

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:43 AM
THIS 29 DAY OF July
2015 AND DULY RECORDED IN
PLAT BOOK NO. 120
ON PAGES 82-84

SHARON R. BOCK
CLERK AND COMPTROLLER
BY: *[Signature]*
DEPUTY CLERK



SANTA MARIA VILLAGE P.U.D. PLAT No.2

A PLANNED UNIT DEVELOPMENT

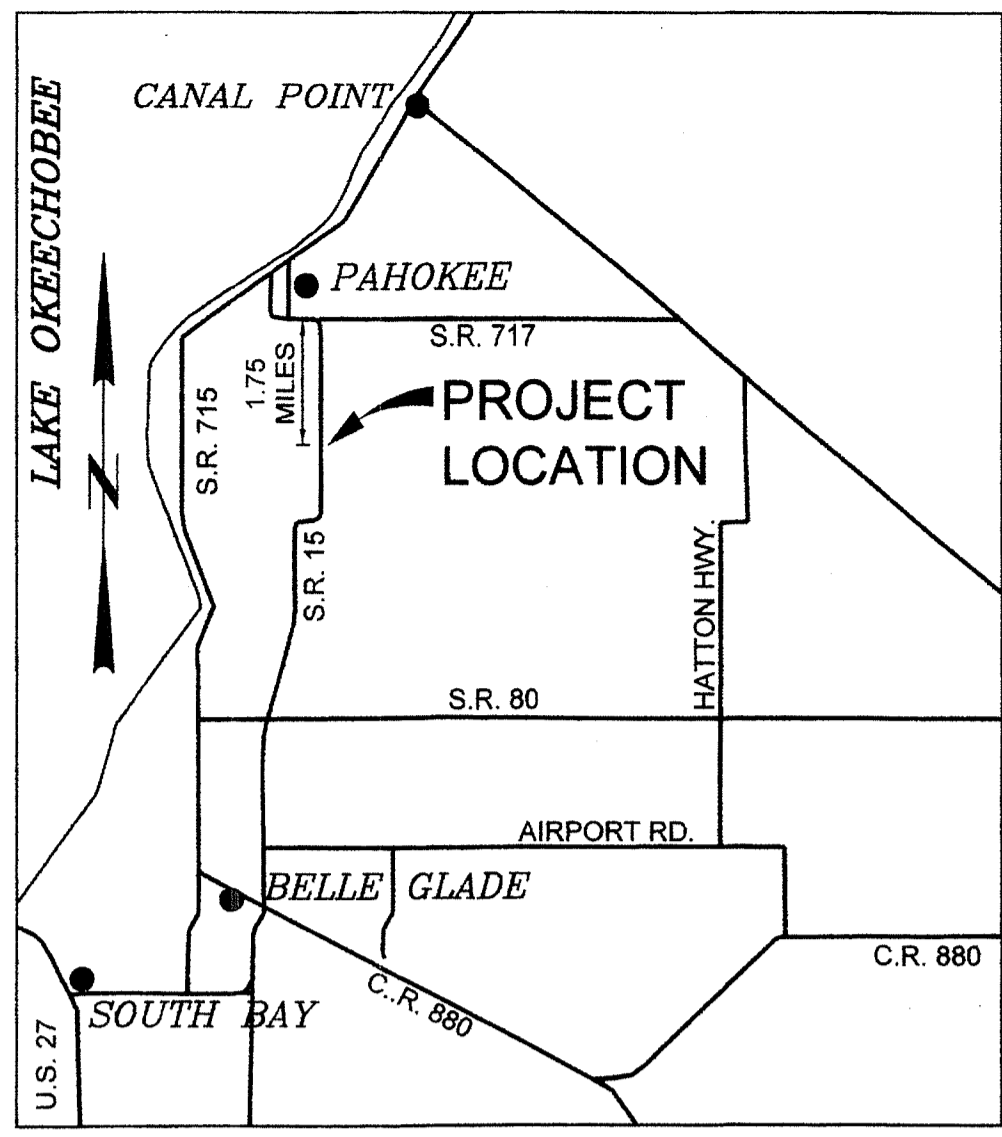
BEING A REPLAT OF SANTA MARIA VILLAGE P.U.D. CIVIC PARCEL

AS RECORDED IN PLAT BOOK 100, PAGES 146-147, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND A PORTION OF SECTION 29,

TOWNSHIP 42 SOUTH, RANGE 37 EAST, PALM BEACH COUNTY, FLORIDA

0792-003



LOCATION SKETCH NOT TO SCALE

DEDICATION AND RESERVATION
KNOW ALL MEN BY THESE PRESENTS THAT New Hope Charities, Inc. a Florida non-profit Corporation, owner of the land shown hereon as SANTA MARIA VILLAGE P.U.D. PLAT No.2, A PLANNED UNIT DEVELOPMENT BEING A REPLAT OF SANTA MARIA VILLAGE P.U.D. CIVIC PARCEL, AS RECORDED IN PLAT BOOK 100, PAGES 146-147, Public Records of Palm Beach County, Florida; AND A PORTION OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 37 EAST, PALM BEACH COUNTY, FLORIDA, and being more particularly described as follows:
All of the plat of Santa Maria Village P.U.D. Civic Parcel as recorded in Plat Book 100, Pages 146 and 147, Public Records of Palm Beach County, Florida, being a portion of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 29, Township 42 South, Range 37 East, Palm Beach County, Florida.
That portion of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 29, Township 42 South, Range 37 East, Palm Beach County, Florida; more particularly described as follows:
Beginning at the Northwest corner of the Plat of SANTA MARIA VILLAGE P.U.D. CIVIC PARCEL as recorded in Plat Book 100, Pages 146-147 Public Records of Palm Beach County, Florida which is also the Point of Beginning of the hereinafter described parcel of land; thence North 89°53'11" East 1321.29 feet along the North line of said Plat, which is the same as the North line of the Northwest Quarter (NW 1/4) of the Southeast Quarter of Section 29 to the Northeast corner of said Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 29, Township 42 South, Range 37 East, Palm Beach County, Florida;
thence South 00°10'05" East 1320.34 feet along the East line of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 29 to the Southeast corner of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 29;
thence South 89°54'33" West 1321.13 feet along the South line of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 29 to the Southwest corner of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 29; thence North 00°10'30" West 1319.82 feet to the Point of Beginning.
The total area dedicated within the above described portion of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) is 40.04 Acres

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

1. PARCEL "A-1" and PARCEL "B-1", as shown hereon are hereby reserved by New Hope Charities, Inc., a Florida non-profit corporation, its successor and assigns, for purposes consistent with the zoning regulations of Palm Beach County, and are the perpetual maintenance obligation of said New Hope Charities, Inc., its successors and assigns, without recourse to Palm Beach County.

2. UTILITY EASEMENTS
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 utilities.

3. WATER UTILITY EASEMENTS
The Palm Beach County utility easements identified on the plat hereon are exclusive easements and are hereby dedicated in perpetuity to Palm Beach County, its successors and assigns, for the installation, operation, maintenance, repair, expansion and replacement of potable water pipelines, raw water pipelines, wastewater pipelines, reclaimed water pipelines, and related appurtenances. The maintenance of the land underlying these easements shall be a perpetual obligation of the property owner. If otherwise approved by Palm Beach County, no buildings, structures, improvements, trees, walls or fences shall be installed within these tracts without the prior written approval of the Palm Beach County Water Utilities Department, its successors and assigns.

4. LIFT STATION EASEMENT
The lift station easement identified on the plat hereon is an exclusive easement and is hereby dedicated in perpetuity to Palm Beach County, its successors and assigns, for the installation, operation, maintenance, repair, expansion and replacement of a wastewater lift station and related appurtenances. The easement may be fenced in by Palm Beach County for access control purposes. The maintenance of the unfenced portions of the land underlying the easement shall be the perpetual obligation of the property owner. If otherwise approved by Palm Beach County, no buildings, structures, improvements, trees, walls or fences shall be installed within these tracts without the prior written approval of the Palm Beach County Water Utilities Department, its successors and assigns.

5. LANDSCAPE BUFFER EASEMENTS, TEMPORARY AGRICULTURAL BUFFER EASEMENTS AND 20-FOOT RIGHT-OF-WAY LANDSCAPE BUFFER
Landscape Buffer Easements, Agricultural Buffer Easements and 20-foot right-of-way Landscape Buffer shown hereon, are hereby reserved for the Santa Maria Village Property Owners Association, Inc. a Florida non-profit corporation, its successors and assigns, for Landscape Buffer and Agricultural Buffer purposes and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.

6. LIMITED ACCESS EASEMENTS
The limited access easements, shown hereon, are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida for the purpose of control and jurisdiction over access rights

IN WITNESS THEREOF, THE ABOVE NAMED NON-PROFIT CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE-PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14 DAY OF July 2015.

NEW HOPE CHARITIES, INC. A FLORIDA NON-PROFIT CORPORATION
BY: *[Signature]*
LILLIAN FANJUL DE AZQUETA, PRESIDENT

ATTEST: *[Signature]*
OSCAR R. HERNANDEZ, VICE PRESIDENT

ACKNOWLEDGEMENT
STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED LILLIAN FANJUL DE AZQUETA AND OSCAR R. HERNANDEZ, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING DOCUMENT AS PRESIDENT AND VICE-PRESIDENT RESPECTIVELY OF NEW HOPE CHARITIES, INC., A FLORIDA NON-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 DOCUMENT 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 AN OFFICIAL SEAL THIS 14 DAY OF July 2015.
MY COMMISSION EXPIRES 12-16-2018

NAME: *[Signature]*
NOTARY PUBLIC
PRINTED
KAREN ZAMANI

ACCEPTANCE OF RESERVATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THE SANTA MARIA VILLAGE PROPERTY OWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 14 DAY OF July 2015.

SANTA MARIA VILLAGE PROPERTY OWNERS ASSOCIATION, INC.
A FLORIDA NON-PROFIT CORPORATION.

BY: *[Signature]*
Guillermo Rivera, PRESIDENT

WITNESS: *[Signature]*
WITNESS: *[Signature]*

ACKNOWLEDGEMENT
STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED Guillermo Rivera WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SANTA MARIA VILLAGE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, 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 DOCUMENT 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 AN OFFICIAL SEAL THIS 14 DAY OF July 2015.

MY COMMISSION EXPIRES 11 Feb 2019
[Signature]
Marie Ka Cunningham
NOTARY PUBLIC
COMMISSION NUMBER 198671

TITLE CERTIFICATION
STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

I, *[Signature]* 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 NEW HOPE CHARITIES, INC., A FLORIDA NON-PROFIT CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; 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 DEPICTED BY THIS PLAT.

DATED THIS 16th DAY OF July 2015.

[Signature]
John T. Metzger
ATTORNEY AT-LAW
COUNTY APPROVAL

COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33 AND IN ACCORDANCE WITH SEC. 177.071(2) F.S. THIS 29th DAY OF July 2015, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

[Signature]
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON ARE GRID BEARINGS OF THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, REFERENCED TO THE 1983 NORTH AMERICAN DATUM, 1988 ADJUSTMENT, AND ARE FURTHER REFERENCED TO PALM BEACH COUNTY CONTROL MONUMENTS "21 BRP 1969" AND "SOLAR"
- 2) THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 37 EAST BEARS NORTH 89°53'11" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 3) DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SHOWN OTHERWISE. TO CONVERT GROUND DISTANCES TO GRID DISTANCES: THE SCALE FACTOR IS: 0.999955823 AND GRID DISTANCE X SCALE FACTOR = GRID DISTANCE
- 4) P.R.M. MEANS SET PERMANENT REFERENCE MONUMENT (L.B. 3411)
- 5) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE OF RIGHTS GRANTED.
- 6) NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PREVIOUS WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

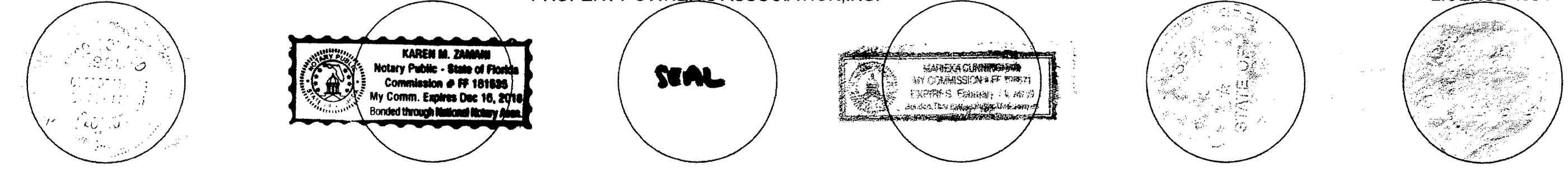
SURVEYOR & MAPPER'S CERTIFICATE

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 SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S") AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES AS AMENDED AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: July 10 2015
BY: *[Signature]*
FERNANDO GONZALEZ
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER 4994

INSTRUMENT PREPARED BY
FERNANDO GONZALEZ, P.S.M. FLORIDA LICENSE No. 4994
PAG SURVEYORS, INC. LB 3411
1016 SOUTHEAST 4TH STREET
BELLE GLADE, FL 33430-4330

NEW HOPE CHARITIES, INC. NOTARY SANTA MARIA VILLAGE PROPERTY OWNER'S ASSOCIATION, INC. NOTARY PALM BEACH COUNTY ENGINEER SURVEYOR LICENSE 4994



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 in this plat that may be found in the public records of this county.

FILENAME: C:\LAND PROJECTS\2015\151508_6_8_24_15_SANTA MARIA VILLAGE P.U.D. No. 2 PLAT No. 2.dwg Plotted on: Jul 01, 2015 - 2:36pm