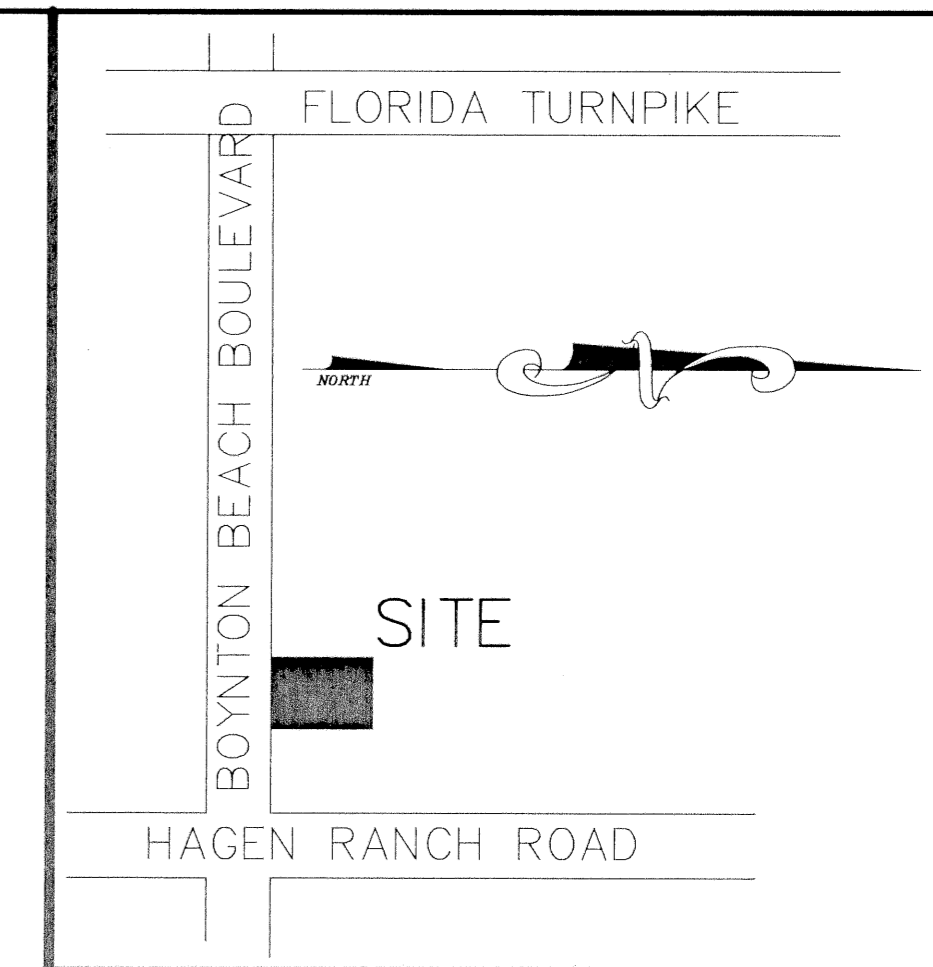


# HAGEN AND BOYNTON OFFICE PLAT

3427-000

A MULTIPLE USE PLANNED DEVELOPMENT

A REPLAT OF A PORTION OF TRACT 106, BLOCK 49, "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 21, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA



**135**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR  
 RECORD AT 2:07 P.M.  
 THIS 2 DAY OF November  
 A.D. 1998 AND DULY RECORDED  
 IN PLAT BOOK 83 ON  
 PAGES 135 AND 136

DOROTHY H. WILKEN  
 CLERK CIRCUIT COURT

By Antonia J. Platt  
 DEPUTY CLERK

**DEDICATION AND RESERVATIONS:**

KNOW ALL MEN BY THESE PRESENTS THAT ANSCA OFFICE BUILDING, LTD., A FLORIDA LIMITED PARTNERSHIP THE OWNER OF THE LAND SHOWN HEREON BEING IN SECTION 21, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "HAGEN AND BOYNTON OFFICE PLAT", A REPLAT OF A PORTION OF TRACT 106, BLOCK 49, "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OF SECTION 21, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 106, BLOCK 49 LESS THE SOUTH 95.00 FEET THEREOF OF "PALM BEACH FARMS COMPANY PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF "O.P. NO. 1", "INDIAN HILLS PLAT NO. 1, A P.U.D.", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75, PAGES 133 THROUGH 139 OF SAID PUBLIC RECORDS; THENCE N00°56'43"W ALONG THE WEST LINE OF SAID TRACT 106 AND THE EAST LINE OF SAID "O.P. NO. 1" AND LOTS A-82 THROUGH A-91 OF SAID "INDIAN HILLS PLAT NO. 1, A P.U.D.", A DISTANCE OF 565.21 FEET TO THE NORTHWEST CORNER OF SAID TRACT 106; THENCE N89°03'17"E ALONG THE NORTH LINE OF SAID TRACT 106 AND A BOUNDARY LINE OF "PALM ISLES WEST", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75, PAGES 83 THROUGH 87 OF SAID PUBLIC RECORDS, A DISTANCE OF 330.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 106; THENCE S00°56'43"E ALONG THE EAST LINE OF SAID TRACT 106, A DISTANCE OF 565.17 FEET TO A POINT OF INTERSECTION WITH A LINE 95.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT 106 AND THE NORTH RIGHT-OF-WAY LINE OF BOYNTON BEACH BOULEVARD (STATE ROAD NO. 804); THENCE S89°02'51"W ALONG SAID PARALLEL LINE AND NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 186,512 SQUARE FEET/4.282 ACRES, MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

**1. BUFFER EASEMENTS**

BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR FOR THE ANSCA OFFICE BUILDING, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

**2. UTILITY EASEMENTS:**

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

**3. PARCEL "A"**

PARCEL "A" AS SHOWN HEREON, IS HEREBY RESERVED FOR ANSCA OFFICE BUILDING, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

**4. ROADWAY CONSTRUCTION EASEMENT**

THE ROADWAY CONSTRUCTION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF PERFORMING ANY AND ALL CONSTRUCTION ACTIVITIES ASSOCIATED WITH ADJACENT THROUGHFARE ROAD.

**5. ADDITIONAL RIGHT-OF-WAY**

TRACT "RW", 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.

**6. LIMITED ACCESS EASEMENTS**

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, ANSCA OFFICE DEVELOPMENT, INC. A FLORIDA CORPORATION, GENERAL PARTNER OF ANSCA OFFICE BUILDING, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 30th DAY OF JUNE, 1998.

ANSCA OFFICE BUILDING, LTD.,  
 A FLORIDA LIMITED PARTNERSHIP

BY: ANSCA OFFICE DEVELOPMENT, INC., A  
 FLORIDA CORPORATION  
 GENERAL PARTNER

WITNESS: David Lindley  
 PRINT DAVID LINDLEY

BY: Charles S. Scardina  
 CHARLES S. SCARDINA  
 PRESIDENT

WITNESS: John F. Wheeler  
 PRINT JOHN F. WHEELER

THIS INSTRUMENT PREPARED BY  
 DAVID P. LINDLEY

**CAULFIELD and WHEELER, INC.**  
 SURVEYORS - ENGINEERS - PLANNERS  
 7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
 BOCA RATON, FLORIDA 33433 - (561)392-1991  
 MAY - 1998

**ACKNOWLEDGMENT:**

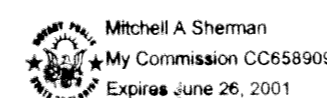
STATE OF FLORIDA)  
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED CHARLES SCARDINA, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Personally Known AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ANSCA OFFICE DEVELOPMENT, INC. A FLORIDA CORPORATION ON BEHALF OF THE PARTNERSHIP AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 30th DAY OF June, 1998.

MY COMMISSION EXPIRES:

John F. Wheeler  
 NOTARY PUBLIC



**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  
 SCALE FACTOR = 1.000026428094  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

THE GEODETIC CONTROL POINTS SHOWN HEREON ARE BASED ON A GPS GEODETIC CONTROL SURVEY PREPARED BY ROBIN B. PETZOLD, P.S.M. OF MOCK ROOS AND ASSOCIATES PROJECT NO. 97142.00 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 1983/90

**COUNTY ENGINEER:**

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 2 DAY OF November, 1998, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.  
 BY: George J. Webb  
 GEORGE J. WEBB, P.E.  
 COUNTY ENGINEER

**TITLE CERTIFICATION:**

STATE OF FLORIDA)  
 COUNTY OF PALM BEACH)

I, MITCHELL A. SHERMAN, P.A., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO ANSCA OFFICE BUILDING, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 10/19/98

Mitchell A. Sherman  
 MITCHELL A. SHERMAN, P.A.  
 ATTORNEY AT LAW  
 LICENSED IN FLORIDA

**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; 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 PLACED AS REQUIRED BY LAW; 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.

DATE: 10/19/98

David Lindley  
 DAVID P. LINDLEY, P.L.S.  
 REG. LAND SURVEYOR #5005  
 STATE OF FLORIDA  
 LB #3591

SURVEYOR

SUBDIVISION Hagen + Boynton  
 OFFICE PLAT  
 BOOK 03  
 FLOOD ZONE B  
 QUAD # 50  
 ZONING MU PO  
 SE 97-71  
 PLAT # 450  
 PUD NAME Hagen + Boynton Office Complex

