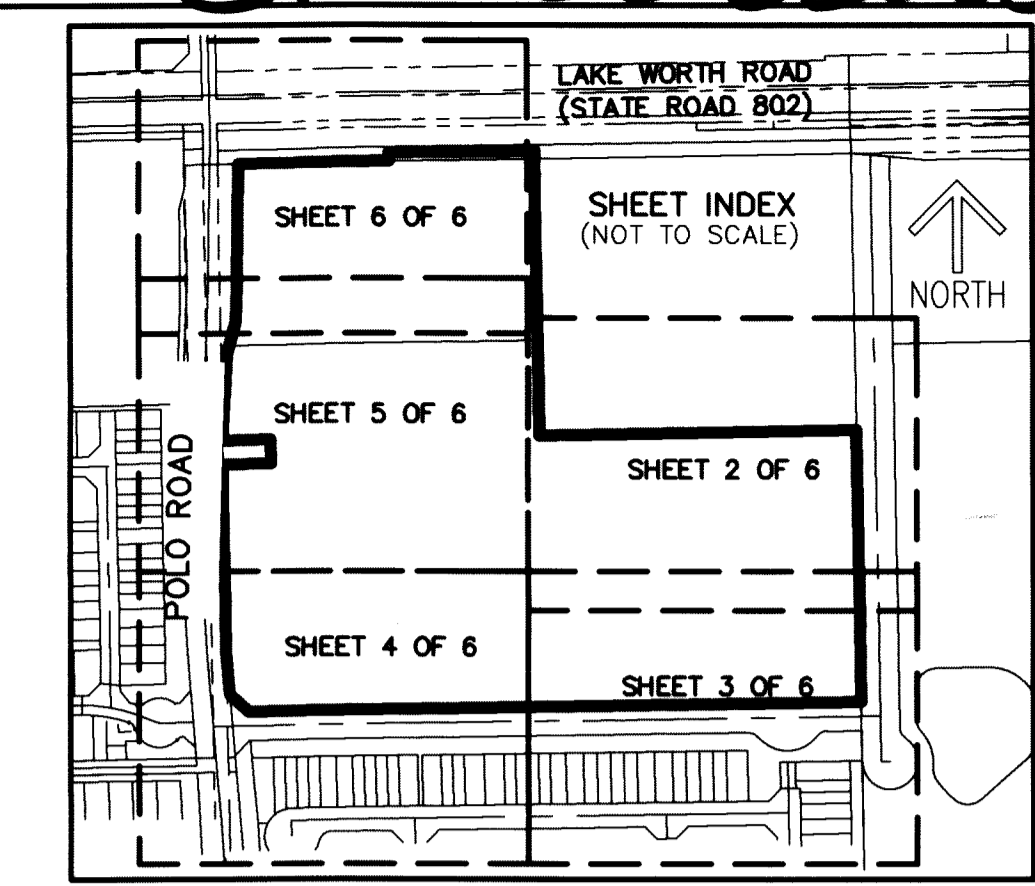


POLO GARDENS MUPD

A MULTIPLE USE PLANNED DEVELOPMENT
A REPLAT OF A PORTION OF PARCEL A, FIELDS OF GULFSTREAM POLO PUD - PLAT ONE, AS RECORDED IN PLAT BOOK 123, PAGES 80 THROUGH 95, TOGETHER WITH A PORTION OF TRACT 4, BLOCK 28, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 3:52 P.M.
THIS 11th DAY OF August
A.D. 2022 AND DULY RECORDED
IN PLAT BOOK 46 ON
PAGES 46 THROUGH 51
JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
BY: *[Signature]*
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT
& COMPTROLLER



SHEET 1 OF 6

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT ELAN POLO GARDENS OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA AND DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNERS OF THE LANDS SHOWN HEREON AS POLO GARDENS MUPD, A MULTIPLE USE PLANNED DEVELOPMENT A REPLAT OF A PORTION OF PARCEL A, FIELDS OF GULFSTREAM POLO PUD - PLAT ONE, AS RECORDED IN PLAT BOOK 123, PAGES 80 THROUGH 95, TOGETHER WITH A PORTION OF TRACT 4, BLOCK 28, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL A; THENCE S.00°56'30"E., ALONG THE EAST LINE OF SAID PARCEL A, A DISTANCE OF 564.74 FEET TO A POINT OF THE NORTHEAST CORNER OF FIELDS AT GULFSTREAM POLO PUD - PLAT EIGHT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 133, PAGE 116 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE LEAVING SAID EAST LINE, S.89°03'30"W. ALONG THE NORTH BOUNDARY LINE OF SAID PLAT, A DISTANCE OF 1275.60 FEET; THENCE N.47°56'30"W. ALONG THE NORTH BOUNDARY LINE OF SAID PLAT, A DISTANCE OF 52.25 FEET TO THE WEST LINE OF SAID PARCEL A; THENCE ALONG THE WEST LINE OF SAID PARCEL A, THE FOLLOWING FOUR (4) COURSES AND DISTANCES; N.04°40'47"W., A DISTANCE OF 89.49 FEET; THENCE N.00°56'30"W., A DISTANCE OF 389.82 FEET; THENCE N.89°03'30"E., A DISTANCE OF 100.00 FEET; THENCE N.00°56'30"W., A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL A; THENCE S.89°03'30"W. ALONG THE SOUTH LINE OF SAID TRACT 4, BLOCK 28, A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 4, BLOCK 28; THENCE N.00°56'30"W. ALONG THE WEST LINE OF SAID TRACT 4, A DISTANCE OF 4.79 FEET; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF POLO ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 28941, PAGE 7 OF SAID PUBLIC RECORDS, THE FOLLOWING FIVE (5) COURSES AND DISTANCES; N.03°15'02"E., A DISTANCE OF 171.96 FEET; THENCE N.14°42'20"E., A DISTANCE OF 73.49 FEET; THENCE N.02°17'54"E., A DISTANCE OF 72.90 FEET; THENCE N.00°33'30"E., A DISTANCE OF 229.90 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-12 CANAL, AS RECORDED IN OFFICIAL RECORD BOOK 33329, PAGE 876 OF SAID PUBLIC RECORDS; THENCE N.89°02'30"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 396.99 FEET; THENCE N.00°56'30"W. ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 15.00 FEET; THENCE N.89°02'30"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 220.30 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID TRACT 4, BLOCK 28; THENCE S.00°56'30"E., ALONG SAID EAST LINE, A DISTANCE OF 564.85 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID PARCEL A; THENCE N.89°03'30"E. ALONG SAID NORTH LINE, A DISTANCE OF 659.82 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN SECTION 29, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, CONTAINING 1,090,894 SQUARE FEET/25.0435 ACRES, MORE OR LESS.

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

PARCELS A AND B

PARCELS A AND B, AS SHOWN HEREON, ARE HEREBY RESERVED FOR ELAN POLO GARDENS 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 SAID ELAN POLO GARDENS OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

OPEN SPACE TRACT

TRACT L, AS SHOWN HEREON IS HEREBY RESERVED FOR THE DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

WATER MANAGEMENT TRACT

TRACT W, AS SHOWN HEREON, IS HEREBY RESERVED FOR ELAN POLO GARDENS 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 ELAN POLO GARDENS OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 33317, PAGE 310 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DRAINAGE AND LAKE MAINTENANCE EASEMENTS

THE DRAINAGE EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF ELAN POLO GARDENS 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 EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR ELAN POLO GARDENS 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 ELAN POLO GARDENS OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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, RESIDENTIAL ACCESS STREETS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

GENERAL UTILITY EASEMENTS

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE PUBLIC RIGHT-OF-WAYS AND PRIVATE STREETS AS SHOWN HEREON, ARE NONEXCLUSIVE 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, 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.

BUFFER RESERVATIONS

THE BUFFERS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR ELAN POLO GARDENS OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC PEDESTRIAN ACCESS AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORY, THIS 24th DAY OF June, 2022.

ELAN POLO GARDENS OWNER, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
AUTHORIZED TO DO BUSINESS IN FLORIDA

BY: ELAN POLO GARDENS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS SOLE MEMBER

BY: GS ELAN POLO GARDENS MANAGER, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS MANAGER

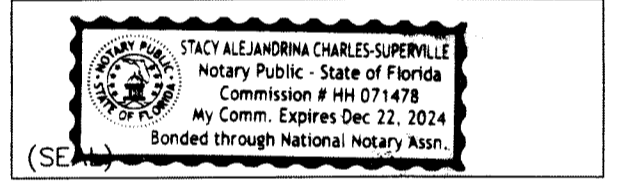
WITNESS: *[Signature]*
PRINT NAME: **ELEANOR BERNHANS**
WITNESS: *[Signature]*
PRINT NAME: **AUSTIN JUDD**

BY: *[Signature]*
PRINT NAME: **ANA PEDRAJO**
VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 24th DAY OF June, 2022, BY ANA PEDRAJO THE VICE PRESIDENT OF GS ELAN POLO GARDENS MANAGER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MANAGER OF ELAN POLO GARDENS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SOLE MEMBER OF ELAN POLO GARDENS OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.



NOTARY PUBLIC
[Signature]
PRINT NAME: **Stephanie A. Charles - Supervisor**
MY COMMISSION EXPIRES: **December 23, 2024**
COMMISSION NUMBER: **HH 071478**

IN WITNESS WHEREOF, THE ABOVE-NAMED DELAWARE LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER DIVOSTA HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, THIS 11th DAY OF July, 2022.

DIVOSTA HOMES, L.P.,
A DELAWARE LIMITED PARTNERSHIP
AUTHORIZED TO DO BUSINESS IN FLORIDA

BY: DIVOSTA HOMES HOLDINGS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER
AUTHORIZED TO DO BUSINESS IN FLORIDA

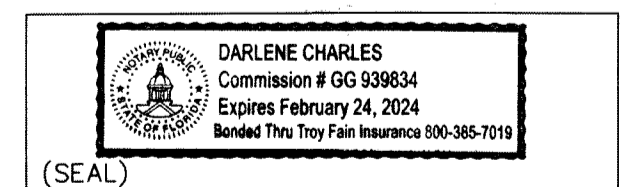
WITNESS: *[Signature]*
PRINT NAME: **David Kanarek**
WITNESS: *[Signature]*
PRINT NAME: **Andrea Lambert**

BY: *[Signature]*
PRINT NAME: **PATRICK GONZALEZ**
VICE PRESIDENT-
LAND AND ACQUISITION(SOUTHEAST FLORIDA)

ACKNOWLEDGEMENT:

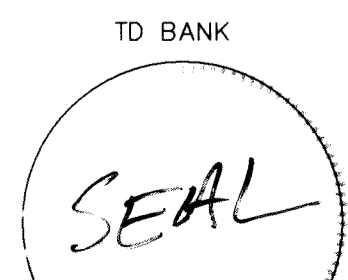
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 11th DAY OF July, 2022, BY PATRICK GONZALEZ AS VICE PRESIDENT- LAND AND ACQUISITION(SOUTHEAST FLORIDA) OF DIVOSTA HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, GENERAL PARTNER OF DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.



NOTARY PUBLIC
[Signature]
PRINT NAME: **Darlene Charles**
MY COMMISSION EXPIRES: **2-24-24**
COMMISSION NUMBER: **GG 939834**

GS ELAN POLO GARDENS MANAGER, LLC DIVOSTA HOMES HOLDINGS, LLC



MORTGAGEE'S JOINDER AND CONSENT:

STATE OF South Carolina
COUNTY OF Charleston

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT MORTGAGE UPON THE PROPERTY DESCRIBED HEREIN AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 33411, AT PAGE 66 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, TD BANK, N.A. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS ASSOCIATION SEAL TO BE AFFIXED HEREBY BY AND AT THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28th DAY OF June, 2022.

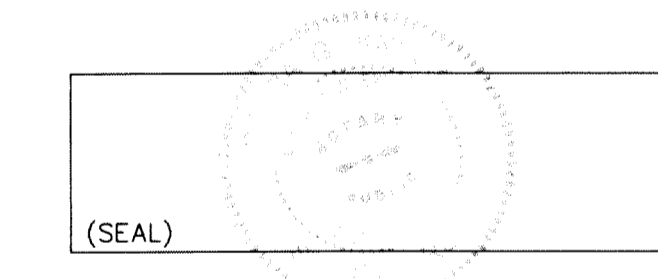
WITNESS: *[Signature]*
PRINT NAME: **Paul G. Lynch**
WITNESS: *[Signature]*
PRINT NAME: **Kristy Watts**

TD BANK, N.A.,
A NATIONAL BANKING ASSOCIATION
AUTHORIZED TO DO BUSINESS IN FLORIDA
BY: *[Signature]*
PRINT NAME: **SUZANNE LYNCH**
VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF South Carolina
COUNTY OF Charleston

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 28th DAY OF June, 2022, BY SUZANNE LYNCH, AS VICE PRESIDENT OF TD BANK, N.A., A NATIONAL BANKING ASSOCIATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.



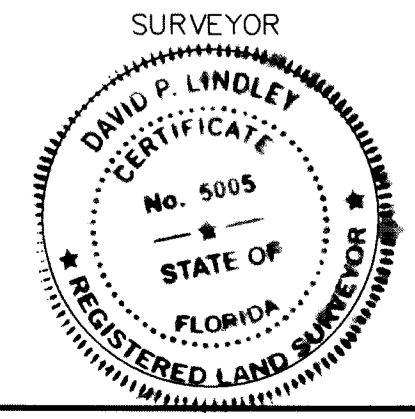
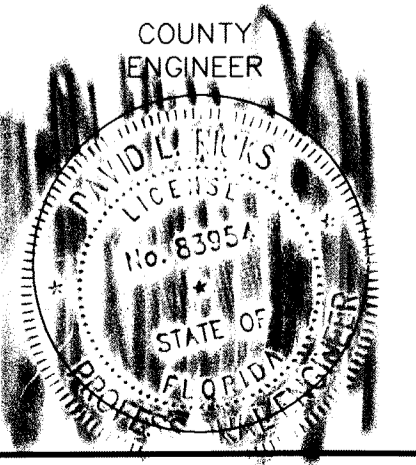
NOTARY PUBLIC
[Signature]
PRINT NAME: **Susan G. Kneel**
MY COMMISSION EXPIRES: **12-30-2026**
COMMISSION NUMBER: **n/a**

TITLE CERTIFICATION:

COUNTY OF PALM BEACH
STATE OF FLORIDA

I, Mindy King Ogden, 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 TO ELAN POLO GARDENS OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA AND DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, 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 ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: July 5, 2022
[Signature]
PRINT NAME: **Mindy King Ogden**
ATTORNEY AT LAW
LICENSED IN FLORIDA



SITE DATA
CONTROL NO. 2013-296