

VISTA CENTER OF PALM BEACH PLAT 3

A PLANNED INDUSTRIAL PARK DEVELOPMENT

IN SECTION 22 TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

129

AREA TABULATION

PARCEL 1	11.224 ACRES
PARCEL 1A	3.910 ACRES
PARCEL 2	11.307 ACRES
PARCEL 5	15.306 ACRES
PARCEL 6	20.611 ACRES
PARCEL 7	6.501 ACRES
PARCEL 8	9.300 ACRES
PARCEL 9	9.388 ACRES
PARCEL 10	10.922 ACRES
PARCEL 11	12.608 ACRES
PARCEL 12	10.115 ACRES
PARCEL 13	7.207 ACRES
PARCEL 14	5.382 ACRES
PARCEL 15	10.330 ACRES
PARCEL 20N	1.228 ACRES
PARCEL 23	20.074 ACRES
PARCEL 24	2.000 ACRES
PARCEL 25	10.000 ACRES
TRACT PR-1	10.293 ACRES
TRACT 'B'	0.439 ACRES
TRACT 'C'	1.331 ACRES
TRACT 'D'	0.024 ACRES
OPEN SPACE	116.527 ACRES
LAKES	64.027 ACRES
TOTAL	370.054 ACRES

AUG. 1991
Sheet 2 of 7

ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETRISTS

GREENHORNE & O'MARA, INC.
580 VILLAGE BOULEVARD, SUITE 360
WEST PALM BEACH, FL 33409
(407) 686-7707



ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GAYLE S. TAYLOR AND MICHAEL TRAINOR, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT VICE PRESIDENT, OF NCNB, A FLORIDA NATIONAL BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL 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 23 DAY OF August, 1990.

MY COMMISSION EXPIRES: 1-23-94 January 23, 1994
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF DADE

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES UPON THE PROPERTY DESCRIBED HEREON 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 MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 5268 AT PAGE 1225 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20 DAY OF Aug, 1990.

ATTEST: BARNETT BANK OF SOUTH FLORIDA, N.A.
A CORPORATION OF THE STATE OF FLORIDA

ELLA LINDSAY
VICE PRESIDENT

RICHARD GILL
VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED RICHARD GILL AND ELLA LINDSAY, TO ME KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND VICE PRESIDENT OF BARNETT BANK OF SOUTH FLORIDA, N.A., A CORPORATION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 20 DAY OF August, 1990.

MY COMMISSION EXPIRES: 5-30-94 May 30, 1994
NOTARY PUBLIC

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: May 3, 1991

John H. Adler III
JOHN H. ADLER III
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4693

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES UPON THE PROPERTY DESCRIBED HEREON 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 MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 6044 AT PAGES 206 THROUGH 243 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20 DAY OF August, 1990.

ATTEST: NCNB, A FLORIDA NATIONAL BANK
A CORPORATION OF THE STATE OF FLORIDA
Joseph D. Hill Jr.
JOSEPH D. HILL JR.
MEMBER TRAINOR
VICE PRESIDENT

Gayle S. Taylor
GAYLE S. TAYLOR
VICE PRESIDENT

MORTGAGEE'S CONSENT

STATE OF OHIO
COUNTY OF LAKE

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY 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 RECORD BOOK 5267, PAGE 149 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10th DAY OF July, 1990.

ATTEST: GOULD INC. A DELAWARE CORPORATION

Michael Veysey
MICHAEL VEYSEY
VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF OHIO
COUNTY OF LAKE

BEFORE ME PERSONALLY APPEARED MICHAEL VEYSEY AND NOBUO ABE, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY, OF GOULD INC. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 20th DAY OF July, 1990.

MY COMMISSION EXPIRES: 8-1-90 Vincent P. Tiernan
NOTARY PUBLIC

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10 DAY OF Dec, 1991

BY: Karen T. Marcus
KAREN T. MARCUS, CHAIR

ATTEST: JOHN B. DUNKLE, CLERK
BY: John B. Dunkle
CLERK OF THE CIRCUIT COURT

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10 DAY OF Dec, 1991

BY: George T. Webb
GEORGE T. WEBB, PE
COUNTY ENGINEER

ZONING PETITION NO. 84-130
COMMERCIAL PARCELS:
1, 1A, 2, 20N, 23 67.743 ACRES

RESIDENTIAL PARCELS:
24, 25 12.000 ACRES

LIGHT INDUSTRIAL PARCELS:
5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 117.670 ACRES

TRACT 'B' 0.439 ACRES
TRACT 'C' 1.331 ACRES
TRACT 'D' 0.024 ACRES
TRACT PR-1 10.293 ACRES
OPEN SPACE 116.527 ACRES
LAKES 64.027 ACRES

TITLE CERTIFICATION

I, MARTIN ENGELS, 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 TO PALM BEACH COMMERCE CENTER ASSOCIATES, LTD., THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT; AND THE PROPERTY IS FOUND TO CONTAIN DEED RESERVATIONS WHICH ARE NOT APPLICABLE AND DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: Sept 24, 1991
BY: Martin Engels
MARTIN ENGELS, ATTORNEY
WALLACE, ENGELS, PERTNOY, SOLOVSKY,
& ALLEN, P.A.

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT ACCEPTANCE

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HEREBY ACCEPTS THE FEE SIMPLE DEDICATION OF TRACT PR-1, TRACT D, LAKE FISH AND LAKES 1, 2, 3, 3A, 3B, 4, 6 THROUGH 12, INCLUSIVE, AND 12A AS SHOWN HEREON, AND HEREBY ACCEPTS THE PERPETUAL MAINTENANCE OBLIGATION THEREOF, AND SAID DISTRICT HEREBY ACCEPTS THE DEDICATION OF THE WATER MANAGEMENT EASEMENTS AND THE WATER MANAGEMENT ACCESS EASEMENTS, AS CITED AND SHOWN HEREON, AND HEREBY ACKNOWLEDGES THAT SAID DISTRICT IS INDEMNIFIED BY MAINTENANCE RESPONSIBILITIES WITHIN SAID EASEMENTS EXCEPT THAT SAID DISTRICT IS ACCEPTING THE FULL MAINTENANCE RESPONSIBILITY OF THE LAKES IN OR UNDER THE TWENTY-FIVE (25) FOOT WIDE WATER MANAGEMENT EASEMENT SURROUNDING THE LAKES AS DEDICATED TO SAID DISTRICT; AND SAID DISTRICT HEREBY ACCEPTS THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN ITS WATER MANAGEMENT FACILITIES LYING WITHIN SAID WATER MANAGEMENT EASEMENTS; AND ACKNOWLEDGES THAT SAID DISTRICT IS RECEIVING NO OTHER DEDICATION NOR INCURRING ANY OTHER MAINTENANCE RESPONSIBILITIES BY THE RECORDS OF THIS PLAT.

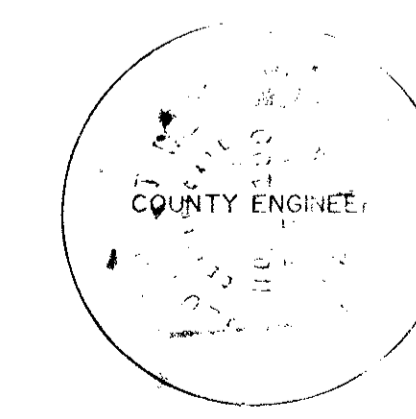
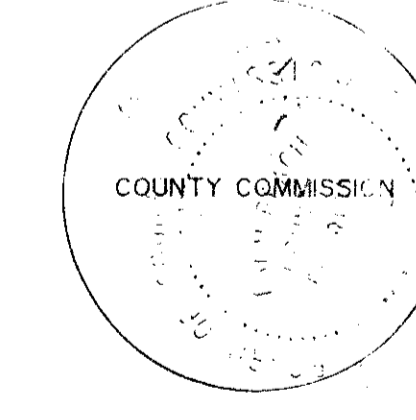
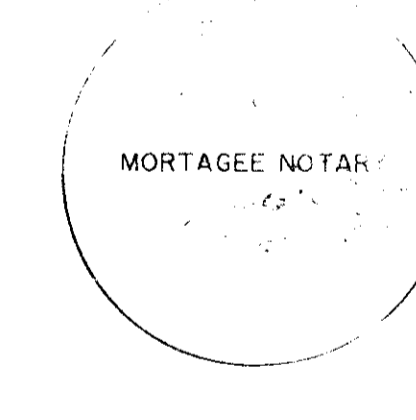
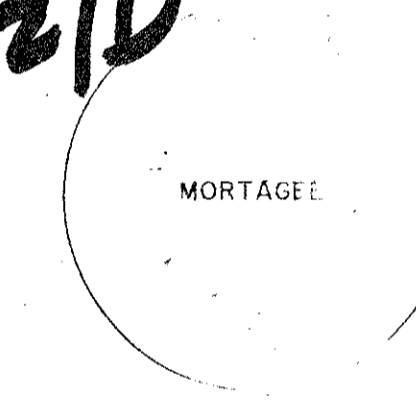
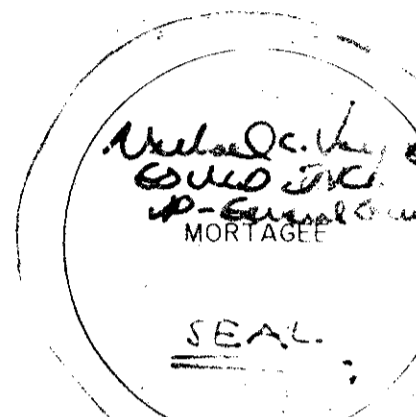
DATED THIS 13 DAY OF September, 1991.

ATTEST: Peter Pimentel
PETER PIMENTEL
SECRETARY, BOARD OF SUPERVISORS

NOTES

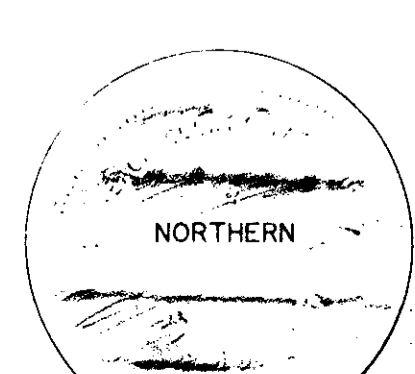
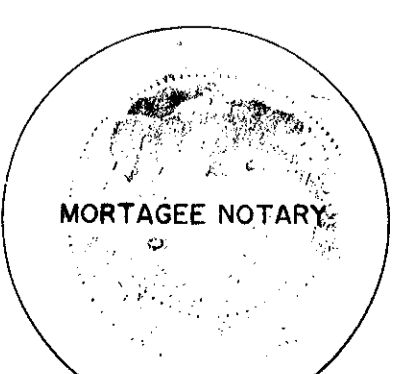
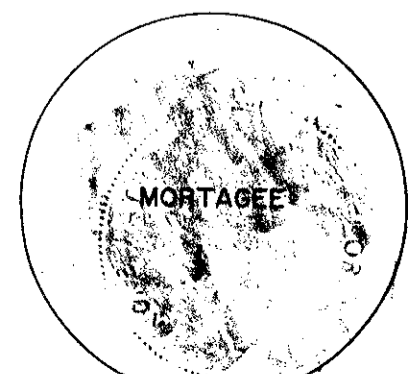
1. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
2. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS.
3. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
4. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 THE USE RIGHTS GRANTED.
5. THE SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
6. BEARING REFERENCE: BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM AS ESTABLISHED BY PALM BEACH COUNTY SURVEY DEPARTMENT, THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST, BEARS NORTH 03°27'29" EAST.
7. THERE SHALL BE NO BUILDINGS, STRUCTURES, ANY KIND OF CONSTRUCTION, NOR TREES NOR SHRUBS PLACED ON TRACT PR-1, NOR ON TRACT "D", ON WATER MANAGEMENT EASEMENTS UNLESS APPROVED, IN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
8. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
9. THERE SHALL BE NO CONSTRUCTION OF UTILITIES IN UTILITY EASEMENTS WHERE WATER MANAGEMENT EASEMENTS AND UTILITY EASEMENTS OVERLAP UNLESS APPROVED IN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT AND PALM BEACH COUNTY.

PET. 84-130
ALLOC. #0001
5/21/2/D



TAZ-871

VISTA CENTER OF PALM BEACH PLAT 3
BOOK 68
FLOOD ZONE 8/10-1 FLOOD MAP #150A
QUAD # 81
ZONING
ZONING CODE 33411
PAGE 129



0473-005

68/129
Duplicate