

**ORDINANCE 2008-24**

(Annexation - Coldwell Property - East of US 27 N and South of Hickory Hammock Rd.)

**AN ORDINANCE PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 42 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; PROVIDING FOR TAXATION OF THE TERRITORY 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 42 acres of territory located on the east side of US 27 south of Hickory Hammock Rd. in Section 22, Township 29S, Range 27E and shown on "Attachment A," hereby made part of this ordinance, and specifically described as follows:

**PID # 27-29-22-000000-041020**

That portion of the SW ¼ of Section 22, Township 29 South, Range 27 East, Polk County Florida, being described as follows:

COMMENCE at a 4 inch by 4 inch concrete monument located at the northwest corner of the southwest ¼ of said Section 22; thence South 25°25'15" East, 1439.00 feet to the south line of a parcel recorded in Official Records Book 1700, Page 908, public records of Polk County, Florida; thence North 88°51'41" East along said south line 43.73 feet to a 5/8 inch iron rod and cap stamped LB5450 and the west line of a parcel recorded in Official Records Book 2012, Page 356 public records of Polk County, Florida, and the POINT OF BEGINNING;

Thence along the westerly and northerly lines of said parcel the following seven (7) courses:

- 1) North 03°33'51" East 506.36 feet to a 5/8 inch iron rod;
- 2) North 51°25'20" East, 573.28 feet to a 5/8 inch iron rod and cap stamped LS3381;
- 3) North 73°36'52" East 275.74 feet to a 5/8 inch iron rod;
- 4) North 21°10'22" East, 299.54 feet to a 5/8 inch iron rod;
- 5) North 89°02'12" East, 301.40 feet to a 5/8 inch iron rod;
- 6) South 40°58'08" East, 626.48 feet to a 5/8 inch iron rod;
- 7) North 55°32'34" East, 514.91 feet to the east line of aforesaid Southwest ¼ of Section 22;

Thence South 00°51'42" West along said east line, 1004.21 feet to the aforesaid south line of a parcel recorded in Official Records Book 1700, Page 908;

Thence South 88°51'41" West along said south line, 1974.33 feet to the POINT OF BEGINNING.

CITY OF LAKE WALES / BLDG DEPT  
% SUSAN DESCHIEEN  
POB 1320  
LAKE WALES, FL 33859-1320



INSTR # 2008124478  
BK 07681 PGS 1213-1216 PG(S) 4  
RECORDED 07/22/2008 08:09:57 AM

RICHARD H WEISS, CLERK OF COURT  
POLK COUNTY  
RECORDING FEES 35.50  
RECORDED BY S Wiggins

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TOGETHER WITH

**PID # 27-29-22-000000-043020**

That portion of the Southwest ¼ of Section 22, Township 29 South, Range 27 East, Polk County, Florida, being described as follows:

COMMENCE at a 4 inch by 4 inch concrete monument located at the northwest corner of the Southwest ¼ of said Section 22; thence South 25°25'15" East, 460.04 feet to the northwest corner of a parcel recorded in Official Records Book 2323, Page 884, public records of Polk County, Florida and the POINT OF BEGINNING;

Thence North 64°24'45" East along the north line of said parcel, 690.00 feet to the east line of said parcel;

Thence South 25°35'15" East along said east line, 461.74 feet to the northerly line of a parcel recorded in Official Records Book 2012, Page 356, public records of Polk County, Florida;

Thence along the northerly and westerly lines of said parcel the following two (2) courses:

- 1) South 51°25'20" West, 414.13 feet;
- 2) South 03°33'51" West, 506.36 feet to the south line of a parcel recorded in Official Records Book 1700, Page 908, public records of Polk County, Florida;

Thence South 88°51'41" West, along said south line, 43.73 feet to the west line of aforesaid parcel recorded in Official Records Book 2323, Page 884;

Thence North 25°35'15" West, along said west line, 978.96 feet to the POINT OF BEGINNING.

LESS AND EXCEPT:

The South 220.0 feet of the East 1500.0 feet of parcel recorded in Official Records Book 2012, Page 356, public records of Polk County, Florida.

**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.

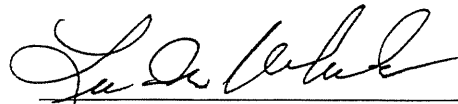
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**SECTION 4** All of the area to be annexed shall be entitled to the same rights and benefits as those, which exist in the City of Lake Wales upon the effective date of the annexation.

**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.

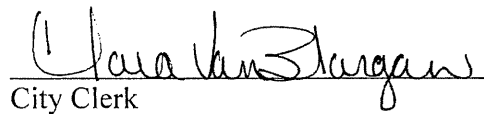
**SECTION 6** This ordinance shall become effective, and the territory shall be considered annexed, immediately upon passage by the City Commission.

**CERTIFIED AS TO PASSAGE** this 15<sup>th</sup> day of July 2008.



Mayor/Commissioner, City of Lake Wales

ATTEST:

  
City Clerk

**ATTACHMENT A**  
**Annexation Ordinance 2008-24**  
**Coldwell Properties LLC - 42 Acres**

