

185

VISTA CENTER OF PALM BEACH PARCEL 22

P.I.P.D.

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

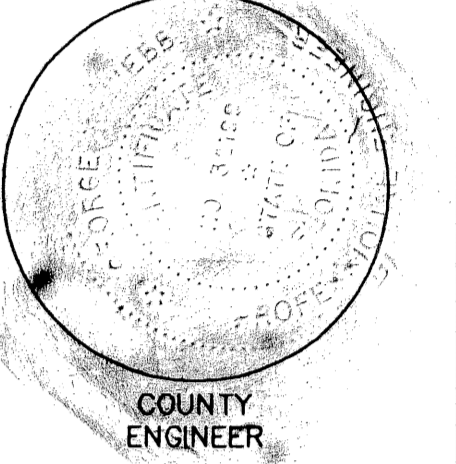
TABULAR DATA

ZONING PETITION No.: 84-130(H)
PARCEL 22 (TOTAL AREA): 12.147 ACRES ±

STATE OF FLORIDA : SS
COUNTY OF PALM BEACH :
This Plat was Filed for Record
at 12:36 PM this 12 day of
May, 2004, A.D. and duly
recorded in Plat Book No. 101
on Pages 185 and 186.

DOROTHY H. WILKEN, Clerk

By: Aaron O'Neil, C



COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS DAY OF May, 2004, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY, IN ACCORDANCE WITH SECTION 177.081(1), F.S.

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

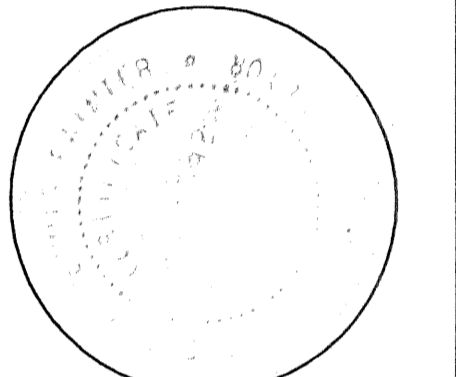
LAND SURVEYOR'S CERTIFICATE

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; 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 SECTION 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.

ADAIR & BRADY, INC.

DATE: Feb. 19, 2004

BY: Dennis Painter
DENNIS PAINTER
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3542



LAND SURVEYOR

LAND SURVEYOR'S NOTES:

THE BEARINGS, AS SHOWN HEREON, REFER TO THE STATE PLANE GRID DATUM; THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, BEARING NORTH 03°27'17" EAST, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT 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.

BUILDING SETBACKS WILL BE IN COMPLIANCE WITH CURRENT PALM BEACH COUNTY ZONING REQUIREMENTS.

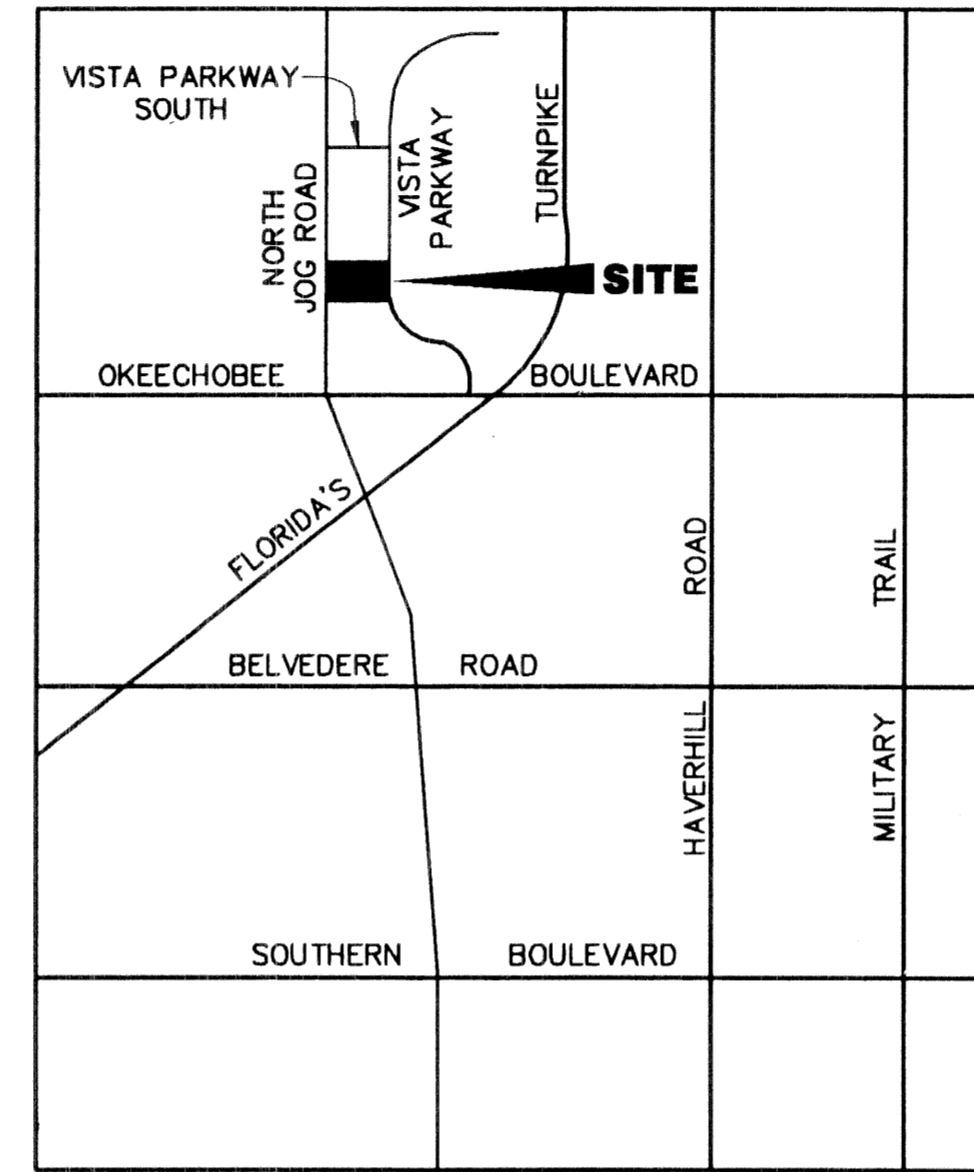
THE LEGAL DESCRIPTION OF THE SUBJECT PARCEL AS SHOWN HEREON IS RECORDED IN OFFICIAL RECORD BOOK 13179, PAGE 954, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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 NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALL DISTANCES SHOWN ALONG CURVES ARE ARC LENGTHS, AND LINES THAT ARE DRAWN AS RADIAL LINES ARE RADIAL LINES UNLESS NOTED OTHERWISE.

INDICATES PERMANENT REFERENCE MONUMENT STAMPED "P.R.M. ADAIR & BRADY 3542"

INDICATES PERMANENT CONTROL POINT STAMPED "P.C.P. ADAIR & BRADY 3542"



LOCATION MAP
NOT TO SCALE

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS VISTA CENTER OF PALM BEACH PARCEL 22, BEING IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE SOUTHWEST CORNER OF PARCEL 21N, VISTA CENTER OF PALM BEACH PLAT 1, AS RECORDED IN PLAT BOOK 81 AT PAGES 118 THROUGH 121 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 03°27'29" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF JOG ROAD, BEING A 60 FOOT RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORD BOOK 4783 AT PAGES 188 THROUGH 203 OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, A DISTANCE OF 344.19 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUE SOUTH 03°27'29" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 788.47 FEET TO A POINT;

THENCE SOUTH 88°45'24" EAST ALONG A LINE BEING 1150.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 22, A DISTANCE OF 749.35 FEET TO A POINT ON THE WEST LINE OF PARCEL 23, VISTA CENTER OF PALM BEACH PLAT 3, AS RECORDED IN PLAT BOOK 88 AT PAGES 128 THROUGH 134 OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LAKE POINT CENTRE AS RECORDED IN PLAT BOOK 79 AT PAGES 61 THROUGH 64 OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY;

THENCE NORTH 01°14'36" EAST ALONG THE WEST LINE OF SAID PARCEL 23, A DISTANCE OF 148.83 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 23, SAID CORNER ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF VISTA PARKWAY, BEING A PORTION OF TRACT PR-1, AS RECORDED ON SAID VISTA CENTER OF PALM BEACH PLAT 1, SAID CORNER ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 58°30'42" EAST;

THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, AND SAID WEST RIGHT-OF-WAY LINE, HAVING A CENTRAL ANGLE OF 40°34'43" AND A RADIUS OF 550.00 FEET FOR AN ARC DISTANCE OF 389.53 FEET TO A POINT OF TANGENCY;

THENCE NORTH 09°05'25" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 235.70 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE WEST;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, AND SAID WEST RIGHT-OF-WAY LINE, HAVING A CENTRAL ANGLE OF 00°23'14" AND A RADIUS OF 1100.00 FEET FOR AN ARC DISTANCE OF 7.44 FEET TO A POINT ON A NON-TANGENT LINE.

THENCE NORTH 86°32'31" WEST, A DISTANCE OF 670.37 FEET TO THE POINT OF BEGINNING.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. PARCEL 22, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FEE SIMPLE OWNERS, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH ZONING APPROVAL OF RECORD FOR THIS SITE, INCLUDING FUTURE AMENDMENTS, ON FILE WITH THE PALM BEACH COUNTY ZONING DIVISION. THE MAINTENANCE OF THIS SITE SHALL BE THE PERPETUAL OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, AND WITHOUT RECOURSE TO PALM BEACH COUNTY IN THE EVENT PALM BEACH COUNTY IS NO LONGER THE FEE SIMPLE OWNER.
2. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
3. THE P.B.C. UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
4. THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
5. THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED BY PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, AND WITHOUT RECOURSE TO PALM BEACH COUNTY IN THE EVENT PALM BEACH COUNTY IS NO LONGER THE FEE SIMPLE OWNER.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, SOUTHEAST GUARANTY AND TITLE, INC. A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

SOUTHEAST GUARANTY AND TITLE, INC.

DATE: Feb. 19, 2004

BY: Kenneth L. Townsend
KENNETH L. TOWNSEND
PRESIDENT

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGMENT

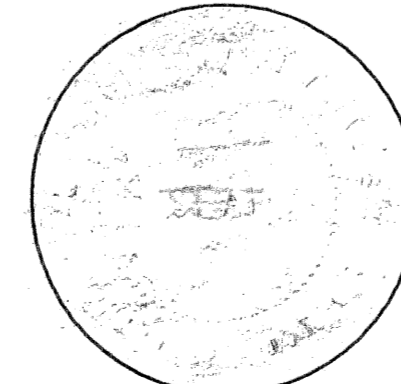
STATE OF FLORIDA
COUNTY OF PALM BEACH

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

DATED THIS 12 DAY OF MARCH, 2004.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

HUGO R. UNRUH
PRESIDENT, BOARD OF SUPERVISORS
ATTESTED BY: Karen T. Marcus
KAREN T. MARCUS, JR.
SECRETARY, BOARD OF SUPERVISORS



NPBCID

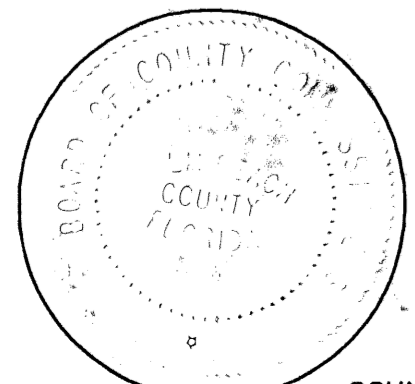
IN WITNESS WHEREOF, PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS BOARD OF COUNTY COMMISSIONERS AND ITS SEAL AFIXED HERETO THIS 4 DAY OF May, 2004.

ATTEST: DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT

BY: BOARD OF COUNTY
COMMISSIONERS OF
PALM BEACH COUNTY, FLORIDA

BY: Linda C. Hickman
DEPUTY CLERK

Karen T. Marcus
KAREN T. MARCUS, CHAIR



COUNTY CLERK

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BOUNDARY SURVEY & PLAT SHEET 2

ADAIR & BRADY, INC.
CONSULTING ENGINEERS - LAND SURVEYORS
3461 FAIRLANE FARMS ROAD
WELLINGTON, FLORIDA 33414
(561) 383-7480

RECORD PLAT
VISTA CENTER OF
PALM BEACH PARCEL 22

Dr. db
Ck. dp
Date: FEB. 2004
Job. No. 01022B

FP 1966 SHEET 1 OF 2

THIS INSTRUMENT WAS PREPARED
IN THE OFFICE OF ADAIR & BRADY, INC.
BY: DENNIS PAINTER, R.L.S.
3461 FAIRLANE FARMS ROAD
WELLINGTON, FLORIDA 33414
561-383-7480

SUBDIVISION VISTA CENTER OF PALM BEACH PARCEL 22
BOOK 101 PAGE 185
FLOOD ZONE AO FLOOD MAP # 150 A
QUAD # 31 ZONING P1D
SE ZIP CODE 33411
T4Z 871 VISTA CENTER
FUD NAME

H:\PROJECTS\2004\2004 VISTA CENTER\MAPS\PLAT.DWG, 2/19/04 10:07:38 AM