

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

BOYNTON TOWN CENTER, A P.C.D.

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

145

SHEET 2 OF 8

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 dedications and reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 14th day of November, 2005.

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

WITNESS: (AS TO BOTH) Amber Overby BY: J.A. Filippelli
 PRINT NAME: AMBER OVERBY JOSEPH A. FILIPPELLI, PRESIDENT

WITNESS: (AS TO BOTH) Sara Cleveland BY: Craig H. Sher
 PRINT NAME: SARA CLEVELAND CRAIG H. SHER, SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF PINELLAS)

BEFORE ME personally appeared Joseph A. Filippelli and Craig H. Sher who are personally known to me, or have produced identifications 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.

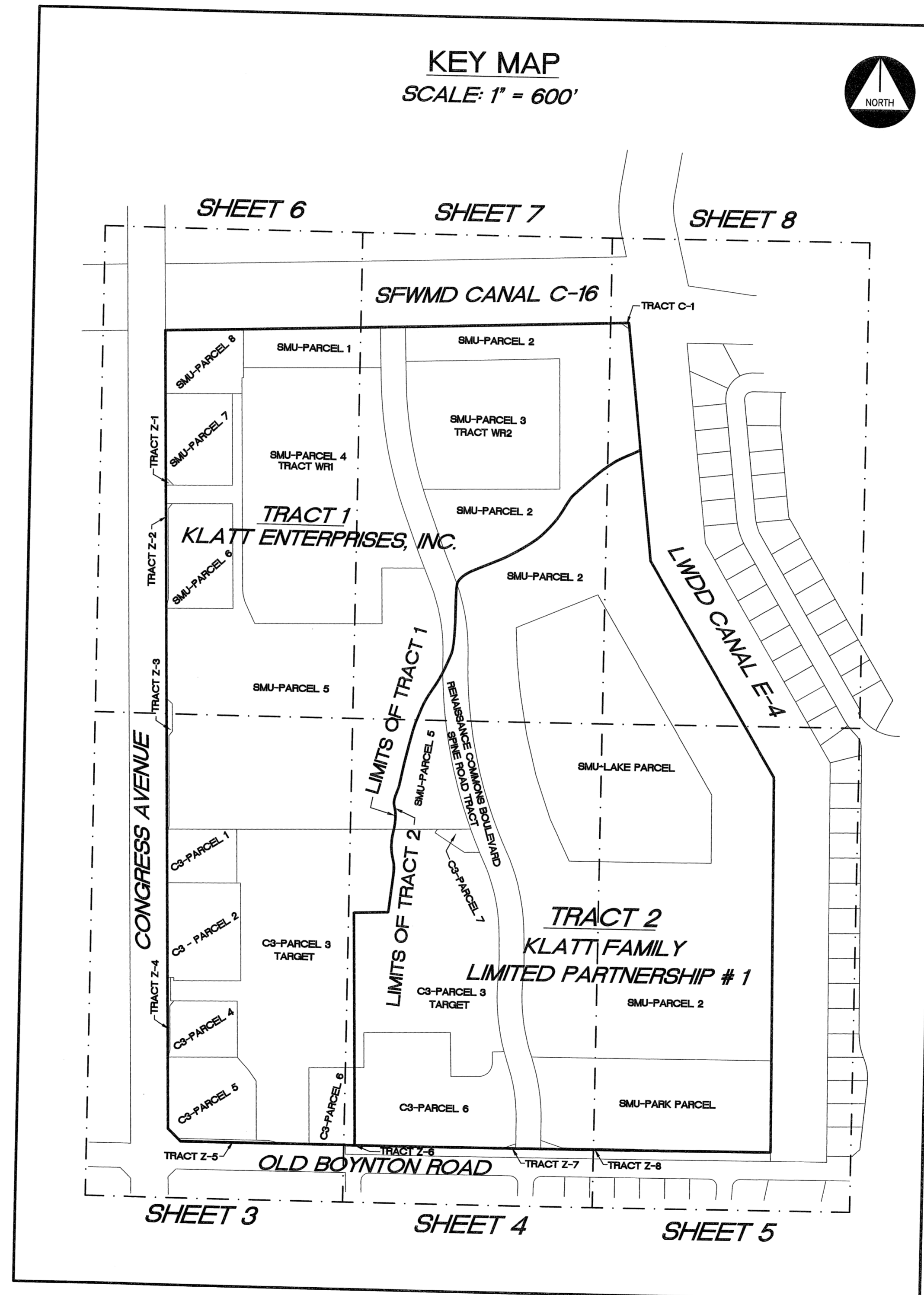
WITNESS my hand and official seal this 14th day of November, 2005.

My commission expires:
 Notary Public

MARSHA L. LAMP
 PRINT NAME:



BOYNTON TOWN CENTER
 MASTER ASSOCIATION INC.



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 September 27, 2005 at 8:00 AM, the title to the property is vested to KLATT ENTERPRISES, INC., a Florida corporation, as to Tract 1 and THE KLATT FAMILY LIMITED PARTNERSHIP #1, a Florida limited partnership, as to Tract 2; that all taxes for 2004 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; and that there are encumbrances of record but these encumbrances do not prohibit the creation of the subdivision depicted by this plat.

11/15/05
 DATE

BY: Michael A. Schroeder
 Michael A. Schroeder, Attorney-at-law licensed in Florida
 Member of the Florida Bar
 License # 202320

AREA TABLE

DESIGNATION	SQUARE FOOTAGE	ACREAGE
SMU - PARCEL 1	55,730.25	1.279
SMU - PARCEL 2	1,263,831.67	29.014
SMU - PARCEL 3 - WR2	195,076.61	4.478
SMU - PARCEL 4 - WR1	390,527.34	8.965
SMU - PARCEL 5	671,824.91	15.423
SMU - PARCEL 6	68,967.90	1.583
SMU - PARCEL 7	61,807.77	1.414
SMU - PARCEL 8	50,962.59	1.170
SMU - LAKE PARCEL	364,801.19	8.375
SMU - PARK PARCEL	217,566.75	4.995
C3 - PARCEL 1	38,206.96	0.877
C3 - PARCEL 2	73,206.44	1.681
C3 - PARCEL 3 - TARGET	643,207.42	14.766
C3 - PARCEL 4	38,448.67	0.883
C3 - PARCEL 5	72,329.93	1.660
C3 - PARCEL 6	197,142.21	4.526
C3 - PARCEL 7	6,550.77	0.150
SPINE ROAD TRACT	214,897.45	4.933
TRACT C-1 (CANAL PARCEL)	274.34	0.006
TRACT Z-1 (ROADWAY PARCEL)	307.23	0.007
TRACT Z-2 (ROADWAY PARCEL)	2,341.11	0.054
TRACT Z-3 (ROADWAY PARCEL)	4,071.27	0.093
TRACT Z-4 (ROADWAY PARCEL)	2,045.84	0.047
TRACT Z-5 (ROADWAY PARCEL)	2,598.25	0.060
TRACT Z-6 (ROADWAY PARCEL)	67.23	0.002
TRACT Z-7 (ROADWAY PARCEL)	296.67	0.007
TRACT Z-8 (ROADWAY PARCEL)	2,029.70	0.047
TOTAL:	4,638,918.45	106.495