

EQUUS AGR-PUD PHASE ONE

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT _____ M.
 THIS _____ DAY OF
 _____ A.D. 2002 AND DULY
 RECORDED IN PLAT BOOK
 _____ ON PAGES _____
 AND _____
 DOROTHY H. WILKEN
 CLERK CIRCUIT COURT
 BY : _____
 DEPUTY CLERK

12

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. CONSULTING ENGINEERS AND LAND SURVEYORS BOCA RATON, FLORIDA

DEDICATION AND RESERVATIONS CONTINUED FROM SHEET 1 OF 14. SHEET 2 OF 14
 JANUARY 2002

DEDICATION AND RESERVATIONS (CONTINUE)

8. 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 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 MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS 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.
 P.B.C.
 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, INC., 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 9 DAY OF AUGUST, A.D., 2002.
 280 ESTATES L.L.C.,
 A FLORIDA LIMITED LIABILITY COMPANY
 BY: Richard Siemens
 RICHARD SIEMENS, MEMBER
 WITNESS: Roy Christie
 SIGN
Roy CHRISTIE
 PRINT
James E. Spooner
 SIGN
James E. Spooner
 PRINT

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 09 DAY OF AUGUST, A.D., 2002.

MY COMMISSION EXPIRES : 2/28/03
 MY COMMISSION NUMBER : CC 800864

Diane Buccci
 Commission # CE 800864
 Expires FEB. 28, 2003
 BONDED THRU
 ATLANTIC BONDING CO., INC.

Diane Buccci
 NOTARY PUBLIC, STATE OF FLORIDA

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)SS
 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 19 DAY OF AUGUST, A.D., 2002.
 EQUUS PROPERTY OWNERS ASSOCIATION, INC.,
 A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: Roy Christie
 SIGN
Roy CHRISTIE
 PRINT
James E. Spooner
 SIGN
James E. Spooner
 PRINT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)SS
 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 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 19th DAY OF August, A.D., 2002.

MY COMMISSION EXPIRES : 2/28/03
 MY COMMISSION NUMBER : CC 800864

Diane Buccci
 Commission # CE 800864
 Expires FEB. 28, 2003
 BONDED THRU
 ATLANTIC BONDING CO., INC.

Diane Buccci
 NOTARY PUBLIC, STATE OF FLORIDA

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)SS
 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.
 IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28 DAY OF August, A.D., 2002.
 WITNESS : Susan Edge
 SIGN
Susan Edge
 PRINT
Paul J. Willson
 SIGN
Paul J. Willson
 PRINT
 BY : Dana Hunter
Dana Hunter

280 ESTATES L.L.C.
 DEDICATION

ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)SS
Broward
 BEFORE ME PERSONALLY APPEARED DANA HUNTER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Se. Vice President OF Wachovia Bank Nat'l Assn. Banking 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 EXPIRES : 8-5-06
 MY COMMISSION NUMBER : DD123784
 Elaine G Knowles
 My Commission DD123784
 Expires August 05, 2006
Clairie M. Knauth
 NOTARY PUBLIC, STATE OF FLORIDA

EQUUS PROPERTY OWNERS ASSOCIATION
 ACCEPTANCE OF RESERVATIONS

TITLE CERTIFICATION

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)SS
 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 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.
 DATED : September 4, 2002
NOVEMBER 1, 2002
Arthur J. Menor
 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
 DATE
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

SURVEYOR

THIS INSTRUMENT WAS PREPARED BY :
 FREDERICK M. LEHMAN IN THE OFFICES OF
 JOHN A. GRANT, JR., INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 3333 NORTH FEDERAL HIGHWAY
 BOCA RATON, FLORIDA 33431
 PHONE NUMBER : (561) 395-3333
 FAX NUMBER : (561) 395-3315
 LICENSED BUSINESS NO. : LB-50

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 ONE
 BOOK 97
 FLOOD ZONE B
 QUAD # 44 5D
 SE
 TAZ 102B
 PUD NAME

REVISED DATE : JULY 16, 2002
 DATE : MAY 31, 2002
 DATE : FEBRUARY 12, 2002
 JOB NUMBER : JG-100-8500
 FILE NAME : \\JAG7\CADD\JG8500\RECORD PLAT\RECORD PLAT.DWG
 LJR