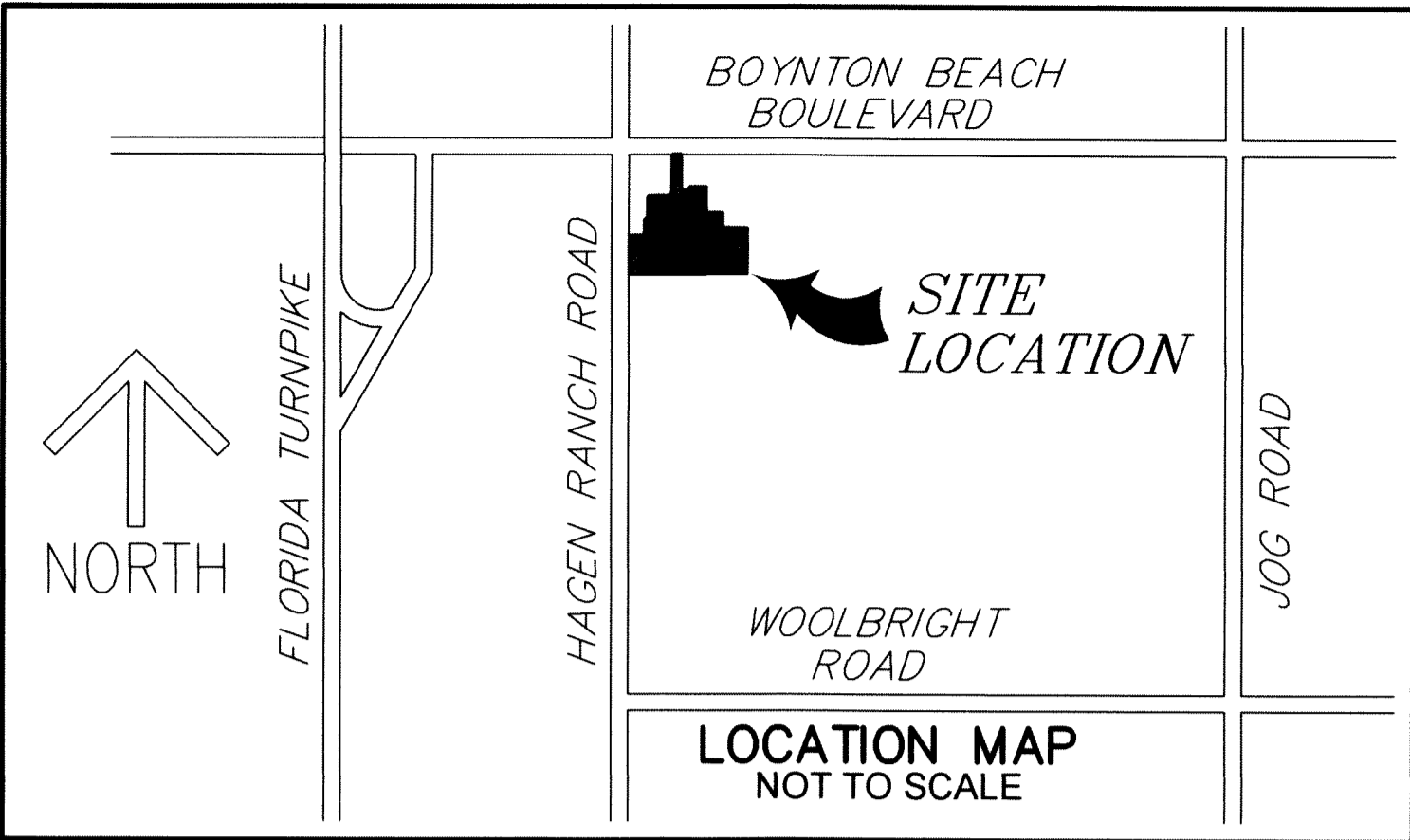


# HAGEN RANCH COMMERCE CENTER PLAT 3

AN MUPD  
BEING A REPLAT OF ALL OF TRACT B, HAGEN RANCH COMMERCE CENTER REPLAT, P.C.D., AS RECORDED IN PLAT BOOK 85, PAGES 127 AND 128, TOGETHER WITH A PORTION OF TRACTS 6 AND 7, BLOCK 55, THE PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA,

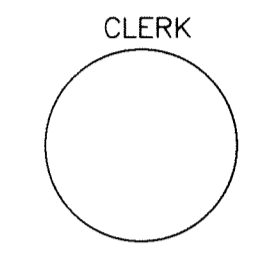
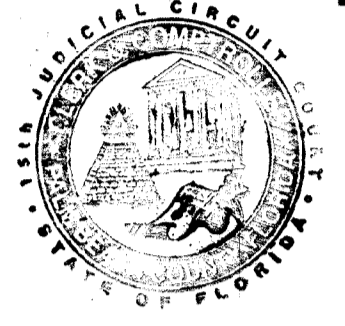
THIS INSTRUMENT PREPARED BY  
RONNIE L. FURNISS  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 12:15 P.M.  
THIS 3 DAY OF January  
A.D. 2019 AND DULY RECORDED  
IN PLAT BOOK 127 ON  
PAGES 73 AND 75

SHARON R. BOCK  
CLERK AND COMPTROLLER

By: *[Signature]*  
DEPUTY CLERK



### DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT MAZAL LAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND HAGEN'S RANCH PLAZA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNERS OF THE LANDS SHOWN HEREON AS HAGEN RANCH COMMERCE CENTER PLAT 3, AN MUPD, BEING A REPLAT OF A PORTION OF TRACTS 6 AND 7, BLOCK 55, THE PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 AND ALL OF TRACT B, HAGEN RANCH COMMERCE CENTER REPLAT, P.C.D., AS RECORDED IN PLAT BOOK 85, PAGES 127 AND 128, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID HAGEN RANCH COMMERCE CENTER REPLAT, P.C.D.; THENCE ALONG THE SOUTH LINE OF SAID HAGEN RANCH COMMERCE CENTER REPLAT, SOUTH 89°40'56" WEST TO THE SOUTHWEST CORNER OF SAID HAGEN RANCH COMMERCE CENTER REPLAT, P.C.D., A DISTANCE OF 466.90 FEET TO THE EAST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 7797, PAGE 916, OF THE PUBLIC RECORD OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID RIGHT-OF-WAY, NORTH 2°23'29" EAST, A DISTANCE OF 230.01 FEET; THENCE NORTH 89°35'11" EAST, A DISTANCE OF 84.16 FEET; THENCE NORTH 0°24'49" WEST, A DISTANCE OF 104.00 FEET; THENCE NORTH 89°35'11" EAST, A DISTANCE OF 18.50 FEET; THENCE NORTH 0°24'49" WEST, A DISTANCE OF 133.06 FEET; THENCE NORTH 89°01'11" EAST, A DISTANCE OF 149.51 FEET; THENCE NORTH 0°24'49" WEST, A DISTANCE OF 250.01 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE LWOD L-24 CANAL AS DESCRIBED IN OFFICIAL RECORD BOOK 7163, PAGE 1984, OF THE PUBLIC RECORD OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°01'11" EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 56.00 FEET; THENCE SOUTH 0°24'49" EAST, A DISTANCE OF 215.00 FEET; THENCE NORTH 89°35'11" EAST, A DISTANCE OF 48.50 FEET; THENCE NORTH 0°24'49" WEST, A DISTANCE OF 18.50 FEET; THENCE NORTH 89°35'11" EAST TO THE POINT OF INTERSECTION WITH THE WESTERLY BOUNDARY OF THE BOYNTON BEACH BOULEVARD SELF STORAGE PLAT AS RECORDED IN PLAT BOOK 84, PAGES 107 AND 108, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 99.20 FEET; THENCE ALONG SAID WESTERLY BOUNDARY THE NEXT FIVE COURSES, SOUTH 0°23'26" EAST, A DISTANCE OF 158.12 FEET; THE PREVIOUS FOURTEEN COURSES AND DISTANCES ARE ALONG THE BOUNDARY OF SAID TRACT B; THENCE NORTH 89°34'21" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 0°23'26" EAST, A DISTANCE OF 90.00 FEET; THENCE NORTH 89°34'21" EAST, A DISTANCE OF 147.09 FEET; THENCE SOUTH 0°23'59" EAST, A DISTANCE OF 275.00 FEET TO THE SOUTHWEST CORNER OF PARCEL 2 BOYNTON BEACH BOULEVARD SELF STORAGE PLAT AS RECORDED IN PLAT BOOK 84, PAGES 107 AND 108, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING THE POINT OF INTERSECTION WITH SAID WEST LINE OF PARCEL 2 BOYNTON BEACH BOULEVARD SELF STORAGE PLAT AND THE NORTH LINE OF TRACT BT-1 OF THE MIZNER FALLS PLAT AS RECORDED IN PLAT BOOK 91, PAGES 7 THROUGH 14, OF SAID PUBLIC RECORDS, THE LAST FIVE COURSES BEING COINCIDENT WITH WESTERLY BOUNDARIES OF SAID BOYNTON BEACH BOULEVARD SELF STORAGE; THENCE SOUTH 89°34'21" WEST ALONG THE NORTH LINE OF SAID TRACT BT-1 OF THE MIZNER FALLS PLAT A DISTANCE OF 247.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 290,273 SQUARE FEET, 6.6636 ACRES, MORE OR LESS.  
SUBJECT TO EASEMENTS, RESERVATIONS, AND/OR RIGHTS-OF-WAY OF RECORD

ALSO KNOW AS:  
ALL OF TRACT B, HAGEN RANCH COMMERCE CENTER REPLAT, P.C.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGE 127, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:  
A PORTION OF THE EAST HALF OF TRACT 7 AND THE WEST ONE-QUARTER OF TRACT 6, BLOCK 55, PALM BEACH FARMS COMPANY PLAT NO. 3, SECTION 28 TOWNSHIP 45 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

**1. DEVELOPMENT TRACT DEDICATION:**  
TRACT B-1, AS SHOWN HEREON, IS HEREBY RESERVED BY THE OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 24th DAY OF October, 2018.

MAZAL LAND, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY,  
AUTHORIZED TO DO BUSINESS IN FLORIDA

WITNESS: *[Signature]*  
PRINT NAME: *Aspiric Marie Blaise*

WITNESS: *[Signature]*  
PRINT NAME: *JENNIFER DERASMO*

**ACKNOWLEDGEMENT**  
STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED SERGIO GABRIEL SELCER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FL Drivers License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF MAZAL LAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY. WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF October, 2018

MY COMMISSION EXPIRES: 7/18/19  
COMMISSION NUMBER: FF219198

*Joanne L. Derderian*  
NOTARY PUBLIC  
PRINT NAME: *Joanne L. Derderian*

MAZAL LAND, LLC  
NOTARY

*Seal*

*Seal*

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 24th DAY OF October, 2018.

HAGEN'S RANCH PLAZA, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY,  
AUTHORIZED TO DO BUSINESS IN FLORIDA

WITNESS: *[Signature]*  
PRINT NAME: *Aspiric Marie Blaise*

WITNESS: *[Signature]*  
PRINT NAME: *JENNIFER DERASMO*

**ACKNOWLEDGEMENT**  
STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED SERGIO GABRIEL SELCER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FL Drivers License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF HAGEN'S RANCH PLAZA, LLC AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY. WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF October, 2018

MY COMMISSION EXPIRES: 7/18/19  
COMMISSION NUMBER: FF219198

*Joanne L. Derderian*  
NOTARY PUBLIC  
PRINT NAME: *Joanne L. Derderian*

**TITLE CERTIFICATION:**  
STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

I, BRUCE J. GOLDMAN, ESQ., 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 MAZAL LAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND HAGEN'S RANCH PLAZA, LLC, A FLORIDA 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: 10/25/18

*Bruce J. Goldman, Esq.*  
BRUCE J. GOLDMAN, ESQ.  
ATTORNEY AT LAW  
LICENSED IN FLORIDA  
FLORIDA BAR NUMBER 335657

HAGEN'S RANCH PLAZA, LLC  
NOTARY

*Seal*

*Seal*

### MORTGAGEE'S JOINDER AND CONSENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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 RECORDS BOOK 15175, PAGE 1124; AS ASSIGNED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 16308, PAGE 1883; AS MODIFIED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 16308, PAGE 1887; AND AS FURTHER MODIFIED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 26257, PAGE 684; ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 24th DAY OF October, 2018.

CENTERSTATE BANK, N.A.  
SUCCESSOR BY MERGER WITH  
HARBOR COMMUNITY BANK

WITNESS: *[Signature]*  
NAME: RENDRA D. SALERNO  
TITLE: RETAIL MKT MGR, SVP

WITNESS: *[Signature]*  
NAME: Sten Antonio

**ACKNOWLEDGEMENT:**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RENDRA D. SALERNO, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FL Drivers License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS RETAIL MKT MGR, SVP OF CENTERSTATE BANK, N.A. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION 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 CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF October, 2018

MY COMMISSION EXPIRES: 5/28/2021  
COMMISSION NUMBER: 6644107825

*Jonathan Cymerkoff*  
NOTARY PUBLIC  
PRINT NAME: Jonathan Cymerkoff

**COUNTY ENGINEER:**  
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 30 DAY OF January, 2019, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

By: *[Signature]*  
DAVID L. RICKS, P.E.  
COUNTY ENGINEER

COUNTY ENGINEER

MORTGAGEE

MORTGAGEE NOTARY

*Seal*

*Seal*

*Seal*

*Seal*

*Seal*

### NOTES COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID  
DATUM = NAD 83, 1990 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND, UNLESS NOTED OTHERWISE  
SCALE FACTOR = 1.0000268  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS SHOWN HEREON ARE GRID DATUM,  
NAD 83, 1990 ADJUSTMENT, FLORIDA EAST ZONE.

### SURVEYOR & MAPPER'S NOTES:

1. 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 SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF SOUTH 01°4'25" EAST ALONG A LINE BETWEEN PALM BEACH COUNTY HORIZONTAL CONTROL MONUMENTS STAMPED "GWM" AND "GRANDY" AS PUBLISHED BY PALM BEACH COUNTY SURVEY SECTION, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90 ADJUSTMENT).
5. "NOTICE" 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 PALM BEACH COUNTY.
6. CROSS EASEMENT RECORDED IN OFFICIAL RECORD BOOK 10624, PAGE 1961, IS NOT ABLE TO BE PLOTTED.
7. THE 5' LIMITED ACCESS EASEMENT RECORDED IN PLAT BOOK 75, PAGE 187 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING THE WEST 5' OF THIS PLAT, WAS RELEASED BY THE RECORDDATION OF THIS PLAT AND IS NO LONGER IN EFFECT.

### SURVEYOR & MAPPER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S), HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED: 10/29/2018

RONNIE L. FURNISS  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 6272

SURVEYOR

*Seal*

*Seal*