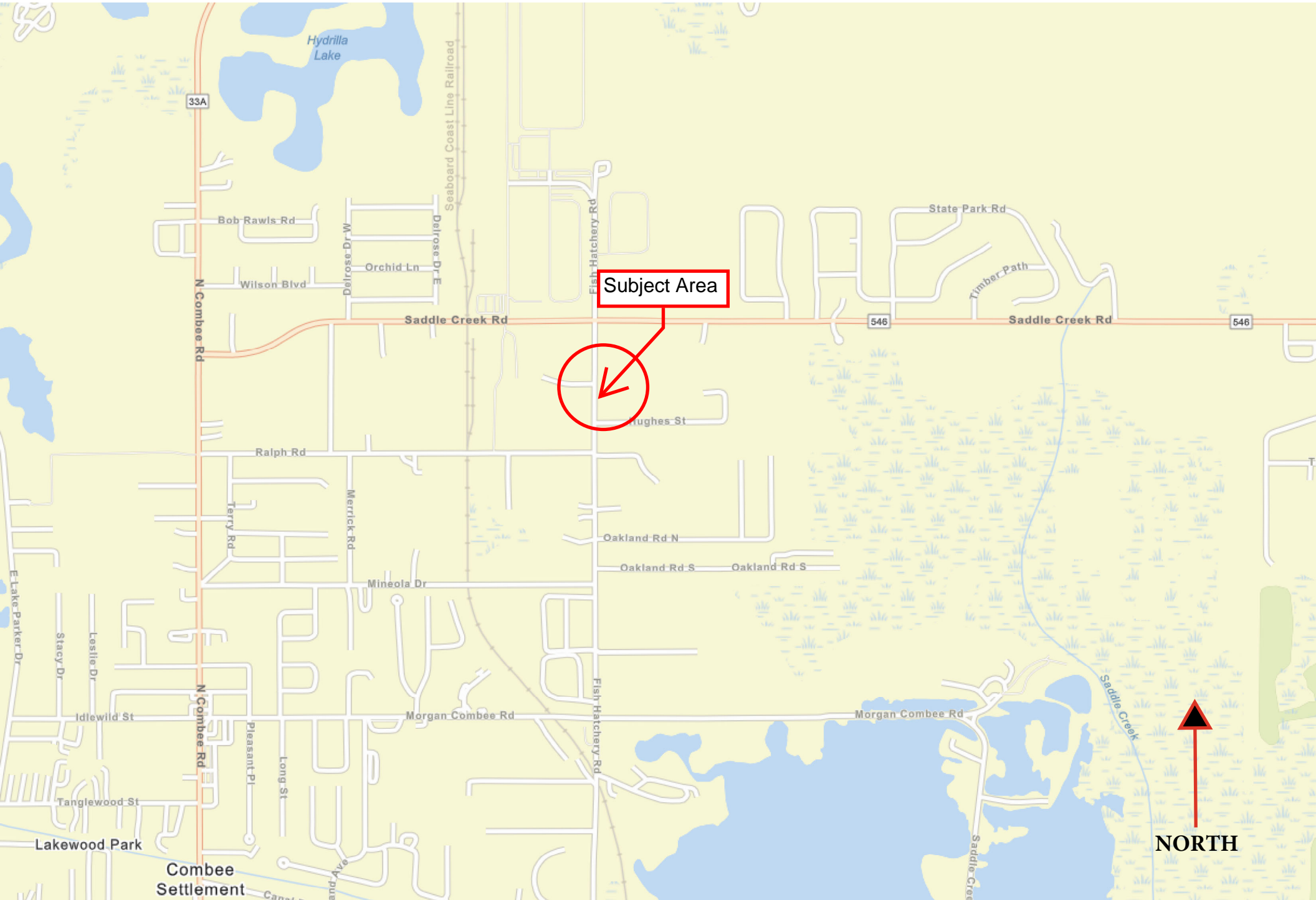
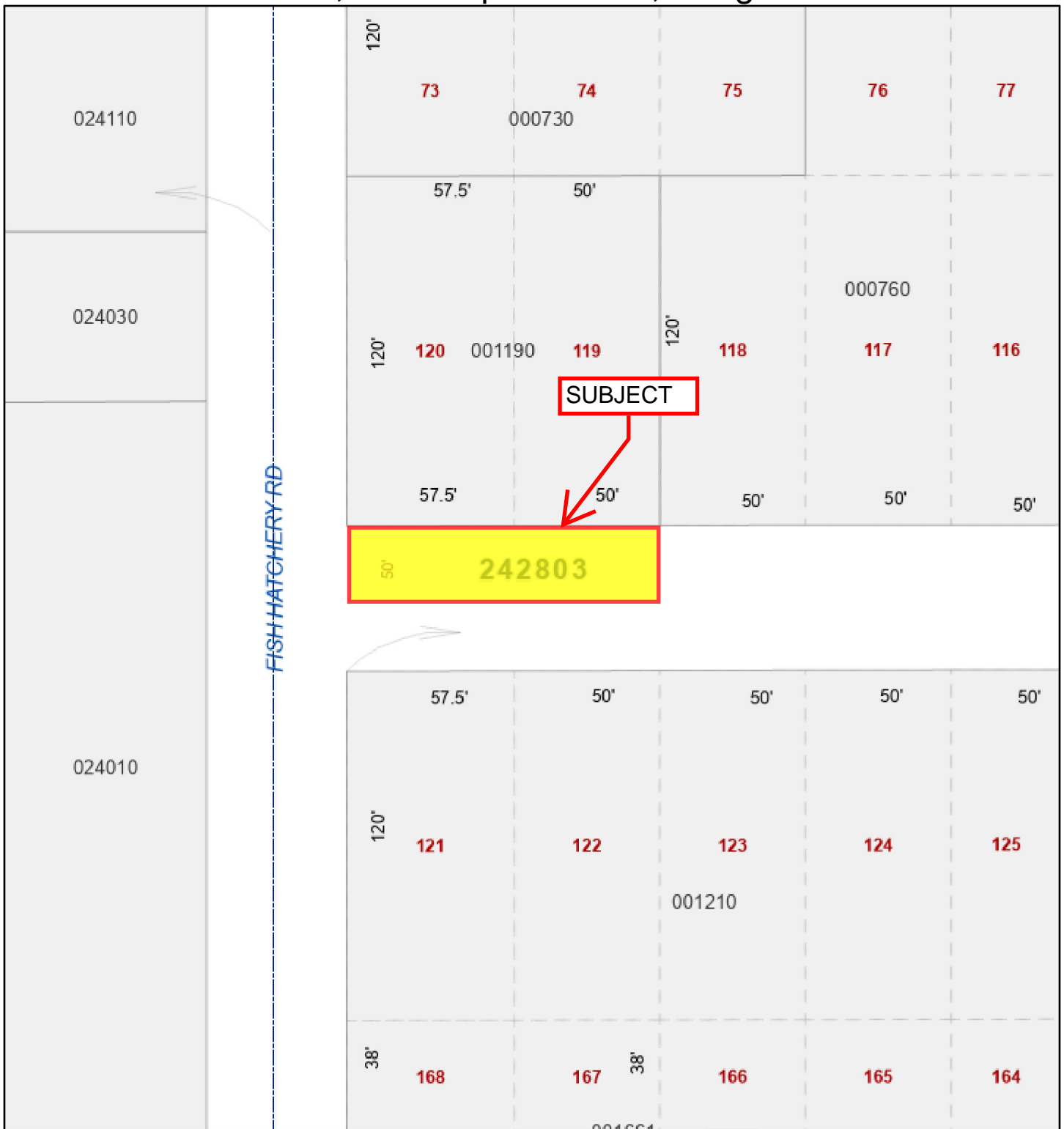


Section 03, Township 28 South Range 24 East



Section 03, Township 28 South, Range 24 East



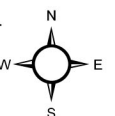
0 20 40 80 Feet

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".

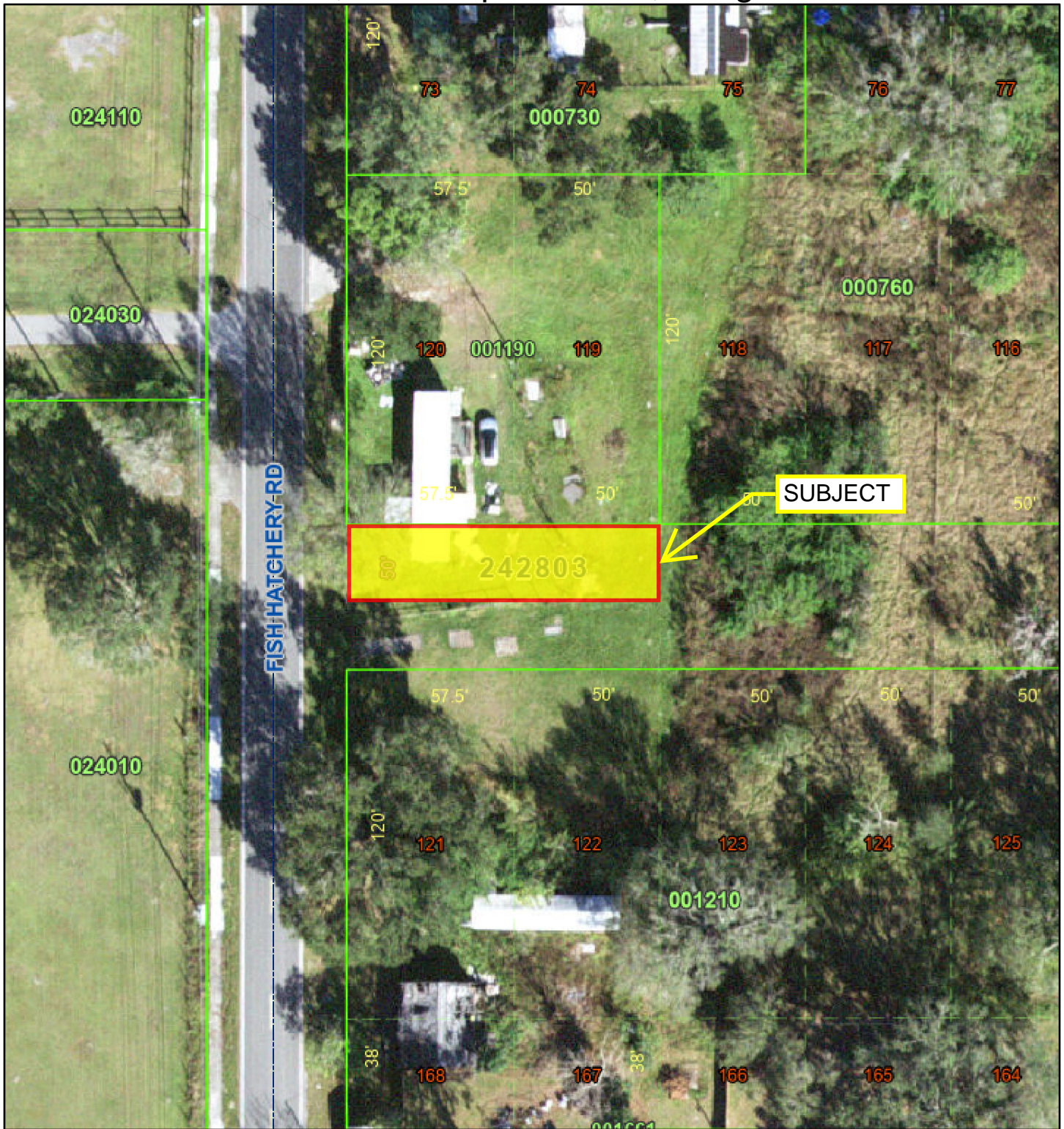


Polk County Property Appraiser
Polk County, Florida

May 19, 2026



Section 03, Township 28 South, Range 24 East

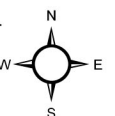


All maps are worksheets used for illustrative purposes only, they are not surveys. The Polk County Property Appraiser assumes no responsibility for errors in the information and does not guarantee the data is free from error or inaccuracy. The information is provided "as is".



Polk County Property Appraiser
Polk County, Florida

May 19, 2026

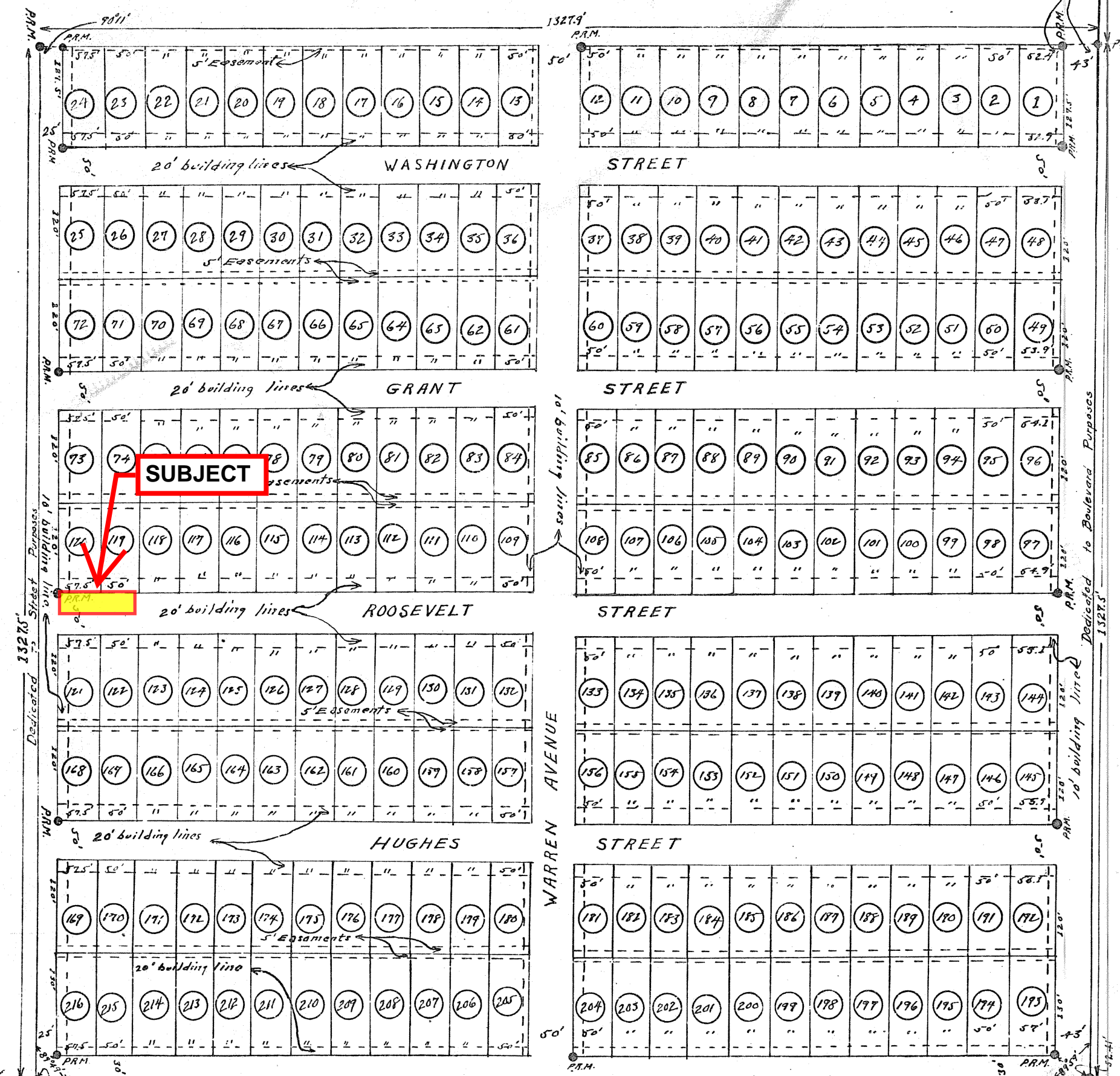
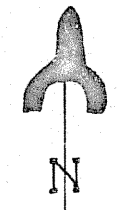


BEVINGTON MANOR

BEING A SUBDIVISION OF THE FOLLOWING TRACTS: BEGINNING AT THE SW COR. OF THE SE 1/4 OF THE SE 1/4 OF SEC. 3 T.P. 28 S., R.G. 24 E. THENCE 1327.5' N THENCE 1327.5' E, THENCE 1327.5' S THENCE 1332.5' W TO BEGINNING POINT.

PAGE ENGINEERING CO.
ORLANDO, FLA.

POLK COUNTY
FLORIDA
Scale 1" = 100'



STATE OF FLORIDA
COUNTY OF POLK
I the Engineer, who made this Map, do hereby certify that this is a correct representation of the land platted and that permanent reference monuments have been placed as called for by the Laws of the State of Florida regulating the making of surveys and filing for record of maps and plats.
Witness my hand at Orlando this 28 day of Dec. 1926
OWB 2241
Registered Engineer, No. 951

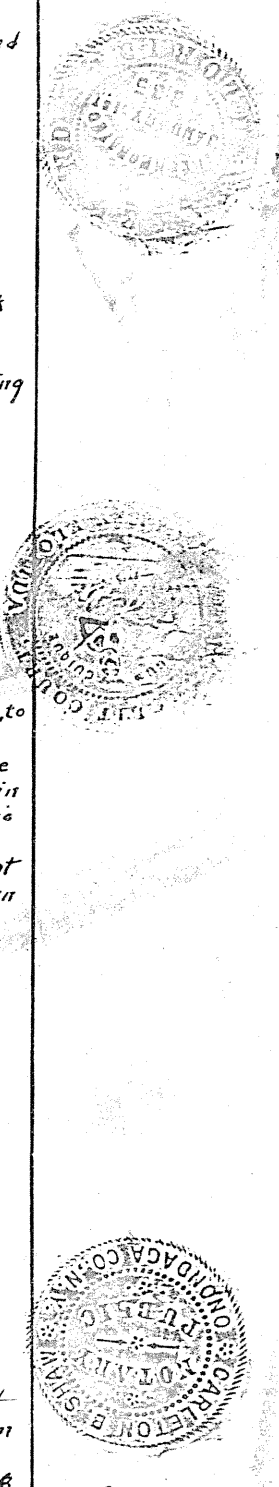
STATE OF FLORIDA
COUNTY OF POLK
It is hereby certified that the City Commissioners of the City of Lakeland have officially approved this Map.
This the 5 day of Feb. 1926
CITY OF LAKELAND
By Wm. H. ... Manager.
Attest: J. R. ... Clerk.

STATE OF FLORIDA
COUNTY OF POLK
I, J. D. Raulerson, Clerk of Circuit Court of Polk County Florida, do hereby certify that I have examined this Map and that it complies in form with all the requirements of the Laws of the State of Florida, regulating the making of surveys and filing for record of maps, and I have this day filed same for record.
Witness my hand and official seal at Bartow, Florida, this 12th day of Feb., 1926
J. D. Raulerson
Clerk of Circuit Court

Certificate of Dedication
State of New York:
County of Onondaga:
We, Benjamin O. Ochsner and Julia P. Ochsner his wife, the owners of the land shown on this map, described as follows, to wit: BEVINGTON MANOR, being a subdivision of the following tract: beginning at the SW Corner of the SE 1/4 of Sec. 3 T.P. 28 S., R.G. 24 E., Thence 1327.5' N thence 1327.5' E, thence 1327.5' S thence 1332.5' W to beginning point, in Polk County Florida, do hereby dedicate to the use of the public forever all of the parks, parkways, streets, alleys, avenues, boulevards and highways shown upon this map of said land, that we hereby grant to the City of Lakeland, easements as shown on Map, for poles, pipes and conduit lines.
Witness our hands and seals this 20 day of Jan. 1926
Signed sealed and delivered,
in the presence of William H. ... Benjamin O. Ochsner (Seal)
Julia P. Ochsner (Seal)

State of New York:
County of Onondaga:
I hereby certify that Benjamin O. Ochsner and Julia P. Ochsner whose names are signed to the foregoing map, and who are personally known to me, came before me this day and acknowledged that they executed the same for the purposes therein expressed, and as their free act and deed, and the said Julia P. Ochsner the wife of said Benjamin O. Ochsner upon an examination made separate and apart from her said husband, acknowledged before me that she executed the same for the purpose of relinquishing her dower and right of dower in and to the lands therein described, and that she did the same freely and voluntarily, and without any constraint, compulsion, apprehension or fear of or from her said husband.
Witness my hand and seal this 20th day of Jan. 1926
William H. ...
Notary public
My commission expires March 27, 1927

SW corner of SE 1/4 of SE 1/4 of Sec. 3





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 <i>Jim R. Schultz</i>		Email <i>Jim.Schultz@660yaho.com</i>	
Address <i>1931 Fish Hatchery Rd</i>			
City <i>Lakeland</i>	State <i>FL</i>	Zip <i>33801</i>	
Phone <i>863-509-9047</i>	Fax	Cellular <i>863-509-9047</i>	

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		Email	
Address			
City	State	Zip	
Phone	Fax	Cellular	

General Information

D. General Location of Property to be Vacated:

Property Location or Address <i>LOT 119 and 120 Bevington MANOR</i>
<i>1931 + 1933 Fish HATCHERY Rd LAKELAND FL 33801</i>
Parcel Number(s): <i>24-28-03-165000-000730</i>

Legal Description ⁽¹⁾ (Attach additional sheets as necessary)

The subject property is located within a platted or unrecorded subdivision.
 How was this right-of-way reserved? Plat Deed Other (describe): _____

(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:

*PROPERTY LINE move TO HAVE MOBIL HOME +
 SEPTIC TANKS + POWER POLES IN MY PROPERTY LINE
 WE HAVE BEEN MAINTAINING THE RIGHT OF WAY FOR THE LAST
 14-16 YEARS*

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 5th day of March, 2026.

Jim R. Schultz
Petitioner Name (Print)

1931 Fish Hatchery Rd
Address

Lakeland FL 33801
City/State/Zip

Phone (863) 509-9047

Jim R. Schultz
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 5th day of March, 2026, by Jim Schultz, who is personally known to me or has/have produced FL. D.L. as identification and who did / did not take an oath.



CHRISTINE L. EISENHAUER
Notary Public
State of Florida
Comm# HH730923
Expires 1/21/2030

Christine L. Eisenhauer
Notary Public
My Commission Expires: _____
Commission No.: _____

LEGAL DESCRIPTION

THAT PORTION OF A 50-FOOT-WIDE PLATTED RIGHT-OF-WAY DESCRIBED AS FOLLOWS:

THE NORTH 25.00 FEET OF THE 50-FOOT-WIDE PLATTED RIGHT-OF-WAY SHOWN AS ROOSEVELT STREET LYING SOUTH OF LOTS 119 AND 120, ACCORDING TO THE PLAT OF BEVINGTON MANOR AS RECORDED IN PLAT BOOK 20, PAGE 47, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING IN SECTION 03, TOWNSHIP 28 SOUTH, RANGE 24 EAST.