

**PERIMETER**  
**SURVEYING & MAPPING**  
 Certificate of Authorization No. LB7264  
 Prepared by: Jeff S. Hodapp, P.S.M.  
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# ELAN PALM RESERVE M.U.P.D.

## A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

110

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR  
 RECORD AT 9:21 AM  
 THIS 4<sup>th</sup> DAY OF October  
 2022, AND DULY RECORDED  
 IN PLAT BOOK 134 ON PAGES  
 112 THROUGH 113  
 JOSEPH ABRUZZO, CLERK OF  
 THE CIRCUIT COURT AND  
 COMPTROLLER  
 BY: *Jeff S. Hodapp* P.S.M.



CLERK OF THE  
 CIRCUIT COURT AND  
 COMPTROLLER

**SITE DATA**

ZONING CONTROL NUMBER  
 2001-00005

**COUNTY APPROVAL**

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 3<sup>rd</sup> DAY OF September 2022, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: *David J. Bid*  
 DAVID J. BIDD, P.E.  
 COUNTY ENGINEER

**TITLE CERTIFICATION**

STATE OF FLORIDA ) SS  
 COUNTY OF PALM BEACH )  
 WE, CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN ELAN PALM RESERVE OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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.

BY: *Cheryl L. Lieberman* DATE: 8/22/2022  
 CHERYL L. LIEBERMAN, C.L.S., VICE PRESIDENT  
 CHICAGO TITLE INSURANCE COMPANY,  
 A TITLE INSURANCE COMPANY  
 AUTHORIZED TO DO BUSINESS IN  
 THE STATE OF FLORIDA

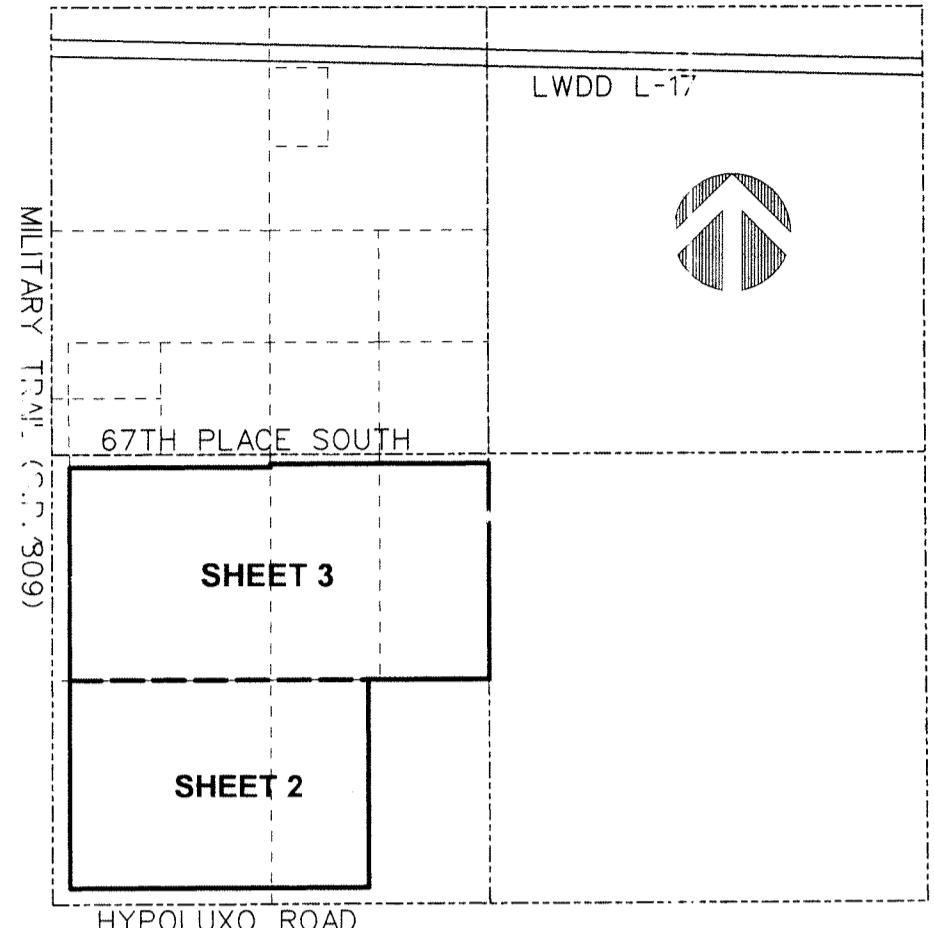
**SURVEYOR AND MAPPER'S NOTES:**

- THE BEARINGS SHOWN HEREON ARE BASED ON A DIRECT LINE FROM PALM BEACH COUNTY CONTROL POINTS CINTRON TO SYLVIA HAVING A BEARING OF SOUTH 04°10'47" EAST, AS DETERMINED FROM STATE PLANE COORDINATES AS ESTABLISHED BY THE PALM BEACH COUNTY ENGINEERING DIVISION BASED ON THE FLORIDA COORDINATE SYSTEM, IDENTIFICATION NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1980 ADJUSTMENT, POSITIONAL ACCURACY MEETS OR EXCEEDS A 1:10,000 MINIMUM RELATIVE DISTANCE ACCURACY. ALL DISTANCES SHOWN ARE GROUND DISTANCES, UNLESS LABELED OTHERWISE. UNITS-US SURVEY FOOT, SCALE FACTOR USED FOR THIS SURVEY IS 1.000038, UNITS - US SURVEY FOOT. GRID DISTANCE = GROUND DISTANCE X 1.000038.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS AND TRAFFIC SIGNAL 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.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE 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, FLORIDA.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- LANDS SHOWN HEREON ARE SUBJECT TO THAT UNITY OF CONTROL DOCUMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 33842, PAGE 665 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**SURVEYOR'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.M.S.") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.S."), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; 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.

JEFF S. HODAPP, P.S.M. DATE: 8-22-2022  
 LICENSE NO. L55111  
 STATE OF FLORIDA  
 PERIMETER SURVEYING & MAPPING, INC.  
 947 CLINT MOORE ROAD  
 BOCA RATON, FL 33487  
 CERTIFICATION OF AUTHORIZATION NO. LB7264  
 GS PALM RESERVE COUNTY SURVEYOR  
 MANAGER, LLC ENGINEER



LOCATION AND KEY MAP  
 NOT TO SCALE

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 22 DAY OF August, 2022.

ELAN PALM RESERVE OWNER LLC,  
 A DELAWARE LIMITED LIABILITY COMPANY,  
 AUTHORIZED TO DO BUSINESS IN FLORIDA

BY: ELAN PALM RESERVE, LLC,  
 A DELAWARE LIMITED LIABILITY COMPANY,  
 ITS SOLE MEMBER

BY: GS PALM RESERVE MANAGER, LLC,  
 A DELAWARE LIMITED LIABILITY COMPANY,  
 ITS MANAGER

WITNESS: *Sergio A. Cole*  
 PRINT NAME: Sergio A. Cole  
 WITNESS: *Chaz*  
 PRINT NAME: CHAZ BAYLER

BY: *Ana C. Pedraja*  
 ANA PEDRAJA, VICE PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF FLORIDA ) SS  
 COUNTY OF PALM BEACH )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 22<sup>nd</sup> DAY OF August, 2022, BY ANA PEDRAJA, AS VICE PRESIDENT OF GS PALM RESERVE MANAGER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

MY COMMISSION EXPIRES: December 27, 2024  
*Stacky A. Sandrini*  
 STACKY ALEXANDRINI, NOTARY PUBLIC  
 CHARLES SUPERVINE  
 HH 071478

**DEDICATIONS AND RESERVATIONS**

KNOW ALL MEN BY THESE PRESENTS THAT ELAN PALM RESERVE OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LANDS SHOWN HEREON AS ELAN PALM RESERVE M.U.P.D., A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 1; THENCE NORTH 00°11'38" WEST, ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 1, A DISTANCE OF 167.29 FEET; THENCE NORTH 89°48'22" EAST, A DISTANCE OF 48.62 FEET TO POINT OF BEGINNING, SAID POINT LYING ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AT WHICH THE RADIUS POINT BEARS NORTH 89°36'48" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SOUTH MILITARY TRAIL, AS RECORDED IN OFFICIAL RECORDS BOOK 5943 AT PAGE 548 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, HAVING A RADIUS OF 11512.16 FEET AND A CENTRAL ANGLE OF 01°34'50", A DISTANCE OF 317.58 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°11'38" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH MILITARY TRAIL, AS RECORDED IN OFFICIAL RECORDS BOOK 5943 AT PAGE 548 AND OFFICIAL RECORDS BOOK 6074 AT PAGE 1822 OF SAID PUBLIC RECORDS, A DISTANCE OF 847.88 FEET; THENCE NORTH 89°45'46" EAST, ALONG A LINE 40.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 14.31 FEET; THENCE NORTH 00°15'47" WEST, ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 1, A DISTANCE OF 10.00 FEET; THENCE NORTH 89°45'46" EAST, ALONG A LINE 30.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 667.30 FEET; THENCE SOUTH 00°19'56" EAST, ALONG THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 1, A DISTANCE OF 655.38 FEET; THENCE SOUTH 89°43'18" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 1, A DISTANCE OF 298.10 FEET; THENCE SOUTH 00°15'47" EAST, ALONG A LINE 370.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 1, A DISTANCE OF 571.60 FEET; THENCE SOUTH 89°40'51" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF HYPOLUXO ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 3702 AT PAGE 466 AND OFFICIAL RECORDS BOOK 3582 AT PAGE 1552 OF SAID PUBLIC RECORDS, A DISTANCE OF 515.9 FEET; THENCE NORTH 76°49'24" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF HYPOLUXO ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 11073 AT PAGE 1011 OF SAID PUBLIC RECORDS, A DISTANCE OF 51.42 FEET; THENCE SOUTH 89°40'51" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF HYPOLUXO ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 11073 AT PAGE 1011, A DISTANCE OF 384.15 FEET; THENCE NORTH 44°27'58" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF HYPOLUXO ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 11073 AT PAGE 1011, A DISTANCE OF 57.41 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA AND CONTAIN 31.979 ACRES, MORE OR LESS.

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

- TRACT L, AS SHOWN HEREON, IS HEREBY RESERVED FOR ELAN PALM RESERVE OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACT L IS SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 33724, PAGE 1754 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- TRACTS A AND B, AS SHOWN HEREON, ARE HEREBY RESERVED FOR ELAN PALM RESERVE OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF ELAN PALM RESERVE OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS Z-1, Z-2 AND Z-3, AS SHOWN HEREON, ARE HEREBY RESERVED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
- THE DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES; THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF ELAN PALM RESERVE OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LAKE MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR ELAN PALM RESERVE OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND 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.

6. THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, 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 WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION 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. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

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