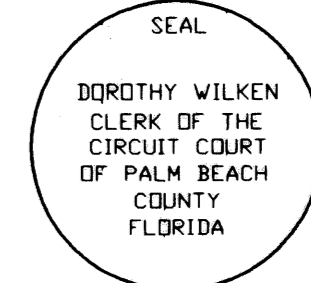
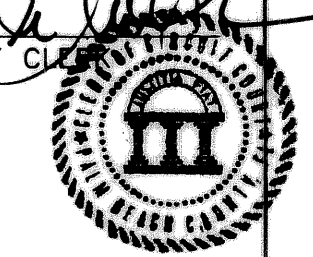


STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 2:37 P.M.  
THIS 4th DAY OF December  
2003 AND DULY RECORDED IN  
PLAT BOOK NO. 100 .ON  
PAGES 146 thru 147

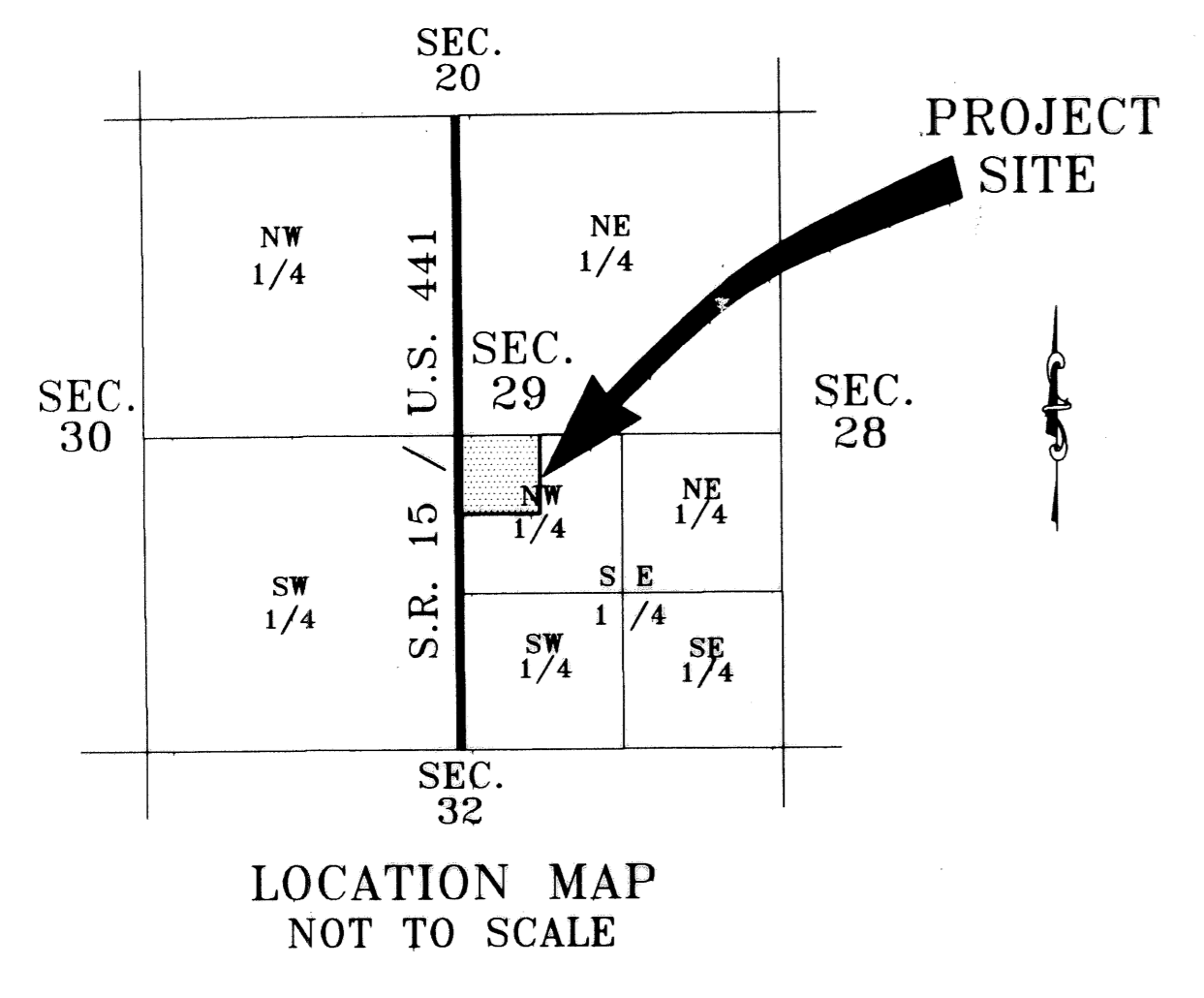


DOROTHY WILKEN  
CLERK OF THE CIRCUIT COURT  
BY: *[Signature]*  
DEPUTY CLERK



# SANTA MARIA VILLAGE P.U.D. CIVIC PARCEL

A PLANNED UNIT DEVELOPMENT BEING  
A PORTION OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 37 EAST  
PALM BEACH COUNTY, FLORIDA  
MAY, 2003



LOCATION MAP  
NOT TO SCALE

## 2. LANDSCAPE BUFFER EASEMENTS

LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SANTA MARIA VILLAGE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED 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 *10th* DAY OF *November*, 2003.

NEW HOPE CHARITIES, INC.,  
A FLORIDA CORPORATION  
BY: *[Signature]*  
LILLIAN FANJUL DEAZQUETA, PRESIDENT  
ATTEST: *[Signature]*  
OSCAR R. Hernandez  
VICE PRESIDENT/TREASURER

ACKNOWLEDGEMENT  
STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED LILLIAN FANJUL DEAZQUETA AND *Oscar R. Hernandez*, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND *Vice President/Treasurer*, RESPECTIVELY, OF NEW HOPE CHARITIES INC., A FLORIDA 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 *10th* DAY OF *November*, 2003.  
MY COMMISSION EXPIRES: *11/20/2007*  
*[Signature]*  
NOTARY PUBLIC  
DD257603  
COMMISSION NUMBER

ACCEPTANCE OF RESERVATIONS  
STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS  
THE SANTA MARIA VILLAGE PROPERTY OWNERS ASSOCIATION, INC., 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 *10th* DAY OF *November*, 2003.  
SANTA MARIA VILLAGE PROPERTY OWNER'S ASSOCIATION, INC.  
A FLORIDA NOT FOR PROFIT CORPORATION  
BY: *[Signature]*  
MARK COPPOCK, PRESIDENT  
WITNESS: *[Signature]*  
PRINT NAME: *Helen Gorbunov*  
WITNESS: *[Signature]*  
PRINT NAME: *Sissy Fernandez*

ACKNOWLEDGEMENT  
STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS  
BEFORE ME PERSONALLY APPEARED MARK COPPOCK, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SANTA MARIA VILLAGE PROPERTY OWNERS'S ASSOCIATION, INC., A FLORIDA NOT FOR 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 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 *10th* DAY OF *November*, 2003.  
MY COMMISSION EXPIRES: *11/20/2007*  
*[Signature]*  
NOTARY PUBLIC  
DD257603  
COMMISSION NUMBER

SURVEYOR'S NOTES:  
1) BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM OF NAD 1983, 1990 ADJUSTMENT AS READJUSTED BY PALM BEACH COUNTY IN 1998 AND ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 37 EAST, PALM BEACH COUNTY, FLORIDA WHICH BEARS N 00°14'56" W.  
2) THAT FLORIDA POWER AND LIGHT COMPANY EASEMENT GRANTED PER OFFICIAL RECORDS BOOK 117, PAGE 42 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA HAS BEEN RELEASED PER OFFICIAL RECORDS BOOK 14293, PAGE 119 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
3) COORDINATES SHOWN ARE GRID  
DATUM: NAD 1983, 1990 ADJUSTMENT AS  
READJUSTED BY PALM BEACH COUNTY IN 1998.  
ZONE: FLORIDA EAST ZONE  
LINEAR UNIT: US SURVEY FOOT  
COORDINATE SYSTEM: 1983 STATE PLANE TRANSVERSE  
MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR: 0.99955823  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
PLAT BEARING = GRID BEARING ( NO ROTATION )  
4) PALM BEACH COUNTY CONTROL STATIONS USED TO COORDINATE THIS PLAT ARE AS FOLLOWS:  
"ZONE" *890663.043*  
*782502.359*  
"21 BRP 1969" *890801.447*  
*769192.315*  
"VEST" *900293.755*  
*769191.030*  
"CIVIL" *885416.615*  
*767100.221*  
"LICAN" *887982.622*  
*756148.768*  
"SOLAR" *902356.500*  
*760681.748*  
5) COORDINATES SHOWN ON THE GEODETIC CONTROL MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.

LEGEND:  
NORTHING EASTING  
O.R.B. OFFICIAL RECORD BOOK  
N.T.S. NOT TO SCALE  
P.B.C. PALM BEACH COUNTY  
P.B.C.R. PALM BEACH COUNTY RECORDS  
PG. PAGE  
POB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT  
SEC 00-00-00 SECTION/TOWNSHIP/RANGE  
■ SET 4"x4" CONCRETE MONUMENT  
PERMANENT REFERENCE MONUMENT (LB#3110)  
● SET NAIL AND WASHER  
PERMANENT REFERENCE MONUMENT (LB#3110)

TABULAR DATA:  
PARCEL "A" = 8.40 ACRES.  
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 DAY OF 2003, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.  
*[Signature]*  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

TITLE CERTIFICATION  
STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS  
WE, ALLEY, MAASS, ROGERS AND LINDSEY, P.A., A PROFESSIONAL ASSOCIATION, DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREOIN DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN NEW HOPE CHARITIES, INC., A FLORIDA CORPORATION; 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 DEPICTED BY THIS PLAT.  
DATED: *9/30/03* BY: *[Signature]*  
DAVID H. BAKER  
ATTORNEY-AT-LAW  
LICENSED IN FLORIDA

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"), PERMANENT CONTROL POINTS ("P.C.P.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: *11/7/03*  
*[Signature]*  
ROBERT D. KEENER  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NUMBER 4846

DEDICATION AND RESERVATION  
KNOW ALL MEN BY THESE PRESENTS THAT NEW HOPE CHARITIES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS SANTA MARIA VILLAGE P.U.D. CIVIC PARCEL, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 42 SOUTH, RANGE 37 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29;

THENCE NORTH 00°14'56" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 1319.76 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29;

THENCE NORTH 89°53'11" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 1.70 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 89°53'11" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 598.88 FEET;

THENCE SOUTH 00°02'32" EAST, A DISTANCE OF 615.21 FEET;

THENCE SOUTH 89°45'04" WEST, A DISTANCE OF 216.98 FEET;

THENCE NORTH 85°18'35" WEST, A DISTANCE OF 92.92 FEET;

THENCE SOUTH 89°45'04" WEST, A DISTANCE OF 287.88 FEET TO A POINT ON THE EAST LINE OF THAT RIGHT-OF-WAY PARCEL GRANTED TO PALM BEACH COUNTY IN OFFICIAL RECORDS BOOK 6982, PAGE 1706, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE NORTH 00°10'30" WEST ALONG SAID EAST LINE, A DISTANCE OF 608.62 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, CONTAINING 8.40 ACRES, MORE OR LESS.

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

1. 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.

SUBDIVISION SANTA MARIA VILLAGE PUD CIVIC PARCEL  
BOOK 100 PAGE 146  
FLOOD MAP # 50 B  
QUAD # 201 ZONING PUD  
SE ZIP CODE 33476  
TAZ 1206  
PUD NAME Santa Maria Village

NEW HOPE CHARITIES, INC. A FLORIDA CORPORATION  
NOTARY JUAN P. PEREZ  
SANTA MARIA VILLAGE PROPERTY OWNER'S ASSOCIATION, INC.  
NOTARY JUAN P. PEREZ  
PALM BEACH COUNTY ENGINEER  
SURVEYOR ROBERT D. KEENER

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 ROBERT D. KEENER  
FLORIDA LICENSED SURVEYOR AND MAPPER, LICENSE NO. LS-4846  
IN AND FOR THE OFFICE OF:  
CRAIG A. SMITH & ASSOCIATES  
CONSULTING ENGINEERS-PLANNERS-SURVEYORS-GRANTS SPECIALISTS  
242 ROYAL PALM BEACH BOULEVARD  
ROYAL PALM BEACH, FLORIDA 33411  
(561) 791-9280  
CERTIFICATE NO. LB-3110  
SANTA MARIA VILLAGE - CIVIC PARCEL  
PROJ NO 99-0750 CADD FILE 0750P001 05/14/03 SHEET 1 OF 2