

# "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.

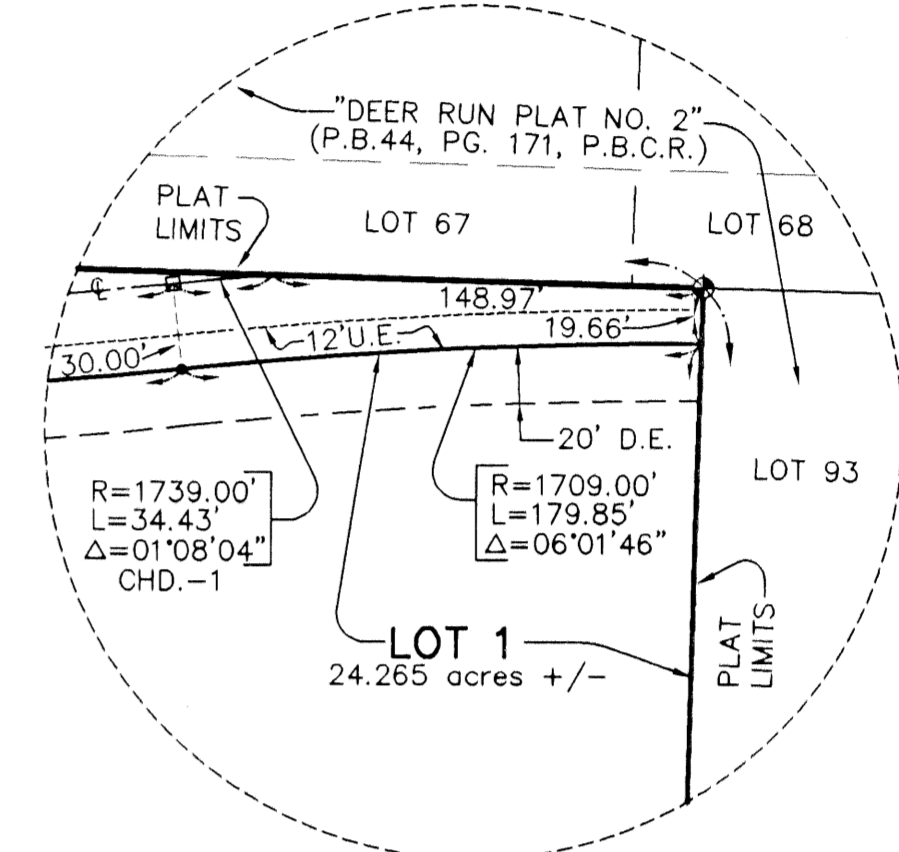
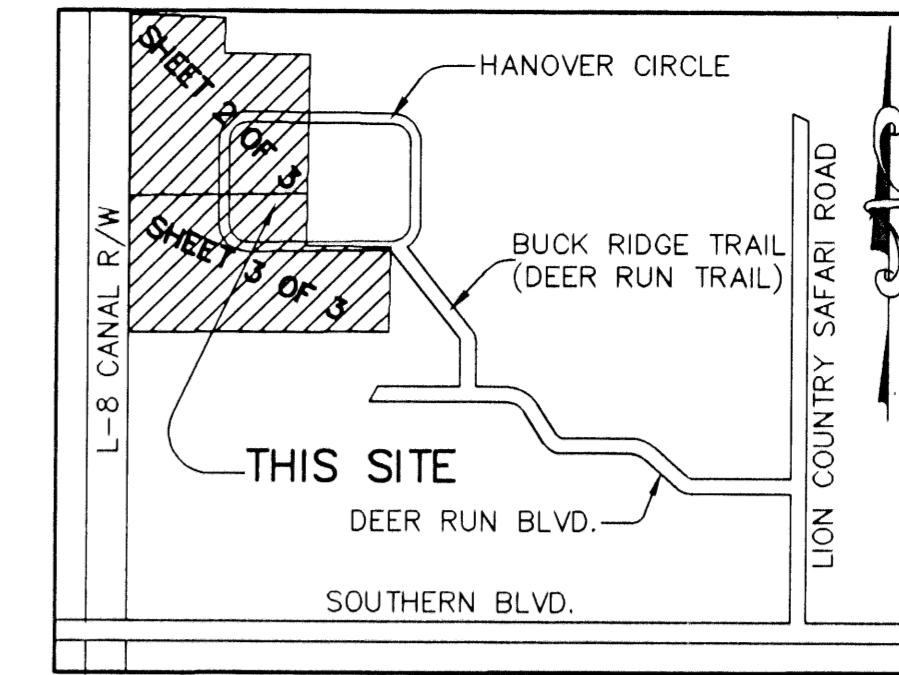
0710-000

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

THIS INSTRUMENT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 19\_\_\_\_  
AND DULY RECORDED IN:  
PLAT BOOK \_\_\_\_\_  
ON PAGE \_\_\_\_\_  
DOROTHY WILKEN  
CLERK CIRCUIT COURT.  
BY: \_\_\_\_\_  
DEPUTY CLERK.

## 176

SHEET 2 OF 3



**LEGEND**

- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.B.C.R. = PALM BEACH COUNTY RECORDS
- ESMT. = EASEMENT
- SEC. = SECTION
- TWP. = TOWNSHIP
- RCE. = 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
- ⊙ = CENTERLINE
- CHD. = CHORD

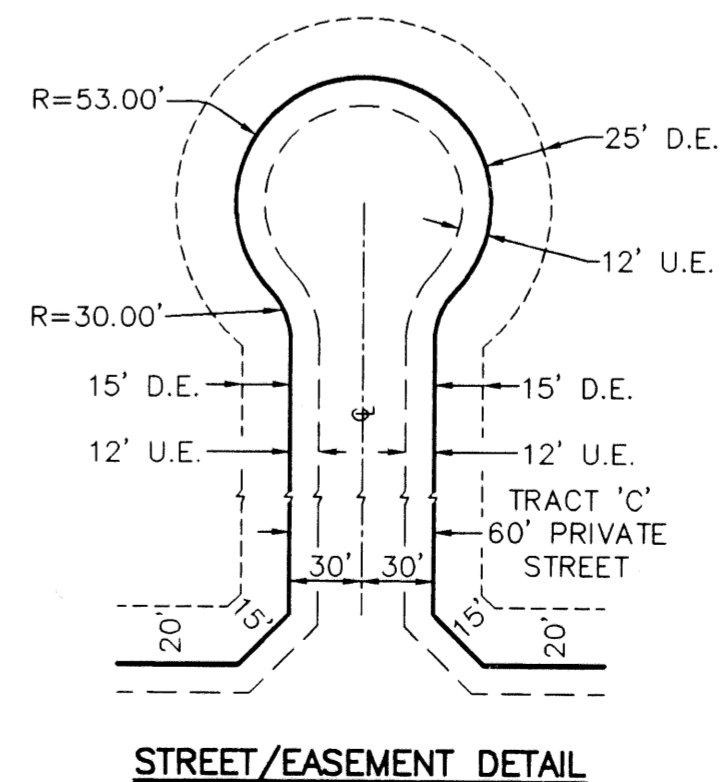
**CHORD DATA**

CHD. #	CHD. BEARING	CHD. LENGTH
CHD. 1	S.84°30'03"W	34.43'
CHD. 2	S.87°27'39"W	367.79'
CHD. 3	N.81°21'40"W	138.46'
CHD. 4	S.00°37'30"W	840.88'
CHD. 5	S.00°13'37"W	734.33'
CHD. 6	S.01°44'03"W	691.10'
CHD. 7	S.00°23'50"W	422.69'

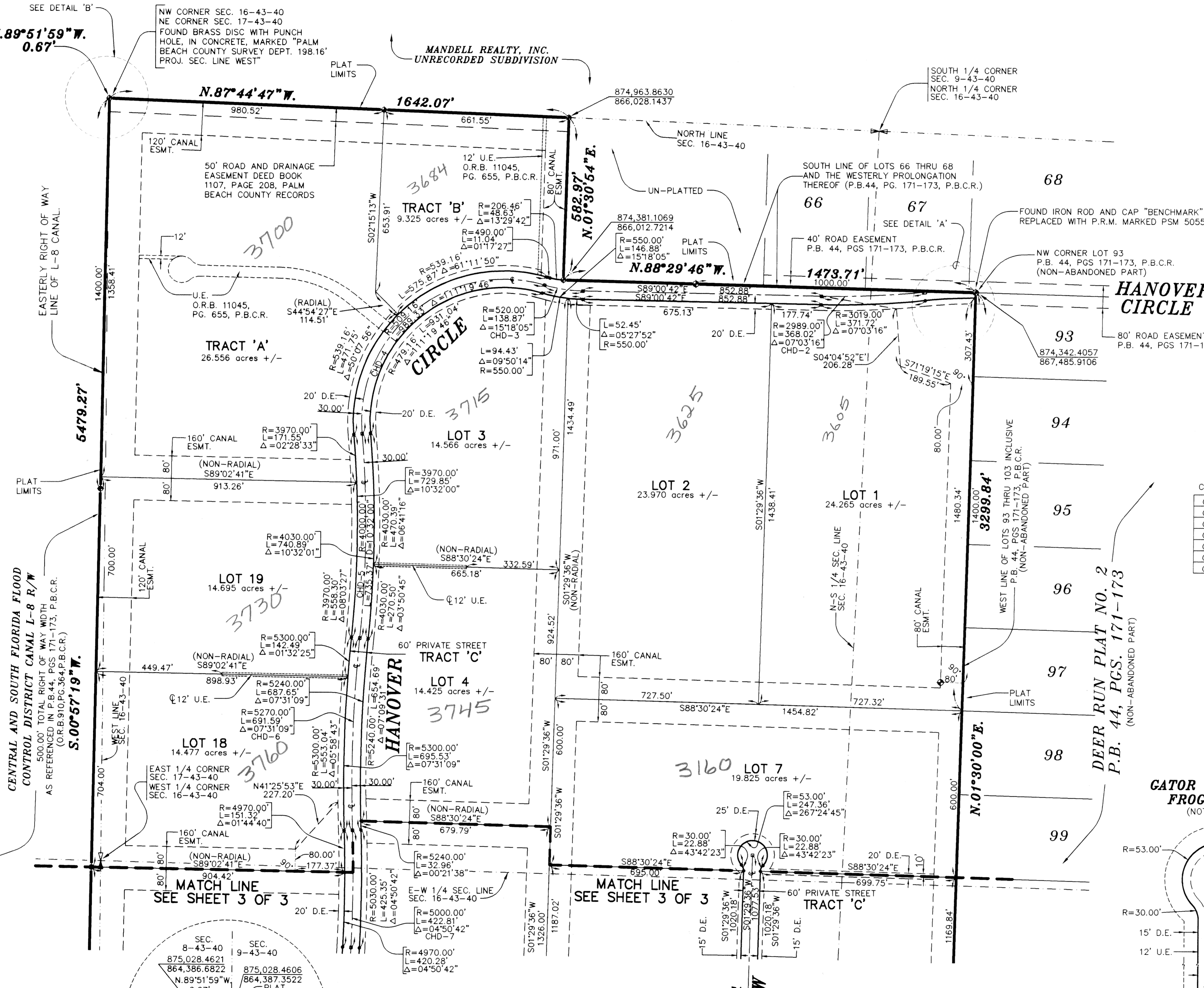
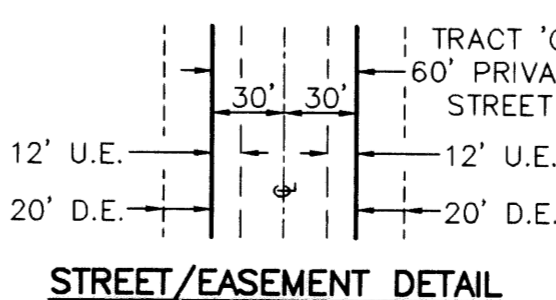
### SURVEYOR'S NOTES

- 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 of 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.

### GATOR POND LANE FROG HOLLOW (NOT TO SCALE)

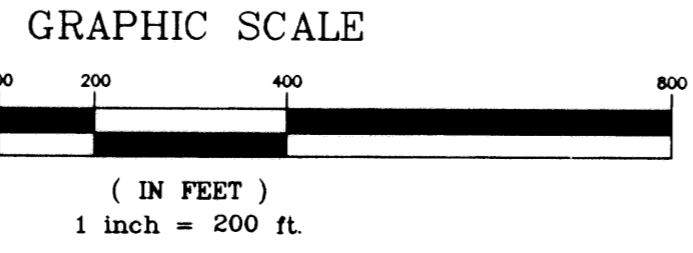
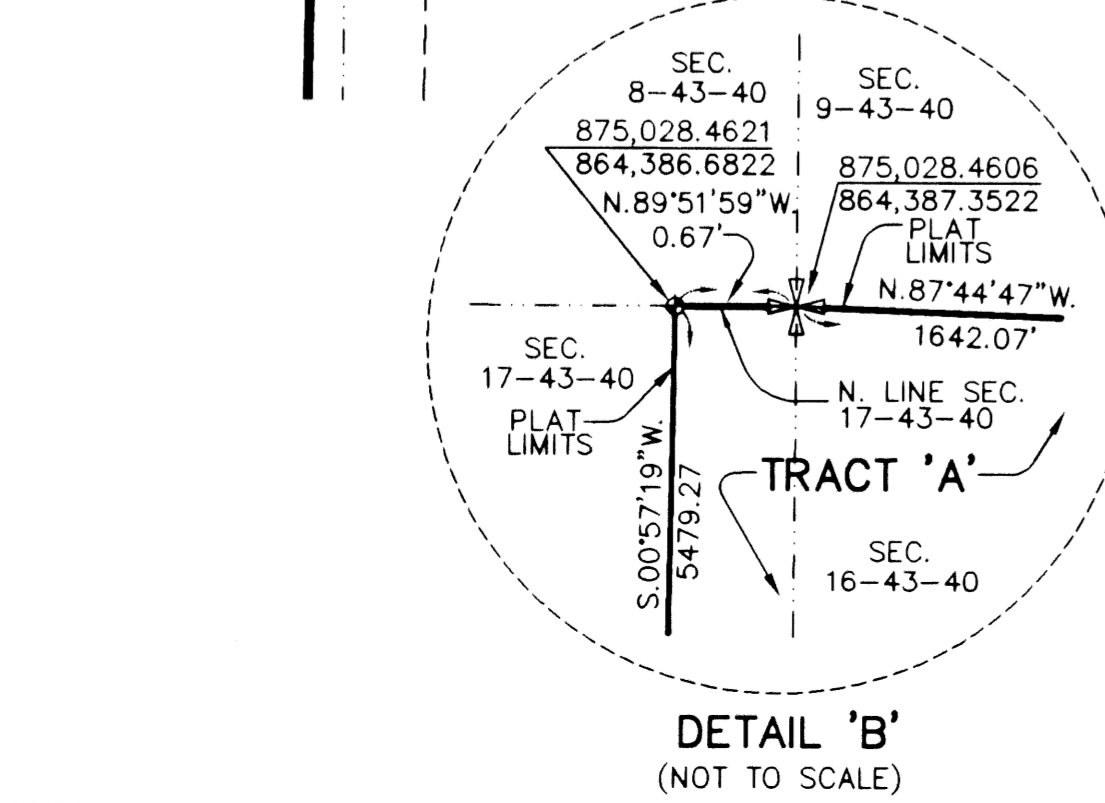


### HANOVER CIRCLE (NOT TO SCALE)



SEE DETAIL 'B'  
N.89°51'59"W  
0.67'

CENTRAL AND SOUTH FLORIDA FLOOD CONTROL DISTRICT CANAL L-8 R/W  
500.00' TOTAL RIGHT OF WAY WIDTH  
AS REFERENCED IN P.B. 44, PGS. 171-173, P.B.C.R.  
(O.R.B. 910 PG. 364 P.B.C.R.)  
S.00°57'19"W



White Fences Equestrian Estates  
PAGE 176  
FLOOD MAP # 50B  
ZONING SAISE  
ZIP CODE 33470  
FUD NAME White Fences

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

**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, 1998  
DRAWN BY: S.W.A. JOB NO.: 9739 (CAD FILE 9739PLAT)