

# 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

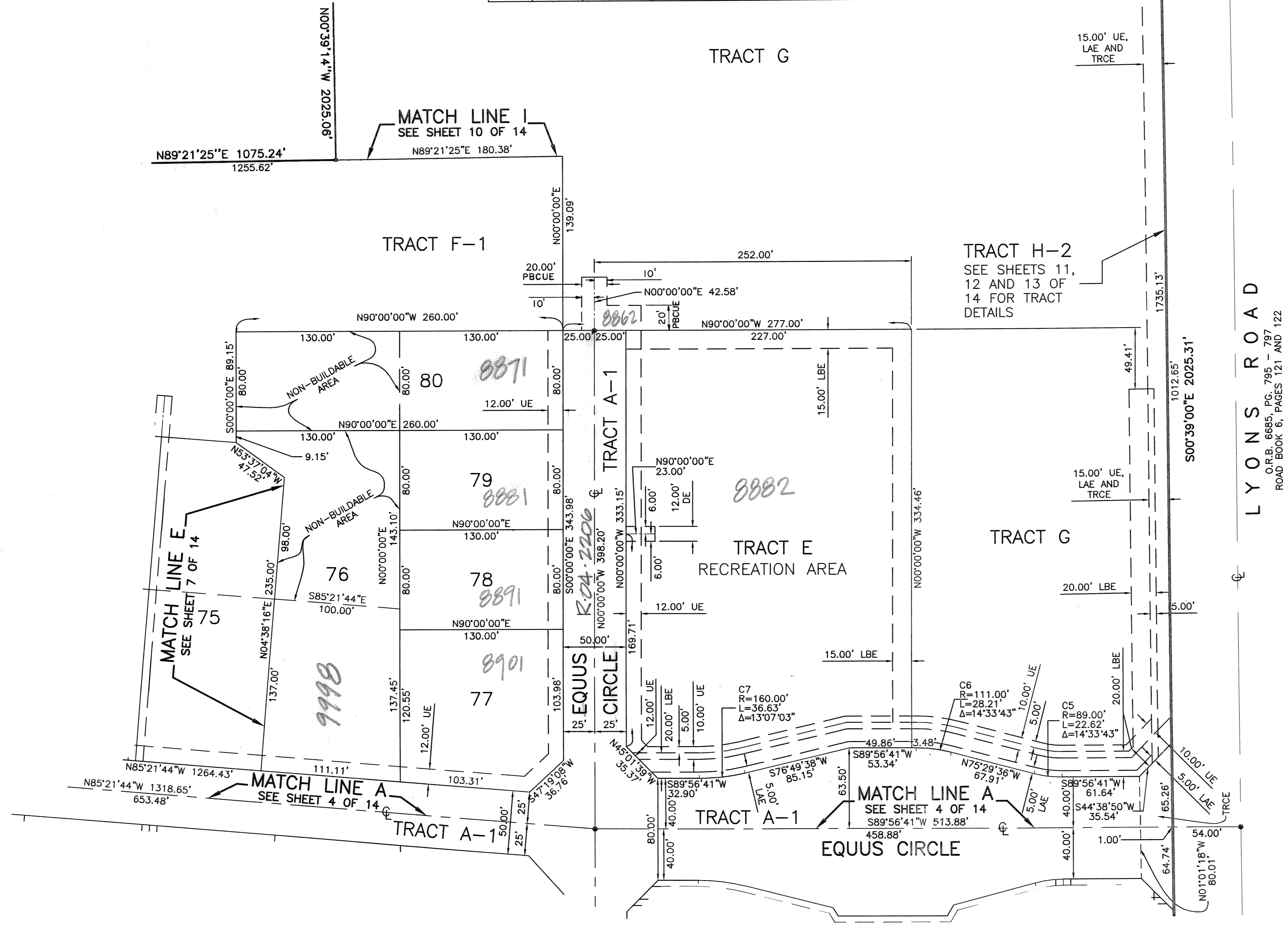
BOCA RATON, FLORIDA

SHEET 8 OF 14  
JANUARY 2002

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

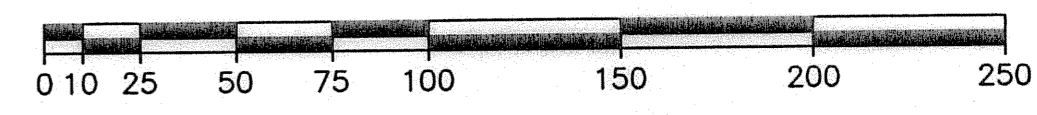
CURVE TABLE

| NUMBER | RADIUS | ARC LENGTH | DELTA ANGLE | TANGENT | CHORD LENGTH | CHORD DIRECTION |
|--------|--------|------------|-------------|---------|--------------|-----------------|
| C5     | 89.00  | 22.62      | 14°33'43"   | 11.37   | 22.56        | S82°46'28"E     |
| C6     | 111.00 | 28.21      | 14°33'43"   | 14.18   | 28.14        | N82°46'28"W     |
| C7     | 160.00 | 36.63      | 13°07'03"   | 18.40   | 36.55        | S83°23'09"W     |



LOT AREA TABLE

| LOT NUMBER | SQUARE FEET |
|------------|-------------|
| 76         | 28,527      |
| 77         | 15,990      |
| 78         | 10,400      |
| 79         | 10,400      |
| 80         | 20,800      |
| TRACT A-1  | 248,673     |
| TRACT E    | 78,599      |
| TRACT F-1  | 228,050     |
| TRACT G    | 1,059,948   |
| TRACT H-2  | 3,088       |



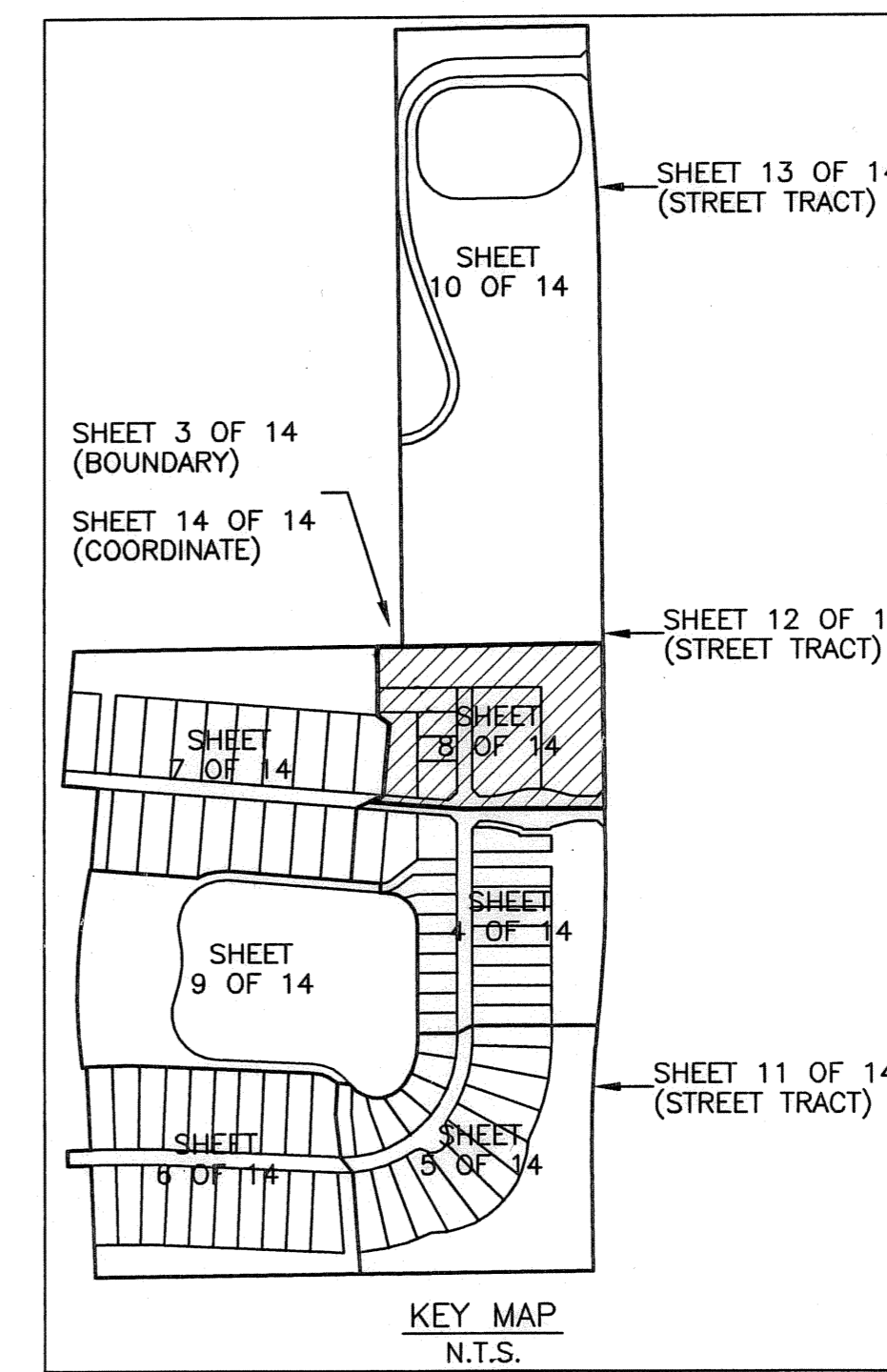
NOTES :

BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S.00°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.

LEGEND :

- C CENTERLINE
- R RADIUS
- L ARC LENGTH
- Δ DELTA OR CENTRAL ANGLE
- T TANGENT
- CH CHORD
- CB CHORD BEARING
- TB TANGENT BEARING
- N NORTH
- E EAST
- S SOUTH
- W WEST
- PRM PERMANENT REFERENCE MONUMENT
- NUMBER LB-50
- PERMANENT CONTROL POINT
- PCP PERMANENT CONTROL POINT
- NUMBER LB-50
- LME 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
- PG. PAGE
- POC POINT OF COMMENCING
- POB POINT OF BEGINNING
- \* NON-RADIAL LINE
- PBCUE PALM BEACH COUNTY UTILITY EASEMENT



SUBDIVISION EQUUS AGR-PUD PHASE ONE  
BOOK 97  
PAGE 18  
FLOOD MAP # 1B5A  
FLOOD ZONE B  
QUAD # 4950  
SE  
TAX 072B  
PUD NAME

REVISIONS  
REVISED DATE : OCTOBER 30, 2002  
REVISED DATE : JULY 16, 2002  
REVISED DATE : JUNE 18, 2002  
REVISED DATE : JUNE 10, 2002  
REVISED DATE : MAY 31, 2002  
DATE : FEBRUARY 26, 2002  
JOB NUMBER : JG-100-8500  
FILE NAME : \\JAG7\CADD\UG8500\RECORD PLAT\RECORD PLAT.DWG  
LJR

THIS INSTRUMENT WAS PREPARED BY :  
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