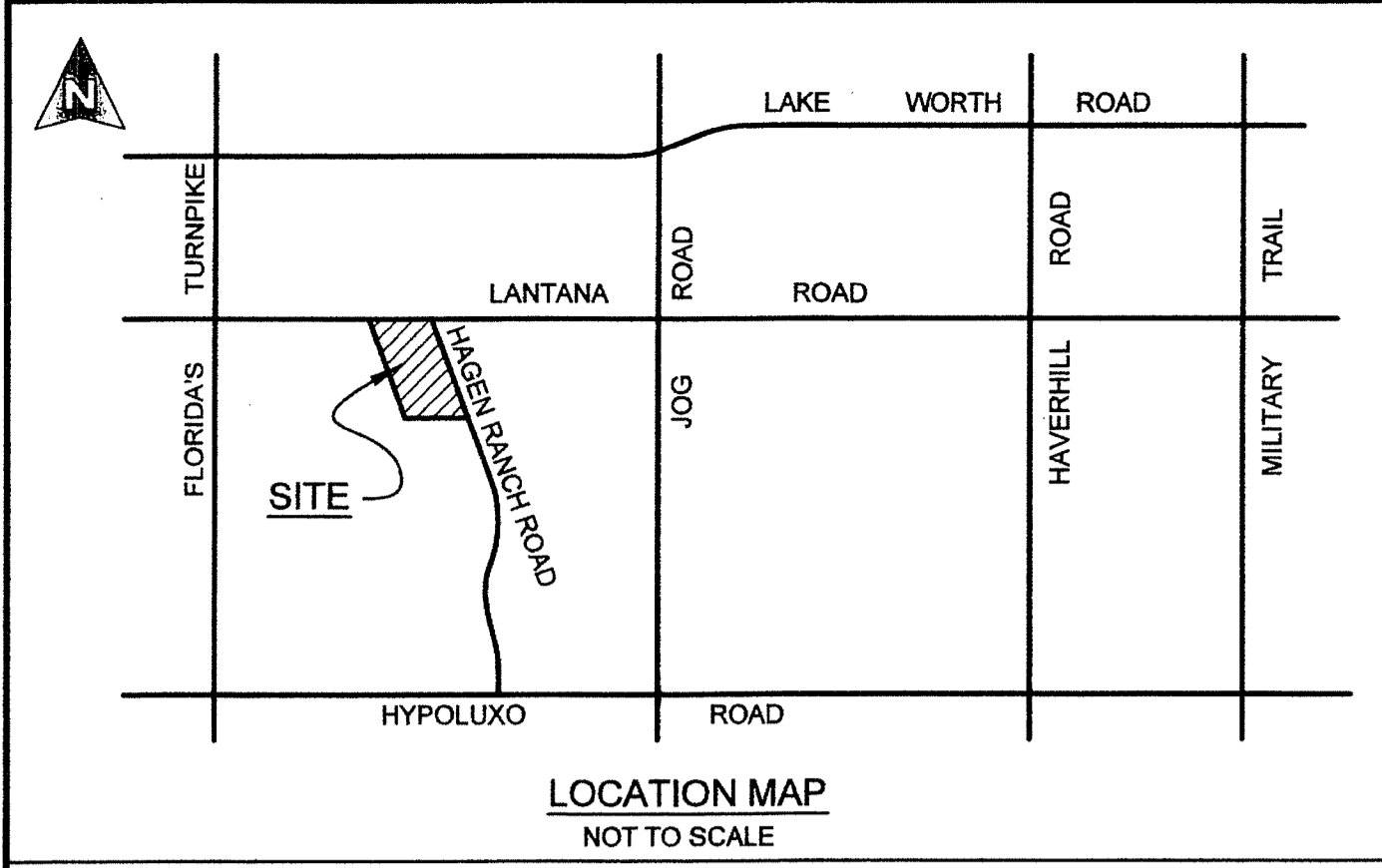


COUNTY OF PALM BEACH )
STATE OF FLORIDA ) SS
THIS PLAT WAS FILED FOR RECORD AT
... 2013, AND DULY
RECORDED IN PLAT BOOK NO.
ON PAGE 7 THRU 117
SHARON R. BOCK,
CLERK AND COMPTROLLER
BY: [Signature] D.C.



STUNKEL MEDICAL OFFICE
LYING BETWEEN TOWNSHIP 44 SOUTH, AND TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA,
BEING A RE-PLAT OF A PORTION OF LOT 1, TRACT 40 OF THE HIATUS, PALM BEACH FARMS COMPANY PLAT NO. 13 AS
RECORDED IN PLAT BOOK 6, PAGES 98 AND 99, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
SHEET 1 OF 2
MAY, 2013

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT AS HAGEN RANCH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS STUNKEL MEDICAL OFFICE, LYING BETWEEN TOWNSHIP 44 SOUTH AND TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A RE-PLAT OF A PORTION OF LOT 1, TRACT 40 OF THE HIATUS, PALM BEACH FARMS COMPANY PLAT NO. 13 AS RECORDED IN PLAT BOOK 6, PAGES 98 AND 99, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 44, RANGE 42 EAST; THENCE NORTH 88°32'34" WEST ALONG THE SOUTH LINE OF SAID SECTION 33, A DISTANCE OF 852.44 FEET; THENCE SOUTH 01°27'26" WEST, A DISTANCE OF 67.00 FEET; THENCE NORTH 88°32'34" WEST, A DISTANCE OF 3.46 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF LANTANA ROAD AND THE WEST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD AS SHOWN IN OFFICIAL RECORD BOOK 6432, PAGE 216, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 23°51'40" EAST ALONG SAID WEST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD, A DISTANCE OF 22.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 23°51'40" EAST ALONG SAID WEST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD, A DISTANCE OF 324.73 FEET; THENCE SOUTH 89°19'28" WEST, A DISTANCE OF 281.42 FEET; THENCE NORTH 23°18'30" WEST, A DISTANCE OF 385.51 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF LANTANA ROAD; THENCE SOUTH 84°43'43" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF LANTANA ROAD, A DISTANCE OF 115.92 FEET; THENCE CONTINUE SOUTH 88°32'34" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 141.98 FEET; THENCE SOUTH 60°14'36" EAST ALONG THE SOUTHWEST LINE AS SHOWN IN RIGHT-OF-WAY TAKING (PARCEL 100) AS RECORDED IN OFFICIAL RECORD BOOK 16849, PAGE 1084, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 42.75 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 2.08 ACRES OR 90,795 SQUARE FEET, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

EASEMENTS

THE LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

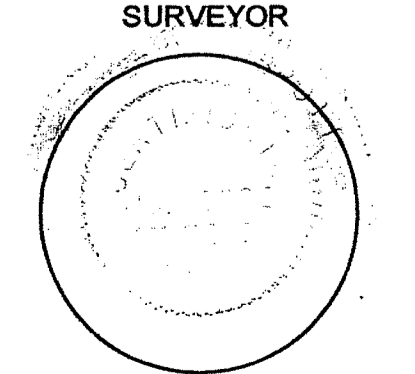
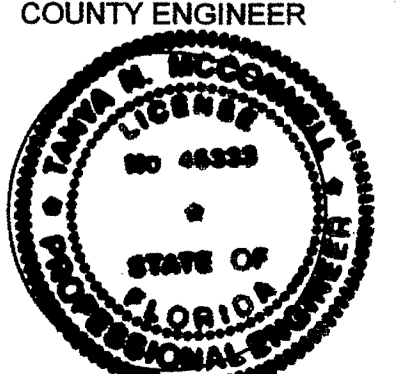
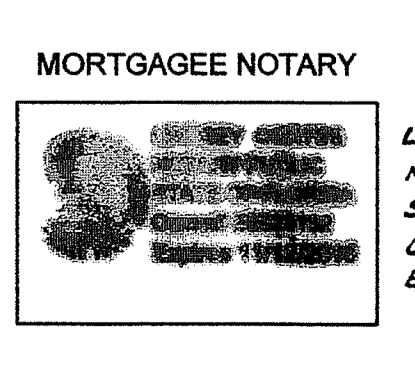
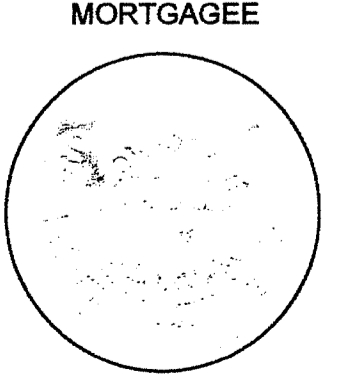
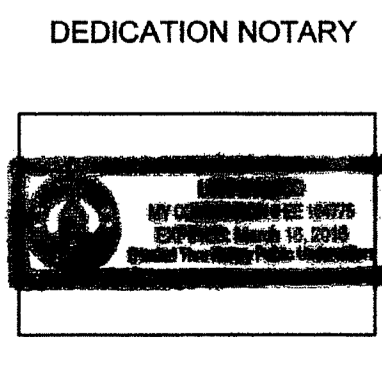
TRACTS

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED BY AS HAGEN RANCH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID AS HAGEN RANCH, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

TRACTS "B" AND "C" AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 30th DAY OF MAY, 2013.

AS HAGEN RANCH, LLC
WITNESS: [Signature] BY: [Signature]
PRINTED NAME: Michael LaLonde ROBERT V. STUNKEL MANAGING MEMBER
WITNESS: [Signature]
PRINTED NAME: Mary Carroll



ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED ROBERT V. STUNKEL, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF AS HAGEN RANCH, LLC, A LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID LIMITED LIABILITY COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL THIS 30th DAY OF May, 2013.
MY COMMISSION EXPIRES: 31/01/16
[Signature]
NOTARY PUBLIC
STATE OF FLORIDA
COMMISSION NO. EE 164775

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF BROWARD
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 25988 AT PAGE 1922, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS AS SHOWN HEREON.
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 31 DAY OF May, 2013.
BROWARD BANK OF COMMERCE
WITNESS: [Signature] BY: [Signature]
PRINTED NAME: Lindsey Cortes BRADLEY ZINN, VICE PRESIDENT
WITNESS: [Signature]
PRINTED NAME: HOWARD ZUSMAN

MORTGAGEE ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD
BEFORE ME PERSONALLY APPEARED BRADLEY ZINN WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BROWARD BANK OF COMMERCE, A FLORIDA CORPORATION AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT IN SUCH CAPACITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF THE CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 31 DAY OF May, 2013.
[Signature]
(SIGNATURE OF NOTARY PUBLIC)
LINDSAY CORTES
PRINTED NAME OF NOTARY PUBLIC)
NOTARY PUBLIC, STATE OF Florida
COMMISSION NO. EE 829132
MY COMMISSION EXPIRES: 11-12-16

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, RYAN M. LAYTON, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN AS HAGEN RANCH, LLC, A LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.
DATED: 5/30/13 BY: [Signature]
RYAN M. LAYTON, ESQ.

COUNTY APPROVAL

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE NO. 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 26th DAY OF June, 2013, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.
[Signature]
GEORGE T. WEBB, P.E., COUNTY ENGINEER

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER THE RESPONSIBLE DIRECTION AND SUPERVISION OF A PROFESSIONAL SURVEYOR AND MAPPER, THAT SAID SURVEYOR AND MAPPER AND MYSELF ARE EMPLOYED BY THE BELOW NAMED LEGAL ENTITY; THAT SAID PLAT IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.s"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
DATE: 6/6/2013
[Signature]
LESLIE C. BISPOTT, P.S.M.
LICENSE NO. 6698
STATE OF FLORIDA
MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD, SUITE 206
WEST PALM BEACH, FL 33406
CERTIFICATE OF AUTHORIZATION NO. LB 2438

THIS INSTRUMENT WAS PREPARED BY LESLIE C. BISPOTT, P.S.M. OF MICHAEL B. SCHORAH AND ASSOCIATES, INC., 1850 FOREST HILL BOULEVARD, SUITE 206, WEST PALM BEACH, FLORIDA, 33406.

SURVEYOR'S NOTES

- 1. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
2. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
3. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN, AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4. THE BEARINGS AS SHOWN HEREON ARE BASED ON THE STATE PLAIN GRID AZIMUTH (NAD 83, 1980 ADJUSTMENT) BEARING OF SOUTH 88°32'34" EAST ALONG THE NORTH LINE OF TRACT 40, THE PALM BEACH FARMS COMPANY PLAT NO. 13 (PLAT BOOK 6, PAGES 98-99), BEING THE SOUTH LINE OF SECTION 33, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
5. ALL BEARINGS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (R.L.)

Table with 2 columns: Symbol and Description. Includes P.C.P., P.O.B., P.O.C., P.R.M., O.R.B., P.B., D.B., P.B.C., R/W, etc.

AREA TABULATION

TRACT "A" = 2.06 ACRES OR 89,924 SQUARE FEET
TRACT "B" = 0.01 ACRE OR 438 SQUARE FEET
TRACT "C" = 0.01 ACRE OR 432 SQUARE FEET
TOTAL AREA = 2.08 ACRES OR 90,795 SQUARE FEET

SITE DATA table with CONTROL NUMBER 1999 - 033

MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438
STUNKEL MEDICAL OFFICE