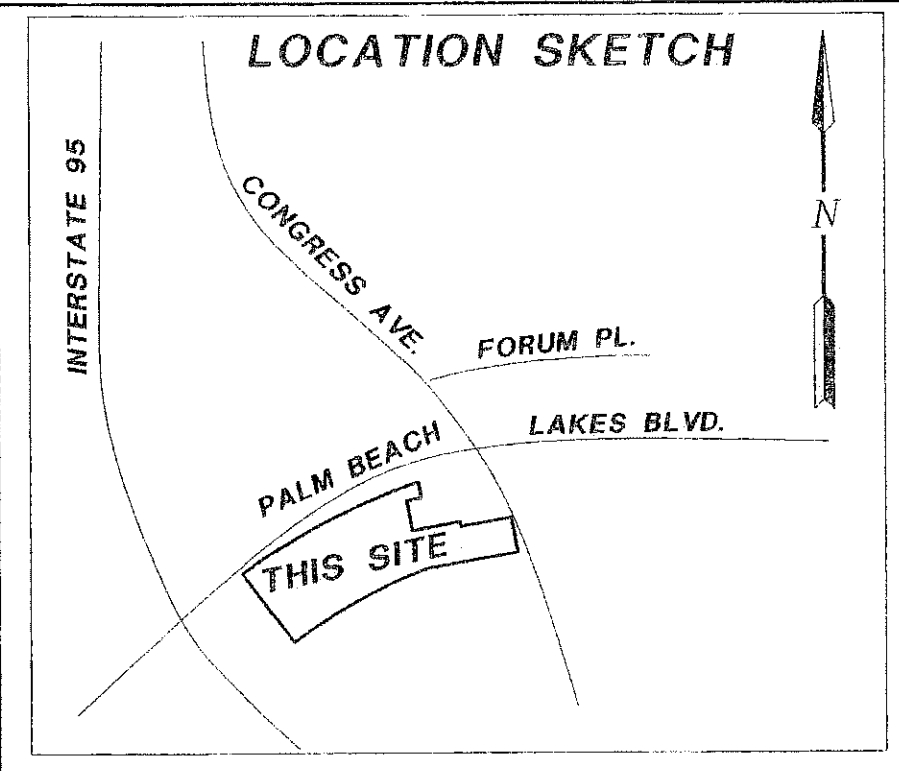


20090270453

152

# "WPB-PBL 2009"

A PARCEL OF LAND LYING IN SECTION 17 AND SECTION 18, TOWNSHIP 43 SOUTH, RANGE 43 EAST AND ALSO BEING A REPLAT OF "TRACT 2" - "PARCEL 41" PLAT BOOK 100, PAGES 173-174 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA MARCH, 2009



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 1:32 P.M.  
THIS 07<sup>TH</sup> DAY OF AUGUST A.D. 2009 AND DULY RECORDED IN PLAT BOOK 112 ON PAGES 152 THROUGH 153  
SHARON R. BOCK  
CLERK & COMPTROLLER  
PALM BEACH COUNTY  
BY: *[Signature]*  
DEPUTY CLERK

SHEET 1 OF 2

### 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, and being more particularly described as follows:

### DESCRIPTION

Tract 2 of Parcel 41, according to the plat thereof recorded in Plat Book 100, Page 173, Public Records of Palm Beach County, Florida.

Less and Except:

The real property conveyed in the Warranty Deed, recorded in Official Records Book 16913, Page 114, of the Public Records of Palm Beach County, Florida.

TOGETHER WITH

A certain parcel of land lying in Sections 17 and 18, Township 43 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows:

Beginning at a point in the Southerly right of way line of Palm Beach Lakes Boulevard (formerly 12th Street), said point being the Westerly end of a 2938.27 foot radius curve as shown on Plat or rights-of-way of part of 12 Street and Congress Avenue according to the plat thereof recorded in Plat Book 28, Page 94, Public Records of Palm Beach County, Florida; thence South 53°02'24" East and radial to said curve, a distance of 400.00 feet; thence Northeasterly, running along the arc of a 2538.27 foot radius curve, concentric with the hereinabove described 2938.27 foot radius curve, subtending an angle of 13°15'03", a distance of 587.02 feet; thence North 26°16'59" West, a distance of 217.24 feet; thence North 63°43'01" East, a distance of 309.94 feet; thence North 26°37'24" West, a distance of 239.17 feet, more or less, to a point in the said Southerly right of way of Palm Beach Lakes Boulevard; thence Southwesterly along said Southerly right of way line and along the arc of a 2938.27 foot radius curve, hereinabove described, subtending an angle of 21°12'16", a distance of 1087.42 feet, more or less, to the Point of Beginning.

LESS AND EXCEPT that portion contained in that certain Warranty Deed recorded in Official Records Book 2783, Page 195 of the Public Records of Palm Beach County, Florida.

TOGETHER WITH Easement Right of the insured in the Non-Exclusive Easement Deed recorded in Official Records Book 2541, Page 1032, and Cross-Parking and Easements Agreement in Official Records Book 2783, Page 198, as amended in Official Records Book 3761, Page 1440, of the Public Records of Palm Beach County, Florida.

TOGETHER WITH

A certain parcel of land lying in Section 17, Township 43 South, Range 43 East, within the limits of the City of West Palm Beach, Palm Beach County, Florida, and being more particularly described as follows:

Commencing at a point in the Southerly right of way line of Palm Beach Lakes Boulevard (formerly 12th Street), said point being the Westerly end of a 2938.27 foot radius curve as shown on the Plat of Rights of Way of Part of 12th Street and Congress Avenue, according to the Plat thereof recorded in Plat Book 28, Page 94, Public Records of Palm Beach County; thence Northeasterly along said Southerly right of way line and along the arc of a 2938.27 foot radius curve, subtending an angle of 13 degrees 15' 44", a distance of 680.12 feet to the POINT OF BEGINNING; thence continue Northeasterly along said Southerly right of way line of Palm Beach Lakes Boulevard and along the arc of a 2938.27 foot radius curve, subtending an angle of 04 degrees 48' 41", a distance of 246.74 feet; thence South 26 degrees 31' 42" East, a distance of 75.28 feet; thence South 64 degrees 15' 58" West a distance of 68.42 feet; thence South 25 degrees 58' 39" East a distance of 144.66 feet to a point on the Northerly line of Tract 2, PARCEL 41, according to the plat thereof, as recorded in Plat Book 100, Pages 173 and 174, Public Records of Palm Beach County; thence South 63 degrees 43' 01" West, along said Northerly line and Westerly extension thereof, a distance of 131.96 feet; thence North 39 degrees 46' 41" West, a distance of 176.71 feet, and radial to a point in the Southerly right of way of Palm Beach Lakes Boulevard, being the POINT OF BEGINNING.

SAID PARCEL ALSO DESCRIBED AS FOLLOWS:

A parcel of land being all of Tract 2, PARCEL 41, according to the plat thereof, as recorded in Plat Book 100, Pages 173 and 174, Public Records of Palm Beach County, Florida and also being a portion of Sections 17 and 18, Township 43 South, Range 43 East, said parcel being more particularly described as follows:

BEGINNING at a point on the Southerly right-of-way line of Palm Beach Lakes Boulevard (formerly 12th Street), said point being the Westerly end of a 2938.27 foot radius curve as shown on the Plat of Rights of Way of Part of 12th Street and Congress Avenue, according to the Plat thereof as recorded in Plat Book 28, Page 94, Public Records of Palm Beach County, Florida, a radial line of said curve through said point having an assumed bearing of N 53°02'24" W;

THENCE Northeasterly along said Southerly right-of-way line, along the arc of a said curve to the right, having a central angle of 18°04'25" and a radius of 2938.27 feet for an arc distance 926.86 feet to a point on a non-tangent line;

THENCE S 26°31'42" E a distance of 75.28 feet;

THENCE S 64°15'58" W a distance of 68.42 feet;

THENCE S 25°58'39" E a distance of 144.66 feet to a point on the Northerly line of said Tract 2, PARCEL 41;

THENCE N 63°43'01" E along said Northerly line a distance of 229.58 feet;

THENCE S 26°37'24" E continuing along said Northerly line a distance of 21.36 feet;

THENCE N 63°55'19" E continuing along said Northerly line a distance of 222.89 feet to a line being 10.00 feet West of and parallel with the Easterly line of said Tract 2, said line also being the Westerly right-of-way line of Congress Avenue;

THENCE S 26°31'25" E along said Westerly right-of-way line a distance of 169.97 feet to the Southerly line of said Tract 2, said line also being the Northerly line of Tract 1 of said PARCEL 41;

THENCE S 63°54'55" W along said Northerly line a distance of 409.67 feet;

THENCE S 51°38'22" W continuing along said Northerly line a distance of 126.80 feet to a point on the arc of a non-tangent curve concave to the Southeast, a radial line of said curve through said point having a bearing of N 39°47'21" W;

THENCE Southwesterly continuing along said Northerly line and the extension thereof, along the arc of said curve to the left, having a central angle of 13°15'03" and a radius of 2538.27 feet for an arc distance of 587.02 feet to a point on a radial extension of the previously described curve;

THENCE N 53°02'24" W along said radial extension a distance of 400.00 feet to the POINT OF BEGINNING.

Said land situate within the City of West Palm Beach, Palm Beach County, Florida, containing 9.004 Acres, more or less.

### EASEMENT DEDICATION

The Drainage Easement as shown hereon as proposed, is hereby dedicated to the City of West Palm Beach, Florida for drainage purposes.

### IN WITNESS WHEREOF:

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 Real Estate Director and its \_\_\_\_\_ and its corporate seal to be affixed hereon by and with the authority of its Board of Directors, this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

TARGET CORPORATION, a Minnesota Corporation

WITNESS: *[Signature]* BY: *[Signature]*  
AS TO BOTH ITS: Real Estate Director

PRINT NAME: *[Signature]* PRINT NAME: Jane S. Borden

WITNESS: *[Signature]* BY: \_\_\_\_\_  
AS TO BOTH ITS: \_\_\_\_\_

PRINT NAME: *[Signature]* PRINT NAME: \_\_\_\_\_

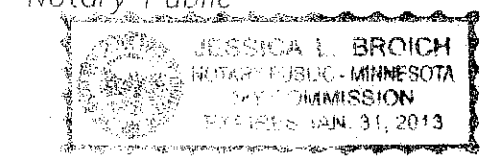
### ACKNOWLEDGEMENT

STATE OF MINNESOTA )  
COUNTY OF HENNEPIN )

BEFORE ME personally appeared *Jane S. Borden* and \_\_\_\_\_ who are personally known to me, or have produced *Jane Borden* and \_\_\_\_\_ respectively as identification, and who executed the foregoing instrument as *Jane Borden* and \_\_\_\_\_ 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 16<sup>th</sup> day of July, 2009.

My commission expires: 11/13  
Notary Public



*Jessica L. Broich*  
PRINT NAME: Jessica L. Broich

### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

We, Florida Title and Guarantee, as authorized agent for Chicago Title Insurance Company, as duly licensed in the State of Florida, do certify that we have examined the title to the hereon described property; that we find the title to the property is vested in Target Corporation, a Minnesota 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 records but those encumbrances do not prohibit the ~~creation~~ <sup>deletion</sup> of the subdivision depicted by this plat.

Dated this 2<sup>nd</sup> day of August, 2009.

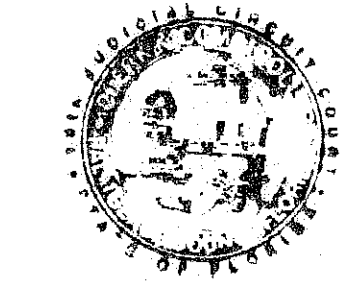
*[Signature]*  
NAME: *[Signature]*  
TITLE: Sr. District Mgr.

PLAT PREPARED BY:  
AWN DESIGN & CONSULTING GROUP, INC.

SURVEYORS - MAPPERS - DESIGNERS  
2011 N.E. 50TH STREET, LIGHTHOUSE POINT, FLORIDA 33064  
LB 7260 PHONE: (954) 481-8882 FAX: (954) 571-2474

### CITY APPROVAL:

State of Florida  
County of Palm Beach  
City of West Palm Beach



This Plat as shown hereon has been approved for record by the City Commission of the City of West Palm Beach, Florida and the City does hereby accept the dedications to the City of West Palm Beach contained on this plat.

This 5<sup>th</sup> day of August 2009.

By: *[Signature]*  
Lois Frankel, Mayor

Approved: August 4, 2009

By: *[Signature]*  
Kenneth Spillias, Chairman

### REVIEWING SURVEYOR

This Plat has been reviewed for Conformity in accordance with Chapter 177.081 of the Florida Statutes and the Ordinances of the City of West Palm Beach. This review does not include the verification of geometric data or the field verification of the Permanent Control Points (P.C.P.'S) and monuments at lot corners.

*[Signature]*  
Vincent J. Noel, P.S.M.  
Florida Certificate No. 4169

### SURVEYOR'S CERTIFICATE

I hereby certify that the attached Plat is a true and correct representation of the lands recently surveyed, subdivided and platted under my responsible direction and supervision. I further certify that the survey data conforms to the applicable requirements of Chapter 177, Part 1, Florida Statutes and with the applicable sections of Chapter 61G17-6, Florida Administrative Code and that the Permanent Reference Monuments (P.R.M.'S) were set in accordance with Section 177.091 of said Chapter 177 on this 10<sup>th</sup> day of April, 2009.

*[Signature]* 06/26/2009  
Steven M. Watts Date  
Professional Surveyor & Mapper, #4588, State of Florida  
AWN Design & Consulting Group, Inc., LB 7260  
2611 N.E. 50th Street, Lighthouse Point, Florida 33064  
Certificate of Authorization Number, License Business #7260

TARGET CORPORATION	CITY OF WEST PALM BEACH	WEST PALM BEACH CITY SURVEYOR	SURVEYOR AND MAPPER