

DEDICATION AND RESERVATION

KNOW 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 PLAT II, BEING A RE-PLAT OF ELS CENTER OF EXCELLENCE AS RECORDED IN PLAT BOOK 117, PAGES 147 THROUGH 148 AND ALSO BEING A RE-PLAT OF A PORTION OF THE UNRECORDED PLAT OF PALM GARDENS, SUBDIVISION EXEMPTION OFFICIAL RECORD BOOK 2610, PAGE 321, BEING A PORTION OF 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, 415.03 FEET TO THE INTERSECTION WITH A LINE 2560.00 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 200.02 FEET TO THE INTERSECTION WITH SAID EAST RIGHT-OF-WAY LINE OF LIMESTONE CREEK ROAD; THENCE N 00°01'05" E ALONG SAID EAST RIGHT-OF-WAY LINE, 79.67 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE SHORES PLAT 2, AS RECORDED IN PLAT BOOK 55, PAGES 162-166, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S 89°54'13" E ALONG SAID SOUTH LINE, 1299.91 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 1,169,631 SQ FT OR 26.851 ACRES, MORE OR LESS

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 ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2) THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, THE TRACTS FOR PRIVATE ROAD PURPOSES AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
3) THE LIMITED ACCESS EASEMENTS AS 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.
4) "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 BY ITS AUTHORIZED BOARD SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 4th DAY OF OCTOBER 2017.

WITNESS: SA IR Scott Hodge
ELLS FOR AUTISM FOUNDATION, INC., A DELAWARE NON PROFIT CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA
BY: Pamela A. Minelli LIEZL ELS, AUTHORIZED BOARD SECRETARY

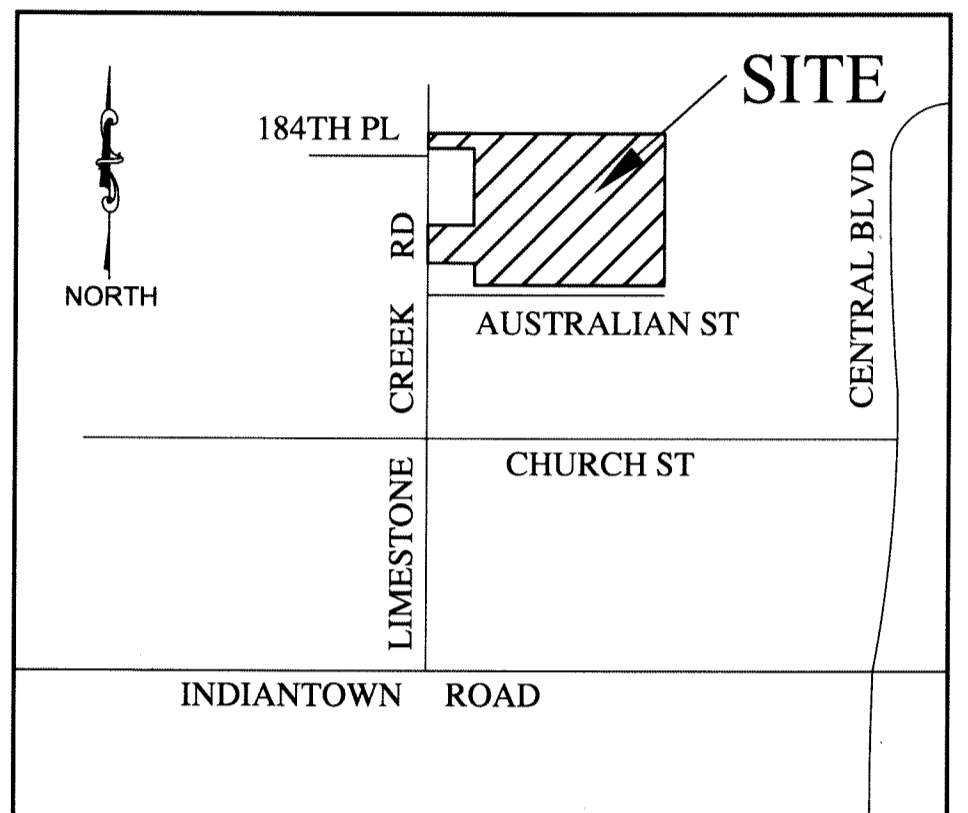
ACKNOWLEDGEMENT

(CORPORATION)
STATE OF Florida
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED Liezl Els WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AS AUTHORIZED BOARD SECRETARY OF ELS FOR AUTISM FOUNDATION, INC., A DELAWARE NON PROFIT CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF October 2017
Linda C. Crate
Linda C. Crate
PRINT NAME: FF 239358
MY COMMISSION EXPIRES: July 20, 2019

ELS CENTER OF EXCELLENCE PLAT II
BEING A RE-PLAT OF ELS CENTER OF EXCELLENCE AS RECORDED IN PLAT BOOK 117, PAGES 147 THROUGH 148 AND ALSO BEING A RE-PLAT OF A PORTION OF THE UNRECORDED PLAT OF PALM GARDENS, SUBDIVISION EXEMPTION OFFICIAL RECORD BOOK 2610, PAGE 321, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA



VICINITY MAP (NOT TO SCALE)

TITLE CERTIFICATION

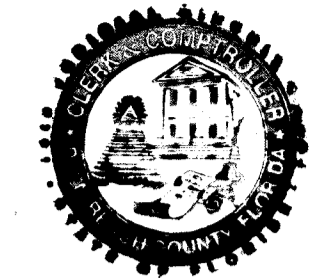
STATE OF FLORIDA, COUNTY OF Palm Beach
I, JERRY E. ARON, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN ELS FOR AUTISM FOUNDATION, INC., A DELAWARE NON PROFIT CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA; 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: 9/5/17 Jerry E Aron, Esq. FLORIDA BAR NO.: 236101

PALM BEACH COUNTY APPROVAL

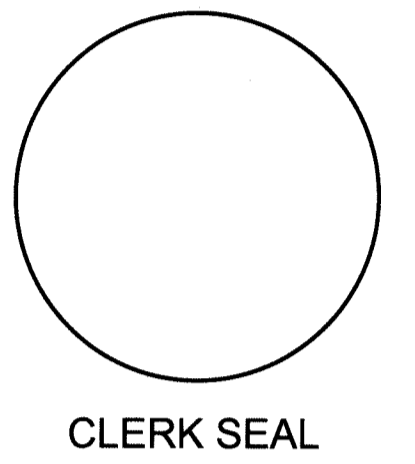
COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.07(2), FLORIDA STATUTES, THIS 30th DAY OF October 2017, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.
Linda C. Crate, COUNTY ENGINEER

SURVEYOR AND MAPPER'S NOTES

- 1) BEARINGS SHOWN HEREON ARE RELATIVE TO GRID NORTH, STATE PLANE COORDINATE SYSTEM NAD 83, 1990 ADJUSTMENT. THE WEST LINE OF THE SOUTHWEST QUARTER (1/4) OF SECTION 34, TOWNSHIP 40 S, RANGE 42 E, BEING N 00°01'05" E.
2) ALL DISTANCES SHOWN HEREON ARE GROUND UNLESS OTHERWISE NOTED.
3) BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
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 OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
6) THE 5' LIMITED ACCESS EASEMENTS AND THE 10' UTILITY EASEMENT AS SHOWN WITHIN TRACT A, ELS CENTER OF EXCELLENCE, AS RECORDED IN PLAT BOOK 117, PAGES 147 AND 148, ARE UNDERLYING EASEMENTS AND ARE PART OF THIS PLAT.
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
8) 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 PALM BEACH COUNTY.
9) THIS INSTRUMENT WAS PREPARED BY GREGORY T. TUCKER, P.S.M., LEGACY SURVEYING AND MAPPING, INC. 112 N. US HIGHWAY 1, TEQUESTA, FLORIDA 33469.
10) A. PROJECT NAME: ELS CENTER OF EXCELLENCE
B. CONTROL NUMBER: 1975-0168, 1995-00022



STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 11:31 A.M. THIS 1 DAY OF November A.D. 2017 AND DULY RECORDED IN PLAT BOOK 124 ON PAGES 170 AND 171. SHARON R. BOCK CLERK CIRCUIT COURT BY: Jennifer McCadin DEPUTY CLERK



SURVEYOR AND 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.") 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.
Gregory T. Tucker, P.S.M. LICENSE NO.: 6147 STATE OF FLORIDA

