

VISTA CENTER OF PALM BEACH PLAT 5

0473-003

199

A PART OF A P.I.P.D.

A REPLAT OF PARCELS 16 & 17 AS SHOWN ON VISTA CENTER OF PALM BEACH PLAT I IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA RECORDED IN PLAT BOOK 61 PAGES 118-121 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 10:53A
27th day of September
1989 and duly recorded in File Book No.
63 on page 199
JOHN B. DUNKLE, Clerk, Circuit Court
Susan A. Platt, D.C.

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

JUNE 1989 SHEET 1 OF 1

LEGAL DESCRIPTION

BEING ALL OF PARCELS 16 AND 17, AS SHOWN ON VISTA CENTER OF PALM BEACH PLAT 1, AS RECORDED IN PLAT BOOK 61 PAGES 118 THROUGH 121, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 21.219 ACRES MORE OR LESS.

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF DADE

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES 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 MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 3268 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 ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23rd DAY OF August, 1989.

ATTEST

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

Ellen T. Conway, Vice President
Ellen T. Conway, VICE PRESIDENT

BY: *Alice J. Casimiro*
Alice J. Casimiro, Assistant Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ~~DADE~~ **DAC**

BEFORE ME PERSONALLY APPEARED *Alice J. Casimiro* AND *ELLA L. LINDSAY*, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND VICE PRESIDENT OF BARNETT BANK OF SOUTH FLORIDA, N.A., A CORPORATION OF THE STATE OF FLORIDA, 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 23rd DAY OF August, 1989.

MY COMMISSION EXPIRES: 1/17/90

NOTARY PUBLIC

NOTES

1. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION UPON 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 THE 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 NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST, BEARS SOUTH 03°27'29" WEST.
7. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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 GUARANTEE 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.

DATE: Aug 23, 1989

MARTIN BURDETTE
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4136

NORTHERN PALM BEACH WATER CONTROL DISTRICT ACKNOWLEDGMENT

STATE OF FLORIDA
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.

DATED THIS 25th DAY OF August, 1989.

Peter L. Pinetel
PETER PINETEL
SECRETARY, BOARD OF SUPERVISORS

William L. Kerslake
WILLIAM L. KERSLAKE
PRESIDENT, BOARD OF SUPERVISORS

LEGEND

- P.B. - DENOTES PLAT BOOK
- PG. - DENOTES PAGE
- O.R.B. - DENOTES OFFICIAL RECORD BOOK
- R - DENOTES RADIUS
- A - DENOTES ARC LENGTH
- CB - DENOTES CHORD BEARING
- Δ - DENOTES CENTRAL ANGLE
- - DENOTES SET PERMANENT REFERENCE MONUMENT #3935
- - DENOTES FOUND PERMANENT REFERENCE MONUMENT #3935

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25th DAY OF August, 1989.

BY: *Carol J. Elmqvist*
CAROL J. ELMQVIST, CHAIRMAN

0473-003
Ret. 84-130
Area Tabulation Collect.

ATTEST: JOHN B. DUNKLE, CLERK

BY: *Suzanne Quonast*
DEPUTY CLERK

PARCEL 16A 8.419 ACRES
PARCEL 17A 12.800 ACRES
TOTAL 21.219 ACRES

ZONING PETITION #84-130

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26th DAY OF August, 1989.

BY: *Herbert F. Kahlert*
HERBERT F. KAHLERT, P.E.
COUNTY ENGINEER

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 SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS VISTA CENTER OF PALM BEACH PLAT 5, BEING MORE PARTICULARLY DESCRIBED HEREON HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES INCLUDING CABLE TELEVISION (CATV) FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. THE 25 FOOT BUFFER EASEMENTS AS SHOWN ARE FOR LANDSCAPE AND OTHER PROPER PURPOSES 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.
3. 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.

IN WITNESS WHEREOF, KOD, 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 23rd DAY OF August, 1989.

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

ATTEST: *Marc Kovens*
MARC KOVENS
VICE PRESIDENT/SECRETARY

BY: *Michael M. Adler*
MICHAEL M. ADLER, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
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 KOD, INC. AS GENERAL PARTNER OF PALM BEACH COMMERCE CENTER ASSOCIATES, LTD., 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 23rd DAY OF August, 1989.

MY COMMISSION EXPIRES: Apr 26 1993

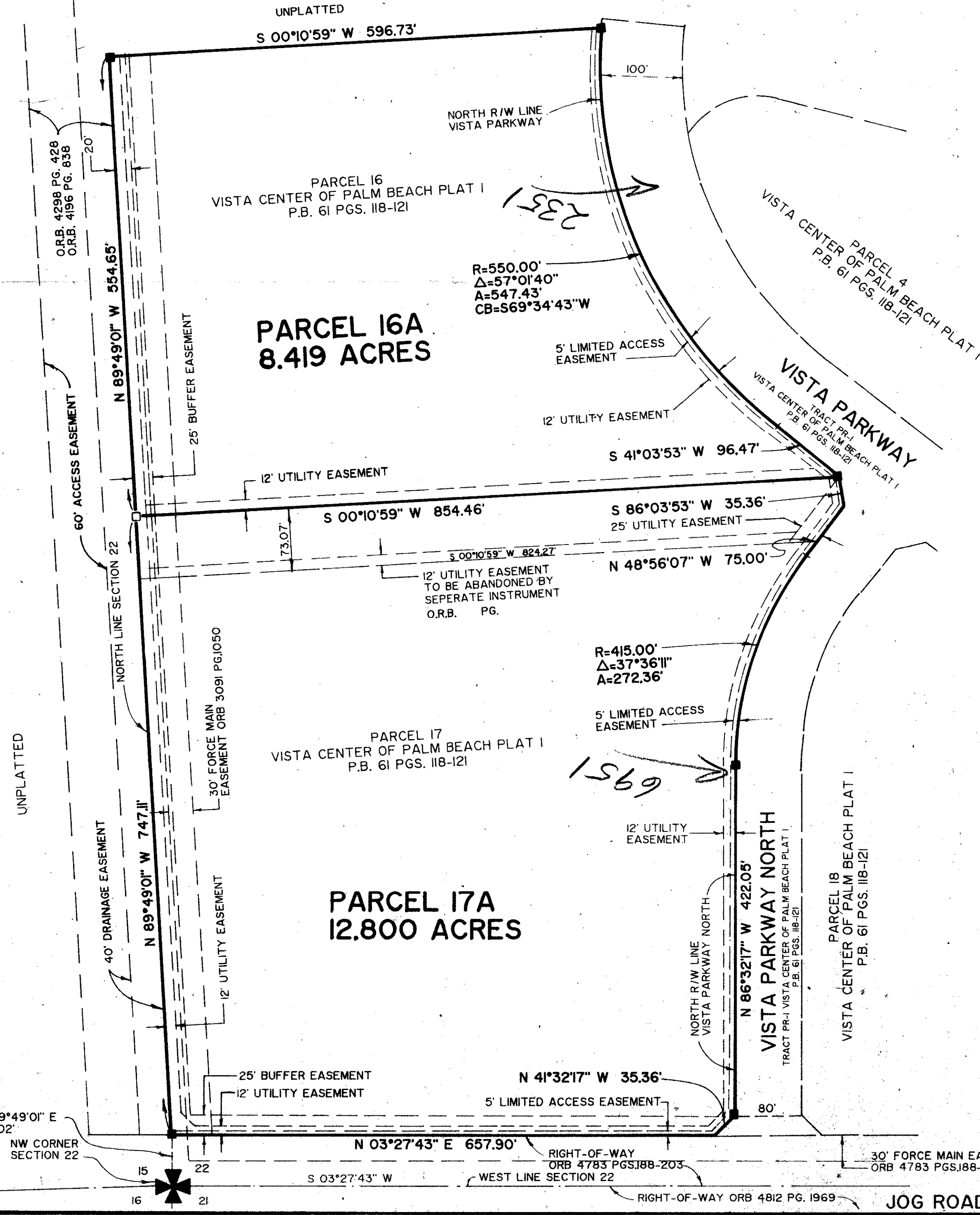
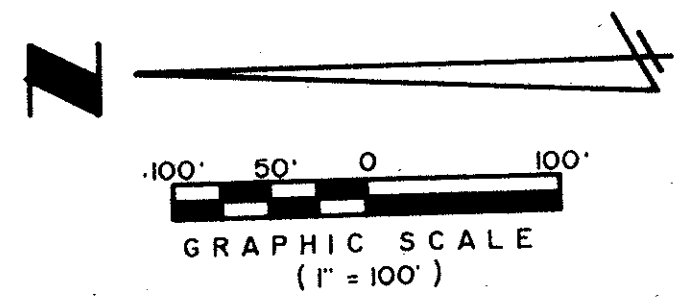
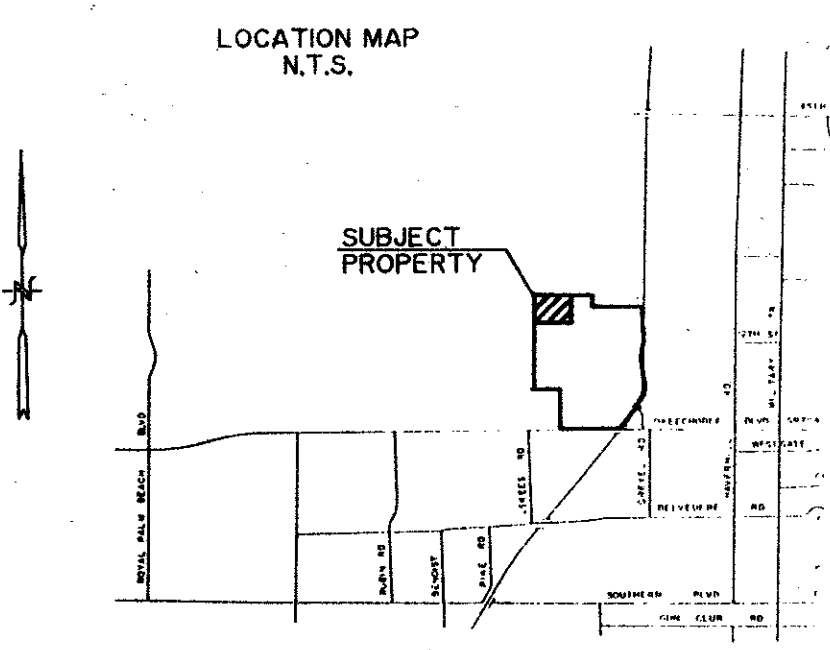
Russell P. ...
NOTARY PUBLIC

TITLE CERTIFICATION

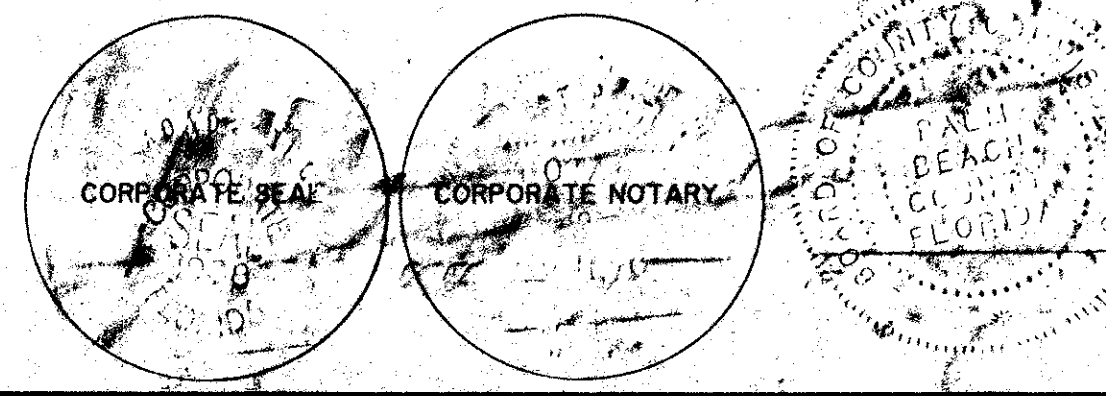
I, MARTIN ENGELS, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO PALM BEACH COMMERCE CENTER ASSOCIATES, LTD., THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS ENCOMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT; 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 AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: 8/23/89

MARTIN ENGELS, ATTORNEY
WALLACE, ENGELS, PERTNOY
ATTORNEYS AT LAW



Vista Center of Palm Beach
SUBDIVISION # Plat 5
BOOK 63 PAGE 199
FLOOD ZONE AO-FLOOD MAP # 150A
QUAD # 3731 ZONING P.I.P.D. 84-130
12 803 ZIP CODE 33411



THIS INSTRUMENT WAS PREPARED BY: JOHN H. ADLER III, R.L.S.
VISTA CENTER OF PALM BEACH PLAT 5 63/199