

# THE SANCTUARY PLAT NO.1

(A PLANNED UNIT DEVELOPMENT)  
LYING AND BEING IN THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 29,  
TOWNSHIP 41 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

'SEAL'  
DOROTHY H. WILKEN  
CLERK OF THE CIRCUIT COURT  
PALM BEACH COUNTY, FLORIDA



STATE OF FLORIDA )  
                          ) SS  
COUNTY OF PALM BEACH )

THIS PLAT WAS FILED FOR RECORD AT  
9:35 A.M. THIS 24<sup>th</sup> DAY OF  
AUGUST, A.D., 1994, AND DULY  
RECORDED IN PLAT BOOK 78, ON  
PAGES 78 THROUGH 82

DOROTHY H. WILKEN  
CLERK OF THE CIRCUIT COURT  
BY: Dawn A. Martin  
DEPUTY CLERK

### DEDICATION:

STATE OF FLORIDA )  
                          ) SS  
COUNTY OF BROWARD )

**KNOW ALL MEN BY THESE PRESENTS**, THAT PULTE HOME CORPORATION, A MICHIGAN CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "THE SANCTUARY PLAT NO.1", SAID LAND LYING IN THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 41 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA; SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; THENCE, BEAR NORTH 01°33'54" EAST, ALONG THE WEST LINE OF SAID SECTION 29, AND ALONG THE EAST BOUNDARY LINE OF THE PLAT OF FRENCHMAN'S CREEK PARCEL E-2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 58, PAGE 157, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 93.00 FEET TO THE POINT OF BEGINNING;

**THENCE**, CONTINUE NORTH 01°33'54" EAST, ALONG SAID WEST SECTION LINE, SAID PLAT BOUNDARY LINE AND THE EAST BOUNDARY LINE OF THE PLAT OF FRENCHMAN'S CREEK PARCEL E-1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 58, PAGE 161 OF SAID PUBLIC RECORDS, A DISTANCE OF 1479.00 FEET; THENCE, SOUTH 88°25'10" EAST, DEPARTING SAID WEST SECTION LINE AND SAID PLAT BOUNDARY LINE, A DISTANCE OF 218.43 FEET; THENCE, SOUTH 01°34'50" WEST, A DISTANCE OF 9.00 FEET; THENCE, NORTH 83°23'18" EAST, A DISTANCE OF 87.25 FEET TO A POINT ON A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 433.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 22°47'08" EAST; THENCE, EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°11'35", A DISTANCE OF 311.31 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 400.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°54'09", A DISTANCE OF 327.44 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 218.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°43'48", A DISTANCE OF 173.99 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 70°25'10" EAST, A DISTANCE OF 111.33 FEET TO A POINT ON A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 338.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 84°34'57" WEST; THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°51'47", A DISTANCE OF 5.09 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 83°43'10" EAST, A DISTANCE OF 120.00 FEET; THENCE, SOUTH 88°29'39" EAST, A DISTANCE OF 122.59 FEET TO THE INTERSECTION THEREOF WITH THE EAST LINE OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 29; SAID LINE ALSO BEING THE WEST BOUNDARY LINE OF CRYSTAL POINT PLAT FOUR AND CRYSTAL POINT PLAT FIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 58, PAGE 111 AND PLAT BOOK 60, PAGE 113, RESPECTIVELY, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, SOUTH 01°30'21" WEST, ALONG THE EAST LINE OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 29, AND ALONG THE WEST BOUNDARY LINES OF SAID CRYSTAL POINT PLATS, A DISTANCE OF 1141.55 FEET TO THE INTERSECTION THEREOF WITH A LINE 93.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 29; THENCE, NORTH 88°12'27" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1328.57 FEET TO THE POINT OF BEGINNING.

**CONTAINING: 41.71 ACRES, MORE OR LESS.**

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

- TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR SANCTUARY PBG HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD, UTILITY 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.
- TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR SANCTUARY PBG HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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 PALM BEACH GARDENS.
- TRACTS "O-1", "O-2", "O-3", "O-4", AND "O-5", 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.
- TRACTS "U-1", "U-2", "U-3" (UPLAND PRESERVES), TRACT "W-1" (WETLAND PRESERVE), AND THE PRESERVE BUFFER 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 CONSERVATION PURPOSES AND ARE THE PERPETUAL RESPONSIBILITY OF SAID ASSOCIATION. THESE CONSERVATION AREAS 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 ON OR ABOVE THE GROUND; DUMPING OR PLACING SOIL 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. ANY ALTERATIONS TO TRACT "W-1" (WETLAND PRESERVE) MUST BE APPROVED IN WRITING BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT COMPLIANCE STAFF.
- O. & M. EASEMENTS (OVERHANG AND MAINTENANCE), AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE LOT OWNER WHOSE BUILDING UNIT ABUTS SAID EASEMENT, OR SUCH LOT OWNERS SUCCESSORS, FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- 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 FACILITIES.
- 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.

**IN WITNESS WHEREOF**, PULTE HOME CORPORATION, A MICHIGAN CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY STEVEN J. FELDMAN, AS AUTHORIZED SIGNATORY, AND TIMOTHY L. HERNANDEZ, AS AUTHORIZED SIGNATORY OF SAID CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15<sup>th</sup> DAY OF July, A.D., 1994.

BY: PULTE HOME CORPORATION  
A MICHIGAN CORPORATION

ATTEST: Timothy L. Hernandez  
TIMOTHY L. HERNANDEZ, AUTHORIZED SIGNATORY

BY: Steven J. Feldman  
STEVEN J. FELDMAN, AUTHORIZED SIGNATORY

### ACKNOWLEDGMENT:

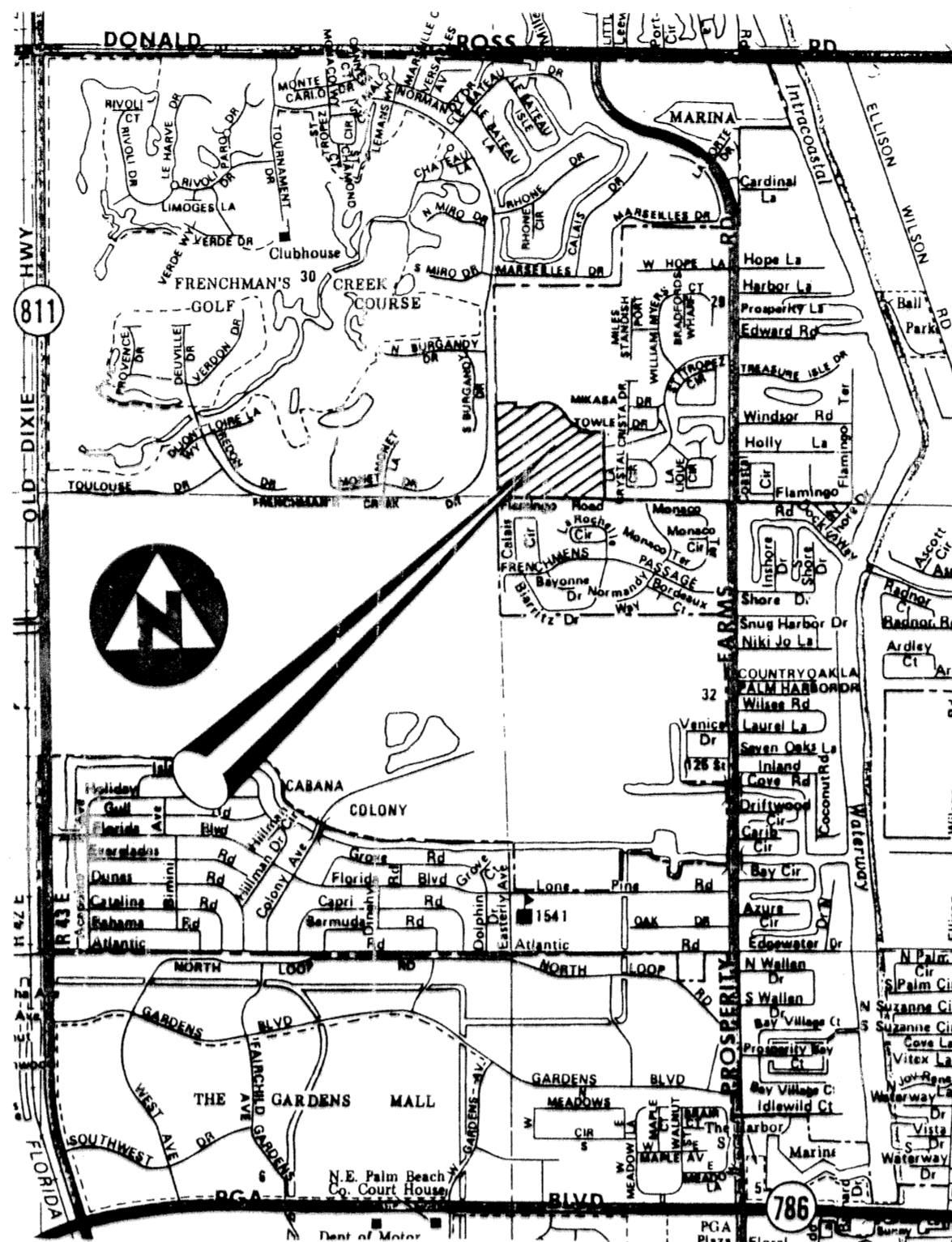
STATE OF FLORIDA )  
                          ) SS  
COUNTY OF BROWARD )

**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 AUTHORIZED SIGNATORIES, OF SAID CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT ON BEHALF 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 15<sup>th</sup> DAY OF July, 1994.

MY COMMISSION EXPIRES:

Christine Capitoro  
NOTARY PUBLIC



LOCATION MAP (NOT TO SCALE)

### ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA )  
                          ) SS  
COUNTY OF BROWARD )

**SANCTUARY PBG HOMEOWNERS ASSOCIATION, INC.**, A FLORIDA NOT-FOR-PROFIT CORPORATION HEREBY ACCEPTS THE RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 15<sup>th</sup> DAY OF July, 1994.

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

ATTEST: Drusilla Holm, Secretary  
DRUSILLA HOLM, SECRETARY

BY: Steven C. Reeger, President  
STEVEN C. REEGER, PRESIDENT

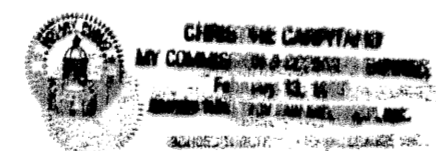
### ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
                          ) SS  
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, RESPECTIVELY, FOR SANCTUARY PBG HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, 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 15<sup>th</sup> DAY OF July, 1994.

MY COMMISSION EXPIRES:



Christine Capitoro  
NOTARY PUBLIC

### NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT ACCEPTANCE:

**THE NORTHERN PALM BEACH COUNTY WATER CONTROL 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 WATER CONTROL DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY WILLIAM L. KERSLAKE, ITS PRESIDENT, AND O'NEAL BARDIN, JR., ASST. SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 10<sup>th</sup> DAY OF August, A.D., 1994.

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT

ATTEST: O'Neal Bardin, Jr., Asst. Secretary  
O'NEAL BARDIN, JR., ASST. SECRETARY

BY: William L. Kerslake  
WILLIAM L. KERSLAKE, PRESIDENT

### TITLE CERTIFICATION:

STATE OF FLORIDA )  
                          ) SS  
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.

GOLDBERG AND YOUNG, P.A.  
A PROFESSIONAL ASSOCIATION

DATED: THIS 20<sup>th</sup> DAY OF July, A.D., 1994

BY: Lawrence H. Goldberg, Vice President  
LAWRENCE H. GOLDBERG, VICE PRESIDENT

### SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA )  
                          ) SS  
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; THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS, FLORIDA FOR THE REQUIRED IMPROVEMENTS; 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: 7-15-94

BY: Wm. R. Van Campen, R.L.S. 2424  
WM. R. VAN CAMPEN, R.L.S. 2424

### SURVEYOR'S NOTES:

- BUILDING SETBACKS SHALL CONFORM TO THE CITY OF PALM BEACH GARDENS ZONING CODE.
- WHEN DRAINAGE AND UTILITY EASEMENTS OVERLAP, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.
- NO STRUCTURES OR TREES SHALL BE PLACED WITHIN DRAINAGE EASEMENTS.
- IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P.) POSITION, STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED PERMANENT CONTROL POINT POSITIONS.
- 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.
- 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.

### CITY APPROVAL:

IT IS HEREBY CERTIFIED THAT THIS PLAT OF "THE SANCTUARY PLAT NO.1" IS HEREBY APPROVED FOR RECORD BY THE CITY OF PALM BEACH GARDENS, FLORIDA, THIS 16<sup>th</sup> DAY OF August, 1994.

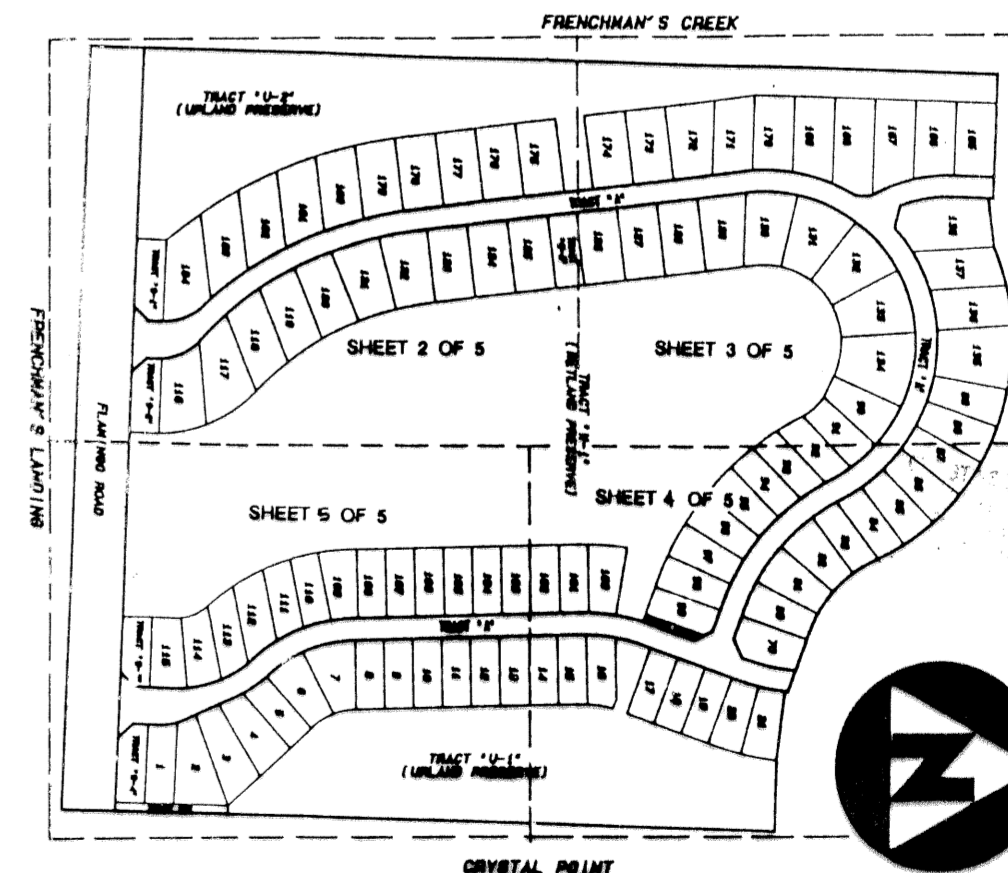
BY: David W. Clark, Mayor  
DAVID W. CLARK  
MAYOR

BY: Linda V. Kosier, City Clerk  
LINDA V. KOSIER  
CITY CLERK

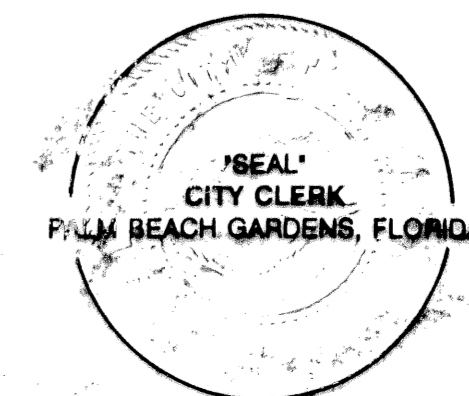
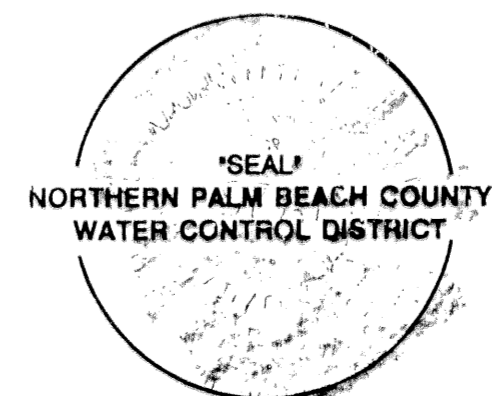
BY: Lenhart E. Lindahl, P.E., City Engineer  
LENHART E. LINDAHL, P.E.  
CITY ENGINEER

### AREA TABULATION:

TRACT "A"	3.41 ACRES
TRACT "B"	0.07 ACRE
TRACT "O-1"	0.16 ACRE
TRACT "O-2"	0.14 ACRE
TRACT "O-3"	0.13 ACRE
TRACT "O-4"	0.15 ACRE
TRACT "O-5"	0.04 ACRE
TRACT "U-1"	3.77 ACRES
TRACT "U-2"	4.32 ACRES
TRACT "U-3"	0.10 ACRE
TRACT "W-1"	10.74 ACRES
LOTS (101)	18.63 ACRES
TOTAL	41.71 ACRES
DENSITY	2.4 D.U./ACRE



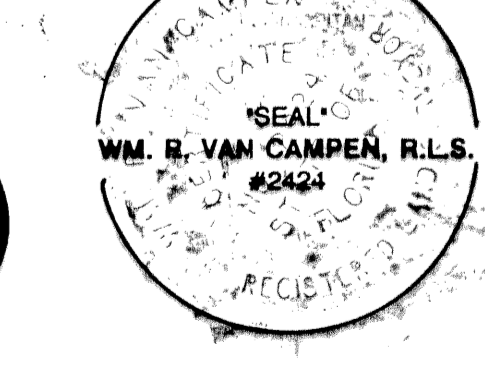
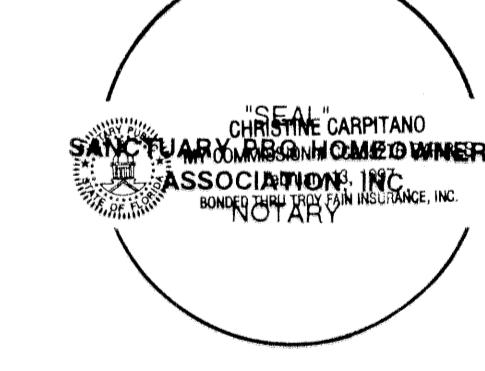
KEY MAP (N.T.S.)



**BENCH MARK**  
Land Surveying and Mapping, Inc.  
4152 West Blue Heron Blvd., Suite 121, Riviera Beach, FL 33404  
Fax (407) 844-9650 Phone (407) 848-2102

**THE SANCTUARY PLAT NO. 1**  
**RECORD PLAT**

DWN	FB	DATE	9-1-93	WO.#	P146
CKD	FILE	SCALE	1"=40'	SHEET	1 OF 5



Sanctuary Plat No. 1  
78  
29/4/94 C/PB Cardano