

VISTA CENTER OF PALM BEACH PLAT 1

A PLANNED INDUSTRIAL PARK DEVELOPMENT IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

SEPTEMBER 1988 SHEET 1 OF 4



GREENHORNE & O'MARA, INC.
580 VILLAGE BOULEVARD, SUITE 360
WEST PALM BEACH, FL 33409
(407) 686-7707

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 SECTIONS 15 AND 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS VISTA CENTER OF PALM BEACH PLAT 1, BEING MORE PARTICULARLY DESCRIBED HEREON HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- TRACT PR-1, AS SHOWN HEREON, IS HEREBY DEDICATED, IN FEE SIMPLE, TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS FOR USE BY THE PUBLIC FOR ROADWAY, INGRESS-EGRESS, ACCESS, DRAINAGE, AND UTILITY PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES INCLUDING CABLE TELEVISION (CATV) FACILITIES AND ARE THE PERMANENT MAINTENANCE OBLIGATION OF VISTA CENTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE 25 FOOT BUFFER EASEMENTS AS SHOWN ARE FOR LANDSCAPE, UTILITIES AND OTHER PROPER PURPOSES AND ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF VISTA CENTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE WATER MANAGEMENT EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT FOR WATER MANAGEMENT PURPOSES. THE LANDS THEREIN BEING THE PERPETUAL MAINTENANCE OBLIGATION OF VISTA CENTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID DISTRICT. SAID DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE AND MAINTAIN WATER MANAGEMENT FACILITIES WITHIN THIS WATER MANAGEMENT EASEMENT.
- PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
- EACH PARCEL IN THIS P.L.P.D. IS TO BE DEVELOPED IN ACCORDANCE WITH THE APPROVED MASTER PLAN AND APPROPRIATE SITE PLAN ON FILE IN THE PALM BEACH COUNTY DEPARTMENT OF PLANNING, ZONING AND BUILDING.

IN WITNESS WHEREOF, KOAD, INC., GENERAL PARTNER OF PALM BEACH COMMERCE CENTER ASSOCIATION, LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT/SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27th DAY OF October, 1988.

PALM BEACH COMMERCE CENTER ASSOCIATES, LTD.
BY KOAD, INC., A FLORIDA CORPORATION
AS GENERAL PARTNER

ATTEST: Marc Kovens BY Michael M. Adler
MARC KOVENS VICE PRESIDENT/SECRETARY MICHAEL M. ADLER, PRESIDENT

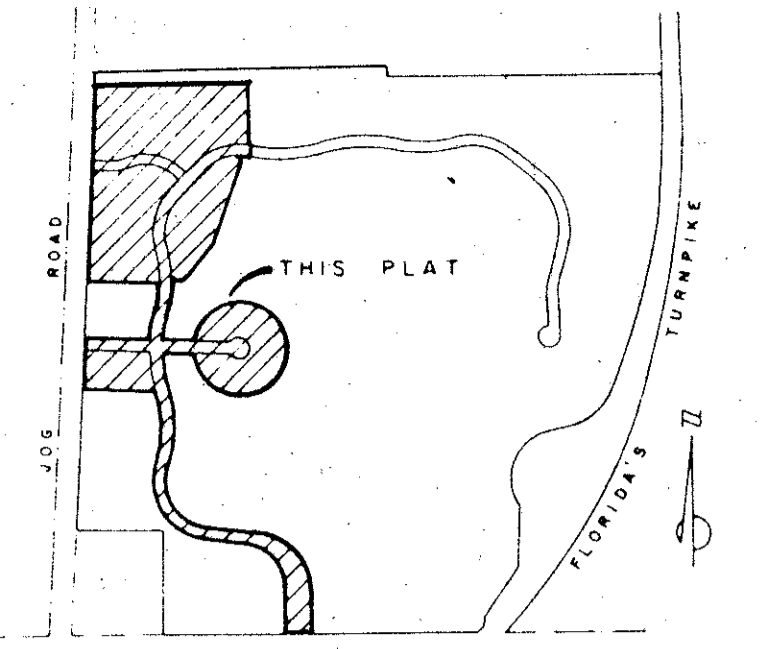
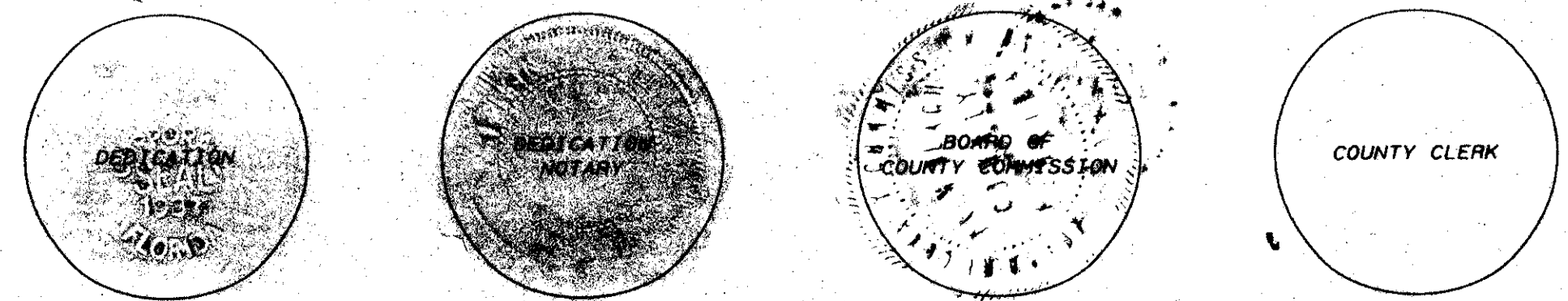
ACKNOWLEDGEMENT

STATE OF
COUNTY OF

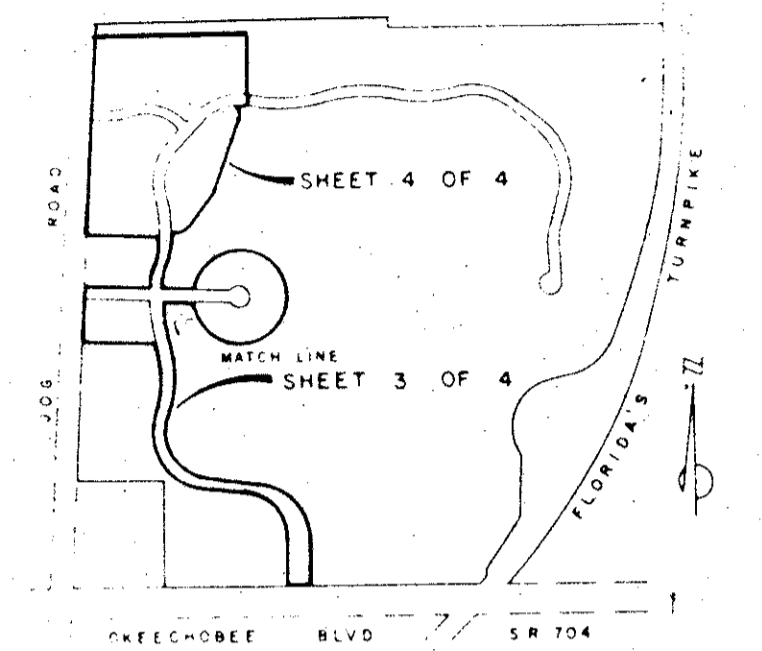
BEFORE ME PERSONALLY APPEARED MICHAEL M. ADLER AND MARC KOVENS, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT/SECRETARY OF KOAD, INC., AS GENERAL PARTNER, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT 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, ON BEHALF OF THE PALM BEACH COMMERCE CENTER ASSOCIATES LIMITED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF October, 1988.

MY COMMISSION EXPIRES: 1-21-91 Robert Paul
NOTARY PUBLIC



LOCATION MAP



KEY MAP

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF DECEMBER, 1988.
BY: Carol Blmquist
CARROL BLMQUIST, CHAIR

ATTEST: JOHN B. DUNKLE, CLERK
BY: Herbert F. Kahler
DEPUTY CLERK

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF DECEMBER, 1988.
BY: Herbert F. Kahler
HERBERT F. KAHLERT, P.E.
COUNTY ENGINEER

TITLE CERTIFICATION

I, MARTIN ENGELS, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO PALM BEACH COMMERCE CENTER ASSOCIATES, LTD.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT; AND THE PROPERTY IS FOUND TO CONTAIN DEED RESERVATIONS WHICH ARE NOT APPLICABLE AND DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY.

WALLACE, ENGELS, PERTNOY & MARTIN
DATE: Nov. 1, 1988
MARTIN ENGELS, ATTORNEY

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: Nov. 1, 1988
G. MARTIN BURDETTE
REGISTERED SURVEYOR NO. 4136
STATE OF FLORIDA

0473-001
6/1/88

THIS INSTRUMENT WAS PREPARED BY JOHN ADLER IN THE OFFICE OF GREENHORNE & O'MARA

VISTA CENTER OF P.B.

DESCRIPTION
A CERTAIN 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 SOUTHWEST CORNER OF SAID SECTION 22, BEAR NORTH 03°-27'-29" EAST, ALONG THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 170.13 FEET TO A POINT ON A LINE 170.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 22;
THENCE, SOUTH 88°-45'-24" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1842.75 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

THENCE, NORTH 46°-14'-36" EAST, A DISTANCE OF 35.36 FEET;
THENCE, NORTH 01°-14'-36" EAST, A DISTANCE OF 380.82 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 83°-08'-00" AND A CHORD BEARING OF NORTH 40°-19'-24" WEST;
THENCE, NORTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 652.93 FEET TO THE POINT OF TANGENCY;
THENCE, NORTH 81°-53'-24" WEST, A DISTANCE OF 228.98 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 90°-58'-49" AND A CHORD BEARING OF NORTH 36°-23'-59" WEST;
THENCE, WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 873.35 FEET TO THE POINT OF TANGENCY;
THENCE, NORTH 09°-05'-25" EAST, A DISTANCE OF 235.70 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1100.00 FEET, A CENTRAL ANGLE OF 18°-25'-35" AND A CHORD BEARING OF NORTH 00°-07'-22" WEST;
THENCE, NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 353.76 FEET TO THE END OF SAID CURVE;
THENCE, NORTH 86°-32'-17" WEST, A DISTANCE OF 647.67 FEET TO A POINT IN THE EAST LINE OF THE WEST 60.00 FEET OF SAID SECTION 22;
THENCE, NORTH 03°-27'-29" EAST, ALONG SAID EAST LINE, A DISTANCE OF 360.81 FEET;
THENCE, NORTH 03°-27'-43" EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 285.00 FEET;
THENCE, SOUTH 41°-32'-17" EAST, A DISTANCE OF 35.36 FEET;
THENCE, NORTH 86°-32'-17" EAST, A DISTANCE OF 494.62 FEET;
THENCE, NORTH 50°-10'-54" EAST, A DISTANCE OF 34.28 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1225.00 FEET, A CENTRAL ANGLE OF 05°-26'-15" AND A LINE RADIAL TO SAID CURVE PASSING THROUGH SAID POINT BEARS NORTH 83°-05'-54" WEST;
THENCE, NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 116.25 FEET TO THE POINT OF TANGENCY;
THENCE, NORTH 12°-20'-21" EAST, A DISTANCE OF 204.05 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1225.00 FEET, A CENTRAL ANGLE OF 08°-33'-57" AND A CHORD BEARING OF NORTH 08°-03'-22" EAST;
THENCE, NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 183.14 FEET TO THE END OF SAID CURVE;
THENCE, NORTH 86°-32'-17" WEST, A DISTANCE OF 603.19 FEET TO A POINT ON THE EAST LINE OF THE WEST 60.00 FEET OF SAID SECTION 22;
THENCE, NORTH 03°-27'-43" EAST ALONG SAID EAST LINE, A DISTANCE OF 1867.01 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 22;
THENCE SOUTH 89°49'01" EAST ALONG SAID NORTH LINE A DISTANCE OF 1301.76

THENCE, SOUTH 00°-10'-59" WEST, A DISTANCE OF 596.73 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 01°-15'-00" AND A LINE RADIAL TO SAID CURVE PASSING THROUGH SAID POINT BEARS NORTH 08°-05'-33" EAST;
THENCE, EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 12.00 FEET TO THE END OF SAID CURVE;
THENCE, SOUTH 09°-20'-33" WEST, ALONG A LINE RADIAL TO THE END OF THE PRECEDING CURVE, A DISTANCE OF 100.00 FEET TO A POINT ON A CURVE CONCENTRIC TO THE PRECEDING CURVE, AND BEING CONCAVE TO THE SOUTH HAVING A RADIUS OF 450.00 FEET AND A CENTRAL ANGLE OF 16°-14'-07";
THENCE, WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 127.51 FEET TO A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 70°-37'-01" AND A LINE RADIAL TO SAID CURVE PASSING THROUGH SAID POINT BEARS NORTH 37°-00'-00" EAST;
THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 123.25 FEET TO THE POINT OF TANGENCY;
THENCE, SOUTH 17°-37'-05" WEST, A DISTANCE OF 776.42 FEET;
THENCE, SOUTH 33°-17'-37" WEST, A DISTANCE OF 400.78 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 71°-06'-28" AND A CHORD BEARING OF SOUTH 68°-50'-49" WEST;
THENCE, SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 186.16 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1325.00 FEET, A CENTRAL ANGLE OF 06°-49'-29" AND A LINE RADIAL TO SAID CURVE PASSING THROUGH SAID POINT BEARS SOUTH 84°-29'-08" EAST;
THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 157.83 FEET TO THE POINT OF TANGENCY;
THENCE, SOUTH 12°-20'-21" WEST, A DISTANCE OF 204.05 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 1125.00 FEET, A CENTRAL ANGLE OF 06°49'48" AND A CHORD BEARING OF SOUTH 09°10'27" WEST;
THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 124.90 FEET TO THE END OF SAID CURVE;

THENCE, SOUTH 86°-32'-17" EAST, A DISTANCE OF 314.89 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 372.37 FEET, A CENTRAL ANGLE OF 344°-34'-00" AND A LINE RADIAL TO SAID CURVE PASSING THROUGH SAID POINT BEARS NORTH 78°-49'-17" WEST;
THENCE, NORTHERLY, EASTERLY, SOUTHERLY, WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 2239.37 FEET TO THE END OF SAID CURVE;
THENCE, NORTH 86°-32'-17" WEST, A DISTANCE OF 314.89 FEET, TO A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1125.00 FEET, A CENTRAL ANGLE OF 11°-36'-58" AND A LINE RADIAL TO SAID CURVE PASSING THRU SAID POINT BEARS SOUTH 89°05'07" EAST;
THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 201.33 FEET TO THE POINT OF TANGENCY;
THENCE, SOUTH 10°-42'-05" EAST, A DISTANCE OF 253.28 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1200.00 FEET, A CENTRAL ANGLE OF 19°-47'-30" AND A CHORD BEARING OF SOUTH 00°-48'-20" EAST;
THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 414.52 FEET TO THE POINT OF TANGENCY;
THENCE, SOUTH 09°-05'-25" WEST, A DISTANCE OF 235.70 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 90°-58'-49" AND A CHORD BEARING OF SOUTH 36°-23'-59" EAST;
THENCE, SOUTHERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 714.56 FEET TO THE POINT OF TANGENCY;
THENCE, SOUTH 81°-53'-24" EAST, A DISTANCE OF 329.71 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 83°-08'-00" AND A CHORD BEARING OF SOUTH 40°-19'-24" EAST;
THENCE, EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 798.02 FEET TO THE POINT OF TANGENCY;
THENCE, SOUTH 01°-14'-36" WEST, A DISTANCE OF 368.78 FEET;
THENCE, SOUTH 43°-45'-24" EAST, A DISTANCE OF 35.36 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 170.00 FEET OF SAID SECTION 22;
THENCE, NORTH 88°-45'-24" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 81.577 ACRES MORE OR LESS

SUBDIVISION - Vista Center of Palm Beach
BOOK 6-1 PAGE 118
FILED ZONE A-0 FLOOR PLAN # 150A
COUNTY # 31 PIPD 84-18
SE 39411 02/13/82
PUD NAME - Vista Center of Palm Beach
TAZ 843