STATE OF FLORIDA

COUNTY OF PALM BEACH)

THIS PLAT WAS FILED FOR RECORD AT 9:33 A.MTHIS 24 1 DAY OF

AUGUST , A.D., 1994, AND DUL

RECORDED IN PLAT BOOK 33, ON

PAGES 83 THROUGH 86

BY: Dawn a Martin

CLERK OF THE CHECKEN COURT

PALM BEACH COUNTY, FLORIDA

E HOME CORE

CLERK OF THE CIRCUIT COURT

## **DEDICATION:**

STATE OF FLORIDA 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. 2", 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:

BEGINNING AT THE NORTHWEST CORNER OF THE SANCTUARY PLAT NO.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, NORTH 01°33′54" EAST, ALONG THE WEST THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 29 AND ALONG THE EAST LINE OF THE PLAT OF FRENCHMAN'S CREEK PARCEL E-1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 58, PAGE 161, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1118.65 FEET TO THE NORTHWEST CORNER OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 29; THENCE, SOUTH 88°03'46" EAST, ALONG THE NORTH LINE OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 29, AND ALONG THE SOUTH BOUNDARY LINES OF THE PLATS OF FRENCHMAN'S CREEK PARCEL C-1-A AND FRENCHMAN'S CREEK PARCEL C-1-B, ACCORDING TO THE PLATS THEREOF, AS RECORDED IN PLAT BOOK 63, PAGE 1, AND PLAT BOOK 63, PAGE 94, RESPECTIVELY, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1325.91 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 29; THENCE, SOUTH 01°30'22" 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 THE PLATS OF CRYSTAL POINTE PLAT 1 AND CRYSTAL POINTE PLAT 4, ACCORDING TO THE PLATS THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 109 AND PLAT BOOK 58, PAGE 111, RESPECTIVELY, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1452.77 FEET TO THE NORTHEAST CORNER OF SAID PLAT OF THE SANCTUARY PLAT NO.1; THENCE, NORTH 88°29'39" WEST, ALONG THE NORTHERLY BOUNDARY LINE OF SAID PLAT OF THE SANCTUARY PLAT NO.1, A DISTANCE OF 122.59 FEET; THENCE, NORTH 83°43'10" WEST, CONTINUING ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 120.00 FEET TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 338.00 FEET, AND WHOSE RADIUS POINT BEARS NORTH 83°43'10" WEST; THENCE, NORTHERLY ALONG SAID CURVE AND CONTINUING ALONG SAID NORTHERLY BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 00°51'47", A DISTANCE OF 5.09 FEET TO THE END OF SAID CURVE; THENCE, NORTH 70°25'10" WEST, CONTINUING ALONG SAID NORTHERLY BOUNDARY LINE. A DISTANCE OF 111.33 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 218.00 FEET; THENCE, NORTHWESTERLY ALONG SAID CURVE, CONTINUING ALONG SAID NORTHERLY BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 45°43'48", A DISTANCE OF 173.99 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 400.00 FEET; THENCE, NORTHWESTERLY ALONG SAID CURVE, CONTINUING ALONG SAID NORTHERLY BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 46°54'09", A DISTANCE OF 327.44 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 433.00 FEET; THENCE, SOUTHWESTERLY ALONG SAID CURVE, CONTINUING ALONG SAID NORTHERLY BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 41°11'35", A DISTANCE OF 311.31 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 83°23'18" WEST, CONTINUING ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 87.25 FEET; THENCE, NORTH 01°34'50" EAST, CONTINUING ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 9.00 FEET; THENCE, NORTH 88°25'10" WEST, CONTINUING ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 218.43 FEET TO THE POINT OF BEGINNING.

CONTAINING: 37.39 ACRES, MORE OR LESS

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

I. 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

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

HEREBY DEDICATED TO THE SANCTUARY PBG HOMEOWNERS ASSOCIATION, INC., A FLORIDA NON-FOR-PROFIT CORPORATION. ITS 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-2" (WETLAND PRESERVE) MUST BE APPROVED IN WRITING BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT COMPLIANCE STAFF.

4. 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.

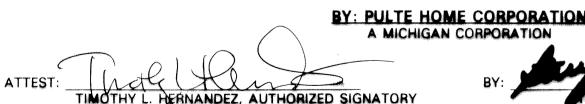
5. L.M.E. (LAKE MAINTENANCE EASEMENTS), AS SHOWN HEREON, ARE HEREBY RESERVED FOR SANCTUARY PBG HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR MAINTENANCE AND DRAINAGE EASEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

6. 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.

7. 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, IT SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM. STATE OF FLORIDA

8. TRACT "0-6", 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.

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 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 15TH DAY OF



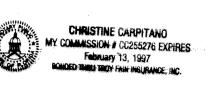


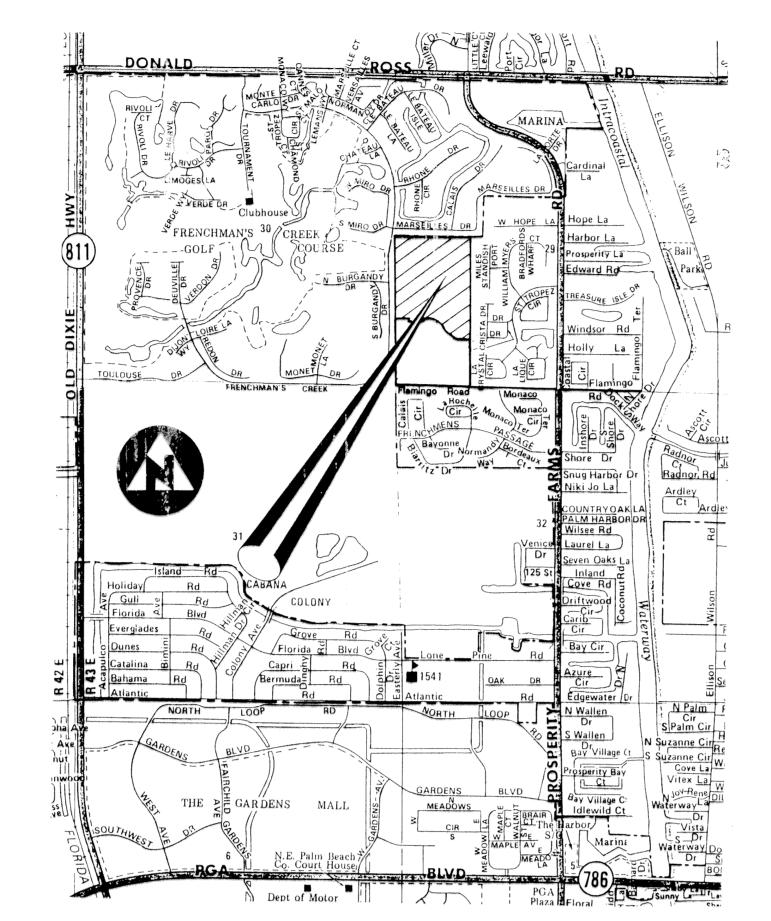
# **ACKNOWLEDGMENT:**

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 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.

MY COMMISSION EXPIRES:





LOCATION MAP (NOT TO SCALE)

### **ACCEPTANCE OF RESERVATIONS:**

STATE OF FLORIDA

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 15th DAY OF JULY

SANCTUARY PBG HOMEOWNERS ASSOCIATION, INC DRUSILLA HOLM, SECRETARY

### **ACKNOWLEDGEMENT:**

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 / DAY OF

MY COMMISSION EXPIRES: MY COMMISSION # CE255276 EXPIRES February 13, 1997

### 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.

I 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 10th DAY OF Quest

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRIC

#### 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

A PROFESSIONAL ASSOCIATION

#### 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: 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: 7-29-94

BY: WM. R. VAN CAMPEN, R.L.S. 2424

#### SURVEYOR'S NOTES:

- 1. BUILDING SETBACKS SHALL CONFORM TO THE CITY OF PALM BEACH GARDENS ZONING CODE
- 2. WHEN DRAINAGE AND UTILITY EASEMENTS OVERLAP, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE

WM. R. VAN CAMBEN. R.L.

#2424

- 3. NO STRUCTURES OR TREES SHALL BE PLACED WITHIN DRAINAGE EASEMENTS.
- 4. 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.
- 5. 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.
- 6. 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. 2" IS HEREBY APPROVED FOR RECORD BY THE CITY OF PALM BEACH GARDENS, FLORIDA, THIS 18th DAY OF

DAVID W. CLARK

CITY ENGINEER

NORTHERN PALM BEACH COUNTY

## AREA TABULATION:

TRACT	"A" .					,	,				2.30	ACRES
TRACT	"L" .										5.49	ACRE
TRACT	"U-1"										4.19	ACRE
TRACT	"U-2"		٠	,			,				1.63	ACRE
TRACT	"U-4°		,		,						0.86	ACRE
TRACT	"W-2"		ı	4		,			٠		8.99	ACRES
LOTS (	<u>83)</u> .		,			,		,		1	3.93	ACRE
TOTAL						•				3	37.39	ACRE
B = 10 17												

/"SEAL"

CITY CLERK

PALM BEACH GARDENS FLORIDA

This instrument was prepared by Wm. R. Van Campen, R.L.S., in

and for the offices of Bench Mark Land Surveying & Mapping, Inc. 4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, Florida



Land Surveying and Mapping, Inc

THE SANCTUARY PLAT NO. 2

DATE 10-21-93 WO.# P146 FILE SHEET 1 OF 4

Fax (407) 844-9659

RECORD PLAT