

"WHITE FENCES EQUESTRIAN ESTATES" RE-PLAT NO. 2

164

BEING A REPLAT OF LOTS 9, 10, 11, AND 12, "WHITE FENCES EQUESTRIAN ESTATES" AS RECORDED IN PLAT BOOK 85, PAGES 175 THROUGH 177 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 16, TOWNSHIP 43 SOUTH, RANGE 40 EAST PALM BEACH COUNTY, FLORIDA

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

THIS INSTRUMENT WAS FILED FOR RECORD AT P M. THIS 11th DAY OF April, 2005 AND DULY RECORDED IN: PLAT BOOK 104 ON PAGE 164-165 SHARON R. BOCK CLERK CIRCUIT COURT BY Abbie L. Johnson DEPUTY CLERK

SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that FAIR WEATHER PROPERTIES, INC., a Florida Corporation, licensed to do business in Florida, owner of the lands shown hereon as "WHITE FENCES EQUESTRIAN ESTATES" RE-PLAT NO. 2, being a re-plot of Lots 9, 10, 11, and 12, "WHITE FENCES EQUESTRIAN ESTATES" as recorded in Plat Book 85 on Pages 175 through 177 of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

LOTS 9, 10, 11, AND 12, "WHITE FENCES EQUESTRIAN ESTATES" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGES 175 THROUGH 177 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN SECTION 16, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA.

CONTAINING 99.470 ACRES, MORE OR LESS.

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

TRACT 'D' and TRACT 'E' as shown hereon, are 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.

The utility easements (U.E.), 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 drainage easements (D.E.), 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.

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 13 day of JANUARY, 2004, 2005

FAIR WEATHER PROPERTIES, INC.
A Florida Corporation

By: Mary Anne McPhail
Mary Anne McPhail - Vice-President

WITNESS: [Signature]
WITNESS: [Signature]

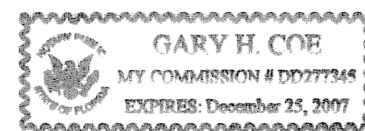
ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

BEFORE ME personally appeared Mary Anne McPhail, who is personally known to me, ~~or has produced~~ 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 19 day of January, 2004, 2005

My commission expires: December 23, 2007



By: Mary Anne McPhail
Mary Anne McPhail - President

ACCEPTANCE

State of Florida
County of Palm Beach

The WHITE FENCES EQUESTRIAN ESTATES 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 19 day of JANUARY, 2004, 2005

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

By: Mary Anne McPhail
Mary Anne McPhail - President

WITNESS: [Signature]
WITNESS: [Signature]

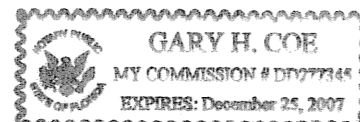
ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

BEFORE ME personally appeared Mary Anne McPhail, who is personally known to me, ~~or has produced~~ 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 19 day of January, 2004, 2005

My commission expires: December 23, 2007



By: Mary Anne McPhail
Mary Anne McPhail - President

TITLE CERTIFICATION

State of Florida
County of Palm Beach

I, Jeffrey D. Kneen, 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; that the current taxes have been paid; that there are no mortgages of record; and that there are no other encumbrances of record.

Dated: January 20, 2005 By: [Signature]
Jeffrey D. Kneen - 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 11 day of April, 2004, 2005 and has been reviewed by a Professional Surveyor & Mapper employed by Palm Beach County in accordance with Section 177.081(1), F.S.

By: [Signature]
George T. Webb, P.E. - County Engineer

SURVEYOR'S CERTIFICATE

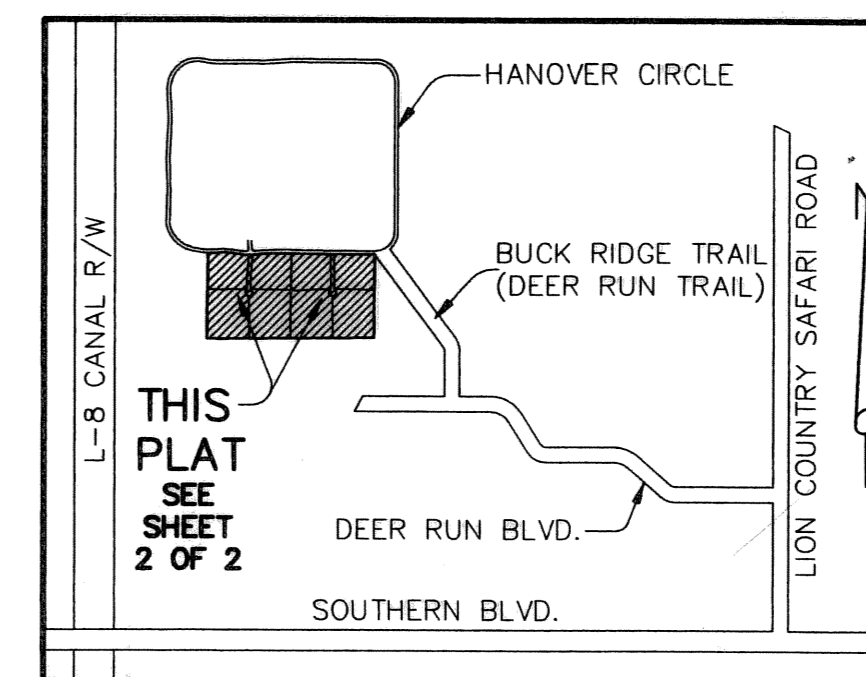
This is to certify that the plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision; that said survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments ("P.R.M.s"), Permanent Control Points ("P.C.P.s"), and Lot Corners have been set in accordance with Sec. 177.091(7), (8), and (9), F.S., 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: 01/19/05

By: [Signature]
David A. Bower, P.S.M.
Professional Surveyor and Mapper
Florida Certificate No. 5888

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 1).
- 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.
- 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 LB 6599, unless otherwise indicated)
- indicates 5/8" iron rod and cap marked LB6599.



LOCATION MAP
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

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

N 89°25'40" W (Plat) 00°00'03.4" Bearing
N 89°25'36.6" W (Grid) = Clockwise Rotation
(Plat to Grid)

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

COORDINATE TRANSLATION DATA

ZONING DATA	
PETITION NO. DRC 95-029	
ZONING DISTRICT: AR	
LAND USE DESIGNATION: RR10	
ACREAGES:	
TRACT 'D': 1.152 ACRES (PRIVATE STREET)	
TRACT 'E': 1.165 ACRES (PRIVATE STREET)	
LOT 6: 10.127 ACRES	
LOT 7: 10.123 ACRES	
LOT 8: 10.067 ACRES	
LOT 9: 10.093 ACRES	
LOT 10: 14.075 ACRES	
LOT 11: 14.098 ACRES	
LOT 12: 14.157 ACRES	
LOT 13: 14.413 ACRES	
TOTAL PLATTED ACREAGE: 99.470 ACRES	
DWELLING UNITS: 8	
PLAT DENSITY: 0.080 (D.U./ACRES)	

HOMEOWNERS' ASSOC. SEAL

FAIR WEATHER PROP. CORPORATE SEAL

COUNTY ENGINEER SEAL

SURVEYOR SEAL

SUBDIVISION WHITE FENCES EQUESTRIAN ESTATES RE-PLAT NO. 2
BOOK 104 PAGE 164
FLOOD ZONE 40
QUAD # 106
SE
TAZ 1056
FUD NAME

DENNIS J. LEAVY & ASSOCIATES, INC. LAND SURVEYORS AND MAPPERS

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

SCALE: N/A CHECKED BY: D.J.L. DATE: 02/24/04
DRAWN BY: D.A.B. JOB NO.: 03-072-1

THIS INSTRUMENT WAS PREPARED BY:
David A. Bower, P.S.M. #5888 in the offices of
Dennis J. Leavy and Associates, Inc.
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Royal Palm Beach, Florida 33411
(561) 753 - 0650