

CANTERBURY AT QUANTUM VILLAGE

A REPLAT OF LOT 88, AND A PORTION OF LOTS 83, 84, 86, 87 AND 89B, 'QUANTUM PARK AT BOYNTON BEACH, P.I.D. PLAT NO. 8', ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGES 196 AND 197, PUBLIC RECORDS OF PALM BEACH COUNTY LYING IN SECTIONS 16 & 17, TOWNSHIP 45 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, STATE OF FLORIDA

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DEDICATIONS

KNOW ALL MEN BY THESE PRESENTS: THAT WESTBROOKE HOMES, A FLORIDA GENERAL PARTNERSHIP, OWNER OF THE LANDS SHOWN HEREON BEING IN SECTIONS 16 AND 17, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "CANTERBURY AT QUANTUM VILLAGE", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT 88 AND A PORTION OF LOTS 83, 84, 86, 87 AND 89B, "QUANTUM PARK AT BOYNTON BEACH, P.I.D. PLAT NO. 8", PLAT BOOK 57, PAGES 196 AND 197, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

PARCEL 1:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00°39'00" EAST, ON THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 1311.33 FEET TO THE NORTHEAST CORNER OF THE SOUTH ONE HALF (S1/2) OF THE NORTHEAST ONE QUARTER (NE1/4) OF SAID SECTION 17; THENCE SOUTH 89°12'27" WEST, ON THE NORTH LINE OF SAID SOUTH ONE HALF (S1/2) OF SAID NORTHEAST ONE QUARTER (NE1/4) OF SAID SECTION 17, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 88, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 89°12'27" WEST ALONG THE NORTH LINE OF SAID LOT 88, A DISTANCE OF 364.01 FEET; THENCE SOUTH 00°31'11" WEST ALONG THE WEST LINE OF SAID LOT 88, A DISTANCE OF 396.48 FEET; THENCE SOUTH 12°02'41" WEST ALONG THE SAID WEST LINE OF SAID LOT 88 AND ALONG THE WEST LINE OF SAID LOT 87 AND ALONG THE WEST LINE OF SAID LOT 83, A DISTANCE OF 415.97 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 735.81 FEET; THENCE NORTH 73°35'59" EAST, A DISTANCE OF 313.44 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF HIGH RIDGE ROAD AS SAME IS SHOWN ON SAID PLAT NO. 8, SAID WESTERLY RIGHT OF WAY LINE ALSO BEING A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 466.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 62°11'30" WEST; THENCE NORTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°26'12", A DISTANCE OF 304.48 FEET TO THE POINT OF TANGENCY; THENCE NORTH 65°14'43" WEST, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 550.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64°34'56", A DISTANCE OF 619.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.612 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL 2:

A PARCEL OF LAND SITUATE IN SECTION 16, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LOT 89-B, "QUANTUM PARK AT BOYNTON BEACH, P.I.D., PLAT NO. 8", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGES 196 THROUGH 197, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE NORTHEAST CORNER OF LOT 89-A; THENCE SOUTH 88°24'22" EAST ALONG THE NORTH LINE OF SAID LOT 89-B 43.08 FEET; THENCE SOUTH 01°35'38" WEST 241.17 FEET; THENCE NORTH 88°24'22" WEST 265.43 FEET TO A POINT COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF HIGH RIDGE ROAD, AS RECORDED IN THE PLAT OF "QUANTUM PARK AT BOYNTON BEACH P.I.D., PLAT NO. 8, IN PLAT BOOK 57, PAGES 196 AND 197, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT WITH AN ARC DISTANCE OF 45.45 FEET, DELTA ANGLE OF 05°47'14", RADIUS OF 450.00 FEET, CHORD DISTANCE OF 45.43 FEET AND CHORD BEARING OF NORTH 30°55'46" WEST TO THE SOUTHWEST CORNER OF LOT 89-A; THENCE NORTH 66°36'00" EAST 272.28 FEET TO THE SOUTHEAST CORNER OF LOT 89-A; THENCE NORTH 01°35'38" EAST 87.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.996 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

TRACTS 1 THROUGH 18, TRACTS 20 THROUGH 35, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE CANTERBURY AT QUANTUM VILLAGE PROPERTY OWNERS ASSOCIATION OF PALM BEACH INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA. THE MAINTENANCE OF THE RELOCATED TREES INTO TRACT 8 SHALL BE IN ACCORDANCE WITH THE TREE MANAGEMENT PLAN.

TRACTS BUFFER B-1, B-2 AND B-3, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE CANTERBURY AT QUANTUM VILLAGE PROPERTY OWNERS ASSOCIATION OF PALM BEACH INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

ROAD TRACTS R-1 AND R-2, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE CANTERBURY AT QUANTUM VILLAGE PROPERTY OWNERS ASSOCIATION OF PALM BEACH INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, AS A TRACT SERVING ABUTTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

THE ROAD TRACTS R-1 AND R-2 AND THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE THE CITY OF BOYNTON BEACH, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED HEREON SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CANTERBURY AT QUANTUM VILLAGE PROPERTY OWNERS ASSOCIATION OF PALM BEACH INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

TRACT 19, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CANTERBURY AT QUANTUM VILLAGE PROPERTY OWNERS ASSOCIATION OF PALM BEACH INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

ARTICLE 4. MAINTENANCE OF "MITIGATION/PRESERVE AREA"

THE ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE MITIGATION/PRESERVE AREA AS IT HAS BEEN MITIGATED BY THE DEVELOPER. THIS MAINTENANCE SHALL INCLUDE REMOVING ALL EXOTIC PLANT SPECIES ON A REGULAR BASIS AND REPLACING ANY MAJOR TREE/PALM/SHRUB MATERIALS THAT DIE. THE ASSOCIATION SHALL PERFORM PERIODIC INSPECTIONS ON AT LEAST A SEMI-ANNUAL BASIS TO DETERMINE IF ANY MATERIALS REQUIRE REPLACEMENT.

ARTICLE 1. DEFINITIONS:

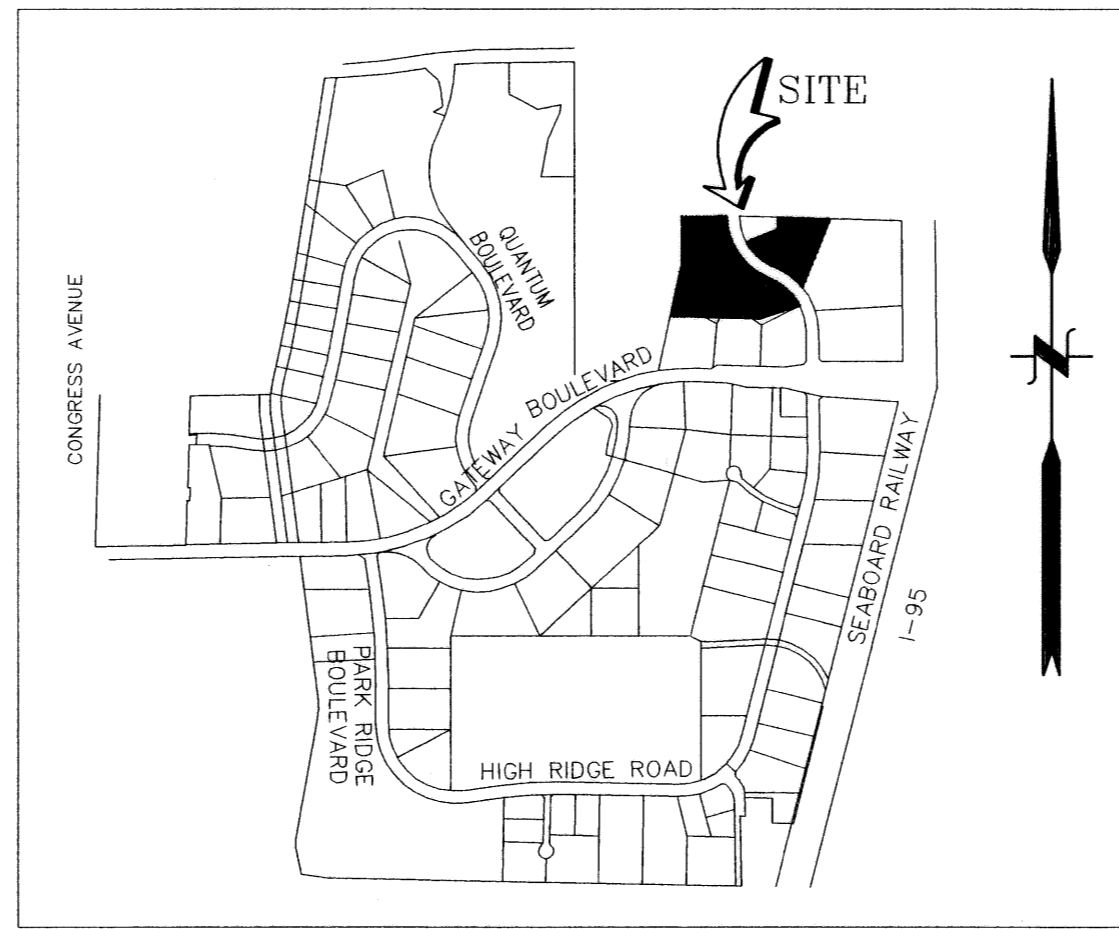
"MITIGATION/PRESERVE AREA" SHALL MEAN THAT AREA WITHIN THE PARCEL DESIGNATED ON THE PLAT AS TRACT 8 WHERE CERTAIN NATIVE TREES, PALMS, SHRUBS AND GROUNDCOVER PLANT MATERIALS HAVE BEEN RELOCATED TO AND ARE REQUIRED BY THE CITY OF BOYNTON BEACH TO BE PRESERVED AND MAINTAINED IN PERPETUITY.

IN WITNESS WHEREOF, THE ABOVE-NAMED GENERAL PARTNERSHIP HAS CAUSED THESE PRESENT TO BE SIGNED BY THE DULY AUTHORIZED OFFICERS OF ITS GENERAL PARTNER, THIS 28TH DAY OF August, 2003.

WESTBROOKE HOMES
A FLORIDA GENERAL PARTNERSHIP
BY: WESTBROOKE COMPANIES, INC
A DELAWARE CORPORATION,
AS ITS GENERAL PARTNER

WITNESS: Hayt Holden BY: Harold C. Eisenacher, President
Shelley Eichner BY: David F. Webber
WITNESS: Shelley Eichner

FEBRUARY 2003 SHEET 1 OF 4



LOCATION MAP NOT TO SCALE

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED HAROLD L. EISENACHER AND DAVID F. WEBBER WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED RESPECTIVELY AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President AND SE Vice President OF WESTBROOKE COMPANIES, INC., A DELAWARE CORPORATION AS ITS GENERAL PARTNER, 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 28TH DAY OF August, 2003
MY COMMISSION EXPIRES: Barbara Lynn Reno NOTARY PUBLIC
OFFICIAL NOTARY SEAL
BARBARA LYNN RENO
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. 01818664
MY COMMISSION EXPIRES JUNE 3, 2006

ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

THE CANTERBURY AT QUANTUM VILLAGE PROPERTY OWNERS ASSOCIATION OF PALM BEACH INC., A FLORIDA CORPORATION NOT FOR PROFIT HEREBY ACCEPTS THE DEDICATIONS OR RESERVATION TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 28TH DAY OF August, 2003.

CANTERBURY AT QUANTUM VILLAGE PROPERTY OWNERS ASSOCIATION OF PALM BEACH FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: Hayt Holden BY: Harold C. Eisenacher, President
Hayt Holden BY: David F. Webber, SE Vice President
WITNESS: Shelley Eichner

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED HAROLD L. EISENACHER AND DAVID F. WEBBER WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED RESPECTIVELY AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President AND SE Vice President OF CANTERBURY AT QUANTUM VILLAGE PROPERTY OWNERS ASSOCIATION OF PALM BEACH 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 CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28TH DAY OF August, 2003
MY COMMISSION EXPIRES: Barbara Lynn Reno NOTARY PUBLIC
OFFICIAL NOTARY SEAL
BARBARA LYNN RENO
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. 01818664
MY COMMISSION EXPIRES JUNE 3, 2006

TITLE CERTIFICATION

STATE OF FLORIDA }
COUNTY OF BROWARD } SS

I, JOHN L. SHIERMAN 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 WESTBROOKE HOMES, A FLORIDA GENERAL PARTNERSHIP, THAT ALL TAXES HAVE BEEN PAID, AS REQUIRED BY F.S. 197.192 AS AMENDED; 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.

DATED July 29, 2003
John L. Shierman
JOHN L. SHIERMAN, ESQUIRE
LICENSE NUMBER 331678

This instrument prepared by:
Robert W. Jackson Jr., PSM
Florida Registration Number LS 4158
Calvin, Giordano & Associates, Inc.
Engineers Surveyors Planners
1800 Eller Drive - Suite 600
Ft. Lauderdale, Florida 33316
954.921.7781 954.921.8807 fax
Certificate of Authorization No. 6791
February, 2003



STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS
THIS PLAT WAS FILED FOR RECORD AT 2:41 P.M. THIS 20TH DAY OF October 2003 AND DULY RECORDED IN PLAT BOOK NO. 100 ON PAGE 26. DOROTHY H. WILKEN CLERK CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA

CITY OF BOYNTON BEACH APPROVAL:

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

THIS PLAT 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 20TH DAY OF SEPT. 2003, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER EMPLOYMENT WITH THE CITY OF BOYNTON BEACH, FLORIDA, IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

BY: Herbert D. Kelley
HERBERT D. KELLEY, JR. PE/PSM
CITY SURVEYOR AND MAPPER

CANTERBURY AT QUANTUM VILLAGE IS HEREBY APPROVED FOR RECORD THIS 16TH DAY OF October, 2003.

BY: Herbert D. Kelley
HERBERT D. KELLEY, JR. PE/PSM
CITY ENGINEER

BY: Gerald Broening
GERALD BROENING
MAYOR

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

SURVEYOR'S NOTES

- 1. ALL BEARINGS SHOWN HEREON ARE BASED ON "QUANTUM PARK AT BOYNTON BEACH, P.I.D. PLAT NO. 8", PLAT BOOK 57, PAGES 196 AND 197, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RESULTING IN A BEARING OF SOUTH 00°31'11" WEST, ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 45 SOUTH, RANGE 43 EAST.
- 2. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND IN NO CIRCUMSTANCES WILL BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED IN THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- 3. NO BUILDINGS OR STRUCTURES SHALL BE PLACED IN EASEMENTS.

PREPARING SURVEYOR'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY ROBERT W. JACKSON, JR. OF CALVIN, GIORDANO AND ASSOCIATES, INC., LOCATED AT 1800 ELLER DRIVE, SUITE 600, FORT LAUDERDALE, FLORIDA 33316.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREIN IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEYS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEYS CLOSE WITHIN ONE HUNDREDTH (0.01) OF A FOOT; 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 POSSESSED WITH THE CITY OF BOYNTON BEACH, FLORIDA, FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEYS DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AS AMENDED, AND WITH THE APPLICABLE SECTIONS OF 61C17-6 FLORIDA ADMINISTRATIVE CODE, AND THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA.

THIS 16 DAY OF January, 2003
BY: Robert W. Jackson Jr.
ROBERT W. JACKSON, JR.
PROFESSIONAL SURVEYOR & MAPPER NO. 4158
STATE OF FLORIDA

WESTBROOKE COMPANIES, INC SEAL	CANTERBURY AT QUANTUM VILLAGE PROPERTY OWNERS ASSOCIATION OF PALM BEACH INC. SEAL	REVIEW SURVEYOR	CITY ENGINEER	CITY OF BOYNTON BEACH INCORPORATED 1920 FLORIDA	SURVEYOR
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