

EQUUS 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

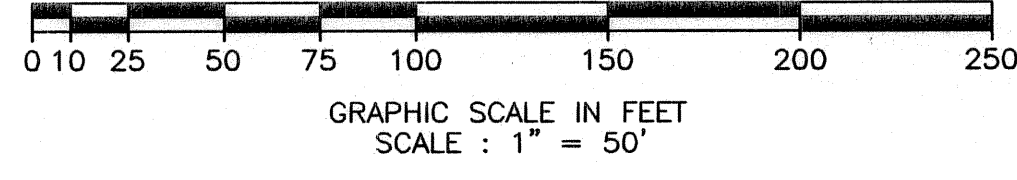
PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

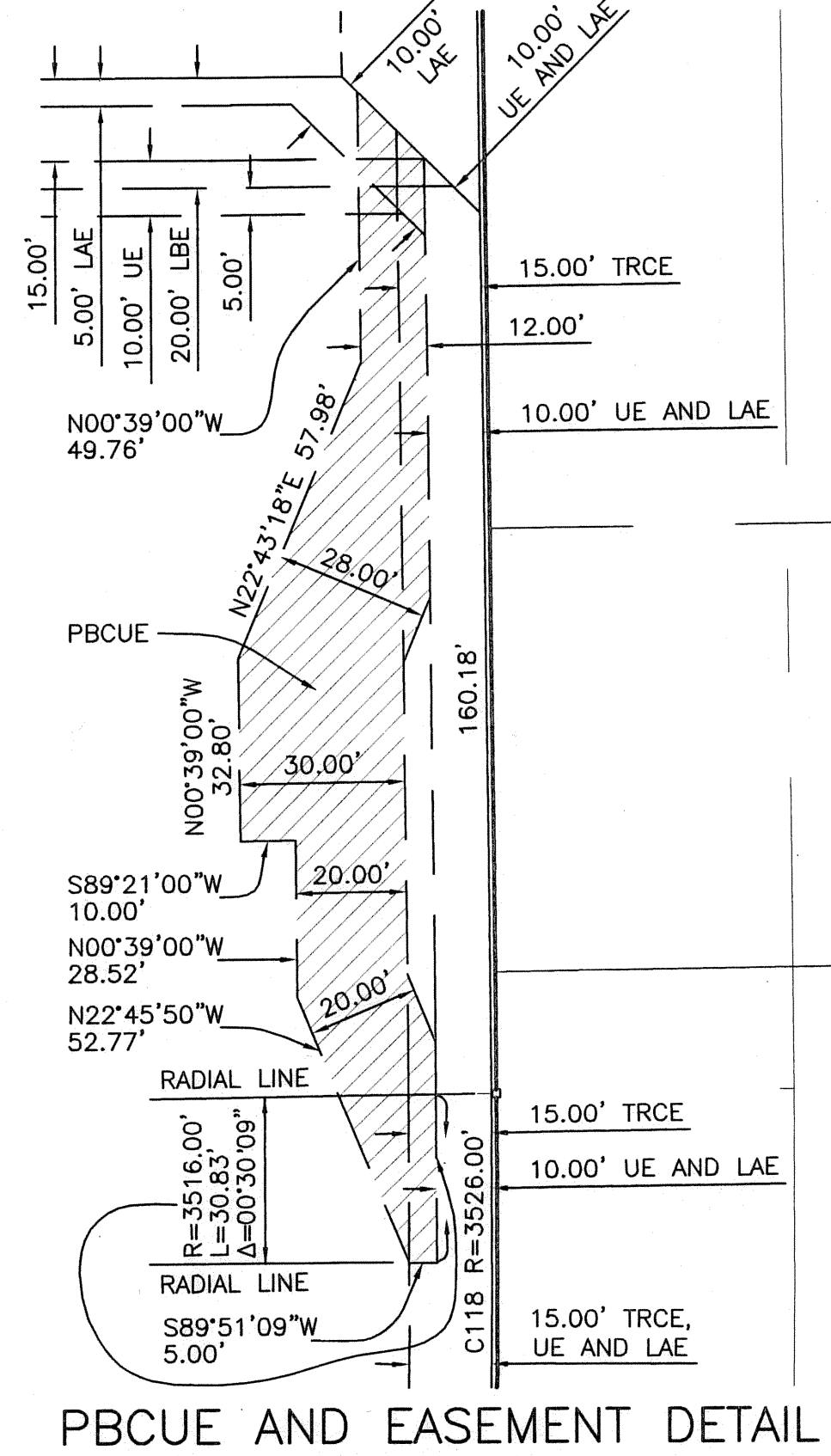
BOCA RATON, FLORIDA

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



SEE EASEMENT DETAIL

SHEET 4 OF 14
 JANUARY 2002



LEGEND :

- C CENTERLINE
- R RADIUS
- A ARC LENGTH
- Δ DELTA OR CENTRAL ANGLE
- T TANGENT
- CH CHORD
- TB TANGENT BEARING
- N NORTH
- S SOUTH
- W WEST
- E EAST
- PRM PERMANENT REFERENCE MONUMENT
- PCP POINT CONTROL POINT
- LMB-50 LAKE MAINTENANCE EASEMENT
- LMAE LAKE MAINTENANCE ACCESS EASEMENT
- LBE LANDSCAPE BUFFER EASEMENT
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- LAE LIMITED ACCESS EASEMENT
- ROE ROOF OVERHANG EASEMENT
- TRCE TEMPORARY ROADWAY CONSTRUCTION EASEMENT
- P.B. PLAT BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- P.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- PBCUE PALM BEACH COUNTY UTILITY EASEMENT
- * NON-RADIAL LINE

LOT AREA TABLE

LOT NUMBER	SQUARE FEET
1	16,680
2	16,900
3	16,900
4	16,900
5	16,900
6	16,900
7	16,900
8	16,900
9	16,900
10	16,900
11	16,900
12	16,900
13	16,900
14	16,900
15	16,900
16	16,900
17	16,900
18	16,900
19	16,900
20	16,900
21	16,900
22	16,900
23	16,900
24	16,900
25	16,900
26	16,900
27	16,900
28	16,900
29	16,900
30	16,900
31	16,900
32	16,900
33	16,900
34	16,900
35	16,900
36	16,900
37	16,900
38	16,900
39	16,900
40	16,900
41	16,900
42	16,900
43	16,900
44	16,900
45	16,900
46	16,900
47	16,900
48	16,900
49	16,900
50	16,900
51	16,900
52	16,900
53	16,900
54	16,900
55	16,461
56	21,598
57	23,700
TRACT A-1	248,673
TRACT C-1	453,424
TRACT D-1	281,194
TRACT H-2	3,088
TRACT L-1	463,102

CURVE TABLE

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD DIRECTION
C44	160.00	38.96	13°57'04"	19.58	38.86	S83°04'47"E
C45	89.00	22.73	14°37'49"	11.43	22.66	N82°37'47"E
C84	100.00	148.99	85°21'44"	92.22	135.58	N42°40'52"W
C85	100.00	30.29	17°21'19"	15.26	30.17	N08°40'39"W
C86	100.00	69.26	39°40'52"	36.08	67.88	N37°11'45"W
C87	100.00	49.44	28°19'33"	25.24	48.94	N71°11'57"W
C88	80.00	60.59	43°23'45"	31.83	59.15	N72°56'23"E
C89	50.00	37.87	43°23'45"	19.90	36.97	N72°56'23"E
C95	69.00	17.62	14°37'49"	8.86	17.57	N82°37'47"E
C97	140.00	34.09	13°57'04"	17.13	34.00	S83°04'47"E
C118	3526.00	393.86	06°24'00"	197.13	393.65	S02°33'00"W
C121	3636.00	143.85	02°16'00"	71.93	143.84	S04°37'00"W

NOTES :

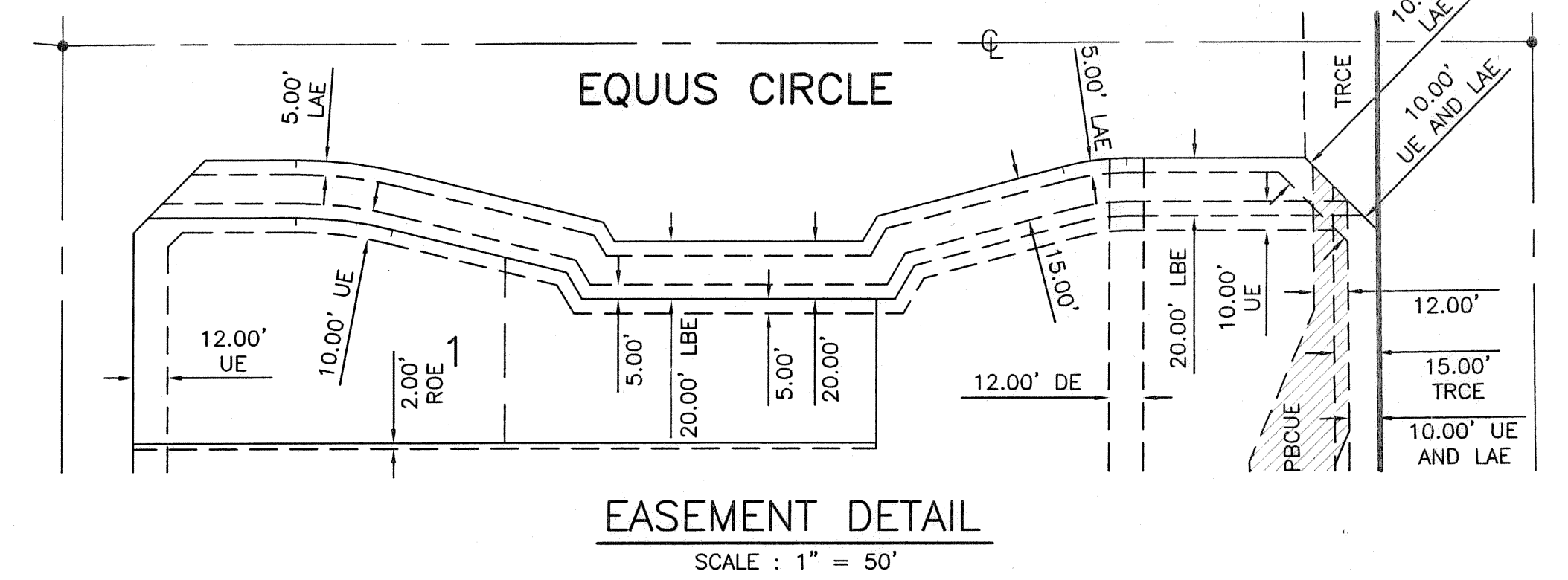
BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S00°39'00"E, ALONG THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD.

NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CURRENT COUNTY ZONING REQUIREMENTS.

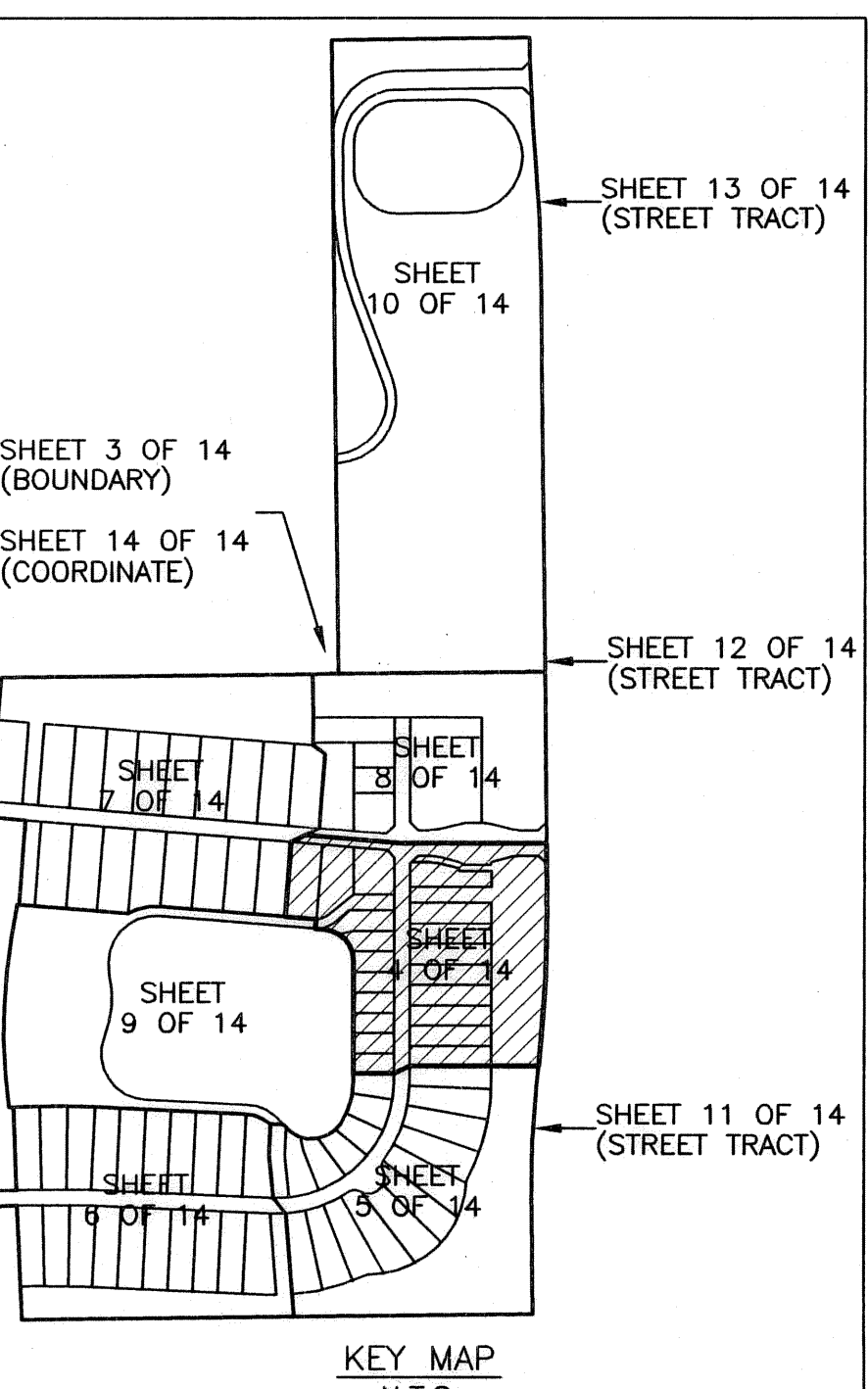
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, 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 DETERMINED BY THE USE OF RIGHTS GRANTED.



EASEMENT DETAIL
 SCALE: 1" = 50'

THIS INSTRUMENT WAS PREPARED BY :
 FREDERICK M. LEHMAN IN THE OFFICES OF
 JOHN A. GRANT, JR., INC.
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 LICENSED BUSINESS NO. : LB-50



SUBDIVISION EQUUS AGR-PHASE ONE
 BOOK 97 PAGE 14
 FLOOD ZONE B
 ZONING MAP# 1854
 SE ZONING A6R/1P/D
 QUAD# 4150
 TAZ 1028
 PUD NAME

REVISED DATE : OCTOBER 31, 2002
 REVISED DATE : SEPTEMBER 27, 2002
 REVISED DATE : JULY 16, 2002
 REVISED DATE : JUNE 10, 2002
 DATE : FEBRUARY 26, 2002
 JOB NUMBER : JC-100-8500
 FILE NAME : \\JAG7\CADD\JG8500\RECORD PLAT\RECORD PLAT.DWG
 LUR