

INSTR # 2020007362
BK 11103 Pgs 1848-1853 PG(s)6
01/10/2020 12:54:31 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 52.50

Return original or certified recorded document to:
Samuel V. Hopewell
1021 S. Gaskins Road
Bartow, FL 33830

INSTR # 2020005567
BK 11101 Pgs 1545-1550 PG(s)6
01/09/2020 07:42:35 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 52.50

PERMANENT ACCESS EASEMENT AND MAINTENANCE AGREEMENT

THIS EASEMENT is given this 3 day of January, 2020, by Samuel W. Hopewell and Samuel V. Hopewell ("Grantor"), whose mailing address is 1021 S. Gaskins Road, Bartow, FL 33830, to Samuel V. Hopewell ("Grantee"). As used herein, the term "Grantor" shall include any and all heirs, successors or assigns of the Grantor, and all subsequent owners of the "Property" (as hereinafter defined) and the term "Grantee" shall include any successor or assignee of Grantee.

WITNESSETH

WHEREAS, Grantor is the fee simple owner of certain lands situated in Polk County, Florida, and more specifically described in Exhibit "A" attached hereto and incorporated herein (the "Property"); and

WHEREAS, Grantor has agreed to grant and convey to Grantee, a permanent non-exclusive access easement over, on, upon, and across the Property for the specific and limited purposes set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants, promises, terms and conditions set forth herein, together with other good and valuable consideration provided to Grantor, the adequacy and receipt of which are hereby acknowledged, Grantor hereby voluntarily grants, creates, conveys, and establishes a perpetual easement for and in favor of Grantee described on Exhibit "B" which shall run with the land and be binding upon the Grantor.

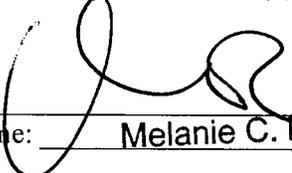
The scope, nature, and character of this Easement shall be as follows:

1. Recitals. The recitals herein are true and correct and are hereby incorporated into and made a part of this Easement.
2. Purpose. It is the purpose of this Easement to grant a permanent non-exclusive access easement over, on, upon, and across the Property described in Exhibit "A" for the purpose of vehicular and pedestrian ingress and egress to and from certain real property and related appurtenances in the vicinity of the Property to access property located at 1031 Gaskins Road, Bartow, FL 33830 described in Exhibit "C".
3. No Dedication. No right of access by the general public to any portion of the Property is conveyed by this Easement.
4. Grantee's Liability. Grantee's liability is limited as provided in Subsection 704.06(10) and Section 768.28, F.S.
5. Easement/Maintenance: Grantor and Grantee shall equally share the responsible for any costs or liabilities related to the operation, upkeep, or maintenance of this Easement.
6. Duration. This Easement shall remain in full force and effect in perpetuity.
7. Modification. This Easement may be amended, altered, released or revoked only by written agreement between the parties hereto or their heirs, assigns or successors-in-interest, which shall be filed in the public records in Polk County, Florida.

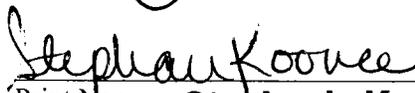
***This Agreement is being re-recorded to add an addl. Witness ***

IN WITNESS WHEREOF, Samuel W. Hopewell ("Grantor") have hereunto set their authorized hand this 6th day of January, 2020.

Signed, sealed and delivered in our presence as witnesses:


Print Name: Melanie C. Roberts


Samuel W. Hopewell

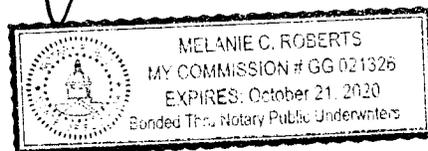

Print Name: Stephanie Koonce

STATE OF FLORIDA
COUNTY OF POLK

BEFORE ME, the undersigned authority, personally appeared Samuel W. Hopewell, who have produced their driver's License or are personally known to me and who did not take an oath.

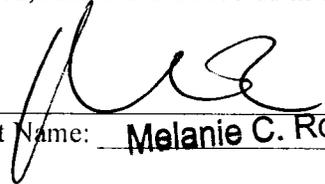
WITNESS my hand and official seal at Lakeland, Polk County, Florida, this 6 day of January 2020.


NOTARY PUBLIC, State of Florida
Print Name: Melanie C. Roberts

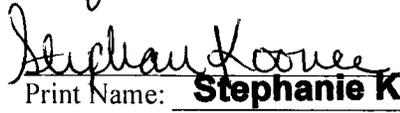


IN WITNESS WHEREOF, Samuel V. Hopewell ("Grantor") have hereunto set their authorized hand this 3rd day of January, 2020.

Signed, sealed and delivered in our presence as witnesses:


Print Name: Melanie C. Roberts


Samuel V. Hopewell


Print Name: Stephanie Koonce

STATE OF FLORIDA
COUNTY OF POLK

BEFORE ME, the undersigned authority, personally appeared Samuel V. Hopewell, who have produced their driver's License or are personally known to me and who did not take an oath.

WITNESS my hand and official seal at Lakeland, Polk County, Florida, this 3 day of January 2020.



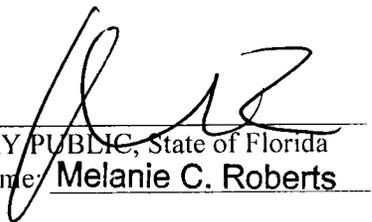

NOTARY PUBLIC, State of Florida
Print Name: Melanie C. Roberts

EXHIBIT "A"

Legal Description for Parcel id. 24-30-13-293166-000101

Lot 10 of LAKE KRENSON ESTATES recorded in Plat Book 95 Page 3 of the Public Records of Polk County, Florida.

Less a portion of Commence at the SE corner of the N 1/2 of the SE 1/4 of the SE 1/4 of Section 13, Township 30 South, Range 24 East and proceed North 148.87 feet to the Southwest corner of Lot 10 of LAKE KRENSON ESTATES according to Plat thereof recorded in Plat Book 95 Page 3 of the Public Records of Polk County, Florida for a point of beginning (POB), run thence South 89°45'23" West a distance of 472.25 feet being coincident with the South boundary of said Lot 10, run thence North 52°21'46" West a distance of 596.18 feet along the South Westerly boundary of said Lot 10, run thence N 87°59'54" East a distance of 945.70 feet to a point on the Eastern boundary of said Lot 10, run thence South 00°06'37" West along the Eastern Boundary of said Lot 10 a distance of 395.09 feet to the POB. Subject to a 5 foot utility Easement for telephone cable on and over the East side of the aforementioned real property.

EXHIBIT "B"

LEGAL DESCRIPTION FOR ACCESS EASEMENT (25' WIDTH)

Commence at the SE corner of the N¹/₂ of the SE 1/4 of the SE 1/4 of Section 13, Township 30 South, Range 24 East and proceed North 543.96 feet along the East line of Lot 10 of Lake Krenson Estates according to Plat thereof recorded in Plat Book 95 Page 3 of the Public Records of Polk County, Florida for a point of beginning (POB). run thence North 00°06'37" East a distance of 827.71 feet; along the East line of Lot 10, to a Southwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 10, Township 30 South, Range 25 East. Run thence South 89°30'54" East a distance of 758.20 feet; along the boundary line of Lot 10, thence North 00°18'36" East a distance of 900.00 feet; along the East line of Lot 10, thence South 89°30'54" East a distance of 231.64 feet to the West right of way line of Gaskins Road; thence North 00°46'39" West a distance of 25.00 feet along the West right of way line of Gaskins Road; thence North 89°30'54" West a distance of 256.17 feet; thence South 00°18'36" a distance of 900.00 feet, parallel to the East boundary line of Lot 10, thence North 89°30'54" West a distance of 758.29 feet; thence South 00°06'37" West a distance of 853.80 feet, parallel to the East boundary line of Lot 10, thence North 87°59'54" East a distance of 25.02 feet to the Point of Beginning.

EXHIBIT "C"

Legal Description for parcel ID#243013-293166-000102

Commence at the SE corner of the N 1/2 of the SE 1/4 of the SE 1/4 of Section 13, Township 30 South, Range 24 East and proceed North 148.87 feet to the Southwest corner of Lot 10 of LAKE KRENSON ESTATES according to Plat thereof recorded in Plat Book 95 Page 3 of the Public Records of Polk County, Florida for a point of beginning (POB), am thence South 89°45'23" West a distance of 472.25 feet being coincident with the South boundary of said Lot 10, run thence North 52°21'46" West a distance of 596.18 feet along the South Westerly boundary of said Lot 10, run thence N 87°59'54" East a distance of 945.70 feet to a point on the Eastern boundary of said Lot 10, ran thence South 00°06'37" West along the Eastern Boundary of said Lot 10 a distance of 395.09 feet to the POB. Subject to a 5 foot utility Easement for telephone cable on and over the East side of the aforementioned real property.