

VISTA CENTER OF PALM BEACH PLAT 10

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

BEING PARCEL 21N, VISTA CENTER OF PALM BEACH PLAT 1, PLAT BOOK 61, PAGES 118 THROUGH 121, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND ALL OF VISTA CENTER OF PALM BEACH PLAT 8, PLAT BOOK 98, PAGE 94, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

DECEMBER, 2003

SHEET 2 OF 3

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 14276 AT PAGE 1713 AND AS MODIFIED, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I, LINE LIMOR, DOES HEREBY SET MY HAND AND SEAL THE 6 DAY OF JAN, 2004

WITNESS: J. Marshall BY: Luie Limor
PRINT NAME: Jeff Marshall LINE LIMOR

WITNESS: Ryan Johnston
PRINT NAME: RYAN JOHNSTON

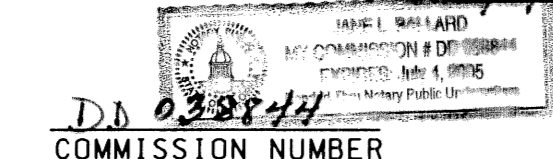
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE BE PERSONALLY APPEARED LINE LIMOR, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6 DAY OF January, 2004

MY COMMISSION EXPIRES: 7/4/2005



NOTARY PUBLIC
David C. Lidberg
PRINT NAME: David C. Lidberg

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

STATE OF FLORIDA
COUNTY OF PALM BEACH

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY, SAID DISTRICT ON THIS PLAT.

DATED THIS 13th DAY OF FEBRUARY, 2004.

O'Neal Bardin, Jr.
O'NEAL BARDIN, JR.
SECRETARY,
BOARD OF SUPERVISORS

Lisa Varela
LISA VARELA
VICE PRESIDENT,
BOARD OF SUPERVISORS

TITLE CERTIFICATION:

I, CURTIS L. SHENKMAN, 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 PALM BEACH COMMERCE CENTER ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP; ATHENA VISTA, LTD., A FLORIDA LIMITED PARTNERSHIP; ST. ANTHONY'S BUILDING PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP AND ST. ANTHONY'S OCEANSIDE PROPERTY, INC., A FLORIDA CORPORATION; 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 ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 02/02/2004 Curtis L. Shenkman
CURTIS L. SHENKMAN, ESQ.
ATTORNEY AT LAW
FLORIDA BAR NO. 0438911

SURVEYOR'S CERTIFICATION

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)F.S., 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.

DATE: 10/02/03 David C. Lidberg
DAVID C. LIDBERG
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 3613
STATE OF FLORIDA

SURVEYOR'S NOTES:

- 4431" ■ DENOTES A SET 4"x4" CONCRETE MONUMENT STAMPED "PRM LB 4431" PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.
- Ⓐ DENOTES A SET PK NAIL & DISK STAMPED "PRM LB 4431", PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.
- LINE, WHICH INTERSECT CURVES, ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 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 THIS COUNTY.
- NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- THIS INSTRUMENT WAS PREPARED BY DAVID C. LIDBERG, IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.
- STATE PLANE COORDINATES ARE RELATIVE TO A GRID AZIMUTH (NAD 83/90 ADJUSTMENT) 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 THROUGH 121, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEARS NORTH 03°27'29" EAST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

COORDINATES SHOWN ARE GRID COORDINATES
DATUM = NAD '83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = U.S. SURVEY FOOT
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
SCALE FACTOR = 1.000029636
GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
GRID BEARING EQUALS PLAT BEARING
GROUND DISTANCE EQUALS PLAT DISTANCE

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 28 DAY OF March, 2004, 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 J. Webb
GEORGE J. WEBB, P.E.
COUNTY ENGINEER

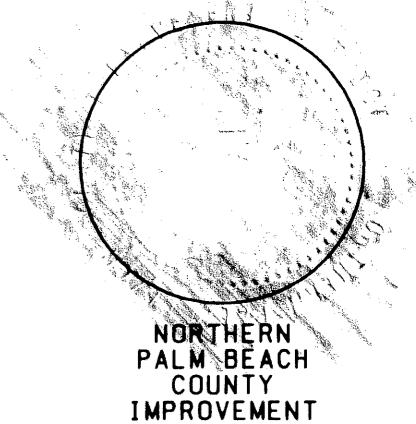
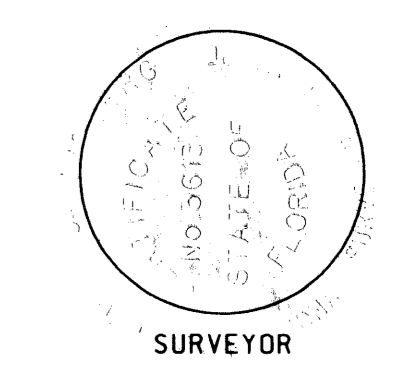
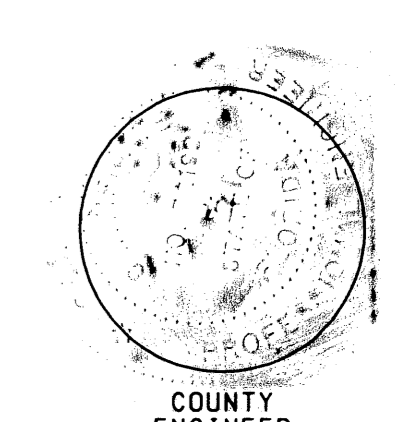
ABBREVIATIONS:

- Δ = DELTA
- D.E. = DRAINAGE EASEMENT
- F.P.L. = FLORIDA POWER & LIGHT COMPANY
- F.M.E. = FORCE MAIN EASEMENT
- L = ARC LENGTH
- L.A.E. = LIMITED ACCESS EASEMENT
- L.S.E. = LIFT STATION EASEMENT
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.B.C. = PALM BEACH COUNTY
- PG. = PAGE
- P.P.E. = PUBLIC PEDESTRIAN EASEMENT
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- R = RADIUS
- R.P.B. = ROAD PLAT BOOK
- U.E. = UTILITY EASEMENT
- W.L.E. = WATER LINE EASEMENT
- W.M.E. = WATER MANAGEMENT EASEMENT

TABULAR DATA

PARCEL 21N	5.000 ACRES
PARCEL 21M	2.000 ACRES
PARCEL 21S	5.279 ACRES
TOTAL	12.279 ACRES

ZONING PETITION No. PDD 84-130H
FINAL PLAN OF "VISTA CENTER PARCEL 21S"
APPROVED AT DRC DECEMBER 26, 2002.



SUBDIVISION: Vista Center of Palm Beach Plat 10
BOOK: 101
PAGE: 149
FLOOD ZONE: AO
FLD MAP # 150A
ZONING: P17D
QUAD: 31
SE
TAX: 803
ZIP CODE: 33411
PID NAME: Vista Center of Palm Beach

LIDBERG LAND SURVEYING, INC.
675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL: 561-746-8454

CAD: K:\UST \ 224342 \ 2612101 \ 2612306.DGN		
REF.		
FLD.	FB.	PG.
OFF. L.J.C.		JOB 02-261-306
CKD. D.C.L.	SHEET 2 OF 3	DATE 01/02/03
		DWG. D02-261P