

AUGUST 2005

THE SANCTUARY - REPLAT OF TRACTS "O-1" AND "U-3"

00052-090

SHEET 1 OF 3

BEING A REPLAT OF TRACT "O-1", THE SANCTUARY PLAT NO.1 AND BEING A REPLAT OF TRACT "U-3", THE SANCTUARY-REPLAT OF TRACT "O-6", RECORDED IN PLAT BOOK 73, PAGE 78 AND PLAT BOOK 77, PAGE 117, RESPECTIVELY, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND LYING AND BEING IN SECTION 29, TOWNSHIP 41 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT PM THIS 15th DAY OF NOVEMBER, 2005.
AND DULY RECORDED IN PLAT BOOK NO. 106 ON PAGES 138-140
SHARON R. BOCK
CLERK AND COMPTROLLER

DEDICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT THE SANCTUARY PBG HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF TRACT "O-1", THE SANCTUARY, PLAT NO.1 AND BEING A REPLAT OF TRACT "U-3", THE SANCTUARY-REPLAT OF TRACT "O-6", RECORDED IN PLAT BOOK 73, PAGE 78 AND PLAT BOOK 77, PAGE 117, RESPECTIVELY, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND LYING AND BEING IN SECTION 29, TOWNSHIP 41 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "THE SANCTUARY-REPLAT OF TRACTS "O-1" AND "U-3" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT "O-1", THE SANCTUARY PLAT NO.1, RECORDED IN PLAT BOOK 73, PAGE 78, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

AND TOGETHER WITH ALL OF TRACT "U-3", THE SANCTUARY-REPLAT OF TRACT "O-6", RECORDED IN PLAT BOOK 77, PAGE 117, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

CONTAINING: 0.97 ACRES, MORE OR LESS.

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

- 1. TRACT "U-3A", TRACT "U-3B", AND TRACT "U-4" (UPLAND PRESERVE TRACTS), AS SHOWN HEREON, ARE HEREBY RESERVED TO THE SANCTUARY PBG HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR COMMON AREA CONSERVATION PURPOSES AND ARE THE PERPETUAL RESPONSIBILITY OF SAID ASSOCIATION. THIS CONSERVATION AREA MAY IN NO WAY BE ALTERED FROM ITS NATURAL STATE. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION AREA 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.
2. TRACT "LA" (LAKE ACCESS TRACT) , AS SHOWN HEREON, IS HEREBY RESERVED TO THE SANCTUARY PBG HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR LAKE MAINTENANCE ACCESS PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE THE CITY OF PALM BEACH GARDENS.
3. TRACT "O-1R" (OPEN SPACE TRACT) , AS SHOWN HEREON, IS HEREBY RESERVED TO THE SANCTUARY PBG HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE THE CITY OF PALM BEACH GARDENS.

IN WITNESS WHEREOF, SANCTUARY PBG HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 16 DAY OF August, 2005.

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

ATTEST: Mary Jane Bruschke, SECRETARY BY: John J. McGrath, Jr., PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Mary Jane Bruschke and John J. McGrath, Jr. WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AND, RESPECTIVELY, AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE SANCTUARY PBG HOMEOWNERS ASSOCIATION, INC., 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 16 DAY OF August, 2005.

MY COMMISSION EXPIRES 10-26-2007 BY: Janet E. Scott, NOTARY PUBLIC SEAL: Janet E. Scott

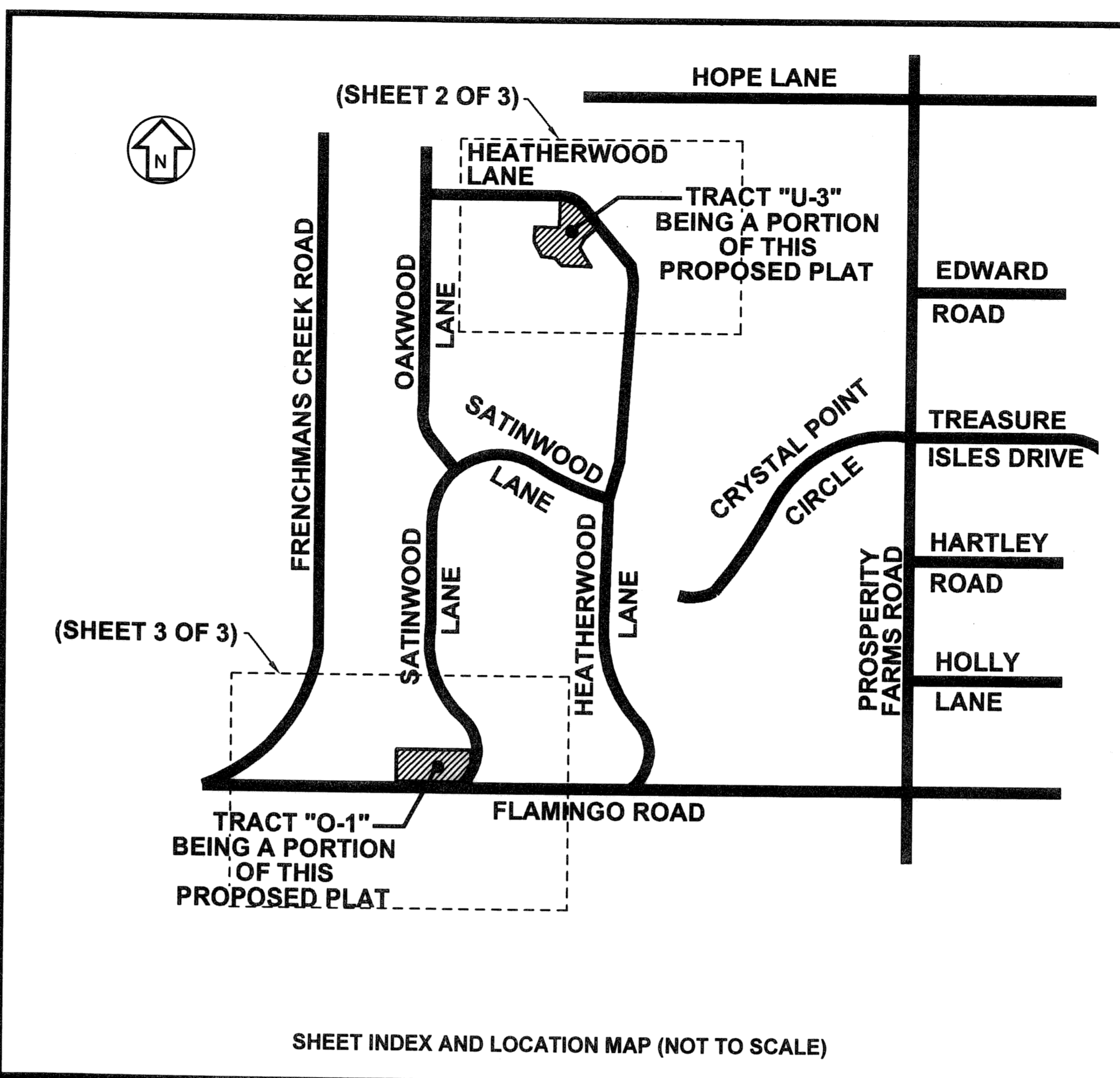
ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE SANCTUARY PBG HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, 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 16 DAY OF August, 2005.

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

ATTEST: Mary Jane Bruschke, SECRETARY BY: John J. McGrath, Jr., PRESIDENT



AREA SUMMARY
TRACT "U-3A" 0.47 ACRES
TRACT "U-3B" 0.27 ACRES
TRACT "U-4" 0.07 ACRES
TRACT "O-1R" 0.09 ACRES
TRACT "LA" 0.07 ACRES
TOTAL AREA= 0.97 ACRES

SURVEYOR'S NOTES:

- 1. THE BASE BEARING FOR TRACT "U-3", AS SHOWN HEREON, IS SOUTH 43°25'10" EAST ALONG THE NORTHERLY LINE OF TRACT "U-3", THE SANCTUARY-REPLAT OF TRACT "O-6", RECORDED IN PLAT BOOK 77, PAGE 117, PUBLIC RECORDS.
2. THE BASE BEARING FOR TRACT "O-1", AS SHOWN HEREON, IS NORTH 88°12'27" WEST ALONG THE SOUTH LINE OF TRACT "O-1", THE SANCTUARY PLAT NO.1, RECORDED IN PLAT BOOK 73, PAGE 78, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Mary Jane Bruschke and John J. McGrath, Jr. WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AND, RESPECTIVELY, AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE SANCTUARY PBG HOMEOWNERS ASSOCIATION, INC., 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 16 DAY OF August, 2005.

MY COMMISSION EXPIRES 10-26-2007 BY: Janet E. Scott, NOTARY PUBLIC SEAL: Janet E. Scott
PRINTED NAME: JANET E. SCOTT

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, SHERRY HYMAN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN THE SANCTUARY PBG HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION CREATED BY THIS PLAT.

DATE: Aug 17, 2005 BY: Sherry Hyman, ATTORNEY-AT-LAW LICENSED IN FLORIDA

CITY APPROVAL:

STATE OF FLORIDA
COUNTY OF PALM BEACH
CITY OF PALM BEACH GARDENS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20th DAY OF October, 2005.

BY: Joseph Russo, MAYOR
ATTEST: Patricia Snider, CMC, CITY CLERK

CITY ENGINEER:

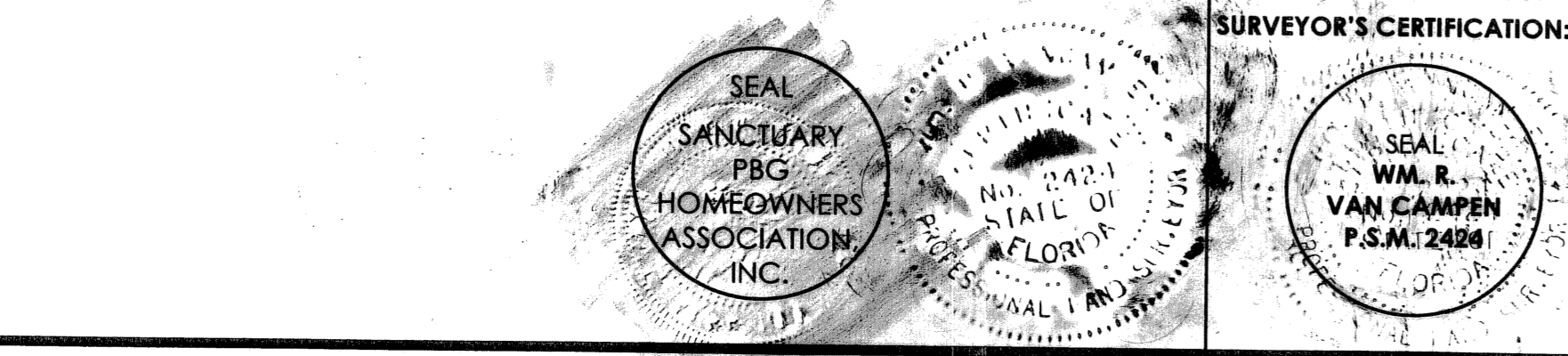
THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 20th DAY OF October, 2005.

BY: Daniel P. Clark, P.E. - CITY ENGINEER

CERTIFICATE OF REVIEW:

THIS PLAT WAS REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE, PERMANENT CONTROL POINTS (PCP'S), OR MONUMENTS AT LOT CORNERS.

BY: O. Howard Dukes, PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4533 DATE: 25 August 2005



SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY, THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY AND PLAT MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY AND PLAT ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW; THAT MONUMENTS ACCORDING TO SECTION 177.091(9) FLORIDA STATUTES HAVE BEEN PLACED AND FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY PALM BEACH GARDENS.
BY: Wm. R. Van Campen, DATED THIS 15 DAY OF August, 2005.
WM. R. VAN CAMPEN, P.S.M. 2424
ASSOCIATED LAND SURVEYORS, INC.
4152 WEST BLUE HERON BOULEVARD—SUITE 121, RIVIERA BEACH, FLORIDA 33404 (LB NO. 7344)

NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES 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.
THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, P.S.M. 2424 IN AND FOR THE OFFICES OF ASSOCIATED LAND SURVEYORS, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA.

ASSOCIATED LAND SURVEYORS, INC.
4152 W. BLUE HERON BLVD.— SUITE 121
RIVIERA BEACH, FLORIDA 33404
PHONE: (561)848-2102 L.B. NO. 7344 EMAIL: ALLSURVEY@AOL.COM
RECORD PLAT
THE SANCTUARY-REPLAT OF TRACTS "O-1" AND "U-3"