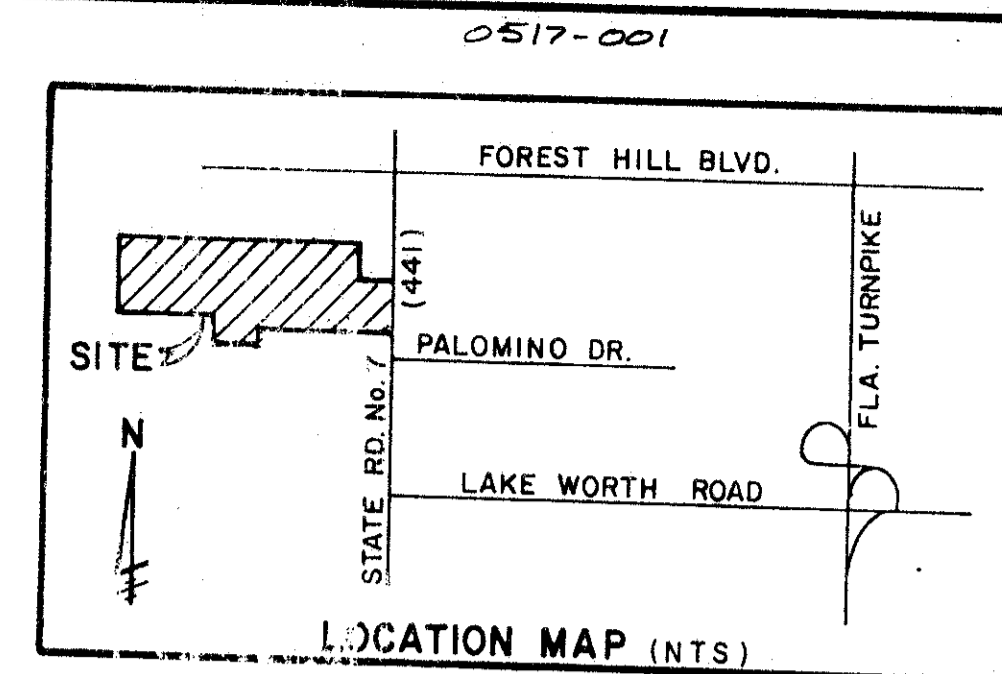


WHITEHORSE ESTATES

PALM VIEW LAKES
A PLANNED UNIT DEVELOPMENT
BEING A REPLAT OF A PORTION OF TRACTS 5 THRU 13 INCLUSIVE, BLOCK 26, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 45 THRU 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.
SHEET 1 OF 10
JULY, 1994.



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STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 9:05 A.M. this 18th day of August, 1994, and duly recorded in Plat Book No. 73 on Page 62-71.
Dorothy H. Wilken, Clerk of the Circuit Court
By Dawn B. Martin, D.C.

KNOW ALL MEN BY THESE PRESENTS THAT GEORGE T. ELMORE, AS TRUSTEE, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF A PORTION OF TRACTS 5 THRU 13 INCLUSIVE, BLOCK 26, PALM BEACH FARMS COMPANY PLAT NO. 3, PAGES 45 THRU 54 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS WHITEHORSE ESTATES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE RUN SOUTH 02°00'28" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 1801.81 FEET; THENCE SOUTH 88°52'02" WEST, A DISTANCE OF 190.93 FEET TO THE WESTERLY ULTIMATE RIGHT-OF-WAY OF U.S. HIGHWAY 441 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE ALONG THE FOLLOWING NUMBERED COURSES:

1. SOUTH 01°47'26" WEST, ALONG SAID ULTIMATE RIGHT-OF-WAY, A DISTANCE OF 354.19 FEET; THENCE
2. SOUTH 88°52'02" WEST, A DISTANCE OF 1527.98 FEET; THENCE
3. SOUTH 01°19'20" EAST, A DISTANCE OF 660.01 FEET; THENCE
4. SOUTH 88°52'02" WEST, A DISTANCE OF 911.12 FEET; THENCE
5. NORTH 01°24'43" EAST, A DISTANCE OF 237.72 FEET; THENCE
6. NORTH 88°22'55" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 2707.53 FEET; THENCE
7. NORTH 02°15'48" EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 24, A DISTANCE OF 1101.19 FEET; THENCE
8. SOUTH 88°09'55" EAST, PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 24, A DISTANCE OF 1333.09 FEET; THENCE
9. NORTH 89°05'00" EAST, A DISTANCE OF 1334.20 FEET; THENCE
10. SOUTH 85°05'57" EAST, A DISTANCE OF 25.05 FEET; THENCE
11. NORTH 88°52'02" EAST, A DISTANCE OF 1316.84 FEET; THENCE
12. SOUTH 01°07'58" EAST, A DISTANCE OF 387.64 FEET; TO A POINT ON A CURVE CONCAVE TO THE NORTH; AND WHOSE CHORD BEARS SOUTH 85°53'24" EAST; THENCE
13. EASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 10°29'07" AND A RADIUS OF 740.00 FEET, A DISTANCE OF 135.42 FEET; THENCE
14. NORTH 88°52'02" EAST, A DISTANCE OF 916.73 FEET; THENCE
15. NORTH 45°19'44" EAST, A DISTANCE OF 34.44 FEET; TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION SHOWN HEREON AS LAKE WORTH DRAINAGE DISTRICT S-6 CANAL (AS PER OFFICIAL RECORD BOOK 1585, PAGE 505) BEING THE 25 FOOT RIGHT-OF-WAY ALONG THE EAST LINE OF THE NORTHWEST QUARTER (AS PER PLAT BOOK 2, PAGES 45-54).

CONTAINING 110.525 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. STREETS:

THE STREETS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

2. 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 THE WHITEHORSE ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE 20' LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE WHITEHORSE ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WHITEHORSE ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT "W-2", FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO 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 ASSOCIATED WITH SAID DRAINAGE SYSTEM.

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.

THE LIFT STATION EASEMENT, WATER AND SEWER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED EXCLUSIVELY TO ACME IMPROVEMENT DISTRICT, FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF THEIR UTILITY FACILITIES.

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.

THE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WHITEHORSE ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. TRACTS:

TRACTS "W-1" AND "W-2", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE WHITEHORSE ESTATES HOMEOWNERS 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.

TRACT "L", AS SHOWN HEREON, IS HEREBY RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES FOR THE WHITEHORSE ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS-SECTIONS, OR TO CHEMICALLY OR PHYSICALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS WITHIN SAID TRACT WITHOUT THE PRIOR WRITTEN CONSENT OF PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT.

TRACT "R", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WHITEHORSE ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "O-S", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WHITEHORSE ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED TO THE FEE SIMPLE OWNERS THEREOF FOR RESIDENTIAL DEVELOPMENT PURPOSES AND THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FEE SIMPLE OWNERS THEREOF WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, I GEORGE T. ELMORE, AS TRUSTEE, DO HEREUNTO SET MY HAND AND SEAL THIS 6 DAY OF June 1994.

WITNESS: Norma Cury BY: George T. Elmore
Norma Cury GEORGE T. ELMORE, AS TRUSTEE

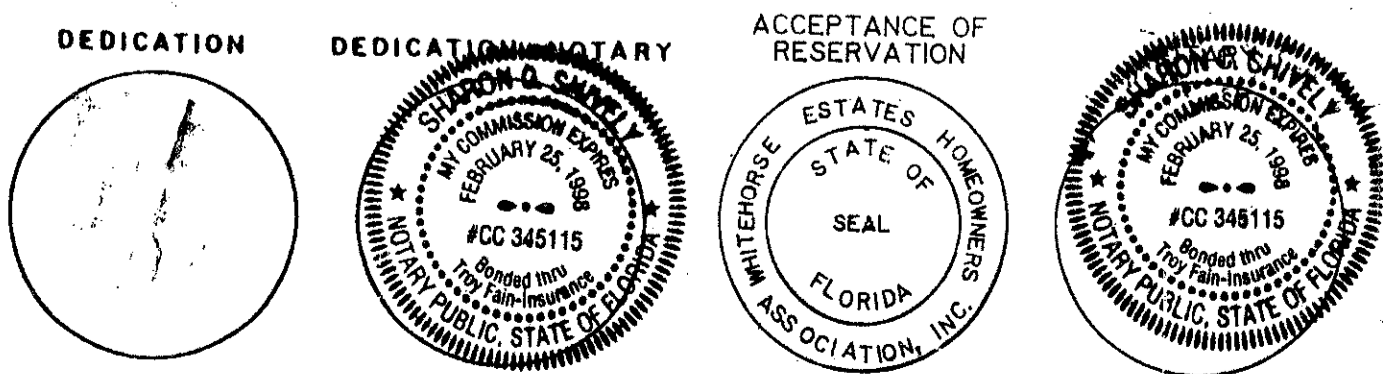
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GEORGE T. ELMORE, AS TRUSTEE WHO IS PERSONALLY KNOWN TO ME AS, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND IS ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6 DAY OF June 1994.

MY COMMISSION EXPIRES: 2-25-98 Sharon C. Shively
NOTARY PUBLIC



ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GEORGE T. ELMORE WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF WHITEHORSE ESTATES HOMEOWNERS ASSOCIATION, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 21 DAY OF July 1994.

MY COMMISSION EXPIRES: 2-25-98 Sharon C. Shively
NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE WHITEHORSE ESTATES HOMEOWNERS ASSOCIATION, INC. ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 21 DAY OF July 1994.

WHITEHORSE ESTATES HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT
BY: George T. Elmore
GEORGE T. ELMORE, PRESIDENT

WITNESS: Norma Cury
Norma Cury

NOTES:

1. PERMANENT REFERENCE MONUMENTS (P.R.M.'S #5019) ARE SHOWN THUS: ■
2. PERMANENT CONTROL POINTS (P.C.P.'S #5019) ARE SHOWN THUS: ●
3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
4. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION UPON MAINTENANCE OR ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDINGS AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
5. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS.
6. LANDSCAPING OR OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF UTILITY COMPANIES OCCUPYING SAME.
7. THERE MAY BE ADDITIONAL RESTRICTION THAT ARE NOT RECORDED ON THIS PLAT AND THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
8. BEARINGS AS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST, BEARING SOUTH 02°00'28" WEST.
9. U.E. DENOTES UTILITY EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
L.A.E. DENOTES LIMITED ACCESS EASEMENT
NR DENOTES NON-RADIAL LINE
S.E. DENOTES SEWER EASEMENT
W.E. DENOTES WATER EASEMENT
A.E. DENOTES ACCESS EASEMENT
P.O.B. DENOTES POINT OF BEGINNING
P.O.C. DENOTES POINT OF COMMENCEMENT
10. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENT 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 USE RIGHTS GRANTED.
11. ALL LINES ARE TO BE ASSUMED RADIAL UNLESS OTHERWISE DENOTED AS NON-RADIAL SHOWN THUS: (NR)
12. THERE SHALL BE NO ABOVE GROUND ENCROACHMENTS WHERE UTILITY EASEMENTS AND LAKE MAINTENANCE EASEMENTS COINCIDE.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED 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 TO GEORGE T. ELMORE, AS TRUSTEE; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: 7/12/94
Glenda Bellamy
GLENDA BELLAMY, VICE PRESIDENT

APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF August 1994.

BY: Mary McCarty
MARY MCCARTY, CHAIR

ATTEST:
DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT
Dorothy H. Wilken
DEPUTY CLERK

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF August 1994.

BY: George Webb
GEORGE WEBB, P.E.,
COUNTY ENGINEER

TABLED DATA (Petition No. 86-100(A))

LOTS (153)	42,282 AC.
OPEN SPACE	3,210 AC.
LAKES	24,567 AC.
RIGHT-OF-WAY	17,841 AC.
TRACT'S	18,642 AC.
RECREATION	3,885 AC.
TOTAL ACREAGE	110,525 AC.
DENSITY	1.38 D.U./AC.

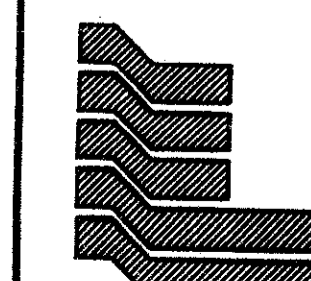
SURVEYOR'S CERTIFICATION

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT THE (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS AND THE UNDERLYING SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS OF CHAPTER 21 HH-6 FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 7-12-94 BY: Craig S. Pusey
CRAIG S. PUSEY, P.L.S.
FLORIDA CERTIFICATE NO. 5019

THIS INSTRUMENT WAS PREPARED BY JOHN STEWART, UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.L.S. OF LANDMARK SURVEYING AND MAPPING, INC.

SURVEYOR



Landmark Surveying & Mapping Inc.
1850 FOREST HILL BOULEVARD
PH. (407)433-5405 SUITE 100 W.P.B. FLORIDA

WHITEHORSE ESTATES

PK# 95-16333
Palm View Lakes Tract D
Lot 132
WHITEHORSE ESTATES
Block 62
Tracts 5 thru 13
RTS
87-1041 same
TAP-736

PET. 86-100A

5/2/4/G

PR# 95-2196 7/10/122
Whitehorse Estates
PR# 95-21461 Lot 39
Whitehorse Est.