

HAGEN RANCH COMMERCE CENTER - P.C.D.

0652-001

188

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 2 OF 2

THIS INSTRUMENT PREPARED BY:

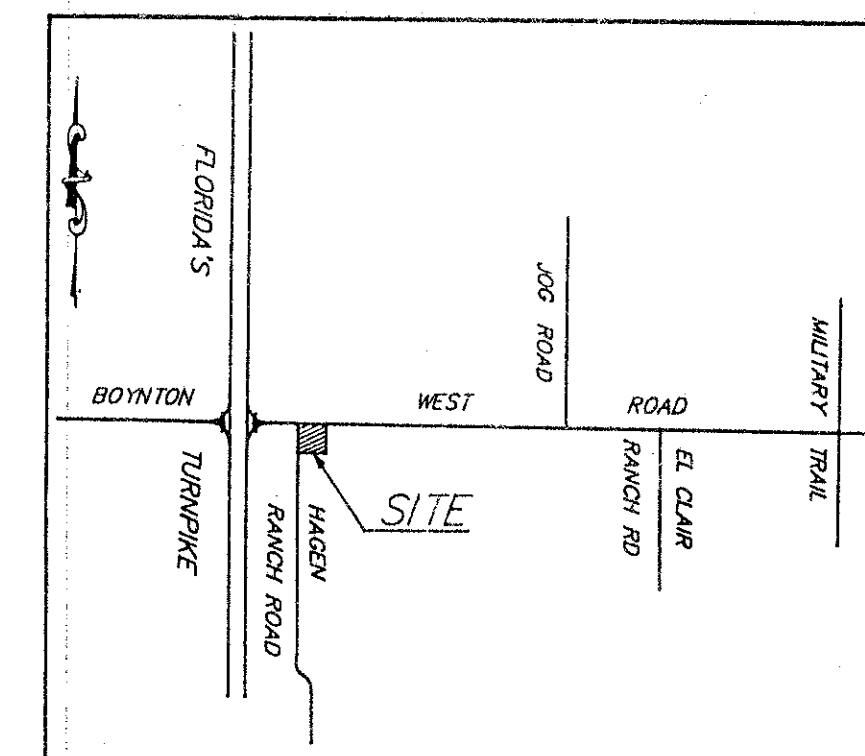
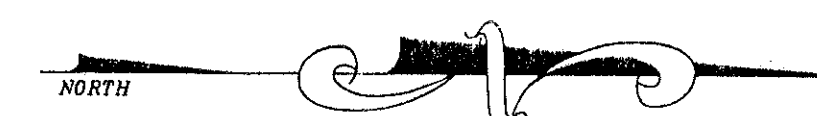
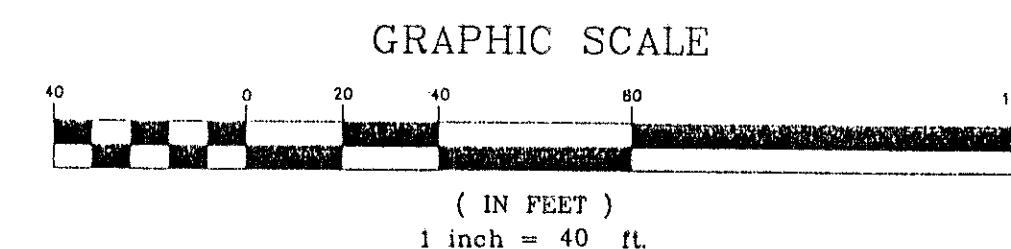
Manuel Gutierrez, P.E.

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

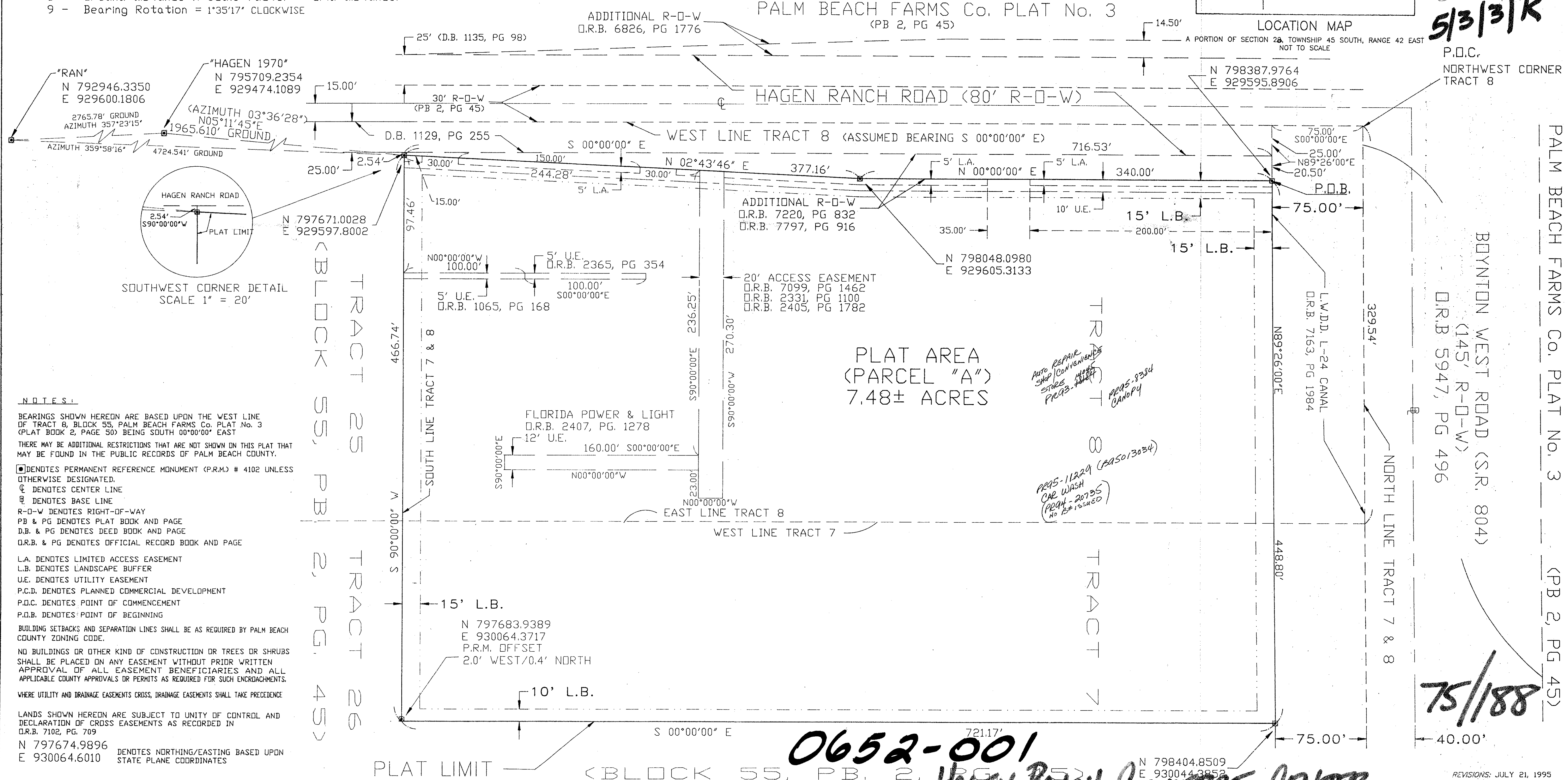
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT _____ M. THIS DAY OF _____ 199____ AND DULY RECORDED IN PLAT BOOK No. _____ ON PAGE _____
DOROTHY H. WILKEN
CLERK CIRCUIT COURT
BY: _____ D.C.

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

NOTES ON STATE PLANE COORDINATE CONTROL

- 1 - Coordinate values shown are grid.
- 2 - Datum used was the NAD 83, 1990 adjustment.
- 3 - Plat located in Florida East Zone.
- 4 - Linear units used are the US Survey foot.
- 5 - Coordinate system is the 1983 State Plane Transverse Mercator Projection.
- 6 - All distances are ground-measured.
- 7 - Scale factor for this Plat = 1.0000268
- 8 - Ground distance x Scale factor = Grid distance.
- 9 - Bearing Rotation = 1°35'17" CLOCKWISE

PALM BEACH FARMS Co. PLAT No. 3 (PB 2, PG 45)



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 IN 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
N 797674.9896 DENOTES NORTHING/EASTING BASED UPON STATE PLANE COORDINATES
E 930064.6010

SUBDIVISION: Hagen Ranch Commerce Center
BOOK 75 PAGE 188
FLOOD MAP # 185A
QUAD # 50 ZONING CG
SE 91-47
PUD NAME Same 28/45/42

0652-001

HAGEN RANCH COMMERCE CENTER

75/188

REVISIONS: JULY 21, 1995
REVISIONS: JUNE 28, 1995
PREPARED: MAY 15, 1995