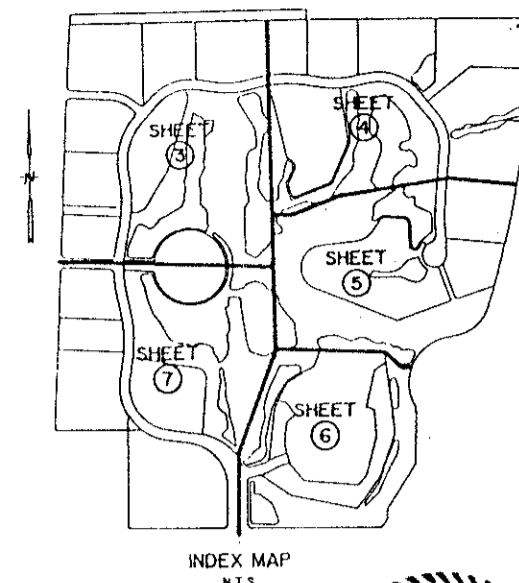


VISTA CENTER OF PALM BEACH PLAT 3

A PLANNED INDUSTRIAL PARK DEVELOPMENT

IN SECTION 22 TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

128



COUNTY OF PALM BEACH
STATE OF FLORIDA
The Plat was filed for record at 4:22 PM
this 11th day of December
1991, and duly recorded in Plat Book No.
135-134
JOHN B. DUNKLE, Clerk Circuit Court

ENGINEERS • ARCHITECTS • PLANNERS • SCIENTISTS • SURVEYORS • PHOTOGRAMMETRISTS
GREENHORNE & O'MARA, INC.
580 VILLAGE BOULEVARD, SUITE 380
WEST PALM BEACH, FL 33409
(407) 866-7707

AUG. 1991
Sheet 1 of 7



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 3, BEING MORE PARTICULARLY DESCRIBED HEREON HAS CAUSED THE SAME TO BE DEVOTED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

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 NORTHWEST CORNER OF SAID SECTION 22, SAID CORNER BEING A FOUND PALM BEACH COUNTY BRASS DISK; THENCE SOUTH 89° 49' 01" EAST ALONG THE NORTH LINE OF SAID SECTION 22 A DISTANCE OF 1361.86 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

THENCE CONTINUE SOUTH 89° 49' 01" EAST ALONG THE SAID NORTH LINE OF SECTION 22 A DISTANCE OF 1148.54 FEET TO THE NORTH QUARTER CORNER OF SECTION 22; THENCE SOUTH 88° 58' 05" EAST A DISTANCE OF 2302.25 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 91, FLORIDA TURNPIKE AS RECORDED IN PLAT BOOK 6 PAGES 62 THROUGH 64, AMONG THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY; THENCE SOUTHERLY ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 91 THROUGH THE FOLLOWING COURSES, SOUTH 01° 52' 18" WEST A DISTANCE OF 353.44 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 8354.37 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 16' 40" A DISTANCE OF 2665.10 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 416.54 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60° 20' 03" A DISTANCE OF 438.63 FEET TO A POINT OF TANGENCY; THENCE SOUTH 80° 29' 01" WEST A DISTANCE OF 131.78 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 461.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 56' 08" A DISTANCE OF 900.63 FEET TO A POINT OF NON TANGENCY; THENCE SOUTH 01° 27' 12" WEST A DISTANCE OF 577.96 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 8339.37 FEET AND A CHORD BEARING OF SOUTH 34° 01' 10" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 42' 08" A DISTANCE OF 538.86 FEET TO A POINT OF NON TANGENCY; THENCE SOUTH 01° 27' 12" WEST A DISTANCE OF 96.64 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 8394.37 FEET AND A CHORD BEARING OF SOUTH 36° 44' 30" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 39' 14" A DISTANCE OF 95.81 FEET TO THE INTERSECTION OF THE SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 91 WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE BOULEVARD AS RECORDED IN OFFICIAL RECORD BOOK 401, PAGES 856 THROUGH 863 AMONG THE SAID PUBLIC RECORDS; THENCE NORTH 88° 41' 31" WEST ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE BOULEVARD A DISTANCE OF 769.65 FEET; THENCE NORTH 88° 45' 24" WEST A DISTANCE OF 596.45 FEET TO THE INTERSECTION THERE OF WITH THE EASTERLY RIGHT-OF-WAY LINE OF VISTA PARKWAY AS RECORDED ON VISTA CENTER OF PALM BEACH PLAT 1, PLAT BOOK 61, PAGES 118 THROUGH 121, AMONG THE SAID PUBLIC RECORDS; THENCE NORTH 43° 45' 24" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF VISTA PARKWAY A DISTANCE OF 35.36 FEET; THENCE NORTH 01° 14' 36" EAST A DISTANCE OF 368.78 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 550.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43° 02' 37" A DISTANCE OF 413.19 FEET TO A POINT OF NON TANGENCY; THENCE NORTH 48° 11' 58" EAST, RADIALLY FROM PREVIOUS CURVE, A DISTANCE OF 56.21 FEET; THENCE NORTH 84° 17' 22" WEST A DISTANCE OF 20.10 FEET; THENCE NORTH 37° 02' 33" WEST A DISTANCE OF 66.40 FEET; THENCE NORTH 57° 23' 59" WEST A DISTANCE OF 102.08 FEET; THENCE NORTH 02° 51' 45" EAST A DISTANCE OF 20.03 FEET; THENCE NORTH 47° 57' 39" EAST A DISTANCE OF 82.13 FEET; THENCE NORTH 05° 53' 37" WEST A DISTANCE OF 155.82 FEET; THENCE NORTH 62° 14' 29" WEST A DISTANCE OF 42.94 FEET; THENCE NORTH 41° 49' 13" WEST A DISTANCE OF 50.99 FEET; THENCE NORTH 19° 47' 56" WEST A DISTANCE OF 26.57 FEET; THENCE NORTH 01° 32' 53" WEST A DISTANCE OF 37.01 FEET; THENCE NORTH 21° 22' 14" EAST A DISTANCE OF 24.70 FEET; THENCE NORTH 04° 42' 53" EAST A DISTANCE OF 97.33 FEET; THENCE NORTH 13° 05' 31" EAST A DISTANCE OF 88.30 FEET; THENCE NORTH 09° 27' 44" WEST A DISTANCE OF 85.16 FEET; THENCE NORTH 00° 38' 12" WEST A DISTANCE OF 90.01 FEET; THENCE NORTH 11° 18' 36" WEST A DISTANCE OF 76.49 FEET; THENCE NORTH 38° 12' 40" WEST A DISTANCE OF 59.82 FEET; THENCE NORTH 02° 39' 47" EAST A DISTANCE OF 43.05 FEET; THENCE NORTH 50° 11' 40" WEST A DISTANCE OF 54.67 FEET; THENCE NORTH 74° 23' 20" WEST A DISTANCE OF 70.61 FEET; THENCE NORTH 89° 04' 33" WEST A DISTANCE OF 62.01 FEET; THENCE SOUTH 67° 27' 25" WEST A DISTANCE OF 57.39 FEET; THENCE NORTH 63° 26' 06" WEST A DISTANCE OF 44.72 FEET; THENCE NORTH 82° 20' 32" WEST A DISTANCE OF 120.07 FEET; THENCE NORTH 65° 57' 21" WEST A DISTANCE OF 71.18 FEET; THENCE NORTH 50° 25' 18" WEST A DISTANCE OF 199.46 FEET; THENCE NORTH 37° 24' 19" WEST A

LEGAL DESCRIPTION

DISTANCE 107.01 FEET; THENCE NORTH 20° 53' 52" WEST A DISTANCE OF 117.75 FEET; THENCE NORTH 14° 14' 36" WEST A DISTANCE OF 134.12 FEET; THENCE NORTH 05° 42' 38" EAST A DISTANCE OF 30.15 FEET; THENCE NORTH 22° 58' 37" WEST A DISTANCE OF 135.77 FEET; THENCE NORTH 50° 11' 40" EAST A DISTANCE OF 39.05 FEET; THENCE SOUTH 86° 32' 17" EAST A DISTANCE OF 96.23 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 397.37 FEET, A RADIAL LINE TO SAID NON TANGENCY POINT BEARS SOUTH 81° 28' 51" WEST; THENCE SOUTHERLY, EASTERLY, NORTHERLY, AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 336° 44' 56" A DISTANCE OF 2335.49 FEET TO A POINT OF NON TANGENCY, A RADIAL LINE TO SAID POINT BEARS NORTH 75° 16' 05" WEST; THENCE NORTH 86° 32' 17" WEST A DISTANCE OF 263.22 FEET; THENCE NORTH 10° 12' 14" EAST A DISTANCE OF 101.61 FEET; THENCE NORTH 22° 47' 26" EAST A DISTANCE OF 402.81 FEET TO THE BEGINNING OF A NON TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 150.00 FEET AND A CHORD BEARING OF NORTH 45° 12' 39" EAST, SAID NON TANGENCY POINT ALSO LYING ON THE EASTERLY LINE OF PARCEL 4, AS RECORDED ON SAID VISTA CENTER OF PALM BEACH, PLAT 1; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23° 50' 03" A DISTANCE OF 62.40 FEET TO A POINT OF TANGENCY; THENCE NORTH 33° 17' 37" EAST ALONG THE SAID EASTERLY LINE OF PARCEL 4, A DISTANCE OF 400.78 FEET; THENCE NORTH 17° 37' 05" EAST A DISTANCE OF 776.42 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 70° 37' 01" A DISTANCE OF 123.25 FEET TO THE INTERSECTION THEREOF WITH A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF VISTA PARKWAY AS RECORDED ON SAID VISTA CENTER OF PALM BEACH, PLAT 1; SAID POINT ALSO BEING A POINT OF CURVE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 450.00 FEET AND A CHORD BEARING OF SOUTH 88° 46' 30" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 14' 07" A DISTANCE OF 127.51 FEET TO A POINT OF TANGENCY; THENCE NORTH 09° 20' 33" EAST, ON A RADIAL LINE TO THE AFOREMENTIONED CURVE, DEPARTING FROM SAID SOUTHERLY RIGHT-OF-WAY LINE OF VISTA PARKWAY A DISTANCE OF 100.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF VISTA PARKWAY AS RECORDED ON SAID VISTA CENTER OF PALM BEACH, PLAT 1, ALSO SAID POINT BEING THE BEGINNING OF A CONCENTRIC CURVE, TO THE PRECEDING CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 550.00 FEET AND A CHORD BEARING OF NORTH 81° 16' 57" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 15' 00" A DISTANCE OF 12.00 FEET TO THE INTERSECTION THEREOF WITH THE SOUTHEASTERLY CORNER OF PARCEL 16A, AS SHOWN ON VISTA CENTER OF PALM BEACH, PLAT 5, RECORDED IN PLAT BOOK 63, PAGE 199, AMONG THE SAID PUBLIC RECORDS; THENCE NORTH 00° 10' 59" EAST ALONG THE EAST LINE OF SAID PARCEL 16A, A DISTANCE OF 596.73 FEET TO THE POINT OF BEGINNING.

AND
PARCEL 23

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, SAID CORNER BEING A FOUND PALM BEACH COUNTY BRASS DISK; THENCE NORTH 03° 27' 29" EAST ALONG THE WEST LINE OF SAID SECTION 22 A DISTANCE OF 170.13 FEET; THENCE SOUTH 88° 45' 24" EAST ALONG A LINE PARALLEL WITH AND 170 FEET NORTH OF THE SOUTH LINE SAID SECTION 22 A DISTANCE OF 847.30 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL 23.

THENCE CONTINUE SOUTH 88° 45' 24" EAST ALONG SAID PARALLEL LINE A DISTANCE OF 995.46 FEET TO THE INTERSECTION THEREOF WITH THE SOUTHWESTERLY CORNER OF VISTA PARKWAY AS SHOWN ON VISTA CENTER OF PALM BEACH, PLAT 1, RECORDED IN PLAT BOOK 61, PAGES 118 THROUGH 121 AMONG THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY; THENCE NORTH 46° 14' 36" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID VISTA PARKWAY A DISTANCE OF 35.36 FEET; THENCE NORTH 01° 14' 36" EAST A DISTANCE OF 380.82 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 450.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83° 08' 01" A DISTANCE OF 652.93 FEET TO A POINT OF TANGENCY; THENCE NORTH 01° 53' 24" WEST A DISTANCE OF 228.99 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 450.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50° 24' 07" A DISTANCE OF 483.82 FEET TO A POINT OF CURVE; THENCE SOUTH 01° 14' 36" WEST DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF VISTA PARKWAY A DISTANCE OF 1128.64 FEET TO THE POINT OF BEGINNING OF PARCEL 23.

CONTAINING 70.074 ACRES, MORE OR LESS.

AND
PARCEL 2

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, SAID CORNER BEING A FOUND PALM BEACH COUNTY BRASS DISK; THENCE NORTH 03° 27' 29" EAST ALONG THE WEST LINE OF SAID SECTION 22 A DISTANCE OF 170.13 FEET; THENCE SOUTH 88° 45' 24" EAST ALONG A LINE PARALLEL WITH AND 170.00 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 22 A DISTANCE OF 2092.75 FEET TO THE INTERSECTION THERE OF WITH THE SOUTHEASTERLY CORNER OF VISTA PARKWAY AS SHOWN ON VISTA CENTER OF PALM BEACH, PLAT 1, RECORDED IN PLAT BOOK 61, PAGES 118 THROUGH 121, AMONG THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY; THENCE NORTH 43° 45' 24" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID VISTA PARKWAY A DISTANCE OF 35.36 FEET; THENCE NORTH 01° 14' 36" EAST A DISTANCE OF 368.78 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 550.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80° 00' 31" A DISTANCE OF 768.03 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL 2.

THENCE CONTINUE NORTHWESTERLY ALONG THE ARC OF THE PREVIOUSLY DESCRIBED 550.00 FOOT RADIUS CURVE, ALSO BEING THE SAID EASTERLY RIGHT-OF-WAY LINE OF VISTA PARKWAY, THROUGH A CENTRAL ANGLE OF 03° 07' 29" A DISTANCE OF 29.99 FEET TO A POINT OF TANGENCY; THENCE NORTH 81° 53' 24" WEST A DISTANCE OF 349.71 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 450.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 58' 49" A DISTANCE OF 714.56 FEET TO A POINT OF TANGENCY; THENCE NORTH 09° 05' 25" EAST A DISTANCE OF 235.70 FEET; THENCE SOUTH 79° 49' 28" EAST DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE OF VISTA PARKWAY A DISTANCE OF 679.92 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64° 57' 50" A DISTANCE OF 148.29 FEET TO A POINT OF TANGENCY; THENCE SOUTH 05° 08' 15" WEST A DISTANCE OF 375.70 FEET TO THE POINT OF BEGINNING OF PARCEL 2.

CONTAINING 11.307 ACRES, MORE OR LESS.

ACKNOWLEDGEMENT

STATE OF
COUNTY OF
BEFORE ME PERSONALLY APPEARED CAL KOVENS 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 ROAD AND WATER MANAGEMENT FACILITIES, LANDS AND EASEMENTS, THE LANDS LYING UNDER SAID WATER MANAGEMENT ACCESS EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF VISTA CENTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT ITS HEIRS, SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID DISTRICT AND WITHOUT RECOURSE TO PALM BEACH COUNTY. THE SAID WATER MANAGEMENT ACCESS EASEMENT IS COINCIDENT WITH A WATER MANAGEMENT EASEMENT ACROSS ALL OF THE OPEN SPACE, AS SHOWN AND DEDICATED HEREON, AND, IN THE INSTANCES SAID DISTRICT SHALL RELEASE ANY PART OF SAID WATER MANAGEMENT EASEMENT, SAID WATER MANAGEMENT ACCESS EASEMENT SHALL BE UNAFFECTED AND SHALL REMAIN IN PLACE.
(*EXCEPT FOR THE 9.900 ACRE OPEN SPACE TRACT)

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF July, 1991.
MY COMMISSION EXPIRES: 5/7/93

Kimberly Page Steer
NOTARY PUBLIC

1. TRACT PR-1, AS SHOWN HEREON, IS HEREBY DEDICATED, IN FEE SIMPLE, TO NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS FOR ROADWAY, INGRESS-EGRESS, UTILITY, DRAINAGE AND RELATED PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS HEIRS, SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. 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.

3. THE 25 FOOT BUFFER EASEMENTS AS SHOWN ARE FOR LANDSCAPE AND OTHER PROPER PURPOSES AND ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

4. 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.

5. TRACTS B AND C AS SHOWN FOR ACCESS AND DRAINAGE PURPOSES ARE HEREBY DEDICATED TO VISTA CENTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS HEIRS, SUCCESSORS AND/OR ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.

6. EACH PARCEL IN THIS P.I.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.

7. THE WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES. EXCEPT FOR THE LANDS LYING IN AND UNDER THE TWENTY-FIVE (25) FOOT WIDE WATER MANAGEMENT EASEMENT SURROUNDING THE LAKE TRACTS, AS SHOWN HEREON, THE LANDS LYING IN AND UNDER THE WATER MANAGEMENT EASEMENTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF VISTA CENTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT ITS HEIRS, SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO SAID DISTRICT AND WITHOUT RECOURSE TO PALM BEACH COUNTY. SAID DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN WATER MANAGEMENT FACILITIES WITHIN THE JUST DESCRIBED EASEMENTS. THE SAID LANDS LYING IN AND UNDER THE TWENTY-FIVE (25) FOOT WIDE WATER MANAGEMENT EASEMENTS SURROUNDING THE LAKE TRACTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THOSE PORTIONS OF WATER MANAGEMENT EASEMENTS ASSOCIATED WITH COUNTY MAINTAINED ROADS.

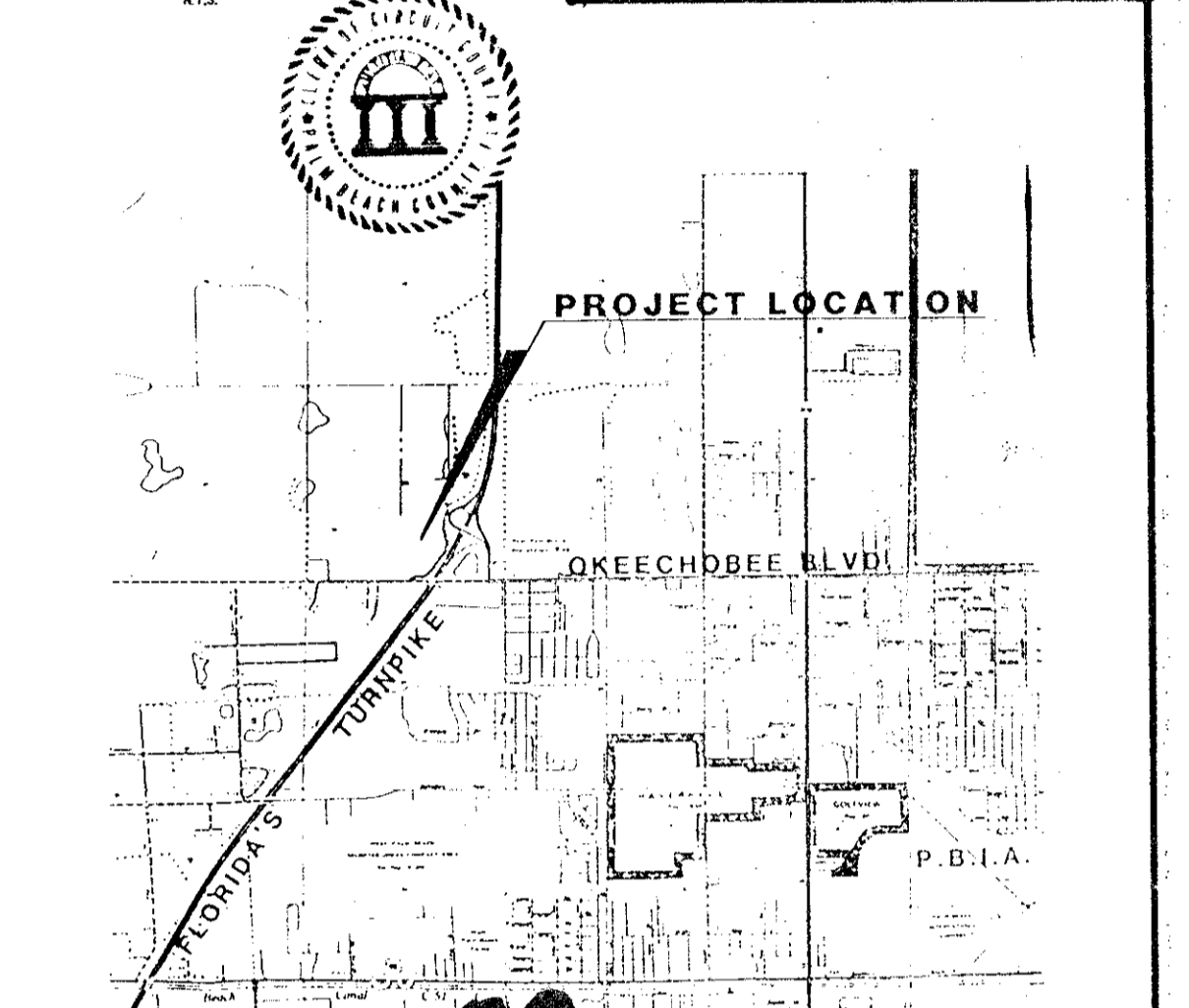
8. A WATER MANAGEMENT ACCESS EASEMENT, ACROSS ALL OF THE OPEN SPACE, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT FOR ACCESS TO AND FROM SAID DISTRICT'S WATER MANAGEMENT FACILITIES, LANDS AND EASEMENTS, THE LANDS LYING UNDER SAID WATER MANAGEMENT ACCESS EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF VISTA CENTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT ITS HEIRS, SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID DISTRICT AND WITHOUT RECOURSE TO PALM BEACH COUNTY. THE SAID WATER MANAGEMENT ACCESS EASEMENT IS COINCIDENT WITH A WATER MANAGEMENT EASEMENT ACROSS ALL OF THE OPEN SPACE, AS SHOWN AND DEDICATED HEREON, AND, IN THE INSTANCES SAID DISTRICT SHALL RELEASE ANY PART OF SAID WATER MANAGEMENT EASEMENT, SAID WATER MANAGEMENT ACCESS EASEMENT SHALL BE UNAFFECTED AND SHALL REMAIN IN PLACE.
(*EXCEPT FOR THE 9.900 ACRE OPEN SPACE TRACT)

9. THE OPEN SPACE IS RESERVED TO PALM BEACH COMMERCE CENTER ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

10. PARCELS 1, 1A, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 20N, 23, 24 AND 25 ARE HEREBY RESERVED TO PALM BEACH COMMERCE CENTER ASSOCIATES LTD., WITHOUT RECOURSE TO PALM BEACH COUNTY, FOR PROPER PURPOSES.

11. TRACT 'D', AS SHOWN HEREON, IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, IN FEE SIMPLE, FOR RECHARGE WELL AND OTHER WATER MANAGEMENT RELATED PURPOSES, SAID TRACT 'D' BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

12. LAKE FINCH AND LAKES 1, 2, 3, 3A, 3B, 4, 6, 7, 8, 9, 12 AND 12A, AS SHOWN HEREON, ARE HEREBY DEDICATED, IN FEE SIMPLE, TO NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, FOR WATER MANAGEMENT PURPOSES, SAID LAKES BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.



*Pkt. 84-150
Alloc #0001
5/2/21/0*

LAKES 9, 10 AND 11, AS SHOWN HEREON, ARE HEREBY DEDICATED, IN FEE SIMPLE, TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT FOR WATER MANAGEMENT PURPOSES, SAID LAKES BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS HEIRS, SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY; AND SAID LAKES BEING SUBJECT TO THE TERMS AND CONDITIONS CITED IN THAT CERTAIN AGREEMENT BETWEEN NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT AND PALM BEACH COMMERCE CENTER ASSOCIATES, LTD., DATED APRIL 13, 1990 AND RECORDED IN OFFICIAL RECORD BOOK 6412 AT PAGES 1345 THROUGH 1347, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO VISTA CENTER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE AND OTHER PROPER PURPOSES.

IN WITNESS WHEREOF, ROAD, 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 11th DAY OF July, 1991.

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

ATTEST: *Marc Kovens* BY: *Cal Kovens*
MARC KOVENS, VICE PRESIDENT/SECRETARY CAL KOVENS, PRESIDENT



68/128

0473-005

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

Duplicate

PAGE 128
BOOK 68
FLOOD ZONE MAP #150A
FLOOD ZONE ZONING
QUAD #31
38411
1A2=87
29/43/42