

50/125

A PLANNED UNIT DEVELOPMENT HAGEN RANCH HEIGHTS - BOUNDARY PLAT

IN THE NORTH HALF OF THE NORTHWEST QUARTER OF
SECTION 16, TOWNSHIP 46 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA

This instrument was prepared by:
Dennis Painter, R.L.S.
ADAIR & BRADY, INC.
1958 South Congress Avenue
West Palm Beach, Florida 33406

125

STATE OF FLORIDA : 38
COUNTY OF PALM BEACH : 38
This Plat was filed for record
at 2:57 PM, this 28th day of
February, 1985, A.D., and
duly recorded in Plat Book No. 50
on Pages 125 and 126.
JOHN B. DUNKLE, Clerk
By Jacqueline P. Adams, D.C.



DEDICATION

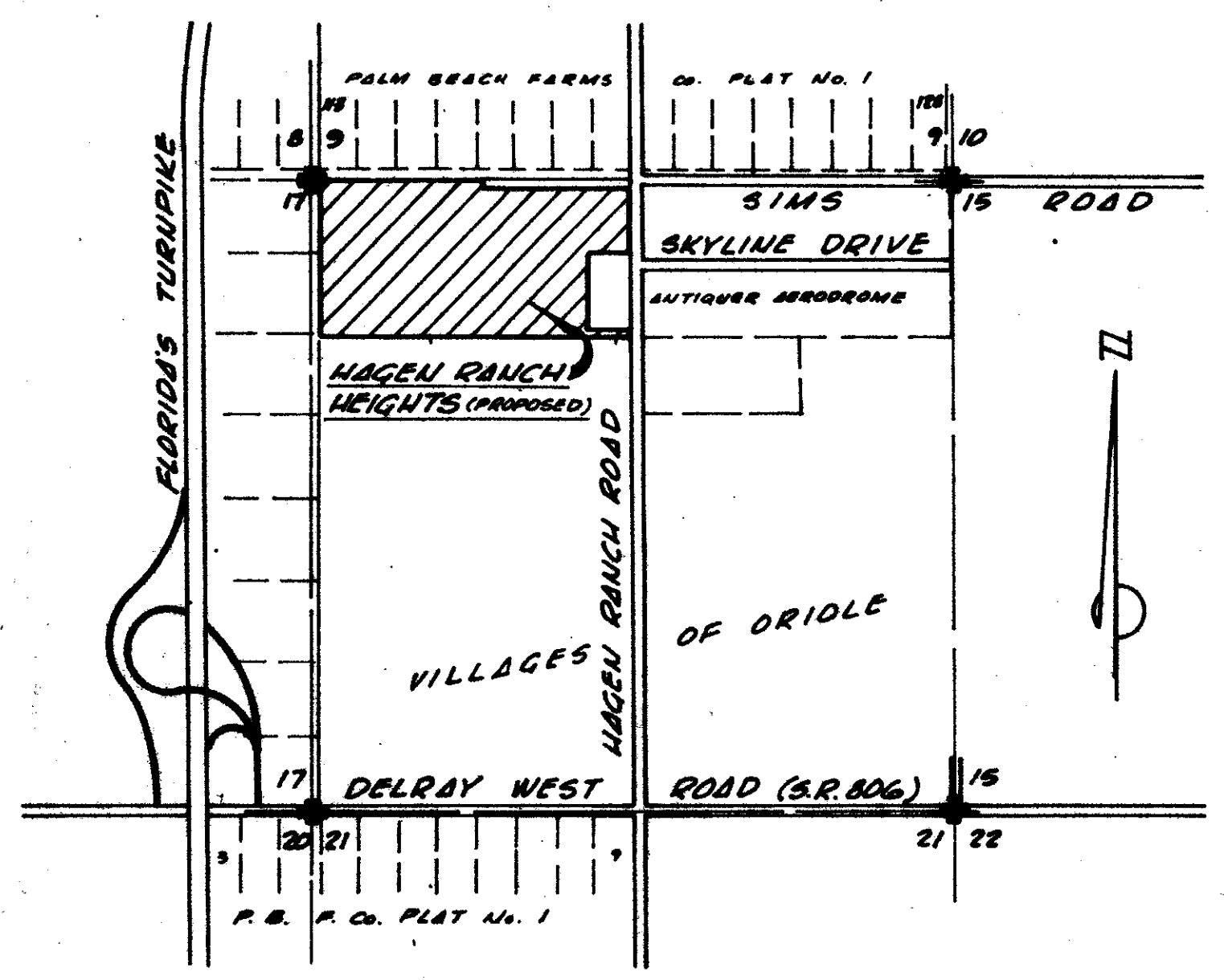
KNOW ALL MEN BY THESE PRESENTS that Iron City Sash & Door Company, a Pennsylvania corporation, owner of the land shown hereon, being in Section 16, Township 46 South, Range 42 East, Palm Beach County, Florida, said land being shown hereon as HAGEN RANCH HEIGHTS - BOUNDARY PLAT, being more particularly described as follows:

The north half (N.1/2), of the northwest quarter (N.W.1/4) of Section 16, Township 46 South, Range 42 East, Palm Beach County, Florida, less Hagen Road right of way as described in Deed Book 729, page 553, and less Lake Worth Drainage District Canal rights of way as recorded in Deed Book 113, page 562, and less that 5.76 acre parcel as described in Official Record Book 2378, Page 928, all in the Public Records of Palm Beach County, Florida.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate to the respective parties and their successors and assigns as follows:

1. EASEMENTS

a.) The Limited Access Easements as shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for purposes of control and jurisdiction over access rights.



LOCATION MAP
NOT TO SCALE

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 26 day of February, 1985, A.D..

By: Kenneth M. Adams
Kenneth M. Adams, Chairman

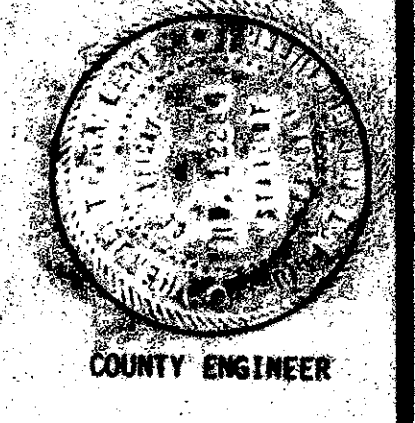
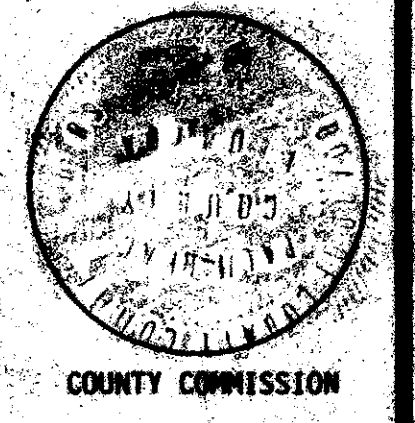
COUNTY ENGINEER

This plat is hereby approved for record this 26 day of February, 1985, A.D..

By: Herbert F. Kahlert
Herbert F. Kahlert, P.E., County Engineer

ATTEST: JOHN B. DUNKLE, Clerk
BOARD OF COUNTY COMMISSIONERS

By: Ruth B. Compton
Deputy Clerk



IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its President and attested to by its Secretary and its corporate seal affixed hereto by and with the authority of its Board of Directors this 23rd day of July, 1984, A.D..

ATTEST:

By: William McC. Houston
William McC. Houston, Secretary

*IRON CITY SASH & DOOR COMPANY
By: J. Duncan Brown
J. Duncan Brown, President
* Licensed to do business in the State of Florida.

ACKNOWLEDGMENT

STATE OF PENNSYLVANIA :
COUNTY OF ALLEGHENY : 38

BEFORE ME personally appeared J. Duncan Brown and William McC. Houston to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as such officers of 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 23rd day of July, 1984, A.D.

My commission expires:

HELA E. HENSEL, Notary Public
Pittsburgh, Allegheny County, Pa.
My Commission Expires Feb. 24 1985

By: Helga E. Hensel
Notary Public

TITLE CERTIFICATION

STATE OF FLORIDA : 38
COUNTY OF PALM BEACH : 38

I, Raymond J. Fosgay, 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 Iron City Sash & Door Company; that the current taxes have been paid; and that the property is free from of encumbrances, and that there are no deed reservations which affect the subdivision of the property.

Date: July 16, 1984
RE-CERTIFIED: JANUARY 16, 1985

By: Raymond J. Fosgay
Raymond J. Fosgay, Attorney at Law

GENERAL PLAT NOTES:

Bearings refer to the state plane grid datum; the east line of the northwest quarter of Section 16 being North 00°14'55" East.

□ - indicates Permanent Reference Monument.

LAND SURVEYOR'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 and that said survey is accurate to the best of my knowledge and belief and that Permanent Reference Monuments (P.R.M.'s) have been placed as required by law, and further that the survey data complies with all requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

Date: July 29, 1984

By: James L. Kramer
JAMES L. KRAMER
Registered Land Surveyor
Florida Certificate No. 2686

0444-002

50/125



ADAIR & BRADY, INC. CONSULTING ENGINEERS & LAND SURVEYORS			
DR. MCM. F.B.	Scale: 1"=100'	SHEET	
GR. DP. P.G.	Date: AUG 1984	1 of 2	
No.	Job No. 4008	FF 409	

HAGEN RANCH
HEIGHTS
BOUNDARY PLAT

