

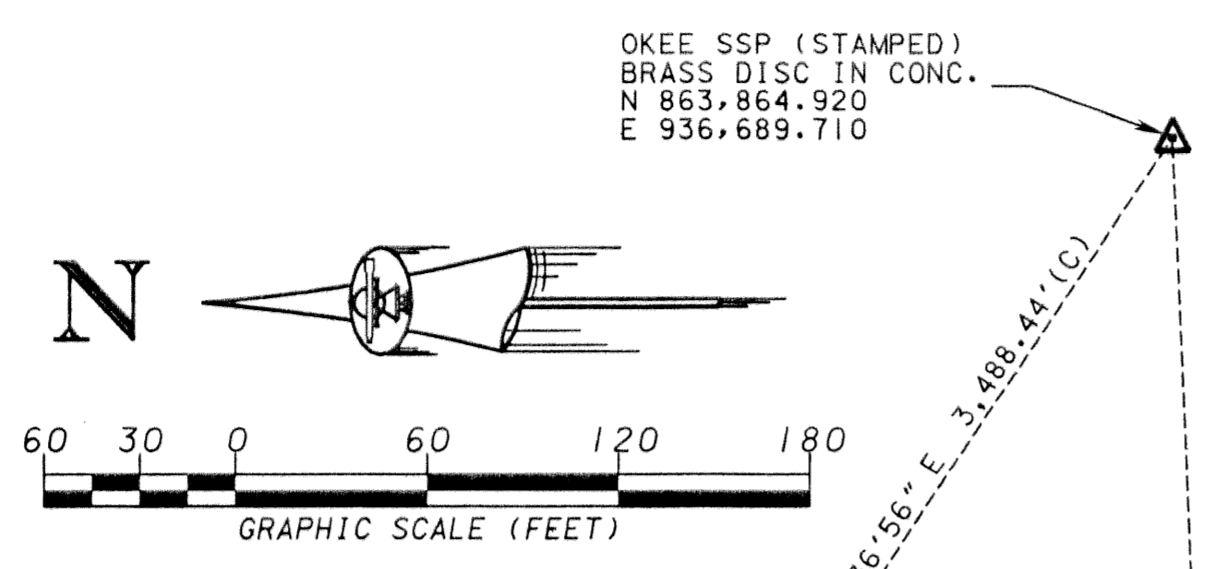
VISTA CENTER OF PALM BEACH PLAT 8

A PART OF A P.I.P.D.
BEING A PORTION OF VISTA CENTER OF PALM BEACH,
LYING IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 1 FEBRUARY 2003

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.) 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.
- 3.) BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST, AS SHOWN ON VISTA CENTER OF PALM BEACH PLAT 1, RECORDED IN PLAT BOOK 61, PAGES 118-121, PALM BEACH COUNTY PUBLIC RECORDS BEARS NORTH 03°27'29" EAST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- 4.) STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983/1990/98 ADJUSTMENT, TRANSVERSE MERCATOR PROJECTION. LINEAR UNIT - US SURVEY FEET. SCALE FACTOR - 1.00029636. 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."
- 5.) 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.
- 6.) THIS PLAT WAS PREPARED BY JOHN H. ADLER III, PSM.



OKEE SSP (STAMPED)
BRASS DISC IN CONC.
N 863,864.920
E 936,689.710

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ATHENA VISTA, 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 8, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST, LOCATED IN PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF PARCEL 21 NORTH, VISTA CENTER OF PALM BEACH PLAT 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGES 118-121 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE SOUTH 86°32'17" EAST ALONG THE SOUTH LINE OF SAID PARCEL 21 NORTH, A DISTANCE OF 647.67 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF VISTA PARKWAY, BEING A PORTION OF TRACT PR-1, AS SHOWN ON SAID VISTA CENTER OF PALM BEACH PLAT 1, SAID POINT ALSO LYING ON A NON-TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1100.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 80°39'51" EAST, THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 346.32 FEET THROUGH A CENTRAL ANGLE OF 18°02'20" HAVING A CHORD BEARING OF SOUTH 00°18'59" EAST, THENCE NORTH 86°32'31" WEST, A DISTANCE OF 670.37 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF JOG ROAD AS RECORDED IN OFFICIAL RECORD BOOK 4783, PAGES 188-203 OF SAID PUBLIC RECORDS, THENCE NORTH 03°27'29" EAST ALONG SAID EAST RIGHT OF WAY LINE AND ALONG A LINE BEING 60.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SAID SECTION 22, A DISTANCE OF 344.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.279 ACRES, MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNER OF PARCEL 21'S LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, WITHOUT RECOURSE TO PALM BEACH COUNTY.
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.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, KEENAN VISTA, INC., A FLORIDA CORPORATION, THIS 14 DAY OF February, 2003.

ATHENA VISTA, LTD.,
A FLORIDA LIMITED PARTNERSHIP
BY: William Keenan
KEENAN VISTA, INC., A FLORIDA CORPORATION
AS GENERAL PARTNER

WITNESS: DALE CHANDLER
PRINT NAME: DALE CHANDLER
WITNESS: DALE CHANDLER
PRINT NAME: DALE CHANDLER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED WILLIAM KEENAN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED (Personally Known) AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF KEENAN VISTA, INC., A FLORIDA 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 26 DAY OF February, 2003.

MY COMMISSION EXPIRES: 4-16-04
COMMISSION NO. CC928185
Lizaura M. Killeen NOTARY PUBLIC
Lizaura M. Killeen
PRINT NAME

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

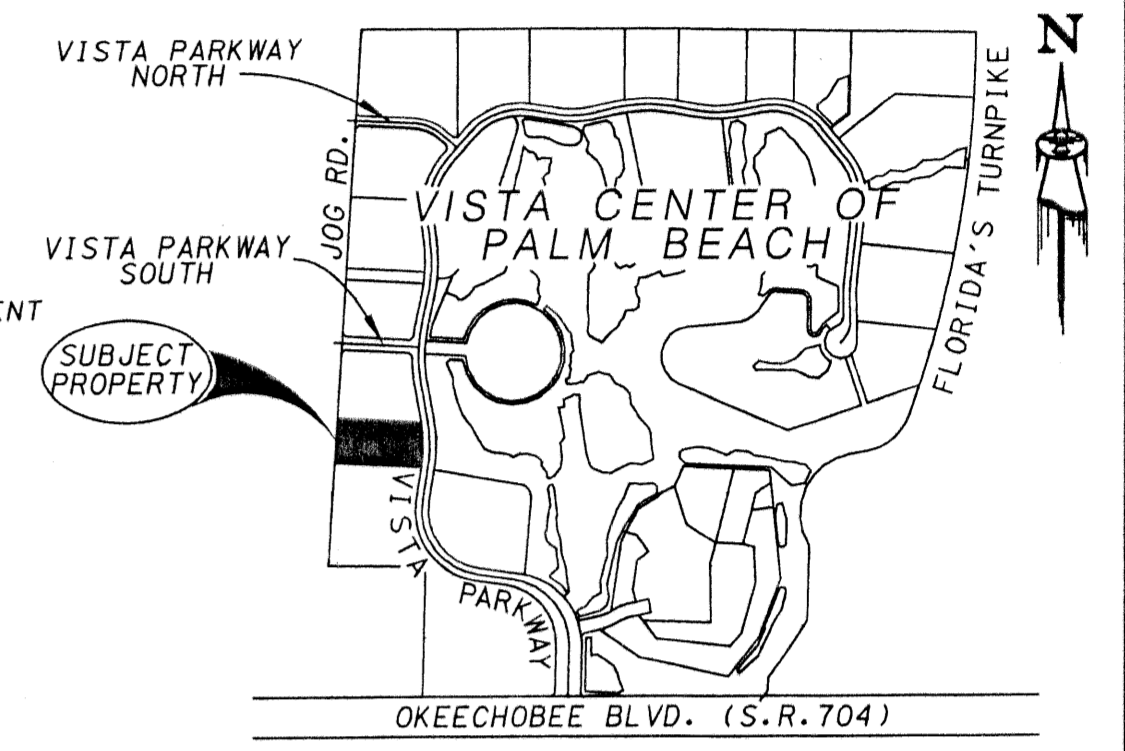
STATE OF FLORIDA
COUNTY OF PALM BEACH
THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY, SAID DISTRICTION THIS PLAT.
DATED THIS 14 DAY OF March, 2003.
Diane Pender Jr.
ONEAL BARBARA JR. SECRETARY
Samela M. Rauch BOARD OF SUPERVISORS
PAMELA M. RAUCH
BOARD OF SUPERVISORS

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, CONRAD J. BOYLE, 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 ATHENA VISTA, LTD., 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 NO OTHER ENCUMBRANCES OF RECORD.
DATE: 2/26/03
Conrad J. Boyle
CONRAD J. BOYLE, ESQ.
ATTORNEY AT-LAW

LEGEND / ABBREVIATIONS:

- B.E. - BUFFER EASEMENT
- (C) - CURVE'S DELTA ANGLE
- (CALC) - CALCULATED
- (P) - AS PLATTED
- (PLAIN) - FOUND FIELD POINT WITHOUT ANY IDENTIFICATION
- (CL) - CENTER LINE
- (C.B.) - CURVE'S CHORD BEARING
- (CM) - CONCRETE MONUMENT
- (DIA.) - DIAMETER
- (LC) - CHORD LENGTH OF CURVE
- (L.A.E.) - LIMITED ACCESS EASEMENT
- (F.D.) - FOUND
- (L) - CURVE'S ARC LENGTH
- (MON.) - MONUMENT
- (O.R.B.) - OFFICIAL RECORD BOOK
- (P.B.C.R.) - PALM BEACH COUNTY RECORDS
- (P.B.) - PLAT BOOK
- (P.I.P.D.) - PLANNED INDUSTRIAL PARK DEVELOPMENT
- (+/-) - PLUS OR MINUS
- (P.O.B.) - POINT OF BEGINNING
- (P.R.M.) - PERMANENT REFERENCE MONUMENT
- (PGS.) - PAGES
- (PLS) - PROFESSIONAL LAND SURVEYOR
- (PSM) - PROFESSIONAL SURVEYOR AND MAPPER
- (P.V.C.) - PLASTIC PIPE
- (R) - CURVE'S RADIUS
- (R/W) - RIGHT OF WAY
- (SEC.) - SECTION
- (U.E.) - UTILITY EASEMENT



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 2 DAY OF February, 2003, 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, P.E.
GEORGE T. WEBB, P.E. - COUNTY ENGINEER

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 14776 AT PAGE 793 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED, HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27 DAY OF February, 2003.
AMSOUTH BANK,
A BANK ORGANIZED UNDER THE LAWS OF ALABAMA
BY: Tina M. Prince
TINA M. PRINCE - VICE PRESIDENT

WITNESS: Aileen W. Leach
PRINT NAME: AILEEN W. LEACH
WITNESS: Helen E. Giring
PRINT NAME: HELEN E. GIRING

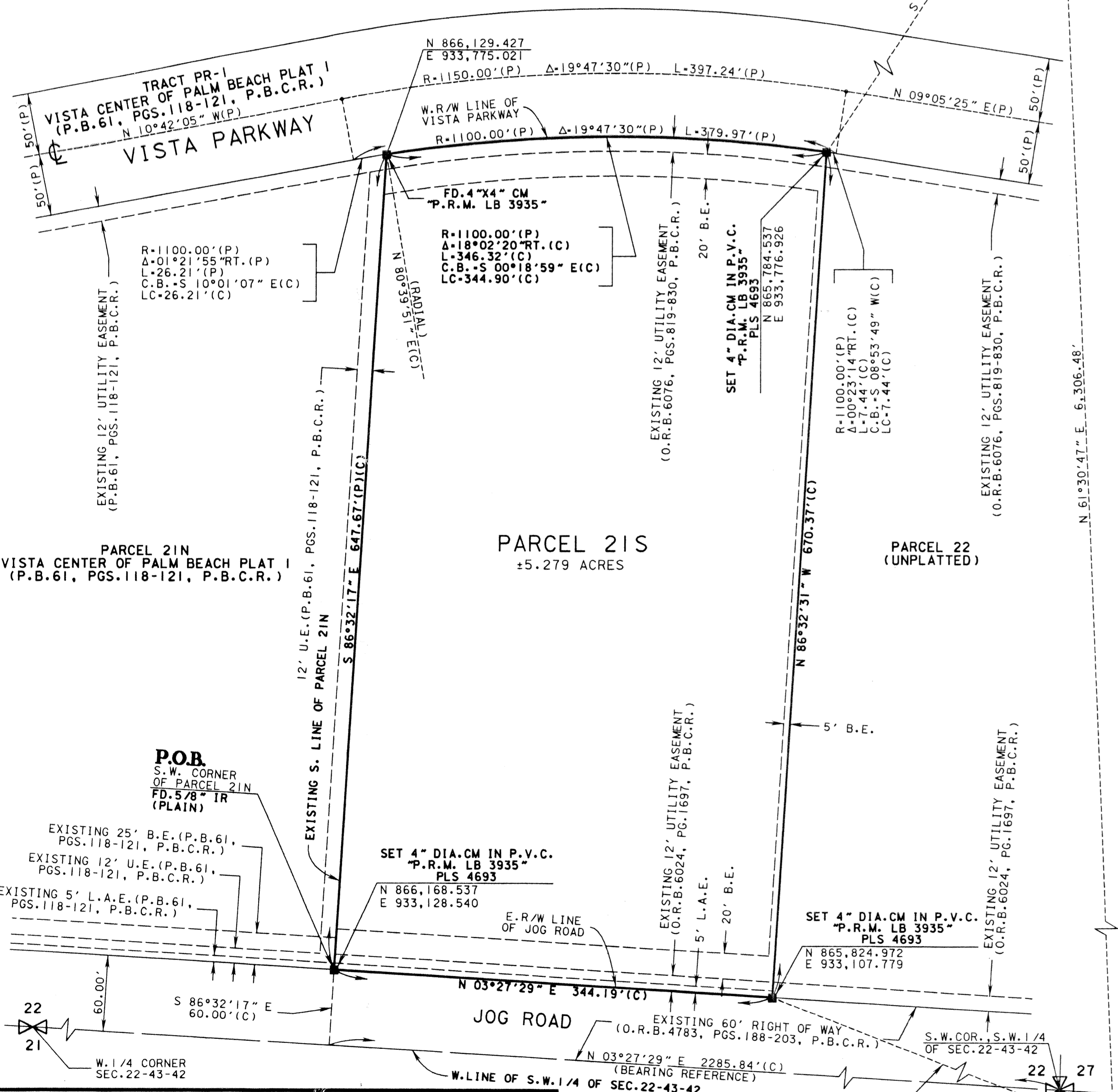
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED TINA M. PRINCE WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED (Personally Known) AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF AMSOUTH BANK, A BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 27 DAY OF February, 2003.

MY COMMISSION EXPIRES: 4/7/04
Aileen W. Leach NOTARY PUBLIC
Aileen W. Leach
PRINT NAME

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."), PERMANENT CONTROL POINTS ("P.C.P.S."), AND MONUMENTS ACCORDING TO SEC. 177.091(9), 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, PSM
LICENSE NO. 0004693
STATE OF FLORIDA



ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMETRISTS
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

COUNTY OF PALM BEACH) ss
STATE OF FLORIDA) ss
This Plat was filed for record at 9:43 A.M.
on the 8 day of February, 2003
and duly recorded in Plat Book No. 98
on page 94
DOROTHY H. WILKIN, Clerk of Circuit Court
John H. Adler III

FLORIDA'S TURNPIKE
VISTA PARKWAY NORTH
VISTA PARKWAY SOUTH
SUBJECT PROPERTY
OKEECHOBEE BLVD. (S.R. 704)
LOCATION MAP
NOT TO SCALE

AMSOUTH BANK MORTGAGEE
ATHENA VISTA, LTD. CORPORATE SEAL
THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
COUNTY ENGINEER
PROFESSIONAL SURVEYOR AND MAPPER