## QUUS AGR-PUD PHASE ONE

A PLAT OF A PORTION OF SECTIONS 18 AND 19, TOWNSHIP 45 SOUTH, RANGE 42 EAST AND ALSO BEING A REPLAT OF ALL OF TRACTS 63, 92, 94 AND 95 AND 122 THROUGH 125, BLOCK 45, ALL OF TRACTS 2 THROUGH 4 AND 26 THROUGH 29, BLOCK 51, A PORTION OF TRACTS 62, 93, 120 AND 121, BLOCK 45, A PORTION OF TRACTS 1, 5, 6, 25 AND 30, BLOCK 51 AND A PORTION OF THE ROAD, DYKE AND DITCH RESERVATIONS, (HEREINAFTER REFERRED TO AS RIGHT-OF-WAY) LYING IN AND BORDERING BLOCKS 45 AND 51, ALL OF THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

COUNTY, FLORIDA BEACH CONSULTING ENGINEERS AND LAND SURVEYORS

SHEET 2 OF 14 JANUARY 2002

**DEDICATION AND RESERVATIONS (CONTINUE)** 

8. UTILITY EASEMENTS:

DEDICATION AND RESERVATIONS CONTINUED FROM SHEET 1 OF 14.

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 TO 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.

THE UTILITY EASEMENTS IDENTIFIED ON THE PLAT 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 PROPERTY OWNER. 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

9. LIMITED ACCESS EASEMENTS:

THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

10. LANDSCAPE BUFFER EASEMENTS:

AS TO TRACTS C-1 AND E THE LANDSCAPE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE EQUUS PROPERTY OWNERS ASSOCIATION, A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

AS TO TRACT G

THE LANDSCAPE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR 280 ESTATES L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID 280 ESTATES L.L.C., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY

11. ROOF OVERHANG EASEMENTS:

THE ROOF 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.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER, RICHARD SIEMENS AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTOR, THIS \_\_\_\_\_ DAY OF \_#UGUST\_\_, A.D., 2002.

280 ESTATES L.L.C.,

A FLORIDA LIMITED LIABILITY COMPANY

**ACKNOWLEDGEMENT** 

STATE OF FLORIDA COUNTY OF PALM BEACH )SS

BEFORE ME PERSONALLY APPEARED RICHARD SIEMENS (WHO IS PERSONALLY KNOWN TO ME,) OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MEMBER OF 280 ESTATES L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING 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 M DAY OF RUGUST, A.D., 2002.

2/28/03 MY COMMISSION NUMBER : \_ CC 806 864 Expires FEB. 28, 2003

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH )SS

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

STANLEX SCHULTZ

**ACKNOWLEDGEMENT** 

STATE OF FLORIDA COUNTY OF PALM BEACH )SS

BEFORE ME PERSONALLY APPEARED STANLEY SCHULTZ WHO IS PERSONALLY KNOWN TO MP, OR HAS PRODUCED \_\_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PROSIDENT OF THE EQUUS PROPERTY OWNERS ASSOCIATION, 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 THE SEAL AFFIXED TO THE FOREGOING 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 \_/97 DAY OF \_august\_\_ , A.D., 2002.

MY COMMISSION EXPIRES : \_\_\_\_ 2/28/03



MORTGAGEE'S CONSENT

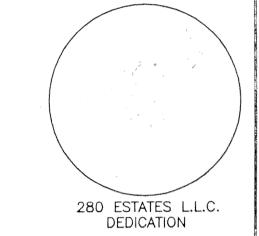
STATE OF FLORIDA COUNTY OF PALM BEACH )SS

BOCA RATON, FLORIDA

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 13645, AT PAGE 1808 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

AND, ITS CORPORATE DAY OF AUGUST A.D., 2002.

WITNESS



STATE OF FLORIDA

COUNTY OF PALM BEACH

\_\_\_\_\_ A.D. 2002 AND DULY

THIS PLAT WAS FILED FOR

RECORD AT \_\_\_\_\_ M.

RECORDED IN PLAT BOOK

\_\_\_\_ ON PAGES \_\_\_\_

DEPUTY CLERK

THIS \_\_\_\_\_ DAY OF

AND \_\_\_\_.

DOROTHY H. WILKEN

CLERK CIRCUIT COURT

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH )SS

CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING 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 28th DAY OF August, A.D., 2002.

MY COMMISSION NUMBER : DD/23784

EQUUS PROPERTY OWNERS ASSOCIATION ACCEPTANCE OF RESERVATIONS

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH )SS

I, ATHOR J. Mark, 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 THE TITLE TO THE PROPERTY IS VESTED IN 280 ESTATES L.L.C., 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 NO OTHER ENCUMBRANCES OF RECORD

ATTORNEY-AT-LAW LICENSED IN FLORIDA

MORTGAGEE'S CONSENT

SURVEYOR & MAPPER'S CERTIFICATE

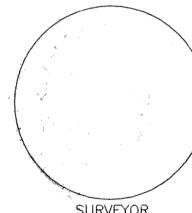
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.s") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.s"), AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S., 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

OCTOBER 24, 2002

FREDERICK M. LEHMAN PROFESSIONAL LAND SURVEYOR NO. 4304. STATE OF FLORIDA

PREPARED IN THE OFFICES OF JOHN A. GRANT, JR., INC 3333 N. FEDERAL HIGHWAY, STE #3 BOCA RATON, FLORIDA 33431 LICENSED BUSINESS LB-50

THIS PLAT, AS RECORDED IN ITS GRAPHIC THIS INSTRUMENT WAS PREPARED BY FORM, IS THE OFFICIAL DEPICTION OF THE FREDERICK M. LEHMAN IN THE OFFICES OF SUBDIVIDED LANDS DESCRIBED HEREIN AND JOHN A. GRANT, JR., INC. WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN CONSULTING ENGINEERS AND LAND SURVEYORS AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL 3333 NORTH FEDERAL HIGHWAY FORM OF THE PLAT. THERE MAY BE ADDITIONAL BOCA RATON, FLORIDA 33431 RESTRICTIONS THAT ARE NOT RECORDED ON PHONE NUMBER: (561) 395-3333 THIS PLAT THAT MAY BE FOUND IN THE PUBLIC FAX NUMBER: (561) 395-3315 RECORDS OF THIS COUNTY. LICENSED BUSINÈSS NO. : LB-50



SURVEYOR