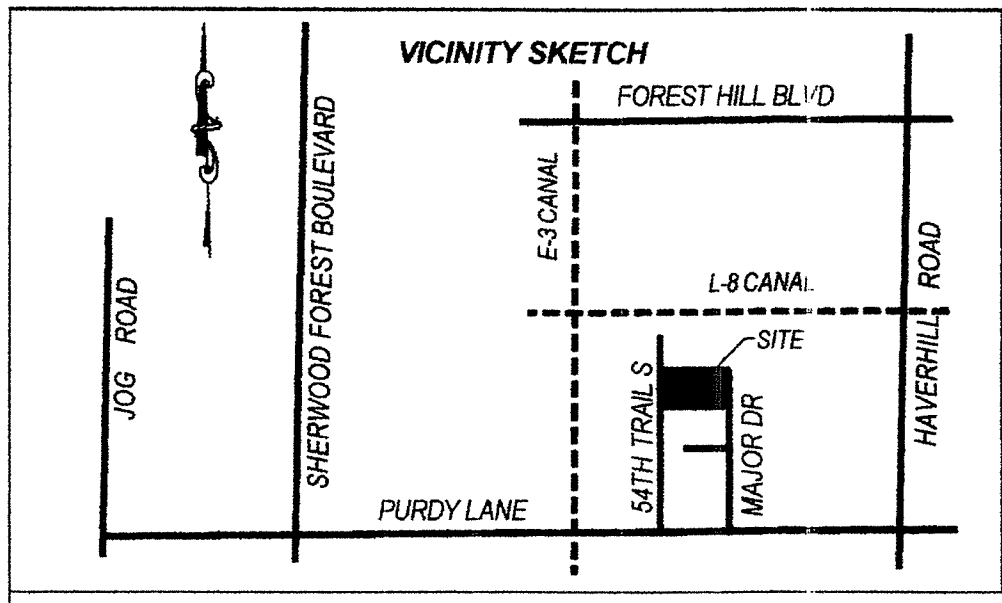


STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT HAS BEEN FILED FOR
RECORD AT 12:30 P.M.
THIS 15 DAY OF
September, 2015
AND DULY RECORDED IN PLAT
BOOK 120
ON PAGE 139-140
SHARON R. BOCK
CLERK & COMPTROLLER
PALM BEACH COUNTY
BY: Maria R. Hudson



000-860

MIRZADEH APARTMENTS

LYING IN SECTION 14, TOWNSHIP 44 SOUTH, RANGE 42 EAST, UNINCORPORATED PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF PARTS OF TRACTS 18 & 19, MODEL LAND COMPANY'S SUBDIVISION OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 78, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
SHEET 1 OF 2

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS, THAT VISTA VILLAGE PARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS THE "PLAT OF MIRZADEH APARTMENTS" LYING IN SECTION 14, TOWNSHIP 44 SOUTH, RANGE 42 EAST, UNINCORPORATED PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF PARTS OF TRACTS 18 & 19, MODEL LAND COMPANY'S SUBDIVISION OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 78, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE NORTH-WEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 14; THENCE N01°52'18"E, ALONG THE EAST LINE OF SAID SECTION 14, AS A BASIS OF BEARING, A DISTANCE OF 1353.53 FEET; THENCE N88°28'47"W, ALONG THE SOUTH LINE OF TRACT 20, MODEL LAND COMPANY'S SUBDIVISION OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, IN PLAT BOOK 5, PAGE 78, A DISTANCE OF 2137.57 FEET; THENCE N01°58'39"E, ALONG THE CENTERLINE OF MAJOR DRIVE, ACCORDING TO THE PLAT OF M&P PROPERTIES PLAT, AS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, IN PLAT BOOK 103, PAGE 90, A DISTANCE OF 560.02 FEET; THENCE N88°28'45"W, ALONG THE SOUTH LINE OF THE NORTH 140 FEET OF THE SOUTH 700 FEET OF TRACTS 18, 19, & 20 OF SAID MODEL LAND COMPANY'S SUBDIVISION; A DISTANCE OF 20.00 FEET TO THE WEST RIGHT OF WAY LINE OF MAJOR DRIVE AND THE POINT OF BEGINNING OF THIS PARCEL; THENCE CONTINUE N88°28'45"W, A DISTANCE OF 281.71 FEET TO THE SOUTHWEST CORNER OF THIS PARCEL; THENCE N02°05'08"E, ALONG THE WEST LINE OF THE EAST 3/4 OF THE WEST 1/2 OF TRACTS 18 AND 19 OF SAID MODEL LAND COMPANY'S SUBDIVISION, A DISTANCE OF 429.97 FEET TO THE NORTHWEST CORNER OF THIS PARCEL; THENCE S88°28'51"E, ALONG THE NORTH LINE OF TRACT 18 OF SAID MODEL LAND COMPANY'S SUBDIVISION, A DISTANCE OF 290.94 FEET TO THE NORTHEAST CORNER OF THIS PARCEL; THENCE S01°38'09"W, ALONG THE SAID WEST RIGHT OF WAY OF MAJOR DRIVE, A DISTANCE OF 429.97 FEET TO THE SOUTHEAST CORNER OF THIS PARCEL AND THE POINT OF BEGINNING; AND CONTAINING 125,774 SQUARE FEET OR 2.875 ACRES, MORE OR LESS, SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE:

TRACT "A" AS SHOWN HEREON IS RESERVED FOR THE OWNER, VISTA VILLAGE PARK, LLC, A LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE 10' UTILITY EASEMENT, AS SHOWN HEREON, IS 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.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS,

THIS 23 DAY OF August, 2015.

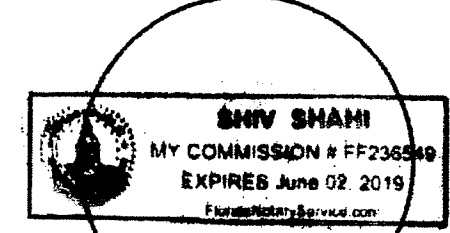
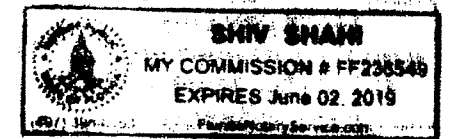
VISTA VILLAGE PARK, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: Mohammad Mirzadeh
MOHAMMAD MIRZADEH, MANAGER
WITNESS: Saeid Mirzadeh
PRINT NAME: SAEID Mirzadeh
WITNESS: Hamid Mirzadeh
PRINT NAME: Hamid Mirzadeh

ACKNOWLEDGEMENT

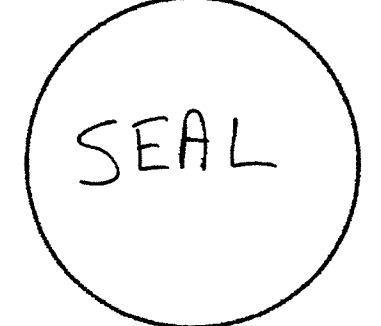
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED MOHAMMAD MIRZADEH, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED F.L.D.L. (M-23-553-49-254-0) AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF VISTA VILLAGE PARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL (IF AVAILABLE) OF SAID COMPANY AND IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF August, 2015.

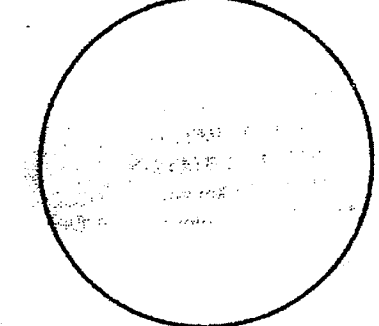
MY COMMISSION EXPIRES: June 02, 2019
COMMISSION NUMBER: FF 236549
SIGNATURE: Shiv Shahi
PRINTED NAME - NOTARY PUBLIC: SHIV SHAHI



NOTARY'S SEAL



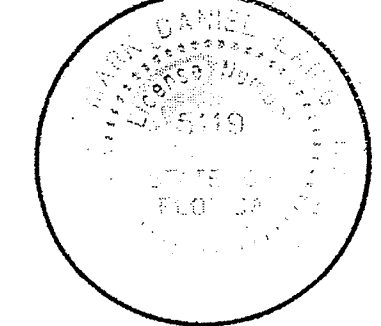
MORTGAGEE'S SEAL



MORTGAGEE NOTARY'S SEAL



ENGINEER'S SEAL



SURVEYOR'S SEAL

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 27345 AT PAGES 1515 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 ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF DIRECTORS THIS 21 DAY OF August, 2015.

PNC BANK NATIONAL ASSOCIATION
A NATIONAL BANKING ASSOCIATION

BY: David E. Baker
PRINT NAME - TITLE: David E. Baker, V.P.
WITNESS: Barbara Scott
PRINT NAME: SAIED Mirzadeh
WITNESS: Barbara Scott
PRINTED NAME: Barbara Scott

MORTGAGEE ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED David E. Baker, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Florida Driver License, AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS vice president OF Pnc Bank N.A., A National Bank AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT IN SUCH CAPACITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF THE CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21 DAY OF August, 2015
MY COMMISSION EXPIRES: 11/19/2015
COMMISSION NUMBER: EE 130310
SIGNATURE: Barbara Scott
PRINTED NAME - NOTARY PUBLIC: Barbara Scott

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, RYAN M. LAYTON, 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 VISTA VILLAGE PARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; 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.

Ryan M. Layton
ATTORNEY AT LAW LICENSED IN FLORIDA
SIGNATURE: Ryan M. Layton DATE: 8/21/15

PALM BEACH COUNTY APPROVAL

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 15th DAY OF September, 2015, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

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

SURVEYOR'S NOTES:

* ALL MEASUREMENTS REFER TO HORIZONTAL PLANE AND ARE IN ACCORDANCE WITH THE DEFINITION OF THE U.S. SURVEY FOOT.

* 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 THIS COUNTY.

* RESTRICTION ON OBSTRUCTION OF EASEMENTS:
NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.

* IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, 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 USE RIGHTS GRANTED.

* TABULAR AREA:
TOTAL = 125,774 SQ. FT. OR 2.875 ACRE
TRACT "A" = 125,774 SQ. FT.
CONTROL NO: 1000-860

* STATE PLANE COORDINATE NOTES APPEAR ON SHEET 2 OF 2

* BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 42 EAST, HAVING A BEARING OF S01°52'18"W. DATUM IS NAD '83 1990 ADJUSTMENT.

ABBREVIATIONS:

- PMS = FLORIDA LICENSED SURVEYOR & MAPPER
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- PB = PLAT BOOK
- ORB = OFFICIAL RECORD BOOK
- FS = FLORIDA STATUTES
- R/W = RIGHT OF WAY
- PG = PAGE
- PCN = PROPERTY CONTROL NUMBER
- SQ. FT. = SQUARE FEET

PREPARING SURVEYOR & MAPPER STATEMENT:
THIS INSTRUMENT WAS PREPARED BY MARK D. LAING, P.S.M. # LS 5119, STATE OF FLORIDA, IN AND FOR THE OFFICES OF PM SURVEYING, AT 4546 CAMBRIDGE STREET, WEST PALM BEACH, FLORIDA, 33415.

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 ("PRMS"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER, THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

SIGNED: Mark D. Laing DATE: 8-21-15
MARK D. LAING, P.S.M.

LICENSE NUMBER LS 5119
STATE OF FLORIDA
PM SURVEYING
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
CERTIFICATE OF AUTHORIZATION # 6788



PM SURVEYING
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
(561) 478-7764 FAX 478-1094
VISIT US AT PMSURVEYING.NET