

Subject Location

Section 10, Township 29 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: Heather Fuentes
Project Name: West Pipkin Road Project No: 5400128
Parent Parcel ID No.: 232910-139700-000210/000320

FENCE EASEMENT

THIS EASEMENT made this 19th day of August, 2025, between **POLK COUNTY**, a political subdivision of the State of Florida, whose mailing address is P.O. Box 988, Bartow, Florida 33831, Grantor, and the **ASHWOOD WEST HOMEOWNERS ASSOCIATION, INC.**, a Florida Not For Profit Corporation, whose mailing address is 2108 E. Edgewood Drive, Lakeland, Florida 33803, Grantee.

WITNESSETH, that the said Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations paid, the receipt of which is hereby acknowledged, does hereby grant unto the Grantee, its successors and assigns forever, a perpetual 5.0-foot-wide fence easement for the purpose of inspecting, improving, repairing and maintaining a fence and columns that were relocated during construction of West Pipkin Road Widening Project located along the north perimeter of stormwater pond (Pond SMF-5-3), over, across and through the following described land in the County of Polk, State of Florida, to-wit:

SEE ATTACHMENT "A"

TO HAVE AND TO HOLD THE SAME, together with the reasonable right to enter and depart over and upon adjoining lands of the Grantor for the purpose of exercising the rights herein granted.

Grantor covenants with the Grantee that it is lawfully seized of said lands and that it has good, right and lawful authority to grant this easement.

[SIGNATURE PAGE FOLLOWS]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, said Grantor has caused these presents to be executed in its name by its Board of County Commissioners, acting by the Chair or Vice-Chair of said board, the day and year aforesaid.

Signed, Sealed and Delivered in the Presence of:
(Signature of Two Witnesses Required by Florida Law)

Witness

Printed Name

Address

Witness

Printed Name

Address

GRANTOR:

POLK COUNTY, a political subdivision of
the State of Florida

By: _____
T.R. Wilson, Chairman
Board of County Commissioners

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of August, 2025 by T.R. Wilson, as Chairman of the Polk County Board of County Commissioners, on behalf of the Board. He is ☐ personally known to me or ☐ has produced _____ as identification.

(Affix Notary Seal)

Notary Public

Print Name

Commission Expiration Date

ATTACHMENT "A" Page 1 of 3

Project Name: West Pipkin Road
Tax Folio Number: 232910-139700-000210
232910-139700-000320

Project Number: 9310E25-2

DESCRIPTION

A parcel of land lying within Lots 21 through 28 and within Tract "D", ASHWOOD EAST, a subdivision as recorded in Plat Book 142, Page 6-7, Public Records of Polk County, Florida, lying in Section 10, Township 29 South, Range 23 East, Polk County, Florida, and being a strip of land 5.00 feet wide lying 2.50 feet on each side of the following described centerline:

Commence at the Northeast corner of Tract "B" of said ASHWOOD EAST for the **Point of Beginning** of said centerline; thence South 47°33'59" East, 43.60 feet; thence South 89°59'11" East, 541.58 feet; thence South 80°55'16" East, 69.76 feet to the **Point of Terminus** of said centerline.

Containing 3,268 square feet, more or less.

SHEET 1 OF 3

FOR SKETCH SEE SHEETS 2 AND 3

REVISION	DATE	BY

THIS IS NOT A SURVEY

W. PIPKIN ROAD (P&F)

R/W LINE PER
P.B.142 PG.6-7

R/W LINE PER
P.B.142 PG.6-7

POB
NE CORNER
TRACT B

S 47°33'59" E
43.60' (C)

5.00' WIDE
2.50' EACH SIDE
OF CENTERLINE

CENTERLINE

S 89°59'11" E
541.58' (C)

MATCHLINE
(SEE SHEET 3)

TRACT B
RETENTION, OPEN SPACE,
& PRESERVATION AREA

TAX FOLIO#
232910
139700
000300

LOT
28

LOT
27

LOT
26

LOT
25

LOT
24

TAX FOLIO#
232910
139700
000210

ASHWOOD EAST
P.B.142 PG.6-7

NORTH

SPARKLEBERRY WAY (P&F)

R/W LINE PER P.B.142 PG.6-7

R/W LINE PER P.B.142 PG.6-7

LEGEND

- (C) = CALCULATED
- (F) = FIELD
- (P) = PLAT
- P.B. = PLAT BOOK
- PG(S) = PAGE(S)
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POT = POINT OF TERMINUS
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- R/W = RIGHT-OF-WAY

SCALE
1" = 50 feet

SURVEYOR'S NOTES
BEARINGS AND DISTANCES ARE BASED ON THE FLORIDA
STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE,
NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011.
SEE SHEET 1 OF 3 FOR DESCRIPTION.



Digitally signed by
Bryan Zelenenki
Date: 2025.06.12
08:28:28 -04'00'

DATE
06/10/2025

BRYAN C. ZELENENKI, P.S.M.
FLORIDA REGISTRATION #7140
SURVEYING AND MAPPING SECTION

DESCRIPTION SKETCH

LOCATED IN SECTION 10,
TOWNSHIP 29 SOUTH, RANGE 23 EAST,
POLK COUNTY, FLORIDA.

POLK COUNTY ROADS AND DRAINAGE
3000 SHEFFIELD ROAD, WINTER HAVEN, FL 33880

PHONE: (863) 535-2200	FAX: (863) 519-8117
Sheet No. 2 of 3	Drawn by: BCZ Checked by: JRN Drawn Date: 06/10/25
Parcel Number: N/A	PREPARED FOR: REAL ESTATE SERVICES Job Number: 9310E25-2

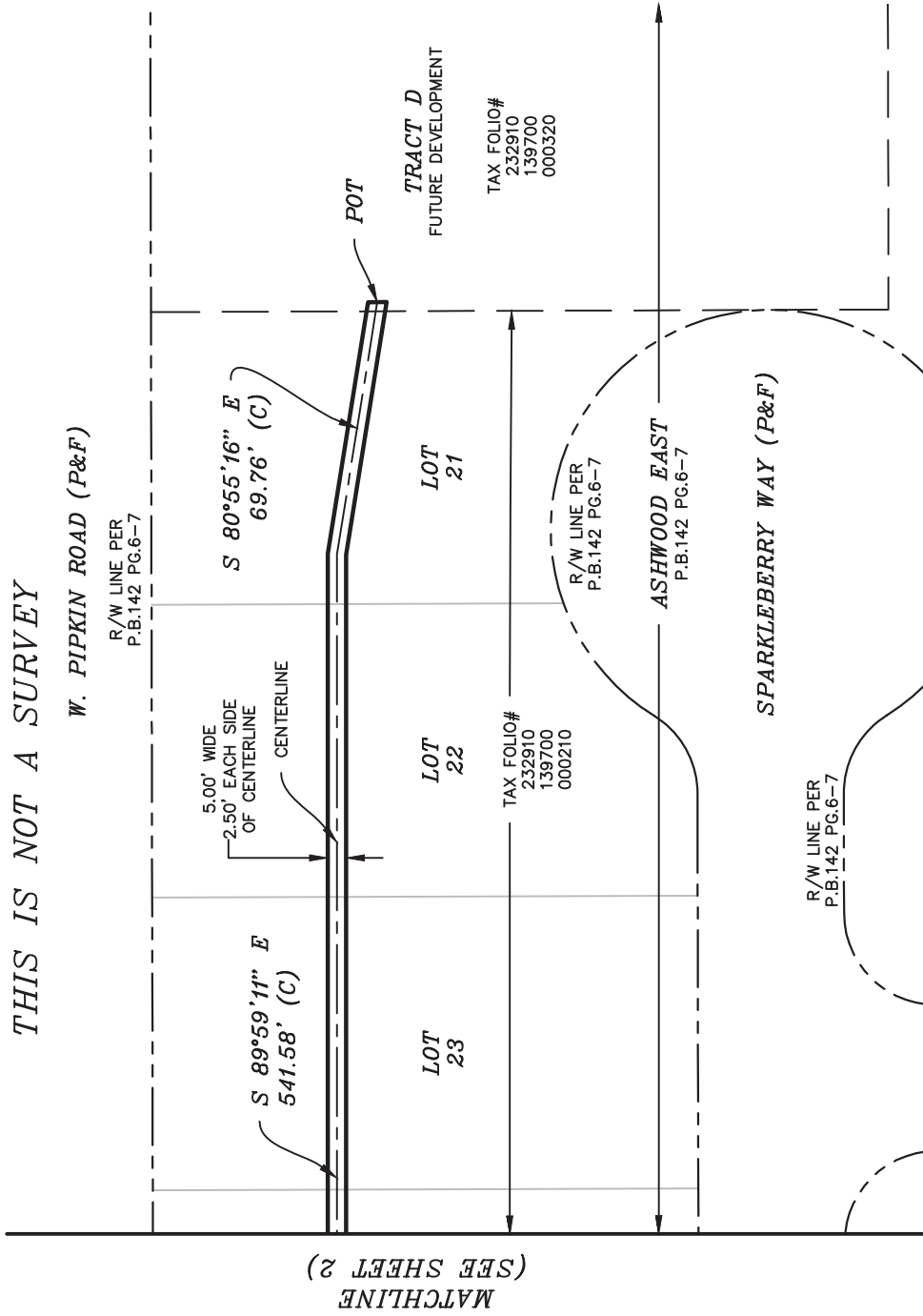
THIS DESCRIPTION AND
SKETCH IS NOT VALID
WITHOUT THE SIGNATURE
AND ORIGINAL SEAL OF A
LICENSED SURVEYOR AND
MAPPER.





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