

BOYNTON TOWN CENTER - C3 REPLAT

A REPLAT OF A "C3-PARCEL 2 COMMERCIAL" AND "C3-PARCEL 3 TARGET"

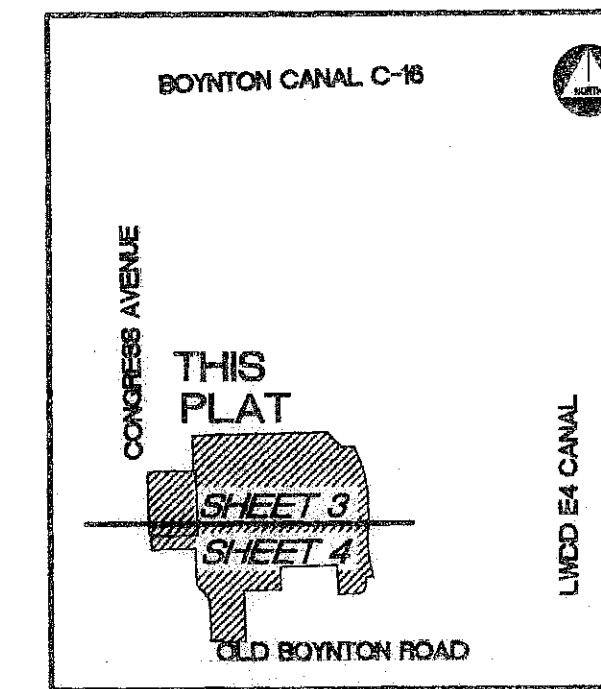
"BOYNTON TOWN CENTER, A P.C.D."

PLAT BOOK 106, PAGES 144-151 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

IN SECTION 20, TOWNSHIP 45 SOUTH, RANGE 43 EAST

CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA

JANUARY, 2008



LOCATION SKETCH
SECTION 20-45-43
NOT TO SCALE

SHEET 2 OF 4

PREPARED BY:
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SURVEYORS & MAPPERS
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PHONE (813) 909-2420
CERTIFICATE OF AUTHORIZATION NO.: LB 7188

DESCRIPTION OF TOTAL PARCEL

"TRACT 1" AND "TRACT 2" DEDICATED HEREON TO BE KNOWN AS:

C3-PARCEL 2 and C3-PARCEL 3, BOYNTON TOWN CENTER, A P.C.D., as recorded in Plat Book 106, Pages 144-151 of the Public Records of Palm Beach County, Florida, said parcel being more particularly described as follows:

BEGIN at the Northwest Corner of said C3-PARCEL 3;
 THENCE on an assumed bearing of N88°37'14"E a distance of 643.05 feet;
 THENCE S32°21'20"W a distance of 13.89 feet;
 THENCE S57°38'40"E a distance of 112.91 feet;
 THENCE N88°37'13"E a distance of 49.15 feet to a point of curvature of a non-tangent curve concave to the Northeast, a radial line through said point having a bearing of N66°11'25"E;
 THENCE Southeasterly along the arc of said curve to the left having a central angle of 01°18'58" and radius of 1532.00 feet for an arc distance of 35.19 feet to a point of reverse curvature of a tangent curve concave to the West;
 THENCE Southerly along the arc of said curve to the right having a central angle of 23°43'48" and a radius of 566.50 feet for an arc distance of 234.63 feet to a point of tangency;
 THENCE S01°23'44"E a distance of 74.24 feet to a point of curvature of a tangent curve concave to the West;
 THENCE Southerly along the arc of said curve to the right having a central angle of 06°06'43" and a radius of 566.50 feet for an arc distance of 60.43 feet to a point of reverse curvature of a tangent curve concave to the East;
 THENCE Southerly along the arc of said curve to the left having a central angle of 20°42'34" and a radius of 672.00 feet for an arc distance of 242.89 feet to a point on a non-tangent line;
 THENCE S88°37'13"W a distance of 37.30 feet;
 THENCE S01°23'38"E a distance of 34.13 feet to a point of curvature of a tangent curve concave to the Northwest;
 THENCE Southerly, Southwesterly and Westerly along the arc of said curve to the right having a central angle of 90°00'00" and a radius of 45.00 feet for an arc distance of 70.69 feet to a point of tangency;
 THENCE S88°36'21"W a distance of 88.14 feet;
 THENCE N01°58'47"W a distance of 141.04 feet;
 THENCE S88°36'22"W a distance of 276.81 feet;
 THENCE S01°22'46"E a distance of 112.16 feet;
 THENCE S88°37'14"W a distance of 177.20 feet;
 THENCE S01°22'46"E a distance of 246.60 feet;
 THENCE S89°48'57"W a distance of 91.43 feet;
 THENCE N77°46'36"W a distance of 39.56 feet;
 THENCE S89°48'57"W a distance of 39.14 feet;
 THENCE N01°22'46"W a distance of 191.50 feet;
 THENCE N35°35'07"W a distance of 42.79 feet;
 THENCE N42°36'32"W a distance of 54.53 feet;
 THENCE N01°22'46"W a distance of 178.20 feet;
 THENCE S88°37'14"W a distance of 213.00 feet;
 THENCE N01°22'46"W a distance of 75.00 feet;
 THENCE S88°37'14"W a distance of 10.00 feet;
 THENCE N01°22'46"W a distance of 302.37 feet;
 THENCE N88°37'14"E a distance of 223.00 feet;
 THENCE N01°22'46"W a distance of 171.50 feet to the POINT OF BEGINNING;

Said parcel of land situate within the City of Boynton Beach, Palm Beach County, Florida, containing 16.447 Acres, more or less.

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, Michael A. Schroeder, 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 that as of February 19, 2008 at 8:00 AM, the title to the property is vested to TARGET CORPORATION, a Minnesota Corporation, as to "TRACT 1", and 1950 CONGRESS AVENUE, LLC, a Florida limited liability company, as to "TRACT 2"; that all taxes for 2007 and previous years have been paid on said land pursuant to Chapter 197.192 Florida Statutes as amended; that there are no mortgages of record, except as to "TRACT 2" shown hereon; and that there are encumbrances of record but these encumbrances do not prohibit the creation of the subdivision depicted by this plat.

2-19-08)
DATE)
By: Michael A. Schroeder
Michael A. Schroeder, Attorney-at-law licensed in Florida
Member of the Florida Bar
License # 202320

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The undersigned hereby certifies that it is the holder of a mortgage upon the property, as to "TRACT 2", described hereon and does hereby join in and consent to the platting of the lands described in said dedication by the owner thereof and agrees that its Mortgage which is recorded in Official Record Book 19557 at Page 247, as affected by that certain Mortgage Modification and Future Advance Agreement recorded in Official Record Book 21620 at Page 1290 and Mortgage Spreader Agreement recorded in Official Record Book 22445, Page 0087, all of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedications shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its SVP and its AS and its corporate seal to be affixed hereon by and with the authority of its Board of Directors, this 14th day of February, 2008.

WELLS FARGO BANK, NATIONAL ASSOCIATION

WITNESS: Suzanne H. Hicks BY: Carl M. Roeder
 AS TO BOTH ITS: Senior Vice President
 PRINT NAME: Suzanne H. Hicks PRINT NAME: Carl M. Roeder

WITNESS: Robin T. Terry BY: Linda S. Sabo
 AS TO BOTH ITS: ASSISTANT SECRETARY
 PRINT NAME: Robin T. Terry PRINT NAME: LINDA S. SABO
 (ATTEST)

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

BEFORE ME personally appeared Carl M. Roeder and Linda S. Sabo who are personally known to me, or have produced SVP and Asst. Secretary respectively as identification, and who executed the foregoing instrument as SVP and Asst. Secretary of WELLS FARGO BANK, NATIONAL ASSOCIATION, 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 is 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 14th day of February, 2008.

My commission expires:)
Notary Public)



Suzanne H. Hicks
PRINT NAME: Suzanne H. Hicks

* AS TO Linda Sabo ON MARCH 18 2008

MASTER ASSOCIATION ACCEPTANCE

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The BOYNTON TOWN CENTER MASTER ASSOCIATION, INC., a Florida corporation, not for profit, hereby accepts the vacation as stated and shown hereon, dated this 18th day of February, 2008.

BOYNTON TOWN CENTER MASTER ASSOCIATION, INC.
a Florida corporation, not for profit

WITNESS: Sharon Vizandiou BY: Joseph A. Filippelli
 AS TO BOTH ITS: President
 PRINT NAME: Sharon Vizandiou PRINT NAME: Joseph A. Filippelli

WITNESS: Sheri Pyregagger BY: Joan Silves
 AS TO BOTH ITS: SECRETARY
 PRINT NAME: Sheri Pyregagger PRINT NAME: JOAN SILVES
 (ATTEST)

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PINELLAS)

BEFORE ME personally appeared Joseph Filippelli and JOAN SILVES who are personally known to me, or have produced President and SECRETARY respectively as identification, and who executed the foregoing instrument as President and SECRETARY of BOYNTON TOWN CENTER MASTER ASSOCIATION, INC., a Florida corporation, not for profit, 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 is affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 18th day of February, 2008. + ON MARCH 18 2008, AS TO JOAN SILVES

My commission expires:)
Notary Public)



Sharon M. Vizandiou
PRINT NAME: Sharon M. Vizandiou

BOYNTON TOWN CENTER MASTER ASSOCIATION INC.

