

# QUANTUM PARK AT BOYNTON BEACH. P.I.D. PLAT NO. 6 REPLAT NO. 1

2002.02.30.726

176

BEING A REPLAT OF A PORTION OF  
TRACTS Q AND E, QUANTUM PARK AT BOYNTON BEACH, P.I.D. PLAT NO. 6,  
PLAT BOOK 57 PAGES 191 THROUGH 193  
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

LYING IN SECTION 17, TOWNSHIP 45 SOUTH, RANGE 43 EAST  
CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA

JANUARY 2002 SHEET 1 OF 2

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT QUANTUM LIMITED PARTNERS, LTD. A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 17, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACTS E AND Q, QUANTUM PARK AT BOYNTON BEACH, P.I.D. PLAT NO. 6, PLAT BOOK 57, PAGE 191, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "QUANTUM PARK AT BOYNTON BEACH, P.I.D. PLAT NO. 6 REPLAT NO. 1" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF TRACTS E AND Q, QUANTUM PARK AT BOYNTON BEACH, P.I.D. PLAT NO. 6, PLAT BOOK 57, PAGE 191, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF LOT 60, AS SAME IS SHOWN ON SAID PLAT NO. 6, RUN THENCE NORTH 46°46'06" EAST ALONG THE NORTHWESTERLY LINE OF SAID LOT 60 AND ALONG THE SOUTHEASTERLY LINE OF SAID TRACT E, A DISTANCE OF 14.99 FEET TO THE POINT OF BEGINNING; THENCE NORTH 43°13'54" WEST (DEPARTING FROM SAID NORTHWESTERLY LINE OF LOT 60 AND SAID SOUTHEASTERLY LINE OF SAID TRACT E), A DISTANCE OF 100.00 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF TRACT Q, AS SAME IS SHOWN ON SAID PLAT NO. 6; THENCE NORTH 46°46'06" EAST ALONG SAID SOUTHEASTERLY LINE OF TRACT Q, A DISTANCE OF 85.86 FEET; THENCE NORTH 43°13'54" WEST (DEPARTING FROM SAID SOUTHEASTERLY LINE OF TRACT Q), A DISTANCE OF 34.76 FEET; THENCE NORTH 38°30'56" EAST, A DISTANCE OF 95.49 FEET; THENCE NORTH 44°31'24" EAST, A DISTANCE OF 143.54 FEET; THENCE NORTH 57°07'22" EAST, A DISTANCE OF 59.93 FEET; THENCE NORTH 35°05'07" EAST, A DISTANCE OF 48.60 FEET; THENCE NORTH 25°24'11" EAST, A DISTANCE OF 48.26 FEET; THENCE NORTH 33°26'59" EAST, A DISTANCE OF 87.46 FEET; THENCE NORTH 38°10'48" EAST, A DISTANCE OF 97.65 FEET; THENCE NORTH 22°08'25" EAST, A DISTANCE OF 140.69 FEET; THENCE NORTH 02°29'11" EAST, A DISTANCE OF 33.53 FEET; THENCE NORTH 08°18'59" EAST, A DISTANCE OF 124.56 FEET; THENCE NORTH 15°13'07" EAST, A DISTANCE OF 112.61 FEET; THENCE NORTH 20°49'41" WEST, A DISTANCE OF 62.02 FEET; THENCE NORTH 52°40'30" WEST, A DISTANCE OF 22.22 FEET; THENCE NORTH 57°45'47" WEST, A DISTANCE OF 132.16 FEET TO THE POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1583.02 FEET (A RADIAL LINE PASSING THROUGH SAID POINT BEARS NORTH 29°32'57" WEST); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°29'20", A DISTANCE OF 593.71 FEET TO A POINT ON THE EAST LINE OF SAID TRACT E, SAID EAST LINE BEING A CURVE CONCAVE SOUTHEASTERLY (A RADIAL LINE PASSING THROUGH SAID POINT BEARS SOUTH 08°03'37" EAST); THENCE SOUTHWESTERLY ALONG SAID EAST LINE OF TRACT E AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°48'48", A DISTANCE OF 439.28 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1106.19 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°38'30", A DISTANCE OF 900.50 FEET TO A POINT OF TANGENCY; THENCE SOUTH 46°46'46" WEST, A DISTANCE OF 321.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.238 ACRES MORE OR LESS.

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

THE CITY OF BOYNTON BEACH UTILITY EASEMENTS (CBUE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITY FACILITIES.

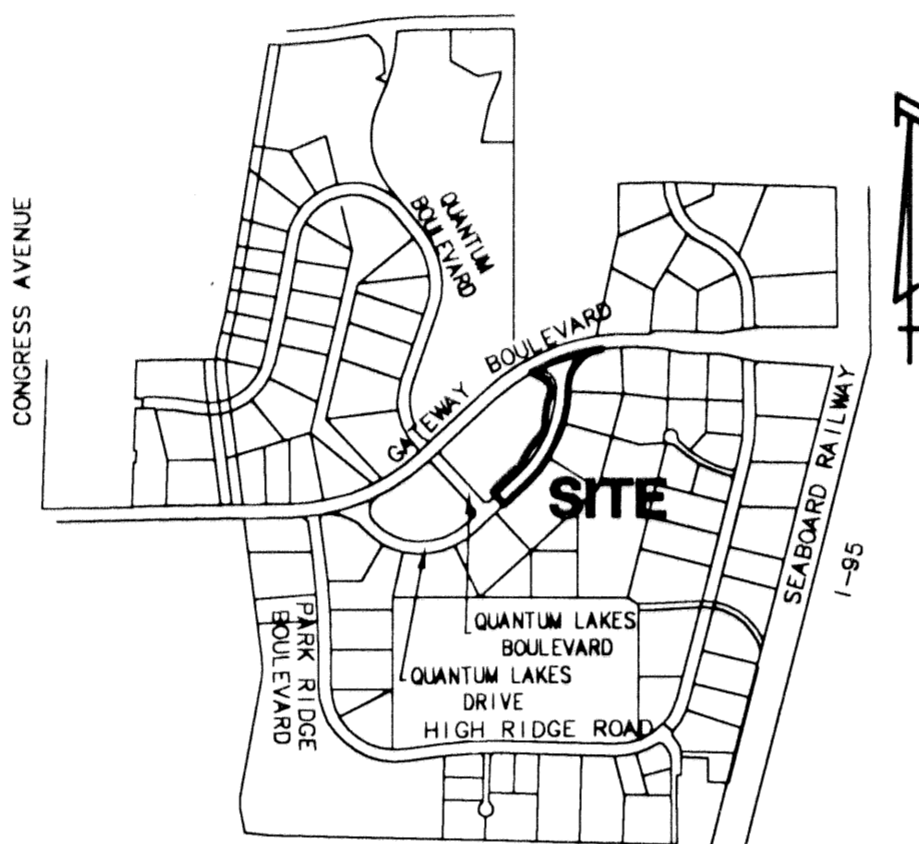
IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 4 DAY OF APRIL, 2002.

QUANTUM LIMITED PARTNERS, LTD.  
A FLORIDA LIMITED PARTNERSHIP  
BY: MFT DEVELOPMENT, INC.,  
A FLORIDA CORPORATION,  
AS ITS GENERAL PARTNER

WITNESS: [Signature] BY: [Signature]  
FIORENZO BRESOLIN,  
VICE PRESIDENT AND SECRETARY

WITNESS: [Signature]

SEAL MFT DEVELOPMENT, INC. SEAL PROFESSIONAL SURVEYOR AND MAPPER



LOCATION MAP

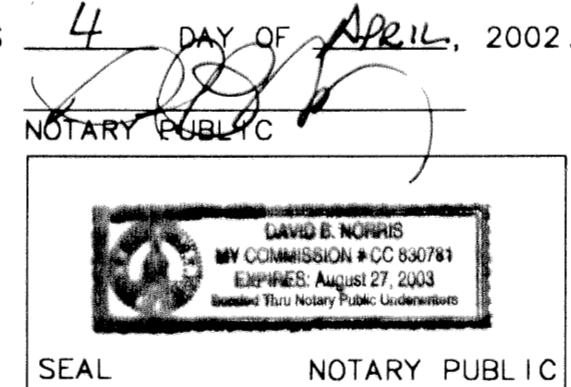
**ACKNOWLEDGMENT**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED FIORENZO BRESOLIN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED DOUGLAS B. MAGDONALD AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF MFT DEVELOPMENT, INC., A FLORIDA CORPORATION AS GENERAL PARTNER TO QUANTUM LIMITED PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, 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 4 DAY OF APRIL, 2002.

MY COMMISSION EXPIRES: \_\_\_\_\_ DATE \_\_\_\_\_



SEAL REVIEWING PROFESSIONAL SURVEYOR AND MAPPER SEAL INTERIM DIRECTOR OF ENGINEERING SEAL CITY CLERK

**TITLE CERTIFICATION**

STATE OF FLORIDA  
COUNTY OF Palm Beach

COHEN, NORRIS, SCHERER, WEINBERGER AND WOLMER AS AGENTS FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO QUANTUM LIMITED PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT ALL TAXES HAVE BEEN PAID ON SAID LANDS AS REQUIRED BY SECTION 197.192, FLORIDA STATUTES, AS AMENDED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

COHEN, NORRIS, SCHERER, WEINBERGER & WOLMER  
AS AGENTS FOR FIDELITY NATIONAL TITLE  
INSURANCE COMPANY

DATE: April 26, 2002

BY: [Signature]  
DAVID B. NORRIS, ESQUIRE

**SURVEYOR'S NOTES**

1. ALL BEARINGS SHOWN HEREON ARE BASED ON QUANTUM PARK AT BOYNTON BEACH, P.I.D. PLAT NO. 6, PLAT BOOK 57, PAGE 191, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RESULTING IN A BEARING OF SOUTH 46°46'06" WEST ALONG THE NORTHWESTERLY LINE OF LOT 60.
2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. NO BUILDINGS OR STRUCTURES SHALL BE PLACED WITHIN EASEMENTS.

**SURVEYOR'S CERTIFICATION**

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 DESCRIPTION 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 THAT MONUMENTS HAVE BEEN PLACED ACCORDING TO SEC. 177.091(9); AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA.

THIS 3<sup>RD</sup> DAY OF APRIL, 2002

[Signature]  
TIMOTHY M. SMITH  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. 4676

**CITY OF BOYNTON BEACH APPROVALS**

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 26 DAY OF APRIL, 2002 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER THE EMPLOYMENT WITH THE CITY OF BOYNTON BEACH, FLORIDA, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

BY: [Signature]  
HERBERT D. KELLEY, JR.  
CITY SURVEYOR AND MAPPER

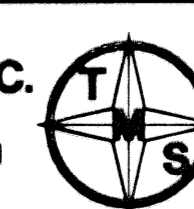
QUANTUM PARK AT BOYNTON BEACH, P.I.D., PLAT NO. 6 REPLAT NO. 1 IS HEREBY APPROVED FOR RECORD THIS 6 DAY OF MAY, 2002.

BY: [Signature]  
JEFFREY R. LIVERGOOD, PE  
INTERIM DIRECTOR OF ENGINEERING

BY: [Signature]  
GERALD BROENING, MAYOR

ATTEST: (AS TO BOTH) [Signature]  
JANET PRAINITO, CITY CLERK

TIMOTHY M. SMITH  
LAND SURVEYING, INC.  
103 SUNFLOWER STREET  
ROYAL PALM BEACH, FL 33411  
(561) 792-9157  
LB #8865



QUANTUM PARK AT  
BOYNTON BEACH  
PLAT NO. 6  
REPLAT NO. 1

SHEET 1 OF 2  
SCALE: 1"=80'  
DATE: AUG 2001  
DIRECTORY: QUAN7LOT  
FIELD BOOK: N/A  
DWG NO.: 7LOT1R01

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL 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 ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.