

VISTA CENTER OF PALM BEACH PLAT 6 BEING A REPLAT OF PARCEL 20N VISTA CENTER OF PALM BEACH PLAT 3 PLAT BOOK 68, PAGES 128-134

TOGETHER WITH A PORTION OF THE NORTHWEST QUARTER IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA A PLANNED INDUSTRIAL PARK DEVELOPMENT

DEDICATION AND RESERVATION

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 6, BEING A REPLAT OF PARCEL 20N VISTA CENTER OF PALM BEACH PLAT 3, PLAT BOOK 68, PAGES 128-134, TOGETHER WITH A PORTION OF THE NORTHWEST QUARTER IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

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

ALL OF PARCEL 20N ACCORDING TO THE PLAT OF VISTA CENTER OF PALM BEACH PLAT 3, AS RECORDED IN PLAT BOOK 68, PAGES 128-134 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH

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

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 22, THENCE SOUTH 03° 27' 43" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 1863.57 FEET; THENCE SOUTH 86° 32' 17" EAST ON THE PROLONGATION OF THE SOUTH LINE OF PARCEL 19 AS SHOWN ON SAID VISTA CENTER OF PALM BEACH PLAT 1 A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 19, THENCE SOUTH 03° 27' 43" WEST ON THE EAST LINE OF A 60.00 FOOT RIGHT-OF-WAY LINE AS RECORDED IN SAID OFFICIAL RECORD BOOK 4783 PAGES 188 THROUGH 203, INCLUSIVE, A DISTANCE OF 88.86 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL 20S;

THENCE SOUTH 86° 32' 17" EAST ON A LINE 88.86 FEET SOUTH OF AND PARALLEL TO THE SAID SOUTH LINE OF PARCEL 19, A DISTANCE OF 599.47 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID VISTA PARKWAY, BEING A PART OF TRACT PR-1, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1225.00 FEET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE AN ARC DISTANCE OF 94.19 FEET THROUGH A CENTRAL ANGLE OF 41° 24' 18" HAVING A CHORD BEARING OF SOUTH 10° 08' 13" WEST, TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 12° 20' 21" WEST A DISTANCE OF 204.05 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1225.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF THE CURVE A DISTANCE OF 116.25 FEET THROUGH A CENTRAL ANGLE OF 05° 26' 15" THENCE SOUTH 58° 10' 54" WEST A DISTANCE OF 34.28 FEET; THENCE NORTH 86° 32' 17" WEST A DISTANCE OF 494.62 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF VISTA PARKWAY SOUTH ALSO BEING A PORTION OF TRACT PR-1 AS SHOWN ON SAID VISTA CENTER OF PALM BEACH PLAT 1; THENCE NORTH 41° 32' 17" WEST A DISTANCE OF 35.36 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF JOG ROAD AS DESCRIBED IN SAID OFFICIAL RECORD BOOK 4783 PAGES 138 THROUGH 203, INCLUSIVE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, NORTH 03° 27' 43" EAST A DISTANCE OF 409.16 FEET TO THE POINT OF BEGINNING,

CONTAINING A TOTAL OF 6.894 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN AND HEREBY DEDICATES THE FOLLOWING:

- 1. 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.
2. 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.
3. THE 10, 15, AND 25 FOOT BUFFER EASEMENTS AS SHOWN ARE FOR LANDSCAPE AND OTHER PROPER PURPOSES AND ARE HEREBY RESERVED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF VISTA CENTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS HEIRS, SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE EXECUTED BY AND THROUGH ITS GENERAL PARTNER, PALM BEACH-K ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, BY AND THROUGH ITS GENERAL PARTNER, KOAD, INC., A FLORIDA CORPORATION

THIS 5th DAY OF APRIL, 1995.
WITNESSES:
Palm Beach Commerce Center Associates, Ltd.
Palm Beach-K Associates, Ltd.
Koad, Inc.
Frank Egger - Vice President

ACKNOWLEDGEMENTS

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF April, 1995 BY FRANK EGGER, AS VICE-PRESIDENT OF KOAD, INC., A FLORIDA LIMITED PARTNERSHIP, AS GENERAL PARTNER OF PALM BEACH COMMERCE CENTER ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, ON BEHALF OF THE CORPORATION AND AS AN ACT OF SUCH PARTNERSHIP. HE (A) IS PERSONALLY KNOWN TO ME, (B) HAS PRODUCED (C) AS IDENTIFICATION.

My Commission Expires:
Notary Public - State of Florida
Name: Wilma R. Lusk

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }
THE VISTA CENTER ASSOCIATION INC. HEREBY ACCEPTS THE RESERVATION TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 3rd DAY OF APRIL, 1995.

WITNESS:
Vista Center Association Inc.
Steve Adler - Vice President

ACKNOWLEDGEMENTS

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }
BEFORE ME PERSONALLY APPEARED STEVE ADLER WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF VISTA CENTER ASSOCIATION, 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 6th DAY OF April, 1995.
My Commission Expires:
Notary Public - State of Florida

MORTGAGEE'S CONSENT

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE ENCUMBERING 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 CORRECTIVE SECOND CONSOLIDATED MORTGAGE AND SECURITY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7289, AT PAGE 1451 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS ASSIGNED TO THE UNDERSIGNED BY ASSIGNMENT OF MORTGAGES AND OTHER SECURITY DOCUMENTS RECORDED IN OFFICIAL RECORDS BOOK 7795, AT PAGE 95 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF THE UNDERSIGNED HAS CAUSED THIS CONSENT TO BE EXECUTED AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED BY ITS DULY AUTHORIZED ATTORNEY-IN-FACT AS OF THE 5th DAY OF April, 1995.

WITNESS:
Dean Vegosen, Attorney-in-Fact

APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF MAY, 1995.
BY: Ken Foster, Chairman

ATTEST:
Dorothy H. Wilken, Clerk of the Circuit Court
BY: Stuart Wright, Deputy Clerk
COUNTY ENGINEER:
George T. Webb, P.E. - County Engineer

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT ACKNOWLEDGEMENTS

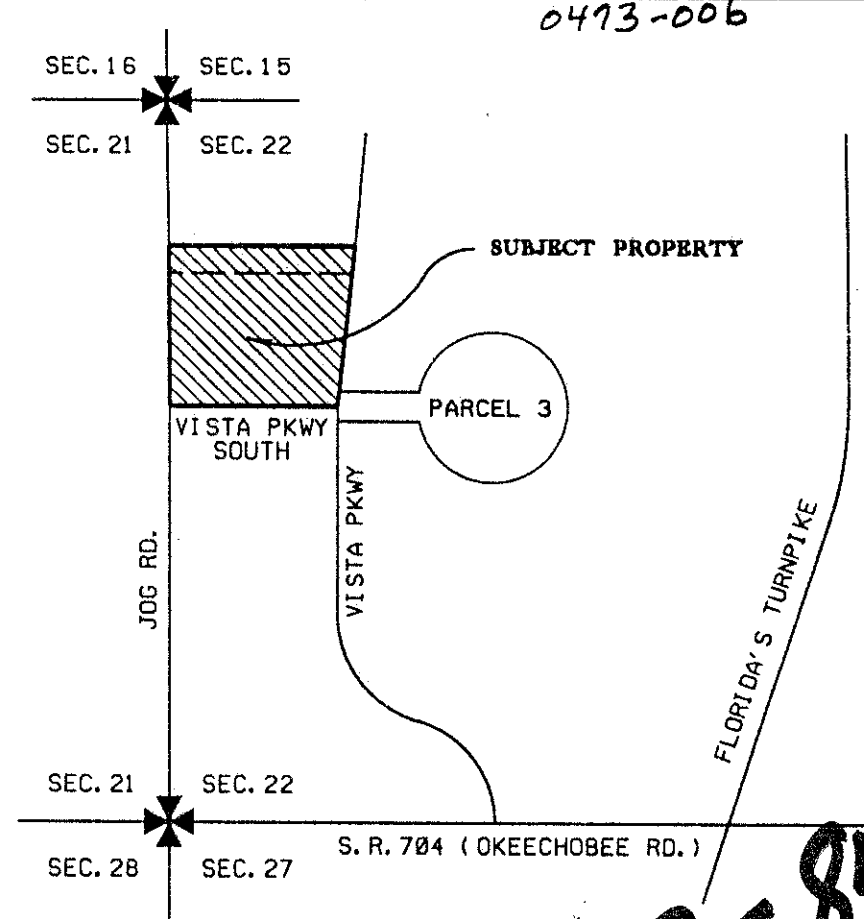
STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }
THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY, SAID DISTRICT ON THIS PLAT.
IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY WILLIAM L. KERSLAKE, ITS PRESIDENT, AND PETER L. PIMENTEL, ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 11th DAY OF April, A.D. 1995.

ATTEST:
Peter L. Pimentel, Secretary
William L. Kerslake, President

ACKNOWLEDGEMENTS

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }
BEFORE ME PERSONALLY APPEARED DEAN VEGOSEN WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ATTORNEY-IN-FACT FOR FOBLIO ENTERPRISES LIMITED, 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 5th DAY OF April, 1995.
My Commission Expires:
Notary Public - State of Florida



LOCATION MAP (NOT TO SCALE)

PET. 84-130
ALOC. #0001
5/2/2/D

SURVEYOR'S NOTES

- 1. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE N.W. 1/4 OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST. SAID WEST LINE BEARS SOUTH 03° 27' 43" WEST. ALSO, SAID BEARING BASE IS CONSISTANT WITH THE BEARING BASE USED ON SAID VISTA CENTER OF PALM BEACH PLAT 3.
2. COORDINATES SHOWN ARE GRID DATUM = NAD 83 1990 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = U.S. SURVEY FEET COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR = 1.000291430 GROUND DISTANCES X SCALE FACTOR = GRID DISTANCES SOUTH 03° 27' 43" WEST (PLAT BEARING BASE) = +00° 01' 00" = BEARING ROTATION SOUTH 03° 28' 43" WEST (GRID BEARING) (PLAT TO GRID) COMMON LINE BETWEEN EXISTING PLAT AND REPLAT: WEST LINE OF THE N.W. 1/4 OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST (BEARING BASE).
3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

TITLE CERTIFICATION

STATE OF FLORIDA } SS
COUNTY OF DADE }
WE, CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE 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 OR RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORDS BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.
DATED: 3-27-95
HERB SWAN - ASSISTANT VICE PRESIDENT

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.") 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, P.L.S.
FLORIDA CERTIFICATE NO. 693

0473-006 75/12

GREENHORNE & O'MARA, INC.
701 NORTHPOINT PARKWAY, SUITE 100
WEST PALM BEACH, FL 33411

APRIL, 1995 SHEET 1 OF 2

TAZ-871

BOOK 75 PAGE 12
FLOOD MAP #150A
FLOOD ZONE A-1 ZONING FIPD
QUAD #31 ZIP CODE 33411
SE 84-130
PUD NAME same

