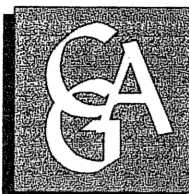


# CANTERBURY AT QUANTUM VILLAGE ADDITION 1

A REPLAT OF A PORTION OF ROAD TRACT R-1, 'CANTERBURY AT QUANTUM VILLAGE', ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 100, PAGES 26 THROUGH 29, PUBLIC RECORDS OF PALM BEACH COUNTY LYING IN SECTION 16, TOWNSHIP 45 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, STATE OF FLORIDA

FEBRUARY 2005 SHEET 1 OF 1

This instrument prepared by:  
Robert W. Jackson Jr., PSM  
Florida Registration Number LS 4168  
**Calvin, Giordano & Associates, Inc.**  
Engineers Surveyors Planners  
1600 Eller Drive - Suite 600  
Fort Lauderdale, Florida 33316  
954.921.7781 954.921.8807 fax  
Certificate of Authorization No. 8791  
February, 2005



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WESTBROOKE HOMES, A FLORIDA GENERAL PARTNERSHIP, OWNER OF THE LANDS SHOWN HEREON BEING IN SECTION 16, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "REPLAT OF A PORTION OF ROAD TRACT R-1", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF ROAD TRACT R-1, "CANTERBURY AT QUANTUM VILLAGE", PLAT BOOK 100, PAGES 26 THROUGH 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA;  
THENCE SOUTH 00°39'00" EAST, ON THE WEST LINE OF SAID SECTION 16, A DISTANCE OF 1540.46 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HIGH RIDGE ROAD, ACCORDING TO PLAT BOOK 57, PAGES 198 AND 197, OF THE PALM BEACH COUNTY RECORDS, SAID POINT ALSO BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, WHOSE RADIUS POINT BEARS NORTH 64°43'48" EAST; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE, ON THE ARC OF SAID CURVE HAVING A RADIUS OF 550.00 FEET, THROUGH A CENTRAL ANGLE OF 33°54'13", AN ARC DISTANCE OF 325.45 FEET; THENCE SOUTH 30°49'35" WEST ON A RADIAL LINE, A DISTANCE OF 14.19 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 63°50'18" EAST, A DISTANCE OF 154.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 152.00 FEET, THROUGH A CENTRAL ANGLE OF 251°4'58", AN ARC DISTANCE OF 66.98 FEET TO A POINT ON SAID ARC; THENCE SOUTH 73°34'08" WEST, A DISTANCE OF 100.64 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, WHOSE RADIUS POINT BEARS NORTH 16°25'52" WEST; THENCE NORTHEASTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 3.00 FEET, THROUGH A CENTRAL ANGLE OF 89°05'10", AN ARC DISTANCE OF 4.66 FEET TO A POINT OF REVERSE CURVE WITH A CURVE CONCAVE TO THE EAST; THENCE NORTHERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 34.00 FEET, THROUGH A CENTRAL ANGLE OF 52°28'31", AN ARC DISTANCE OF 31.14 FEET TO A POINT OF REVERSE CURVE WITH A CURVE CONCAVE TO THE WEST; THENCE NORTHERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 3.00 FEET, THROUGH A CENTRAL ANGLE OF 100°47'46", AN ARC DISTANCE OF 5.28 FEET TO A POINT OF TANGENCY; THENCE NORTH 63°50'18" WEST, A DISTANCE OF 83.87 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH; THENCE WESTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 3.00 FEET, THROUGH A CENTRAL ANGLE OF 27°21'11", AN ARC DISTANCE OF 21.46 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, WHOSE RADIUS POINT BEARS SOUTH 06°22'25" EAST; THENCE SOUTHWESTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 2.71 FEET, THROUGH A CENTRAL ANGLE OF 83°46'26", AN ARC DISTANCE OF 3.97 FEET TO A POINT OF CUSP; THENCE NORTH 00°01'35" EAST, A DISTANCE OF 74.58 FEET TO THE POINT OF BEGINNING;

CONTAINING 9.923 S.F. (0.228 ACRES), MORE OR LESS.

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

TRACT A 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 LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

TRACT A AND THE UTILITY EASEMENT AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES. 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.

IN WITNESS WHEREOF, THE ABOVE-NAMED GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE DULY AUTHORIZED OFFICERS OF ITS GENERAL PARTNER, THIS 6th DAY OF April, 2005.

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

WITNESS: *[Signature]* BY: *[Signature]*  
(AS TO BOTH) *[Signature]* *[Signature]*  
WITNESS: *[Signature]* BY: *[Signature]*  
(AS TO BOTH) *[Signature]* *[Signature]*  
Russell BARNES

### ACKNOWLEDGMENT

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED **DAVID WEBBER** AND **RUSSELL BARNES** WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED **DRIVERS LICENSE** AND **DRIVERS LICENSE** AND **VICE PRESIDENT** AND **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 6th DAY OF April, 2005  
MY COMMISSION EXPIRES: 3/16/10  
*[Signature]*  
NOTARY PUBLIC

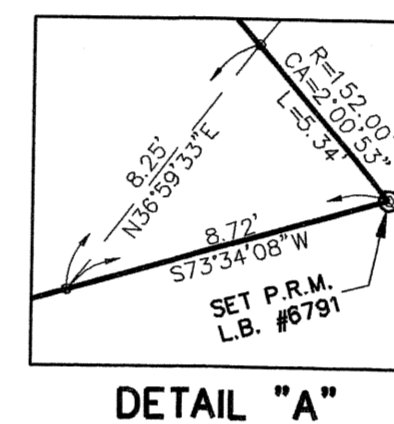
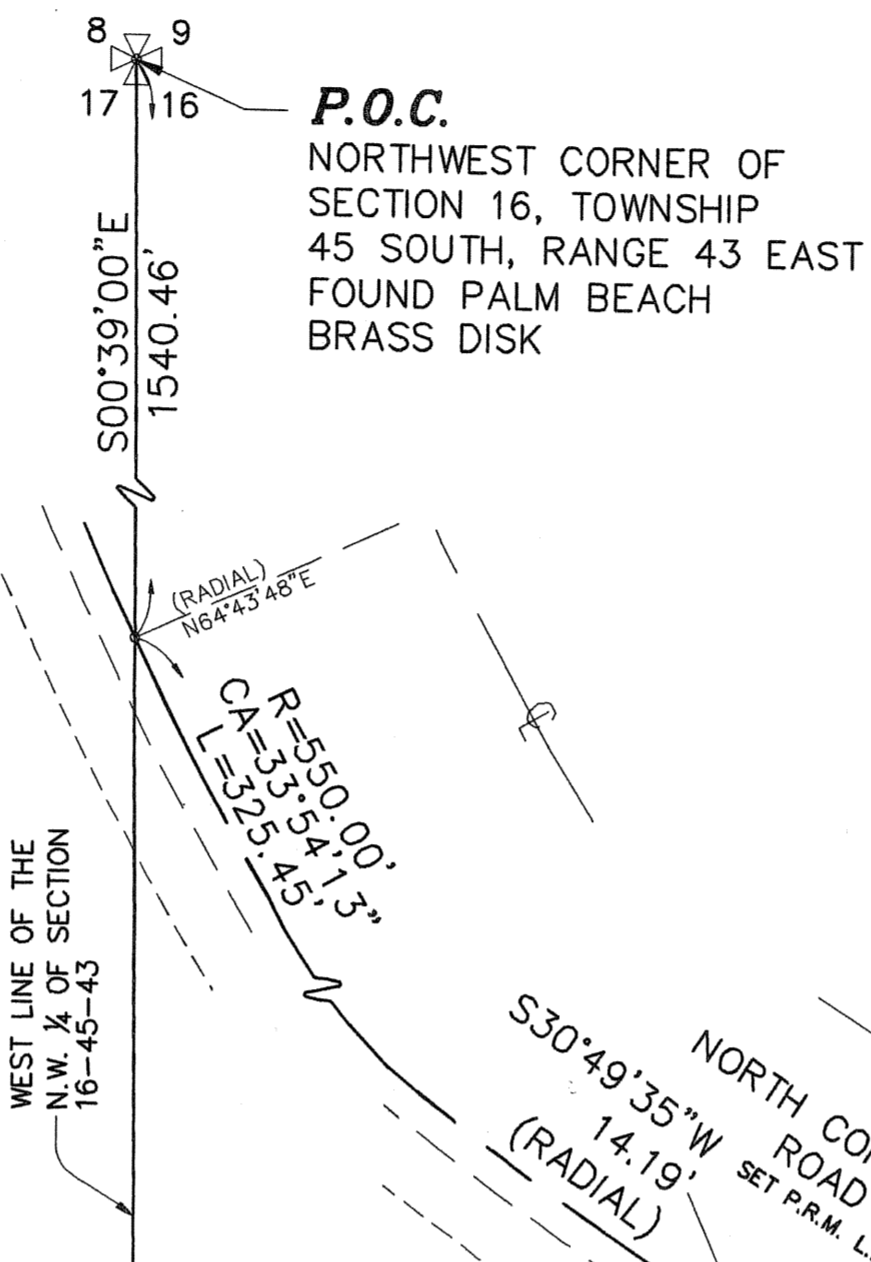
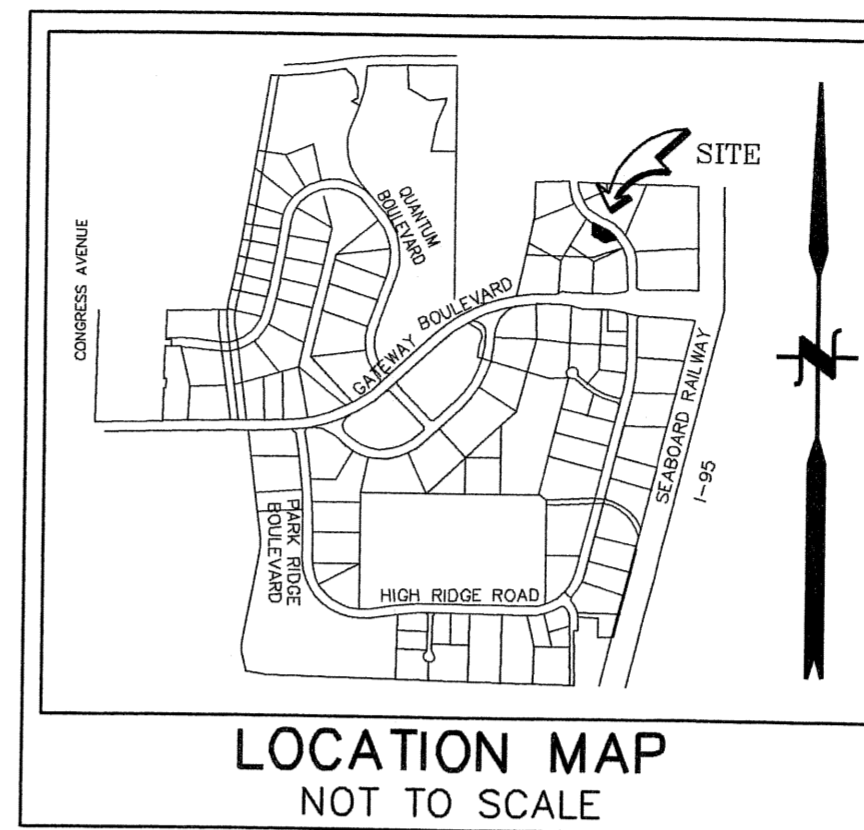
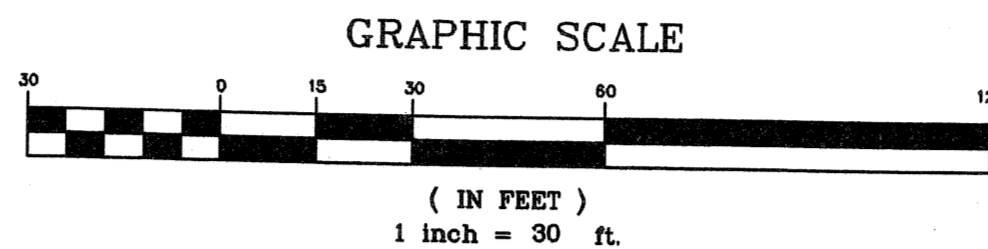
### ACCEPTANCE OF DEDICATION

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS

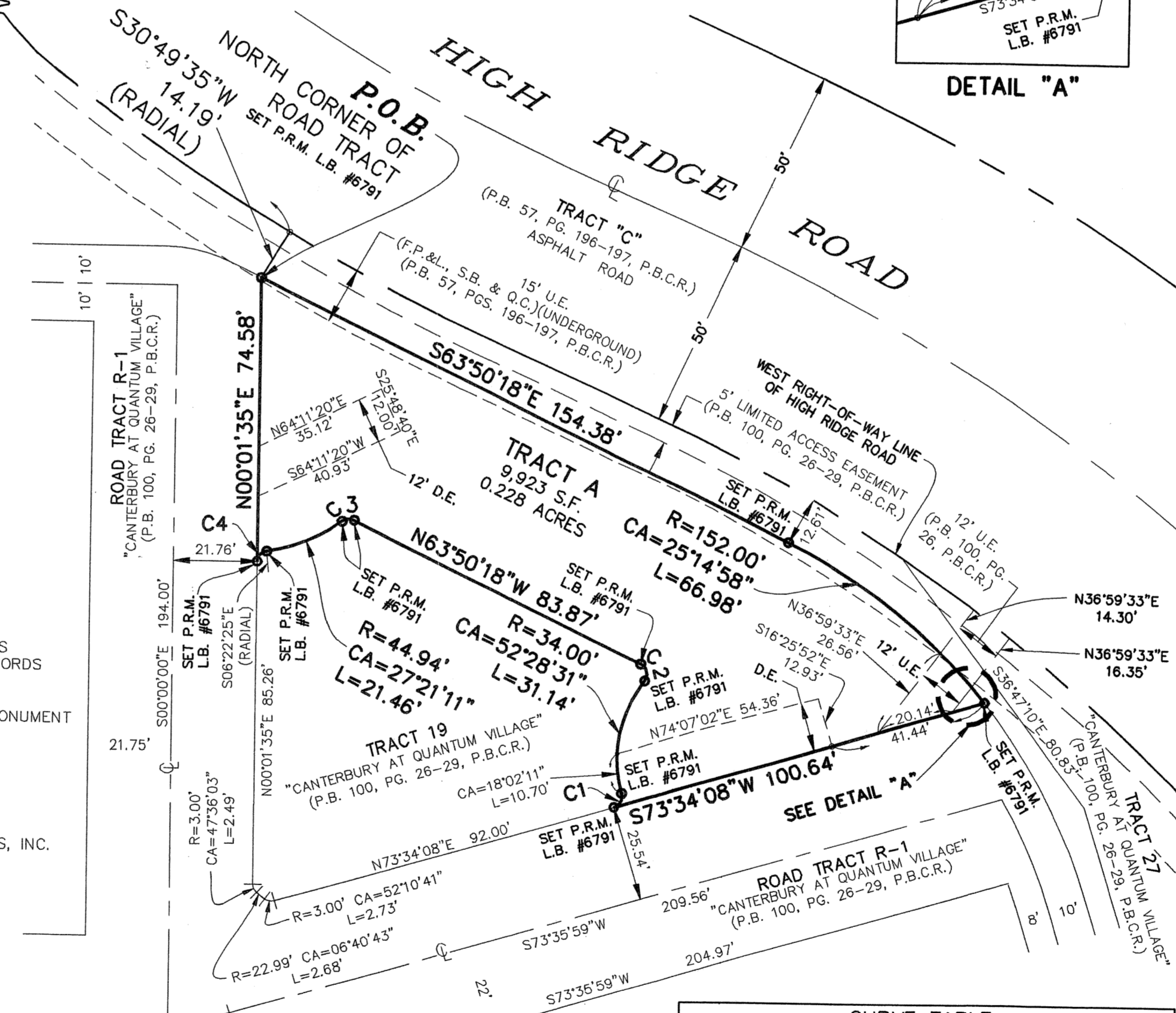
THE CANTERBURY AT QUANTUM VILLAGE PROPERTY OWNERS ASSOCIATION OF PALM BEACH, INC., A FLORIDA CORPORATION NOT FOR PROFIT HEREBY ACCEPTS THE DEDICATION OR RESERVATION TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 6th DAY OF April, 2005.

CANTERBURY AT QUANTUM VILLAGE PROPERTY OWNERS ASSOCIATION OF PALM BEACH, INC., A FLORIDA CORPORATION NOT FOR PROFIT.

WITNESS: *[Signature]* BY: *[Signature]*  
(AS TO BOTH) *[Signature]* *[Signature]*  
WITNESS: *[Signature]* BY: *[Signature]*  
(AS TO BOTH) *[Signature]* *[Signature]*  
Russell BARNES



- LEGEND  
C = CENTER LINE  
CA = CENTRAL ANGLE  
D.E. = DRAINAGE EASEMENT  
F.P. & L. = FLORIDA POWER & LIGHT LENGTH OF CURVE  
L = LENGTH OF CURVE  
L.B. = LAND SURVEYING BUSINESS  
P.B.C.R. = PALM BEACH COUNTY RECORDS  
P.B. = PLAT BOOK  
P.G. = PAGE  
PRM = PERMANENT REFERENCE MONUMENT  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
R = RADIUS  
S.B. = SOUTHERN BELL  
S.F. = SQUARE FEET  
U.E. = UTILITY EASEMENT  
Q.C. = QUANTUM COMMUNICATIONS, INC.



CURVE	RADIUS	CENTRAL ANGLE	LENGTH
C1	3.00	89°05'10"	4.66
C2	3.00	100°47'46"	5.28
C3	3.00	62°21'15"	3.26
C4	2.71	83°46'26"	3.97

### ACKNOWLEDGMENT

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED **DAVID WEBBER** AND **RUSSELL BARNES** WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED **DRIVERS LICENSE** AND **DRIVERS LICENSE** AND **VICE PRESIDENT** AND **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 6th DAY OF April, 2005  
MY COMMISSION EXPIRES: 3/16/10  
*[Signature]*  
NOTARY PUBLIC

### TITLE CERTIFICATION

STATE OF FLORIDA }  
COUNTY OF BROWARD } SS

I, JOHN L. SHIEKMAN 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 March 10, 2005

*[Signature]*  
JOHN L. SHIEKMAN, ESQUIRE  
LICENSE NUMBER 531678

### 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 April, 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: *[Signature]*  
HERBERT D. KELLEY, JR. PE/PSM  
CITY SURVEYOR AND MAPPER

CANTERBURY AT QUANTUM VILLAGE ADDITION 1 IS HEREBY APPROVED FOR RECORD THIS 20th DAY OF May, 2005.

BY: *[Signature]*  
HERBERT D. KELLEY, JR. PE/PSM  
CITY ENGINEER  
BY: *[Signature]*  
JERRY TAYLOR  
MAYOR

ATTEST: (AS TO BOTH) *[Signature]*  
JANET M. PRAINITO  
CITY CLERK

### SURVEYOR'S NOTES

- 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°39'00" EAST, ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 45 SOUTH, RANGE 43 EAST.
- 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.
- NO BUILDINGS OF 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 SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY CLOSES 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 POSTED WITH THE 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 WITH THE APPLICABLE SECTIONS OF 61G17-6 FLORIDA ADMINISTRATIVE CODE, AND THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA.

THIS 7th DAY OF April, 2005  
BY: *[Signature]*  
ROBERT W. JACKSON, JR.  
PROFESSIONAL SURVEYOR & MAPPER NO. 4158  
STATE OF FLORIDA

WESTBROOKE COMPANIES, INC <b>SEAL</b>	CANTERBURY AT QUANTUM VILLAGE PROPERTY OWNERS ASSOCIATION OF PALM BEACH INC. <b>SEAL</b>	CITY SURVEYOR AND MAPPER	CITY ENGINEER	CITY OF BOYNTON BEACH	SURVEYOR
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