

North

37

Achan

Pine Dale

Bonnie Mine Rd

Subject Location

Bonnie

State Road 640-W

Pebbledale

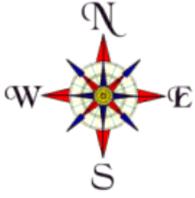
Pebbledale Rd

Green Bay

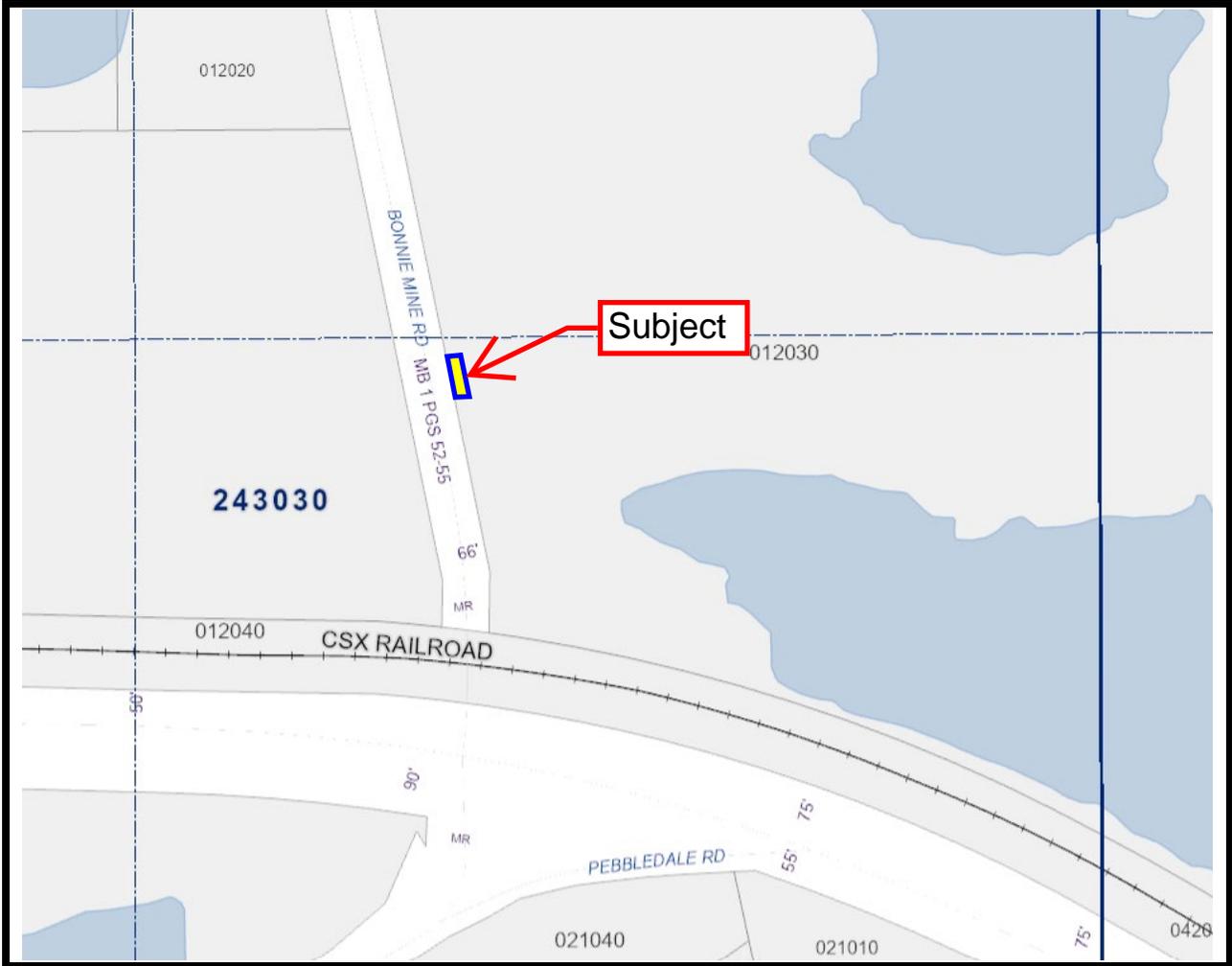
Barcola Rd

Pierce

Section 30, Township 30 South, Range 24 East



**SECTION 30, TOWNSHIP 30 SOUTH, RANGE 24 EAST**



**This instrument prepared under the direction of:**

R. Wade Allen, Director  
Real Estate Services  
Polk County BoCC  
PO Box 9005, Drawer RE-01  
Bartow, FL 33831-9005  
By: Scott C. Lowery  
Project: Bonnie Mine Road Drainage

Parent Parcel ID No. 243030-000000-012030

**DRAINAGE EASEMENT**

THIS EASEMENT made this 5<sup>th</sup> day of February, 2026, between **MOSAIC FERTILIZER, LLC**, a Delaware limited liability company, whose address is 101 East Kennedy Boulevard, Suite 2500, Tampa, Florida 33602, Grantor, and **POLK COUNTY**, a political subdivision of the State of Florida, whose mailing address is P.O. Box 988, Bartow, FL 33830-0988, Grantee.

WITNESSETH, that the 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 drainage easement for the purpose of clearing, excavating, constructing, inspecting, improving, repairing and maintaining public drainage facilities in, upon, under, over, across and through the following described land in the County of Polk, State of Florida, to-wit:

**SEE EXHIBIT "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, Grantor has caused these presents to be duly executed in and on the date first above written.

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

Paul Samuels  
Witness #1  
Print Name: Paul Samuels  
Address: 414 W. Main St., Wauchula, FL 33873

**MOSAIC FERTILIZER, LLC**, a Delaware limited liability company

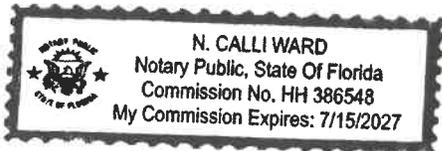
Bartley E. Arrington  
By: Bartley E. Arrington, Sr Mgr, LAND MGT  
Print Name/Title

Joann Garza  
Witness #2  
Print Name: Joann Garza  
Address: 414 W. Main St., Wauchula, FL 33873

STATE OF Florida  
COUNTY OF Hardee

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 5<sup>th</sup> day of February, 2026, by Bartley E. Arrington, as Sr Mgr Landmgt of Mosaic Fertilizer, LLC, a Delaware limited liability company, on behalf of the company, who  is personally known to me or  has produced \_\_\_\_\_ as identification.

(AFFIX NOTARY SEAL)



N. Calli Ward  
Notary Public  
N. Calli Ward  
Print Name  
My Commission Expires 7-15-27

Exhibit "A" - Sheet 1 of 2

Project Name: Bonnie Mine Rd. Drainage  
Tax Folio Number: 24-30-30-000000-012030

Project Number: 0430E26-1  
Road Number: 043001

**DESCRIPTION**

A parcel of land being a portion of Section 30, Township 30 South, Range 24 East, Polk County, Florida, being more particularly described as follows:

**COMMENCE** at the Southeast corner of said Section 30; thence North 01°01'26" West, along the east line of said Section 30, a distance of 1776.05 feet to a point on the centerline of survey for County Road 640 as depicted on Transfer Map 1 pages 74 thru 90, (FDOT 16720-2604) of the Public Records of Polk County, Florida, said point being a point on a non-tangent curve concave to the south having a radius of 2764.94 feet and a central angle of 18°51'17", a chord bearing of North 70°43'34" West, and a chord distance of 905.78 feet; thence northwesterly along said centerline of survey and the arc of said curve, 909.88 feet, to the centerline of survey for Bonnie Mine Road as depicted on Maintained Right-of-Way Map Book 1, pages 52 thru 55, of said Public Records; thence North 00°49'09" East, along said centerline of survey, 247.05 feet to "P.I. # 15" as depicted on said Maintained Right-of-Way map; thence North 11°44'16" West, along said centerline of survey, 214.50 feet to the **POINT OF BEGINNING**; thence continue North 11°44'16" West, along said centerline of survey, 58.04 feet; thence North 76°28'12" East, 40.55 feet; thence South 12°32'15" East, 35.70 feet; thence South 10°58'08" East, 24.16 feet; thence South 79°01'52" West, 40.71 feet to the **POINT OF BEGINNING**.

LESS AND EXCEPT existing right-of-way.

Said Parcel containing 867 square feet more or less.

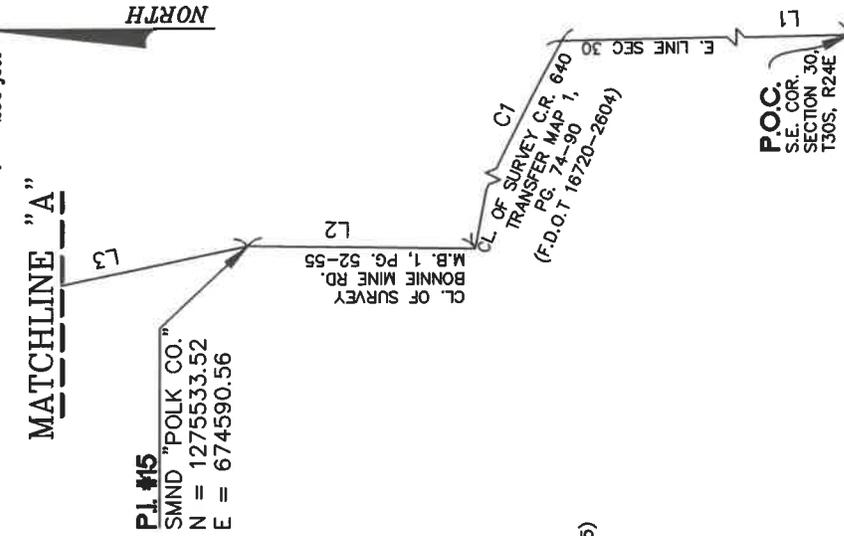
SHEET 1 OF 2

FOR SKETCH SEE SHEET 2 OF 2

REVISION	DATE	BY

THIS IS NOT A SURVEY

SCALE  
1" = 200 feet



Line Table		
LINE #	DIRECTION	LENGTH
L1	N 1°01'26" W	1776.05'
L2	N 0°49'09" E	247.05'
L3	N 11°44'16" W	214.50'
L4	N 11°44'16" W	58.04'
L5	N 76°28'12" E	40.55'
L6	S 12°32'15" E	35.70'
L7	S 10°58'08" E	24.16'
L8	S 79°01'52" W	40.71'
L9	S 79°01'52" W	14.55'
L10	N 9°57'01" W	19.70'
L11	N 13°31'48" W	39.52'
L12	N 76°28'12" E	15.00'

Curve Table

CURVE #	RADIUS (C)	CENTRAL ANGLE (C)	CHORD BEARING (C)	CHORD (C)	LENGTH (C)
C1	2764.94'	18°51'17"	N 70°43'34" W	905.78'	909.88'

LEGEND

- (C) = CALCULATED
- (P) = PLAT
- CL = CENTERLINE
- CO. = COUNTY
- C.R. = COUNTY ROAD
- COR. = CORNER
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- M.B. = MAP BOOK
- M/R/W = MAINTAINED RIGHT-OF-WAY
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- Pg(S). = PAGE(S)
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- R = RANGE
- R/W = RIGHT-OF-WAY
- SEC = SECTION
- SMND = SET MAG NAIL AND DISK
- T = TOWNSHIP

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 2 FOR DESCRIPTION.

DESCRIPTION SKETCH

LOCATED IN SECTION 30,  
TOWNSHIP 30 SOUTH, RANGE 24 EAST,  
POLK COUNTY, FLORIDA.

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

Sheet No.	2 of 2	Drawn by:	MSK	Checked by:	JRN	Drawn Date:	02/02/26
Parcel Number:	N/A	PREPARED FOR:	REAL ESTATE SERVICES	Job Number:	0430E26-1	Phone:	(863) 535-2200
						FAX:	(863) 519-8117

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



Digitally signed by  
John Richard Noland  
Jr.  
Date: 2026.02.04  
07:14:44 -05'00'

JOHN RICHARD NOLAND, JR., P.S.M.  
FLORIDA REGISTRATION #5923  
SURVEYING & MAPPING MANAGER  
SURVEYING AND MAPPING SECTION

