

Section 16,
Township 28 South,
Range 26 East

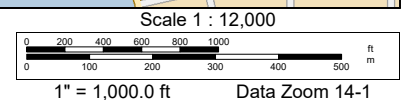
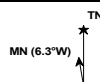
Subject Area



Data use subject to license.

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INSTR # 2023110827
BK 12688 Pgs 0553-0556 PG(s)4
05/11/2023 03:50:26 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 35.50
DEED DOC 0.70

This Instrument prepared under the direction of:
R. Wade Allen, Administrator
Polk County Real Estate Services
P.O. Box 9005, Drawer RE-01
Bartow, Florida 33831-9005
By: Scott C. Lowery
Project Name: DRC – 11th Street R/W
LDNON-2022-167 – Lake Idyl Apts

Parent Parcel ID No.: 262816-000000-022080

QUIT CLAIM DEED

THIS INDENTURE, made this 10 day of May, 2023, between **PMF LAKE IDYL LLC**, a Florida limited liability company, whose address is 2693 W. Fairbanks Avenue, Suite 200, Winter Park, Florida 32789, 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)

Amber DiBernardo
Witness

Amber DiBernardo
Print Name

Janet M. Mitchell
Witness

Janet M. Mitchell
Print Name

PMF LAKE IDYL LLC, a Florida
limited liability company
Delaware limited liability company

By: Sora Capital Partners, LLC, a
Delaware limited liability company,
its Manager

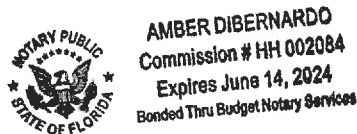
By: Kenneth P. Polsinelli
Kenneth Polsinelli, Manager

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 10 day of May, 2023, by Kenneth Polsinelli, as
Manager of Sora Capital Partners, LLC, a Delaware limited liability company as Manager of
PMF Lake Idyl 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)



Amber DiBernardo
Notary Public

Amber DiBernardo
Printed Name of Notary

Commission Number and Expiration Date

LEGAL DESCRIPTION
RIGHT OF WAY DEDICATION

Exhibit "A"

LEGAL DESCRIPTION:

A PORTION OF SECTION 16, TOWNSHIP 28 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 16;

THENCE NORTH 00°14'00" WEST ALONG THE EAST LINE OF SAID SECTION 16, SAID EAST LINE ALSO BEING THE WEST RIGHT OF WAY LINE OF 11TH STREET NORTHEAST, PLAT OF BUCKEYE HILLS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 29, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, A DISTANCE OF 191.83 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING A POINT ON THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 12381, PAGE 00134, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE, SOUTH 89°46'00" WEST, ALONG THE SOUTHERLY LINE OF SAID CERTAIN PARCEL, A DISTANCE OF 20.84 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, SOUTH 01°08'32" EAST, A DISTANCE OF 10.43 FEET; THENCE NORTH 88°47'19" WEST, A DISTANCE OF 9.33 FEET; THENCE NORTH 00°14'00" WEST, A DISTANCE OF 853.36 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF MARTIN LUTHER KING BOULEVARD (ALSO KNOWN AS AVENUE "T" NORTHEAST AND STATE ROAD NUMBER 544), AS SHOWN ON PLAT OF LAKE IDYLL ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 47, PAGE 19, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE SOUTH 89°52'56" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID 11TH STREET NORTHEAST; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 00°14'00" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 842.98 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 25,387 SQUARE FEET, MORE OR LESS


SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THE PURPOSE OF THIS SKETCH OF DESCRIPTION IS FOR RIGHT OF WAY DEDICATION PURPOSES. NO CORNERS WERE SET AS PART OF THIS SKETCH OF DESCRIPTION.
4. THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5. THE BEARINGS SHOWN HEREON ARE BASED ON THE ASSUMED EAST LINE OF SECTION 16, TOWNSHIP 28 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING N 00° 14' 00" W.

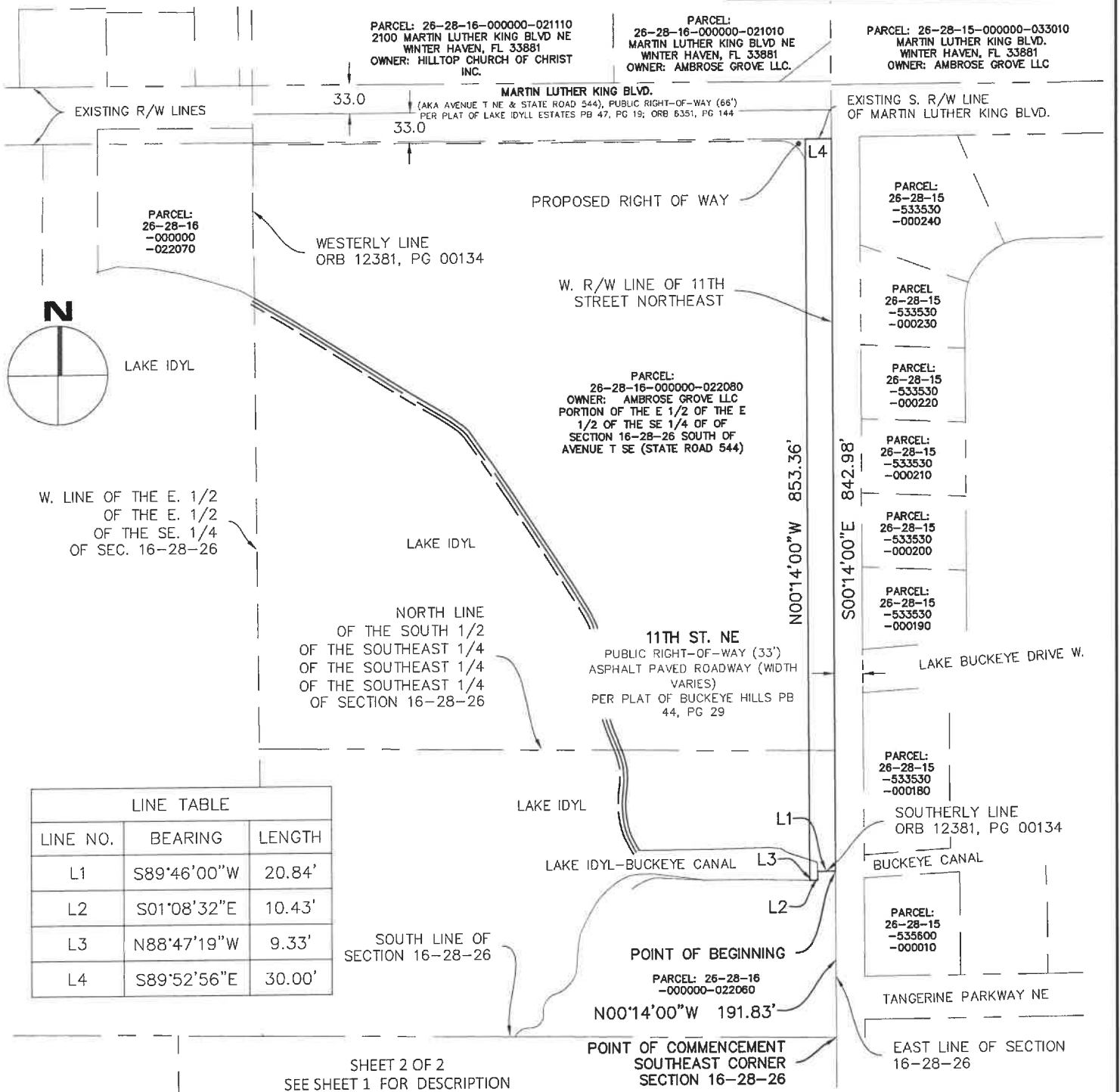
SYMBOLS AND ABBREVIATION LEGEND:

●	=	CHANGE IN DIRECTION	SEC. =	SECTION
N	=	NORTH	COR. =	CORNER
E	=	EAST	TWP. =	TOWNSHIP
S	=	SOUTH	RNG. =	RANGE
W	=	WEST	R/W =	RIGHT OF WAY
PT.	=	POINT OF TANGENCY	POC. =	POINT OF COMMENCEMENT
PG/PGS	=	PAGE/PAGES	ORB =	OFFICIAL RECORDS BOOK
			SR	= STATE ROAD

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH

CERTIFIED TO: 1. POLK COUNTY, FLORIDA 2. 3. 4.		SURVEYOR'S CERTIFICATION I HEREBY CERTIFY THAT THIS SKETCH REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES.			
PROJECT NAME: Lake Idyll		Digitally signed by Sherry Manor Date: 2023.03.22 16:36:29 -04'00'		 L & S Diversified Professional Surveyors and Mappers 489 STATE ROAD 436 SUITE 117 CASSELBERRY, FL 32707 PHONE 407.681.3836 FAX 407.681.6541 WWW.LSSURVEYOR.COM INFO@LSSURVEYOR.COM PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE LB#7829	
PROJECT No. 220061 DRAWN DATE 2023.03.08					
SURVEY BY N/A REVIEWED BY SM					
SURVEY DATE N/A APPROVED BY SM					
DRAWN BY RJT CLIENT FILE No. N/A					
No.	DATE	BY	DESCRIPTION		
1	23.03.22	RT	LIMITS REVISION		
2					

SKETCH OF DESCRIPTION RIGHT OF WAY DEDICATION



CERTIFIED TO:

1. POLK COUNTY, FLORIDA

2.
3.
4.

PROJECT NAME: Lake Idyll

PROJECT No. 220061 DRAWN DATE 2023.03.08
SURVEY BY N/A REVIEWED BY SM
SURVEY DATE N/A APPROVED BY SM
DRAWN BY RJT CLIENT FILE No. N/A

No.	DATE	BY	DESCRIPTION
1	23.03.22	RT	LIMITS REVISION
2			
2			

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SKETCH REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER SJ-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES.



Digitally signed by Sherry Manor
Date: 2023.03.22
16:36:52
-04'00'

Sherry Manor, PSM - LS# 6961

THIS SURVEY MAP AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE ABOVE.



L & S
Diversified

Professional Surveyors and Mappers

489 STATE ROAD 436 | SUITE 117 | CASSELBERRY, FL | 32707
PHONE 407.681.3836 | FAX 407.681.6541
WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829