

VISTA CENTER OF PALM BEACH PLAT 1

119

A PLANNED INDUSTRIAL PARK DEVELOPMENT

SEPTEMBER 1988 SHEET 2 OF 4

GREENHORNE & O'MARA, INC.

580 VILLAGE BOULEVARD, SUITE 360
WEST PALM BEACH, FL 33409
(407) 686-7707



P. I. P. D. TABLE

COMMERCIAL PARCELS 3, 4, 16, 17, 18, 19, AND 21N	63.890 ACRES
ACCESS TRACT PR-1	17.686 ACRES

AREA TABULATION

PARCEL 3	10.720 ACRES
PARCEL 4	9.857 ACRES
PARCEL 16	9.841 ACRES
PARCEL 17	11.378 ACRES
PARCEL 18	7.903 ACRES
PARCEL 19	7.192 ACRES
PARCEL 21N	7.000 ACRES
TRACT PR-1	17.686 ACRES
	81.577 ACRES

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF DADE

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 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 ASST. SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREIN BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16TH DAY OF November, 1988.

ATTEST
BARNETT BANK OF SOUTH FLORIDA, N.A.
A NATIONAL BANKING ASSOCIATION

BY: [Signature]
ELLEN L. LAUNDY, ASST. SECRETARY

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, AS CITED AND SHOWN HEREON, AND HEREBY ACCEPTS THE PERPETUAL MAINTENANCE RESPONSIBILITY THEREOF; AND HEREBY ACCEPTS THE WATER MANAGEMENT EASEMENT, AS CITED AND SHOWN HEREON, AND HEREBY ACKNOWLEDGES IT HAS NO MAINTENANCE RESPONSIBILITY WITHIN SAID EASEMENT AND IS RECEIVING NO OTHER DEDICATIONS NOR INCURRING ANY OTHER MAINTENANCE RESPONSIBILITIES ON THIS PLAT.

DATED THIS 16TH DAY OF November, 1988.

ATTEST:
[Signature] PETER PIMENTEL
SECRETARY, BOARD OF SUPERVISORS
[Signature] WILLIAM L. KERSLAKE
PRESIDENT, BOARD OF SUPERVISORS

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED [Signature] AND [Signature] TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS [Signature] AND [Signature] OF BARNETT BANK OF SOUTH FLORIDA, N.A., A NATIONAL BANKING ASSOCIATION 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 16TH DAY OF November, 1988.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

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 BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
6. BEARING REFERENCE: FLORIDA STATE PLANE COORDINATE SYSTEM AS ESTABLISHED BY PALM BEACH COUNTY SURVEY DEPARTMENT 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, TREES, NOR SHRUBS PLACED ON TRACT PR-1 OR ON THE WATER MANAGEMENT EASEMENT UNLESS APPROVED, IN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
8. RADIAL LINES ARE ANNOTATED.
9. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SUBDIVISION: Vista Center of Palm Beach
 BOOK: 5268
 FLOOD ZONE: A0
 QUAD: 31
 SEC: 56
 PIPD 84-130
 942 843

Det. 84-130
Assoc #000
CORRECT 7/12/84

61/119

VISTA CENTER OF P.B. #1

