

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 2 OF 10 APRIL, 2005
 PETITION 2000-71

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

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MORTGAGEE'S CONSENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 14021, PAGE 1267 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HERON.

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 BOARD OF DIRECTORS, THIS 11 DAY OF August, 2005.

REGIONS BANK, AN ALABAMA BANKING CORPORATION,
 SUCCESSOR BY MERGER TO UNION PLANTERS BANK.

BY: Mark Mattozzi WITNESS: Claudia Hodge
 MARK MATTOZZI, VICE PRESIDENT (PRINT NAME)
 WITNESS: MDaniello
 (PRINT NAME) MELISSA CAPELLI



ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

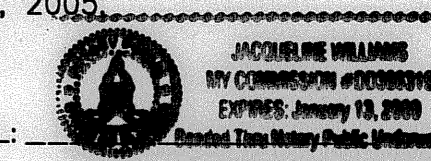
BEFORE ME PERSONALLY APPEARED MARK MATTOZZI, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF REGIONS BANK, AN ALABAMA BANKING CORPORATION, SUCCESSOR BY MERGER TO UNION PLANTERS BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FOREGOING INSTRUMENT AS 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 11 DAY OF August, 2005.

MY COMMISSION EXPIRES: 1-13-09

COMMISSION NUMBER: DD31639

NOTARY SEAL:



Suzanne Williams
 NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH

I, ARTHUR J. MENOR, 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 THAT THE TITLE TO THE PROPERTY IS VESTED IN 280 ESTATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

Arthur J. Menor DATED: 8-1-05
 ARTHUR J. MENOR BAR NUMBER: 305642
 ATTORNEY-AT-LAW, LICENSED IN FLORIDA

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) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.'s) AND MONUMENTS, ACCORDING TO SECTION 177.091 (9), FLORIDA STATUTES, WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; 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.

BY: John E. Phillips III
 JOHN E. PHILLIPS, PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE No.4826, STATE OF FLORIDA

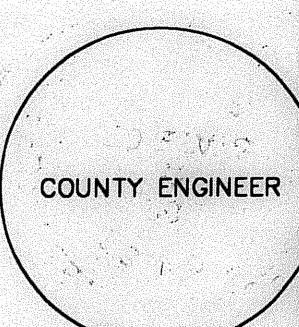
DATE: 8/1/05

COUNTY APPROVAL

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071 (2), FLORIDA STATUTES. THIS 12 DAY OF August, 2005, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

George T. Webb, P.E.
 GEORGE T. WEBB, P.E.
 COUNTY ENGINEER



STATISTICAL DATA

DEVELOPABLE AREA

RESIDENTIAL LOTS (BUILDABLE AREA) 19.33 ACRES
 TRACT A-3 (ROAD R/W) 2.39 ACRES
 TRACT AA-3 (ROAD R/W) 1.90 ACRES
 TRACT L-3 (LAKE) 8.91 ACRES
 (44.88 %) SUBTOTAL 32.53 ACRES

AGR/PUD/PRESERVE AREA

TRACT B-3 15.34 ACRES
 TRACT C-3 3.14 ACRES
 TRACT D-3 0.70 ACRES
 TRACT E-3 0.31 ACRES
 TRACT F-3 5.09 ACRES
 RESIDENTIAL LOTS (NON-BUILDABLE AREA) 15.38 ACRES
 (55.12 %) SUBTOTAL 39.96 ACRES
 TOTAL AREA OF THIS PLAT 72.49 ACRES
 UNITS: 77

ZONING USE: AGR/PUD (60/40)
 LAND USE: AGR
 PETITION NUMBER: PDD 2000-071

LOT AREA TABLE

LOT NUMBER	SQUARE FEET	LOT NUMBER	SQUARE FEET
162	26,400	200	17,030
163	23,581	201	17,030
164	26,384	202	17,030
165	26,403	203	25,719
166	26,415	204	21,457
167	27,394	205	21,457
168	29,052	206	22,271
169	21,538	207	21,923
170	12,593	208	21,400
171	22,139	209	22,955
172	20,960	210	21,569
173	23,023	211	21,457
174	23,089	212	20,957
175	22,280	213	18,816
176	20,960	214	16,038
177	17,471	215	16,038
178	16,791	216	16,038
179	17,421	217	16,038
180	9,404	218	19,739
181	9,021	219	16,833
182	15,706	220	16,190
183	16,881	221	16,308
184	16,900	222	17,014
185	20,800	223	17,843
186	16,900	224	17,573
187	16,900	225	23,527
188	16,900	226	23,037
189	16,829	227	20,348
190	16,532	228	20,594
191	17,433	229	20,790
192	15,499	230	20,814
193	15,275	231	20,957
194	15,032	232	11,837
195	17,360	233	20,453
196	14,105	234	25,362
197	14,105	235	28,410
198	14,150	236	28,410
199	17,030	237	27,986
		238	26,198

SURVEYOR'S NOTES:

- BEARING SHOWN ARE REFERENCED TO A BEARING OF S89°21'25"W ALONG THE SOUTH BOUNDARY OF THE PLAT OF EQUUS AGR - PUD PHASE TWO, PLAT BOOK 102 PAGE 157.
- PERMANENT REFERENCE MONUMENT (P.R.M.) No.LB6473 SET, UNLESS NOTED OTHERWISE.
- PERMANENT CONTROL POINT (P.C.P.) No.LB6473 TO BE SET, UNLESS NOTED OTHERWISE.
- NO BUILDINGS 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.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, 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 USE RIGHTS GRANTED. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.

- COORDINATES SHOWN ARE GRID. DATUM: NAD 83, 1990 ADJUSTMENT ZONE: FLORIDA EAST LINEAR UNITS: US SURVEY FOOT COORDINATE SYSTEM: 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR: 1.0000232 GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE ROTATION EQUATION: 0°21'03" COUNTERCLOCKWISE ROTATION, PLAT TO GRID
- RADIAL BEARINGS ARE NOTED AT ALL NON-TANGENT CURVES.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS FOLLOWS:
 (N.R.) = NON-RADIAL
 (R.F.) = RADIAL TO FRONT LOT LINE
 (R.R.) = RADIAL TO REAR LOT LINE

- THE PRESERVATION AREA TRACTS "B-3", "C-3", "D-3", "E-3" AND "F-3", SUBJECT TO THIS PLAT, APPROVED AS PART OF PETITION 2000-071, R-2003-1124, SHALL BE RESTRICTED TO PRESERVATION USES AS FOLLOWS:

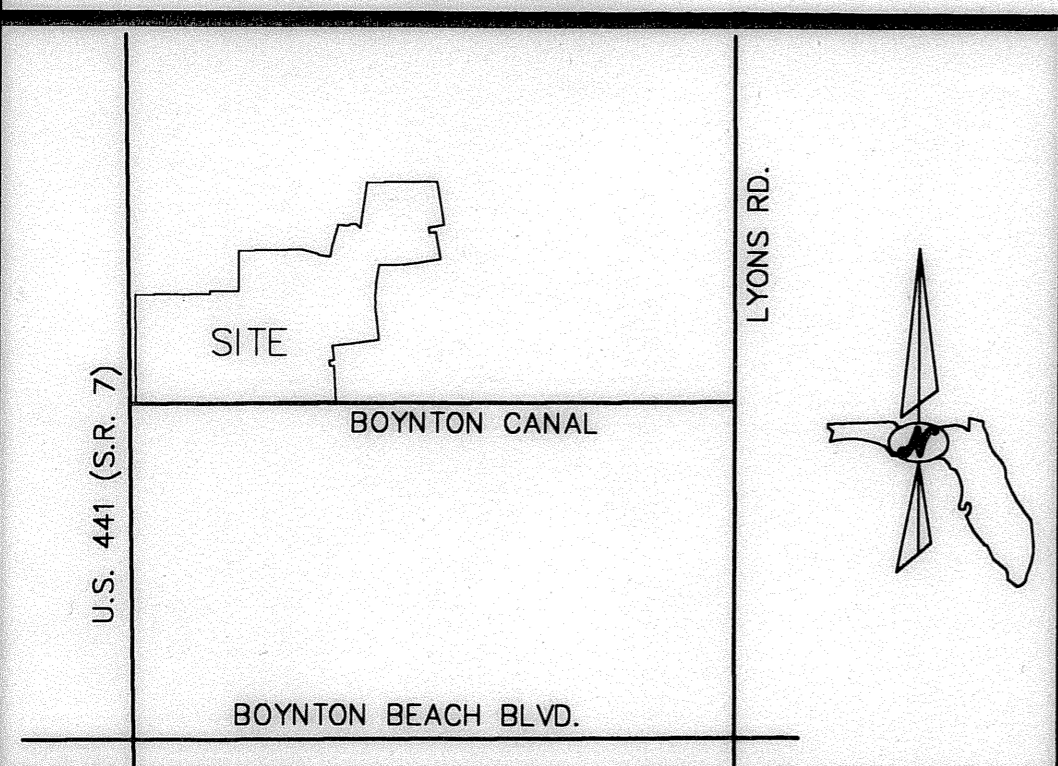
PERMITTED USES

- EQUESTRIAN PURPOSES OR FALLOW LAND;
- EQUESTRIAN RELATED ACCESSORY STRUCTURES, SUCH AS FENCES, BARN, CORRALS, STABLES, PUMP STRUCTURES OR EQUESTRIAN TRAILS, BUT SPECIFICALLY EXCLUDING AGRICULTURAL SUPPORT STRUCTURES SUCH AS PROCESSING FACILITIES AND PACKING PLANTS, WHICH ARE PROHIBITED;
- MAINTENANCE AND OCCUPATION OF SECURITY, CARETAKER, FARM WORKER OR GROOMS QUARTERS, OR OTHER RESIDENTIAL STRUCTURE PROVIDED THAT THE QUARTERS OR STRUCTURE IS USED SOLELY FOR ONE OF THE PURPOSES LISTED UNDER TABLE 3.E.1 B-10 OF THE CODE, ANY APPLICABLE SPECIAL PERMIT IS OBTAINED FOR SUCH USE, AND REQUISITE DENSITY EXISTS ON THE PROPERTY FOR SUCH USE;
- A WATER PRESERVE AREA IF DESIGNATED BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT ("SFWMD"), OR FOR REGIONAL WATER MANAGEMENT PURPOSES AS CERTIFIED BY EITHER LAKE WORTH DRAINAGE DISTRICT OR SFWMD, OR FOR WATER MANAGEMENT PURPOSES NOT DIRECTLY RELATED TO THE PROJECT IF APPROVED BY THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT ("ERM") AND MANAGED FOR ENVIRONMENTAL RESOURCE VALUES;
- WETLAND RESTORATION AND MAINTENANCE AS DEFINED BY THE CODE;
- PERIMETER WALLS OR FENCES IN BUFFERS; AND

PROHIBITED USES

ANY USE OF OR ON THE PROPERTY THAT IS NOT SPECIFICALLY LISTED OR INCLUDED IN THE PERMITTED USES ABOVE, AND THAT IS INCONSISTENT WITH AGRICULTURAL, ENVIRONMENTALLY SIGNIFICANT UPLANDS OR WETLANDS, OR OPEN SPACE PRESERVATION IS PROHIBITED BY THIS EASEMENT.

VICINITY MAP NOT TO SCALE



SUBDIVISION: EQUUS AGR - PHASE THREE
 BOOK: 102 PAGE: 146
 FLOOD ZONE: B
 QUAD: # 47
 SE: ZONING: AGR/PUD
 TAZ: 102B
 ZIP CODE: 33437
 PUD NAME: