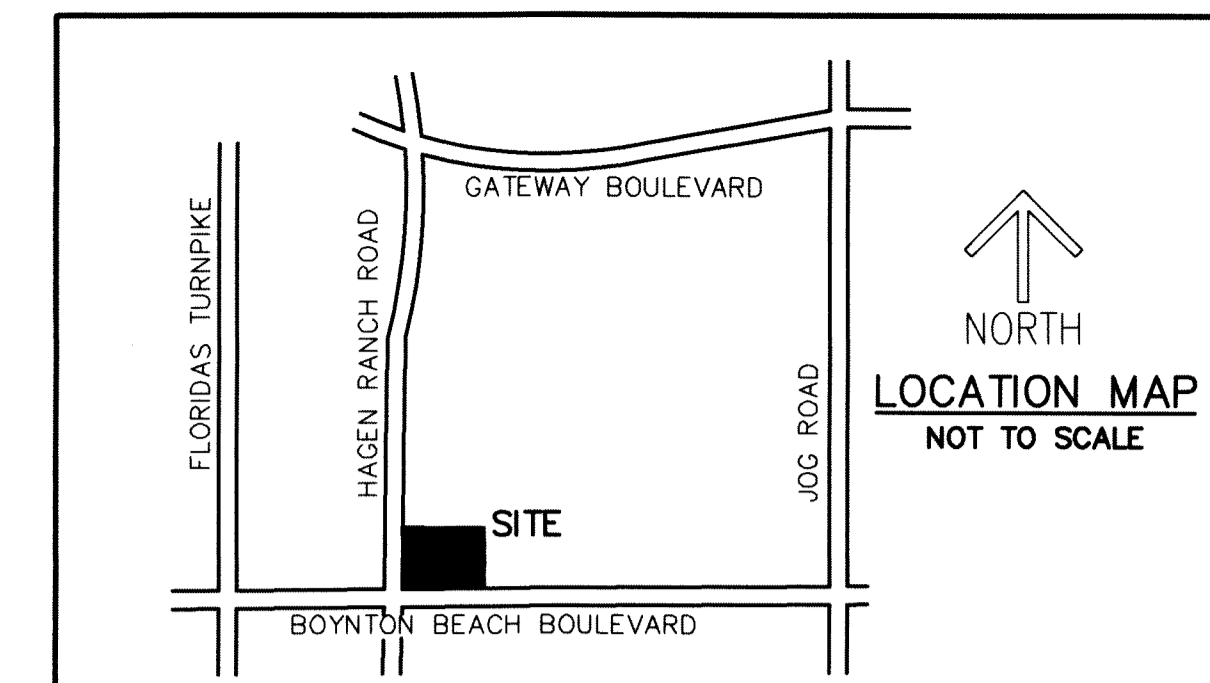


# HAGEN COMMERCIAL MUPD

BEING A REPLAT OF A PORTION OF TRACTS 103 AND 104, BLOCK 49, PALM BEACH FARMS COMPANY PLAT NO. 3, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THRU 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 21, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
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



113

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 3:36 P.M.  
THIS 16 DAY OF JULY  
A.D. 2022 AND DULY RECORDED  
IN PLAT BOOK 134 ON  
PAGES 113 THROUGH 114

JOSEPH ABRUZZO,  
CLERK OF THE CIRCUIT COURT  
& COMPTROLLER

BY: David Lindley  
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT  
& COMPTROLLER



SHEET 1 OF 2

### DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT BOYNTON BEACH MARKETPLACE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LANDS SHOWN HEREON AS HAGEN COMMERCIAL MUPD, BEING A REPLAT OF A PORTION OF TRACTS 103 AND 104, BLOCK 49, PALM BEACH FARMS COMPANY PLAT NO. 3, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THRU 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 21, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT "S" OF PALM ISLES, A P.U.D., AS RECORDED IN PLAT BOOK 67, PAGES 116 THRU 127 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ON A GRID BEARING OF N.00°56'17"W., ALONG THE WEST LINE OF SAID TRACT "S", A DISTANCE OF 564.00 FEET TO THE SOUTHEAST CORNER OF PALM ISLES WEST, AS RECORDED IN PLAT BOOK 75, PAGES 83 THROUGH 87 OF SAID PUBLIC RECORDS; THENCE S89°03'43"W ALONG THE SOUTH LINE OF SAID PALM ISLES WEST, A DISTANCE OF 627.50 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 9667, PAGE 10 OF SAID PUBLIC RECORDS; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES AND DISTANCES; THENCE S02°52'10"E, A DISTANCE OF 225.24 FEET; THENCE S00°56'17"E, A DISTANCE OF 287.99 FEET; THENCE S45°56'30"E, A DISTANCE OF 56.57 FEET; THENCE N89°03'17"E ALONG THE NORTH RIGHT-OF-WAY LINE OF BOYNTON BEACH BOULEVARD, AS RECORDED IN SAID OFFICIAL RECORD BOOK 8898, PAGE 220 OF SAID PUBLIC RECORDS, A DISTANCE OF 355.74 FEET; THENCE S77°21'43"E ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 50.96 FEET; THENCE N89°03'17"E ALONG THE NORTH RIGHT-OF-WAY LINE OF BOYNTON BEACH BOULEVARD, AS RECORDED IN OFFICIAL RECORD BOOK 6690, PAGE 1384 OF SAID PUBLIC RECORDS, A DISTANCE OF 174.63 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY PROLONGATION OF AFORESAID WEST LINE OF TRACT S; THENCE N00°56'17"W ALONG SAID PROLONGATION, A DISTANCE OF 1.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN SECTION 21, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

CONTAINING 345,304 SQUARE FEET/7.9271 ACRES, MORE OR LESS.

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

### PARCEL A

PARCEL A, AS SHOWN HEREON, IS HEREBY RESERVED FOR BOYNTON BEACH MARKETPLACE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BOYNTON BEACH MARKETPLACE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

### ADDITIONAL RIGHT-OF-WAY

TRACT RW, AS SHOWN HEREON, IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC ROADWAY PURPOSES.

TRACT RW-1, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

### GENERAL UTILITY EASEMENTS

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE PUBLIC STREETS, AS SHOWN HEREON, ARE NONEXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

### MASS TRANSIT EASEMENT

THE MASS TRANSIT EASEMENT, AS SHOWN HEREON, IS DEDICATED IN PERPETUITY BY BOYNTON BEACH MARKETPLACE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "COUNTY"), FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. BOYNTON BEACH MARKETPLACE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "OWNER"), SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER UPON COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14th DAY OF July, 2022.

BOYNTON BEACH MARKETPLACE, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY,  
AUTHORIZED TO DO BUSINESS IN FLORIDA

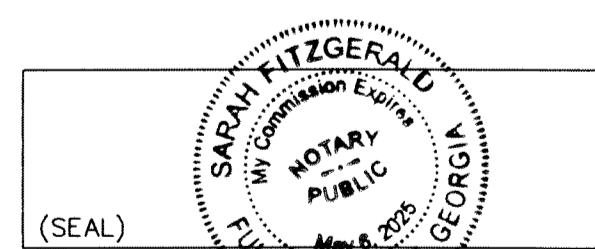
BY: BOYNTON BEACH MARKETPLACE MANAGER, LLC,  
A GEORGIA LIMITED LIABILITY COMPANY,  
ITS MANAGER

WITNESS: Diane Esch  
PRINT NAME: Diane Esch  
WITNESS: Josina Reyes  
PRINT NAME: Josina Reyes

BY: Jeffrey A. Dehart  
JEFFREY A. DEHART  
MANAGER

ACKNOWLEDGEMENT:  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 14th DAY OF July, 2022, BY JEFFREY A. DEHART THE MANAGER OF BOYNTON BEACH MARKETPLACE MANAGER, LLC, A GEORGIA LIMITED LIABILITY COMPANY, MANAGER OF BOYNTON BEACH MARKETPLACE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.



Sarah Fitzgerald  
NOTARY PUBLIC  
PRINT NAME: Sarah Fitzgerald

MY COMMISSION EXPIRES: May 6, 2025  
COMMISSION NUMBER: \_\_\_\_\_

### MORTGAGEE'S JOINDER AND CONSENT:

STATE OF FLORIDA  
COUNTY OF Palm Beach Orange  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT MORTGAGE UPON THE PROPERTY DESCRIBED HEREIN AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 33486, AT PAGE 043 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SEACOAST NATIONAL BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS ASSOCIATION SEAL TO BE AFFIXED HEREON BY AND AT THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16th DAY OF July, 2022.

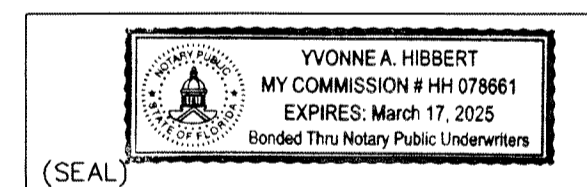
WITNESS: Sylvie Mondez  
PRINT NAME: Sylvie Mondez  
WITNESS: Yvonne A. Hibbert  
PRINT NAME: Yvonne A. Hibbert

SEACOAST NATIONAL BANK,  
SUCCESSOR BY MERGER TO LEGACY BANK OF FLORIDA  
A NATIONAL BANKING ASSOCIATION  
AUTHORIZED TO DO BUSINESS IN FLORIDA  
BY: Michael C. Samuel  
MICHAEL C. SAMUEL  
SENIOR VICE PRESIDENT

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF Palm Beach Orange

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 16th DAY OF July, 2022, BY MICHAEL C. SAMUEL, AS SENIOR VICE PRESIDENT OF SEACOAST NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE ASSOCIATION, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.



Yvonne A. Hibbert  
NOTARY PUBLIC  
PRINT NAME: Yvonne A. Hibbert  
MY COMMISSION EXPIRES: 3-17-2025  
COMMISSION NUMBER: 44078661

### TITLE CERTIFICATION:

COUNTY OF PALM BEACH)  
STATE OF FLORIDA)

I, MARK A. PERRY, 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 IN BOYNTON BEACH MARKETPLACE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: July 12, 2022

Mark A. Perry  
MARK A. PERRY  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

### SURVEYOR & MAPPER'S NOTES:

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT BEARING OF N.00°14'25"W. ALONG THE LINE BETWEEN PALM BEACH COUNTY CONTROL POINTS "GRANDY" AND "GWM", COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), AS PUBLISHED BY PALM BEACH COUNTY.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- "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.
- THERE ARE NO BLANKET EASEMENTS OF RECORD LYING WITHIN SUBJECT PROPERTY.

### COUNTY APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 5th DAY OF OCTOBER, 2022, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: David L. Ricks, P.E.  
DAVID L. RICKS, P.E.  
COUNTY ENGINEER

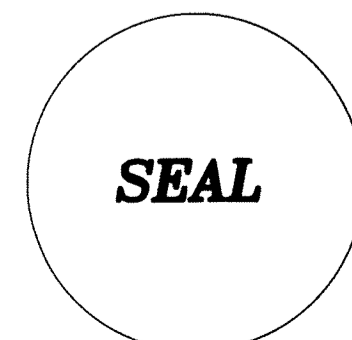
### SURVEYOR & MAPPER'S CERTIFICATE:

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., 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 THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

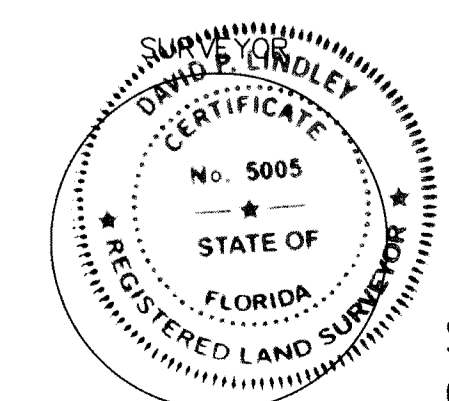
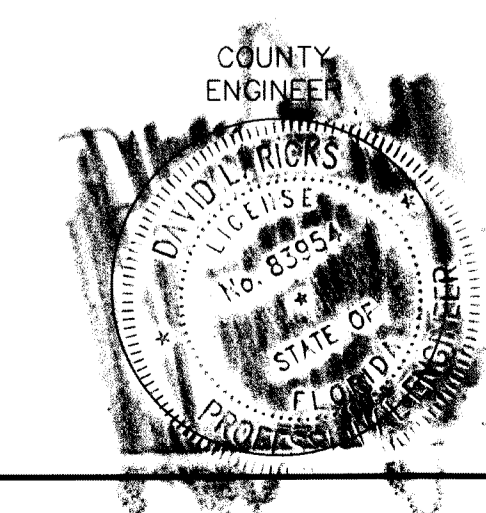
DATED: 7-27-2022

David P. Lindley  
DAVID P. LINDLEY  
PROFESSIONAL LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591

BOYNTON BEACH MARKETPLACE MANAGER, LLC



SEACOAST NATIONAL BANK



SITE DATA  
CONTROL NO. 2008-00421

CFN 20220403737 PL BK 134 PG 113