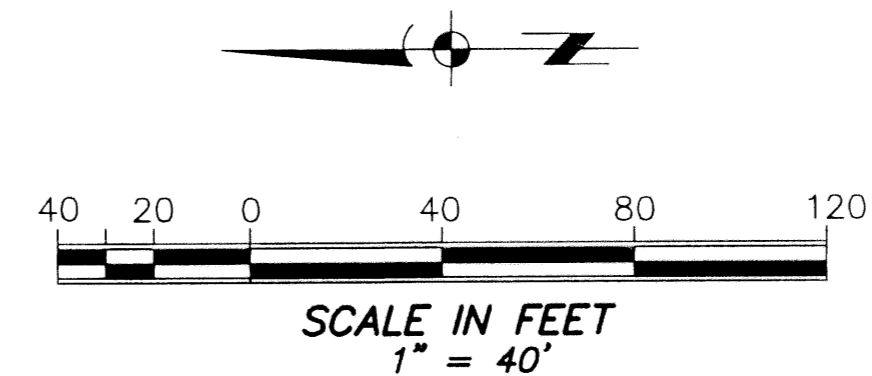


# HAGEN RANCH COMMERCE CENTER REPLAT, P.C.D.

BEING A REPLAT OF PARCEL "A" OF HAGEN RANCH COMMERCE CENTER - P.C.D.  
 AS RECORDED IN PLAT BOOK 75, PAGES 187 AND 188 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 WAS PREPARED BY:  
 KEITH M. CHEE--A--TOW, P.L.S.  
**AVIROM & ASSOCIATES, INC.**  
 SURVEYING & MAPPING  
 50 S.W. 2nd AVENUE, SUITE 102  
 BOCA RATON, FLORIDA 33432  
 (561) 392-2594  
 FEBRUARY, 1999



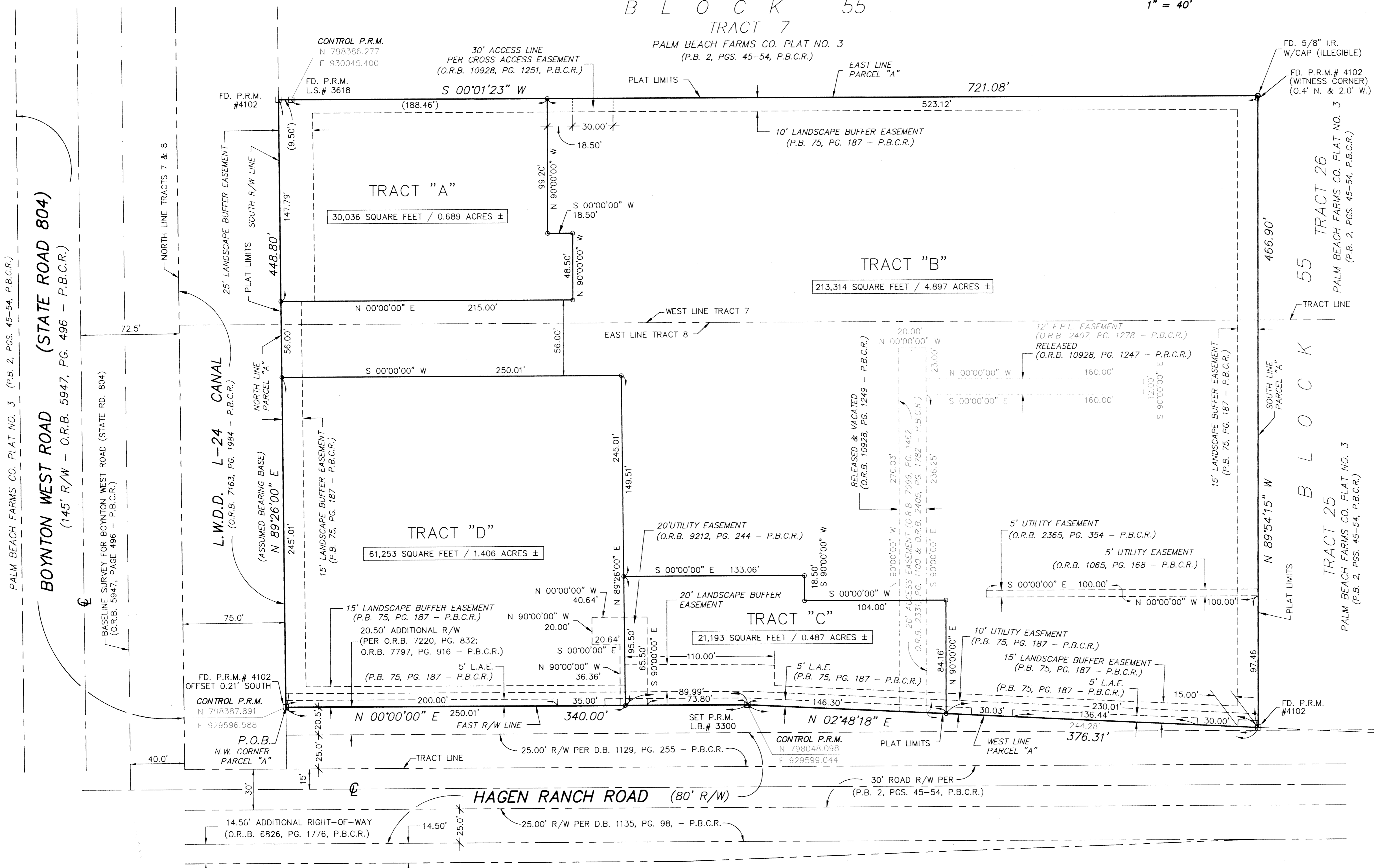
128

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 This plat was filed for record  
 at \_\_\_\_\_ this \_\_\_\_\_  
 day of \_\_\_\_\_, 1999,  
 and duly recorded in Plat Book  
 \_\_\_\_\_, Pages \_\_\_\_\_, through  
 \_\_\_\_\_.

DOROTHY H. WILKEN  
 Clerk of Circuit Court  
 By: \_\_\_\_\_

SHEET 2 OF 2

B L O C K 55  
 TRACT 7  
 PALM BEACH FARMS CO. PLAT NO. 3  
 (P.B. 2, PGS. 45-54, P.B.C.R.)



ACREAGE TABULATION:

TRACT "A"	30,036 SQUARE FEET	0.689 ACRES±
TRACT "B"	213,314 SQUARE FEET	4.897 ACRES±
TRACT "C"	21,193 SQUARE FEET	0.487 ACRES±
TRACT "D"	61,253 SQUARE FEET	1.406 ACRES±
<b>TOTAL</b>	<b>325,796 SQUARE FEET</b>	<b>7.479 ACRES±</b>

- NOTES:
- NO BUILDINGS OR ANY 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.
  - BEARINGS SHOWN HEREON ARE ASSUMED, BASED ON THE NORTH LINE OF THIS PLAT HAVING A BEARING OF N 89°26'00" E.
  - BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
  - IN INSTANCE WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITIES WITHIN THESE AREA OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF DRAINAGE FACILITIES.
  - DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
  - ABBREVIATION LEGEND: E = EASTING; FD. = FOUND; F.P.L. = FLORIDA POWER & LIGHT COMPANY; I.R. = IRON ROD; L.A.E. = LIMITED ACCESS EASEMENT; L.B. = LICENSED BUSINESS; N = NORTHING; D.B. = DEED BOOK; O.R.B. = OFFICIAL RECORDS BOOK; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; P.C.D. = PLANNED COMMERCIAL DEVELOPMENT; P.L.S. = PROFESSIONAL LAND SURVEYOR; P.R.M. = PERMANENT REFERENCE MONUMENT; R/W = RIGHT-OF-WAY; W/CAP = WITH SURVEYOR'S CAP; L.W.D. = LAKE WORTH DRAINAGE DISTRICT; Ⓞ = CENTERLINE; P.O.B. = POINT OF BEGINNING.

COORDINATE NOTE:  
 STATE PLANE COORDINATES SHOWN ARE GRID  
 DATUM = NAD 83, 1990 ADJUSTMENT  
 ZONE = FLORIDA, EAST ZONE  
 COORDINATE SYSTEM = 1983 STATE PLANE, TRANSVERSE  
 MERCATOR PROJECTION.  
 LINEAR UNIT = US SURVEY FEET  
 ALL DISTANCES ARE GROUND  
 SCALE FACTOR = 1.000026996  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

THE THREE (3) CONTROL P.R.M.'S SHOWN HEREON ARE BASED ON A GPS GEODETIC CONTROL SURVEY PREPARED BY AVIROM & ASSOCIATES, INC. WHICH IS CERTIFIED TO A 2 CENTIMETER LOCAL ACCURACY RELATIVE TO THE NEAREST CONTROL POINT WITHIN PALM BEACH COUNTY'S GEODETIC CONTROL NETWORK ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT.

THE FOLLOWING FIRST ORDER STATIONS WERE CONSTRAINED ON THE ABOVE REFERENCED SURVEY:

STATION	NORTHING	EASTING
ABERDEEN	N 807488.009	E 933764.534
CHAR-LAKE	N 812340.609	E 935150.869
HAGEN	N 795709.235	E 929474.109

- SYMBOL LEGEND:
- INDICATES 4" X 4" PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND OR SET AS NOTED.
  - INDICATES IRON ROD WITH SURVEYOR'S CAP, FOUND AS NOTED.
  - INDICATES 5/8" IRON ROD WITH SURVEYOR'S CAP L.B.# 3300 SET.
  - △ INDICATES A PALM BEACH COUNTY NETWORK CONTROL STATION.

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.

N 00°00'00" E (PLAT BEARING)      -00°24'49" = COUNTER-CLOCKWISE BEARING ROTATION (PLAT TO GRID)  
 N 00°24'49" W (GRID BEARING)  
 WEST LINE PARCEL "A"  
 & EAST R/W LINE HAGEN RANCH ROAD

Hagen Ranch Commerce Center  
 SUBDIVISION Hagen Ranch Commerce Center  
 BOOK 85  
 FLOOD MAP 185A  
 ZONING CH-15  
 QUAD # 50  
 SE 91-41  
 TAZ 955  
 PUB NAME Hagen Ranch Commerce Center