

EQUUS AGR-PUD PHASE ONE REPLAT 131

A PLAT OF A PORTION OF SECTIONS 18 AND 19, TOWNSHIP 45 SOUTH, RANGE 42 EAST AND ALSO BEING A REPLAT OF ALL OF LOTS 52, 53, 54, 56, 57, 58, 59, 60, 61 AND 62 AND ALL OF TRACTS D-1 AND L-1 OF EQUUS AGR-PUD PHASE ONE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 97, PAGES 11 THROUGH 24 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
 PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

SHEET 5 OF 5
 FEBRUARY 2003

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT _____ M.
 THIS _____ DAY OF
 _____ A.D. 2004 AND DULY
 RECORDED IN PLAT BOOK
 _____ ON PAGES _____
 AND _____
 DOROTHY H. WILKEN
 CLERK CIRCUIT COURT
 BY : _____
 DEPUTY CLERK

NOTES :

BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S.00°00'00"E. ALONG THE EAST LINE OF TRACT L-1 OF EQUUS AGR-PUD PHASE ONE.
 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.

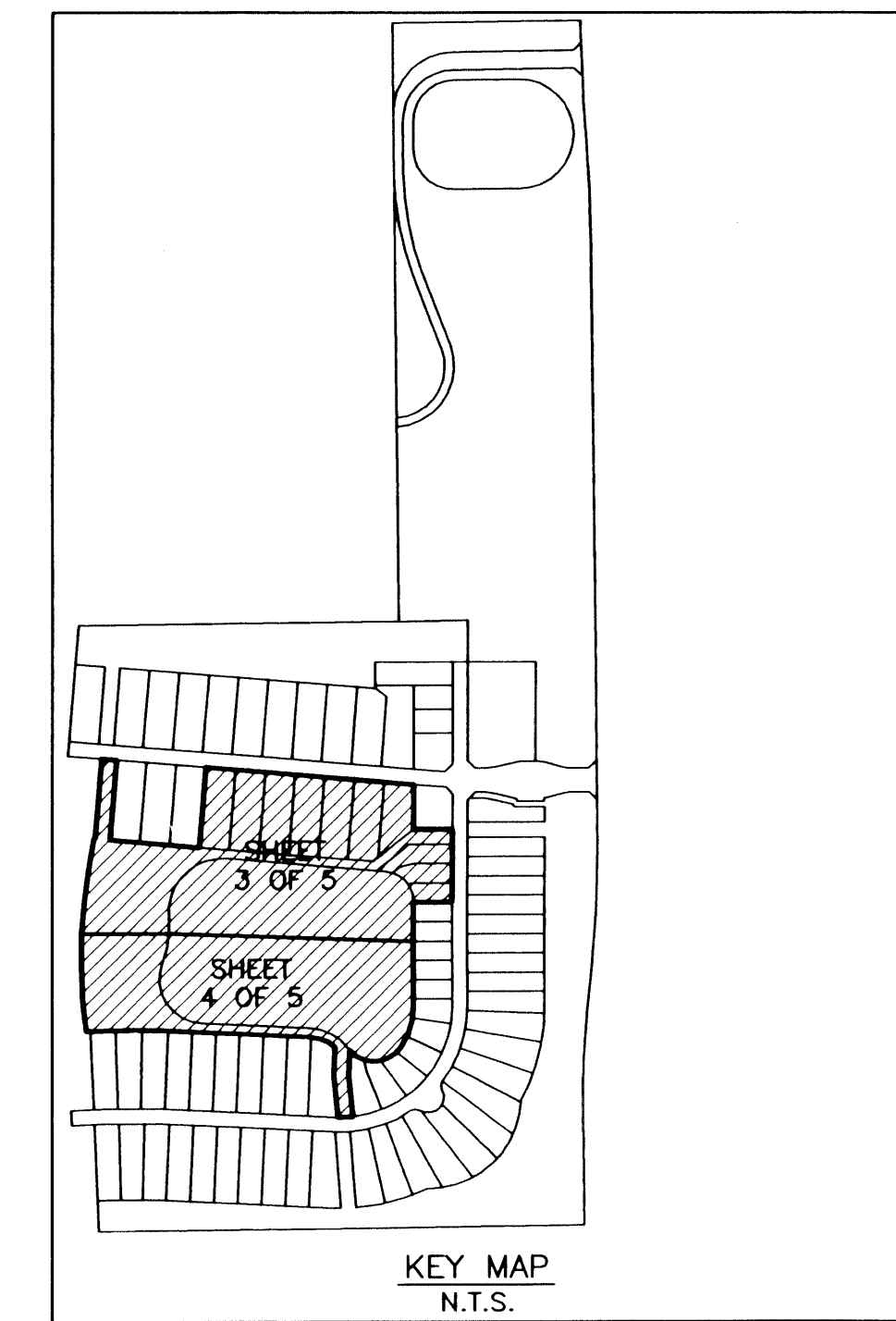
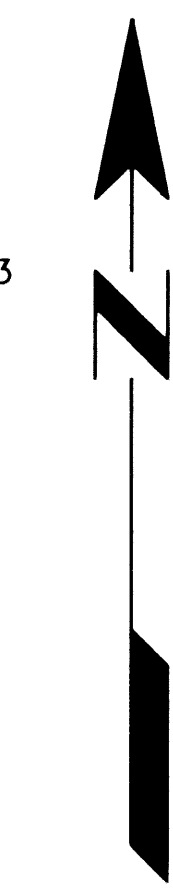
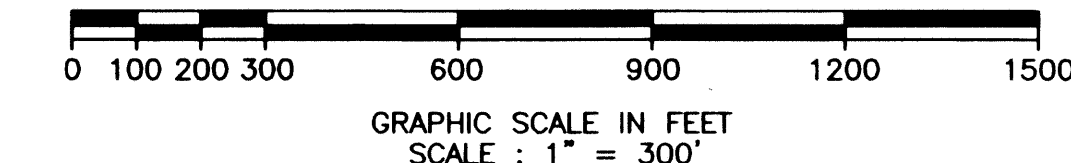
BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CURRENT COUNTY ZONING REQUIREMENTS.
 THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, 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 THE USE OF RIGHTS GRANTED.

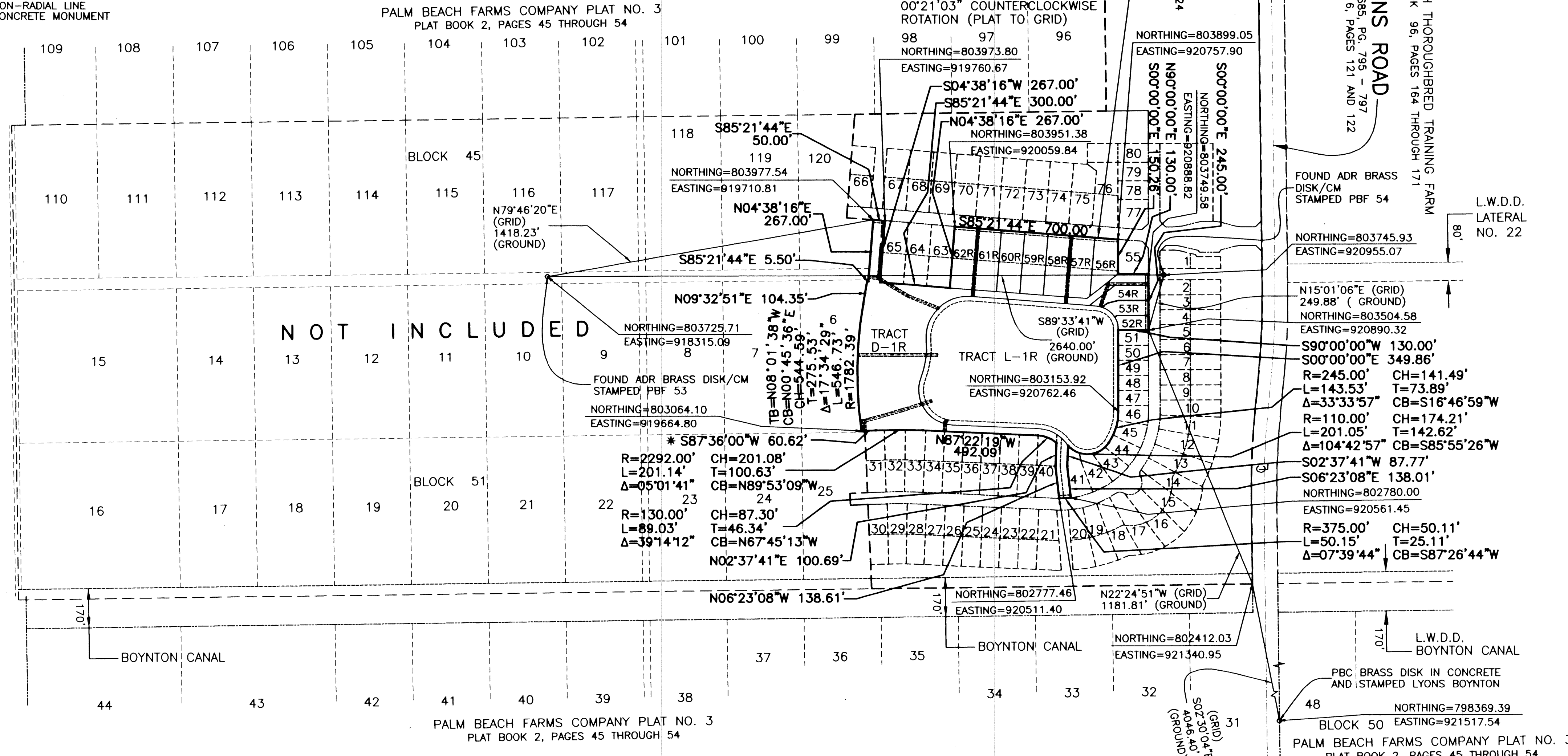
LEGEND :

- C CENTERLINE
- R RADIUS
- Δ ARC LENGTH
- Δ DELTA OR CENTRAL ANGLE
- T TANGENT
- CH CHORD
- CB BEARING
- TB TANGENT BEARING
- N NORTH
- E EAST
- S SOUTH
- W WEST
- PRM PERMANENT REFERENCE MONUMENT NUMBER LB-50
- EPRM EXISTING PERMANENT REFERENCE MONUMENT NUMBER LB-50
- EPCP EXISTING PERMANENT CONTROL POINT NUMBER LB-50
- LME LAKE MAINTENANCE EASEMENT
- LMAE LAKE MAINTENANCE ACCESS EASEMENT
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- ROE ROOF OVERHANG EASEMENT
- PLAT BOOK OFFICIAL RECORDS BOOK
- PAGE
- * S, S, S NON-RADIAL LINE
- CM CONCRETE MONUMENT

THIS INSTRUMENT WAS PREPARED BY :
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 LICENSED BUSINESS NO. : LB-50



U.S. HIGHWAY NO. 441 (STATE ROAD NO. 7)
 (UNRECORDED)



NOTES
 COORDINATES, BEARINGS AND DISTANCES
 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
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.0000232
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

STATE PLANE COORDINATE DETAIL
 SCALE : 1" = 300'

SUBDIVISION EQUUS AGR PHASE ONE REPLAT
 BOOK 101 PAGE 131
 FLOOD MAP # 185A
 ZONING AGR/PUD
 QUID # 41
 SE
 TAZ 102B
 PUD NAME

DATE : FEBRUARY 11, 2003
 JOB NUMBER : JG-100-8500
 FILE NAME : \\JAG7\CADD\UG8500\RECORD PLAT\EQUUS PHASE ONE REPLAT.DWG
 LJR