

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: June 6, 2023 **Consent** **Regular**
 Ordinance **Public Hearing**

Department: Facilities Development & Operations


I. EXECUTIVE BRIEF


Motion and Title: Staff recommends motion to approve: a Utility Easement Agreement (Easement) in favor of Florida Power & Light Company (FPL) for overhead and underground electrical services and an above ground pad-mounted transformer to service the new Fire Station No. 40 Facility (Facility) located on White Feather Trail in unincorporated Palm Beach County.

Summary: The Facility is located at 4700 White Feather Trail, just east of Military Trail in unincorporated Palm Beach County. During the development process, underground electric service and an above ground pad-mounted transformer were installed. The Easement includes two easement areas, Easement Premise 1 and Easement Premise 2. Easement Premise 1 is an underground utility being approximately 39 feet in length and 10 feet in width, containing approximately 353.78 square feet (0.01 acre) and provides service to the Facility’s transformer that connects to Easement Premise 2. Easement Premise 2 is for existing overhead and underground utility lines being approximately 660 feet in length and 10 feet in width, containing approximately 6,629.7 square feet (0.1522 acre). A non-exclusive easement will be granted at no charge as the electrical utility provides service to the Facility. **(Property & Real Estate Management) District 2 (HJF)**

Background and Justification: The Facility includes a single story fire station approximately 6,700 square feet in size, with 2 bays, 9 bunk rooms, signalization, a detached generator, a dumpster building, water retention systems, and other associated infrastructure. Construction commenced in August of 2021 and is anticipated to be completed this summer. A non-exclusive easement will be granted to FPL for the recently installed electrical improvements that service the Facility. The easement will be recorded in the public records to document its existence and location.

- Attachments:**
1. Location Map
 2. Utility Easement Agreement w/Exhibit “A & B”

Recommended By:  5/5/23
Department Director **Date**

Approved By:  5/17/2023
County Administrator

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2023	2024	2025	2026	2027
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>* 0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____
Is Item Included in Current Budget:	Yes	_____	No	_____	<u>X</u>
Does this item include the use of federal funds?	Yes	_____	No	_____	<u>X</u>
Budget Account No:	Fund _____	Dept _____	Unit _____	Object _____	
		Program _____			

B. Recommended Sources of Funds/Summary of Fiscal Impact:

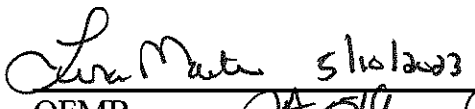
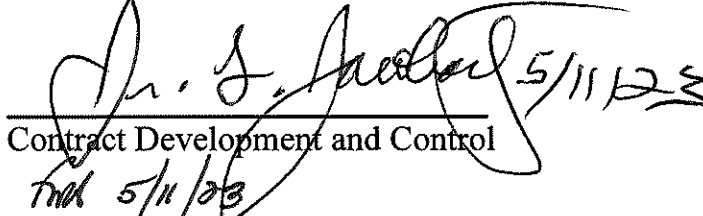
* No fiscal impact

Fixed Assets Number N/A

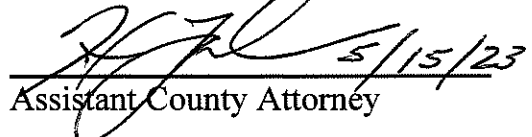
C. Departmental Fiscal Review: 

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

<p><u></u> 5/10/2023 OFMB <u>JA 5/9</u> <u>OSW</u> 5-9-23</p>	<p><u></u> 5/11/23 Contract Development and Control TMD 5/11/23</p>
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B. Legal Sufficiency:

 5/15/23
 Assistant County Attorney

C. Other Department Review:

 Department Director

This summary is not to be used as a basis for payment.

Fire Rescue Station No. 40 (White Feather)

PCNs:

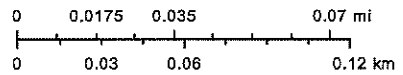
00-42-45-13-00-000-3030

00-42-45-13-08-002-0020



May 1, 2023

1:2,257



Attachment No. 1 Location Map

Utility Easement Agreement w/Exhibits "A & B"
Attachment 2

Prepared by & Return to:
Katrina Bellinger, Real Estate Specialist
Palm Beach County
Property & Real Estate Management Division
2633 Vista Parkway
West Palm Beach, Florida 33411-5605

PCN: 00-42-45-13-08-002-0020 and 00-42-45-13-00-000-3030

UTILITY EASEMENT AGREEMENT

This EASEMENT is granted _____, by PALM BEACH COUNTY, a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose legal mailing address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605, ("Grantor"), to FLORIDA POWER & LIGHT COMPANY, a Florida corporation, whose legal mailing address is Post Office Box 14000, Juno Beach, Florida 33408-0420, ("Grantee").

WITNESSETH:

That said Grantor, in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid, the receipt and sufficiency of which are hereby acknowledged, hereby grants unto Grantee, its successors and assigns, a perpetual non-exclusive easement (the "Easement") for the construction, operation and maintenance of i) underground electric utility facilities, including wires, cables, conduits, and appurtenant equipment, and an above-ground pad-mounted transformer to be installed from time to time ("Facilities No. 1"), with the right to reconstruct, improve, add to, enlarge, change the voltage, as well as the size of and remove such Facilities No. 1 or any of them within an easement upon, under and across the following described real property (the "Easement

Premises No. 1") as legally described on Exhibit "A" attached hereto and made a part hereof; and ii) overhead and underground electric utility facilities, wires, poles, guys, cables, conduits and appurtenant equipment, including transformers to be installed from time to time ("Facilities No. 2") with the right to reconstruct, improve, add to, enlarge, change the voltage, as well as the size of and remove such Facilities No. 2 or any of them within an easement upon, under and across the following described real property (the "Easement Premises No. 2") as legally described in Exhibit "B" attached hereto and made a part hereof. Easement Premises No. 1 and Easement Premises No. 2 shall be collectively hereafter be referred to as the "Premises". Facilities No. 1 and Facilities No. 2 as set forth herein shall collectively hereafter be referred to as the "Facilities".

Together with the right to permit any other person, firm or corporation to attach wires to any Facilities No. 2 hereunder and lay cable and conduit within the Easement Premises No.2 and to operate the same for communications purposes. Together with the right of reasonable ingress and egress to said Premises at all times, the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Premises; and the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Premises which might interfere with or fall upon the Facilities installed within the Premises.

THE CONDITIONS OF THIS RIGHT OF USAGE ARE SUCH THAT:

1. Grantee shall cause the Facilities and their appurtenances set forth herein to

be constructed within the confines of the Premises.

2. Grantee hereby expressly agrees that in the event Grantee abandons use of the Premises for the purpose herein expressed, the Easement granted hereby shall become null and void, and all rights in and to the Premises shall revert to Grantor.

3. Grantee further expressly agrees to maintain in good condition and repair, at its sole cost and expense, its Facilities within the Premises at all times during the term hereof.

4. The grant of this Easement shall in no way restrict the right and interest of Grantor in the use, maintenance and quiet enjoyment of the Premises to the extent that such does not interfere with the rights granted herein.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST:

**JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT
& COMPTROLLER**

**PALM BEACH COUNTY, a political
subdivision of the State of Florida**

By: _____
Deputy Clerk

By: _____
Gregg K. Weiss, Mayor

Signed and delivered
in the presence of:

Witness Signature

Print Witness Name

Witness Signature

Print Witness Name

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

By: _____
Assistant County Attorney

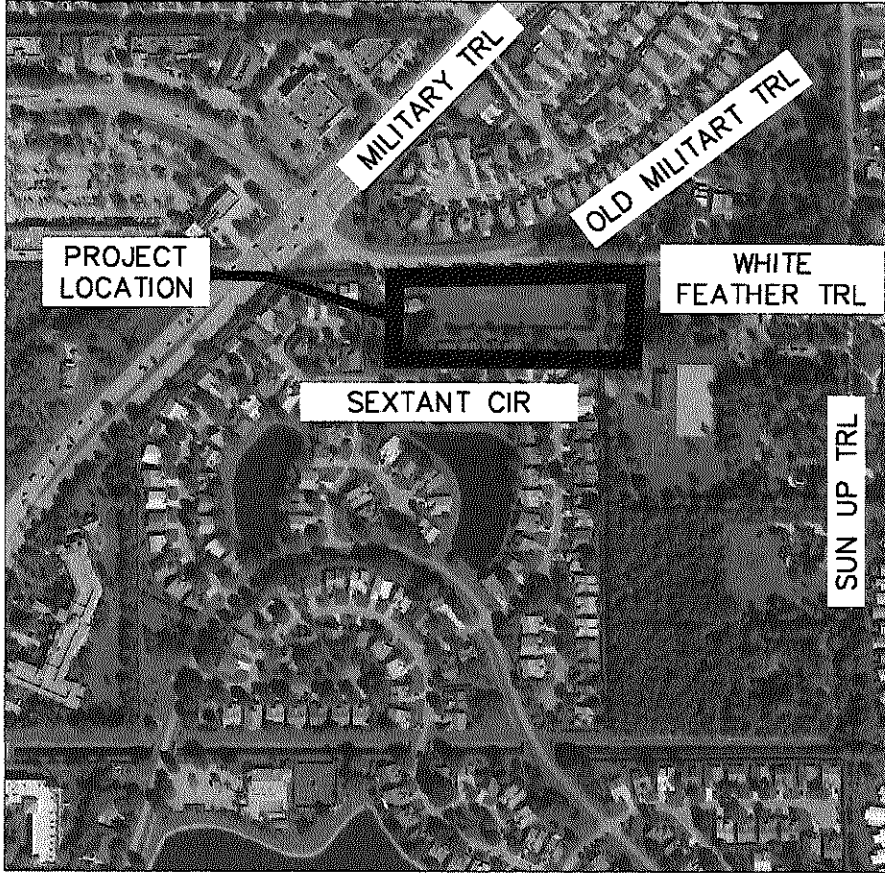
**APPROVED AS TO TERMS AND
CONDITIONS**

By: _____
Department Director

Exhibit "A"
Easement Premises No. 1

EXHIBIT A
SKETCH & DESCRIPTION
 10' WIDE FLORIDA POWER & LIGHT EASEMENT
 BOYNTON BEACH
 PALM BEACH COUNTY, FLORIDA

VICINITY MAP



Sheet 1 of 5

DESN BY: CRM
 DRWN BY: CRM
 RVWD BY: DAR
 FLD BK: _____
 BK PG: _____
 DATE: 3/14/23

CERTIFIED TO:
 FLORIDA POWER & LIGHT
 THE MORGANTI GROUP, INC.

LEGEND

LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
PB	PLAT BOOK
P.C.N.	PARCEL CONTROL NUMBER
PG	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.U.D.	PLANNED UNIT DEVELOPMENT
RNG	RANGE
SEC	SECTION
TWP	TOWNSHIP

3/16/2023

DATE
 CLYDE R. MASON II PSM LS 6905

EASEMENT SKETCH & DESCRIPTION
 21-112 PBC FIRE RESCUE STATION 40
 FOR: MORGANTI GROUP, INC
 4700 WHITE FEATHER TRAIL, BOYNTON BEACH
 PALM BEACH COUNTY, FLORIDA
 LOCATED IN SEC 13, TWP 45S, RNG 42E



LB-8265
 SUPPLYING SURVEY SOLUTIONS
 5119 BEECHWOOD RD,
 DELRAY BEACH, FL 33484
 PH: 561-634-6701
 www.ritzel-mason.com

EXHIBIT A
SKETCH & DESCRIPTION
 10' WIDE FLORIDA POWER & LIGHT EASEMENT
 BOYNTON BEACH
 PALM BEACH COUNTY, FLORIDA

LAND DESCRIPTION:

A PORTION OF LAND SITUATE IN SECTION 13, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AND BEING A PART OF LOT CIVIC SITE TRACT "C" ACCORDING TO THE PLAT OF WINDWARD PALM BEACH (A P.U.D.), AS RECORDED IN PLAT BOOK 61, PAGE 75 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY. SAID LAND BEING FOR THE PURPOSE OF AN EASEMENT 10 FEET WIDE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE NORTHEAST CORNER OF SAID CIVIC SITE TRACT "C" ACCORDING TO THE AFOREMENTIONED PLAT; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID CIVIC SITE TRACT "C" S 89°36'04" W, A DISTANCE OF 276.73 FEET TO THE POINT OF BEGINNING; THENCE LEAVING THE NORTHERLY LINE AT A RIGHT-ANGLE S 00°23'56" E, A DISTANCE OF 8.81 FEET; THENCE S 32°40'21" E, A DISTANCE OF 23.68 FEET; THENCE S 57°19'39" W, A DISTANCE OF 10.00 FEET; THENCE N 32°40'21" W, A DISTANCE OF 26.57 FEET; THENCE N 00°23'56" W, A DISTANCE OF 11.70 FEET TO A POINT ON THE NORTHERLY LINE OF CIVIC SITE TRACT "C"; THENCE EASTERLY ALONG THE NORTHERLY LINE OF CIVIC SITE TRACT "C" N 89°36'04" E A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 353.78 SQUARE FEET (0.0081 ACRES), MORE OR LESS.

3/14/2023
DATE

CLYDE R. MASON II PSM LS 6905

Sheet 2 of 5

DESN BY: CRM
 DRWN BY: CRM
 RVWD BY: DAR
 FLD BK: _____
 BK PG: _____
 DATE: 3/14/23

EASEMENT SKETCH & DESCRIPTION
 21-112 PBC FIRE RESCUE STATION 40
 FOR: MORGANTI GROUP, INC
 4700 WHITE FEATHER TRAIL, BOYNTON BEACH
 PALM BEACH COUNTY, FLORIDA
 LOCATED IN SEC 13, TWP 45S, RNG 42E



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EXHIBIT A
SKETCH & DESCRIPTION
10' WIDE FLORIDA POWER & LIGHT EASEMENT
BOYNTON BEACH

NOTES: PALM BEACH COUNTY, FLORIDA

THIS IS NOT A BOUNDARY SURVEY.

THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.

REPRODUCTIONS, ADDITIONS, OR DELETIONS ARE NOT VALID WITHOUT ORIGINAL SIGNATURE & RAISED SEAL, OR CERTIFIED DIGITAL SIGNATURE AND SEAL OF THE FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.

THE SKETCH IS INTENDED TO BE DISPLAYED AT A 1/100 SCALE ON AN 8.5"x11" SHEET.

ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF CIVIC SITE TRACT "C" ACCORDING TO THE PLAT WINDWARD PALM BEACH (A P.U.D.) RECORDED IN PLAT BOOK 61, PAGE 75, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF S 89° 36' 04" W.

THE INTENT OF THIS EASEMENT IS TO ENCOMPASS THE RECENTLY INSTALLED ELECTRICAL FEATURES THAT WERE AS-BUILT IN THEIR INSTALLED LOCATION BY RITZEL-MASON, INC. ON 08/18/2022.

THIS EASEMENT FORMS A CLOSED GEOMETRIC FIGURE.

STATE PLANE COORDINATES:

COORDINATES SHOWN ARE GRID

DATUM - NAD 83, 1990 ADJUSTMENT

ZONE - FLORIDA EAST

LINEAR UNIT - US SURVEY FOOT

COORDINATE SYSTEM 1983 STATE PLANE

TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND EXCEPT WHERE SHOWN AS GRID

SCALE FACTOR - 1.0000365

GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

ROTATION EQUATION: S00°27'04"W (PLAT) 0°0'02" COUNTER-CLOCKWISE

S00°27'06"W (GRID) PLAT TO GRID

PUBLISHED STATE PLANE COORDINATES FOR PRM'S WERE ESTABLISHED FROM THE PROVIDED SURVEY DATA FOR THE CONSTRUCTION OF THE NEW FIRE STATION 40 AND WERE FIELD VERIFIED TO BE ACCURATE.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED UNDER MY DIRECTION AND THAT SAID SKETCH AND LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS AND PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

3/16/2023

DATE

PSM LS 6905

CLYDE R. MASON II

Sheet 3 of 5

DESN BY: CRM
 DRWN BY: CRM
 RVWD BY: DAR
 FLD BK: _____
 BK PG: _____
 DATE: 3/14/23

EASEMENT SKETCH & DESCRIPTION
 21-112 PBC FIRE RESCUE STATION 40
 FOR: MORGANTI GROUP, INC
 4700 WHITE FEATHER TRAIL, BOYNTON BEACH
 PALM BEACH COUNTY, FLORIDA
 LOCATED IN SEC 13, TWP 45S, RNG 42E



**RITZEL
-MASON**

A SURVEYING & MAPPING FIRM

LB-8265
 SUPPLYING SURVEY SOLUTIONS
 5119 BEECHWOOD RD,
 DELRAY BEACH, FL 33484
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www.ritzel-mason.com

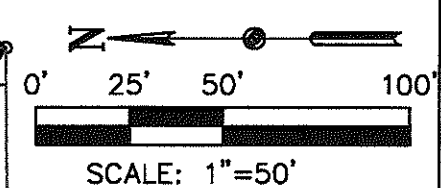
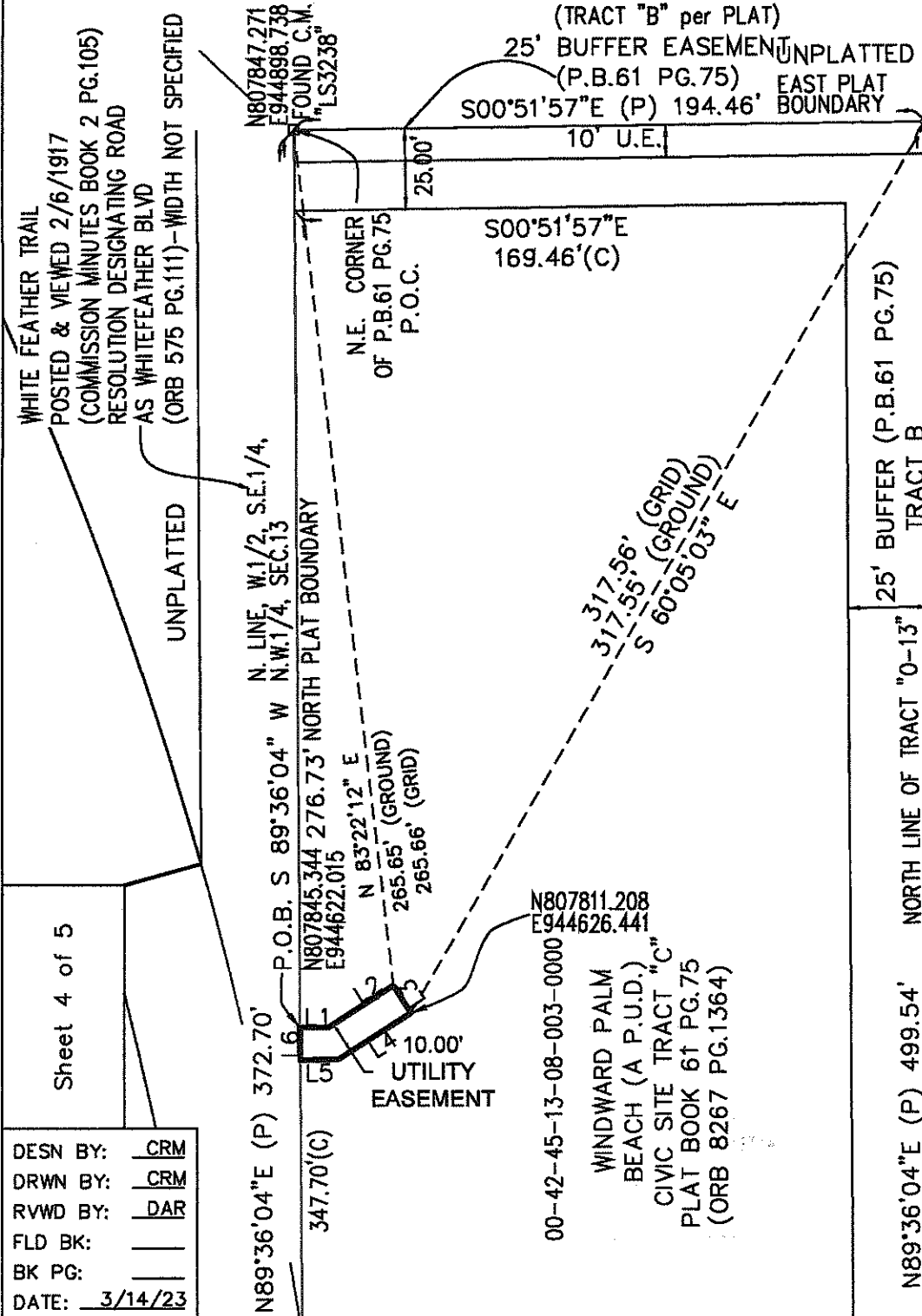
EXHIBIT A

SKETCH & DESCRIPTION

10' WIDE FLORIDA POWER & LIGHT EASEMENT

BOYNTON BEACH

PALM BEACH COUNTY, FLORIDA



LINE No.	BEARING	LENGTH
L1	S 00°23'56" E	8.81'
L2	S 32°40'21" E	23.68'
L3	S 57°19'39" W	10.00'
L4	N 32°40'21" W	26.57'
L5	N 00°23'26" W	11.70'
L6	N 89°36'04" E	10.00'

Sheet 4 of 5

DESN BY: CRM
DRWN BY: CRM
RVWD BY: DAR
FLD BK: _____
BK PG: _____
DATE: 3/14/23

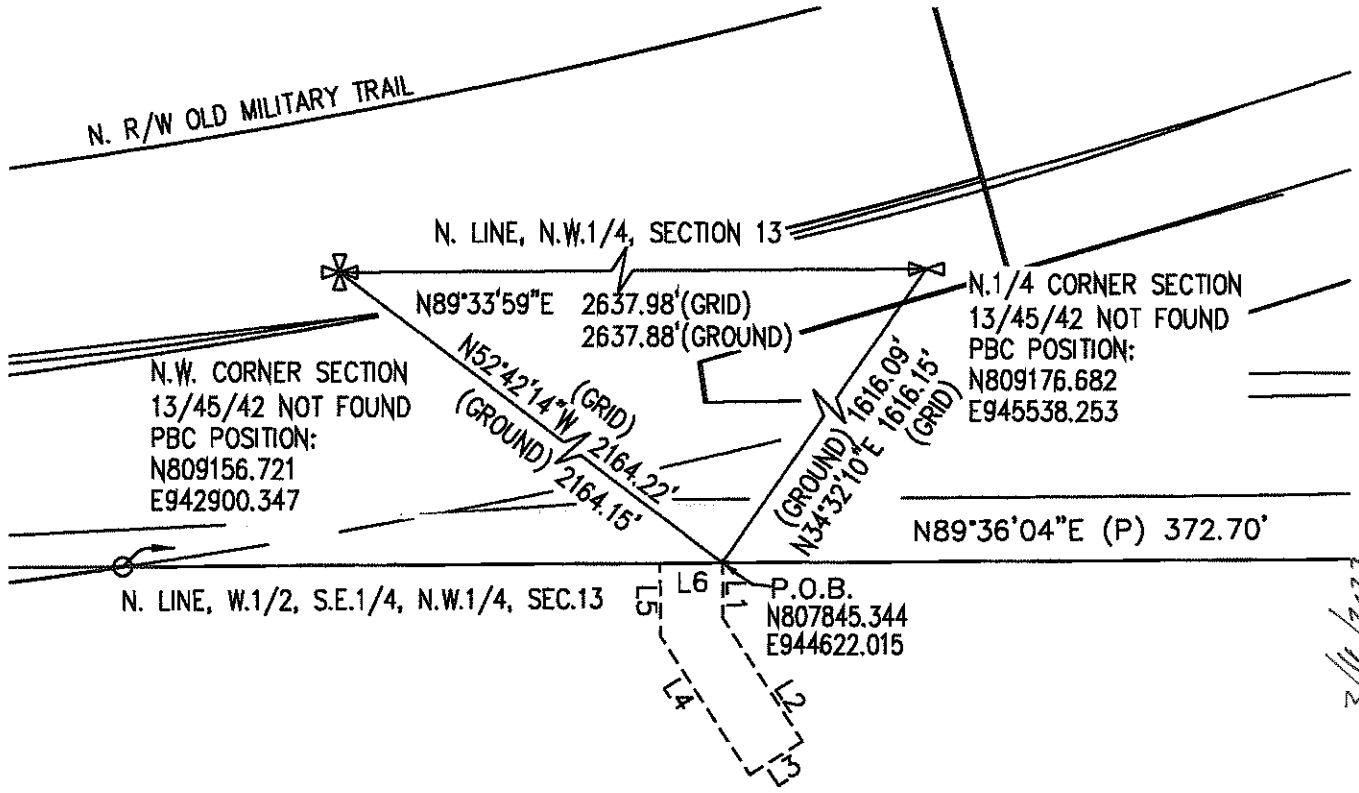
DATE: 3/14/23
CLYDE R. MASON II PSM LS 6905

EASEMENT SKETCH & DESCRIPTION
21-112 PBC FIRE RESCUE STATION 40
FOR: MORGANTI GROUP, INC
4700 WHITE FEATHER TRAIL, BOYNTON BEACH
PALM BEACH COUNTY, FLORIDA
LOCATED IN SEC 13, TWP 45S, RNG 42E

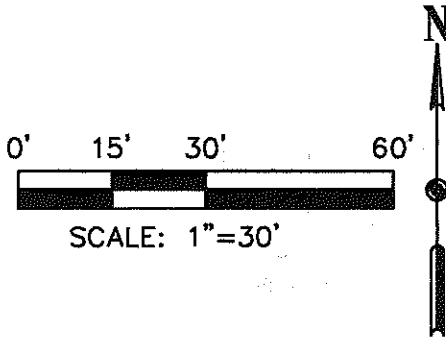


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EXHIBIT A
SKETCH & DESCRIPTION
 10' WIDE FLORIDA POWER & LIGHT EASEMENT
 BOYNTON BEACH
 PALM BEACH COUNTY, FLORIDA



Sheet 5 of 5



DESN BY: CRM
 DRWN BY: CRM
 RVWD BY: DAR
 FLD BK: _____
 BK PG: _____
 DATE: 3/14/23

3/16/2023
 DATE

CLYDE R. MASON II PSM LS 6905

EASEMENT SKETCH & DESCRIPTION
 21-112 PBC FIRE RESCUE STATION 40
 FOR: MORGANTI GROUP, INC
 4700 WHITE FEATHER TRAIL, BOYNTON BEACH
 PALM BEACH COUNTY, FLORIDA
 LOCATED IN SEC 13, TWP 45S, RNG 42E



LB-8265
 SUPPLYING SURVEY SOLUTIONS
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Exhibit "B"

Easement Premises No. 2

EXHIBIT B
 SKETCH & DESCRIPTION
 10' WIDE UTILITY EASEMENT
 BOYNTON BEACH
 PALM BEACH COUNTY, FLORIDA

VICINITY MAP



Sheet 1 of 6

DESN BY: CRM
 DRWN BY: CRM
 RVWD BY: DAR
 FLD BK: _____
 BK PG: _____
 DATE: 04/18/23

CERTIFIED TO:
 THE MORGANTI GROUP, INC.

LEGEND

- | | |
|--------|--------------------------|
| LB | LICENSED BUSINESS |
| LS | LICENSED SURVEYOR |
| PB | PLAT BOOK |
| P.C.N. | PARCEL CONTROL NUMBER |
| PG | PAGE |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCEMENT |
| P.U.D. | PLANNED UNIT DEVELOPMENT |
| RNG | RANGE |
| SEC | SECTION |
| TWP | TOWNSHIP |

4/18/23
 /DATE

CLYDE R. MASON II PSM LS 6905

EASEMENT SKETCH & DESCRIPTION
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SKETCH & DESCRIPTION

10' WIDE UTILITY EASEMENT
BOYNTON BEACH

LAND DESCRIPTION: PALM BEACH COUNTY, FLORIDA

A PORTION OF LAND SITUATE IN SECTION 13, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AND BEING A PART OF LOT CIVIC SITE TRACT "C" ACCORDING TO THE PLAT OF WINDWARD PALM BEACH (A P.U.D.), AS RECORDED IN PLAT BOOK 61, PAGE 75 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, AS WELL AS A PORTION OF PID 00-42-45-13-00-000-3030 AS DESCRIBED IN OFFICIAL RECORD BOOK 29387, PAGE 157. SAID LAND BEING FOR THE PURPOSE OF A UTILITY EASEMENT 10 FEET WIDE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE SOUTHEAST CORNER OF SAID CIVIC SITE TRACT "C" ACCORDING TO THE AFOREMENTIONED PLAT; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID CIVIC SITE TRACT "C" N 00°51'55" W, A DISTANCE OF 184.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY LINE N 00°51'55" W, A DISTANCE OF 10.00 FEET TO A POINT ON THE SOUTH LINE OF THE RIGHT-OF-WAY FOR WHITE FEATHER TRAIL AND THE NORTHERLY LINE OF SAID CIVIC SITE TRACT "C"; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY OF WHITE FEATHER TRAIL S 89°36'06" W, A DISTANCE OF 372.70 FEET TO A POINT OF NON-TANGENT CURVATURE CONCAVE TO THE NORTH; THENCE ALONG SAID CURVE WHOSE CHORD BEARING IS S 85°16'30" W, CHORD LENGTH IS 149.47, RADIUS IS 1178.92 FEET, CENTRAL ANGLE IS 07°16'08", AND ARC LENGTH IS 149.57 FEET, THENCE S 88°54'34" W, A DISTANCE OF 137.70 FEET TO A POINT OF INTERSECTION OF TRACT "B" AND TRACT "R-1" ACCORDING TO THE AFOREMENTIONED PLAT; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE EDGE OF SAID TRACT "B" S 00°51'45" E, A DISTANCE OF 10.00 FEET; THENCE PARALLEL WITH AND 10 FEET SOUTH OF SAID RIGHT-OF-WAY FOR WHITE FEATHER TRAIL N 88°54'34" E, A DISTANCE OF 137.74 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTH; THENCE ALONG SAID CURVE WHOSE CHORD BEARING IS N 85°17'30" E, CHORD LENGTH IS 150.04, RADIUS IS 1188.92 FEET, CENTRAL ANGLE IS 07°14'07", AND ARC LENGTH IS 150.14 FEET; THENCE N 89°36'06" E, A DISTANCE OF 97.48 FEET; THENCE LEAVING SAID 10 FOOT PARALLEL LINE S 00°07'24" E A DISTANCE OF 2.00 FEET; THENCE N 89°36'06" E, A DISTANCE OF 15.00 FEET; THENCE N 00°08'15" W, A DISTANCE OF 2.00 FEET TO A POINT ON A LINE 10 FEET SOUTH OF AND PARALLEL TO THE SOUTHERLY RIGHT-OF-WAY OF WHITE FEATHER TRAIL; THENCE ALONG SAID 10 FOOT PARALLEL LINE N 89°36'06" E, A DISTANCE OF 259.61 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 6,629.7 SQUARE FEET (0.1522 ACRES), MORE OR LESS.

Sheet 2 of 6

DESN BY: CRM
DRWN BY: CRM
RVWD BY: DAR
FLD BK: _____
BK PG: _____
DATE: 04/18/23

4/18/2023
DATE
CLYDE R. MASON II PSM LS 6905

EASEMENT SKETCH & DESCRIPTION

21-112 PBC FIRE RESCUE STATION 40

FOR: MORGANTI GROUP, INC

4700 WHITE FEATHER TRAIL, BOYNTON BEACH

PALM BEACH COUNTY, FLORIDA

LOCATED IN SEC 13, TWP 45S, RNG 42E



LB-8265
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SKETCH & DESCRIPTION
10' WIDE UTILITY EASEMENT
BOYNTON BEACH
PALM BEACH COUNTY, FLORIDA

NOTES:

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THIS EASEMENT FORMS A CLOSED GEOMETRIC FIGURE.

STATE PLANE COORDINATES:

COORDINATES SHOWN ARE GRID

DATUM - NAD 83, 1990 ADJUSTMENT

ZONE - FLORIDA EAST

LINEAR UNIT - US SURVEY FOOT

COORDINATE SYSTEM 1983 STATE PLANE

TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND EXCEPT WHERE SHOWN AS GRID

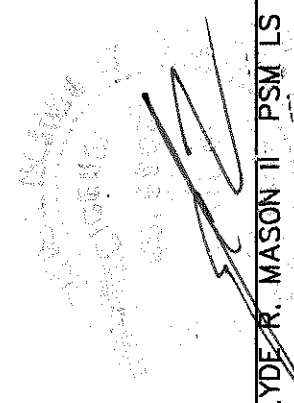
SCALE FACTOR - 1.0000365

GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

ROTATION EQUATION: S00°27'04"W (PLAT) 0°0'02" COUNTER-CLOCKWISE
 S00°27'06"W (GRID) PLAT TO GRID

4/18/2023 DATE

CLYDE R. MASON II PSM LS 6905



Sheet 3 of 6

PUBLISHED STATE PLANE COORDINATES FOR PRM'S WERE ESTABLISHED FROM THE PROVIDED SURVEY DATA FOR THE CONSTRUCTION OF THE NEW FIRE STATION 40 AND WERE FIELD VERIFIED TO BE ACCURATE.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED UNDER MY DIRECTION AND THAT SAID SKETCH AND LEGAL DESCRIPTION IS IN COMPLIANCE WITH THE STANDARDS AND PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

DESN BY: CRM
 DRWN BY: CRM
 RVWD BY: DAR
 FLD BK: _____
 BK PG: _____
 DATE: 04/18/23

EASEMENT SKETCH & DESCRIPTION
 21-112 PBC FIRE RESCUE STATION 40
 FOR: MORGANTI GROUP, INC
 4700 WHITE FEATHER TRAIL, BOYNTON BEACH
 PALM BEACH COUNTY, FLORIDA
 LOCATED IN SEC 13, TWP 45S, RNG 42E



LB-8265
 SUPPLYING SURVEY SOLUTIONS
 5119 BEECHWOOD RD,
 DELRAY BEACH, FL 33484
 PH: 561-634-6701
 www.ritzel-mason.com

EXHIBIT B
SKETCH & DESCRIPTION
 10' WIDE UTILITY EASEMENT
 BOYNTON BEACH
 PALM BEACH COUNTY, FLORIDA

WHITE FEATHER TRAIL
 POSTED & VIEWED 2/6/1917
 (COMMISSION MINUTES BOOK 2 PG.105)
 RESOLUTION DESIGNATING ROAD
 AS WHITEFEATHER BLVD
 (ORB 575 PG.111) - WIDTH NOT SPECIFIED

Sheet 4 of 6

DESN BY: CRM
 DRWN BY: CRM
 RVM'D BY: DAR
 FLD BK: _____
 BK PG: _____
 DATE: 04/18/23

EASEMENT SKETCH & DESCRIPTION
 21-112 PBC FIRE RESCUE STATION 40
 FOR: MORGANTI GROUP, INC
 4700 WHITE FEATHER TRAIL, BOYNTON BEACH
 PALM BEACH COUNTY, FLORIDA
 LOCATED IN SEC 13, TWP 45S, RNG 42E

N89°36'04"E (P) 372.70' N. LINE, W.1/2, S.E.1/4,
 NORTH PLAT BOUNDARY N.W.1/4, SEC.13

S 89°36'06" W 372.70'

N 89°36'06" E 259.61' N807837.272 P.O.B. E944898.889
 N 89°36'06" E 97.48'

00-42-45-13-08-002-0020

WINDWARD PALM
 BEACH (A P.U.D.)
 CIVIC SITE TRACT "C"
 PLAT BOOK 61 PG.75
 (ORB 8267 PG.1364)

LINE No.	BEARING	LENGTH
L1	N 00°51'55" W	10.00'
L2	S 00°51'45" E	10.00'
L3	S 00°07'24" E	2.00'
L4	N 89°36'06" E	15.00'
L5	N 00°08'15" W	2.00'

CURVE No.	CHORD BEARING	CHORD LENGTH	RADIUS	DELTA	ARC LENGTH
C1	S 85°16'30" W	149.47'	1178.92'	07°16'08"	149.57'
C2	N 85°17'30" E	150.04'	1188.92'	07°14'07"	150.14'

N807847.271
 E944898.738
 FOUND C.M.
 LS3238"

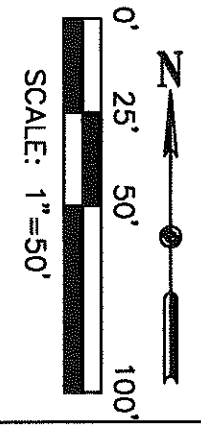
N 00°51'55" W 184.46'

UNPLATTED
 EAST PLAT
 BOUNDARY

N807652.833
 E944901.676

N89°36'04"E (P) 499.54' NORTH LINE OF TRACT "0-13"
 25' BUFFER (P.B.61 PG.75)
 TRACT B

S.E. CORNER
 OF P.B.61 PG.75
 P.O.C.

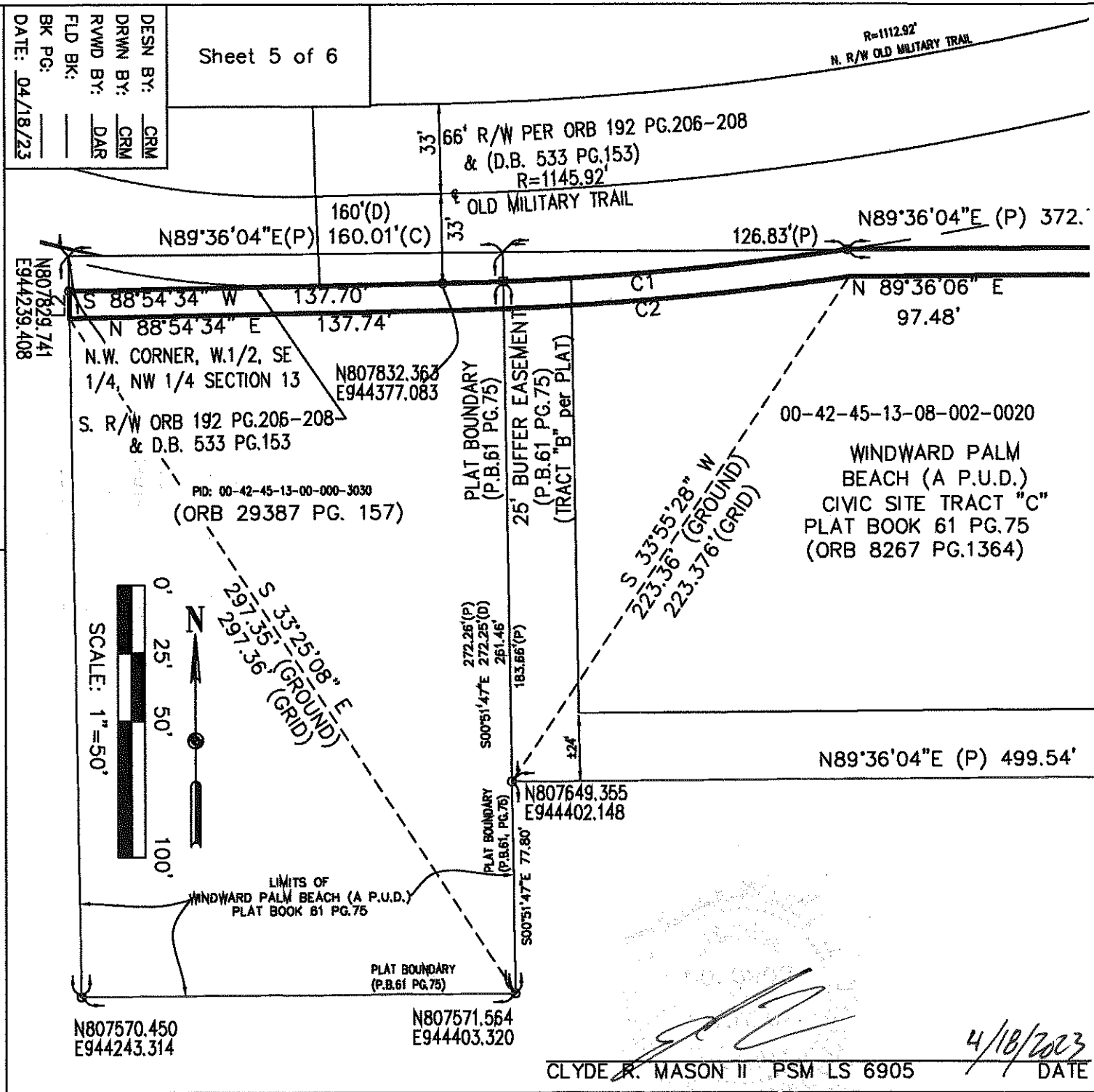


4/18/2023
 DATE

CLYDE R. MASON II PSM LS 6905


RITZEL-MASON
 A SURVEYING & MAPPING FIRM
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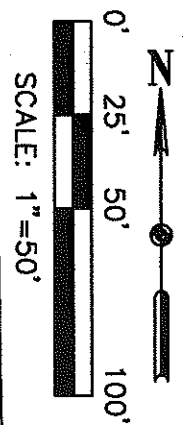
EXHIBIT B
SKETCH & DESCRIPTION
 10' WIDE UTILITY EASEMENT
 BOYNTON BEACH
 PALM BEACH COUNTY, FLORIDA



Sheet 5 of 6

DESN BY: CRM
 DRWN BY: CRM
 R/WVD BY: DAR
 FLD BK: _____
 BK PG: _____
 DATE: 04/18/23

EASEMENT SKETCH & DESCRIPTION
 21-112 PBC FIRE RESCUE STATION 40
 FOR: MORGANTI GROUP, INC
 4700 WHITE FEATHER TRAIL, BOYNTON BEACH
 PALM BEACH COUNTY, FLORIDA
 LOCATED IN SEC 13, TWP 45S, RNG 42E



RITZEL
-MASON
 A SURVEYING & MAPPING FIRM

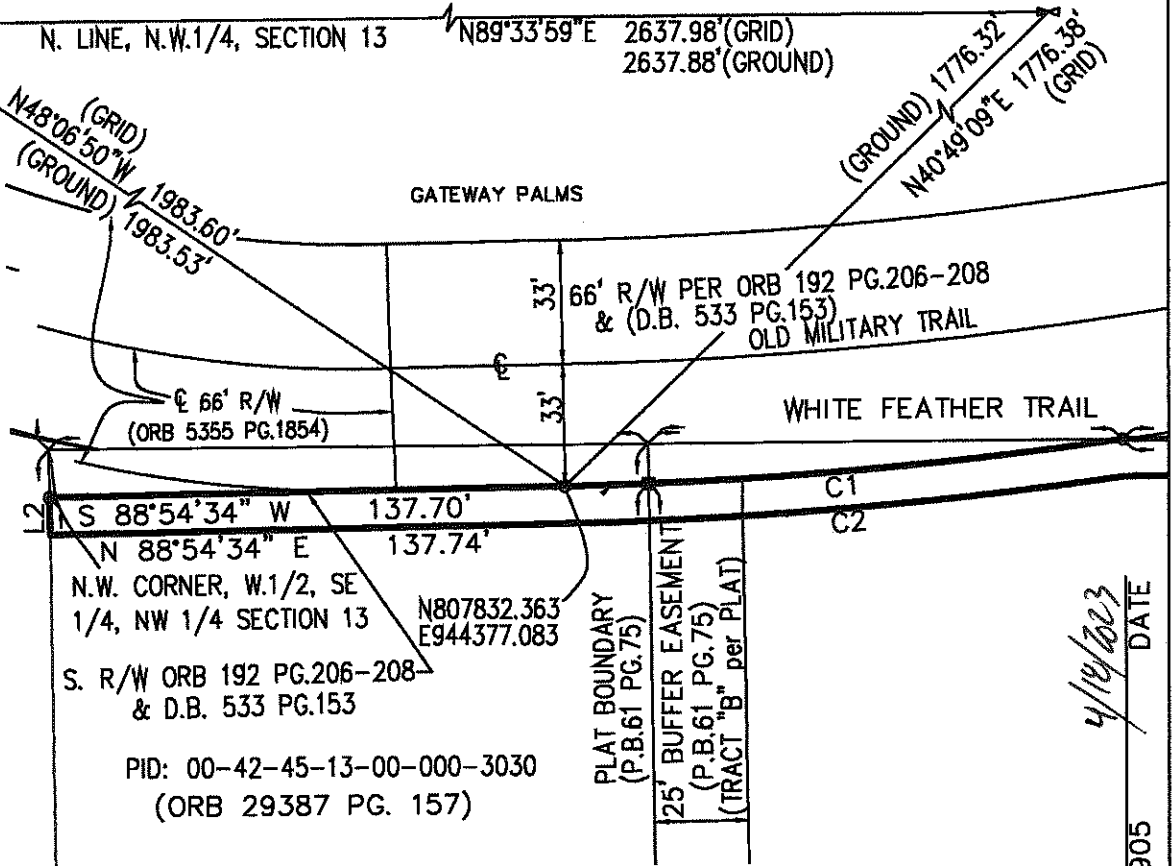
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 www.ritzel-mason.com


 CLYDE R. MASON II PSM LS 6905
 4/18/2023 DATE

EXHIBIT B
SKETCH & DESCRIPTION
 10' WIDE UTILITY EASEMENT
 BOYNTON BEACH
 PALM BEACH COUNTY, FLORIDA

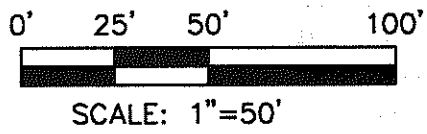
N.1/4 CORNER SECTION
 13/45/42 NOT FOUND
 PBC POSITION:
 N809176.682
 E945538.253

N.W. CORNER SECTION
 13/45/42 NOT FOUND
 PBC POSITION:
 N809156.721
 E942900.347



Sheet 6 of 6

DESN BY: CRM
 DRWN BY: CRM
 RVWD BY: DAR
 FLD BK: _____
 BK PG: _____
 DATE: 04/18/23



DATE 4/18/2023
 CLYDE R. MASON II PSM LS 6905

EASEMENT SKETCH & DESCRIPTION
 21-112 PBC FIRE RESCUE STATION 40
 FOR: MORGANTI GROUP, INC
 4700 WHITE FEATHER TRAIL, BOYNTON BEACH
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