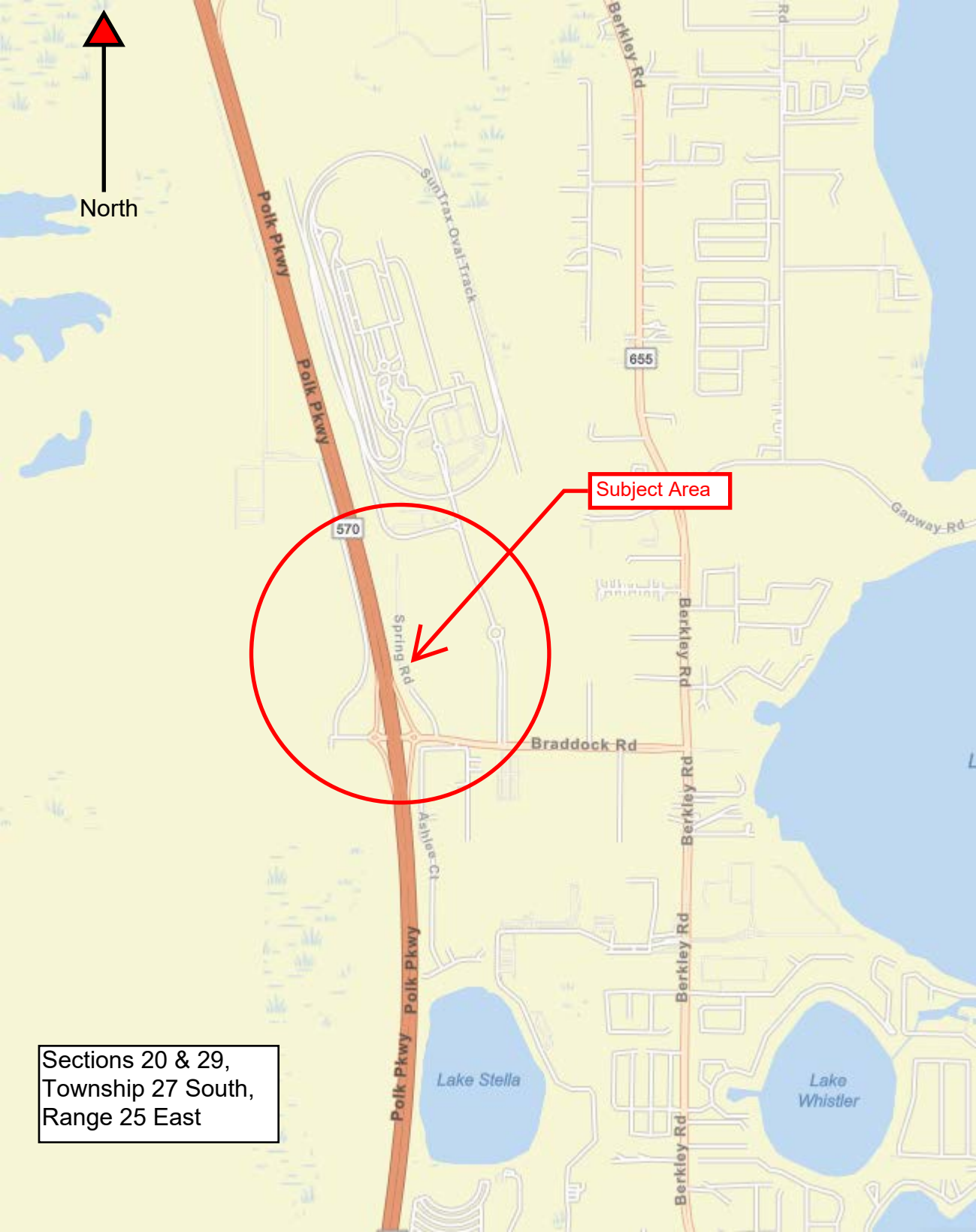




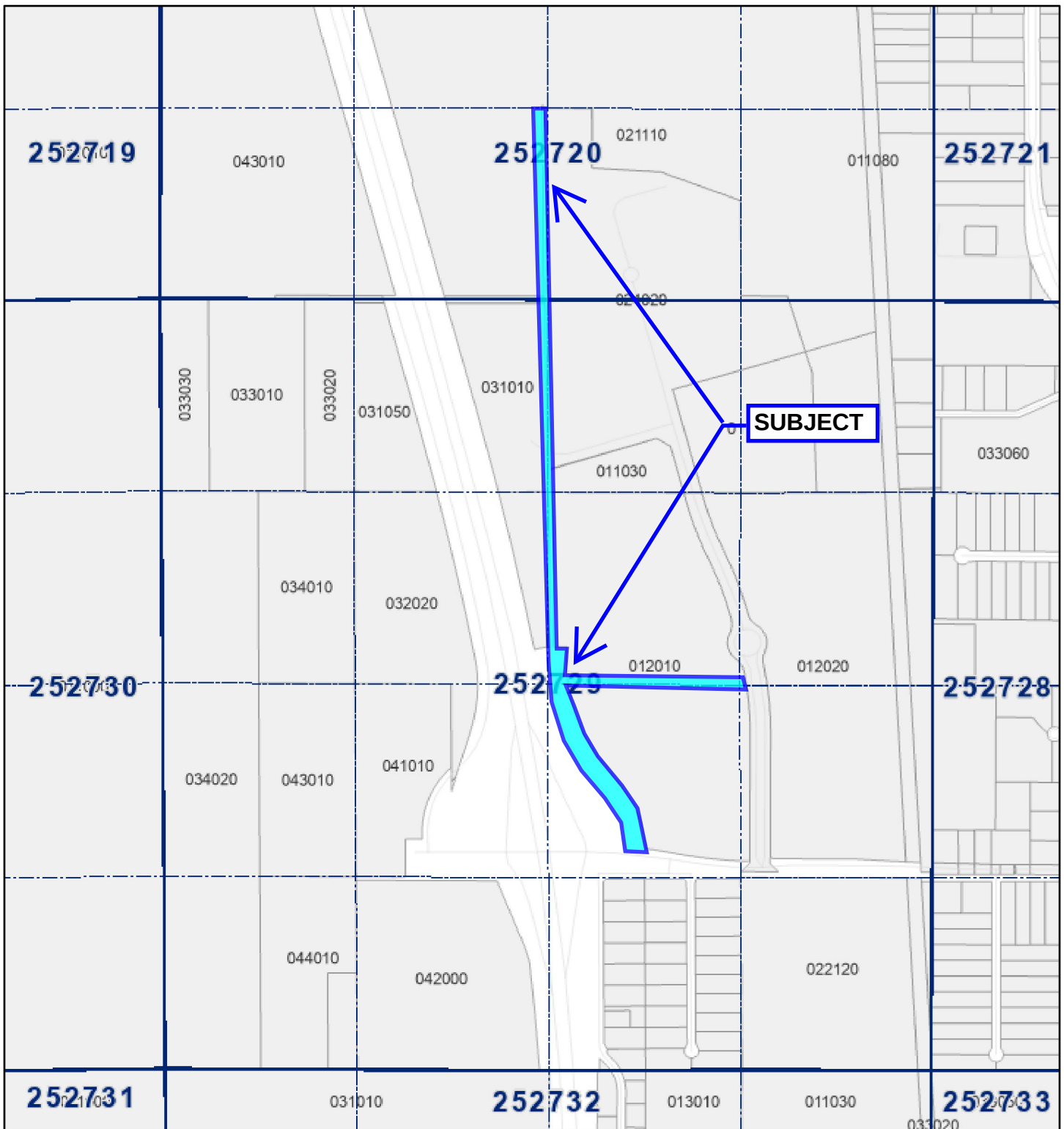
North

Subject Area

Sections 20 & 29,
Township 27 South,
Range 25 East



Sections 20 & 29, Township 27 South, Range 25 East



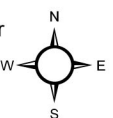
0 387.5 775 1,550 Feet

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".

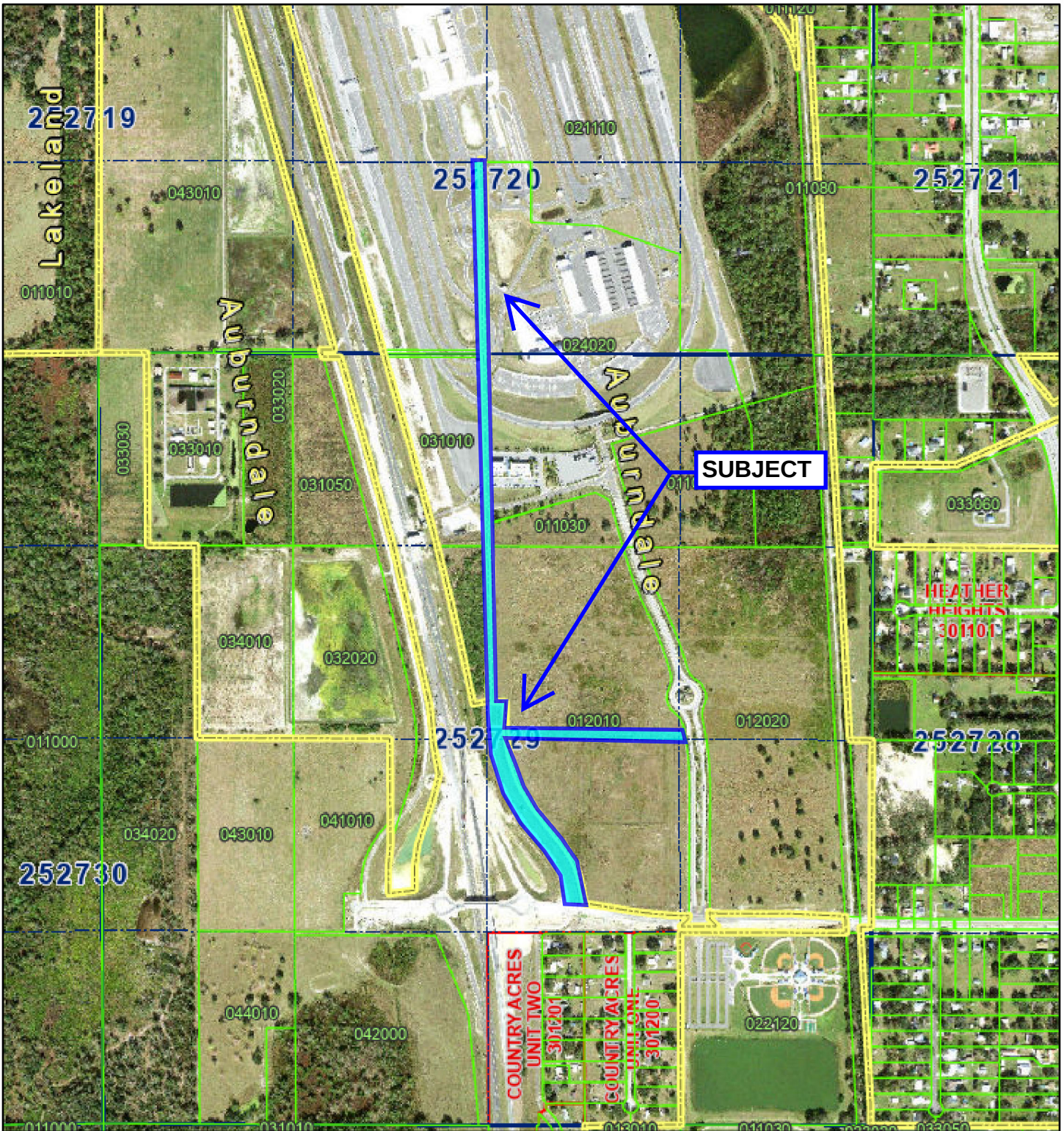


Polk County Property Appraiser
Polk County, Florida

April 7, 2026



Sections 20 & 29, Township 27 South, Range 25 East



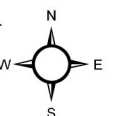
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Polk County Property Appraiser
Polk County, Florida

April 7, 2026





COUNTY OF POLK, FLORIDA
Application and Petition for Vacation and Abandonment
of Streets, Alleys, and Rights-of-Way

Return to:
Real Estate Services
P.O. Box 9005, Drawer RE-01
Bartow, FL 33831
or
515 E. Boulevard St.,
Bartow, FL 33830
(863) 534-2580

FOR OFFICE USE ONLY

Case/File No. _____
C/C Meeting: _____

Date Received: _____
Complete: _____

Please type or print clearly.

A. Property Owner(s): (Attach additional sheets if required)

Name 1917 Development, LLC		Email	
Address 632 EAST MAIN STREET, SUITE 301			
City Lakeland	State Florida	Zip 33801	
Phone	Fax	Cellular	

Name		Email	
Address			
City	State	Zip	
Phone	Fax	Cellular	

B. Is there a pending "Contract for Sale"? ☐ Yes ☒ No
If yes, please list all parties involved in the sales contract:

C. Applicant or Authorized Agent: (If different from above)

Name John ("Bart") Allen		Email ballen@petersonmyers.com	
Address 225 East Lemon Street			
City Lakeland	State Florida	Zip 33801	
Phone	Fax	Cellular 863-683-6511	

General Information

D. General Location of Property to be Vacated:

Property Location or Address See Description Sketches attached.
Parcel Number(s): A portion of 252729-000000-011030; 252729-000000-032010; 252729-000000-012010.

Legal Description ⁽¹⁾ (Attach additional sheets as necessary)
See Legal Descriptions attached.
The subject property is located within a ☐ platted or ☐ unrecorded subdivision. How was this right-of-way reserved? ☐ Plat ☒ Deed ☒ Other (describe): <u>MB 2 pgs. 273-74.</u>

(1) An exact legal description of the property to be vacated must be submitted. The County suggests the Applicant contact a Registered Land Surveyor to determine the exact legal description. The County reserves the right to require a survey of the subject property and/or a title opinion, if necessary. The Owner/Applicant is responsible for all costs associated therewith.

E. Are any other applications pending? ☐ Yes ☒ No (Check all that apply.)

☐ Variance ☐ Conditional Use ☐ Special Exception ☐ Other (describe): _____

F. Reason for this Request – Check all that apply: (Attach additional sheets as necessary)

☐ Code Violation. (Attach copy of letter citing violation.) ☐ Need to clear an existing encroachment. (Describe encroachment below.) ☐ Request to vacate to allow for construction of: ☐ Pool ☐ Screened Pool/Deck ☐ Building Addition (Describe below.) ☐ Other (Describe below) ☒ Other (Describe below).
Additional Comments:
Petitioner requests vacation of ROW to allow for unified control of property.

PETITION TO VACATE RIGHT-OF-WAY

TO: THE BOARD OF COUNTY COMMISSIONERS OF POLK COUNTY, FLORIDA

The undersigned Petitioner respectfully petitions the Board of County Commissioners of Polk County, Florida, and requests that the right-of-way described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

(NOTE: The term "Petitioner" shall refer to all Petitioners, whether singular or plural.)

be vacated, abandoned, discontinued, and closed, and that any rights of the County and the Public in and to the said right-of-way and any lands in connection therewith, be renounced and disclaimed by the Board of County Commissioners of Polk County, Florida. In support of this Petition, Petitioner respectfully affirms:

1. Petitioner is the owner and/or legal representative of the owner of all of the land abutting the above described right-of-way, which is the subject of this Petition; that said ownership has been fully divulged; and that the names of all parties to an existing contract for sale or any options are filed with this application.
2. Petitioner acknowledges and agrees that this vacation of right-of-way may require Petitioner to grant an easement for public utility purposes to Polk County or other legal entities over, under and across all or part of the property to be vacated and further agrees that if said easement is required, Petitioner shall convey said easement in compliance with this request prior to the actual Public Hearing. Further, Petitioner understands that if said easement is not granted, the Public Hearing may be continued or the Petition may be denied, at the discretion of the Board of County Commissioners.
3. The subject right-of-way is ☒unopened right-of-way ☒unmaintained right-of-way ☒opened, maintained right-of-way (check all that apply). The closing of the right-of-way will not deprive the Petitioner the right of access to his/her/their property, nor will it deprive any other person(s) of access to his/her/their property.
4. The subject right-of-way is not a part of a state or federal highway and is not located within the corporate limits of any municipality.
5. Petitioner acknowledges that the act of vacating the subject right-of-way does not necessarily grant ownership rights in the property vacated to the abutting property owners and that decisions regarding the distribution of vacated property shall not be made by the Board of County Commissioners or any of its Departments, Divisions or employees. Upon vacation of the subject right-of-way, the Polk County Property Appraiser's Office will distribute the subject right-of-way in accordance with historical records and applicable Florida Statutes but further legal action may be required to fully clear title to the property. By granting the Petition to vacate right-of-way, the Board of County Commissioners is in no way certifying, declaring or guaranteeing legal title to the vacated right-of-way to the Petitioner or any other persons.

WHEREFORE, the undersigned Petitioner requests the Board of County Commissioners of Polk County, Florida, adopt a Resolution setting a time and place for a public hearing, and, after due notice thereof, adopt a Resolution vacating, abandoning, discontinuing and closing the right-of-way described, renouncing and disclaiming any rights of the County and the Public in and to the subject right-of-way and to any lands in connection therewith, in accordance with the provisions of Section 336.09 and Section 336.10 of the Florida Statutes.

DATED THIS 20 day of March, 2026.

Wesley Beck, as Member-Manager
Petitioner Name (Print) at Beck Property Holdings II, LLC
the manager of Top B & B Partners, LLC
the manager of Priority Bonds
632 E. Main St.
Address Suite 301
Lake City, FL 33801
City/State/Zip
Phone (863) 860-4183

Petitioner's Signature

Petitioner Name (Print)

Address

Petitioner's Signature

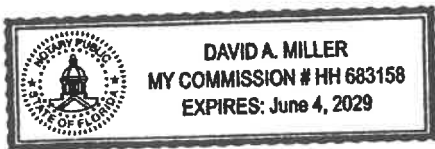
City/State/Zip

Phone ()

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ☒ physical presence, or ☐ online notarization this 20th day of March, 2026, by Wesley Beck, who ☒ is personally known to me or ☐ has/have produced _____ as identification and who ☐ did / ☐ did not take an oath.



David A. Miller

Notary Public

My Commission Expires: _____

Commission No.: _____

EXHIBIT "A"
Page 1 of 2

That portion of the maintained right-of-way for Braddock (Spring) Road, recorded in Map Book 2, pages 273 and 274, Public Records of Polk County, Florida, lying within the South 1/2 of Section 20 Township 27, Range 25, and lying within the Northwest 1/4 of the Southeast 1/4; and the North 1/2 of Section 29, Township 27 South, Range 25 East, Polk County, Florida, and lying North and Easterly of the easterly Limited Access right-of-way line for the Polk Parkway (State Road No. 570) as described in Official Records Book 3813, page 1741, Public Records of Polk County, Florida, and depicted on Florida Department of Transportation Right-of-Way Map Section 97160-2312.

AND

All of Braddock (Spring) Road as described in Deed Book 755, Page 311, Public Records of Polk County, Florida

AND

A parcel of land being a portion of right-of-way described in Official Records Book 6512, Page 997, Public Records of Polk County, Florida, lying in Section 29, Township 27 South, Range 25 East, Polk County, Florida, being more particularly described as follows:

Commence at the northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 29; Thence North 89°48'43" West along the north line of said Northwest 1/4 of the Southeast 1/4, a distance of 1323.40 feet to the northwest corner of said Northwest 1/4 of the Southeast 1/4; thence South 00°20'19" East, along the west line of said Northwest 1/4 of the Southeast 1/4, a distance of 183.75 feet to the easterly Limited Access right-of-way line of Polk Parkway (State Road 570) as depicted on the F.D.O.T. right-of-way map Section 97160-2312, and the **POINT OF BEGINNING**; Thence South 83°17'09" West, along said easterly Limited Access right-of-way line, 8.42 feet to a point on a non-tangent curve concave easterly having a radius of 23088.31 feet, a central angle of 01°04'15", a chord bearing of North 10°55'23" West, and a chord distance of 431.56 feet; Thence northerly along said easterly Limited Access right-of-way line, and the arc of said curve, 431.56 feet to the north right-of-way line as described in said Official Records Book 6512, Page 997; Thence North 78°32'30" East, along said north right-of-way line, 91.05 feet; Thence South 89°48'45" East, along said north right-of-way line, 133.33 feet to the easterly right-of-way line as described in said Official Records Book 6512, Page 997; Thence southerly along said easterly right-of-way line the following five (5) calls:

(1) South 00°11'15" West, 118.33 feet to the beginning of a curve concave northeasterly having a radius of 1035.92 feet and a central angle of 38°03'45", a chord bearing of South 18°50'46" East, and a chord distance of 675.59 feet

(2) southerly along the arc of said curve, 688.18 feet

(3) South 37°52'38" East, 283.62 feet to the Point of Curvature of a curve concave southwesterly, having a radius of 682.96 feet, a central angle of 27°33'29", a chord bearing of South 24°05'54" East, and a chord distance of 325.33 feet

(4) southerly along the arc of said curve 328.49 feet

(5) South 10°19'09" East, 107.18 feet to a Limited Access line as described in Official Records Book 10742, Page 679 (Part "H") of said Public Records, and as depicted on F.D.O.T Right-of-Way Map F.P. No. 438018-1, also being a point on a non-tangent curve concave southerly having a radius of 3300.74 feet, a central angle of 02°52'24", a chord bearing of North 84°06'31" West, and a chord distance of 165.50 feet; Thence westerly along said Limited Access line and the arc of said curve, a distance of 165.53 feet to the easterly Limited Access right-of-way line as described in said Official Records Book 10742, Page 679 (Part "D") of said Public Records, and as depicted on F.D.O.T Right-of-Way Map F.P. No. 438018-1, also being a point on a non-tangent curve concave southwesterly having a radius of 504.00 feet and a central angle of

EXHIBIT "A"

Page 2 of 2

35°10'28", a chord bearing of North 20°17'07" West, and a chord distance of 304.57 feet; Thence northerly along said easterly Limited Access right-of-way line the following three (3) calls:

(1) northerly along the arc of said curve, 309.41 feet

(2) North 37°52'21" West, 289.87 feet to the Point of Curvature of a curve concave northeasterly, having a radius of 1190.43 feet, a central angle of 14°00'06", a chord bearing of North 30°52'18" West, and a chord distance of 290.19 feet

(3) northerly along the arc of said curve 290.91 feet; to said easterly Limited Access right-of-way line of Polk Parkway (State Road 570) as depicted on the F.D.O.T. right-of-way map Section 97160-2312; Thence North 18°18'11" West, along said easterly Limited Access right-of-way line, 174.76 feet; Thence South 83°17'09" West, along said easterly Limited Access right-of-way line, 24.65 feet to the **POINT OF BEGINNING**. Said Parcel containing 5.75 acres more or less.