

A PLANNED UNIT DEVELOPMENT
HAGEN RANCH HEIGHTS
 BEING A REPLAT OF HAGEN RANCH HEIGHTS - BOUNDARY PLAT AS RECORDED IN PLAT BOOK 50, PAGES 125 & 126
 IN THE NORTH HALF OF THE NORTHWEST QUARTER OF
 SECTION 16, TOWNSHIP 46 SOUTH, RANGE 42 EAST,
 PALM BEACH COUNTY, FLORIDA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Iron City Sash & Door Company, a Pennsylvania Corporation, licensed to do business in the State of Florida, owners 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, 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 the east 30 feet for Hagen Road right-of-way as described in Deed Book 729, Page 553; and less the north 65 feet and the west 45 feet for Lake North Drainage District Canal rights-of-way as recorded in Deed Book 114, Page 562, and in Official Record Book 4139, Page 605; and less that 5.76 acre parcel conveyed to the United States of America as recorded in Official Record Book 2378, Page 928, all in the Public Records of Palm Beach County, Florida.

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

1. STREETS

a.) The Streets as shown hereon are hereby dedicated to Hagen Ranch Heights Homeowner's Association, Inc. for private road purposes, and are the perpetual maintenance obligation of said Association, without recourse to Palm Beach County.

b.) The Access Tracts as shown hereon are hereby dedicated to Hagen Ranch Heights Homeowner's Association, Inc. for ingress, egress, utility and drainage purposes, and are the perpetual maintenance obligation of said Association, without recourse to Palm Beach County.

2. EASEMENTS

a.) The Utility Easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utilities and cable television, without recourse to Palm Beach County.

b.) The Lift Station Easement as shown hereon are hereby dedicated in perpetuity to Palm Beach County, its successors and assigns, for lift station purposes.

c.) The Drainage, Lake Maintenance, and Lake Maintenance Access Easements as shown hereon are hereby dedicated in perpetuity for drainage purposes and for the construction and maintenance of drainage to Hagen Ranch Heights Homeowner's Association, Inc., and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County. Palm Beach County has the right, but not the obligation, to maintain that part of the drainage associated with County roads.

d.) The Buffer Easements and the Buffer Tract as shown hereon are hereby dedicated for buffer purposes to Hagen Ranch Heights Homeowner's Association, Inc., and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.

e.) 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.

f.) The Overhang Easements as shown hereon are hereby dedicated in perpetuity for the purpose of installation and maintenance of service facilities, and further, non-exclusive rights to said easement are hereby granted individually to lots abutting respective easement for the purpose of building overhang, access and maintenance of improvements within and adjacent to said easement.

3. OPEN SPACE

Open Space as shown hereon is hereby dedicated as same to Hagen Ranch Heights Homeowner's Association, Inc., and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County. Said space shall also be for overhang easement purposes as defined herein.

4. LAKE TRACT

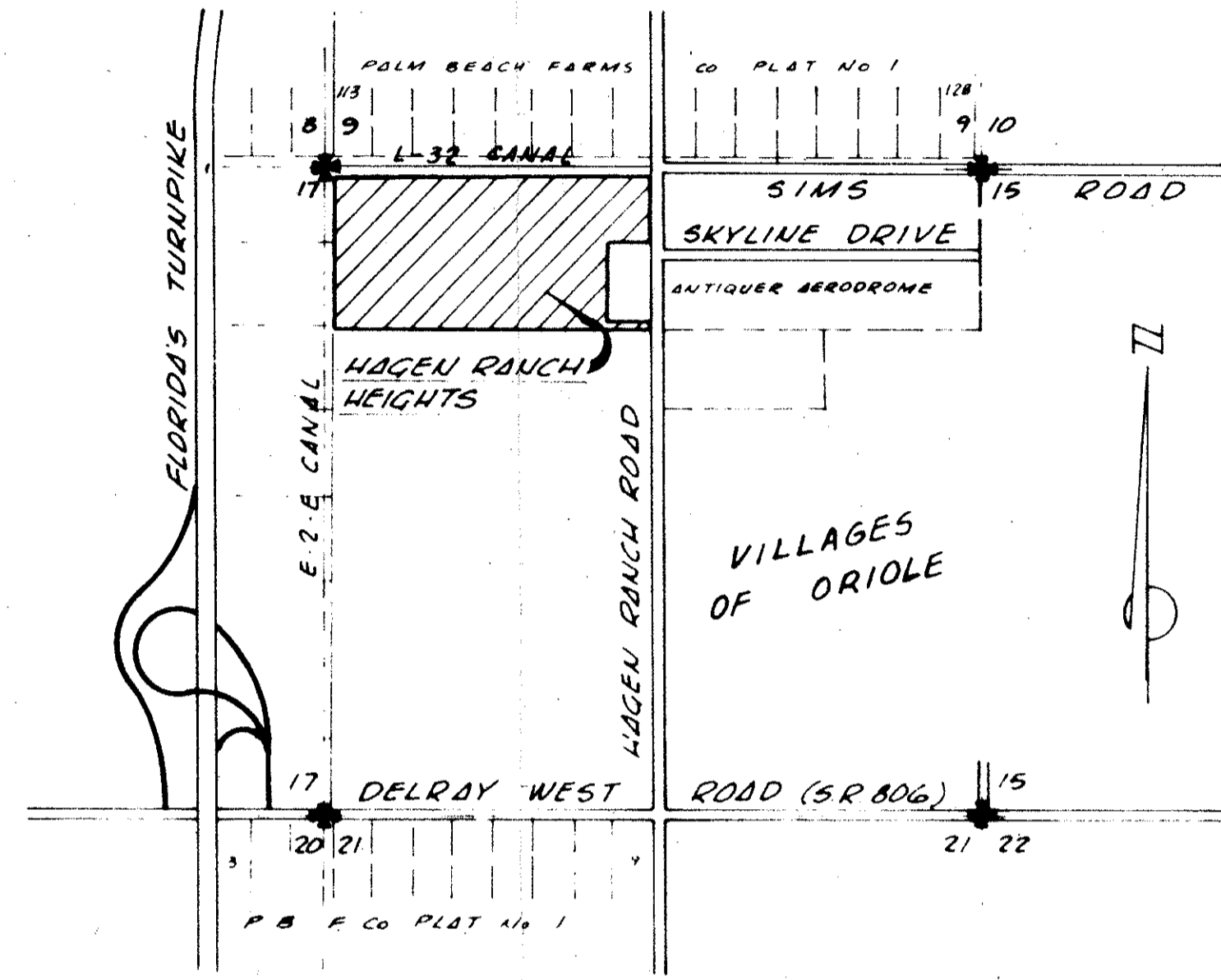
The Lake Tract as shown hereon is hereby dedicated to Hagen Ranch Heights Homeowner's Association, Inc., for water management and drainage purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.

5. RECREATION TRACT

The Recreation Tract as shown hereon is hereby dedicated for recreational purposes to and for the use and enjoyment of Hagen Ranch Heights Homeowner's Association, Inc., and is the perpetual maintenance obligation of said Association, 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 attested to by its Secretary and its corporate seal affixed hereto by and with the authority of its Board of Directors this 25th day of July, 1989, A.D.

ATTEST: IRON CITY SASH & DOOR COMPANY
 By: William M. Houston, Secretary
J. Duncan Brown, President



LOCATION MAP
NOT TO SCALE

ACKNOWLEDGMENT

STATE OF PENNSYLVANIA : SS
 COUNTY OF ALLEGHENY :
 BEFORE ME personally appeared J. Duncan Brown and William M. Houston, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of Iron City Sash & Door Company, a Pennsylvania corporation, and severally acknowledged to and before me that they executed such 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 25th day of July, 1989, A.D.
 My commission expires: _____
 Notary Public

TITLE CERTIFICATION

STATE OF FLORIDA : SS
 COUNTY OF PALM BEACH :
 I, Jack S. Cox, a duly licensed attorney in the State of Florida, being sworn, 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 encumbrances, and that there are no deed reservations which affect the subdivision of the property.
 MEROLA, MCCARTHY & COX, P.A.
 DATE: July 3, 1989 BY: Jack S. Cox, Attorney at Law

GENERAL PLAT NOTES

- There shall be no buildings or any kind of construction placed on utility or drainage easements. Construction upon maintenance or maintenance access easements must be in conformance with Ordinance 86-21 and all other Building and Zoning Codes and/or Ordinances of Palm Beach County.
- There shall be no trees or shrubs placed on utility easements which are provided for water and sewer use or upon drainage, maintenance or maintenance access easements.
- Where a drainage easement and any other type of easement cross, any and all uses for drainage purposes shall take precedence.
- Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying same.
- Building setbacks will be in compliance with current Palm Beach County Zoning requirements.
- There is an existing private airport near this development on the east side of Hagen Ranch Heights.
- Bearings refer to state plane grid datum; the east line of the northwest quarter of Section 16 being North 00°14'55" East.
- There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.

- indicates Permanent Reference Monument (P.R.M.)
- indicates Permanent Control Point (P.C.P.)

TOTAL LOT AREA	44,634 acres
TOTAL RECREATION TRACT AREA	1,220 acres
TOTAL LAKE TRACT AREA	12,359 acres
ROADS	
Ranch Heights Drive Right-of-Way	6,809 acres
Access Tracts	1,483
Total Roads	10,292 acres
BUFFER TRACTS	0,874 acres
TOTAL PLAT BOUNDARY	72,079 acres
OPEN SPACE	
Open Space Tracts	1,059 acres
Buffer Tract	0,874
Residential Open Space	11,111
Total Open Space (14% of Project)	13,044 acres
DENSITY	
Total Number of Units	90
Area of Hagen Ranch Heights	22,077 acres
Density of Hagen Ranch Heights	4.1 units/acre

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS
 PALM BEACH COUNTY, FLORIDA

July 25th 1989, A.D.
 Carol Elyard
 Clerk

COUNTY ENGINEER

July 25th 1989, A.D.
 Herbert H. Kahlert
 County Engineer

ATTEST: JOHN B. DUNKLE, Clerk

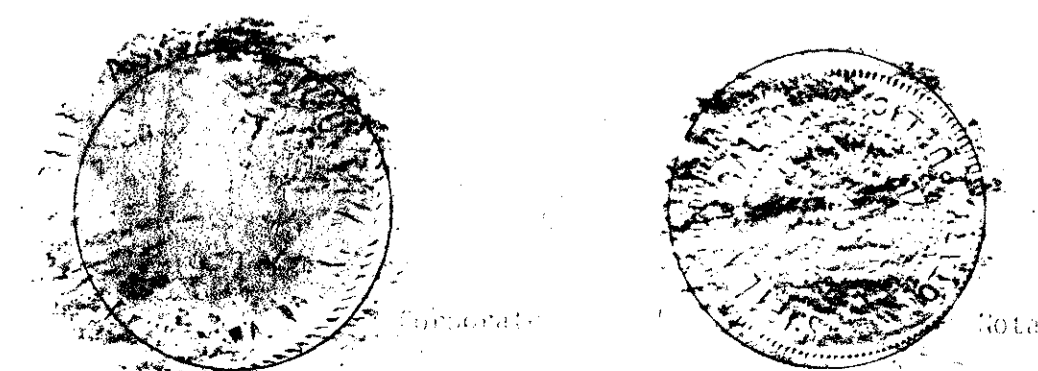
Drill & Cowell
 Deputy Clerk

LAND SURVEYOR'S CERTIFICATE

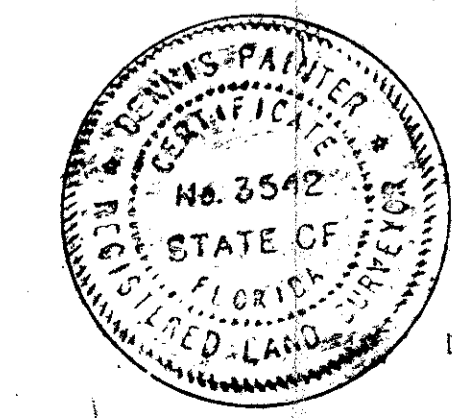
This is to certify that the plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision and that said survey is accurate to the best of my knowledge and belief, and that Permanent Reference Monuments (P.R.M.'s) have been placed as required by law, and that Permanent Control Points (P.C.P.'s) will be set under the guarantees posted with Palm Beach County for the required improvements, and further that the survey data complies with all requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

Adair & Brady, Inc.
 Date: July 5, 1989
 Dennis Painter
 Registered Land Surveyor
 Florida Certificate No. 3542

SUBDIVISION: Hagen Ranch Heights
 BOOK: 71
 PAGE: 71
 FLOOD HAZ. # 2004
 ZONING: RS 81-145
 COAS # 61
 ZIP CODE: 33446
 EFB MADE: 782-467



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



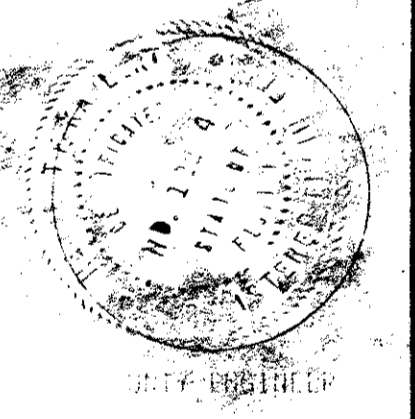
63/71

ADAIR & BRADY, INC.
 CONSULTING ENGINEERS &
 LAND SURVEYORS

HAGEN RANCH HEIGHTS
 RECORD PLAT

WEST PALM BEACH
 Dr. AM F.B. Scale 1"=100'
 Ck. dp P.G. Date APRIL 1989
 Ap. Job No. 4098-E

FP 1409 SHEET 1 OF 8



PET. 81-145