

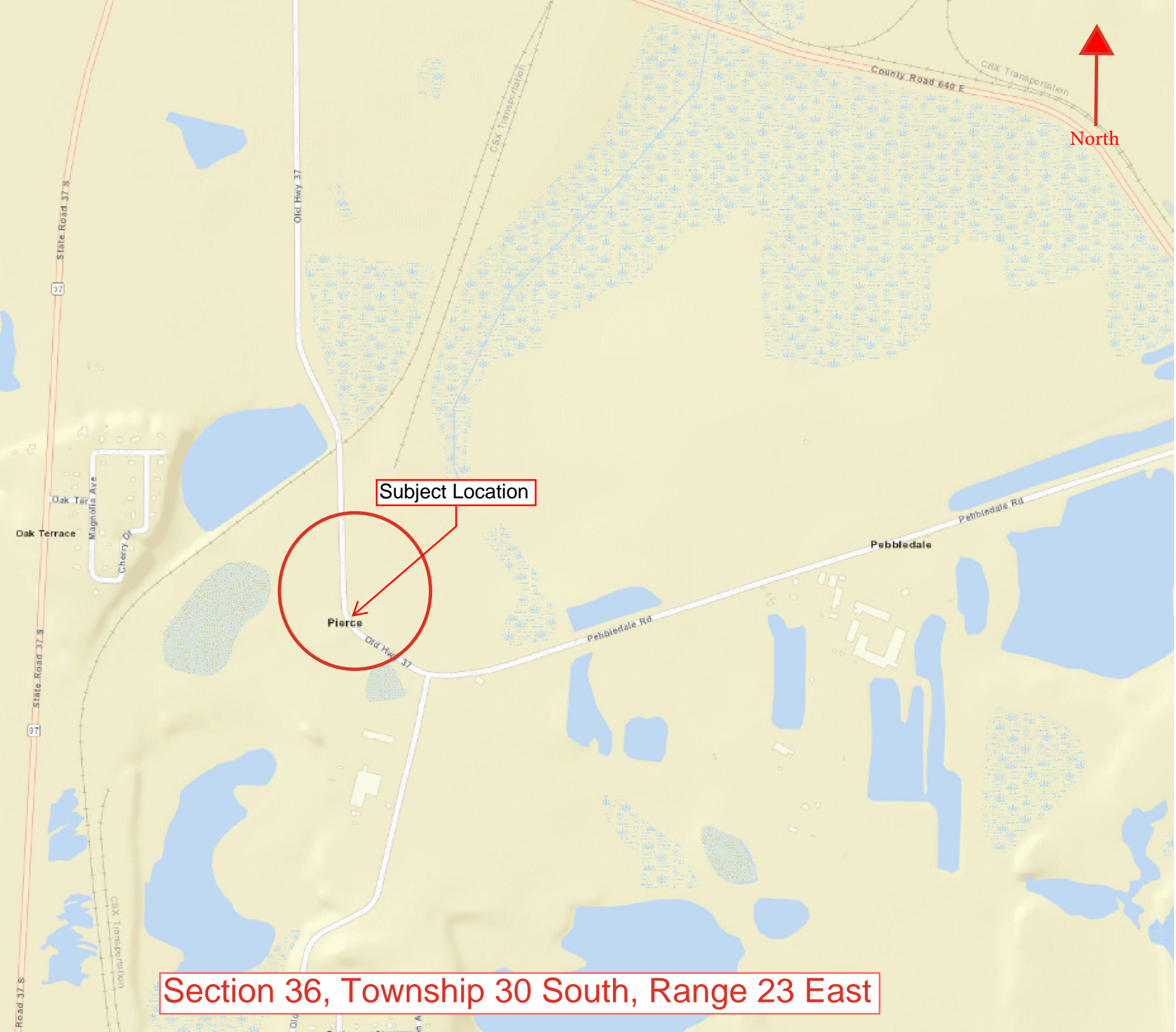


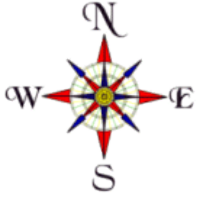
Subject Location



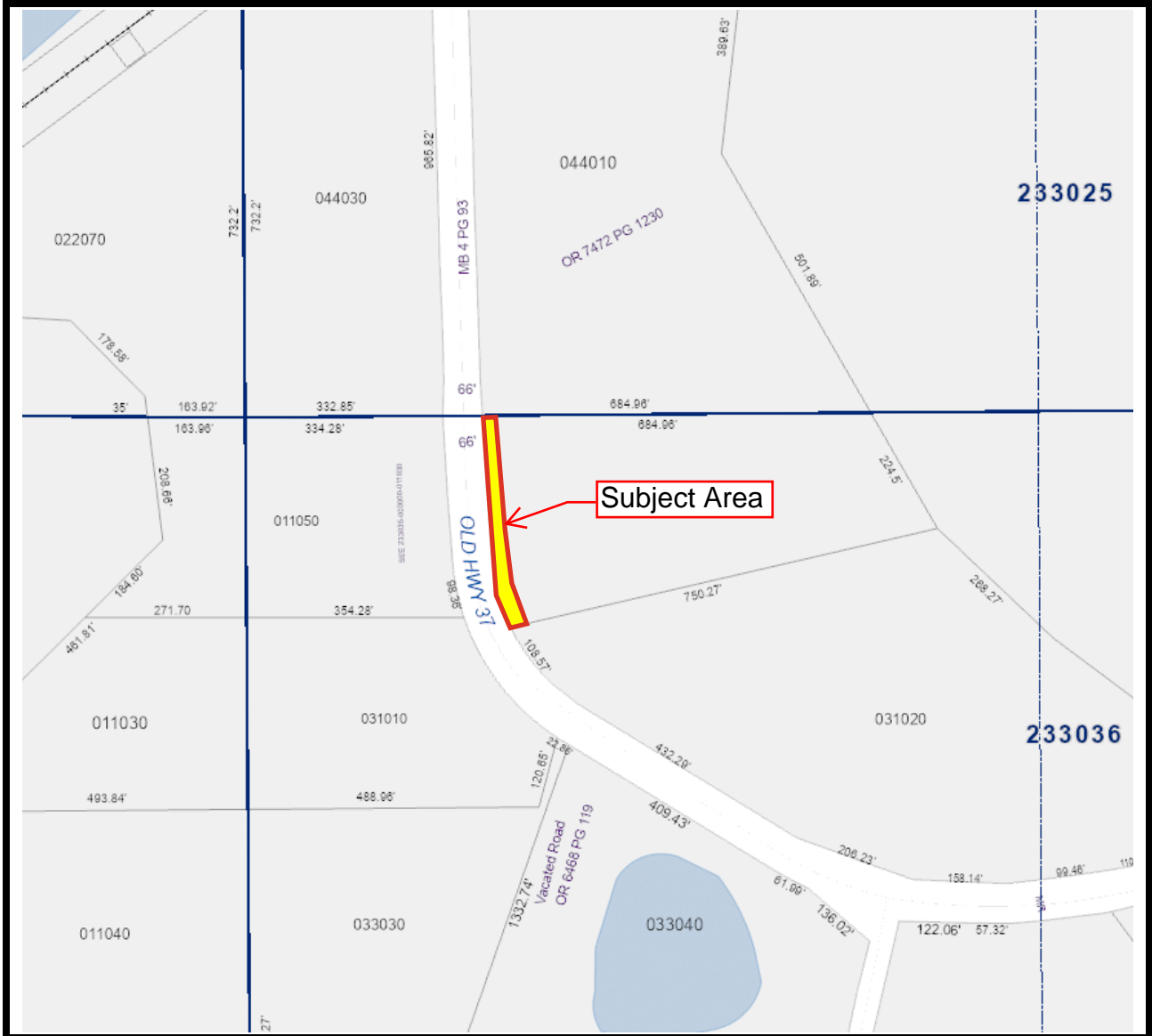
Pierce

Section 36, Township 30 South, Range 23 East





**SECTION 36, TOWNSHIP 30 SOUTH, RANGE 23 EAST**



This Instrument prepared under the direction of:  
R. Wade Allen, Director  
Polk County Real Estate Services  
P.O. Box 9005, Drawer RE-01  
Bartow, Florida 33831-9005  
By: Scott C. Lowery  
Project Name: DRC – Old Highway 37 R/W  
LDNON-2024-132

Parent Parcel ID No.: 233036-000000-033050

## QUIT CLAIM DEED

**THIS INDENTURE**, made this 7<sup>th</sup> day of March, 2025, between **SOLUTION LAND & BUILDING LLC**, a Florida limited liability company, whose address is 5256 CR 542F, Bushnell, Florida 33513, Grantor, and **POLK COUNTY**, a political subdivision of the State of Florida, whose address is P.O. Box 988, Bartow, Florida 33831, Grantee.

*(Wherever used herein the terms "Grantor" and "Grantee" may be singular or plural and/or natural or artificial, whenever the context so requires, and include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of business entities.)*

**WITNESSETH**, that the Grantor, for and in consideration of the sum of One Dollar, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, quit claim, and convey unto the Grantee, its successors and assigns all right, title, interest, claim, and demand which the Grantor has in and to the following described land, situate, lying and being in the County of Polk, State of Florida, to-wit:

**SEE EXHIBIT "A"**

**TO HAVE AND TO HOLD THE SAME**, together with all and singular the appurtenances thereto belonging or in anywise incident or appertaining, and all the estate, right, title, interest, and claim whatsoever of the said Grantor, in law or in equity to the only proper use, benefit, and behoove of the said Grantee, its successors and assigns forever.

[SIGNATURE PAGE FOLLOWS]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly executed in its name the date first above written.

Signed, Sealed and Delivered in the presence of:  
(Signature of two witnesses required by Florida Law)

**SOLUTION LAND & BUILDING  
LLC, a Florida limited liability company**

*Nelson Vegelano*

Witness #1

NELSON VEGELANO

Print Name

12324 HAMMOCK HILL DR

Address

CLEMMONT FL 34711

*Ohell*

Witness #2

Jessica Ruperto

Print Name

5256 County Rd. 542F Bushnell FL 33513

Address

By: *Chad J. Rhodes*  
Chad J. Rhodes, Authorized Member

STATE OF FLORIDA

COUNTY OF Lake

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 7<sup>th</sup> day of March, 2025, by Chad J. Rhodes, as Authorized Member of Solution Land & Building LLC, a Florida limited liability company, on behalf of the company, who  is personally known to me or  has produced \_\_\_\_\_ as identification.

(AFFIX NOTARY SEAL)



**JESSICA RUPERTO**  
Notary Public  
State of Florida  
Comm# HH591231  
Expires 9/9/2028

*Ohell*  
Notary Public

Jessica Ruperto  
Printed Name of Notary

#HH591231 9/9/28  
Commission Number and Expiration Date



# Description of Sketch

Exhibit "A" - Sheet 1 of 2

## Exhibit A Right-of-Way Dedication

### Legal Description:

A PORTION OF THOSE LANDS DESCRIBED IN INSTRUMENT NO. 2023148202 (OFFICIAL RECORDS BOOK 12740, PAGES 1389 - 1391), OF THE OFFICIAL RECORDS OF POLK COUNTY, FLORIDA, SAID LANDS LYING IN THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 30 SOUTH, RANGE 23, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 30 SOUTH, RANGE 23 THENCE, ALONG THE NORTH LINE OF THE NORTHWEST 1/4, NORTH 89°33'20" EAST, 365.86 FEET TO THE CENTERLINE OF SURVEY FOR MAINTAINED RIGHT-OF-WAY OF OLD HIGHWAY 37, AS RECORDED IN MAP BOOK 4, PAGES 80 - 95, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING;**

**THENCE, DEPARTING SAID CENTERLINE OF OLD 37 AND CONTINUING ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 36, NORTH 89°33'20" EAST, 23.25 FEET; THENCE, DEPARTING SAID NORTH LINE OF THE NORTHWEST 1/4, SOUTH 01°17'09" EAST, 121.76 FEET; THENCE, SOUTH 03°11'35" EAST, 100.20 FEET TO A POINT OF CURVATURE CONCAVE NORTHEASTERLY; THENCE, ALONG THE ARC OF SAID CURVE, 142.15 FEET THROUGH A CENTRAL ANGLE OF 22°05'57" WITH A RADIUS OF 368.54 FEET, HAVING A CHORD BEARING OF SOUTH 14°14'33" EAST AND A CHORD DISTANCE OF 141.27 FEET, TO A POINT ON SAID CURVE; THENCE, DEPARTING SAID CURVE, SOUTH 76°57'00" WEST, 30.95 FEET TO THE AFORE-DESCRIBED CENTERLINE OF SURVEY FOR MAINTAINED RIGHT-OF-WAY OF OLD HIGHWAY 37, AS RECORDED IN MAP BOOK 4, PAGES 80 - 95; THENCE ALONG SAID CENTERLINE NORTH 40°55'18" WEST, 43.49 FEET; THENCE NORTH 01°19'16" WEST, 332.74 FEET TO THE POINT OF BEGINNING.**

CONTAINING 10,286.59 SQ. FT. ± OR 0.24 ACRES ±.

This is **NOT** a Survey.

This is **ONLY** a Description.

This Sketch and Description consist of two sheets and is not full and or complete without both sheets.

Sheet 1 of 2

Sketch Date: 03/03/25

Drawn By: TCD

Approved By: PKI

Field: N/A

Sketch and Description Certified To:

CHAD RHODES

#### -Notes-

- >Sketch is Based upon the Legal Description Supplied by Client.
- >Abutting Properties Deeds have **NOT** been Researched for Gaps, Overlaps and/or Hiatus.
- >Subject to any Easements and/or Restrictions of Record.
- >Bearing Basis shown hereon, is Assumed and Based upon the West Right-of-Way Line of Smith Street Line as Denoted.
- >Use of This Sketch for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

#### -Legend-

C	- Calculated	PC	- Point of Curvature
Ⓢ	- Centerline	Pg.	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement	PT	- Point of Tangency
F.E.M.A.	- Federal Emergency Management Agency	R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	Set	- Set 1/2" Rebar & Cap "LB 7623"
N&D	- Nail & Disk	Typ.	- Typical
N.R.	- Non-Radial	UE	- Utility Easement
ORB	- Official Records Book	WM	- Water Meter
P	- Plat	Δ	- Delta (Central Angle)
P.B.	- Plat Book	-X-	- Chain Link Fence
-□-	- Wood Fence		

## Ireland & Associates Surveying, Inc.

800 Currency Circle Suite 1020  
Lake Mary, Florida 32746  
www.irelandsurveying.com

Office: (407) 678.3366 Fax: (407) 320.8165

I hereby Certify that this Sketch and Description of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K  
Ireland

Patrick K. Ireland PSM 6637 LB 7623

Digitally signed by  
Patrick K Ireland  
Date: 2025.03.03  
15:28:11 -05'00'

FOR  
THE  
FIRM

This Sketch is intended **ONLY** for the use of Said Certified Parties. This Sketch is **NOT VALID UNLESS** Signed and Embossed with Surveyor's Seal or Marked with a Verified Electronic Signature as required by Florida Statutes.

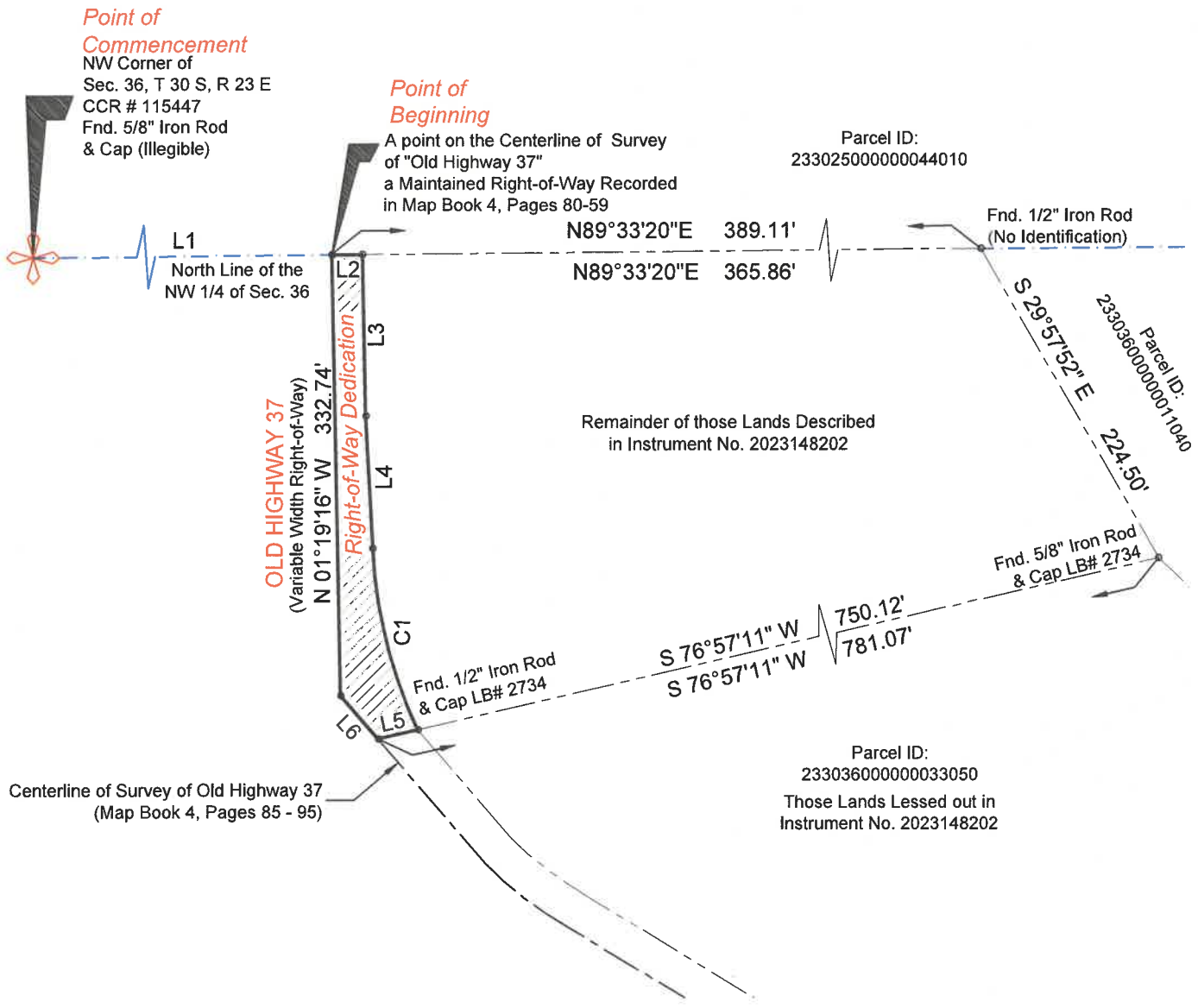
Date Signed: 03/03/25

File No. IS-139657

# Sketch of Description

## Exhibit A Right-of-Way Dedication

Exhibit "A" - Sheet 2 of 2



**Point of Commencement**  
NW Corner of  
Sec. 36, T 30 S, R 23 E  
CCR # 115447  
Fnd. 5/8" Iron Rod  
& Cap (Illegible)

**Point of Beginning**  
A point on the Centerline of Survey  
of "Old Highway 37"  
a Maintained Right-of-Way Recorded  
in Map Book 4, Pages 80-59

Parcel ID:  
23302500000044010

Fnd. 1/2" Iron Rod  
(No Identification)

L1  
North Line of the  
NW 1/4 of Sec. 36

N89°33'20"E 389.11'  
N89°33'20"E 365.86'

Parcel ID:  
23303600000011040

S 29°57'52" E 224.50'

Remainder of those Lands Described  
in Instrument No. 2023148202

**OLD HIGHWAY 37**  
(Variable Width Right-of-Way)  
N 01°19'16" W 332.74'

L2  
L3  
L4  
L5  
L6

**Right-of-Way Dedication**

C1

Fnd. 1/2" Iron Rod  
& Cap LB# 2734

S 76°57'11" W 750.12'  
S 76°57'11" W 781.07'

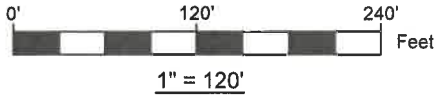
Fnd. 5/8" Iron Rod  
& Cap LB# 2734

Centerline of Survey of Old Highway 37  
(Map Book 4, Pages 85 - 95)

Parcel ID:  
233036000000033050  
Those Lands Lessed out in  
Instrument No. 2023148202

L1 N89°33'20"E 365.86' L4 S03°11'35"E 100.20'  
L2 N89°33'20"E 23.25' L5 S76°57'00"W 30.95'  
L3 S01°17'09"E 121.76' L6 N40°55'18"W 43.49'

C1  
L = 142.15'  
R = 368.54'  
Δ = 22°05'57"  
Chord  
S 14°14'33" E 141.27'



**Ireland & Associates  
Surveying, Inc.**

800 Currency Circle Suite 1020  
Lake Mary, Florida 32746  
www.irelandsurveying.com

Office: (407) 678.3366 Fax: (407) 320.8165

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Sheet 2 of 2  
File No. IS-139657