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147

# ELS CENTER OF EXCELLENCE

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

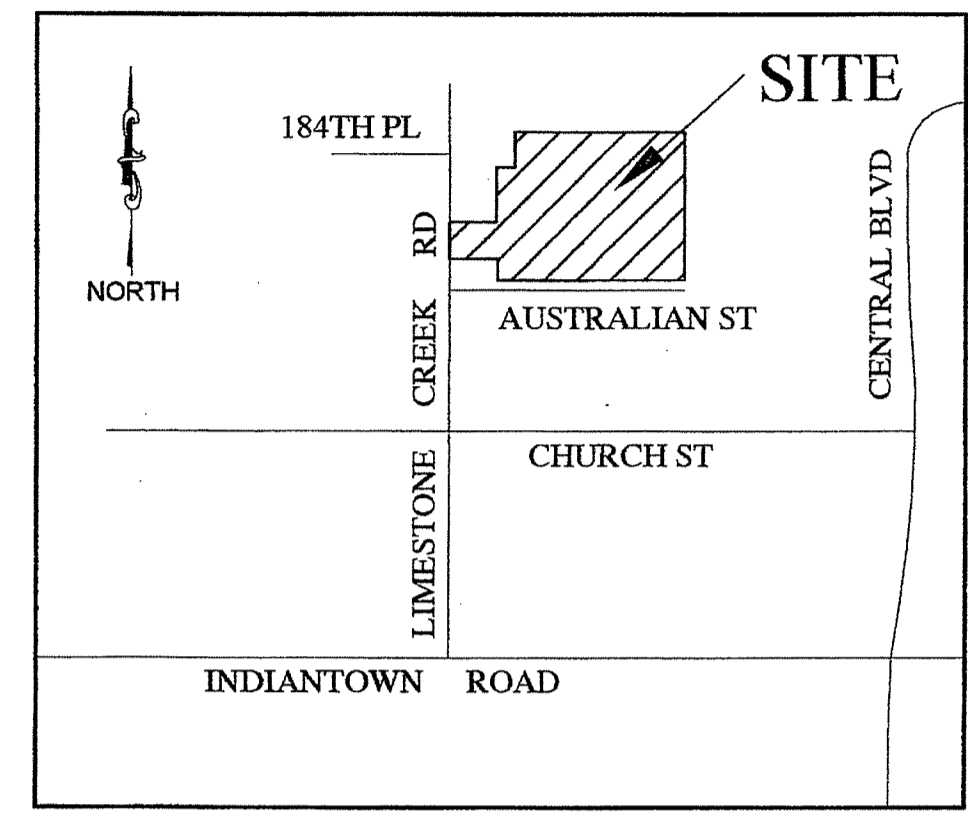


STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record on 10:52 AM, this 12th day of Feb, 2014, and duly recorded in Plat Book 117 on Page(s) 147-148  
Shayne R. Book, Clerk & Comptroller

## DEDICATION AND RESERVATION

KNOWN ALL MEN BY THESE PRESENTS THAT ELS FOR AUTISM FOUNDATION, INC., A DELAWARE NON PROFIT CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF LAND SHOWN HEREON, AS ELS CENTER OF EXCELLENCE, A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE N 00°01'05" E, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34 (BEARING BASIS), 1830.15 FEET TO THE INTERSECTION WITH A LINE 1830.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE S 89°15'49" E, 30.00 FEET ALONG SAID LINE TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF LIMESTONE CREEK ROAD AND THE POINT OF BEGINNING; THENCE N 00°01'05" E ALONG SAID EAST RIGHT-OF-WAY LINE, 315.02 FEET TO THE INTERSECTION WITH A LINE 2145.00 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34; THENCE S 89°15'49" E ALONG SAID LINE, 200.02 FEET TO THE INTERSECTION WITH A LINE 230.00 FEET EAST OF AND PARALLEL TO SAID WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 34; THENCE N 00°01'05" E ALONG SAID LINE, 215.02 FEET TO THE INTERSECTION WITH A LINE 2360.00 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34; THENCE S 89°15'49" E ALONG SAID LINE, 100.01 FEET TO THE INTERSECTION WITH A LINE 330.00 FEET EAST OF AND PARALLEL TO SAID WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 34; THENCE N 00°01'05" E ALONG SAID LINE, 283.03 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE SHORES PLAT 2, AS RECORDED IN PLAT BOOK 65, PAGES 162-166, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S 89°54'13" E ALONG SAID SOUTH LINE, 999.91 FEET TO THE WEST LINE OF THE PLAT OF THE SHORES PLAT 1, AS RECORDED IN PLAT BOOK 54, PAGES 162-167, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE S 00°10'03" E ALONG SAID WEST LINE, 1004.31 FEET TO THE INTERSECTION WITH A LINE 1650.00 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE OF SOUTHWEST QUARTER OF SECTION 34; THENCE N 89°15'49" W ALONG SAID LINE, 1053.24 FEET TO THE INTERSECTION WITH A LINE 280.00 FEET EAST OF AND PARALLEL TO SAID WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 34; THENCE N 00°01'05" E ALONG SAID LINE, 180.01 FEET TO THE INTERSECTION WITH A LINE 1830.00 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34; THENCE N 89°15'49" W ALONG SAID LINE, 250.02 FEET TO THE POINT OF BEGINNING. CONTAINING 1,125,277 SQ FT OR 25.831 ACRES, MORE OR LESS



VICINITY MAP  
(NOT TO SCALE)

## SURVEYOR'S NOTES

- 1) BEARINGS SHOWN HEREON ARE RELATIVE TO GRID NORTH, STATE PLANE COORDINATE SYSTEM NAD 83, 1990 ADJUSTMENT. THE SOUTH LINE OF SECTION 36, TOWNSHIP 40 S, RANGE 42 E, BEING S 89°51'01" W.
- 2) ALL DISTANCES SHOWN HEREON ARE GROUND UNLESS OTHERWISE NOTED.
- 3) BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE CURRENT BUILDING AND ZONING REGULATIONS OF PALM BEACH COUNTY AND/OR ANY RESTRICTIVE COVENANTS PERTAINING TO THE PROPERTY REFLECTED BY THIS PLAT.
- 4) NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE PALM BEACH COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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 PRIORITY DETERMINED BY USE OF RIGHTS GRANTED.
- 6) ALL LINES ARE NOT RADIAL TO CURVE UNLESS OTHERWISE NOTED.
- 7) STATE PLANE COORDINATE INFORMATION:
  - A. COORDINATES SHOWN ARE GRID
  - B. DATUM = NAD 83, 1990 ADJUSTMENT
  - C. ZONE = FLORIDA EAST
  - D. LINEAR UNIT = U.S. SURVEY FOOT
  - E. COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT
  - F. ALL DISTANCES ARE GROUND
  - G. SCALE FACTOR = 1.000030734
  - H. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

## TITLE CERTIFICATION

STATE OF Florida  
COUNTY OF Palm Beach

I, JERRY E. ARON, 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 ELS FOR AUTISM FOUNDATION, INC., A DELAWARE 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 PARCEL OF LAND DEPICTED BY THIS PLAT.

DATED: 2/4/14  
Jerry E. Aron  
JERRY E. ARON, ESQ.  
FLORIDA BAR NO.: 236101

## ACKNOWLEDGEMENT

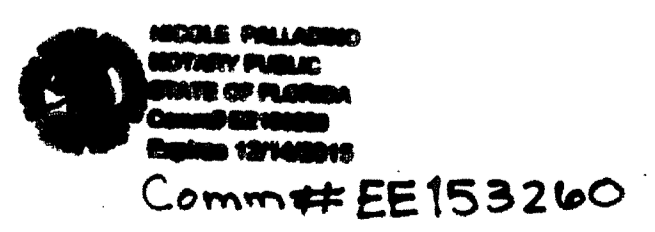
(CORPORATION)  
STATE OF Florida  
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED Liezl Eis WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AS AUTHORIZED BOARD MEMBER OF ELS FOR AUTISM FOUNDATION, INC., A DELAWARE NON PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) 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 AND ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF February, 2014.

MY COMMISSION EXPIRES: 12/14/15

Nicole Palladino  
PRINT NAME: Nicole Palladino



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

- 1) TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED BY ELS FOR AUTISM FOUNDATION, INC., A DELAWARE NON PROFIT CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 2) THE UTILITY EASEMENT, AS SHOWN HEREON, IS 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) THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 4) PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- 5) "OWNERS DECLARATION"  
THE UNDERSIGNED HEREBY DECLARE THAT BY THIS PLAT THEY VACATE AND ANNUL THAT PORTION OF THE UNRECORDED PLAT OF PALM GARDENS, AS SHOWN IN THE AFFIDAVIT OF EXEMPTION RECORDED IN ORB 2610, PAGE 321, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH LIES WITHIN THE BOUNDARY OF THIS PLAT.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 5th DAY OF February, 2014.

WITNESS: Belquis Colon  
PRINT NAME: Belquis Colon

ELS FOR AUTISM FOUNDATION, INC.,  
A DELAWARE NON PROFIT CORPORATION,  
AUTHORIZED TO DO BUSINESS IN FLORIDA

WITNESS: Andrea Walker  
PRINT NAME: Andrea Walker

BY: ALL  
LIEZL ELS, AUTHORIZED BOARD MEMBER

## SURVEYOR'S CERTIFICATION

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.") ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES, 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.

DATED: 01/31/2014

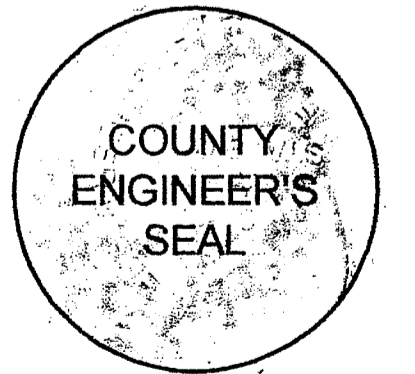
Dan W. Dailey  
DAN W. DAILEY, P.S.M.  
LICENSE NO.: 2439  
STATE OF FLORIDA

## PALM BEACH COUNTY APPROVAL

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-53, AND IN ACCORDANCE WITH SECTION 177.07(2), FLORIDA STATUTES, THIS 12th DAY OF February, 2014, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

George T. Webb, P.E.  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER



SHEET 1 OF 2

**DAILEY AND ASSOCIATES, INC.**  
Surveying and Mapping  
112 N. U.S. Highway No. 1  
Tequesta, FL 33469  
Phone: (561) 746-8424  
BUSINESS LICENSE: LB# 2799