



**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	2024	2025	2026	2027	2028
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	=====	=====	=====	=====	=====
# ADDITIONAL FTE POSITIONS (Cumulative)	0	0	0	0	0

Is Item Included in Current Budget: Yes \_\_\_\_\_ No x\_\_\_\_\_

Does this item include the use of federal funds? Yes \_\_\_\_\_ No x\_\_\_\_\_

Does this item include the use of state funds? Yes \_\_\_\_\_ No x\_\_\_\_\_

Budget Account No: Fund \_\_\_\_\_ Dept \_\_\_\_\_ Unit \_\_\_\_\_ Object \_\_\_\_\_  
 Program \_\_\_\_\_

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

No fiscal impact.

*A. D. Being Wgt., FAMA, & FMB  
3/29/24*

Fixed Asset Number Land: H08850\*

C. Departmental Fiscal Review: *[Signature]*

**III. REVIEW COMMENTS**

**A. OFMB Fiscal and/or Contract Development Comments:**

*[Signature]* 4/3/24  
 OFMB *OK 4/3* *ESW*  
*4-3-24*

*[Signature]* 4/2/24  
 Contract Development and Control  
*4/5/23*

**B. Legal Sufficiency:**

*[Signature]* 4/9/24  
 Assistant County Attorney

**C. Other Department Review:**

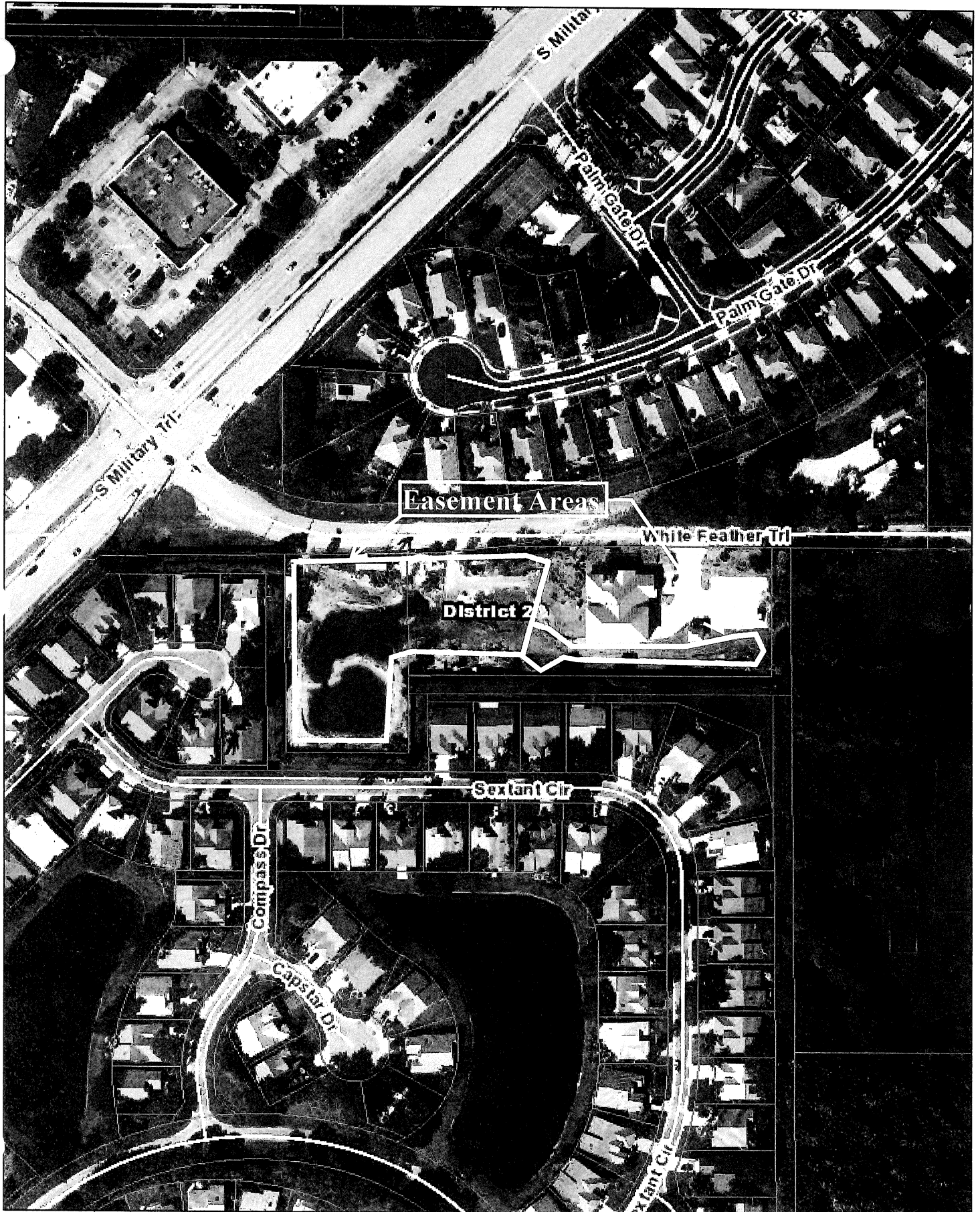
\_\_\_\_\_  
 Department Director

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

# FIRE RESCUE STATION NO. 40

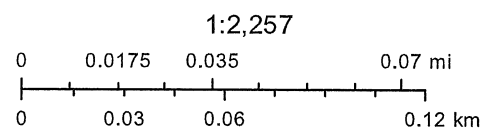
00-42-45-13-00-000-3030

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



October 31, 2023

## LOCATION MAP



**Attachment #2**  
**Declaration of Easement w/Ex A and Ex B**  
**13 pages**

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

A portion of PCN: 00-42-45-13-08-002-0020 &  
00-42-45-13-00-000-3030

## DECLARATION OF EASEMENT

**THIS IS A DECLARATION OF EASEMENT**, made \_\_\_\_\_, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida ("County"), whose address is 301 North Olive Avenue, West Palm Beach, Florida, 33401-4791.

**WHEREAS**, County is the owner of that certain real property located within Palm Beach County, Florida as set forth on **Exhibit "A"** attached hereto and made a part hereof (the "Property"); and

**WHEREAS**, the storm water management system within the Property serves both the on-site fire rescue facility and the Military Trail Right-of-Way; and

**WHEREAS**, County desires to create an easement over, upon and under the storm water management system for the purposes set forth hereinafter; and

**WHEREAS**, County desires that such easement not be extinguished by the doctrines of merger or unity of title and remain valid and in effect upon a subsequent conveyance of the Property by County.

### WITNESSETH:

**NOW THEREFORE**, County does hereby declare, grant and create a perpetual in gross utility easement for the benefit of County upon the real property legally described in **Exhibit "B"**, attached hereto (the "Easement Premises"). This easement shall be for the purpose of a storm water management system and shall include the right at any time to install, operate, maintain, service, construct, reconstruct, remove, repair, replace, improve, expand, upgrade, tie into, and inspect the storm water management system, drainage lines and appurtenant improvements in, on, over, under and across the Easement Premises. This easement shall also include the County Engineering Department's right to utilize road right-of-way drainage for Military Trail. Palm Beach County Fire Rescue Department shall maintain the storm water management system and Easement Premises while the Property is utilized to operate a fire rescue facility.

The easement created hereby shall not be extinguished by operation of law,

including, without limitation, the doctrines of merger or unity of title and shall inure to the benefit of County and run with the land and encumber and burden the Property upon the conveyance thereof by County notwithstanding County's failure to specifically reserve or reference such easement in the instrument of conveyance.

**IN WITNESS WHEREOF**, the County has caused this Declaration of Easement to be executed as of the day and year first above written.

**ATTEST:**

**COUNTY:**

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

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

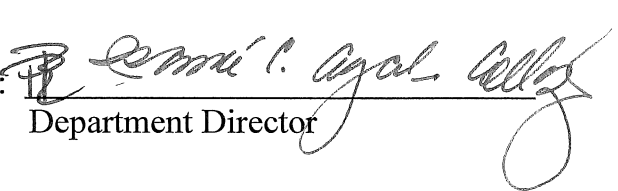
By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Maria Sachs, Mayor

**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY**

**APPROVED AS TO TERMS AND  
CONDITIONS**

By:   
Assistant County Attorney

By:   
Department Director

## EXHIBIT "A"

### THE PROPERTY

A parcel of land in the Northwest quarter (N.W.  $\frac{1}{4}$ ) of Section 13, Township 45 South, Range 42 East, Palm Beach County, Florida, more particularly described as follows:

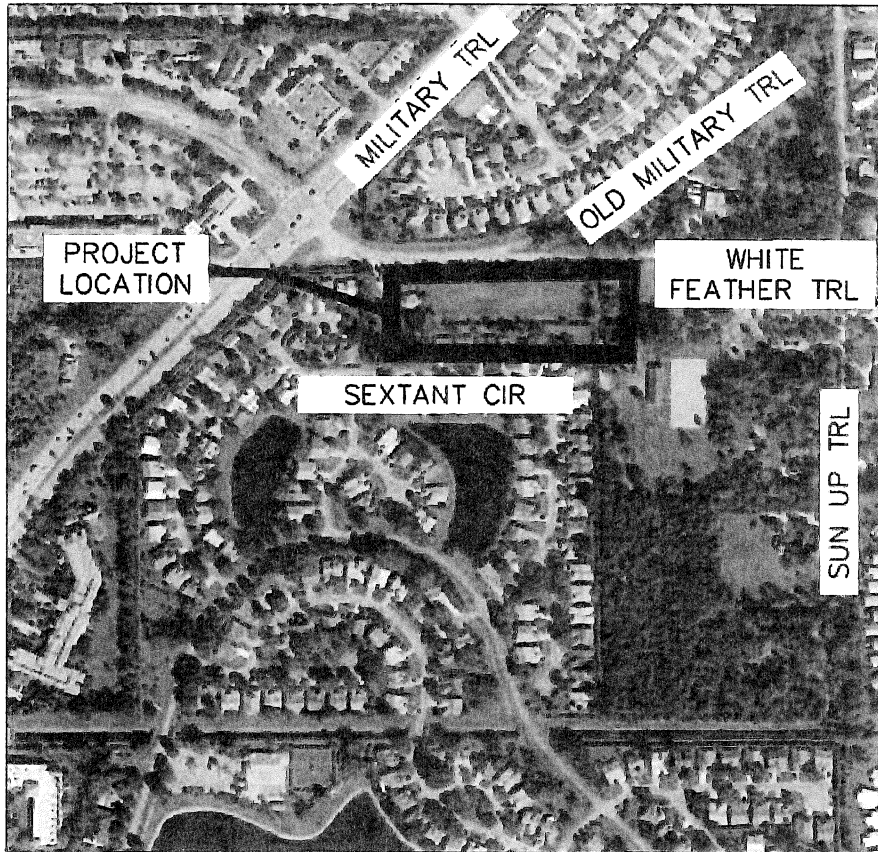
Begin at the Northeast corner of the plat of Windward Palm Beach (A P.U.D), recorded in Plat Book 61, Page 75, of the public records of Palm Beach County, Florida; thence along the East boundary of said plat, S00°51'57"E for 194.46 feet to the North line of Tract "0-13" of said plat; thence along said North line, S89°36'04"W for 499.54 feet to the boundary of said plat; thence along said plat boundary for the following courses:

Thence S00°51'47"E for 77.80 feet;  
thence S89°36'04"W for 160.01 feet;  
thence N00°51'47"W for 259.32 feet to the South Right-of-Way of White feather Trail, recorded in Official Record Book 192, Page 206, of said public records;

Thence along said South Right-of-Way, N88°54'32"E for 137.67 feet to the point of curvature of a curve concave to the North, having a radius of 1178.92 feet; thence Easterly, along said Right-of-Way and curve to the left, through a central angle of 1°05'08" for 22.34 feet to the South line of Tract "R-2" of said plat; thence along said South line, continue Easterly along said curve through a central angle of 6°11'05" for 127.26 feet to the North Boundary of said plat; thence along said plat boundary, N89°36'04"E for 372.70 feet to the point of beginning.

**EXHIBIT B**  
**SKETCH & DESCRIPTION**  
**RETENTION POND INGRESS/EGRESS EASEMENT**  
**BOYNTON BEACH**  
**PALM BEACH COUNTY, FLORIDA**

VICINITY MAP



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

Sheet 1 of 10

DESN BY: MBS  
 DRWN BY: CRM  
 RVWD BY: DAR  
 FLD BK: \_\_\_\_\_  
 BK PG: \_\_\_\_\_  
 DATE: 10/16/23

CERTIFIED TO:  
 PALM BEACH COUNTY  
 THE MORGANTI GROUP, INC.

INGRESS/EGRESS EASEMENT  
 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

*2/10/24*  
 DATE  
 CLYDE R. MASON II PSM LS 6905



**EXHIBIT B**  
**SKETCH & DESCRIPTION**  
**RETENTION POND INGRESS/EGRESS 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 CIVIL 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 LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 29387, PAGE 157, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE NORTHEAST CORNER OF TRACT "R-1" 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; THENCE EASTERLY ALONG THE NORTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13 N 89°35'59" E, A DISTANCE OF 16.00 FEET TO A POINT; THENCE LEAVING SAID NORTH LINE S 00°51'52" E, A DISTANCE OF 33.77 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE PROPOSED TOP OF BANK PER CONSTRUCTION PLAN CONFORMED DOCUMENTS N 88°53'54" E, A DISTANCE OF 121.75 TO A POINT ON A NON-TANGENT CURVATURE CONCAVE TO THE NORTH; THENCE ALONG SAID CURVE WHOSE CHORD BEARING IS N 85°18'29" E, CHORD LENGTH IS 150.66 FEET, RADIUS IS 1199.92 FEET, CENTRAL ANGLE IS 07°11'56", AND ARC LENGTH IS 150.76 FEET; THENCE N 89°35'59" E, A DISTANCE OF 37.42 FEET; THENCE S 00°51'52" E, A DISTANCE OF 43.17 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTHWEST; THENCE ALONG SAID CURVE WHOSE CHORD BEARING IS S 15°34'13" W, CHORD LENGTH IS 11.32 FEET, RADIUS IS 20.00 FEET, CENTRAL ANGLE IS 32°52'10", AND ARC LENGTH IS 11.47 FEET TO A POINT OF REVERSE CURVATURE CONCAVE TO THE SOUTHEAST; THENCE ALONG SAID CURVE WHOSE CHORD BEARING IS S 08°22'24" W, CHORD LENGTH IS 8.02 FEET, RADIUS IS 10.00 FEET, CENTRAL ANGLE IS 47°15'48", AND ARC LENGTH IS 8.25 FEET TO A POINT OF COMPOUND CURVATURE CONCAVE TO THE NORTHEAST; THENCE ALONG SAID CURVE WHOSE CHORD BEARING IS S 24°32'46" E, CHORD LENGTH IS 25.82 FEET, RADIUS IS 80.00 FEET, CENTRAL ANGLE IS 18°34'33", AND ARC LENGTH IS 25.94 FEET TO A POINT OF COMPOUND CURVATURE CONCAVE TO THE NORTHEAST; THENCE ALONG SAID CURVE WHOSE CHORD BEARING IS S 62°13'56" E, CHORD LENGTH IS 9.51 FEET, RADIUS IS 10.00 FEET, CENTRAL ANGLE IS 56°47'46", AND ARC LENGTH IS 9.91 FEET TO A POINT OF REVERSE CURVATURE CONCAVE TO THE SOUTHWEST; THENCE ALONG SAID CURVE WHOSE CHORD BEARING IS S 70°19'47" E, CHORD LENGTH IS 13.88 FEET, RADIUS IS 20.00 FEET, CENTRAL ANGLE IS 40°36'04", AND ARC LENGTH IS 14.17 FEET

DATE 3/19/2024  
 CEYDE R. MASON II PSM LS 6905

Sheet 2 of 10

DESN BY: MBS  
 DRWN BY: CRM  
 RVWD BY: DAR  
 FLD BK: \_\_\_\_\_  
 BK PG: \_\_\_\_\_  
 DATE: 10/16/23

INGRESS/EGRESS EASEMENT  
 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**  
**RETENTION POND INGRESS/EGRESS EASEMENT**  
**BOYNTON BEACH**  
**PALM BEACH COUNTY, FLORIDA**

**LAND DESCRIPTION:**

TO A POINT OF REVERSE CURVATURE CONCAVE TO THE NORTHEAST; THENCE ALONG SAID CURVE WHOSE CHORD BEARING IS S 70°12'53" E, CHORD LENGTH IS 48.31 FEET, RADIUS IS 70.00 FEET, CENTRAL ANGLE IS 40°22'16", AND ARC LENGTH IS 49.32 FEET TO A POINT; THENCE N 89°35'59" E, A DISTANCE OF 140.06 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTHWEST; THENCE ALONG SAID CURVE WHOSE CHORD BEARING IS N 66°51'58" E, CHORD LENGTH IS 15.46 FEET, RADIUS IS 20.00 FEET, CENTRAL ANGLE IS 45°28'01", AND ARC LENGTH IS 15.87 FEET TO A POINT; THENCE N 44°07'58" E, A DISTANCE OF 9.30 FEET TO A POINT OF CURVATURE CONCAVE TO THE SOUTHEAST; THENCE ALONG SAID CURVE WHOSE CHORD BEARING IS N 66°37'58" E, CHORD LENGTH IS 15.31 FEET, RADIUS IS 20.00 FEET, CENTRAL ANGLE IS 45°00'00", AND ARC LENGTH IS 15.71 FEET TO A POINT; THENCE N 89°07'58" E, A DISTANCE OF 44.60 FEET TO A POINT OF NON-TANGENT CURVATURE CONCAVE TO THE SOUTHWEST; THENCE ALONG SAID CURVE WHOSE CHORD BEARING IS S 45°08'08" E, CHORD LENGTH IS 20.95 FEET, RADIUS IS 15.00 FEET, CENTRAL ANGLE IS 88°34'22", AND ARC LENGTH IS 23.19 FEET TO A POINT; THENCE S 00°52'02" E, A DISTANCE OF 10.95 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTHWEST; THENCE ALONG SAID CURVE WHOSE CHORD BEARING IS S 44°22'31" W, CHORD LENGTH IS 21.30 FEET, RADIUS IS 15.00 FEET, CENTRAL ANGLE IS 90°26'55", AND ARC LENGTH IS 23.68 FEET TO A POINT; THENCE S 89°36'02" W, A DISTANCE OF 473.13 FEET TO A POINT; THENCE S 00°51'52" E, A DISTANCE OF 101.79 FEET TO A POINT; THENCE S 89°35'59" W, A DISTANCE OF 128.01 FEET TO A POINT; THENCE N 00°51'52" W, A DISTANCE OF 222.49 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 60,666.5 SQUARE FEET (1.3927 ACRES), MORE OR LESS.

Sheet 3 of 10

DESN BY: MBS  
 DRWN BY: CRM  
 RVWD BY: DAR  
 FLD BK: \_\_\_\_\_  
 BK PG: \_\_\_\_\_  
 DATE: 10/16/23

3/16/2024  
DATE

CLYDE R. MASON II PSM L.S. 5905

INGRESS/EGRESS EASEMENT  
 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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 www.ritzel-mason.com

**EXHIBIT B**  
**SKETCH & DESCRIPTION**  
**RETENTION POND INGRESS/EGRESS EASEMENT**  
**BOYNTON BEACH**  
**PALM BEACH COUNTY, FLORIDA**

**NOTES:**

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.

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 N 89° 36' 04" E.

THE INTENT OF THIS EASEMENT IS TO DEPICT THE TOP OF BANK FOR THE PROPOSED RETENTION POND AS PER CONSTRUCTION DOCUMENTS FOR THE PROPOSED FIRE STATION 40.

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: N89°36'04"E (PLAT) 0°0'02" COUNTER-CLOCKWISE  
N89°36'06"E (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.

3/19/2024  
DATE

CLYDE R. MASON II PSM LS 6905

Sheet 4 of 10

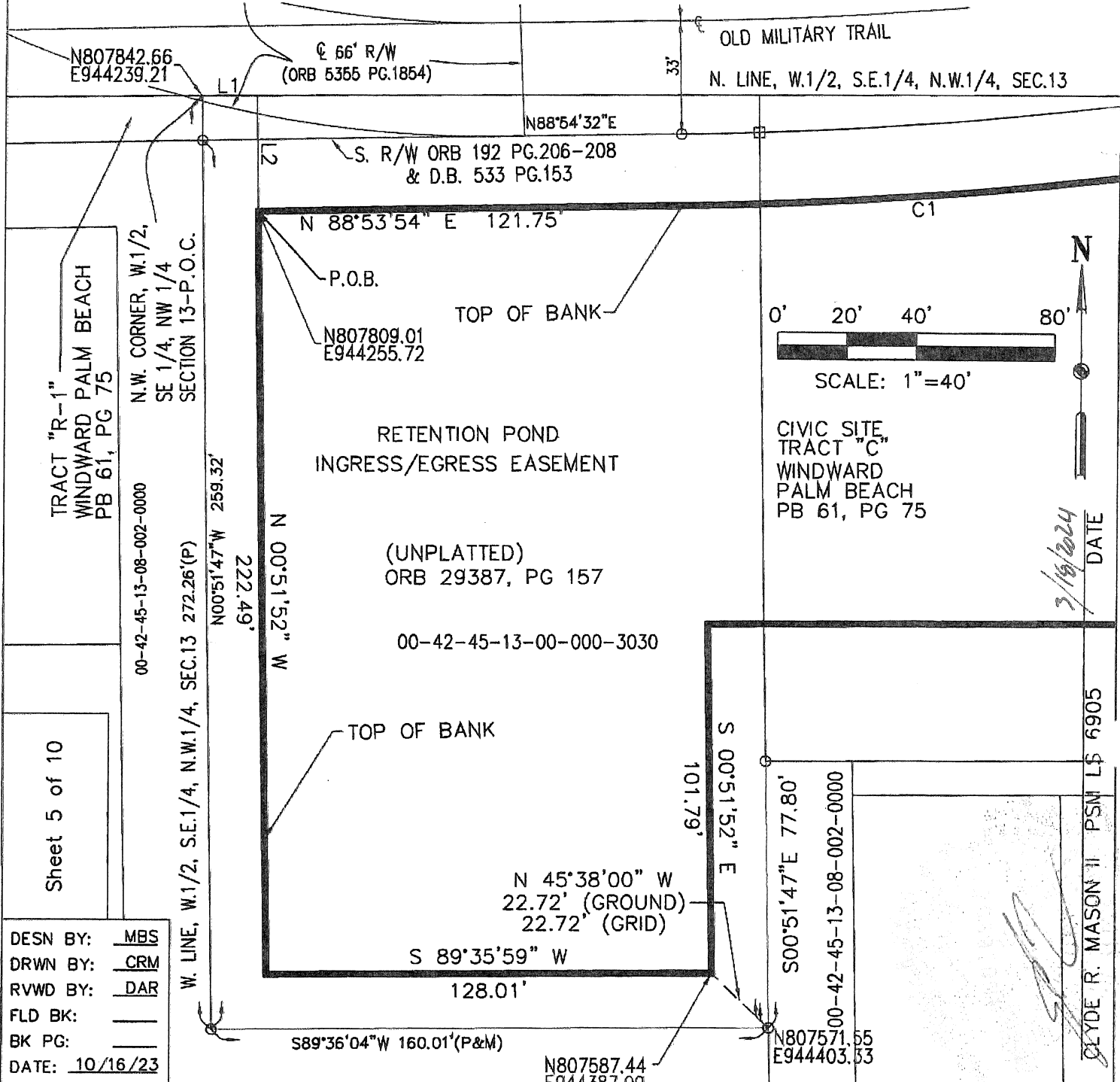
DESN BY: MBS  
DRWN BY: CRM  
RVWD BY: DAR  
FLD BK: \_\_\_\_\_  
BK PG: \_\_\_\_\_  
DATE: 10/16/23

INGRESS/EGRESS EASEMENT  
21-112 PBC FIRE RESCUE STATION 40  
FOR: MORGANTI GROUP, INC  
4700 WHITE FEATHER TRAIL, BOYNTON BEACH  
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LOCATED IN SEC 13, TWP 45S, RNG 42E



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**BOYNTON BEACH**  
**PALM BEACH COUNTY, FLORIDA**

206-208

N.W.1/4, SEC.13

WHITE FEATHER BLVD (UNSPECIFIED WIDTH)  
 IN ORB 575 PG.111

BEARING BASIS  
 N89°36'04"E (P) 372.70'

N 89°35'59" E

37.42'

S 00°51'52" E

43.17'

TOP OF BANK

C2

C3

C4

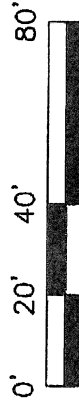
C5

C6

C7

CIVIC SITE  
 TRACT "C"  
 WINDWARD PALM BEACH  
 PB 61, PG 75  
 00-42-45-13-08-002-0020

(ORB 8267 PG.1364)



SCALE: 1"=40'



RETENTION POND  
 INGRESS/EGRESS EASEMENT

N 89°35'59" E

140.06'

S 89°36'02" W

473.13'

TOP OF BANK

N89°36'04"E (P) 499.54'

NORTH LINE OF TRACT "0-13"

Sheet 6 of 10

DESN BY: MBS  
 DRWN BY: CRM  
 RVWD BY: DAR  
 FLD BK: \_\_\_\_\_  
 BK PG: \_\_\_\_\_  
 DATE: 10/16/23

3/10/2024  
 DATE

CLYDE R. MASON II PSM LS 6905

INGRESS/EGRESS EASEMENT  
 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,  
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**EXHIBIT**  
**SKETCH & DESCRIPTION**  
**RETENTION POND INGRESS/EGRESS EASEMENT**  
**BOYNTON BEACH**  
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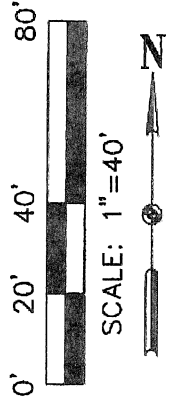
N. LINE, W.1/2, S.E.1/4,  
 N.W.1/4, SEC.13

WHITEFEATHER TRAIL  
 N.E. CORNER  
 OF P.B.61 PG.75

N807847.271  
 E944898.738

NORTH PLAT BOUNDARY

CIVIC SITE  
 TRACT "C"  
 WINDWARD PALM BEACH  
 PB 61, PG 75



TOP OF BANK-

N 89°07'58" E

44.60'

N 89°35'59" E

140.06'

RETENTION POND  
 INGRESS/EGRESS EASEMENT

N807692.52  
 E944858.67

TOP OF BANK

NORTH LINE OF TRACT "0-13"

S00°51'57"E (P) 194.46'

EAST PLAT BOUNDARY

N 47°18'14" W  
 58.52' (GROUND)  
 58.52' (GRID)

N807652.83  
 E944901.71

*3/19/2024*  
 DATE

CLYDE R. MASON II PSM LS #905

Sheet 7 of 10

DESN BY: MBS  
 DRWN BY: CRM  
 RVWD BY: DAR  
 FLD BK: \_\_\_\_\_  
 BK PG: \_\_\_\_\_  
 DATE: 10/16/23

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**EXHIBIT B**  
**SKETCH & DESCRIPTION**  
**RETENTION POND INGRESS/EGRESS EASEMENT**  
**BOYNTON BEACH**  
**PALM BEACH COUNTY, FLORIDA**

CURVE No.	CHORD BEARING	CHORD LENGTH	RADIUS	DELTA	ARC LENGTH
C1	N 85°18'29" E	150.66'	1199.92'	07°11'56"	150.76'
C2	S 15°34'13" W	11.32'	20.00'	32°52'10"	11.47'
C3	S 08°22'24" W	8.02'	10.00'	47°15'48"	8.25'
C4	S 24°32'46" E	25.82'	80.00'	18°34'33"	25.94'
C5	S 62°13'56" E	9.51'	10.00'	56°47'46"	9.91'
C6	S 70°19'47" E	13.88'	20.00'	40°36'04"	14.17'
C7	S 70°12'53" E	48.31'	70.00'	40°22'16"	49.32'
C8	N 66°51'58" E	15.46'	20.00'	45°28'01"	15.87'
C9	N 66°37'58" E	15.31'	20.00'	45°00'00"	15.71'
C10	S 45°08'08" E	20.95'	15.00'	88°34'22"	23.19'
C11	S 44°22'31" W	21.30'	15.00'	90°26'55"	23.68'

LINE No.	BEARING	LENGTH
L1	N 89°35'59" E	16.00'
L2	S 00°51'52" E	33.77'
L3	N 44°07'58" E	9.30'
L4	S 00°52'02" E	10.95'

Sheet 8 of 10

DESN BY: MBS  
 DRWN BY: CRM  
 RVWD BY: DAR  
 FLD BK: \_\_\_\_\_  
 BK PG: \_\_\_\_\_  
 DATE: 10/16/23

3/19/2024 DATE  
 CLYDE R. MASON II PSM LS 6905

INGRESS/EGRESS EASEMENT  
 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**  
**RETENTION POND INGRESS/EGRESS 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

N. LINE, N.W.1/4, SECTION 13  
 N89°33'59"E 2637.98'(GRID) 2637.88'(GROUND)

(GROUND) 1874.87'  
 N43°09'36"E 1874.94' (GRID)

GATEWAY PALMS  
 PLAT BOOK 77 PG.140

66' R/W  
 PER ORB 192 PG.206-208  
 & (D.B. 533 PG.153)

N45°09'45"W (GROUND) 1911.31'  
 N45°09'45"W 1911.38' (GRID)

66' R/W  
 (ORB 5355 PG.1854)

OLD MILITARY TRAIL

N. LINE, W.1/2, S.E.1/4, N.W.1/4, SEC.13-

N88°54'32"E  
 137.67'

R=1178.92'  
 Δ=01°05'08"  
 A=22.34'

R=1178.92'  
 Δ=6°11'05"  
 A=127.26'

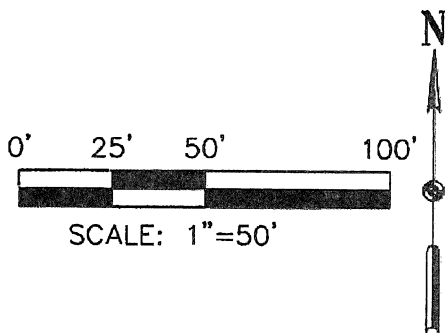
S. R/W ORB 192  
 PG.206-208  
 & D.B. 533 PG.153  
 N807809.01  
 E944255.72  
 00-42-45-13-00-000-3030

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

DATE  
 3/18/2024

CLYDE R. MASON II PSM LS 6905

Sheet 9 of 10



DESN BY: MBS  
 DRWN BY: CRM  
 RVWD BY: DAR  
 FLD BK: \_\_\_\_\_  
 BK PG: \_\_\_\_\_  
 DATE: 10/16/23

INGRESS/EGRESS EASEMENT  
 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 B**  
**SKETCH & DESCRIPTION**  
**RETENTION POND INGRESS/EGRESS 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

N. LINE, N.W.1/4, SECTION 13  
 N89°33'59"E 2637.98'(GRID) 2637.88'(GROUND)

GATEWAY PALMS  
 PLAT BOOK 77 PG.140

R=1112.92'  
 N. R/W OLD MILITARY TRAIL

OLD MILITARY TRAIL  
 ORB 192 PG.206 66'  
 R/W ABANDONED  
 BY PBC-ORB 26351 PG.1522

66' R/W  
 PER ORB 192 PG.206-208  
 & (D.B. 533 PG.153)

(GROUND) 1666.38'  
 N35°43'58"E 1666.45' (GRID)

OLD MILITARY TRAIL

N. LINE, W.1/2, S.E.1/4, N.W.1/4, SEC.13

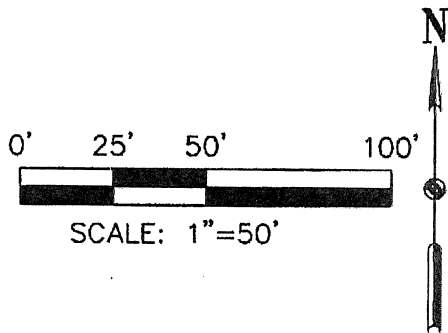
SOUTH LINE OF THE N.E.1/4 OF THE N.W.1/4 OF SECTION 13  
 WHITE FEATHER BLVD (UNSPECIFIED WIDTH) IN ORB 575 PG.111

R=1178.92'  
 Δ=6°11'05"  
 A=127.26'

N807823.94  
 E944565.04

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

Sheet 10 of 10



DESN BY: MBS  
 DRWN BY: CRM  
 RVWD BY: DAR  
 FLD BK: \_\_\_\_\_  
 BK PG: \_\_\_\_\_  
 DATE: 10/16/23

3/19/2024  
 DATE

CLYDE R. MASON II PSM LS 6905

INGRESS/EGRESS EASEMENT  
 21-112 PBC FIRE RESCUE STATION 40  
 FOR: MORGANTI GROUP, INC  
 4700 WHITE FEATHER TRAIL, BOYNTON BEACH  
 PALM BEACH COUNTY, FLORIDA  
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