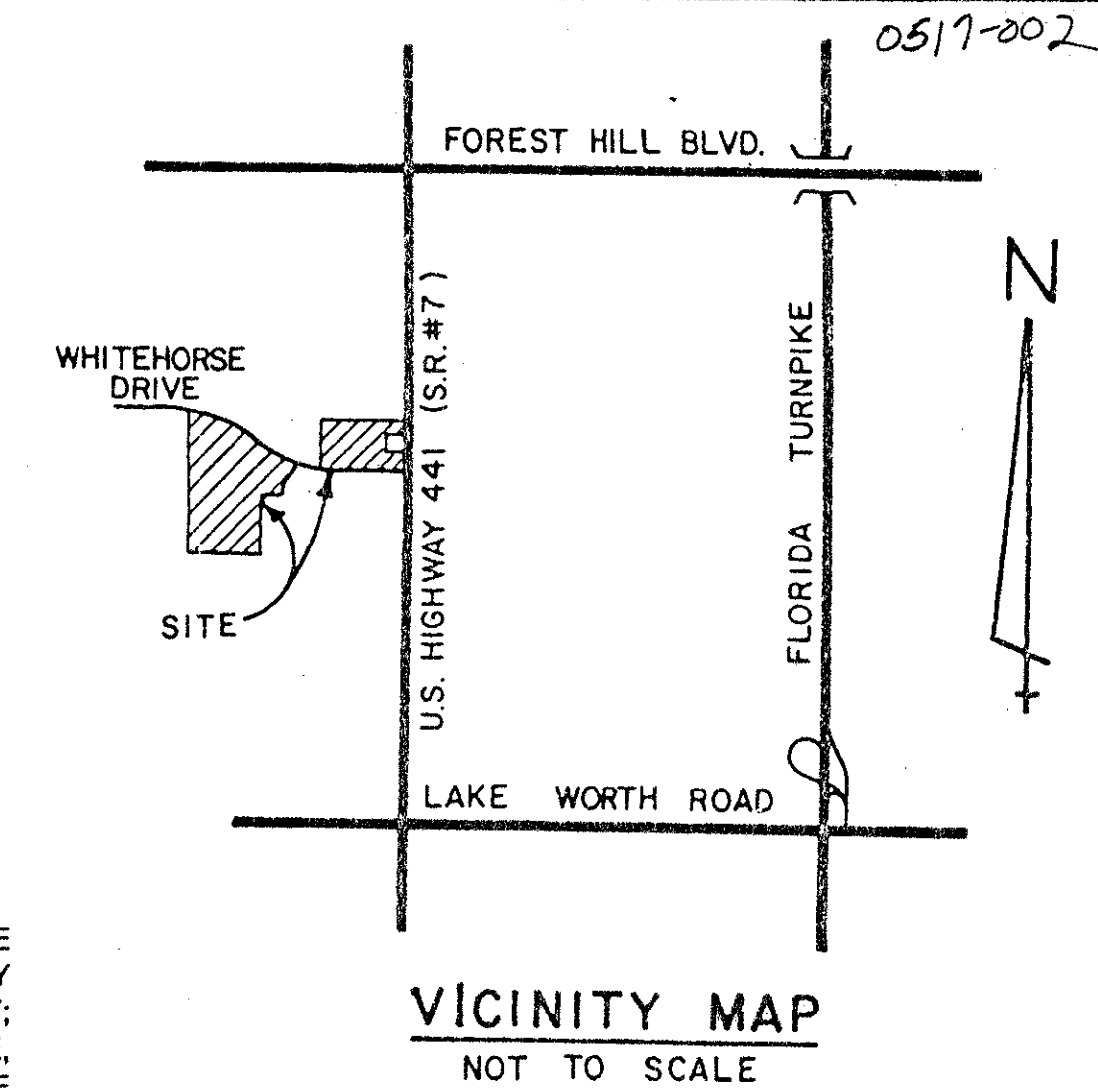


**WHITEHORSE ESTATES PLAT 2**  
 PALM VIEW LAKES A PLANNED UNIT DEVELOPMENT  
 BEING A REPLAT OF A PORTION OF TRACTS 6,7,8,9,10 AND 11, BLOCK 26,  
 PALM BEACH FARMS COMPANY PLAT No. 3, AS RECORDED IN PLAT BOOK 2,  
 PAGES 45 THRU 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
 AND A PORTION OF WHITEHORSE ESTATES AS RECORDED IN PLAT BOOK 73,  
 PAGES 62 THRU 71, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
 LYING IN SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM  
 BEACH COUNTY, FLORIDA.  
 SHEET 1 OF 4 SHEETS JANUARY, 1996



**92**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 This Plat was filed for record at 3:20  
 P.M. This 12 day of November, 1996  
 and duly recorded in Plat Book No. 78  
 on Page 92 thru 95  
 Dorothy H. Wilken, Clerk of the Circuit Court  
 By Dawn A. Mather D.C.

**DEDICATION AND RESERVATION**

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 6, 7, 8, 9, 10 AND 11, BLOCK 26, PALM BEACH FARMS COMPANY PLAT No. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THRU 54 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF WHITEHORSE ESTATES AS RECORDED IN PLAT BOOK 73, PAGES 62 THRU 71 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY FLORIDA, SHOWN HEREON AS WHITEHORSE ESTATES PLAT 2 OF PALM VIEW LAKES A PLANNED UNIT DEVELOPMENT, 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 SOUTH 02°00'28" WEST ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 1725.39 FEET; THENCE SOUTH 88°52'02" WEST, A DISTANCE OF 237.17 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE U.S. HIGHWAY 441 (STATE ROAD 7) AS PER OFFICIAL RECORD BOOK 9165, PAGE 985 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THE PARCEL TO BE HEREIN DESCRIBED; THENCE SOUTH 01°53'40" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 100.17 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WHITEHORSE DRIVE AS SHOWN ON SAID PLAT OF WHITEHORSE ESTATES; THENCE SOUTH 88°52'02" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 894.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE HAVING A CENTRAL ANGLE OF 10°29'07" AND A RADIUS OF 740.00 FEET, A DISTANCE OF 135.42 FEET; THENCE NORTH 01°07'58" WEST ALONG THE EAST LINE OF TRACT "A" OF SAID PLAT OF WHITEHORSE ESTATES, A DISTANCE OF 387.64 FEET; THENCE NORTH 88°52'02" EAST, A DISTANCE OF 1050.18 FEET TO A POINT ALONG THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441 (STATE ROAD 7) AS PER OFFICIAL RECORD BOOK 9165, PAGE 985 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 01°53'40" WEST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 20.03 FEET; THENCE NORTH 88°52'02" EAST, A DISTANCE OF 47.07 FEET; THENCE SOUTH 01°53'40" WEST, A DISTANCE OF 25.03 FEET; THENCE SOUTH 88°52'02" WEST, A DISTANCE OF 277.17 FEET; THENCE SOUTH 02°01'06" EAST, A DISTANCE OF 255.00 FEET; THENCE NORTH 88°52'02" EAST, A DISTANCE OF 212.67 FEET TO THE POINT OF BEGINNING AFORE DESCRIBED, TOGETHER WITH TRACT "B" AS SHOWN ON THE PLAT OF WHITEHORSE ESTATES AS RECORDED IN PLAT BOOK 73, PAGES 62 THRU 71, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE WEST 55.00 FEET OF SAID TRACT "B".

CONTAINING 27.21 ACRES MORE OR LESS.

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

**1. STREETS:**

TRACTS "A-1" AND "A-2", 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 INGRESS / EGRESS EASEMENT SHOWN HEREON IS RESERVED FOR FUTURE USE TO PROVIDE ACCESS TO THE ADJACENT PROPERTY.

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

THE FLOODPLAIN EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WHITEHORSE ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE TEMPORARY STORAGE OF EXCESS WATER. THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

**3. TRACTS:**

TRACTS "O-S-1", "O-S-2", AND "O-S-3 AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE WHITEHORSE ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND 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 "O-4" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WHITEHORSE ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR OPEN SPACE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, I, GEORGE T. ELMORE, AS TRUSTEE, DO HEREBY SET MY HAND AND SEAL THIS 15 DAY OF May, 1996

WITNESS: [Signature] BY: [Signature]  
 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 15 DAY OF May, 1996

MY COMMISSION EXPIRES: 2-25-98 [Signature]  
 NOTARY PUBLIC

**ACCEPTANCE OF RESERVATIONS**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

THE WHITEHORSE ESTATES HOMEOWNERS 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 15 DAY OF May, 1996.

WHITEHORSE ESTATES HOMEOWNERS ASSOCIATION, INC.,  
 A FLORIDA CORPORATION NOT - FOR - PROFIT  
 WITNESS: [Signature] BY: [Signature]  
 GEORGE T. ELMORE, PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GEORGE T. ELMORE, WHO IS PERSONALLY KNOWN TO ME, 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 15 DAY OF May, 1996

MY COMMISSION EXPIRES: 2-25-98 [Signature]  
 NOTARY PUBLIC

**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: 5/18/96 [Signature]  
9/17/96 scb GLENDA BELLAMY, ASSISTANT VICE-PRESIDENT

**TABULATION DATA (Petition No. 86-100(A))**

LOTS (92) .....	20.438 AC.
OPEN SPACE .....	1.768 AC.
RIGHT-OF-WAY .....	5.006 AC.
TOTAL ACREAGE .....	27.21 AC.
DENSITY .....	3.37 D.U./AC.

**NOTES:**

- PERMANENT REFERENCE MONUMENTS (P.R.M.'s #5019) ARE SHOWN THUS: ■  
 EXISTING PERMANENT REFERENCE MONUMENTS (P.R.M.'s #5019) ARE SHOWN THUS: □  
 PERMANENT CONTROL POINTS (P.C.P.'s #5019) ARE SHOWN THUS: \*
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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.
- 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.
- |        |                                   |
|--------|-----------------------------------|
| Δ      | DENOTES DELTA ANGLE               |
| L      | DENOTES ARC LENGTH                |
| R      | DENOTES RADIUS                    |
| ⊥      | DENOTES CENTERLINE                |
| U.E.   | DENOTES UTILITY EASEMENT          |
| D.E.   | DENOTES DRAINAGE EASEMENT         |
| L.A.E. | DENOTES LIMITED ACCESS EASEMENT   |
| NR     | DENOTES NON-RADIAL LINE           |
| P.O.B. | DENOTES POINT OF BEGINNING        |
| P.O.C. | DENOTES POINT OF COMMENCEMENT     |
| F.E.   | DENOTES FLOODPLAIN EASEMENT       |
| O.A.   | DENOTES OVERALL                   |
| L.M.E. | DENOTES LAKE MAINTENANCE EASEMENT |
| O.R.B. | DENOTES OFFICIAL RECORD BOOK      |
- 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.
- ALL LINES ARE TO BE ASSUMED RADIAL UNLESS OTHERWISE DENOTED AS NON-RADIAL SHOWN THUS: (NR)

**COUNTY APPROVAL**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

COUNTY ENGINEER:

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 12 DAY OF NOV, 1996.

[Signature]  
 GEORGE T. WEBB, P.E. - COUNTY ENGINEER

**SURVEYOR'S CERTIFICATION:**

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

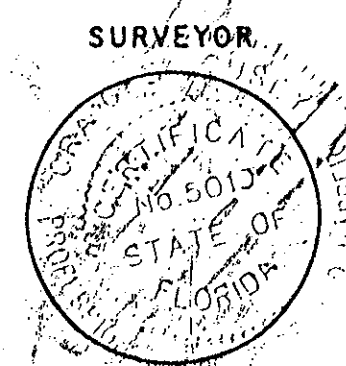
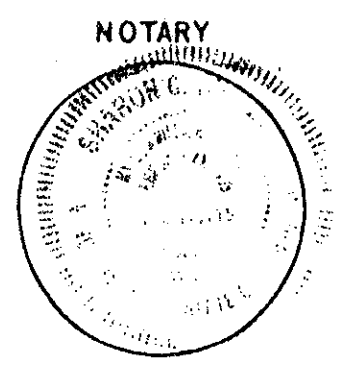
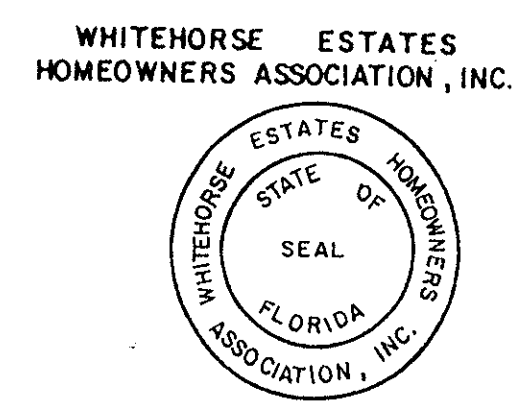
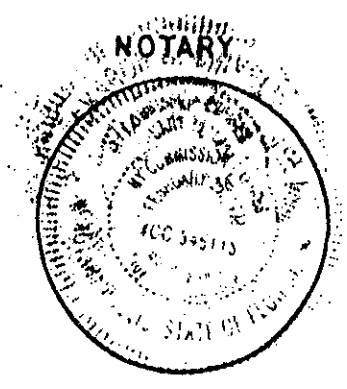
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'s) HAVE BEEN PLACED AS REQUIRED BY LAW AND PERMANENT CONTROL POINTS (P.C.P.'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, ALL ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: SEPT. 20, 1996 BY: [Signature]  
 CRAIG S. PUSEY, PROFESSIONAL SURVEYOR & MAPPER  
 FLORIDA REGISTRATION NO. 5019

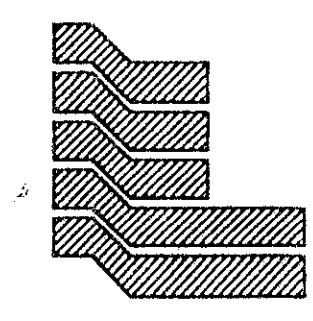
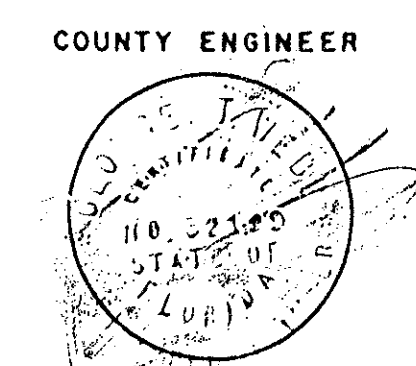
THIS INSTRUMENT WAS PREPARED BY JOHN B. STEWART, UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF LANDMARK SURVEYING AND MAPPING, INC.

**Ret**  
**78/92 86-100**

SUBDIVISION # Whitehorse Estates  
 BOOK 78 PAGE 92  
 FLOOD ZONE B FLOOD MAP # 100B  
 ZONING RTS  
 QUAD # 63 ZIP CODE 33414  
 SE 86-100  
 PUD NAME Whitehorse Estates



**0517-002**



Landmark Surveying & Mapping Inc.  
 1850 FOREST HILL BOULEVARD  
 PH. (407)433-5405 SUITE 100 W.P.B. FLORIDA  
**WHITEHORSE ESTATES**  
**PLAT 2**