DWG LAST SAVED BY: BARTB 02 of 02

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 no fee is the issue of

4-22-2025

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 provided 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
Advertising Account Executive
Who is personally known to me

Sworn to and subscribed before me this 24th day of April, A.D. 2025


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 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 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.

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

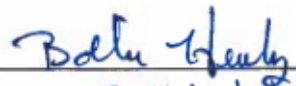
Printed Name of Owner

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 02/17/2026

Variance Application

Page 3 of 5



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)

Albert B Cassidy

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)

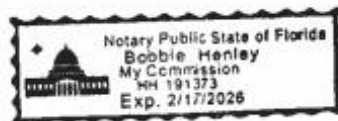
Printed Name of Agent, Lessee, or Buyer(s) Printed Name of Agent, Lessee, or Buyer(s)

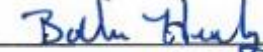
STATE OF FLORIDA

AGENT, LESSEE, OR BUYER(S) NOTARIZATION

COUNTY OF POLK

The foregoing instrument was acknowledged before me this 30th day of October, 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

Variance Application

Page 4 of 5



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

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 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 DUNN TOWN LIMITS

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

4-25-2025

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 carried on 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, concession or refund for the purpose of securing the 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 25th day of April, A.D. 2025

Notary Public
Notary Public

(Seal)

