

This Instrument Prepared by
**THOMAS R. PALIBICKE OF
HAGER PALIBICKE AND ASSOCIATES, INC.**
Professional Land Surveyors - Certificate of Authorization No. 6772
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A Planned Unit Development QUANTUM PARK TOWNHOMES

A Re-Plat of a Portion of "QUANTUM PARK AT BOYNTON BEACH, P.I.D. PLAT No. 2", recorded in Plat Book 57, Pages 184 and 185, and a Portion of "QUANTUM PARK AT BOYNTON BEACH, P.I.D. PLAT No. 3", recorded in Plat Book 60, Pages 29 through 31 of the Public Records of Palm Beach County, Florida, lying in Section 17, Township 45 South, Range 43 East, Palm Beach County, City of Boynton Beach, Florida.

DEDICATION AND RESERVATIONS

KNOWALL MEN BY THESE PRESENTS that D.R. HORTON, INC., a Delaware Corporation, licensed to do business in Florida; QUANTUM COMMUNITY DEVELOPMENT DISTRICT; and QUANTUM PARK PROPERTY OWNERS ASSOCIATION, INC., owners of the land shown hereon, being in Section 17, Township 45 South, Range 43 East, Palm Beach County, Florida, shown hereon as "QUANTUM PARK TOWNHOMES", a replat, being more particularly described as follows:

COMMENCE at the North 1/4 corner of Section 17, Township 45 South, Range 43 East, Palm Beach County, Florida; thence S.89°16'21"W, along the North line of said Section 17, a distance of 710.46 feet; thence S.09°05'43"W, a distance of 987.97 feet to the Southwest corner of Lot 92-A of the said Plat of "QUANTUM PARK AT BOYNTON BEACH, P.I.D. PLAT No. 3", said Point being the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence S.80°54'17"E, along the Southern Boundary of said Lot 92-A and Lot 92, a distance of 303.52 feet; thence N.67°00'13"E, along the Southern Boundary of Lot 92 of the said Plat of "QUANTUM PARK AT BOYNTON BEACH, P.I.D. PLAT No. 3", a distance of 318.88 feet; thence S.13°21'31"E, along the Western Boundary of said Lot 92, radial to the center of the next described circular curve to the left, a distance of 402.52 feet; thence Westerly along the arc of said curve having a radius of 550.00 feet, a central angle of 08°53'28", for an arc distance of 85.34 feet; thence S.22°15'03"E, radial to the center of the next described circular curve to the left, a distance of 50.00 feet; thence Westerly and Southwesterly along the arc of said curve having a radius of 500.00 feet, a central angle of 58°39'14", for an arc distance of 511.85 feet to a point of tangency; thence S.09°05'43"W, a distance of 280.00 feet to a point of curvature of a circular curve to the right; thence Southwesterly along the arc of said curve having a radius of 6937.50 feet, a central angle of 03°28'30", for an arc distance of 423.79 feet to a point of tangency; thence S.12°34'13"W, a distance of 278.91 feet; thence N.77°25'47"W, a distance of 50.00 feet; thence S.12°34'13"W, a distance of 11.07 feet to a point of curvature of a circular curve to the right; thence Southwesterly along the arc of said curve having a radius of 450.00 feet, a central angle of 09°35'49", for an arc distance of 75.37 feet; thence N.77°25'47"W, along the Northern Boundary of Lots 22 and 22-A of the said Plat of "QUANTUM PARK AT BOYNTON BEACH, P.I.D. PLAT No. 3", a distance of 375.60 feet to a point on the arc of a circular curve to the right, at which the radius point bears S.84°26'22"E, thence Northeasterly along the arc of said curve having a radius of 750.00 feet, a central angle of 07°00'35", for an arc distance of 91.76 feet to a point of tangency; thence N.12°34'13"E, a distance of 271.47 feet to a point of curvature of a circular curve to the left; thence Northeasterly along the arc of said curve having a radius of 6500.00 feet, a central angle of 03°28'30", for an arc distance of 394.23 feet to a point of tangency; thence N.09°05'43"E, a distance of 990.88 feet to the POINT OF BEGINNING.

TOGETHER WITH (Parcel 2): BEGINNING at the Northwest corner of the Lot 6 of the said Plat of "QUANTUM PARK AT BOYNTON BEACH, P.I.D. PLAT No. 2"; thence N.12°34'13"E, a distance of 143.00 feet to a point of curvature of a circular curve to the left; thence Northeasterly along the arc of said curve having a radius of 6987.50 feet, a central angle of 03°28'30", for an arc distance of 423.79 feet to a point of tangency; thence N.09°05'43"E, a distance of 280.00 feet to a point of curvature of a circular curve to the right; thence Northeasterly and Easterly along the arc of said curve having a radius of 450.00 feet, a central angle of 65°57'08", for an arc distance of 517.99 feet; thence S.14°57'09"E, along the Western Boundary of Tract "I" of the said Plat of "QUANTUM PARK AT BOYNTON BEACH, P.I.D. PLAT No. 2", a distance of 81.90 feet; thence S.14°42'57"E, continuing along said Western Boundary, a distance of 361.68 feet; thence S.12°57'34"W, continuing along said Western Boundary, a distance of 878.32 feet; thence N.77°25'47"W, along the Northern Boundary of Lots 6 and 6-A of the said Plat of "QUANTUM PARK AT BOYNTON BEACH, P.I.D. PLAT No. 2", a distance of 409.10 feet to the POINT OF BEGINNING.

Said Lands situate in Section 17, Township 45 South, Range 43 East, City of Boynton Beach, Palm Beach County, Florida and contains 31.519 Acres, more or less.

Have caused the same to be Surveyed and Platted as shown hereon and do hereby Dedicate as follows:
1. TRACTS "A" and "B", as shown hereon, are hereby reserved for the QUANTUM PARK TOWNHOMES HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, not-for-profit, its successors and assigns, as residential access streets for private street purposes and other purposes not inconsistent with this reservation and its perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Boynton Beach, Florida. Tracts "A" and "B" are also hereby reserved as a utility and drainage easement, said easements as defined below. In addition Tracts "A" and "B" are also hereby reserved as an easement in favor of the QUANTUM COMMUNITY DEVELOPMENT DISTRICT, its successors and assigns and they shall have the right but not the obligation, to maintain any portion of the drainage system contained within the said easements dedicated herein.

2. TRACTS "A-1" and "B-1", as shown hereon, are hereby dedicated to the QUANTUM COMMUNITY DEVELOPMENT DISTRICT, its successors and assigns, for private street purposes and other purposes not inconsistent with this dedication and its perpetual maintenance obligation of the QUANTUM COMMUNITY DEVELOPMENT DISTRICT, its successors and assigns, without recourse to the City of Boynton Beach, Florida. Tracts "A-1" and "B-1" are also hereby reserved as a utility and drainage easement, said easements as defined below.

3. TRACTS "C", "D", "E", "M" and "P" (Buffer Tracts), as shown hereon, are hereby reserved for the QUANTUM PARK TOWNHOMES HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, not-for-profit, its successors and assigns, for buffer purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Boynton Beach, Florida.

4. TRACTS "F", "G", "H", "J", "N" and "O" (Open Space), as shown hereon, are hereby reserved for the QUANTUM PARK TOWNHOMES HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, not-for-profit, its successors and assigns, for open space purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Boynton Beach, Florida.

5. TRACT "K" (Recreation Tract), as shown hereon, is hereby reserved for the QUANTUM PARK TOWNHOMES HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, not-for-profit, its successors and assigns, for recreational purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Boynton Beach, Florida.

6. TRACT "L-1" (Open Space), as shown hereon, is hereby reserved for the QUANTUM PARK TOWNHOMES HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, not-for-profit, its successors and assigns, for open space purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Boynton Beach, Florida. Subject to an Easement in favor of the Lake Worth Drainage District as recorded in Official Record Book 1732 at Page 612, and in Official Record Book 4788 at Page 1983, of the Public Records of Palm Beach County, Florida.

7. TRACT "L-2", as shown hereon, is hereby reserved for the QUANTUM PARK TOWNHOMES HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, not-for-profit, its successors and assigns, for stormwater management and drainage purposes and is perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Boynton Beach, Florida. Tract "L-2" is also hereby reserved as a drainage and stormwater management easement in favor of the QUANTUM COMMUNITY DEVELOPMENT DISTRICT, its successors and assigns.

8. DRAINAGE EASEMENTS: The Drainage Easements, as shown hereon, are hereby dedicated in perpetuity for drainage purposes. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of the QUANTUM PARK TOWNHOMES HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, not-for-profit, its successors and assigns, without recourse to the City of Boynton Beach, Florida.

9. UTILITY EASEMENTS: The Utility Easements, as shown hereon are hereby dedicated in perpetuity to the City of Boynton Beach, Florida; Florida Power and Light; Bellsouth; and Quantum Communications, Inc., their successors and assigns, and any other authorized Utility Companies, 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.

10. LIMITED ACCESS EASEMENTS: The Limited Access Easements, as shown hereon, are hereby Dedicated to the City of Boynton Beach, Florida, for the purpose of control and jurisdiction over access rights.

11. ACCESS EASEMENTS: The Access Easements as shown hereon, are hereby reserved for the QUANTUM PARK TOWNHOMES HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, not-for-profit, its successors and assigns, for access purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Boynton Beach, Florida.

12. Q.C.D.D. EASEMENTS: The Q.C.D.D. Easements, as shown hereon, are hereby dedicated in perpetuity for drainage purposes. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of the QUANTUM PARK TOWNHOMES HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, not-for-profit, its successors and assigns, without recourse to the City of Boynton Beach, Florida. Said Q.C.D.D. Easements also hereby reserved for drainage and drainage maintenance purposes in favor of the QUANTUM COMMUNITY DEVELOPMENT DISTRICT, its successors and assigns and they shall have the right but not the obligation, to maintain any portion of the drainage system contained within the said easements dedicated herein.

13. The City of Boynton Beach, Florida, shall have the right, but not the obligation, to maintain any portion of the drainage system encompassed by this plat which is associated with the drainage of public streets, including the right to utilize for proper purposes any and all drainage, lake maintenance and lake maintenance access easements associated with said drainage system.

IN WITNESS WHEREOF, D.R. HORTON, INC., has caused these presents to be signed by its Vice President and its Secretary and its Corporate Seal to be affixed hereto by and with the authority of its Board of Directors, this 9th day of April, 2003.

D.R. HORTON, INC., a Delaware Corporation
By: Paul J. Romanowski, Vice President
By: Rafael Roca, Secretary
Witness (as to both): Kari Albertson
Witness (as to both): Dora Brillante

IN WITNESS WHEREOF, QUANTUM COMMUNITY DEVELOPMENT DISTRICT has caused these presents to be signed by its Chair and Vice Chair, and its Corporate Seal to be affixed hereto by and with the authority of its Board of Directors, this 7 day of April, 2003.

QUANTUM COMMUNITY DEVELOPMENT DISTRICT
By: Thomas McGillicuddy, Chair
By: Julie Finch, Vice Chair
Witness (as to both): Julie Finch
Witness (as to both): Kari Albertson

IN WITNESS WHEREOF, QUANTUM PARK PROPERTY OWNERS ASSOCIATION, INC. has caused these presents to be signed by its 7th day of April, 2003 and its Corporate Seal to be affixed hereto by and with the authority of its Board of Directors,

QUANTUM PARK PROPERTY OWNERS ASSOCIATION, INC.
By: Julie Finch
By: Fiorenzo Bregoni, Sect.
Witness (as to both): Julie Finch
Witness (as to both): Julie Finch
ACKNOWLEDGEMENT
State of Florida
County of Palm Beach } ss

BEFORE ME personally appeared Paul J. Romanowski who is personally known to me and who executed the foregoing instrument as Vice President of D.R. HORTON, INC., a Delaware Corporation and severally acknowledged to and before me that he executed such instrument as such officer of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was 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 9th day of April, 2003
My Commission Expires: May 20, 2005

Marcy L. Powers
Notary Public - State of Florida
ACKNOWLEDGEMENT
State of Florida
County of Palm Beach } ss
Printed Name of Notary MARCY L. POWERS
Printed Notary No. DD 827417

BEFORE ME personally appeared Rafael Roca who is personally known to me and who executed the foregoing instrument as Secretary of D.R. HORTON, INC., a Delaware Corporation and severally acknowledged to and before me that he executed such instrument as such officer of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was 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 9th day of April, 2003
My Commission Expires: May 20, 2005

Marcy L. Powers
Notary Public - State of Florida
ACKNOWLEDGEMENT
State of Florida
County of Palm Beach } ss
Printed Name of Notary MARCY L. POWERS
Printed Notary No. DD 827417

BEFORE ME personally appeared Thomas McGillicuddy who is personally known to me and who executed the foregoing instrument as Chair of QUANTUM COMMUNITY DEVELOPMENT DISTRICT and severally acknowledged to and before me that he executed such instrument as such officer of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

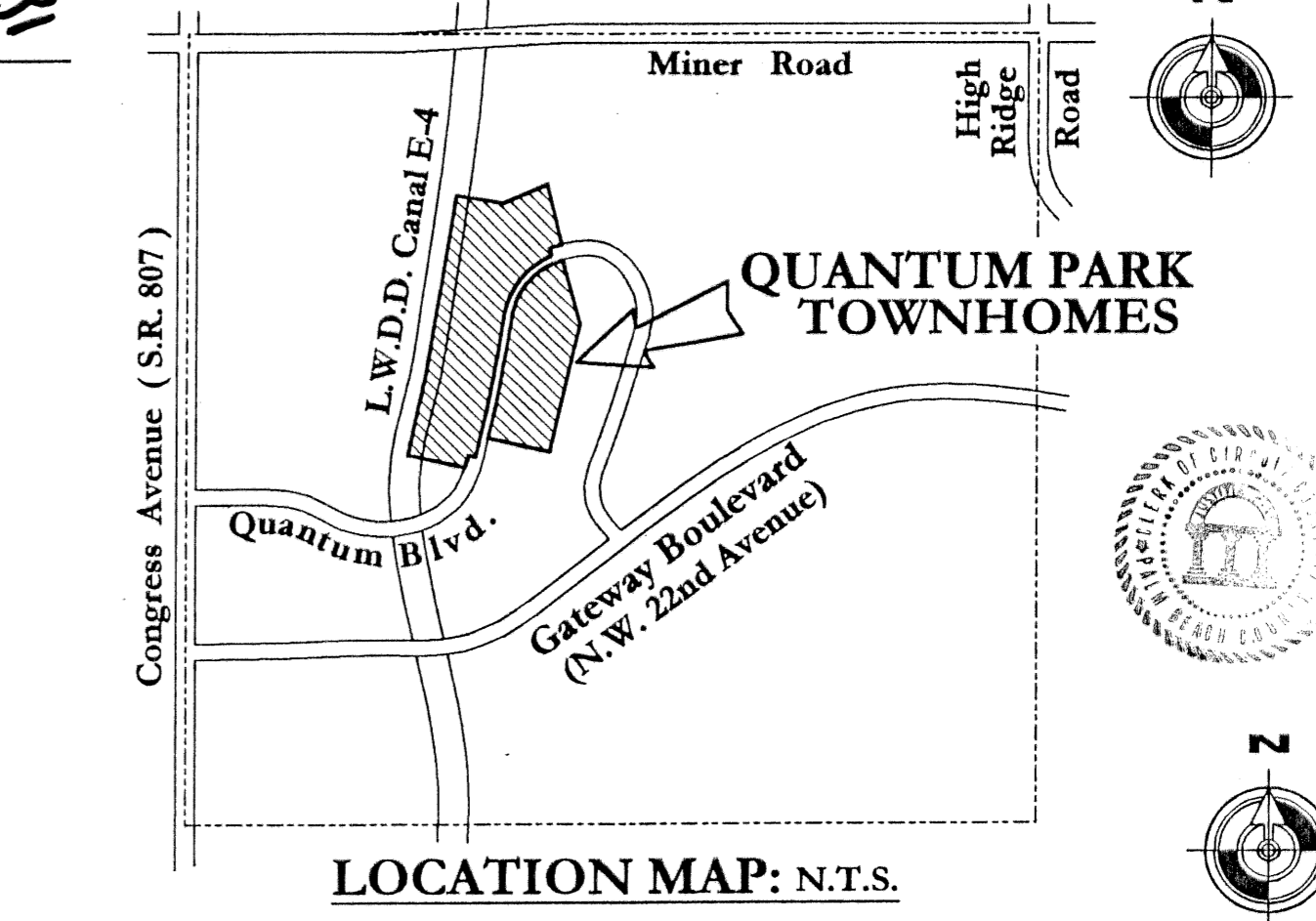
WITNESS my hand and official seal this 7th day of April, 2003

Melissa David
Notary Public - State of Florida
ACKNOWLEDGEMENT
State of Florida
County of Palm Beach } ss
Printed Name of Notary MELISSA DAVID
Printed Notary No. DD 0164241

BEFORE ME personally appeared Fiorenzo Bregoni who is personally known to me and who executed the foregoing instrument as Secretary of QUANTUM PARK PROPERTY OWNERS ASSOCIATION, INC. and severally acknowledged to and before me that he executed such instrument as such officer of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

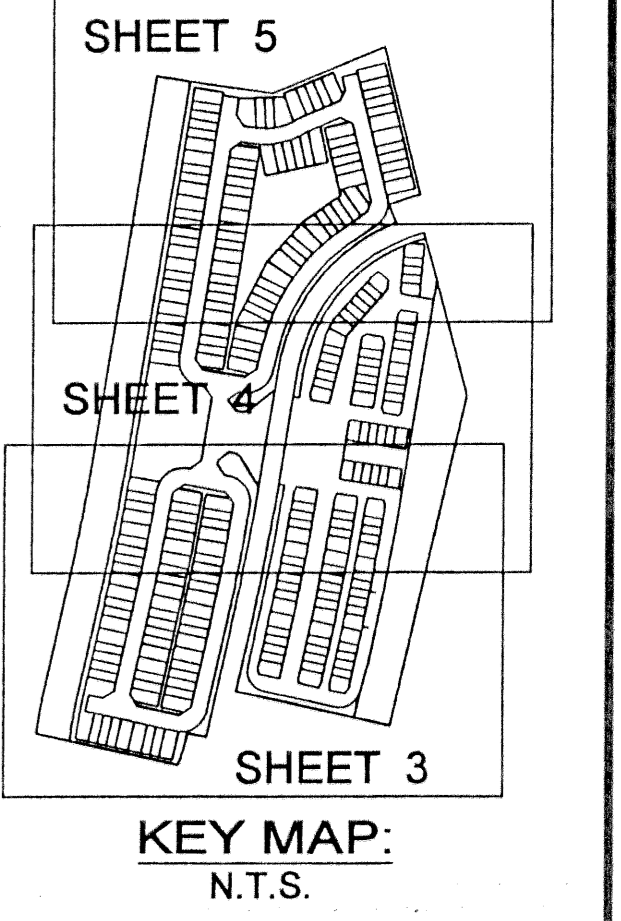
WITNESS my hand and official seal this 7 day of April, 2003

Thomas McGillicuddy
Notary Public - State of Florida
ACKNOWLEDGEMENT
State of Florida
County of Palm Beach } ss
Printed Name of Notary THOMAS A. MCGILLICUDDY
Printed Notary No. CC 561458



State of Florida
County of Palm Beach } ss.
This Plat was Filed for Record at 12:49pm this 15th day of April, 2003, and Duly Recorded in Plat Book 18 on Pages 126 and 130.
Dorothy H. Wilken, Clerk
By: Sherry Lynn Wilkin DC

Sheet 1 of 5 Sheets



ACKNOWLEDGEMENT
State of Florida
County of Palm Beach } ss
BEFORE ME personally appeared Julie Finch who is personally known to me and who executed the foregoing instrument as Vice Chair of QUANTUM COMMUNITY DEVELOPMENT DISTRICT and severally acknowledged to and before me that he executed such instrument as such officer of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was 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 7 day of April, 2003
My Commission Expires: AUGUST 16, 2004

Thomas A. McGillicuddy
Notary Public - State of Florida
ACKNOWLEDGEMENT
State of Florida
County of Palm Beach } ss
Printed Name of Notary THOMAS A. MCGILLICUDDY
Printed Notary No. CC 561458

BEFORE ME personally appeared Thomas McGillicuddy who is personally known to me and who executed the foregoing instrument as Chair of QUANTUM COMMUNITY DEVELOPMENT DISTRICT and severally acknowledged to and before me that he executed such instrument as such officer of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was 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 7th day of April, 2003

Melissa David
Notary Public - State of Florida
ACKNOWLEDGEMENT
State of Florida
County of Palm Beach } ss
Printed Name of Notary MELISSA DAVID
Printed Notary No. DD 0164241

BEFORE ME personally appeared Fiorenzo Bregoni who is personally known to me and who executed the foregoing instrument as Secretary of QUANTUM PARK PROPERTY OWNERS ASSOCIATION, INC. and severally acknowledged to and before me that he executed such instrument as such officer of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was 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 7 day of April, 2003

Thomas McGillicuddy
Notary Public - State of Florida
ACKNOWLEDGEMENT
State of Florida
County of Palm Beach } ss
Printed Name of Notary THOMAS A. MCGILLICUDDY
Printed Notary No. CC 561458

