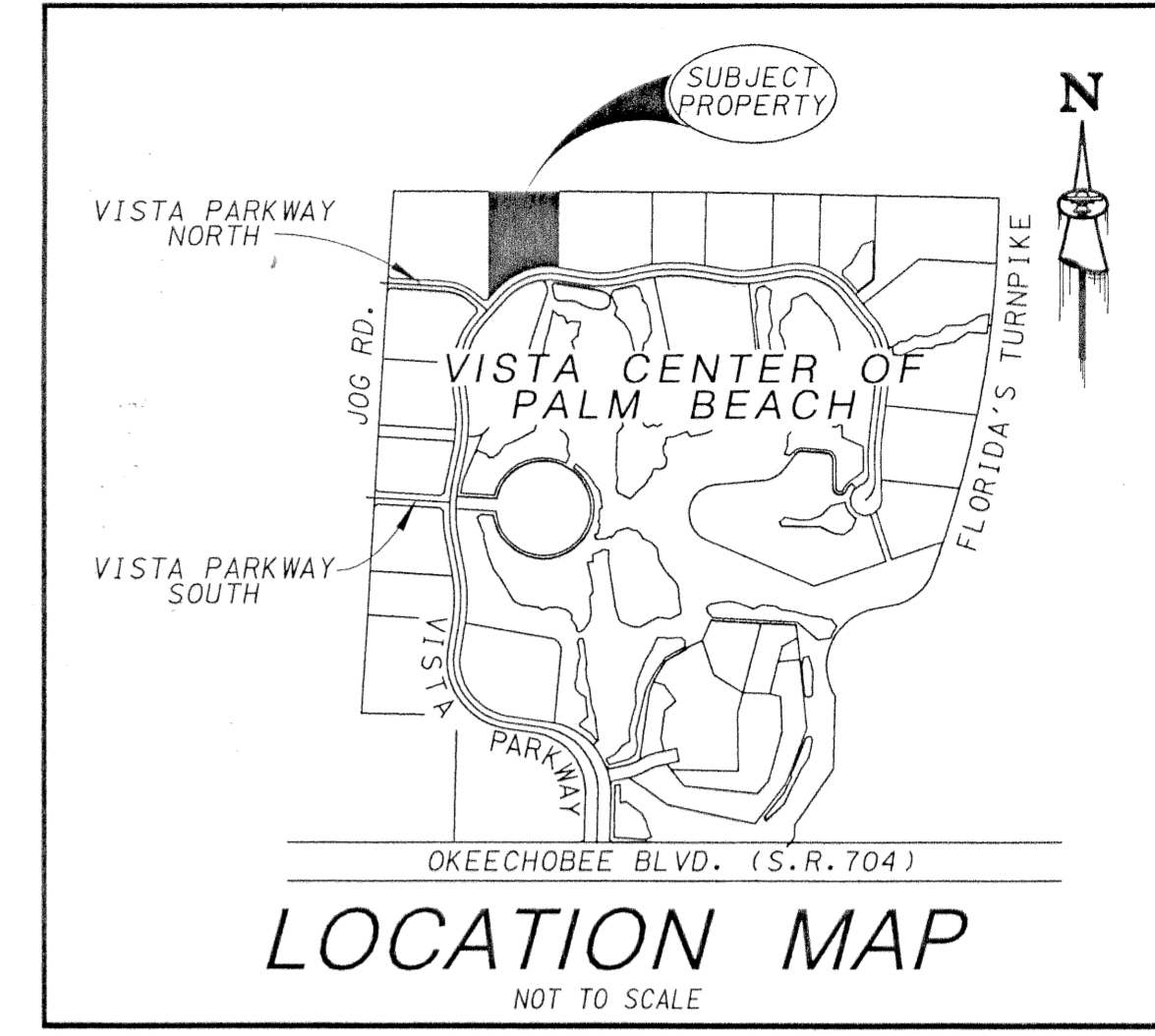
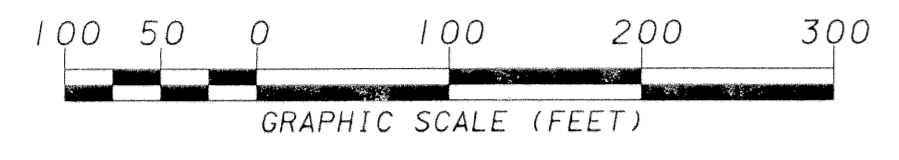


VISTA CENTER OF PALM BEACH PLAT 7

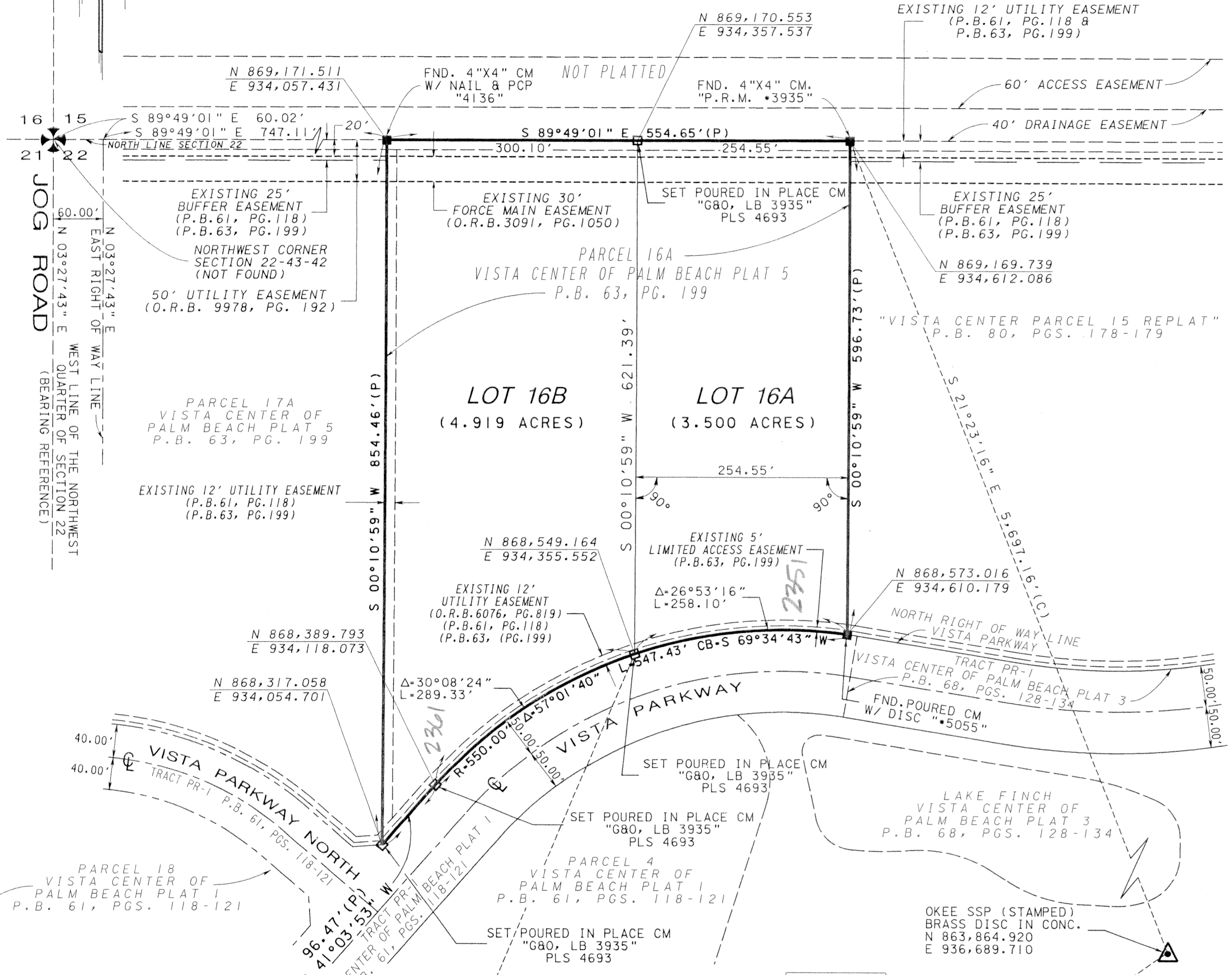
A PART OF A P.I.P.D.

BEING A REPLAT OF PARCEL 16A AS SHOWN ON VISTA CENTER OF PALM BEACH PLAT 5, RECORDED IN PLAT BOOK 63, PAGE 199 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA. LYING IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 1 SEPTEMBER 2002



23rd December 2002
191
Sundel...
2:37P
96



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PALM BEACH COMMERCE CENTER ASSOCIATES LTD., A FLORIDA LIMITED PARTNERSHIP, 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 OF PALM BEACH PLAT 7, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF PARCEL 16A, AS SHOWN ON THE VISTA CENTER OF PALM BEACH PLAT 5, ACCORDING TO THE REPLAT THEREOF, AS RECORDED IN PLAT BOOK 63, AT PAGE 199 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, PALM COS INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THIS 18th DAY OF November, 2002.

PALM BEACH COMMERCE CENTER ASSOCIATES LTD., A FLORIDA LIMITED PARTNERSHIP
BY PALM COS INC., A DELAWARE CORPORATION, AS GENERAL PARTNER, LICENSED TO DO BUSINESS IN FLORIDA

BY: *Richard Razook*
RICHARD RAZOOK - VICE PRESIDENT

WITNESS: *Cynthia Lopez*
PRINT NAME CYNTHIA LOPEZ

WITNESS: *Marcela Rodriguez*
PRINT NAME Marcela Rodriguez

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

DATED THIS 22nd DAY OF November, 2002.

Patricia O'Neal
PAMELA M. RAUCH
SECRETARY,
BOARD OF SUPERVISORS

TITLE CERTIFICATION

I, MARILYN MOORE, 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.; THAT THE CURRENT TAXES HAVE BEEN PAID; THERE ARE NO MORTGAGES OF RECORD AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: November 12, 2002
Marilyn Moore
MARILYN MOORE, ESQ.
ATTORNEY AT LAW

COUNTY APPROVALS

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 20 DAY OF Dec 2002, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

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

SURVEYOR AND 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), FLORIDA STATUTES, 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.

John H. Adler III
JOHN H. ADLER III, P.S.M.
LICENSE NO. 4693
STATE OF FLORIDA

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD RAZOOK WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF PALM COS INC., A CORPORATION, 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 18th DAY OF NOVEMBER, 2002.

MY COMMISSION EXPIRES: FEB. 17, 2005
COMMISSION NUMBER: CC 994807
NOTARY PUBLIC
L. E. RICHARDS

ZONING PETITION NO. 84-130H
LIGHT INDUSTRIAL PARCEL 16A TOTAL 8.419 ACRES
LOT 1 PARCEL 16A 4.919 ACRES
LOT 2 PARCEL 16A 3.500 ACRES
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT 5A

NOTES

- 1.) THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 2.) THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY THE CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 3.) 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.
- 4.) BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST AS SHOWN ON VISTA CENTER OF PALM BEACH PLAT 5, RECORDED IN PLAT BOOK 63, PAGE 199, PALM BEACH COUNTY PUBLIC RECORDS BEARS SOUTH 03°27'43" WEST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- 5.) STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN PROJECTION.
LINEAR UNIT - US SURVEY FEET
SCALE FACTOR - 1.000029636
DISTANCES SHOWN HEREON REPRESENT GROUND DISTANCES.
NOTE:
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
PLAT BEARINGS * 00°00'00" (ROTATION) = GRID BEARINGS
COORDINATES SHOWN ON THE GEODETIC CONTROL MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY AND THAT THE 98 ADJUSTED STATIONS WERE CONSTRAINED FOR POST PROCESSING.
- 6.) 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, FLORIDA.
- 7.) THIS PLAT WAS PREPARED BY: JOHN H. ADLER III, PSM

LEGEND / ABBREVIATIONS:

- Δ - CURVE'S DELTA ANGLE
- (C) - CALCULATED
- (F) - FIELD MEASURED
- (P) - AS PLATTED
- (PLAIN) - FOUND FIELD POINT WITHOUT ANY IDENTIFICATION
- CL - CENTERLINE
- C.B. - CURVE'S CHORD BEARING
- CONC. - CONCRETE
- CM - CONCRETE MONUMENT
- FND. - FOUND
- L - CURVE'S ARC LENGTH
- G80 - GREENHORNE & O'MARA
- LB - LICENSED BUSINESS
- MON. - MONUMENT
- O.R.B. - OFFICIAL RECORD BOOK
- P.B. - PLAT BOOK
- P.I.P.D. - PLANNED INDUSTRIAL PARK DEVELOPMENT
- PLS - PROFESSIONAL LAND SURVEYOR
- P.R.M. - PERMANENT REFERENCE MONUMENT
- PG. - PAGE
- PGS. - PAGES
- R - CURVE'S RADIUS

PBF-7 (STAMPED)
BRASS DISC IN CONC.
N 860,856.993
E 931,146.776

GREENHORNE & O'MARA, INC.
701 NORTHPOINT PARKWAY, SUITE 100
WEST PALM BEACH, FL 33407
(561) 686-7707 LB 3935

ANNAPOLIS, MD • ATLANTA, GA • FAIRFAX, VA • FREDERICKSBURG, VA • GREENBELT, MD
MECHANICSBURG, PA • RALEIGH, NC • ROCKVILLE, MD • TAMPA, FL • WALDORF, MD

SUBDIVISION: Vista Center of Palm Beach
PAGE: 191
PLAT BOOK: 63
PAGE: 191
ZONING: P1D
SECTION: 22
TOWNSHIP: 43 S
RANGE: 42 E
FILE NO: 803
FILE NAME: Vista Center of Palm Beach

