

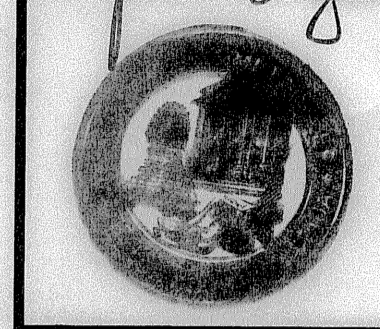
2005 05 04 184

THIS INSTRUMENT WAS PREPARED BY JOHN E. PHILLIPS III, P.S.M. 4826

BROWN & PHILLIPS, INC. CERTIFICATE OF AUTHORIZATION # LB 6473 901 NORTHPOINT PARKWAY, SUITE 305 WEST PALM BEACH, FLORIDA 33407 561-615-3988, 561-615-3986 FAX

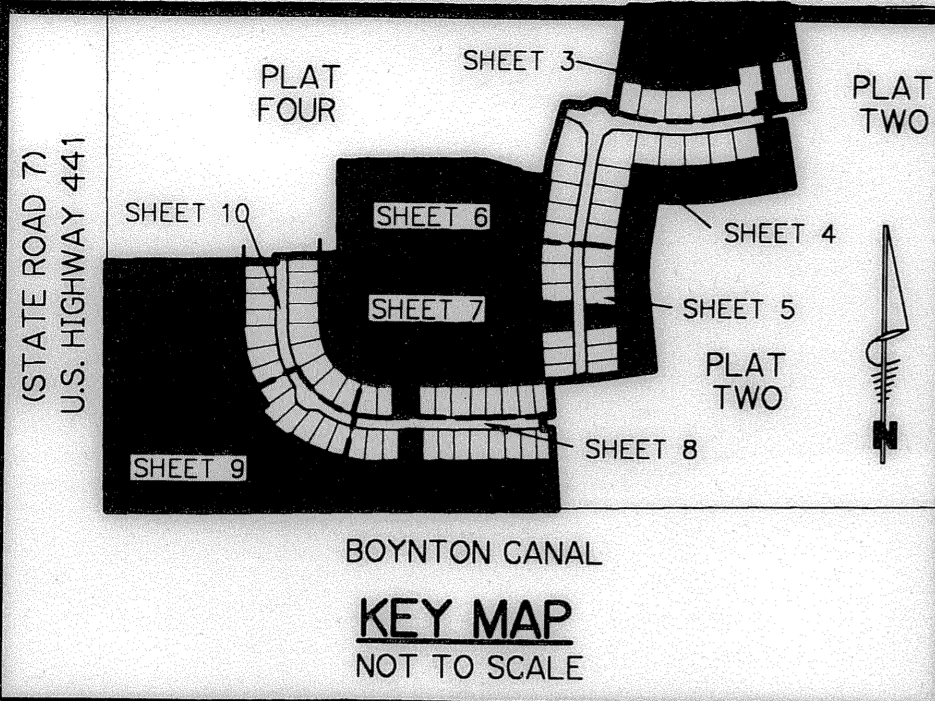
Pg. 145

COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record on August 2, 2005 and duly recorded in Public Records Book No. 145-184



EQUUS AGR - PUD PHASE THREE

BEING A REPLAT OF A PORTION OF TRACTS 112 THROUGH 116, 118, AND ALL OF TRACT 117, BLOCK 45; ALL OF TRACTS 11 THROUGH 13, 16 THROUGH 19, AND A PORTION OF TRACTS 8, 9, 10, 14, 15, 20, AND 21, BLOCK 51; THAT PORTION OF THE 30' ROAD LYING BETWEEN SAID TRACTS 117 AND 118 ABUTTING SAID TRACTS; THAT PORTION OF THE 50' ROAD LYING BETWEEN SAID BLOCKS 45 AND 51 ABUTTING SAID TRACTS; THE NORTH 15 FEET OF THE 30' ROAD LYING SOUTH OF SAID TRACTS 16 THROUGH 20, BLOCK 51; AND THE EAST 12.5 FEET OF THE 25' ROAD LYING WEST OF SAID TRACTS 15 AND 16, BLOCK 51; PALM BEACH FARMS COMPANY PLAT No.3, RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LYING IN SECTIONS 18 AND 19, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA



SHEET 1 OF 10 APRIL, 2005 PETITION 2000-71

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT 280 ESTATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS:

EQUUS AGR - PUD PHASE THREE

BEING A REPLAT OF A PORTION OF TRACTS 112 THROUGH 116, 118, AND ALL OF TRACT 117, BLOCK 45; ALL OF TRACTS 11 THROUGH 13, 16 THROUGH 19, AND A PORTION OF TRACTS 8, 9, 10, 14, 15, 20, AND 21, BLOCK 51; THAT PORTION OF THE 30' ROAD LYING BETWEEN SAID TRACTS 117 AND 118 ABUTTING SAID TRACTS; THAT PORTION OF THE 50' ROAD LYING BETWEEN SAID BLOCKS 45 AND 51 ABUTTING SAID TRACTS; THE NORTH 15 FEET OF THE 30' ROAD LYING SOUTH OF SAID TRACTS 16 THROUGH 20, BLOCK 51; AND THE EAST 12.5 FEET OF THE 25' ROAD LYING WEST OF SAID TRACTS 15 AND 16, BLOCK 51; PALM BEACH FARMS COMPANY PLAT No.3, RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LYING IN SECTIONS 18 AND 19, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE PLAT OF EQUUS AGR - PUD PHASE TWO, RECORDED IN PLAT BOOK 102, PAGE 157, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE NORTH 15' OF THE SAID 30' ROAD LYING SOUTH OF TRACTS 16 THROUGH 20, BLOCK 51, S89°21'25"W FOR 1863.27 FEET TO THE WEST LINE OF THE EAST 12.50 FEET OF THE 25' ROAD LYING WEST OF SAID TRACT 16; THENCE ALONG SAID WEST LINE, AND THE NORTHERLY EXTENSION THEREOF, N00°39'01"W FOR 1016.79 FEET; THENCE N89°21'25"E FOR 701.53 FEET; THENCE N00°38'35"W FOR 24.38 FEET; THENCE N89°21'25"E FOR 267.00 FEET; THENCE N00°38'35"W FOR 377.00 FEET; THENCE N89°21'25"E FOR 598.80 FEET; THENCE S75°04'08"E FOR 148.81 FEET; THENCE S08°37'32"W FOR 9.94 FEET; THENCE S81°22'28"E FOR 112.97 FEET; THENCE N08°37'32"E FOR 84.50 FEET; THENCE N14°55'52"E FOR 227.49 FEET; THENCE S75°04'08"E FOR 5.18 FEET; THENCE S82°13'43"E FOR 79.59 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 18.00 FEET; THENCE EASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 48°35'40" FOR 15.27 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 67.00 FEET; THENCE EASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 101°12'47" FOR 118.36 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 18.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 30°08'44" FOR 9.47 FEET; THENCE N08°05'15"E FOR 431.89 FEET TO THE NORTH LINE OF SAID TRACT 116, BLOCK 45; THENCE ALONG SAID NORTH LINE, AND ALONG THE NORTH LINE OF TRACTS 117 AND 118, BLOCK 45, N89°21'25"E FOR 551.88 FEET TO THE WEST BOUNDARY OF SAID PLAT OF EQUUS AGR - PUD PHASE TWO; THENCE ALONG SAID WEST BOUNDARY FOR THE FOLLOWING COURSES:

THENCE S09°46'25"E FOR 407.53 FEET; THENCE S80°13'35"W FOR 149.15 FEET; THENCE S09°46'25"E FOR 50.00 FEET; THENCE N80°13'35"E FOR 60.00 FEET; THENCE S09°46'25"E FOR 261.98 FEET; THENCE S80°13'35"W FOR 235.15 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1487.00 FEET; THENCE WESTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13°09'55" FOR 341.68 FEET; THENCE S08°35'48"W FOR 193.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 715.00 FEET; THENCE SOUTHERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 15°05'40" FOR 188.37 FEET TO A POINT OF TANGENCY; THENCE S08°29'53"E FOR 318.30 FEET; THENCE S81°59'45"W FOR 263.89 FEET; THENCE S85°11'38"W FOR 171.87 FEET; THENCE S05°36'25"E FOR 138.82 FEET; THENCE S81°44'30"W FOR 39.63 FEET; THENCE S03°03'36"E FOR 50.52 FEET; THENCE S87°50'05"E FOR 36.48 FEET; THENCE S03°35'14"E FOR 330.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 72.49 ACRES, MORE OR LESS.

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

1. STREETS: TRACTS "A-3" AND "AA-3", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE EQUUS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

ALL TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLAPPING 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 PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS, OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

2. PRESERVATION/AG RESERVE AREAS: TRACT "B-3" AND THE NON-BUILDABLE PORTIONS OF LOTS 199 THROUGH 222, ALSO KNOWN AS CONSERVATION EASEMENT "B-3"; TRACT "C-3" AND THE NON-BUILDABLE PORTIONS OF LOTS 162 THROUGH 168, ALSO KNOWN AS CONSERVATION EASEMENT "C-3"; TRACTS "D-3" AND "E-3", AND THE NON-BUILDABLE PORTIONS OF LOTS 223 THROUGH 231, AND LOTS 234 THROUGH 238, ALSO KNOWN AS CONSERVATION EASEMENT "D-3"; TRACT "F-3", AND THE NON-BUILDABLE PORTIONS OF LOTS 171 THROUGH 179, AND LOTS 182 THROUGH 198, ALSO KNOWN AS CONSERVATION EASEMENT "F-3";

ALL OF WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 18959, PAGE 838, IN FAVOR OF PALM BEACH COUNTY AS SHOWN HEREON, AND ARE HEREBY RESERVED FOR THE EQUUS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PRESERVATION/AG RESERVE AND EQUESTRIAN USE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "B-3" IS SUBJECT TO THE RESTRICTIONS SET FORTH IN THE EXCLUSIVE EASEMENT DEED RECORDED IN OFFICIAL RECORDS BOOK 8109, PAGE 1487, OFFICIAL RECORDS BOOK 17135, PAGE 1428, AND OFFICIAL RECORDS BOOK 14524, PAGE 264 IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

LAKE WORTH DRAINAGE DISTRICT. NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED HEREIN, THE USE OF THE RESTRICTED PROPERTY IS HEREBY CERTIFIED BY THE LAKE WORTH DRAINAGE DISTRICT TO SERVE REGIONAL WATER MANAGEMENT PURPOSES; AND, THEREFORE THE ONLY PERMITTED USE ON THE RESTRICTED PROPERTY (AS DEFINED IN THE AFOREMENTIONED EXCLUSIVE EASEMENT DEED) IS THAT AUTHORIZED AND PERMITTED BY THE LAKE WORTH DRAINAGE DISTRICT PROVIDED SUCH RIGHTS, TITLE, INTERESTS, EASEMENTS, AND RIGHTS-OF-WAY ARE UTILIZED IN ACCORDANCE WITH THE STATUTORY AUTHORITY GRANTED TO THE LAKE WORTH DRAINAGE DISTRICT PURSUANT TO CHAPTER 298, FLORIDA STATUTES AND SPECIAL ACT 98-525, HAVING MADE SUCH CERTIFICATION, THE COUNTY ACKNOWLEDGES AND AGREES THAT ENFORCEMENT OF SAID EASEMENT AS IT RELATES TO THE USE AND ENJOYMENT OF THE RESTRICTED PROPERTY SHALL BE THE SOLE RESPONSIBILITY OF THE LAKE WORTH DRAINAGE DISTRICT AND NOT THE COUNTY. IN THE EVENT THE LAKE WORTH DRAINAGE DISTRICT DOES NOT UTILIZE THE RESTRICTED PROPERTY PURSUANT TO CHAPTER 298, FLORIDA STATUTES AND SPECIAL ACT 98-525, THE COUNTY SHALL HAVE THE RIGHT TO ENFORCE THE TERMS OF SAID EASEMENT. FURTHERMORE, NOTHING CONTAINED HEREIN SHALL AFFECT THE RIGHTS, TITLE, INTERESTS, EASEMENTS, AND RIGHTS-OF-WAY OF THE LAKE WORTH DRAINAGE DISTRICT EXISTING AS OF THE DATE OF THE RECORDED OF THIS PLAT PROVIDED SUCH RIGHTS, TITLE, INTERESTS, EASEMENTS, AND RIGHTS-OF-WAY ARE UTILIZED IN ACCORDANCE WITH THE STATUTORY AUTHORITY GRANTED TO THE LAKE WORTH DRAINAGE DISTRICT PURSUANT TO CHAPTER 298, FLORIDA STATUTES, AND SPECIAL ACT 98-525, AS REQUIRED, PURSUANT TO SECTION 298.301, FLORIDA STATUTES, LAKE WORTH DRAINAGE DISTRICT'S ACTION MUST BE CONSISTENT WITH THE PALM BEACH COUNTY COMPREHENSIVE PLAN.

THE MAINTENANCE OF THE BUILDABLE AREA OF EACH RESIDENTIAL LOT, INCLUDING ANY IMPROVEMENTS THEREON, AND OF ANY IMPROVEMENTS LOCATED IN THE NON-BUILDABLE AREA OF EACH RESIDENTIAL LOT, SHALL BE THE MAINTENANCE OBLIGATION OF THE OWNER OF THE LOT. THE MAINTENANCE OF THE GRASS WITHIN THE NON-BUILDABLE AREA OF ANY RESIDENTIAL LOT SHALL BE THE PERPETUAL RESPONSIBILITY OF THE EQUUS PROPERTY OWNERS ASSOCIATION, A FLORIDA CORPORATION NOT FOR PROFIT.

3. DRAINAGE EASEMENTS: 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 EQUUS PROPERTY OWNERS ASSOCIATION, A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. UTILITY EASEMENTS: THE UTILITY EASEMENTS, 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, INSTALLATION, MAINTENANCE, AND OPERATION OF OTHER UTILITIES.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL WITH THE TRACTS FOR PRIVATE ROAD PURPOSES, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS, AND ARE HEREBY 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 PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, 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. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS, OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

5. OVERHANG EASEMENTS: THE OVERHANG EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED IN PERPETUITY, INDIVIDUALLY TO THE OWNER OF THE LOT ABUTTING THE EASEMENT, FOR THE PURPOSE OF ACCESS TO, AND MAINTENANCE OF IMPROVEMENTS, ROOF OVERHANG, AND UTILITY SERVICES WITHIN AND ADJACENT TO SAID EASEMENT, WITHOUT RECOURSE TO PALM BEACH COUNTY.

6. LAKE TRACT: TRACT "L-3", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE EQUUS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. LAKE TRACT "L-3" IS SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 17932, PAGE 505, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

7. LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS: THE LAKE MAINTENANCE EASEMENT AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR EQUUS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY 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.

8. LIFT STATION EASEMENT:

THE LIFT STATION EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION, AND REPLACEMENT OF THE WASTEWATER LIFT STATION AND RELATED APPURTENANCES. THIS EASEMENT MAY BE FENCED IN BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THIS EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, TREES, WALLS, OR FENCES SHALL BE INSTALLED WITHIN THE LIFT STATION EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

9. THE PALM BEACH COUNTY UTILITY EASEMENTS:

THE PALM BEACH COUNTY UTILITY EASEMENTS IDENTIFIED HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE EQUUS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, RICHARD SIEMENS, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 1 DAY OF AUGUST, 2005.

BY: Richard Siemens RICHARD SIEMENS, MANAGER

WITNESS: John E. Phillips III (PRINT NAME) John E. Phillips III (PRINT NAME) Jayda Rowland (PRINT NAME)

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD SIEMENS, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF 280 ESTATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT SAID AFFIXED TO SAID 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1 DAY OF August, 2005.

MY COMMISSION EXPIRES: 2/28/07

COMMISSION NUMBER: 26179216 NOTARY SEAL: Diane Buccì NOTARY PUBLIC

Diane Buccì Commission #DD179216 Expires: Feb 28, 2007 Notary Public Atlantic Bonding Co., Inc.

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH

THE EQUUS PROPERTY OWNERS 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 1 DAY OF August, 2005.

EQUUS PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT

BY: Stanley Schultz STANLEY SCHULTZ, PRESIDENT

WITNESS: Alan M. Levine (PRINT NAME) Alan M. Levine (PRINT NAME) Jayda Rowland (PRINT NAME)

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED STANLEY SCHULTZ, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE EQUUS PROPERTY OWNERS 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 SAID AFFIXED TO SAID 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 1st DAY OF August, 2005.

MY COMMISSION EXPIRES: 11/1/06

COMMISSION NUMBER: 164133 NOTARY SEAL: John A. Tyg NOTARY PUBLIC

John A. Tyg Commission #164133 Expires: Nov 1, 2006 Notary Public

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.

SUBDIVISION EQUUS AGR - PHASE THREE BOOK 105 PAGE 145 FLOOD ZONE B ZONING AGZ/PUD QUAD # 49 SE TAZ 1049 PUD NAME