

VISTA CENTER PARCEL 15 REPLAT

BEING A REPLAT OF "PARCEL 15, VISTA CENTER OF PALM BEACH PLAT 3", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, AT PAGE 128 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SITUATE IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA MAY, 1997 SHEET 1 OF 2

178

STATE OF FLORIDA
COUNTY OF PALM BEACH

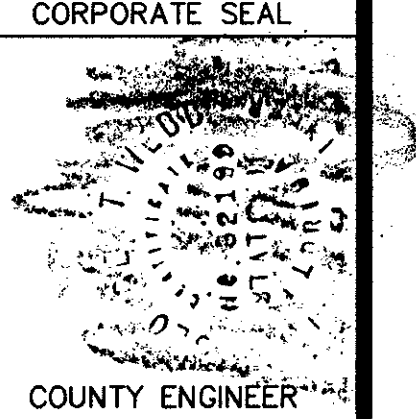
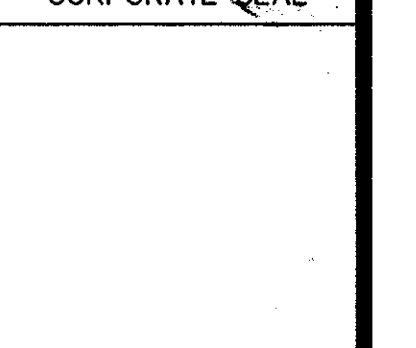
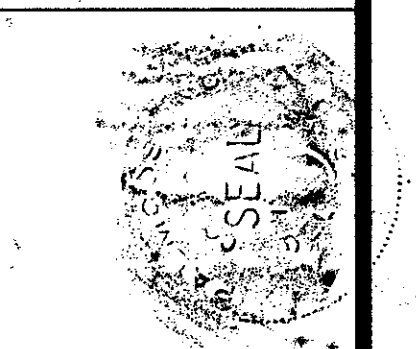
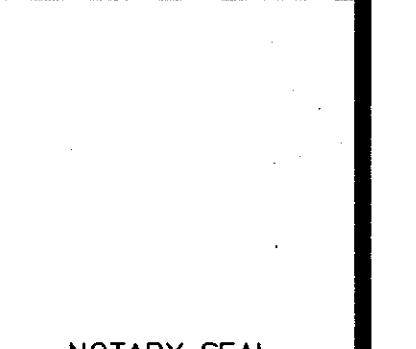
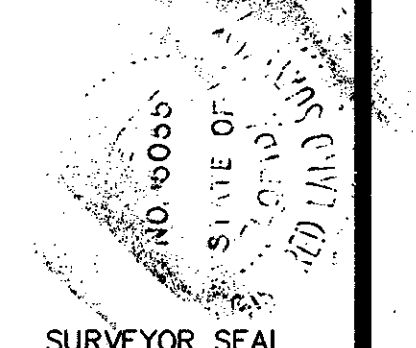
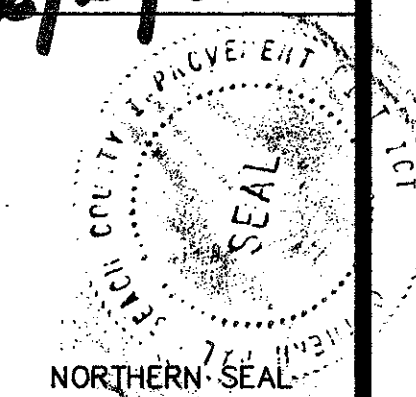
THIS PLAT WAS FILED FOR RECORD ON 30th DAY OF September AD. 1997 AND DAY 80 RECORDED IN PLAT BOOK 178 AND 179 PAGES

DOROTHY H. WILKEN, CLERK
By George T. Webb, P.E.

CIRCUIT COURT SEAL

SHEET 1 OF 2

Per. 84-130
Alloc. #0001
5/2/2/D



80/178
NOTARY SEAL

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT PALM BEACH COMMERCE CENTER ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "VISTA CENTER PARCEL 15 REPLAT" BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 15, VISTA CENTER OF PALM BEACH PLAT 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGE 128, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 10.330 ACRES, MORE OR LESS.

IN WITNESS WHEREOF, THE ABOVE-NAMED FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER PALMCO INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA THIS 22nd DAY OF August, 1997.

PALMCO INC.
A DELAWARE CORPORATION,
GENERAL PARTNER

WITNESS: Andrzej Furdaj

BY: Richard J. Razonok
RICHARD J. RAZONOK, VICE-PRESIDENT

WITNESS: Trinity C. Rooker

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, 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 MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 7243, AT PAGE 1084, AS CORRECTED BY INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 7289, AT PAGE 1451, AND MODIFIED IN OFFICIAL RECORD BOOK 9674 AT PAGE 897, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, FOBIO ENTERPRISES LIMITED HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ATTORNEY IN FACT PURSUANT TO POWER OF ATTORNEY RECORDED IN OFFICIAL RECORD BOOK 8691, PAGE 588 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21st DAY OF August, 1997.

FOBIO ENTERPRISES LIMITED
A HONG KONG CORPORATION,

WITNESS: Andria J. Boyle BY: Dean Vegosen
DEAN VEGOSEN, ATTORNEY IN FACT

WITNESS: Andria J. Boyle

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF DADE

I, JEFFREY WATKIN, 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 PALM BEACH COMMERCE CENTER ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

DATE: August 22, 1997
Jeffrey Watkin
JEFFREY WATKIN

SURVEYORS NOTES

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE PLAT BEARING OF SOUTH 89°49'01" EAST ALONG THE NORTH LINE OF PARCEL 15, VISTA CENTER OF PALM BEACH PLAT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGE 128, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

2. ALL DISTANCES SHOWN ARE GROUND DISTANCES. COORDINATES SHOWN HEREON ARE GRID COORDINATES, NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT, FLORIDA EAST ZONE, TRANSVERSE MERCATOR PROJECTION, GEODETIC CONTROL AS ESTABLISHED AND ADOPTED BY THE PALM BEACH COUNTY SURVEY SECTION. (SEE COORDINATE TRANSLATION DETAIL NOTE SHEET 2 OF 2).

3. 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 IMPROVEMENTS.

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. THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.

4. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS AND MATTERS OF PUBLIC RECORD THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

6. THIS SITE IS SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS OF VISTA CENTER OF PALM BEACH, AS RECORDED IN OFFICIAL RECORD BOOK 5900, PAGE 1476, AS AMENDED IN OFFICIAL RECORD BOOK 6351, PAGE 835, AND IN OFFICIAL RECORD BOOK 9537, PAGE 1688, AND AS AFFECTED BY AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 8987, PAGE 98, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

7. THIS SITE IS SUBJECT TO THE DEVELOPMENT ORDER WHICH IS DESCRIBED IN THE NOTICE OF ADOPTION OF DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORD BOOK 4600, PAGE 94 AS REVISED BY REVISED NOTICE OF ADOPTION OF DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORD BOOK 8799, AT PAGE 1928, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

8. THIS SITE IS SUBJECT TO AN EASEMENT IN FAVOR OF NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT AS RECORDED IN OFFICIAL RECORD BOOK 5843, PAGE 1320, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYORS CERTIFICATION

I HEREBY 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) 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.

THIS 20 DAY OF August, 1997
Dennis J. Leavy
DENNIS J. LEAVY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5055

APPROVALS

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 9 DAY OF Sept, 1997.

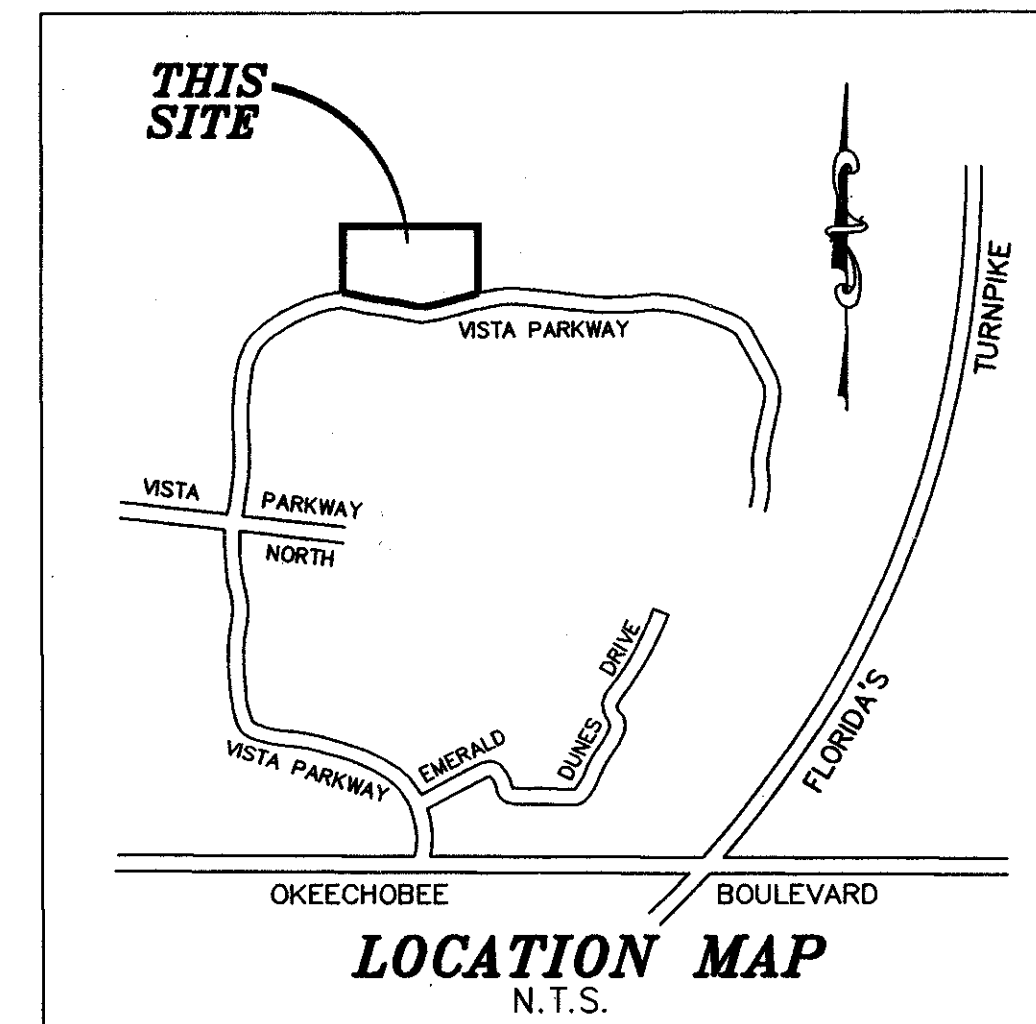
BY: George T. Webb
GEORGE T. WEBB, P.E., COUNTY ENGINEER

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT:

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR MAINTENANCE RESPONSIBILITIES BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

NORTHERN PALM BEACH IMPROVEMENT DISTRICT

ATTEST: Peter L. Pimentel 8/18/97 BY William L. Kerslake
PETER L. PIMENTEL, SECRETARY WILLIAM L. KERSLAKE, PRESIDENT



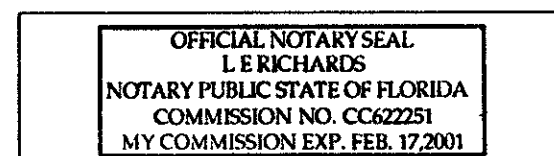
ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF DADE)

BEFORE ME PERSONALLY APPEARED RICHARD J. RAZONOK, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF PALMCO INC., A DELAWARE CORPORATION, AS GENERAL PARTNER OF PALM BEACH COMMERCE CENTER ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION ON BEHALF OF THE PARTNERSHIP, 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, ON BEHALF OF THE PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF August, 1997.

MY COMMISSION EXPIRES: 2/17/01
DATE L. Richards
NOTARY PUBLIC



SEAL NOTARY PUBLIC

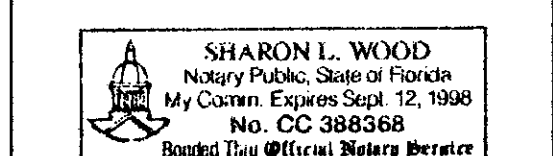
ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED DEAN VEGOSEN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A FLORIDA DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ATTORNEY IN FACT FOR FOBIO ENTERPRISES LIMITED, A HONG KONG CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT IN SUCH CAPACITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF August, 1997.

MY COMMISSION EXPIRES: 7/12/98
DATE Sharon L. Wood
NOTARY PUBLIC



SEAL NOTARY PUBLIC

SUBDIVISION * VISTA CENTER PARCEL 15 REPLAT
PAGE 178
BOOK 80 FLOOD MAP #1504
FLOOD ZONE B ZONING #33411
QUAD # 31
BE
FUD #486 VISTA CENTER PARCEL 15 REPLAT

0473-007

Dennis J. Leavy & Associates, Inc.
Land Surveyors & Mappers
460 BUSINESS PARK WAY • SUITE D • ROYAL PALM BEACH, FL. 33411
phone (561) 753-0650 fax (561) 753-0290