

BOYNTON TOWN CENTER, A P.C.D. 00008-028

A REPLAT OF A PORTION OF LOTS 68 THROUGH 93, THE ABANDONED ROAD RIGHT-OF-WAY ADJACENT TO SAID LOTS, LAKE BESSIE AND THE UNNUMBERED LANDS ADJACENT TO LAKE BESSIE "PALM BEACH-MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION OF SECTION 29 AND 20, TOWNSHIP 45 SOUTH, RANGE 43 EAST" PLAT BOOK 7, PAGE 20 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA NOVEMBER, 2005

PREPARED BY: WILLIAM S. PAYNE, PSM WSP Consultants, Inc. SURVEYORS & MAPPERS 18815 ANNELIS DRIVE, LUTZ, FL 33548 PHONE (813) 264-7540 FAX (813) 964-8760 CERTIFICATE OF AUTHORIZATION NO.: LB 7188

DESCRIPTION, DEDICATION AND RESERVATION

STATE OF FLORIDA COUNTY OF PALM BEACH KNOW ALL MEN BY THESE PRESENTS that KLATT ENTERPRISES, INC., a Florida corporation and THE KLATT FAMILY LIMITED PARTNERSHIP #1, a Florida limited partnership, owners of the lands shown hereon, being a replat of a portion of "PALM BEACH-MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION OF SECTION 29 AND 20, TOWNSHIP 45 SOUTH, RANGE 43 EAST" as recorded in Plat Book 7, Page 20 of the Public Records of Palm Beach County, Florida, and shown hereon as "BOYNTON TOWN CENTER, A P.C.D.", a replat, and being more particularly described as follows: TRACT 1: LOTS 68 THROUGH 76, INCLUSIVE, LOT 77, WEST OF THE E-4 CANAL, LOTS 78, 79 AND 80 (LESS THE SOUTH 20 FEET OF BOYNTON ROAD RIGHT OF WAY), LOT 81 (LESS BOYNTON ROAD AND CONGRESS AVENUE ROAD RIGHTS OF WAY), LOTS 82 THROUGH 93, INCLUSIVE (LESS THE WEST 60 FEET FOR CONGRESS AVENUE RIGHT OF WAY) AND ABANDONED 30 FOOT ROADS ADJACENT TO SAID LOTS, ALL LOCATED IN SECTION 20, TOWNSHIP 45 SOUTH, RANGE 43 EAST, ACCORDING TO THE PALM BEACH-MIAMI LAND AND DEVELOPMENT COMPANY'S PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 20, THEREOF, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, PALM BEACH COUNTY, FLORIDA. LESS AND EXCEPT THAT PORTION SHOWN IN THAT CERTAIN RIGHT-OF-WAY DEED TO THE COUNTY OF PALM BEACH, RECORDED IN OFFICIAL RECORDS BOOK 1290, PAGE 527. LESS AND EXCEPT THAT PORTION SHOWN AS PARCEL "7" IN THAT CERTAIN ORDER OF TAKING IN FAVOR OF PALM BEACH COUNTY RECORDED IN OFFICIAL RECORDS BOOK 3689, PAGE 1114. LESS AND EXCEPT THAT PORTION SHOWN AS EXHIBIT "A" IN THAT CERTAIN WARRANTY DEED CONVEYED TO FLORIDA POWER AND LIGHT COMPANY AS RECORDED IN OFFICIAL RECORDS BOOK 4822, PAGE 416. LESS AND EXCEPT THAT PORTION SHOWN AS EXHIBIT "A" IN THAT CERTAIN QUIT CLAIM DEED CONVEYED TO WAL-MART EAST, INC., AN ARKANSAS CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 11714, PAGE 878. TRACT 2: ALL OF LAKE BESSIE AND LANDS ADJACENT THERETO, LYING NORTH OF BOYNTON WEST ROAD, WEST OF E-4 CANAL AND EAST OF LOTS 68 TO 78, INCLUDED ON THE PLAT OF SECTION 20, TOWNSHIP 45 SOUTH, RANGE 43 EAST, ACCORDING TO THE PALM BEACH-MIAMI LAND AND DEVELOPMENT COMPANY'S PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 20, THEREOF, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, PALM BEACH COUNTY, FLORIDA, LESS A PARCEL CONVEYED TO THE CITY OF BOYNTON BEACH RECORDED IN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 2223, PAGE 752. LESS AND EXCEPT THAT PORTION SHOWN AS EXHIBIT "A" IN THAT CERTAIN WARRANTY DEED CONVEYED TO FLORIDA POWER AND LIGHT COMPANY AS RECORDED IN OFFICIAL RECORDS BOOK 4822, PAGE 416. LESS AND EXCEPT THAT PORTION SHOWN AS EXHIBIT "A" IN THAT CERTAIN QUIT CLAIM DEED CONVEYED TO WAL-MART EAST, INC., AN ARKANSAS CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 11714, PAGE 878. TRACTS 1 AND 2 DESCRIBED ABOVE WILL ALSO BE KNOWN AS: A parcel of land being a portion of Lots 68 through 93, the abandoned road right-of-way adjacent to said Lots, Lake Bessie and the unnumbered lands adjacent to said Lake Bessie as shown on the plat of "PALM BEACH-MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION OF SECTION 29 AND 20, TOWNSHIP 45 SOUTH, RANGE 43 EAST" as recorded in Plat Book 7, Page 20 of the Public Records of Palm Beach County, Florida, said parcel being more particularly described as follows: COMMENCE at the Southwest corner of the Southwest One-Quarter (1/4) of said Section 20, Township 45 South, Range 43 East; THENCE on a grid bearing of N01°22'46"W along the West line of said Southwest One-Quarter (1/4) of said Section 20 a distance of 1222.48 feet to the centerline of Old Boynton Road; THENCE N89°48'57"E along said centerline of Old Boynton Road a distance of 1990.49 feet to the Southerly extension of the West right-of-way line of the Lake Worth Drainage District E-4 Canal; THENCE N00°41'03"W along said Southerly extension a distance of 50.00 feet to a point on a line 50.00 feet North of and parallel with said centerline of Old Boynton Road, said point being the POINT OF BEGINNING; THENCE S89°48'57"W along said parallel line a distance of 1362.96 feet to a point on the East line of said Lot 79; THENCE N01°22'46"W along said East line a distance of 1.00 feet to a point on a line 51.00 feet North of and parallel with said centerline of Old Boynton Road; THENCE S89°48'57"W along said parallel line a distance of 528.12 feet; THENCE N45°47'05"W a distance of 57.16 feet to a point on the East right-of-way line of Congress Avenue, said line also being 60.00 feet East of and parallel with said West line of the Southwest One-Quarter (1/4) of said Section 20; THENCE N01°22'46"W along said right-of-way line and said parallel line a distance of 1329.32 feet to a point on a line 60.00 feet East of and parallel with the West line of the Northwest One-Quarter (1/4) of said Section 20; THENCE N01°23'03"W continuing along said right-of-way line and said parallel line a distance of 1222.05 feet to a point on a line 210.00 feet South of and parallel with the South line of the plat of RENAISSANCE COMMONS, A P.U.D. as recorded in Plat Book 102, Pages 57-62 of the Public Records of Palm Beach County, Florida, said line also being the South right-of-way line of the South Florida Water Management District Boynton Canal (Canal C-16); THENCE N87°45'57"E along said parallel line and said right-of-way line a distance of 1485.39 feet to a point on the West right-of-way line of said Lake Worth Drainage District E-4 Canal; THENCE S06°28'18"E along said West right-of-way line a distance of 760.86 feet; THENCE S30°46'03"E continuing along said West right-of-way line a distance of 800.00 feet; THENCE S00°41'03"E continuing along said West right-of-way line a distance of 1200.00 feet to the POINT OF BEGINNING; Said parcel of land situate within the City of Boynton Beach, Palm Beach County, Florida, containing 106.495 Acres ±.

- Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows: 1) SMU - PARCEL 1, SMU - PARCEL 2, SMU - PARCEL 3, SMU - PARCEL 4, SMU - PARCEL 5, SMU - PARCEL 6, SMU - PARCEL 7 and SMU - PARCEL 8, as shown hereon, are hereby designated for future development. 2) C3 - PARCEL 1, C3 - PARCEL 2, C3 - PARCEL 3, C3 - PARCEL 4, C3 - PARCEL 5, C3 - PARCEL 6 and C3 - PARCEL 7, as shown hereon, are hereby designated for future development. 3) SPINE ROAD TRACT, as shown hereon, is hereby dedicated to the Boynton Town Center Master Association, Inc., a Florida corporation, not for profit, its successors and/or assigns, for private access use, and for other uses, including but not limited to, ingress and egress for abutting parcels, utilities, drainage and landscaping and other purposes permitted by said Association, said SPINE ROAD TRACT being the perpetual maintenance obligation of said association, its successors and/or assigns, without recourse to the City of Boynton Beach. 4) SMU - LAKE PARCEL, as shown hereon, is hereby dedicated to the Boynton Town Center Master Association, Inc., a Florida corporation, not for profit, its successors and/or assigns, for stormwater management and drainage purposes and is the perpetual maintenance obligation of said association, its successors and/or assigns, without recourse to the City of Boynton Beach. 5) SMU - PARK PARCEL, as shown hereon, is hereby designated for future park dedication. 6) TRACTS Z-1, Z-2, Z-3, Z-4, Z-5, Z-6, Z-7 and Z-8, as shown hereon, are hereby designated for future public right-of-way dedication. 7) TRACT C-1, as shown hereon, is hereby designated for future canal easement dedication. 8) The Limited Access Easements (L.A.E.'s), as shown hereon, are hereby dedicated to the City of Boynton Beach for access control purposes. 9) The Roadway and Utility Easements (R.U.E.'s), as shown hereon, are hereby dedicated to the Boynton Town Center Master Association, Inc., a Florida corporation, not for profit, its successors and/or assigns, for private access use, and for other uses, including but not limited to, ingress and egress to abutting parcels, utilities, landscaping and pedestrian circulation and other purposes permitted by said association, said Roadway and Utility Easements being the perpetual maintenance obligation of said association, its successors and/or assigns, without recourse to the City of Boynton Beach. 10) The Pedestrian Easements, as shown hereon, are hereby dedicated to the Boynton Town Center Master Association, Inc., a Florida corporation, not for profit, its successors and/or assigns, for pedestrian purposes and are the perpetual maintenance obligation of said association, its successors and/or assigns, without recourse to the City of Boynton Beach. 11) The Lake Maintenance Easement (L.M.E.), as shown hereon, is hereby dedicated to the Boynton Town Center Master Association, Inc., a Florida corporation, not for profit, its successors and/or assigns, for water management purposes and is the perpetual maintenance obligation of said association, its successors and/or assigns, without recourse to the City of Boynton Beach. 12) The Landscape Buffer Easements (L.B.E.'s), as shown hereon, are hereby dedicated to the Boynton Town Center Master Association, Inc., a Florida corporation, not for profit, its successors and/or assigns, for landscaping, buffer and open space purposes and are the perpetual maintenance obligation of said association, its successors and/or assigns, without recourse to the City of Boynton Beach.

IN WITNESS WHEREOF, KLATT ENTERPRISES, INC., a Florida corporation, has caused these presents to be signed by BILL R. WINCHESTER, its President and its Directors, AS TO TRACT 1; and by THE KLATT FAMILY LIMITED PARTNERSHIP #1, a Florida limited partnership which has caused these presents to be signed by BILL R. WINCHESTER, as President of KLATT, INC., a Florida corporation, its General Partner, on behalf of the Limited Partnership, AS TO TRACT 2, all of this 14 day of NOVEMBER, 2005.



STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 5 M. THIS 21 DAY OF NOVEMBER A.D. 2005 AND DULY RECORDED IN PLAT BOOK 106 ON PAGES 144 THROUGH 151. SHARON R. BOCK CLERK OF THE CIRCUIT COURT BY: Gloria L. Johnson DEPUTY CLERK

SHEET 1 OF 8

KLATT ENTERPRISES, INC., a Florida corporation BY: BILL R. WINCHESTER ITS: PRESIDENT

WITNESS: MICHAEL A. SCHROEDER PRINT NAME: MICHAEL A. SCHROEDER WITNESS: JUDITH LYNN JOGIS PRINT NAME: JUDITH LYNN JOGIS (AS TO KLATT ENTERPRISES, INC.) (AS TO TRACT 1)

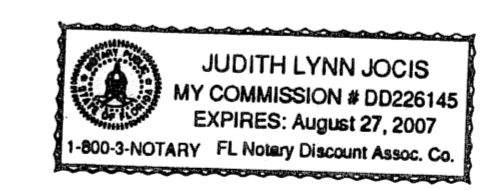
THE KLATT FAMILY LIMITED PARTNERSHIP #1, a Florida limited partnership BY: BILL R. WINCHESTER ITS: PRESIDENT

WITNESS: MICHAEL A. SCHROEDER PRINT NAME: MICHAEL A. SCHROEDER WITNESS: JUDITH LYNN JOGIS PRINT NAME: JUDITH LYNN JOGIS (AS TO THE KLATT FAMILY LIMITED PARTNERSHIP #1) (AS TO TRACT 2)

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH THE FOREGOING WAS ACKNOWLEDGED before me this 14 day of NOVEMBER, 2005, by BILL R. WINCHESTER, as President of KLATT ENTERPRISES, INC., a Florida corporation, on behalf of the corporation, and as President of KLATT, INC., a Florida corporation, as General Partner of THE KLATT FAMILY LIMITED PARTNERSHIP #1, a Florida limited partnership, on behalf of the Partnership. He is personally known to me, or has provided a Florida Driver's License as identification.

WITNESS my hand and official seal this 14 day of NOVEMBER, 2005. My commission expires: Notary Public



NOTES

- 1. The bearings shown hereon are grid are relative to the West line of the Southwest One-Quarter (1/4) of Section 20, Township 45 South, Range 42 East, having a bearing of N01°22'46"W between the found and surveyed Section monuments shown hereon. The bearings were established using Palm Beach County Horizontal Control Points: "22 High", "Boy 2", "Homer Too" and "Centerline Old Boynton". The survey control points have published values relative to the North American Datum of 1983/1990 (NAD83/90), as projected to the Florida State Plane Coordinate System (East Zone). The measurements were obtained utilizing "Sokkia Stratus" static GPS receivers and post-processed with Sokkia Spectrum Software and adjusted with "Hector" Least Squares adjustment software. 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. Scale factor used was 1.0000440. Grid Distance = Ground Distance X Scale Factor

CITY OF BOYNTON BEACH APPROVAL OF PLAT

STATE OF FLORIDA COUNTY OF PALM BEACH This plat of "BOYNTON TOWN CENTER, A P.C.D.", 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 NOVEMBER, 2005, 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 15 day of NOVEMBER, 2005.

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 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 the ordinances of the City of Boynton Beach, Florida.

DATE 11-10-05

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

KLATT ENTERPRISES, INC.	THE KLATT FAMILY LIMITED PARTNERSHIP #1	CITY OF BOYNTON BEACH	CITY ENGINEER	CITY SURVEYOR AND MAPPER	SURVEYOR AND MAPPER