



**INSTR # 2017073993**  
 BK 10122 Pgs 1249-1253 PG(s)5  
 RECORDED 04/19/2017 03:12:50 PM

STACY M. BUTTERFIELD,  
 CLERK OF COURT POLK COUNTY  
 RECORDING FEES \$44.00  
 RECORDED BY shakcamp

**ORDINANCE 2017-08**

(Annexation – Southwest corner of Thompson Nursery Road and US Highway 27)

**AN ORDINANCE PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 5.2 ACRES OF TERRITORY, CONTIGUOUS TO THE INCORPORATED TERRITORY OF THE CITY OF LAKE WALES SHOWN ON ATTACHMENT “A” AND SPECIFICALLY DESCRIBED HEREIN; GIVING THE CITY OF LAKE WALES JURISDICTION OVER THE LAND ANNEXED; AND PROVIDING FOR AN EFFECTIVE DATE.**

**BE IT ENACTED** by the City Commission of the City of Lake Wales, Polk County, Florida:

**SECTION 1** The corporate territory of the City of Lake Wales in Polk County, Florida, is hereby extended to include approximately 5.2 acres of territory located at the southwest corner of Thompson Nursery Road and US Highway 27 in Section 16, Township 29 South, Range 27 East, as shown on “Attachment A” hereby made part of this ordinance, and specifically described as follows:

**RANGE 27- TOWNSHIP 29- SECTION 16 5.2 acres**

COMMENCE AT THE SOUTHWEST CORNER OF THE SE ¼ OF THE SW ¼ OF SECTION 16, TOWNSHIP 29 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA; THENCE RUN ON AN ASSUMED BEARING EAST ALONG THE SOUTH LINE OF SAID SECTION 161.40 FEET; THENCE NORTH 100.00 FEET; THENCE NORTH 27°18’07” WEST, 1308.34 FEET TO THE SOUTH RIGHT OF WAY OF S.R. 540-A; THENCE SOUTH 89°43’00” EAST ALONG SAID RIGHT OF WAY 370.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°43’00” EAST 497.73 FEET TO THE WEST RIGHT OF WAY OF U.S. HIGHWAY 27; THENCE SOUTH 25°00’45” EAST ALONG SAID RIGHT OF WAY 193.37 FEET; SOUTH 64°59’15” WEST, 450.00 FEET; THENCE NORTH 25°00’45”, 406.04 FEET, RETURNING TO THE POINT OF BEGINNING.

A PARCEL OF LAND LYING IN THE SOUTHWEST ¼ OF SECTION 16, TOWNSHIP 29 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A CONCRETE MONUMENT, SAID MONUMENT BEING THE POINT OF BEGINNING, LOCATED ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY #27 AND ALSO LOCATED 1001.00 FEET, PLUS OR

MINUS NORTHWESTERLY OF THE POINT OF INTERSECTION OF THE SOUTH BOUNDARY LINE OF SAID SECTION 16 WITH THE WESTERLY RIGHT OF WAY LINE OF SAID HIGHWAY #27; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 240 FEET TO A POINT; THENCE RUN SOUTHWESTERLY DEFLECTING 90 DEG. TO THE RIGHT, A DISTANCE OF 250 FEET; THENCE RUN NORTHWESTERLY, DEFLECTING 90 DEG. TO THE RIGHT, A DISTANCE OF 240 FEET TO A POINT; THENCE RUN NORTHEASTERLY, DEFLECTING 90 DEG. TO THE RIGHT A DISTANCE OF 250 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING PARCEL:

COMMENCE FROM THE INTERSECTION OF THE SOUTH BOUNDARY OF THE SOUTHWEST ¼ OF SECTION 16, TOWNSHIP 29 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, WITH THE WESTERLY RIGHT OF WAY LINE OF U. S. HIGHWAY 27, BEING A HALF INCH IRON ROD WITH CAP STAMPED "LB7729", AND RUN THENCE N25DEG, 35'29"W ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 899.39 FEET TO THE POINT OF BEGINNING; THENCE S64DEG24'31"W A DISTANCE OF 250.00 FEET TO THE EAST BOUNDARY OF THAT PARCEL DESCRIBED BY WARRANTY DEED IN OFFICIAL RECORD BOOK 2701, PAGE 272, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; RUN THENCE S25DEG35'29"E ALONG SAID EAST BOUNDARY A DISTANCE OF 138.39 FEET TO THE NORTH BOUNDARY OF THAT PARCEL DESCRIBED BY WARRANTY DEED IN OFFICIAL RECORD BOOK 9276, PAGE 223, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; RUN THENCE N64DEG24'31"E ALONG SAID NORTH BOUNDARY A DISTANCE OF 250 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U. S. HIGHWAY 27; RUN THENCE N25DEG35'29"W ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 138.39 FEET TO THE POINT OF BEGINNING.

A PARCEL OF LAND LYING IN THE SOUTHWEST ¼ OF SECTION 16, TOWNSHIP 29 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT THE INTERSECTION OF THE SOUTH BOUNDARY OF SECTION 16, TOWNSHIP 29 SOUTH, RANGE 27 EAST, WITH THE WESTERLY

RIGHT OF WAY BOUNDARY OF U.S. HIGHWAY #27 (SAID POINT BEING 321.70 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 16); THENCE RUN NORTHWESTERLY ALONG THE WESTERLY RIGHT OF WAY BOUNDARY OF SAID U.S. HIGHWAY #27, A DISTANCE OF 994.06 FEET TO A CONCRETE MARKER FOR THE POINT OF BEGINNING; THENCE RUN NORTHWESTERLY ALONG SAID RIGHT OF WAY BOUNDARY A DISTANCE OF 100.00 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO SAID RIGHT OF WAY BOUNDARY, A DISTANCE OF 250.00 FEET; THENCE SOUTHEASTERLY PARALLEL WITH SAID RIGHT OF WAY BOUNDARY, A DISTANCE OF 100.00 FEET; THENCE NORTHEASTERLY, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING.

COMMENCE FROM THE INTERSECTION OF THE SOUTH BOUNDARY OF THE SOUTHWEST ¼ OF SECTION 16, TOWNSHIP 29 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 27, BEING A HALF INCH IRON ROD WITH CAP STAMPED "LB7729", AND RUN THENCE N25°35'29" W ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 899.39 FEET; THENCE S64°24'31"W A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING. CONTINUE THENCE S64°24'31"W A DISTANCE OF 55.00 FEET; THENCE N25°35'29"W A DISTANCE OF 302.42 FEET; RUN THENCE A DISTANCE OF 305.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 27; RUN THENCE S25°35'29"E ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 101.50 FEET TO THE NORTH BOUNDARY OF THAT PARCEL DESCRIBED BY WARRANTY DEED RECORDED IN OFFICAL RECORD BOOK 5914, PAGE 1750, PUBLIC RECORD OF POLK COUNTY, FLORIDA; RUN THENCE S64°24'31"W ALONG SAID NORTH BOUNDARY A DISTANCE OF 250.00 FEET TO THE WEST BOUNDARY OF SAID PARCEL; RUN THENCE S25°35'29"E ALONG SAID WEST BOUNDARY A DISTANCE OF 201.61 FEET TO THE POINT OF BEGINNING.

**SECTION 2** All of the public property, lots, easements, streets, roads, and public right-of-way, now located and dedicated, acquired, platted or conveyed to the public in the territory described in Section 1, shall be transferred to the

City of Lake Wales without consideration for the same uses as originally conveyed.

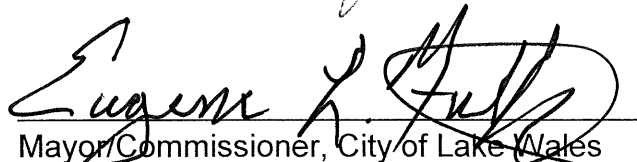
**SECTION 3** All ordinances of the City of Lake Wales and all laws heretofore passed by the legislature of the State of Florida, relating to and which now or hereafter constitute its charter, shall apply to and have the same force and effect in all of the territory described in Section 1 of this ordinance as if all of such territory had been part of the City of Lake Wales at the time of the passage and approval of such laws and ordinances.

**SECTION 4** All of the area to be annexed shall be entitled to the same rights and benefits as those, which exist in the City of Lake Wales upon the effective date of annexation.


**SECTION 5** If any portion or portions of the ordinance shall be declared to be invalid, the remaining portion shall have the same force and effect, as though, such invalid portion or portions had not been included.

**SECTION 6** This ordinance shall become effective, and the territory shall be considered annexed, immediately upon passage by the City Commission.

**CERTIFIED AS TO PASSAGE** this 18<sup>th</sup> day of April 2017

  
Mayor/Commissioner, City of Lake Wales

ATTEST:

  
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City Clerk

