

HAGEN RANCH COMMERCE CENTER - P.C.D.

0652-001

187

BEING A REPLAT OF A PORTION OF TRACTS 7 AND 8, BLOCK 55, PALM BEACH FARMS Co. PLAT No. 3 AS RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

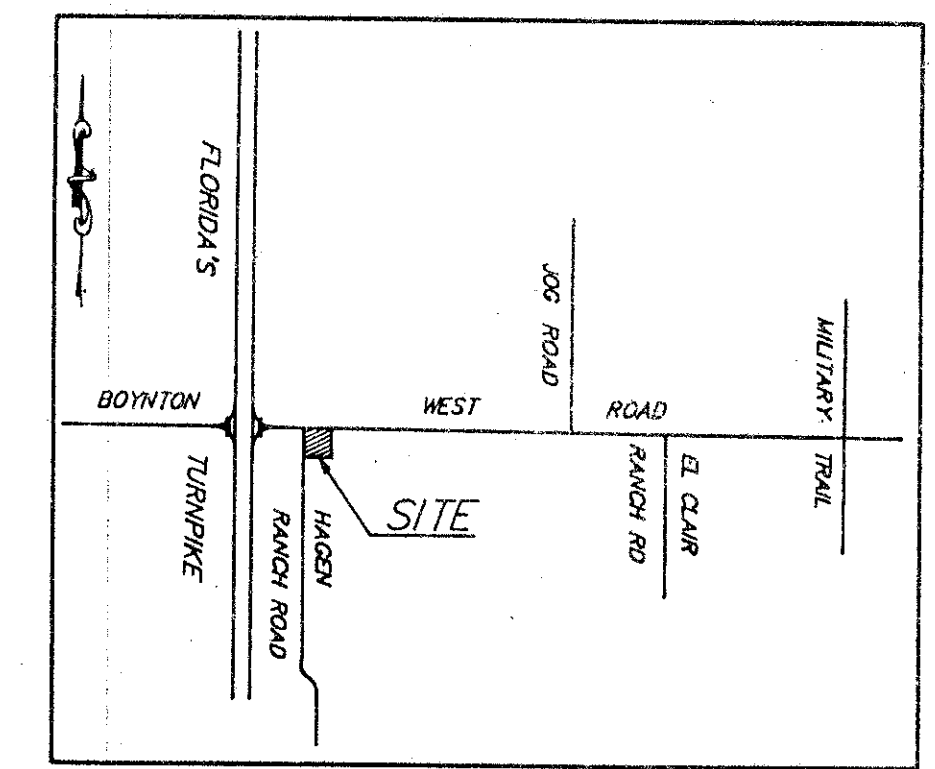
THIS INSTRUMENT PREPARED BY:

Manuel Gutierrez, P.L.S.
IN THE OFFICES OF:



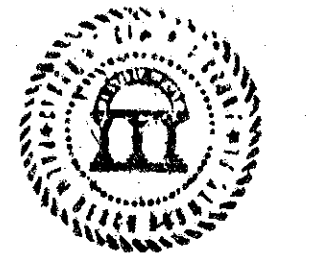
SHEREMETA ASSOCIATES, INC.
CONSULTING ENGINEERS

land planning • engineering • surveying
101 S.E. 6th Avenue, Suite F • Delray Beach, Florida 33483 • (407)276-7300



LOCATION MAP
A PORTION OF SECTION 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST
NOT TO SCALE

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 3:54 P.M. THIS 20th DAY OF SEPTEMBER 1995 AND DULY RECORDED IN PLAT BOOK No. 75 ON PAGE 187-188
DOROTHY H. WILKEN
CLERK CIRCUIT COURT
BY: *Debra A. Wood*



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BOYNTON WEST SERVICE CENTER, INC., A FLORIDA CORPORATION, THE OWNER OF THE LAND SHOWN HEREON BEING IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "HAGEN RANCH COMMERCE CENTER - P.C.D." BEING A REPLAT OF A PORTION OF TRACTS 7 AND 8, BLOCK 55, PALM BEACH FARMS Co. PLAT No. 3 AS RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 8; THENCE, SOUTH 00°00'00" EAST, ON AN ASSUMED BEARING, ALONG THE WEST LINE OF SAID TRACT 8, A DISTANCE OF 75.00 FEET; THENCE, NORTH 89°26'00" EAST, ALONG A LINE 75.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 8, A DISTANCE OF 45.50 FEET TO THE POINT OF BEGINNING;

THENCE, CONTINUE NORTH 89°26'00" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 448.80 FEET;
THENCE, SOUTH 00°00'00" EAST, ALONG A LINE 164.76 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT 7, A DISTANCE OF 721.17 FEET; TO A POINT ON THE SOUTH LINE OF SAID TRACT 7;
THENCE, SOUTH 90°00'00" WEST, ALONG THE SOUTH LINE OF SAID TRACTS 7 AND 8, A DISTANCE OF 466.74 FEET;
THENCE, NORTH 02°43'46" EAST, A DISTANCE OF 377.16 FEET;
THENCE, NORTH 00°00'00" EAST, ALONG A LINE 45.50 EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT 8, A DISTANCE OF 340.00 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, AND CONTAIN 7.48 ACRES, MORE OR LESS

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

- THE LANDSCAPE BUFFER, AS SHOWN HEREON, IS RESERVED FOR THE BOYNTON WEST SERVICE CENTER, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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.
- THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- PARCEL "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BOYNTON WEST SERVICE CENTER, INC., ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL, TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10th DAY OF August, 1995.

BOYNTON WEST SERVICE CENTER, INC.
A FLORIDA CORPORATION
BY: *Frank Alaga*
FRANK ALAGA, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED FRANK ALAGA WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BOYNTON WEST SERVICE CENTER, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT WAS 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 10th DAY OF August, 1995.

MY COMMISSION EXPIRES: 12/10/97

BOYNTON WEST SERVICE CENTER, INC.
CORPORATE SEAL

MORTGAGEE'S CONSENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 8590 AT PAGES 1636, AND 1641 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I JAMES NEMEC, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF GERTRUDE WADE, DO HEREUNTO SET MY HAND AND SEAL THIS 8th DAY OF July, 1995.

WITNESS: *James Nemeec*
JAMES NEMEC

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED JAMES NEMEC WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PERSONAL REPRESENTATIVE OF THE ESTATE OF GERTRUDE WADE, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH REPRESENTATIVE OF SAID ESTATE, FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF July, 1995.

MY COMMISSION EXPIRES: 12-10-97

MORTGAGEE'S CONSENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREE THAT THEIR MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 8590 AT PAGE 1650 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, WE WILLIE FRED THOMPSON AND BETTY SUE THOMPSON DO HEREUNTO SET OUR HANDS AND SEALS THIS 27th DAY OF July, 1995.

WITNESS: *Willie Fred Thompson*
WILLIE FRED THOMPSON

WITNESS: *Betty Sue Thompson*
BETTY SUE THOMPSON

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED WILLIE FRED THOMPSON AND BETTY SUE THOMPSON WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF July, 1995.

MY COMMISSION EXPIRES: 12-10-97

SURVEYOR'S CERTIFICATION

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 (P.R.M.s) PERMANENT REFERENCE MONUMENTS 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 ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

MANUEL A. GUTIERREZ, P.L.S.
REGISTERED SURVEYOR NO. 4102
STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

I, J. JEFFREY THISTLE, 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 TO BOYNTON WEST SERVICE CENTER, INC., THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD WHICH WOULD PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

BY: *Jeffrey Thistle*
JEFFREY THISTLE
ATTORNEY-AT-LAW LICENSED IN FLORIDA
DATE: 8-10-95

APPROVALS:

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19 DAY OF Sept, 1995.
BY: *Ken Foster*
KEN FOSTER, CHAIR

ATTEST:
DOROTHY H. WILKEN, CLERK
BY: *Dorothy Wilken*
DOROTHY WILKEN, CLERK

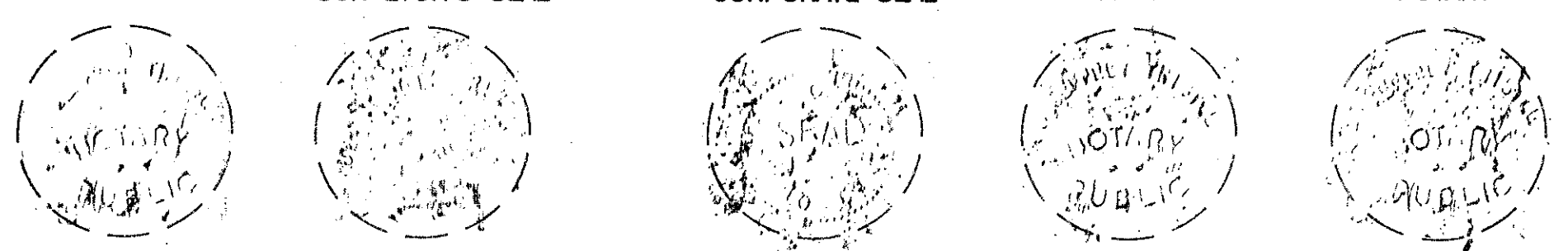
COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19 DAY OF Sept, 1995.
BY: *George Webb*
GEORGE WEBB, P.E., COUNTY ENGINEER

PET. 91-47
SEE CONDITIONS
5/3/3/K

NOTES:

- BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF TRACT 8, BLOCK 55, PALM BEACH FARMS Co. PLAT No. 3 (PLAT BOOK 2, PAGE 50) BEING SOUTH 00°00'00" EAST
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) # 4102 UNLESS OTHERWISE DESIGNATED.
- ⊕ DENOTES CENTER LINE
- ⊖ DENOTES BASE LINE
- R-O-W DENOTES RIGHT-OF-WAY
- PB & PG DENOTES PLAT BOOK AND PAGE
- D.B. & PG DENOTES DEED BOOK AND PAGE
- O.R.B. & PG DENOTES OFFICIAL RECORD BOOK AND PAGE
- L.A. DENOTES LIMITED ACCESS EASEMENT
- L.B. DENOTES LANDSCAPE BUFFER
- U.E. DENOTES UTILITY EASEMENT
- P.C.D. DENOTES PLANNED COMMERCIAL DEVELOPMENT
- P.O.C. DENOTES POINT OF COMMENCEMENT
- P.O.B. DENOTES POINT OF BEGINNING
- BUILDING SETBACKS AND SEPARATION LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING CODE.
- NO BUILDINGS OR OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- WHERE UTILITY AND DRAINAGE EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE
- LANDS SHOWN HEREON ARE SUBJECT TO UNITY OF CONTROL AND DECLARATION OF CROSS EASEMENTS AS RECORDED IN O.R.B. 7102, PG. 709
- LANDS SHOWN HEREON ARE SUBJECT TO ZONING PETITION NUMBER 91-47.

SUBDIVISION # Hagen Ranch Commerce Center
BOOK 75
PAGE 187
FLOOD ZONE AH
QUAD # 50
SE 91-47
PUD NAME Same
FLOOD MAP # 185A
ZONING CG-6
ZIP CODE 33437
28/45/42



0652-001 HAGEN RANCH COMMERCE CENTER