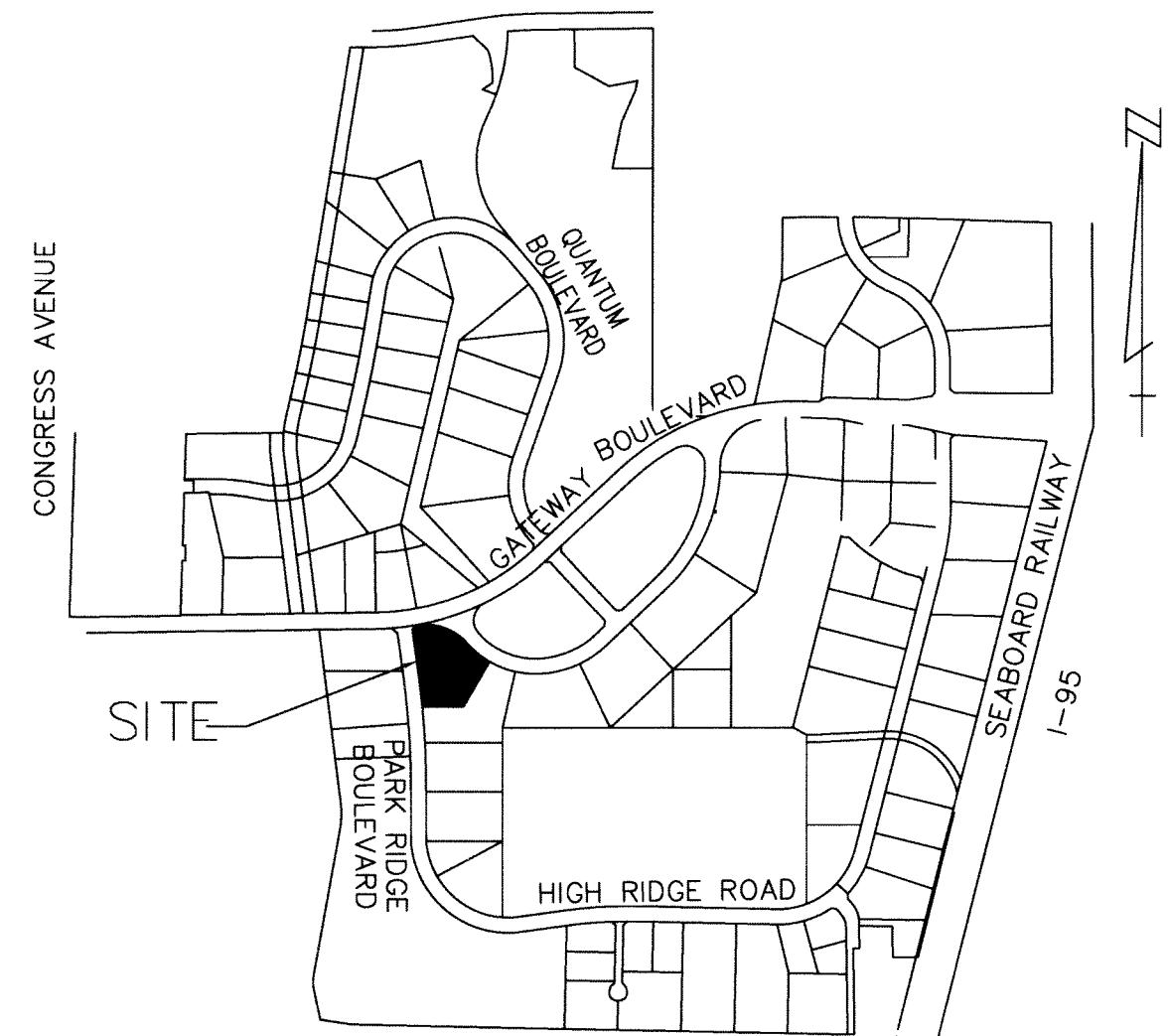


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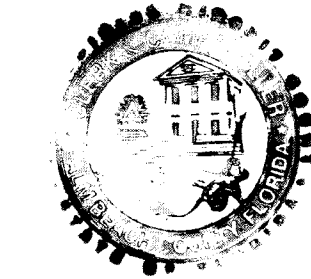
VICINITY SKETCH  
NOT-TO-SCALE



# QUANTUM LAKE VILLAS WEST- LOT 52

BEING A REPLAT OF LOT 52 OF QUANTUM PARK AT BOYNTON BEACH PID PLAT No 5,  
AS RECORDED IN PLAT BOOK 57 PAGES 189-190.  
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
SECTION 17, TOWNSHIP 45 SOUTH, RANGE 43 EAST  
LYING IN PALM BEACH COUNTY, FLORIDA  
SHEET 1 OF 2

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT HAS BEEN FILED FOR  
RECORD AT 12:16 PM  
THIS 4th DAY OF  
April, 2018  
AND DULY RECORDED IN PLAT  
BOOK 125  
ON PAGE 162-163  
SHARON R. BOCK  
CLERK & COMPTROLLER  
PALM BEACH COUNTY  
BY: Jennifer M. Costin



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT Secured Holdings, Inc. A LIMITED LIABILITY COMPANY, OWNER OF LAND SHOWN HEREON AS "QUANTUM LAKE VILLAS WEST- LOT 52", BEING A REPLAT OF LOT 52 OF QUANTUM PARK AT BOYNTON BEACH PID PLAT NO 5, AS RECORDED IN PLAT BOOK 57, PAGES 189-190 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 52; THENCE PROCEED S29°58'59"W ALONG THE EAST BOUNDARY LINE OF SAID LOT 52 A DISTANCE OF 344.15 FEET; THENCE PROCEED ALONG THE SOUTHERLY LINE OF SAID LOT 52, S90°00'00"W A DISTANCE OF 270.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF PARK RIDGE BOULEVARD, SAID POINT ALSO BEING THE INTERSECTION POINT OF A NON TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIAL BEARING OF S84°30'43"W, AND HAVING FOR ITS ELEMENTS A RADIUS OF 5752.40 FEET, A CENTRAL ANGLE OF 02°29'37". THENCE PROCEED ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 250.34 FEET TO A POINT OF TANGENCY; THENCE PROCEED ALONG SAID TANGENT LINE N07°58'54"W A DISTANCE OF 259.95 FEET; THENCE PROCEED N35°57'52"E A DISTANCE OF 34.70 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SAID LOT 52 ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTHWEST 22ND AVENUE; THENCE FROM SAID POINT ALONG THE ARC OF A NON TANGENT CURVE CONCAVE TO THE NORTHEAST, FROM WHICH POINT A RADIAL BEARING IS S10°05'32"E, AND HAVING FOR ITS ELEMENTS A RADIUS OF 370.39 FEET, A CENTRAL ANGLE OF 58°10'00". THENCE PROCEED ALONG THE ARC OF SAID CURVE A DISTANCE OF 376.02 FEET TO A POINT OF REVERSE CURVATURE. SAID POINT ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF QUANTUM LAKES DRIVE. FROM WHICH POINT A RADIAL LINE BEARS N48°04'38"E, AND SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 18°05'39", THENCE PROCEED ALONG SAID ARC A DISTANCE OF 189.48 FEET TO THE NORTHEAST CORNER OF SAID LOT 52, AND THE POINT AND PLACE OF BEGINNING, CONTAINING 4.41 ACRES MORE OR LESS, SAID LANDS SITUATE IN BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE: LOT 52 AS SHOWN HEREON, IS HEREBY RESERVED TO N/A, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE CITY OF BOYNTON BEACH, FLORIDA. ALL EASEMENTS AS SHOWN HEREON ARE AS PREVIOUSLY RECORDED AND/OR DEDICATED ON PLAT OF QUANTUM PARK AT BOYNTON BEACH PID PLAT NO 5, AS RECORDED IN PLAT BOOK 57, PAGES 189-190 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED ITS VICE PRESIDENT,

THIS 13 DAY OF March, 2018.

A Nevada Corporation,  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: Natalia Ostensen  
Natalia Ostensen, VICE PRESIDENT

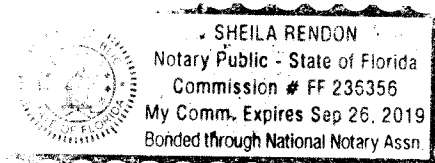
WITNESS: Dale M. Lyden  
PRINT NAME: DALE M. LYDEN  
WITNESS: Sally Buckner  
PRINT NAME: SALLY BUCKNER

ACKNOWLEDGEMENT  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Natalia Ostensen WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF Secured Holdings, Inc. A FLORIDA A Nevada Corporation LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS VICE PRESIDENT OF SAID LIMITED LIABILITY COMPANY Corporation

WITNESS MY HAND AND OFFICIAL SEAL THIS 13 DAY OF March, 2018  
FF 236 356  
MY COMMISSION NO.:  
Sheila Buckner  
SIGNATURE OF NOTARY PUBLIC

September 26, 2019  
MY COMMISSION EXPIRES:  
Sheila Randon  
PRINTED NAME OF NOTARY PUBLIC



TITLE CERTIFICATION  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, Missy Kira Owen, 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 THE TITLE TO THE PROPERTY IS VESTED IN Secured Holdings, Inc.; THAT THE CURRENT TAXES HAVE BEEN PAID ON SAID LANDS AS REQUIRED BY FLORIDA STATUTE(S) 197.192, AS AMENDED, THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE EASEMENTS AND ENCUMBRANCES OF RECORD, BUT THOSE EASEMENTS AND ENCUMBRANCES DO NOT PROHIBIT THE SUBDIVISION CREATED BY THIS PLAT.

DATED THIS 16th DAY OF March, 2018.  
Missy Kira Owen  
FLORIDA BAR NO. 0351822

SURVEYOR AND MAPPERS 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 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, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA.

DATED THIS 7th DAY OF March, 2018.  
Gino Furlano  
GINO FURLANO, PSM  
FLORIDA CERTIFICATE NO. 5044  
PM SURVEYING (LB 6788)  
4546 CAMBRIDGE STREET  
WEST PALM BEACH, FL 33415

APPROVAL- CITY OF BOYNTON BEACH

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE CITY OF BOYNTON BEACH AND IN ACCORDANCE WITH CHAPTER 5, LAND DEVELOPMENT REGULATIONS, THIS 21st DAY OF March, 2018.

BY: Judith Pyle  
JUDITH PYLE  
CITY CLERK  
BY: Steven B. Grant  
STEVEN B. GRANT  
MAYOR  
BY: Gary R. Dunmyer, P.E.  
GARY R. DUNMYER, P.E.  
CITY ENGINEER

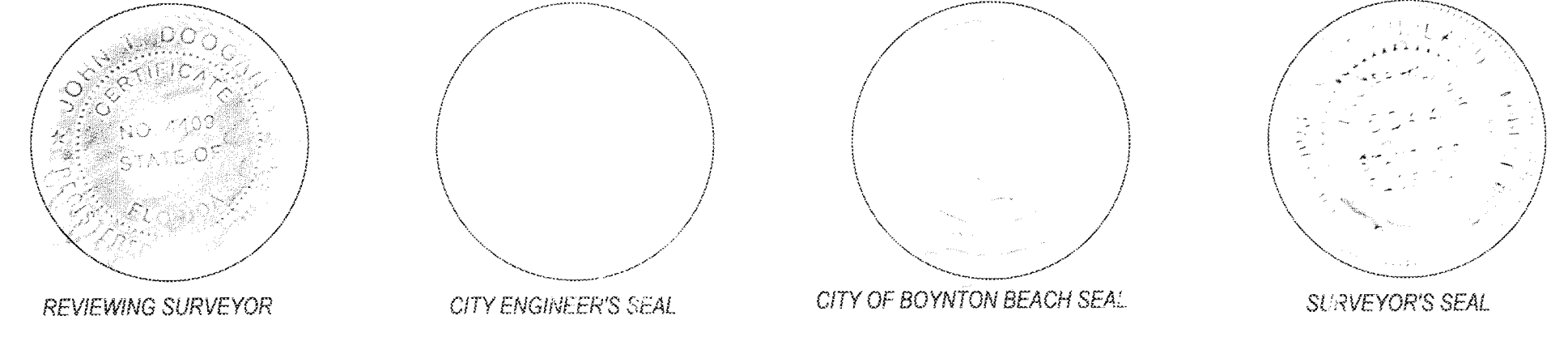
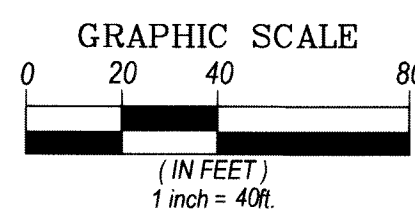
REVIEWING SURVEYOR

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF BOYNTON BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF "QUANTUM LAKE VILLAS WEST-LOT 52", AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

DATED THIS 2 DAY OF APRIL, 2018  
John T. Doogan  
JOHN T. DOOGAN, PROFESSIONAL  
LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 4409  
AVIROM AND ASSOCIATES, INC.  
(LB 3300)  
50 SW 2ND AVENUE  
BOCA RATON, FL 33432

SURVEYOR'S NOTES:

- \* ALL BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF LOT 52 OF QUANTUM PARK OF BOYNTON BEACH, PID PLAT No 5, PLAT BOOK 57, PAGE 189, (N 90°00'00"E)
- \* 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 THIS COUNTY.
- \* RESTRICTION ON OBSTRUCTION OF EASEMENTS:  
NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
- \* IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- \* TABULAR AREA:  
TOTAL = 192,199 SQ. FT. OR 4.41 ACRES
- \* DISTANCES ARE IN U.S. SURVEY FOOT 1' x 3.2808333= 1 METER
- \* PREPARING SURVEYOR & MAPPER STATEMENT:  
THIS INSTRUMENT WAS PREPARED BY GINO FURLANO, P.S.M. # LS 5044, STATE OF FLORIDA, IN AND FOR THE OFFICES OF PM SURVEYING, AT 4546 CAMBRIDGE STREET, WEST PALM BEACH, FLORIDA, 33415. CERTIFICATE OF AUTHORIZATION LB # 6678
- \* ABBREVIATIONS:  
PSM = FLORIDA LICENSED SURVEYOR & MAPPER  
LB = LICENSED BUSINESS  
PB = PLAT BOOK  
ORB = OFFICIAL RECORD BOOK  
PG = PAGE  
SQ. FT. = SQUARE FEET  
CL = CENTERLINE  
D = DELTA  
L = LENGTH  
R = RADIUS  
PBCR = PALM BEACH COUNTY RECORDS  
PRM = PERMANENT REFERENCE MONUMENT



PM SURVEYING  
4546 CAMBRIDGE STREET  
WEST PALM BEACH, FL. 33415  
(561) 478-7764 FAX 478-1094  
VISIT US @ PMSURVEYING.NET  
JOB # 17060620