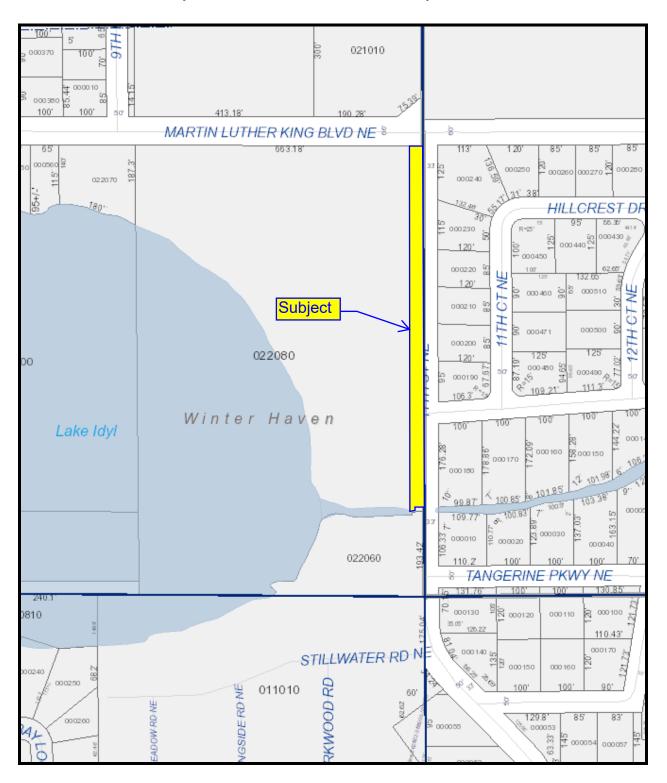




## **SECTION 16, TOWNSHIP 28 SOUTH, RANGE 26 EAST**



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)

PMF LAKE IDYL LLC, a Florida limited liability company Delaware limited liability company Amber DiBernardo By: Sora Capital Partners, LLC, a Print Name Delaware limited liability company, its Manager Witness Janet M. Mitchell Kenneth Polsinelli, Manager Print Name STATE OF FLORIDA COUNTY OF UYAYIAL The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 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 identification. (AFFIX NOTARY SEAL) AMBER DIBERNARDO Amber DiBernardo Commission # HH 002084 Expires June 14, 2024 Printed Name of Notary Bonded Thru Budget Notary Services Commission Number and Expiration Date

### 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, 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:

W = WEST R/W = RIGHT OF WAYPT. = 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.

### 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	DESCRIPTION	
1	23.03.22	RT	LIMITS REVIS	LIMITS REVISION	
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 51-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUES.



Digitally signed by Sherry Manor Date: 2023.03.22 16:36:29 -04'00'

Sherry Manor, PSM - LS# 6961
This survey map and/or report is not vaud 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

#### SKETCH OF DESCRIPTION RIGHT OF WAY DEDICATION PARCEL: 26-28-16-000000-021110 2100 MARTIN LUTHER KING BLVD NE WINTER HAVEN, FL 33881 OWNER: HILLTOP CHURCH OF CHRIST INC. PARCEL: 26-28-16-000000-021010 MARTIN LUTHER KING BLVD NE WINTER HAVEN, FL 33881 OWNER: AMBROSE GROVE LLC. PARCEL: 26-28-15-000000-033010 MARTIN LUTHER KING BLVD. WINTER HAVEN, FL 33881 OWNER: AMBROSE GROVE LLC MARTIN LUTHER KING BLVD. (AKA AVENUE T NE & STATE ROAD 544), PUBLIC RIGHT-OF-WAY (66') PER PLAT OF LAKE IDYLL ESTATES PB 47, PG 19; ORB 6351, PG 144 33.0 EXISTING S. R/W LINE EXISTING R/W LINES OF MARTIN LUTHER KING BLVD. 33.0 L4 PARCEL: 26-28-15 -533530 PROPOSED RIGHT OF WAY PARCEL: 26-28-16 -000000 -022070 -000240 WESTERLY LINE ORB 12381, PG 00134 PARCEL 28-15 W. R/W LINE OF 11TH STREET NORTHEAST N -000230 LAKE IDYL PARCEL: 28-28-16-000000-022080 OWNER: AMBROSE GROVE LLC PORTION OF THE E 1/2 OF THE E 1/2 OF THE SE 1/4 OF OF SECTION 16-28-26 SOUTH OF AVENUE T SE (STATE ROAD 544) PARCEL: 26-28-15 -533530 -000220 PARCEL: 842.98 26-28-15 -533530 853. -000210 W. LINE OF THE E. 1/2 OF THE E. 1/2 PARCEL: 26-28-15 N0014'00"W OF THE SE. 1/4 -533530 LAKE IDYL ,00 OF SEC. 16-28-26 -000200 S00'14' PARCEL: 26-28-15 -533530 -000190 NORTH LINE OF THE SOUTH 1/2 11TH ST. NE OF THE SOUTHEAST 1/4 LAKE BUCKEYE DRIVE W. PUBLIC RIGHT-OF-WAY (33') OF THE SOUTHEAST 1/4 ASPHALT PAVED ROADWAY (WIDTH OF THE SOUTHEAST 1/4 VARIES) PER PLAT OF BUCKEYE HILLS PB OF SECTION 16-28-26 44. PG 29 PARCEL: 6-28-15 -533530 LINE TABLE LAKE IDYL SOUTHERLY LINE **L1** ORB 12381, PG 00134 LINE NO. **BEARING** LENGTH BUCKEYE CANAL L3-LAKE IDYL-BUCKEYE CANAL S89'46'00"W 20.84 | 1 10.43 L2 L2 S01'08'32"E PARCEL: SOUTH LINE OF L3 N88'47'19"W 9.33 -000010 SECTION 16-28-26 POINT OF BEGINNING PARCEL: 25-28-16 -000000-022060 30.00 14 S89'52'56"E TANGERINE PARKWAY NE N00'14'00"W 191.83' POINT OF COMMENCEMENT EAST LINE OF SECTION SOUTHEAST CORNER SHEET 2 OF 2 16-28-26 SECTION 16-28-26 SEE SHEET 1 FOR DESCRIPTION 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 STATUES. CERTIFIED TO: 320 160 1. POLK COUNTY, FLORIDA Feet SB Digitally PROJECT NAME: Lake Idyll signed by Sherry Manor 220061 DRAWN DATE 2023.03.08 Diversified PROJECT No. :Date: N/A REVIEWED BY SURVEY BY 2023.03.22 Professional Surveyors and Mappers N/A APPROVED BY SM SURVEY DATE 16:36:52 RIT CLIENT FILE No. N/A 489 STATE ROAD 436 | SUITE 117 | CASSELBERRY, FL | 32707 DRAWN BY -04'00' DESCRIPTION PHONE 407.681.3836 | FAX 407.681.6541 No DATE BY www.lssurveyor.com | INFO@LSSURVEYOR.COM LIMITS REVISION 23.03.22 RT Sherry Manor, PSM - LS# 6961 PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829 THIS SURVEY MAP AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE ABOVE.