

North

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)

**GRANTOR:**

**POLK COUNTY**, a political subdivision of  
the State of Florida

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

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Address

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.

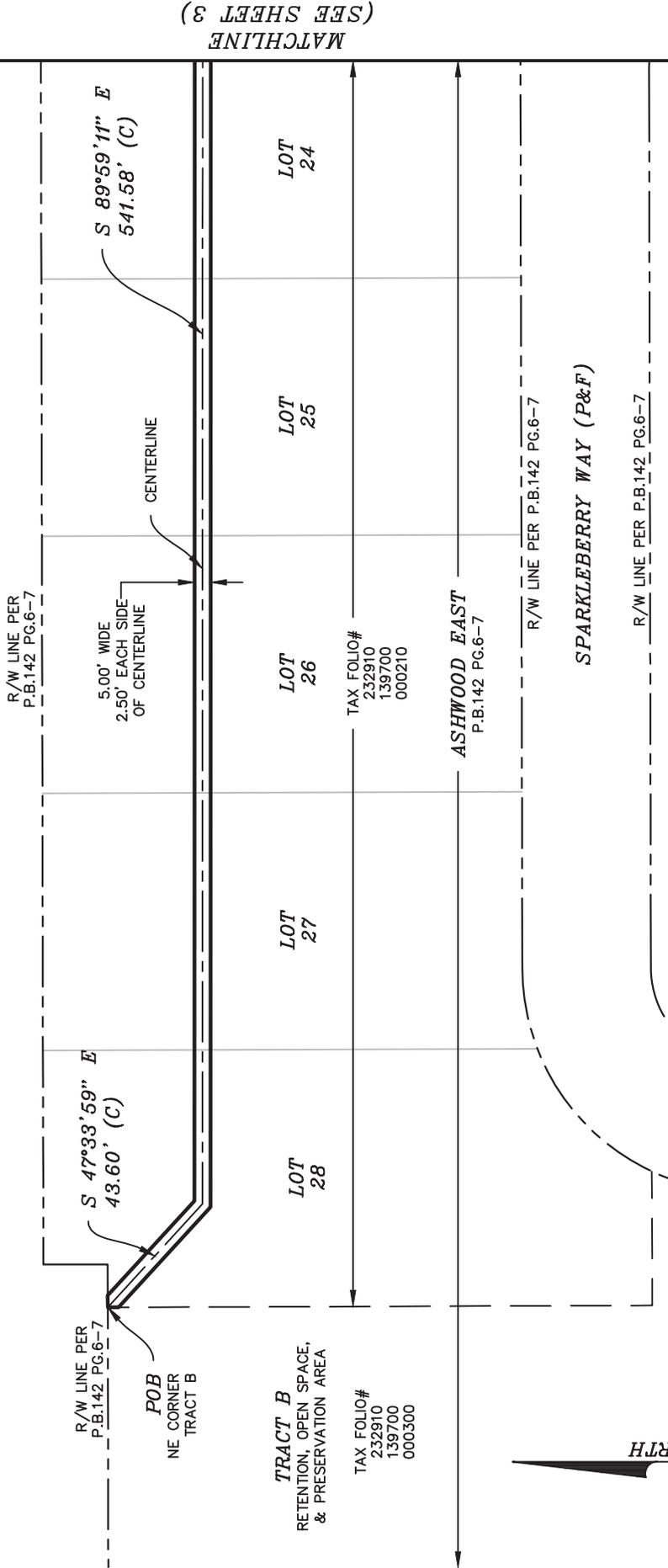
SHEET 1 OF 3

FOR SKETCH SEE SHEETS 2 AND 3

REVISION	DATE	BY

THIS IS NOT A SURVEY

W. PIPKIN ROAD (P&F)



MATCHLINE  
(SEE SHEET 3)

TAX FOLIO#  
232910  
139700  
000210

TRACT B  
RETENTION, OPEN SPACE,  
& PRESERVATION AREA

TAX FOLIO#  
232910  
139700  
000300



SCALE  
1" = 50 feet

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

**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'



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

DATE  
06/10/2025

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

<b>POLK COUNTY ROADS AND DRAINAGE</b> 3000 SHEFFIELD ROAD, WINTER HAVEN, FL 33880			
PHONE: (863) 535-2200	FAX: (863) 519-8117	Drawn by: BCZ	Drawn Date: 06/10/25
Sheet No. 2 of 3	Checked by: JRN	Prepared For: REAL ESTATE SERVICES	Job Number: 9310E25-2
Parcel Number: N/A			

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

REVISION	DATE	BY



THIS IS NOT A SURVEY

W. PIPKIN ROAD (P&F)

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

5.00' WIDE  
2.50' EACH SIDE  
OF CENTERLINE  
CENTERLINE

S 89°59'11" E  
541.58' (C)

LOT  
23

S 80°55'16" E  
69.76' (C)

LOT  
21

POT

TRACT D  
FUTURE DEVELOPMENT

TAX FOLIO#  
232910  
139700  
000320

TAX FOLIO#  
232910  
139700  
000210

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

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

SPARKLEBERRY WAY (P&F)

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

MATCHLINE  
(SEE SHEET 2)



SCALE  
1" = 50 feet

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SEE SHEET 1 OF 3 FOR DESCRIPTION.

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