

# 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 16 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 7 OF 7  
MARCH 2004

THIS INSTRUMENT WAS PREPARED BY NICHOLAS W. BLINOW, PSM, FL LS5989, IN THE OFFICE OF BLINOW AND ROSSI, INC. PROFESSIONAL LAND SURVEYORS 9181 GLADES RD., SUITE 125 BOCA RATON, FLORIDA, 33434  
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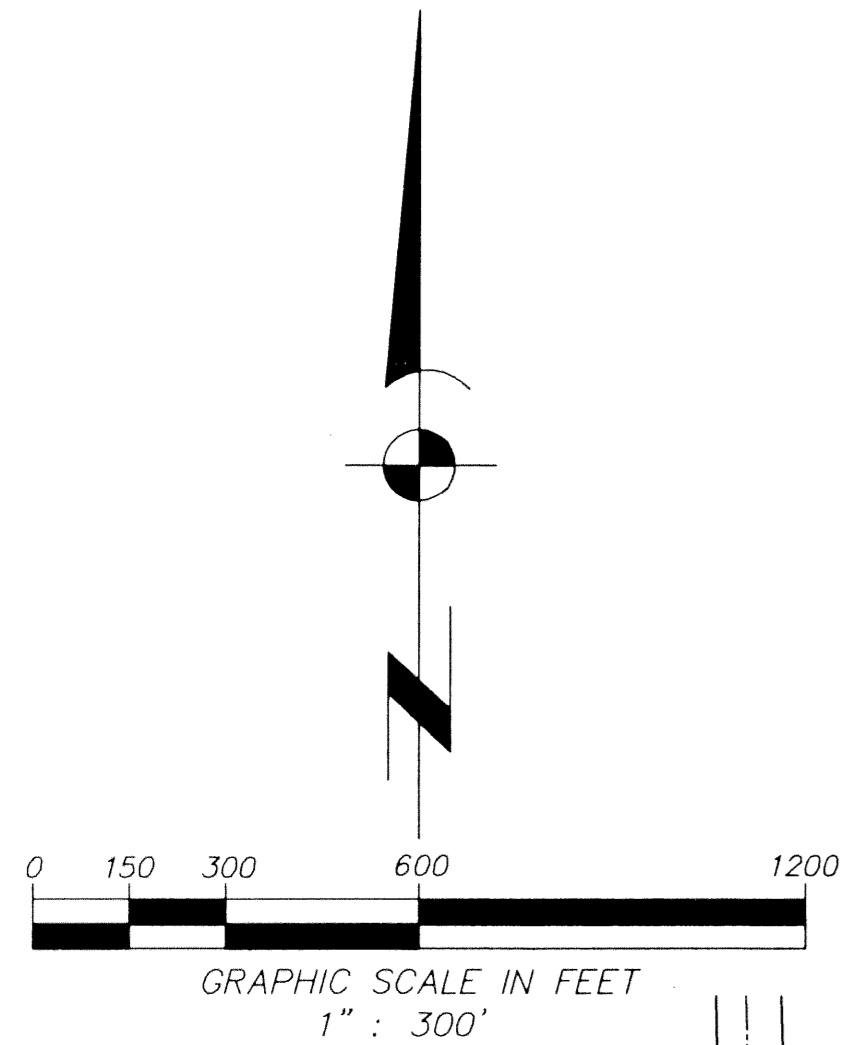
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STATE OF FLORIDA  
COUNTY OF PALM BEACH

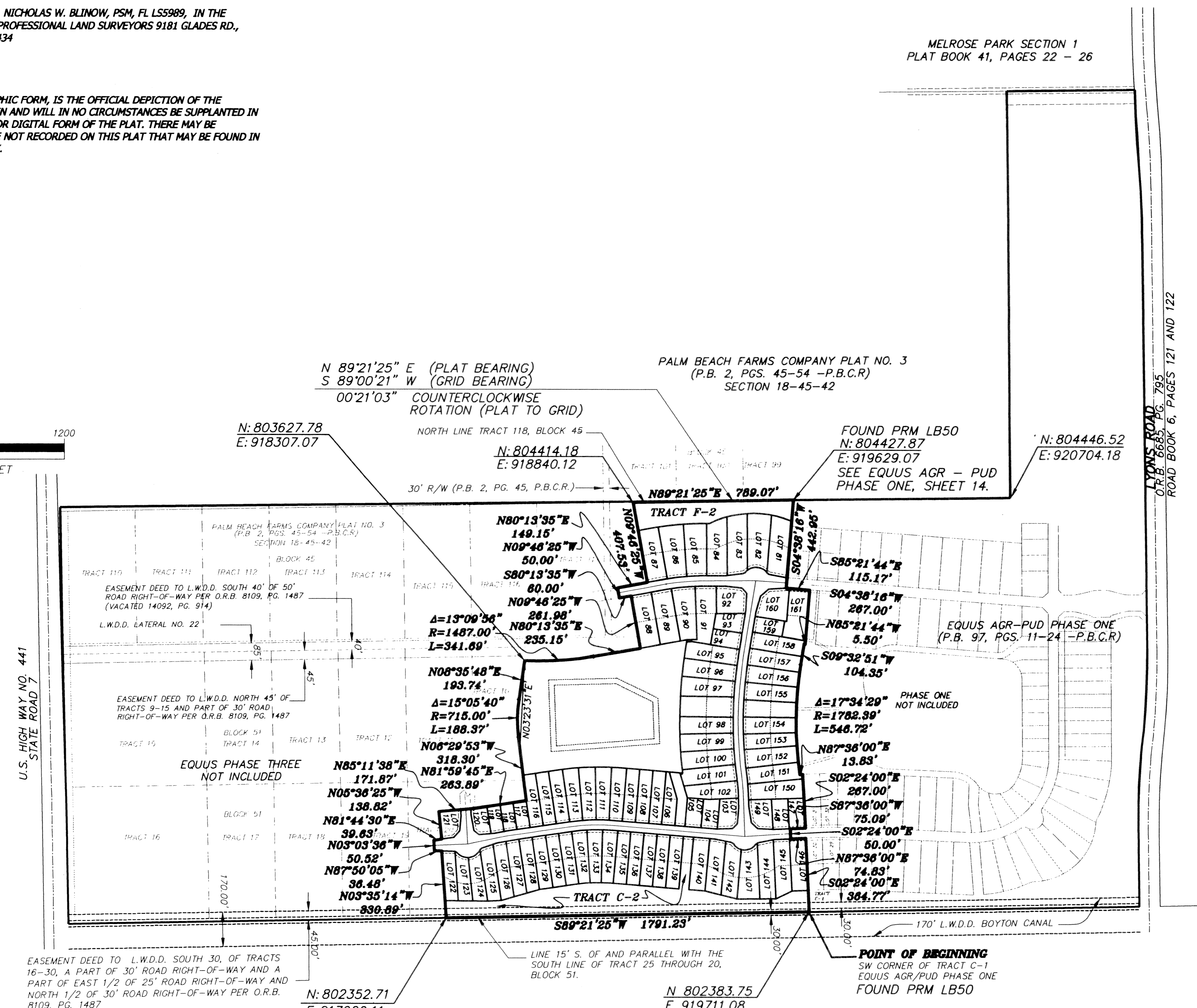
THIS PLAT WAS FILED FOR RECORD AT \_\_\_\_\_ M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2004 AND DULY RECORDED IN PLAT BOOK \_\_\_\_\_ ON PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_

DOROTHY H. WILKEN  
CLERK OF COURT

BY: \_\_\_\_\_  
DEPUTY CLERK



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



**NOTES:**  
**STATE PLANE COORDINATE DETAIL**  
COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 1990 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNIT = U.S. SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION

THE PHASE TWO COORDINATES SHOWN HEREON WERE ESTABLISHED BY TYING IN TO THE PHASE ONE PRM'S SET BY JOHN GRANT.

ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.0000232  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

**ABBREVIATION LEGEND**

- AGR AGRICULTURE
- D.E. DRAINAGE EASEMENT
- C 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.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

SUBDIVISION EQUUS AGR - PH 2  
BOOK 107  
PAGE 107  
FLOOD MAP # 185A  
ZONING AGR/PUD  
QUAD # 41, 50  
SE  
TAZ 102B  
PUD NAME

EASEMENT DEED TO L.W.D.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

PREPARED BY:  
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