

"WHITE FENCES EQUESTRIAN ESTATES"

A RURAL SUBDIVISION
PALM BEACH COUNTY, FLORIDA

BEING A PLAT OF A PORTION OF SECTIONS 16 AND 17, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA.

0720-000

STATE OF FLORIDA)
COUNTY OF PALM BEACH) S.S.

175

THIS INSTRUMENT WAS FILED FOR
RECORD AT 9:01 A.M.
THIS 31st
DAY OF August, 1999
AND DULY RECORDED IN:
PLAT BOOK 85
ON PAGE 175-177
DOROTHY WILKEN
CLERK CIRCUIT COURT.
By: *D. J. Leavy*
DEPUTY CLERK.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that FAIR WEATHER PROPERTIES, INC., a Florida Corporation, licensed to do business in Florida, and Mary Anne McPhail, owners of the land shown hereon as "WHITE FENCES EQUESTRIAN ESTATES", being a plat of a portion of Sections 16 and 17, Township 43 South, Range 40 East, Palm Beach County, Florida, being more particularly described as follows:

A PARCEL OF LAND LYING IN SECTIONS 16 AND 17, TOWNSHIP 43 SOUTH, RANGE 40 EAST, BASED ON PALM BEACH COUNTY SECTION DATA, BEING THAT PORTION OF SAID SECTION 16 RESULTING FROM LANDS ABANDONED BY RESOLUTION NO. R-86-357 OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, AS RECORDED IN OFFICIAL RECORD BOOK 4851, PAGE 1228 OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY AND THAT PORTION OF SAID SECTION 17 LYING EAST OF THE EAST RIGHT OF WAY LINE OF CENTRAL AND SOUTHERN FLOOD CONTROL DISTRICT CANAL L-8 AS REFERENCED ON THE PLAT OF "DEER RUN PLAT NO. 2", AS RECORDED IN PLAT BOOK 44, PAGE 171, OF SAID PUBLIC RECORDS, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 16; THENCE S.89°25'40"E., ALONG THE SOUTH LINE OF SAID SECTION 16 AND THE NORTH LINE OF THE PLAT OF "DEER RUN", AS RECORDED IN PLAT BOOK 35, PAGE 34, OF SAID PUBLIC RECORDS, A DISTANCE OF 4454.23 FEET TO THE SOUTHWEST CORNER OF LOT 13 OF SAID "DEER RUN PLAT NO. 2" (NON-ABANDONED PART); THENCE DEPARTING SAID LINES (2), THE NEXT 3 CALLS BEING ALONG THE WESTERN MOST LIMITS OF THE NON-ABANDONED PART OF SAID "DEER RUN PLAT NO. 2" AS EVIDENCED BY MONUMENTATION DISCOVERED DURING FIELD SURVEY (LOTS 10-13, 82, 93-103), N.01°30'54"E., A DISTANCE OF 1500.41 FEET TO A FOUND NAIL AND DISC, #3426; THENCE N.88°28'38"W., A DISTANCE OF 1454.55 FEET TO A FOUND BOLT AND WASHER, #2424; THENCE N.01°30'00"E., A DISTANCE OF 3299.84 FEET TO A FOUND ROD AND CAP, "BENCHMARK"; THENCE N.88°29'46"W., ALONG THE SOUTH LINE OF LOTS 66-68 OF SAID NON-ABANDONED PART AND THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 1473.71 FEET; THENCE N.01°30'54"E., A DISTANCE OF 582.97 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 16; THENCE N.87°44'47"W., ALONG SAID NORTH LINE, A DISTANCE OF 1642.07 FEET TO THE NORTHWEST CORNER OF SAID SECTION 16 AND THE NORTHEAST CORNER OF SAID SECTION 17; THENCE N.89°51'59"W., ALONG THE NORTH LINE OF SAID SECTION 17, A DISTANCE OF 0.67 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID CANAL L-8; THENCE S.00°57'19"W., ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 5479.27 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 17; THENCE S.89°44'20"E., ALONG SAID SOUTH LINE, A DISTANCE OF 64.59 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 416.545 ACRES, MORE OR LESS.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

Tract 'A' as shown hereon, is hereby reserved for FAIR WEATHER PROPERTIES, INC., its successors and assigns for equestrian purposes and other purposes not inconsistent with this reservation and is the perpetual maintenance obligation of FAIR WEATHER PROPERTIES, INC., its successors and assigns, without recourse to Palm Beach County. The equestrian facilities shall be restricted to the private use of FAIR WEATHER PROPERTIES, INC., and its guests and invitees. The general public shall not be allowed to use the facilities.

Tract 'B' as shown hereon, is hereby reserved for WHITE FENCES EQUESTRIAN ESTATES ASSOCIATION, INC., its successors and assigns for equestrian purposes and other purposes not inconsistent with this reservation and is the perpetual maintenance obligation of said association without recourse to Palm Beach County. The equestrian facilities shall be restricted to the private use of the residents of WHITE FENCES EQUESTRIAN ESTATES, their guests and invitees. The general public shall not be allowed to use the facilities.

Tract 'C', as shown hereon, is hereby reserved for WHITE FENCES EQUESTRIAN ESTATES ASSOCIATION, INC., its successors and assigns, for private street purposes and other purposes not inconsistent with this reservation and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

Canal easements and canal pump and reservoir easement, as shown hereon, are hereby reserved for the WHITE FENCES EQUESTRIAN ESTATES ASSOCIATION, INC., its successors and assigns, for stormwater management and drainage purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

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 the WHITE FENCES EQUESTRIAN ESTATES ASSOCIATION, INC., its successors and assigns, without recourse to Palm Beach County.

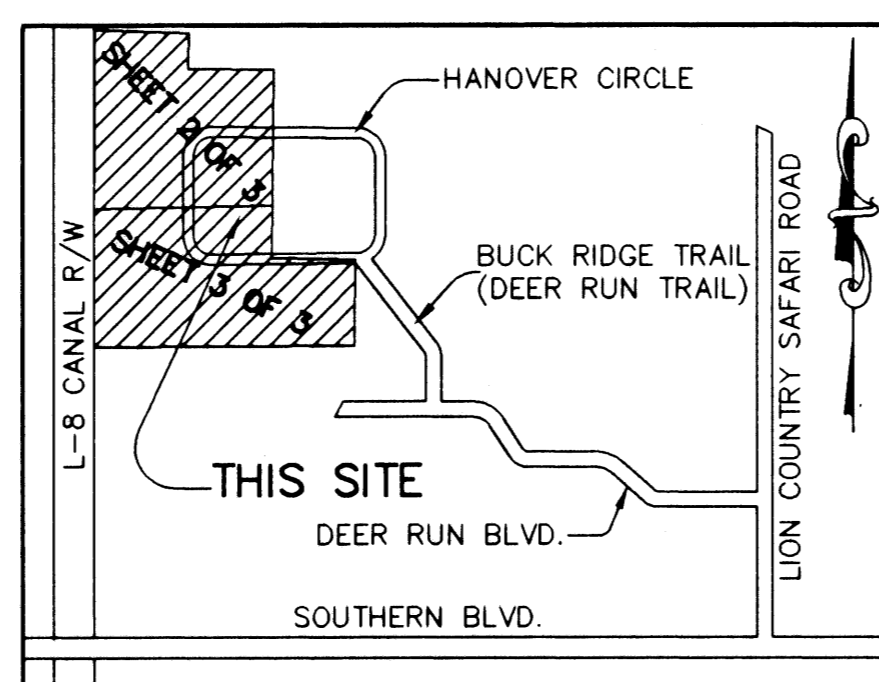
The utility easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utility facilities, including cable television systems. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities.

IN WITNESS WHEREOF, the above-named Corporation, has caused these presents to be signed by its Vice-President and its corporate seal to be affixed hereto by and with the authority of its Boards of Directors, this 14th day of May, 1999.

WITNESS: *ALL*
Ronald Wilde
By: *Mary Anne McPhail*
Mary Anne McPhail - Vice-President

IN WITNESS WHEREOF, I Mary Ann McPhail do hereunto set my hand and seal this 14th day of May, 1999.

WITNESS: *ALL*
Ronald Wilde
By: *Mary Anne McPhail*
Mary Anne McPhail



LOCATION MAP
N.T.S.

FOUND PALM BEACH COUNTY
STANDARD MONUMENT - BRASS DISC
STAMPED "MACKREL", ACCURACY 22
N 869,590.0300
E 864,211.5410

S.64°27'10"E., 92.77' (GRID)
N.89°01'27.8"E., 5240.437' (GRID)
N.89°36'27"W., 637.43 (GRID)

ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
SCALE FACTOR = 0.999991531'

N 89°01'32.1" W (Plat) 00°00'03.4" Bearing
N 89°01'27.8" W (Grid) = Clockwise Rotation
(Plat to Grid)

SOUTH LINE SECTION 16-43-40
SECTION DATA SHEETS, P.B.C.

COORDINATE TRANSLATION DETAIL
(NOT TO SCALE)

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
GROUND DISTANCE X SCALE FACTOR = GRID

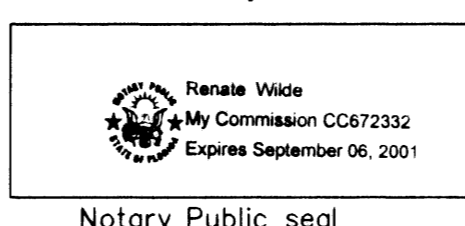
ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

BEFORE ME personally appeared Mary Anne McPhail, who is personally known to me, or has produced ~~personally known~~ as identification, and who executed the foregoing instrument as Vice-President of Fair Weather Properties, Inc., a Florida 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 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 14 day of May, 1999.

My commission expires: 09/06/2001
Ronald Wilde
Notary Public



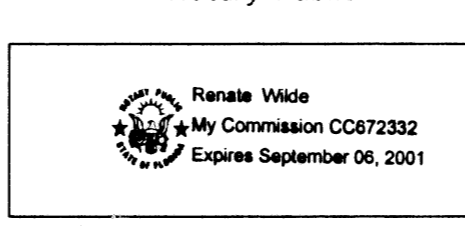
ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

BEFORE ME personally appeared Mary Anne McPhail, who is personally known to me, or has produced ~~personally known~~ as identification, and who executed the foregoing instrument, and acknowledged before me that she executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 14 day of May, 1999.

My commission expires: 09/06/2001
Ronald Wilde
Notary Public



ACCEPTANCE

State of Florida
County of Palm Beach

The WHITE FENCES EQUESTRIAN ESTATES 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 14th day of May, 1999.

WHITE FENCES EQUESTRIAN ESTATES ASSOCIATION, INC.
A Florida corporation not for profit

WITNESS: *ALL*
Ronald Wilde
By: *Mary Anne McPhail*
Mary Anne McPhail - President

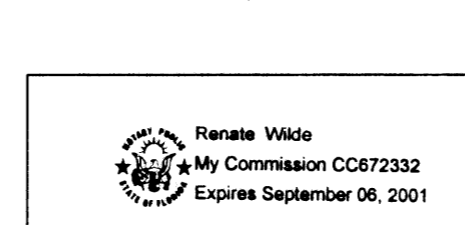
ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

BEFORE ME personally appeared Mary Anne McPhail, who is personally known to me, or has produced ~~personally known~~ as identification, and who executed the foregoing instrument as President of WHITE FENCES EQUESTRIAN ESTATES ASSOCIATION, INC., a Florida not for 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 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 14th day of May, 1999.

My commission expires: 09/06/2001
Ronald Wilde
Notary Public



TITLE CERTIFICATION

State of Florida
County of Palm Beach

I, Alvin S. Sherman, 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 FAIR WEATHER PROPERTIES, INC., a Florida Corporation, licensed to do business in the State of Florida, and Mary Anne McPhail, 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 created by this plat.

Dated: June 3, 1999 BY: *Alvin S. Sherman*
Alvin S. Sherman - Attorney

COUNTY APPROVAL

This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Section 177.071(2), F.S., this 30 day of Aug, 1999, and has been reviewed by a Professional Surveyor & Mapper employed by Palm Beach County in accordance with Section 177.081(1), F.S.

By: *George T. Webb*
George T. Webb, P.E. - County Engineer

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.R.M.s") have been placed as required 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.

Dated: 6/8/99
Dennis J. Leavy
Dennis J. Leavy, P.E.,
Professional Surveyor and Mapper
Florida License No. 5055

SURVEYOR'S NOTES

- All bearings shown hereon are based on the South line of Section 16, Township 43 South, Range 40 East, as shown on the Palm Beach County section data sheet for said section.
- All distances shown are ground distances. Coordinates shown hereon are grid coordinates, North American Datum 1983, 1990 adjustment, Florida East Zone, Transverse Mercator Projection, Geodetic Control as established and adopted by the Palm Beach County Survey Section. (See coordinate translation detail note sheet 1 of 3.)
- No buildings or any kind of construction or trees or shrubs shall be placed on any easement without prior written approval of all easement beneficiaries and all applicable county approvals or permits as required for such improvements. In those cases where easements of different types cross, 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 priorities being determined by the use rights granted. There shall be no landscape or above ground encroachments where landscape tracts or easements coincide with maintenance easements or lake maintenance access easements.
- This plat is subject to the 120' Canal Easements and portions thereof as shown upon the revoked and abandoned portion of the DEER RUN PLAT NO. 2, recorded in Plat Book 44, at Page 171 thru 173 of the Public Records of Palm Beach County, Florida.
- The building setback lines shall be as required by current Palm Beach County Zoning Regulations.
- 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.
- ☉ - indicates Permanent Reference Monument. (marked PSM 5055, unless otherwise indicated)
- ☐ - indicates Permanent Control Point marked LB6599.
- U.E. - indicates utility easement.
- D.E. - indicates drainage easement.

THIS INSTRUMENT WAS PREPARED BY:
Scott W. Alexander, in the offices of
Dennis J. Leavy and Associates, Inc.
460 Business Park Way, Suite D
Royal Palm Beach, Florida 33411
(561) 753 - 0650

LEGEND

P.R.M.	= PERMANENT REFERENCE MONUMENT
P.B.C.R.	= PALM BEACH COUNTY RECORDS
ESMT.	= EASEMENT
SEC.	= SECTION
TWP.	= TOWNSHIP
RGE.	= RANGE
P.B.	= PLAT BOOK
D.B.	= DEED BOOK
O.R.B.	= OFFICIAL RECORD BOOK
R.P.B.	= ROAD PLAT BOOK
PG.	= PAGE(S)
R/W	= RIGHT OF WAY
N/D	= NAIL AND DISC
MEAS.	= MEASURED
CFT	= CALCULATED FIELD TRAVERSE
CL	= CENTERLINE
CHD.	= CHORD

WHITE FENCES EQUESTRIAN ESTATES ASSOCIATION INC.

HOMEOWNERS ASSOC. CORPORATE SEAL

FAIR WEATHER PROPERTIES INC.

FAIR WEATHER PROP. CORPORATE SEAL

COUNTY ENGINEER SEAL

SURVEYOR SEAL

WHITE FENCES EQUESTRIAN ESTATES ZONING PETITION #95-29

Total Area	416.545 acres
Total Single Family	19 D.U.
Density	0.046 D.U./acre
Tract 'A'	29.556 acres
Tract 'B'	9.325 acres
Tract 'C'	14.362 acres
Total Lots	363.302 acres

Dennis J. Leavy & Associates, Inc.
LAND SURVEYORS & MAPPERS

460 BUSINESS PARK WAY • SUITE D • ROYAL PALM BEACH, FL • 33411
PHONE: (561) 753-0650 FAX: (561) 753-0290

SCALE: 1" = 200' CHECKED BY: DATE: June 19, 1999
DRAWN BY: S.W.A. JOB NO.: 9739 (CAD FILE 9739PLAT)

White Fences Equestrian Estates
SUBDIVISION
BOOK 85
PAGE 175
FLOOD ZONE: A0
QUAD # 100
SR: 8A-52
ZIP CODE: 33470
PUB. NAME: White Fences