

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."

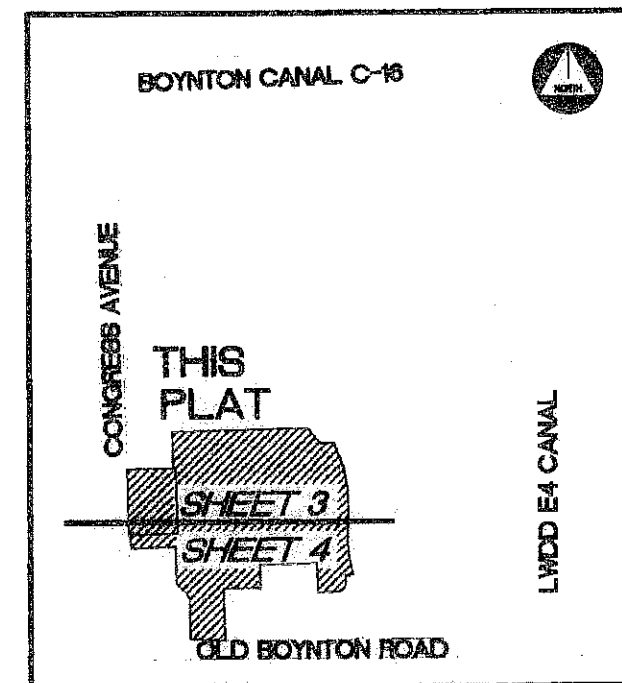
PLAT BOOK 106, PAGES 144-151 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

IN SECTION 20, TOWNSHIP 45 SOUTH, RANGE 43 EAST

CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA

JANUARY, 2008

00008-054



LOCATION SKETCH SECTION 20-45-43 NOT TO SCALE

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 2:29 P.M. THIS 4th DAY OF APRIL A.D. 2008 AND DULY RECORDED IN PLAT BOOK 111 ON PAGES 52 THROUGH 55 SHARON R. BOCK CLERK OF THE CIRCUIT COURT BY: Michelle Green DEPUTY CLERK

SHEET 1 OF 4

PREPARED BY: WILLIAM S. PAYNE, PSM WSP Consultants, Inc. SURVEYORS & MAPPERS 19006 1ST STREET S.W., LUTZ, FL 33548 PHONE (813) 909-2420 CERTIFICATE OF AUTHORIZATION NO.: LB 7188

DESCRIPTION, DEDICATIONS AND RESERVATION

STATE OF MINNESOTA) COUNTY OF HENNEPIN)

KNOW ALL MEN BY THESE PRESENTS that TARGET CORPORATION, a Minnesota Corporation, duly authorized to do business in the State of Florida, owner of the lands shown hereon, being a replat of "C3-PARCEL 2 COMMERCIAL" AND "C3-PARCEL 3 TARGET", of "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, and shown hereon as "BOYNTON TOWN CENTER - C3 REPLAT", a replat, and being more particularly described as follows:

TRACT 1

A parcel of land being a portion of 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 N7°46'57"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 N88°37'14"E a distance of 10.00 feet; THENCE S01°22'46"E a distance of 35.14 feet to a point on a line 25.14 feet South of and parallel with the South line of said C3-PARCEL 2; THENCE N88°37'14"E along said parallel line a distance of 215.00 feet; THENCE N01°22'46"W a distance of 314.51 feet to a point on a line 23.00 feet South of and parallel with the North line of said C3-PARCEL 2; THENCE S88°37'14"W along said parallel line a distance of 235.00 feet; THENCE N01°22'46"W a distance of 23.00 feet to a point on the North line of said C3-PARCEL 2; THENCE N88°37'14"E along said North line, 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 14.766 Acres, more or less.

TRACT 2

Have caused the same to be surveyed and platted as shown hereon.

IN WITNESS WHEREOF, TARGET CORPORATION, a Minnesota Corporation, duly authorized to do business in the State of Florida, has caused these presents to be signed by its Scott Nelson, Sr Vice Pres., and its Terril Simard, and its corporate seal to be affixed hereon by and with the authority of its Board of Directors, this 23rd day of February, 2008.

TARGET CORPORATION, a Minnesota Corporation

WITNESS: Kristine A. Samsar BY: Scott Nelson Sr Vice President PRINT NAME: Kristine A. Samsar PRINT NAME: Scott Nelson AS TO BOTH WITNESS: Kristine M. Williams BY: Terril Simard Assistant Secretary PRINT NAME: Kristine M. Williams PRINT NAME: TERRIL SIMARD (ATTEST)

ACKNOWLEDGEMENT

STATE OF MINNESOTA) COUNTY OF HENNEPIN)

BEFORE ME personally appeared Scott Nelson and Terril Simard who are personally known to me, or have produced satisfactory evidence of their identity, and who executed the foregoing instrument as Sr Vice Pres. and Asst. Sec. of TARGET CORPORATION, a Minnesota Corporation, 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 23rd day of February, 2008. + AS TO Asst. Sec. ON MARCH 20 2008

My commission expires Jan 3, 2011 NOTARY PUBLIC

DESCRIPTION, DEDICATIONS AND RESERVATION

STATE OF FLORIDA) COUNTY OF PINELLAS)

KNOW ALL MEN BY THESE PRESENTS that 1950 CONGRESS AVENUE, LLC, a Florida limited liability company, owner of the lands shown hereon, being a replat of "C3-PARCEL 2 COMMERCIAL" AND "C3-PARCEL 3 TARGET", of "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, and shown hereon as "BOYNTON TOWN CENTER - C3 REPLAT", a replat, and being more particularly described as follows:

TRACT 2

A parcel of land being a portion of 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:

COMMENCE at the Northwest Corner of said C3-PARCEL 2; THENCE on an assumed bearing of S01°22'46"E along the West line of said C3-PARCEL 2, a distance of 23.00 feet to a point on a line 23.00 feet South of and parallel with the North line of said C3-PARCEL 2, said point also being the POINT OF BEGINNING; THENCE N88°37'14"E along said parallel line, a distance of 235.00 feet to a point on the East line of said C3-PARCEL 2; THENCE S01°22'46"E along said East line, a distance of 314.51 feet to a point on a line 25.14 feet South of and parallel with the South line of said C3-PARCEL 2; THENCE S88°37'14"W along said parallel line a distance of 215.00 feet; THENCE N01°22'46"W a distance of 35.14 feet; THENCE S88°37'14"W a distance of 20.00 feet to a point on the West line of said C3-PARCEL 2; THENCE N01°22'46"W along said West line a distance of 279.37 feet to the POINT OF BEGINNING;

Said parcel of land situate within the City of Boynton Beach, Palm Beach County, Florida, containing 1.681 Acres, more or less.

TRACT 2

Have caused the same to be surveyed and platted as shown hereon.

IN WITNESS WHEREOF, 1950 CONGRESS AVENUE, LLC, a Florida limited liability company, has caused these presents to be signed by its Manager, this 13 day of February, 2008.

1950 CONGRESS AVENUE, LLC a Florida limited liability company

BY: Sembler Family Partnership #35, Ltd., a Florida limited partnership ITS: Manager BY: Sembler Retail, Inc., a Florida corporation ITS: General Partner BY: Craig H. Sher ITS: VICE PRESIDENT BY: JEFFREY S. FORQUA ITS: ASSISTANT SECRETARY (ATTEST) WITNESS: Janine Smith AS TO BOTH WITNESS: Karen Germain AS TO BOTH

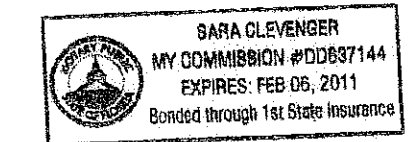
ACKNOWLEDGEMENT

STATE OF FLORIDA) COUNTY OF PINELLAS)

BEFORE ME personally appeared Craig H. Sher who is personally known to me, and who executed the foregoing instrument as Vice President of SEMBLER RETAIL, INC., a Florida corporation, the General Partner of SEMBLER FAMILY PARTNERSHIP #35, LTD., the Manager of 1950 CONGRESS AVENUE, LLC, a Florida limited liability company, and severally acknowledged to and before me that they executed such instrument in the capacity stated above, that said instrument is the free act and deed of said limited liability company, LTD + CORP.

WITNESS my hand and official seal this 13th day of February, 2008. + MARCH 17, 2008 AS TO JEFFREY S. FORQUA

My commission expires February 6, 2011 NOTARY PUBLIC



NOTES

- 1. The bearings shown hereon are grid and are relative to the North line of C3-PARCEL 3 TARGET, as shown on the plat of said "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.
2. No building or structures shall be placed on any easement.
3. Building setback lines shall be as required by current City of Boynton Beach zoning regulations.
4. All lines which intersect curve lines are tangent unless noted as being non-radial.
5. 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 Palm Beach County, Florida.
6. Distances shown hereon are ground distances unless otherwise noted.
7. This plat vacates the portion of the Landscape Buffer Easement and the Limited Access Easement as shown hereon (Sheet 3 of 4).

CITY OF BOYNTON BEACH APPROVAL OF PLAT

STATE OF FLORIDA) COUNTY OF PALM BEACH)

This plat of "BOYNTON TOWN CENTER - C3 REPLAT", is hereby approved for record pursuant to the ordinances of the City of Boynton Beach, Florida, and in accordance with Chapter 5, Land Development Regulations, this 15 day of MARCH, 2008, and has been reviewed by a Professional Surveyor and Mapper under employment with the City of Boynton Beach, Florida, in accordance with Chapter 177.081(1), Florida Statutes.

BY: HERBERT D. KELLEY, JR., P.E., P.S.M. CITY SURVEYOR AND MAPPER

This plat is hereby approved for record this 3rd day of APRIL, 2008.

BY: HERBERT D. KELLEY, JR., P.E., P.S.M. CITY ENGINEER

BY: JERRY TAYLOR, MAYOR

ATTEST (AS TO BOTH): JANET M. PRAINITO, CITY CLERK

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 the plat description closes within one-hundredth of a foot; that said survey is accurate to the best of my knowledge and belief; 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 guarantees posted with City of Boynton Beach, Florida, for the Required Improvements; and, further, that the survey data complies with all the requirements of Chapter 177, Part I, Florida Statutes, as amended, and with the applicable sections of 61G17-6, Florida Administrative Code, and the ordinances of the City of Boynton Beach, Florida.

JANUARY 8, 2008 DATE

William S. Payne WILLIAM S. PAYNE PROFESSIONAL SURVEYOR AND MAPPER #LS 5685 WSP CONSULTANTS, INC. #LB 7188 STATE OF FLORIDA

Table with 5 columns: TARGET CORPORATION, 1950 CONGRESS AVENUE, LLC, CITY OF BOYNTON BEACH, CITY ENGINEER, CITY SURVEYOR AND MAPPER, SURVEYOR AND MAPPER. Each column contains a circular seal or stamp.