

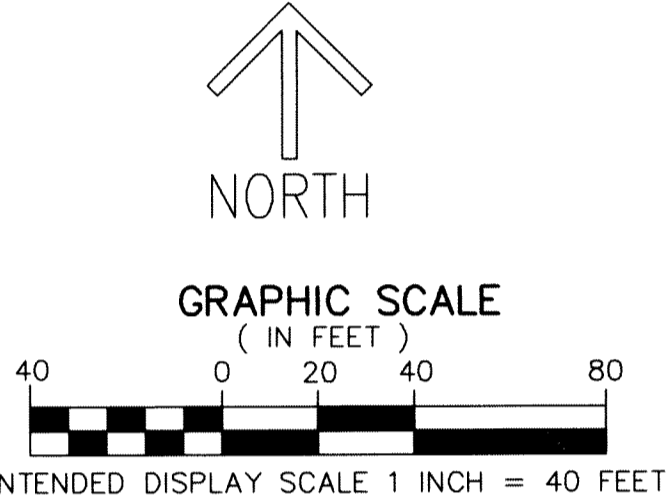
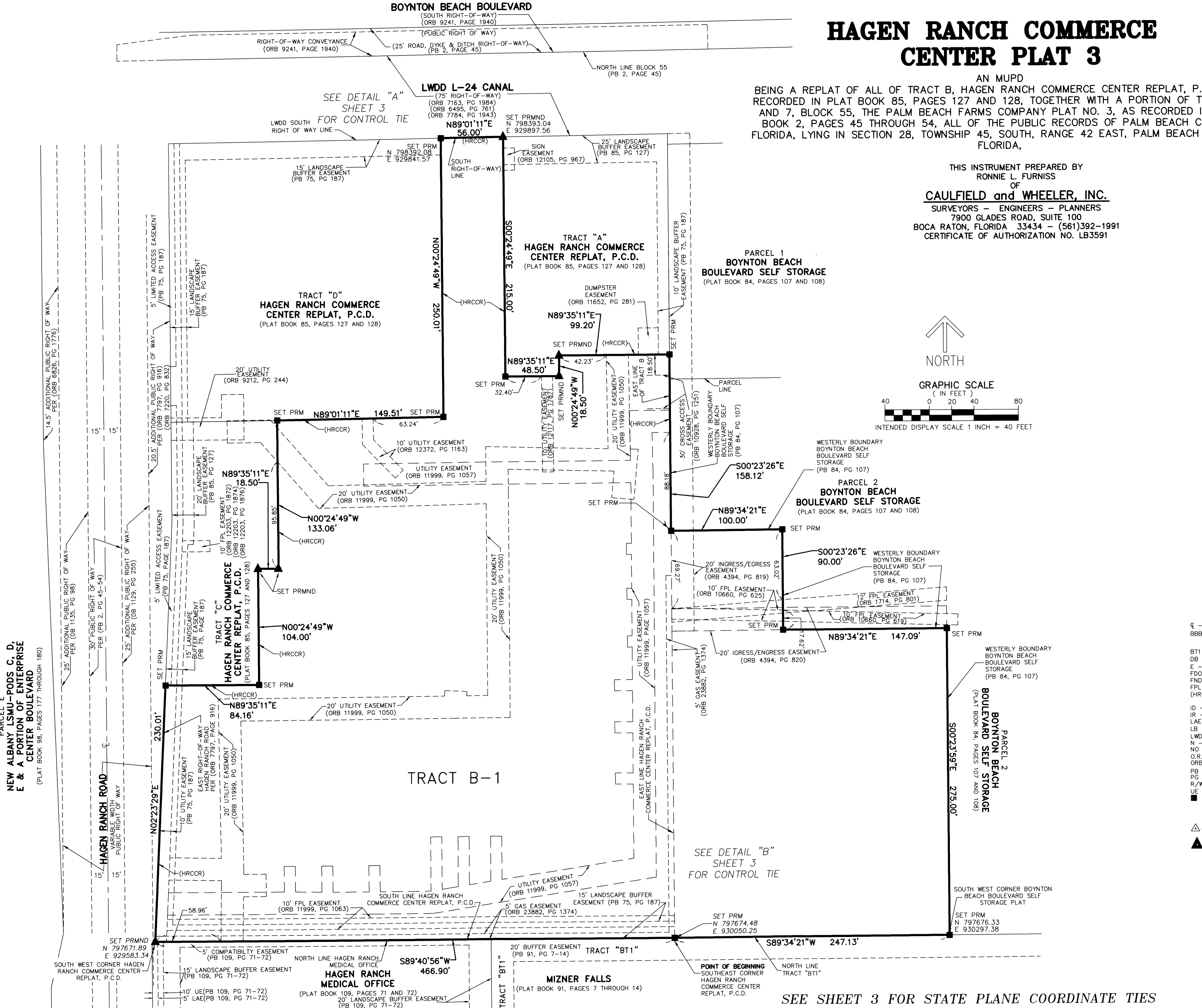
74

# HAGEN RANCH COMMERCE CENTER PLAT 3

AN MUPD  
BEING A REPLAT OF ALL OF TRACT B, HAGEN RANCH COMMERCE CENTER REPLAT, P.C.D., AS RECORDED IN PLAT BOOK 85, PAGES 127 AND 128, TOGETHER WITH A PORTION OF TRACTS 6 AND 7, BLOCK 55, THE PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, ALL 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 PREPARED BY  
RONNIE L. FURNISS  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591

SHEET 2 OF 3



- LEGEND/ABBREVIATIONS**
- CL - CENTERLINE
  - BBBSS - BOYNTON BEACH BOULEVARD SELF STORAGE (PB 84, PAGES 107 AND 108)
  - BT1 - BUFFER TRACT 1, MIZER FALLS (PB 91, PG 7-14)
  - DB - DEED BOOK
  - E - EASTING (WHEN USED WITH COORDINATES)
  - FDDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
  - FND - FOUND
  - FPL - FLORIDA POWER AND LIGHT COMPANY
  - HRCCR - HAGEN RANCH COMMERCE CENTER REPLAT PUD, PB 85, PG 127 & 128, TRACT B, BOUNDARY
  - ID - IDENTIFICATION
  - IR - IRON ROD
  - LAE - LIMITED ACCESS EASEMENT
  - LB - LICENSED BUSINESS
  - LWDD - LAKE WORTH DRAINAGE DISTRICT
  - N - NORTHING (WHEN USED WITH COORDINATES)
  - NO - DENOTES NUMBER
  - O.R. - OFFICIAL RECORD BOOK
  - ORB - OFFICIAL RECORD BOOK
  - PB - PLAT BOOK
  - PG - PAGE OR PAGES
  - R/W - RIGHT-OF-WAY
  - UE - UTILITY EASEMENT
  - PRM - DENOTES PERMANENT REFERENCE MONUMENT 4" x 4" x 24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "C&W PRM LB3591" UNLESS NOTED OTHERWISE
  - ▲ - PALM BEACH COUNTY CONTROL POINT
  - ▲ PRM - DENOTES PERMANENT REFERENCE MONUMENT SET NAIL AND DISK STAMPED "PRM" LB 3591

- NOTES**  
**COORDINATES, BEARINGS AND DISTANCES**
- COORDINATES SHOWN ARE GRID
  - DATUM = NAD 83, 1990 ADJUSTMENT
  - ZONE = FLORIDA EAST
  - LINEAR UNIT = US SURVEY FEET
  - COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
  - ALL DISTANCES ARE GROUND, UNLESS NOTED OTHERWISE
  - SCALE FACTOR = 1.0000268
  - GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
  - BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83, 1990 ADJUSTMENT, FLORIDA EAST ZONE.

SEE SHEET 3 FOR STATE PLANE COORDINATE TIES