

THE SANCTUARY - REPLAT OF TRACTS "U-2"

BEING A REPLAT OF A PORTION OF TRACT "U-2", THE SANCTUARY PLAT NO. 1, AND ALL OF TRACT "U2", AND A PORTION OF TRACT "W-2", THE SANCTUARY PLAT NO. 2, LYING AND BEING IN SECTION 29, TOWNSHIP 41 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

DEDICATION:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

KNOW ALL MEN BY THESE PRESENTS, THAT PULTE HOME CORPORATION, A MICHIGAN CORPORATION, AND SANCTUARY PBG HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS "THE SANCTUARY-REPLAT OF TRACTS "U-2", SAID LAND LYING IN THE WEST ONE-HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 29, TOWNSHIP 41 SOUTH, RANGE 43 EAST, SAID LAND ALSO BEING A REPLAT OF A PORTION OF TRACT "U-2" OF THE PLAT OF "THE SANCTUARY PLAT NO. 1" AS RECORDED IN PLAT BOOK 73, PAGE 78, AND ALSO A REPLAT OF ALL OF TRACT "U-2" AND A PORTION OF TRACT "W-2" OF THE PLAT OF "THE SANCTUARY PLAT NO. 2," AS RECORDED IN PLAT BOOK 73, PAGE 83, PUBLIC RECORDS, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA; SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PLAT THE SANCTUARY PLAT NO. 2, THENCE, SOUTH 88°03'45" EAST ALONG THE NORTH BOUNDARY LINE OF SAID PLAT THE SANCTUARY PLAT NO. 2, AND ALONG THE NORTH LINE OF SAID TRACT "U-2" AND TRACT "W-2", A DISTANCE OF 747.25 FEET; THENCE, SOUTH 01°56'15" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 30.00 FEET; THENCE NORTH 88°25'10" WEST, A DISTANCE OF 378.33 FEET; THENCE, SOUTH 01°34'50" WEST, A DISTANCE OF 172.36 FEET; THENCE, NORTH 88°03'45" WEST, A DISTANCE OF 20.00 FEET TO THE INTERSECTION THEREOF WITH THE WEST LINE OF SAID TRACT "W-2"; THENCE, NORTH 01°34'50" WEST, ALONG SAID WEST LINE, A DISTANCE OF 152.48 FEET TO A POINT ON THE BOUNDARY OF SAID TRACT "U-2" OF SAID PLAT OF THE SANCTUARY PLAT NO. 2; THENCE, NORTH 88°03'45" WEST, CONTINUING ALONG SAID BOUNDARY LINE OF SAID TRACT "U-2", A DISTANCE OF 298.72 FEET; THENCE, SOUTH 01°33'54" WEST, ALONG THE EAST BOUNDARY LINE OF SAID TRACT "U-2", A DISTANCE OF 1068.34 FEET TO A POINT ON THE SOUTH LINE OF THE SANCTUARY PLAT NO. 1; THENCE, SOUTH 01°33'54" WEST, CONTINUING ALONG THE SOUTH LINE OF SAID PLAT THE SANCTUARY PLAT NO. 1, A DISTANCE OF 421.09 FEET; THENCE, SOUTH 06°55'10" EAST, CONTINUING ALONG THE EAST BOUNDARY LINE OF SAID TRACT "U-2", A DISTANCE OF 296.29 FEET; THENCE, NORTH 89°52'18" WEST, DEPARTING SAID EAST BOUNDARY LINE, A DISTANCE OF 93.74 FEET TO THE INTERSECTION THEREOF WITH THE WEST LINE OF SAID PLAT THE SANCTUARY PLAT NO. 1; THENCE, NORTH 01°33'54" EAST, ALONG THE WEST LINE OF SAID PLAT THE SANCTUARY PLAT NO. 1 AND ALONG THE WEST LINE OF SAID TRACT "U-2", A DISTANCE OF 716.50 FEET TO THE NORTHWEST CORNER OF SAID PLAT THE SANCTUARY PLAT NO. 1; SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF THE SANCTUARY PLAT NO. 2; THENCE, NORTH 01°33'54" EAST, ALONG THE WEST LINE OF SAID PLAT THE SANCTUARY PLAT NO. 2 AND ALONG THE WEST LINE OF SAID TRACT "U-2", A DISTANCE OF 1118.65 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2.95 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHT-OF-WAY OF RECORD.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

1. TRACT "O-7", AS SHOWN HEREON, IS HEREBY RESERVED FOR SANCTUARY PBG HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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 PALM BEACH GARDENS.

2. TRACT "M", AS SHOWN HEREON, IS HEREBY RESERVED FOR SANCTUARY PBG HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR WETLAND ACCESS, MAINTENANCE, AND DRAINAGE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

3. TRACTS "U-2" (UPLAND PRESERVES), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SANCTUARY PBG HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR COMMON AREA MAY IN NO WAY BE ALTERED FROM THEIR NATURAL STATE. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION AREAS INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACING OF BUILDINGS WITHIN THE CONSERVATION AREAS INCLUDE, OR OTHER SUBSTANCES SUCH AS TRASH, REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION - WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL; ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.

4. 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 SANCTUARY PBG HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

5. A 20 FOOT EASEMENT FOR WATER LINE PURPOSES AS SHOWN HEREON AND DESIGNATED W.L.E. IS HEREBY DEDICATED SOLELY TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, EXCLUSIVELY FOR CONSTRUCTION AND MAINTENANCE OF WATER FACILITIES SAID LANDS ENCUMBERED BY SAID EASEMENT BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND/OR ASSIGNS.

6. THE LANDSCAPE TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR SANCTUARY PBG HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

IN WITNESS WHEREOF, PULTE HOME CORPORATION, A MICHIGAN CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY STEVEN J. FELDMAN, AS PRESIDENT, AND TIMOTHY L. HERNANDEZ, AS VICE PRESIDENT OF SAID CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF June, 1996.

BY: PULTE HOME CORPORATION
A MICHIGAN CORPORATION

ATTEST: Timothy L. Hernandez, Vice President, Authorized Signatory; Steven J. Feldman, President, Authorized Signatory

ACKNOWLEDGMENT:

STATE OF FLORIDA )
COUNTY OF BROWARD )

BEFORE ME PERSONALLY APPEARED STEVEN J. FELDMAN AND TIMOTHY L. HERNANDEZ OF PULTE HOME CORPORATION, A MICHIGAN CORPORATION, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF SAID CORPORATION 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 WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

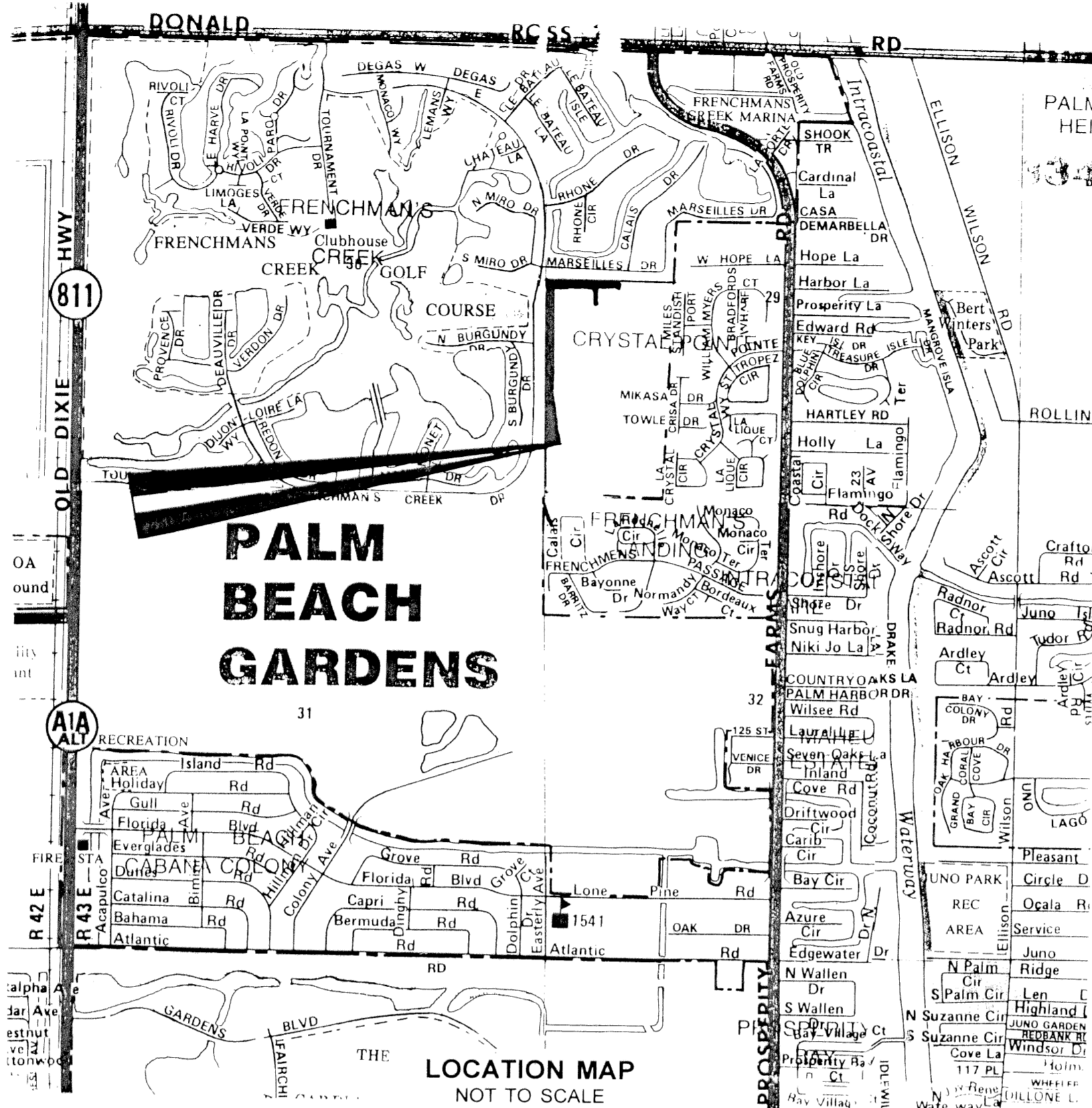
WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF June, 1996.

MY COMMISSION EXPIRES: Susan E. Prillaman, Notary Public

IN WITNESS WHEREOF, SANCTUARY PBG HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY STEVEN C. REEGER, AS PRESIDENT, AND DRUSILLA HOLM, AS SECRETARY OF SAID CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF June, 1996.

BY: SANCTUARY PBG HOMEOWNERS ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION

ATTEST: Drusilla Holm, Secretary; Steven C. Reeger, President



ACKNOWLEDGMENT:

STATE OF FLORIDA )
COUNTY OF BROWARD )

BEFORE ME PERSONALLY APPEARED STEVEN C. REEGER AND DRUSILLA HOLM OF SANCTUARY PBG HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF SAID CORPORATION 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 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 14th DAY OF June, 1996.

MY COMMISSION EXPIRES: Susan E. Prillaman, Notary Public

ACCEPTANCE OF DEDICATIONS OR RESERVATIONS:

STATE OF FLORIDA )
COUNTY OF BROWARD )

SANCTUARY PBG HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 14th DAY OF June, 1996.

SANCTUARY PBG HOMEOWNERS ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION

ATTEST: Drusilla Holm, Secretary; Steven C. Reeger, President

ACKNOWLEDGEMENT:

STATE OF FLORIDA )
COUNTY OF BROWARD )

BEFORE ME PERSONALLY APPEARED STEVEN C. REEGER AND DRUSILLA HOLM, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND SECRETARY OF THE SANCTUARY PBG HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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 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 14th DAY OF June, 1996.

MY COMMISSION EXPIRES: Susan E. Prillaman, Notary Public

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

I HEREBY CERTIFY, THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF 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 PALM BEACH GARDENS, FLORIDA.

BENCH MARK LAND SURVEYING & MAPPING, INC.

DATE: 6-14-96 BY: Stephen D. Shirley, R.L.S. # 3918

SURVEYOR'S NOTES:

- 1. BUILDING SETBACKS SHALL CONFORM TO THE CITY OF PALM BEACH GARDENS ZONING CODE.
2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
3. THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA 33404. TELEPHONE (407) 848-2102.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE:

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, OR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY WILLIAM L. KERSLAKE, ITS PRESIDENT, AND PETER L. PIMENTEL, ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 13th DAY OF July, 1996.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST: Peter L. Pimentel, Secretary; William L. Kerslake, President

TITLE CERTIFICATION:

STATE OF FLORIDA )
COUNTY OF BROWARD )

WE, GOLDBERG AND YOUNG, P.A., A PROFESSIONAL ASSOCIATION, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO PULTE HOME CORPORATION, A MICHIGAN CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THERE ARE NO MORTGAGES OF RECORD, AND THAT THERE ARE OTHER ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

GOLDBERG AND YOUNG, P.A.
A PROFESSIONAL ASSOCIATION

And Sanctuary PBG Homeowners Association, Inc., a Florida Not-for-Profit Corporation.

DATED: THIS 14 DAY OF June, 1996 BY: Lawrence H. Goldberg, Vice-President

CITY APPROVAL:

IT IS HEREBY CERTIFIED THAT THIS PLAT OF "THE SANCTUARY - REPLAT OF TRACTS "U-2" IS HEREBY APPROVED FOR RECORD BY THE CITY OF PALM BEACH GARDENS, FLORIDA, THIS 18 DAY OF July, 1996.

BY: Joseph Russo, Mayor

BY: Cindy Harvey, Deputy City Clerk

BY: Lennart E. Lindahl, P.E., City Engineer

AREA TABULATION:

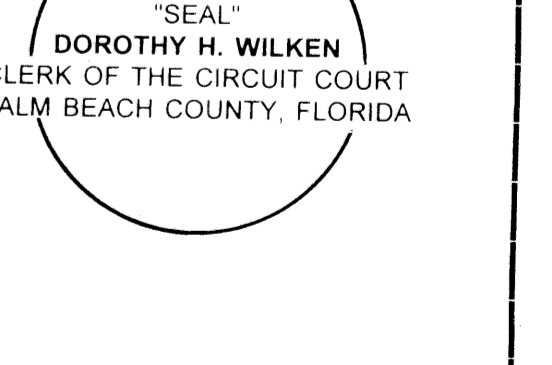
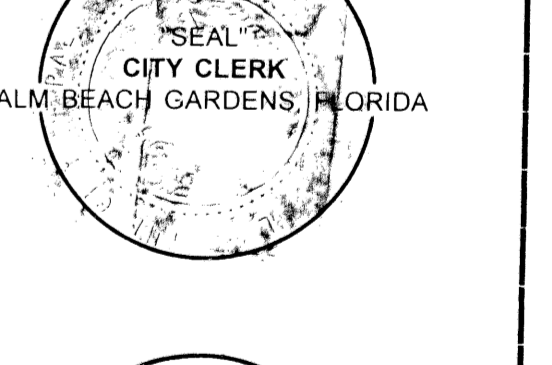
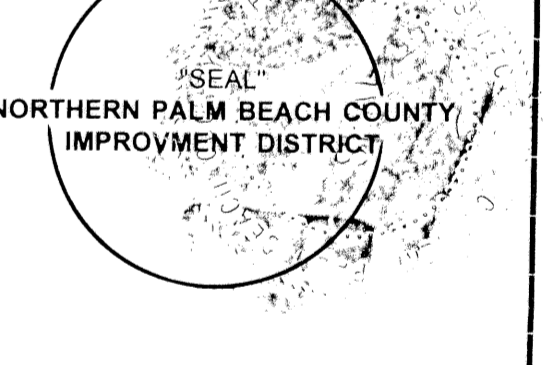
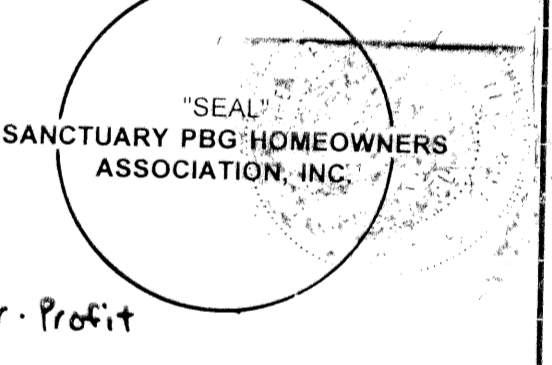
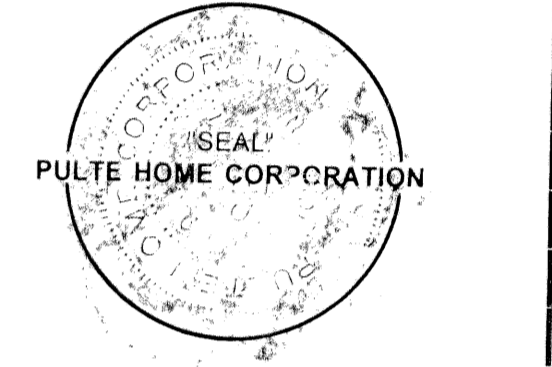
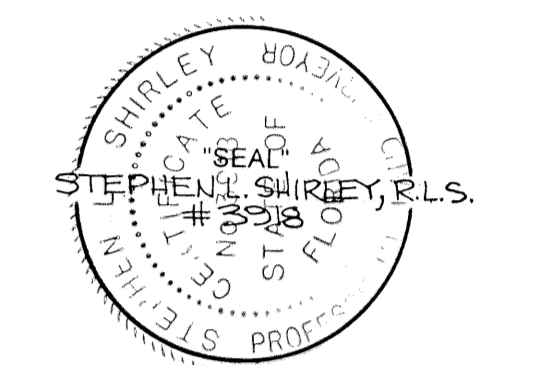
Table with 2 columns: Tract Name, Acres. Includes Tract "U-2" (2.38 acres), Tract "M" (0.35 acres), Tract "O-7" (0.12 acres), Landscape Tract (0.10 acre), and Total (2.95 acres).



STATE OF FLORIDA )
COUNTY OF PALM BEACH )

THIS PLAT WAS FILED FOR RECORD AT 3:01 P.M. THIS 29 DAY OF July, A.D., 1996, AND DULY RECORDED IN PLAT BOOK 77 ON PAGES 119 THROUGH 121.

DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT; Leigh A. Standley, Deputy Clerk



Administrative information block including 'BENCH MARK Land Surveying and Mapping, Inc.', 'RECORD PLAT THE SANCTUARY REPLAT OF TRACTS "U-2"', and tracking details like 'DWN SEG FB', 'DATE 12/15/1995', 'SCALE 1" = 40'', 'SHEET 1 OF 2'.

Subdivision # THE SANCTUARY, BOOK 77, PAGE 119, FLOOD MAP, FLOOD ZONE, ZONING, QUAD, SE, ZIP CODE, PUD NAME City of Palm Beach Gardens.