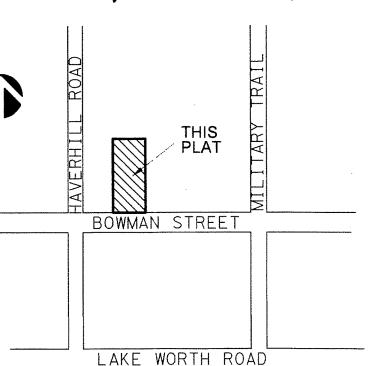
WHITNEY PARK

THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA.

DECEMBER, 2016



LOCATION MAP

NOT TO SCALE

STATE OF FLORIDA COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 10:20 AM
THIS 13 DAY OF December 2016, AND DULY RECORDED IN PLAT BOOK 122 ON PAGES 164 THROUGH 165 SHARON R. BOCK, CLERK AND COMPTROLLER

SHEET 1 OF 2

DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT DR HORTON, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LANDS SHOWN HEREON, BEING A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST, SHOWN HEREON AS "WHITNEY PARK", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST. PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA AND CONTAIN 5.114 ACRES, MORE OR LESS.

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

I. TRACT R, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE WHITNEY PARK HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, 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 THE CITY OF GREENACRES.

2. TRACTS A, B AND C, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WHITNEY PARK HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE, BUFFER AND OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES.

3. TRACT Z, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF GREENACRES FOR ROADWAY PURPOSES.

4. THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WHITNEY PARK HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES.

5. 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 WHITNEY PARK HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF

6. THE CITY OF GREENACRES, ITS SUCCESSORS AND ASSIGNS, 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. AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

7. THE TWELVE FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES, AND THE 20 FOOT WIDE UTILITY EASEMENT, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTAL-LATION. OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING BUT NOT LIMITED TO POTABLE WATER PIPE LINES, RAW WATER PIPE LINES, WASTEWATER PIPE LINES, RECLAIMED WATER PIPE LINES, RAW WATER PIPE LINES, WASTEWATER PIPE LINES, RECLAIMED WATER PIPE LINES, ELECTRIC POWER LINES, TELECOMMUNICATION 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. IF OTHERWISE APPROVED BY THE CITY OF GREENACRES AND PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF GREENACRES AND PALM BEACH COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS.

8. ALL TRACTS FOR PRIVATE STREET PURPOSES, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT 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 PIPE LINES, RAW WATER PIPE LINES, WASTEWATER PIPE LINES, RECLAIMED WATER PIPE LINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. IF OTHERWISE APPROVED BY THE CITY OF GREENACRES AND PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF GREENACRES AND PALM BEACH COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, DR HORTON, INC., A DELAWARE CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED THIS ___ DAY OF Lecember .

A DELWARE CORPORATION PRINT NAME: KART Albertson TITLE: Assistant Secretary

ACKNOWLEDGEMENT

STATE OF FLORIDA) SS COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED KARLI Alberts of WHO IS PERSONALLY KNOWN AS IDENTIFICATION, AND TO ME. OR HAS PRODUCED WHO EXECUTED THE FOREGOING INSTRUMENT AS ASSISTED OF DR HORTON, INC., A DELAWARE 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 COMPANY 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.

NOTARY PUBLIC: FRANCES J. GUERRAN STATE OF FLORIDA FF aaa134

AREA TABLE

TRACTS A, B, C 58,085 SF 27,717 SF 321 SF 136,637 SF LOTS 1-24 TOTAL 222,760 SF

CITY APPROVAL

IT IS HEREBY CERTIFIED THAT THIS PLAT OF WHITNEY PARK HAS

CERTIFICATE OF REVIEWING SURVEYOR

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR FOR THE CITY OF GREENACRES, FLORIDA, AND DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART I. FLORIDA STATUTES.

DATE: 12/5/2016 GARY M. HAYMAN, PSM .LS2633 PROFESSIONAL SURVEYOR AND MAPPER ENGENUITY GROUP, INC. 1280 NORTH CONGRESS AVENUE SUITE 101 WEST PALM BEACH, FL 33409

HOMEOWNERS' ASSOCIATION ACCEPTANCE

STATE OF FLORIDA COUNTY OF PALM BEACH) SS

THE WHITNEY PARK HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, 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 _ 2 DAY OF Lecember, 2016.

> WHITNEY PARK HOMEOWNERS' ASSOCIATION. INC. A FLORIDA CORPORATION, NOT FOR PROFIT

, PRESIDENT WITNESS: 1 BY:
PRINT NAME: AVI LATCHMAN G. MEYPANAMOS

WITNESS: Nightan PRINT NAME: Nortosina Etwane **ACKNOWLEDGEMENT**

COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED G. Alex Policisas, WHO IS PERSONALLY

AS IDENTIFICATION, AND

AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE WHITNEY PARK HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, 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 IS 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 DAY OF December, 2014.

MY COMMISSION EXPIRES: 7/23/19 FF 822134

Francis oulle J. GULLA TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH)

I. Karri Michelle Jessel 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 HEREON
IN DR HORTON, INC., A DELAWARE CORPORATION; THAT THE CURRENT TAXES
HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES; AND THAT THERE ARE
ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: November 14 2016 BY: Kashi Michelle Jasell

Karri Michelle Jessell ATTORNEY AT LAW MEMBER OF THE FLORIDA BAR LICENSE NUMBER 0123757

NOTES:

OI. THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE EAST 1/2 OF THE SW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 24-44-42 (NORTH R/W LINE OF BOWMAN STREET) HAVING A BEARING OF SOUTH 87°32'02" EAST, AS DETERMINED FROM STATE PLANE COOR-DINATES AS ESTABLISHED BY THE PALM BEACH COUNTY ENGINEERING DIVISION BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT, ACCORDING TO DATA GATHERED FROM PALM BEACH

COUNTY CONTROL POINTS RUSK AND RUNNER. 02. 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 CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

03. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF

GREENACRES ZONING REGULATIONS. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, 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 DETERMINED BY USE

RIGHTS GRANTED. 05. ALL LINES WHICH INTERSECT CURVED LINES ARE NON-RADIAL UNLESS NOTED AS BEING RADIAL.

06. 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 PALM BEACH COUNTY. FLORIDA. 07. ALL DISTANCES SHOWN ARE GROUND DISTANCES. SCALE FACTOR USED FOR THIS PLAT WAS 1.0000357.

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 BY 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 CITY OF GREENACRES 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 THE CITY OF GREENACRES, AND PALM BEACH COUNTY, FLORIDA.

JEFF S. HODAPP, P.S.M. LICENSE NO. LS5111 STATE OF FLORIDA PERIMETER SURVEYING & MAPPING, INC. 947 CLINT MOORE ROAD BOCA RATON, FL 33487 CERTIFICATION OF AUTHORIZATION NO. LB7264

> REVIEWING SURVEYOR

SURVEYOR 4 5 S. Hoo Branch. ∮6° 40, 5™... 1 STATE 17.00

WHITNEY PARK HOMEOWNERS' NOTARY NOTARY DR HORTON, INC. ASSOCIATION, INC. CITY OF GREENACRES CITY ENGINEER