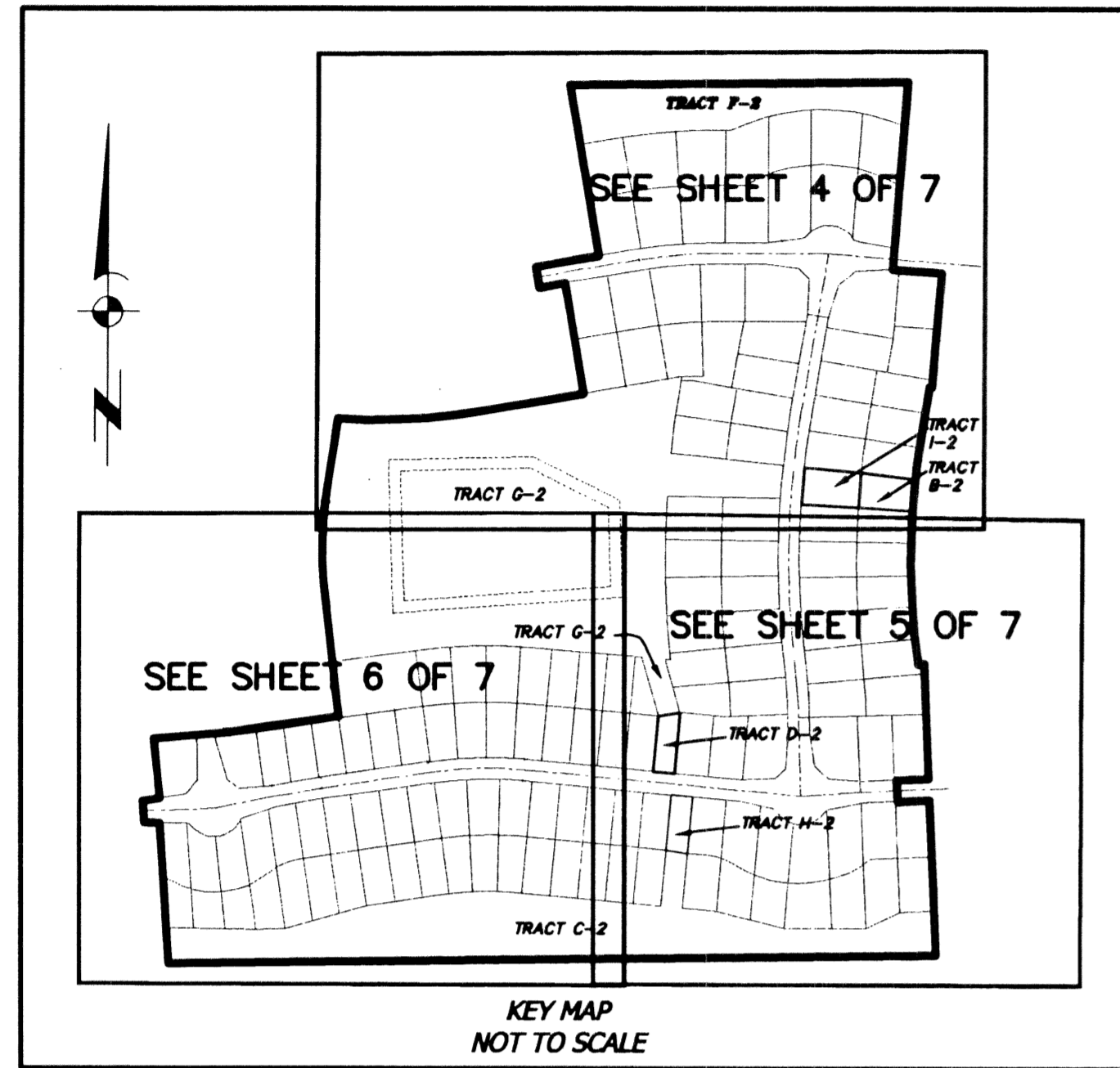


EQUUS AGR - PUD PHASE TWO

A PLAT OF A PORTION OF SECTIONS 18 AND 19, TOWNSHIP 45 SOUTH, RANGE 42 EAST AND ALSO BEING A REPLAT OF A PORTION OF TRACTS 118, 120, AND ALL OF TRACT 119, BLOCK 45 TOGETHER WITH A PORTION OF THE 50 FOOT RIGHT-OF-WAY SOUTH OF AND ADJACENT TO TRACTS 118 THROUGH 120, INCLUSIVE, BLOCK 45, PALM BEACH FARMS COMPANY PLAT NO. 3, TOGETHER WITH A PORTION OF TRACTS 6, 8, 9, 10, 20, 21, 25, BLOCK 51 AND ALL OF TRACTS 7, 22, 23 AND 24, BLOCK 51, TOGETHER WITH A PORTION OF THE 30 FOOT RIGHT-OF-WAY EAST OF AND ADJACENT TO TRACTS 9 AND 22, BLOCK 51, AND A PORTION OF THE 15 FOOT RIGHT-OF-WAY SOUTH OF AND ADJACENT TO TRACTS 20 THROUGH 25, INCLUSIVE, BLOCK 51, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

BLINOW AND ROSSI, INC. BOCA RATON, FLORIDA
SHEET 3 OF 7
MARCH 2004



NOTES:

- 1.) BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 89°21'25"E ALONG THE MOST WESTERLY NORTH PROPERTY LINE OF EQUUS AGR-PUD PHASE ONE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 97, PAGE 11-24 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 2.) NO BUILDING OF 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 ENCROACHMENTS.
- 3.) BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CURRENT COUNTY ZONING REQUIREMENTS.
- 4.) 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.
- 5.) 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 THE RIGHTS GRANTED.
- 6.) ALL LINES ARE NOT RADIAL UNLESS OTHERWISE STATED.

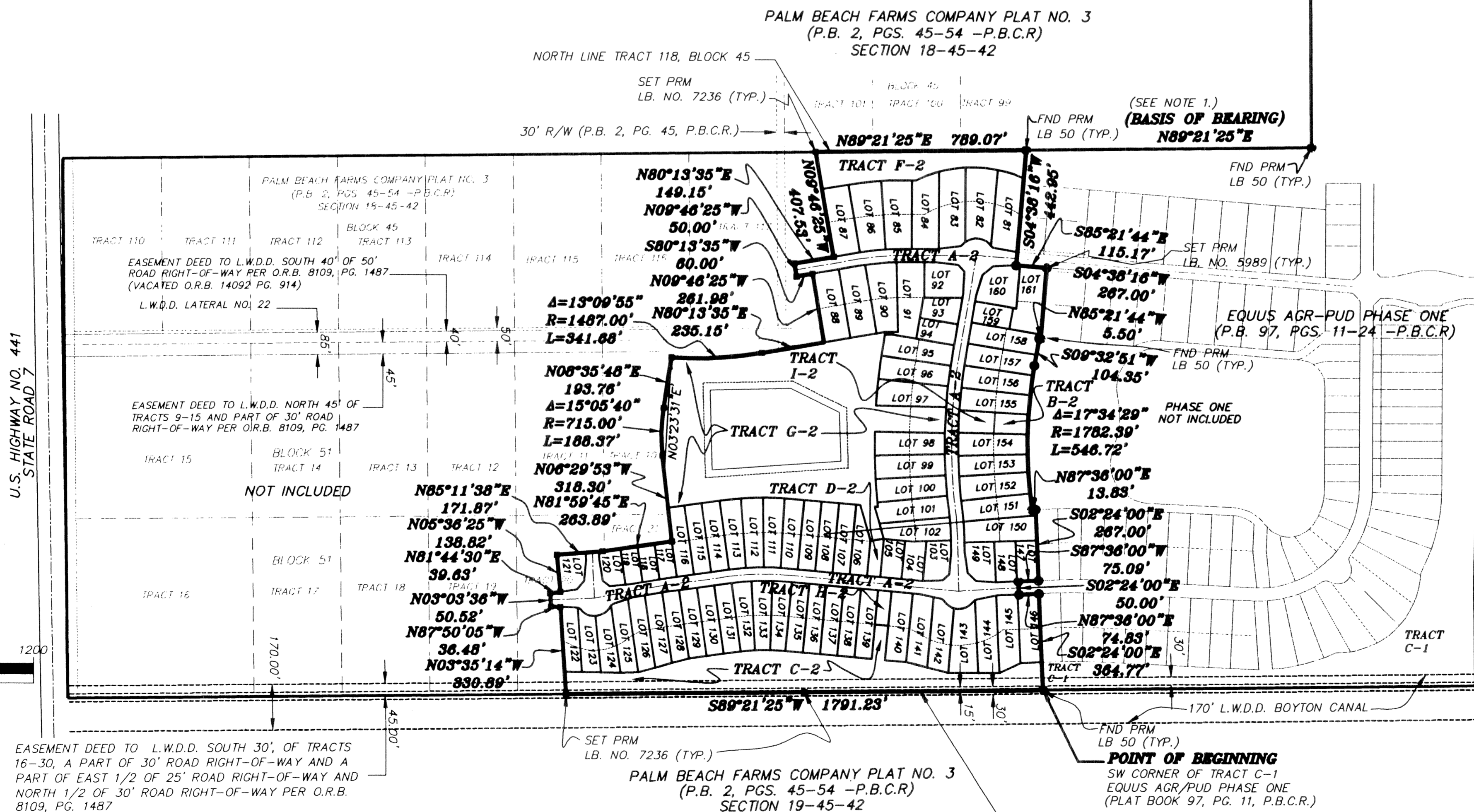
THIS INSTRUMENT WAS PREPARED BY NICHOLAS W. BLINOW, PSM, FL LSS5989, IN THE OFFICE OF BLINOW AND ROSSI, INC. PROFESSIONAL LAND SURVEYORS 9181 GLADES RD., SUITE 125 BOCA RATON, FLORIDA, 33434
PHONE NUMBER : (561) 477-9633
FAX NUMBER : (561) 477-9707
LICENSED BUSINESS NUMBER 7236

MELROSE PARK SECTION 1
PLAT BOOK 41, PAGES 22 - 26

LOT AREA TABLE			
LOT NUMBER	SQUARE FEET	LOT NUMBER	SQUARE FEET
LOT 81	29,288	LOT 126	26,533
LOT 82	30,079	LOT 127	17,854
LOT 83	29,760	LOT 128	17,313
LOT 84	27,885	LOT 129	17,717
LOT 85	28,157	LOT 130	17,030
LOT 86	29,211	LOT 131	17,034
LOT 87	23,600	LOT 132	17,015
LOT 88	26,198	LOT 133	17,363
LOT 89	26,143	LOT 134	17,363
LOT 90	26,143	LOT 135	17,031
LOT 91	26,533	LOT 136	17,031
LOT 92	18,866	LOT 137	17,030
LOT 93	12,708	LOT 138	17,030
LOT 94	11,520	LOT 139	17,030
LOT 95	21,721	LOT 140	20,960
LOT 96	22,027	LOT 141	21,307
LOT 97	23,420	LOT 142	20,816
LOT 98	22,083	LOT 143	24,125
LOT 99	22,110	LOT 144	22,866
LOT 100	22,061	LOT 145	22,176
LOT 101	21,689	LOT 146	20,800
LOT 102	8,785	LOT 147	11,982
LOT 103	14,121	LOT 148	12,071
LOT 104	11,619	LOT 149	15,480
LOT 105	11,440	LOT 150	23,591
LOT 106	13,894	LOT 151	21,560
LOT 107	17,030	LOT 152	22,740
LOT 108	17,030	LOT 153	18,948
LOT 109	17,031	LOT 154	20,798
LOT 110	18,184	LOT 155	20,823
LOT 111	18,973	LOT 156	20,905
LOT 112	19,647	LOT 157	21,123
LOT 113	18,954	LOT 158	20,879
LOT 114	17,858	LOT 159	11,520
LOT 115	17,030	LOT 160	20,994
LOT 116	16,809	LOT 161	25,952
LOT 117	8,892	TRACTS A-2	225,853
LOT 118	8,765	TRACTS B-2	9,909
LOT 119	8,893	TRACTS C-2	204,724
LOT 120	10,803	TRACTS D-2	6,825
LOT 121	13,182	TRACTS F-2	77,038
LOT 122	16,030	TRACTS G-2	13,310
LOT 123	15,299	TRACTS H-2	6,500
LOT 124	15,572	TRACTS I-2	11,108
LOT 125	18,253		

ABBREVIATION LEGEND

- AGR AGRICULTURE
- D.E. DRAINAGE EASEMENT
- CL CENTERLINE
- U.E. UTILITY EASEMENT
- CONC. CONCRETE
- Δ CENTRAL ANGLE
- ELEV. ELEVATION
- FND. FOUND.
- PUD PLAN UNIT DEVELOPED
- L ARC LENGTH
- L.B. LICENSED BUSINESS
- O.R.B. OFFICIAL RECORDS BOOK
- (R) RADIAL LINE
- (P) PLAT
- P.B. PLAT BOOK
- P.B.C.R. PALM BEACH COUNTY RECORDS
- (P.C.P.) PERMANENT CONTROL POINT
- PG. PAGE
- PRM PERMANENT REFERENCE MONUMENT
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
- R RADIUS
- R/W RIGHT-OF-WAY
- (TYP) TYPICAL
- L.W.D. LAKE WORTH DRAINAGE DISTRICT
- O.E. OVERHANG EASEMENT
- SET PRM. LB. 7236 4"x4"x24" CONCRETE MONUMENT
- ⊙ FOUND 6" DIAMETER CONCRETE MONUMENT WITH METAL DISC LB50 (TYP.) (JOHN GRANT)
- 0° DENOTES ZERO LOT LINE



EASEMENT DEED TO L.W.D. SOUTH 30' OF TRACTS 16-30, A PART OF 30' ROAD RIGHT-OF-WAY AND A PART OF EAST 1/2 OF 25' ROAD RIGHT-OF-WAY AND NORTH 1/2 OF 30' ROAD RIGHT-OF-WAY PER O.R.B. 8109, PG. 1487

PALM BEACH FARMS COMPANY PLAT NO. 3 (P.B. 2, PGS. 45-54 -P.B.C.R.) SECTION 19-45-42

POINT OF BEGINNING
SW CORNER OF TRACT C-1
EQUUS AGR-PUD PHASE ONE
(PLAT BOOK 97, PG. 11, P.B.C.R.)

PREPARED BY:

Blinow & Rossi, Inc.
Land Surveying, Mapping and Consultant Services
9181 GLADES ROAD, SUITE 125
BOCA RATON, FLORIDA 33434
Telephone No. (561) 477-9633

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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 _____ THROUGH _____.

DOROTHY H. WILKEN
CLERK OF COURT

BY: _____
DEPUTY CLERK

SUBDIVISION EQUUS AGR-PH 2
PAGE 159
BOOK 102
FLOOD MAP # 185 A
FLOOD ZONE B
ZONING AGR-PUD
QUAD # 41.50
SE
T.N. 102D
PUD NAME