

EQUUS AGR-PUD PHASE ONE REPLAT 127

A PLAT OF A PORTION OF SECTIONS 18 AND 19, TOWNSHIP 45 SOUTH, RANGE 42 EAST AND ALSO BEING A REPLAT OF ALL OF LOTS 52, 53, 54, 56, 57, 58, 59, 60, 61 AND 62 AND ALL OF TRACTS D-1 AND L-1 OF EQUUS AGR-PUD PHASE ONE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 97, PAGES 11 THROUGH 24 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 1 OF 5
FEBRUARY 2003

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT EQUUS PROPERTIES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY AND TOUSA HOMES, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS EQUUS AGR-PUD PHASE ONE REPLAT, A PLAT OF A PORTION OF SECTIONS 18 AND 19, TOWNSHIP 45 SOUTH, RANGE 42 EAST AND ALSO BEING A REPLAT OF ALL OF LOTS 52, 53, 54, 56, 57, 58, 59, 60, 61 AND 62 AND ALL OF TRACTS D-1 AND L-1 OF EQUUS AGR-PUD PHASE ONE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 97, PAGES 11 THROUGH 24 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS :

A PARCEL OF LAND LYING IN SECTIONS 18 AND 19, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS :

ALL OF LOTS 52, 53, 54, 56, 57, 58, 59, 60, 61 AND 62 AND ALL OF TRACTS D-1 AND L-1 OF EQUUS AGR-PUD PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 97, PAGES 11 THROUGH 24 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS :

1. PRESERVATION/AG RESERVE AREA:

TRACT D-1R, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE EQUUS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PRESERVATION/AG RESERVE AND EQUESTRIAN USE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

2. WATER MANAGEMENT TRACT:

TRACT L-1R, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE EQUUS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 14162, PAGE 1669, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

3. DRAINAGE EASEMENTS:

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE EQUUS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. LAKE MAINTENANCE EASEMENT:

THE LAKE MAINTENANCE 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 ACCESS TO STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

5. 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.

AS TO LOTS 56R, 57R, 58R, 59R, 60R, 61R AND 62R AND TRACTS D-1R AND L-1R OF EQUUS AGR-PUD PHASE ONE REPLAT:

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY, OWNER OF LOTS 56R, 57R, 58R, 59R, 60R, 61R AND 62R AND TRACTS D-1R AND L-1R OF EQUUS AGR-PUD PHASE ONE REPLAT, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGERS, STANLEY SCHULTZ AND ALAN LEVINE AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 8 DAY OF December, A.D., 2003.

EQUUS PROPERTIES, L.L.C.,
A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: Andrew R. Lieberman SIGN
Barbara B. Eskelinen SIGN
Stanley Schultz SIGN
BY: STANLEY SCHULTZ, MANAGER
Alan Levine SIGN
BY: ALAN LEVINE, MANAGER
Barbara B. Eskelinen SIGN
BY: BARBARA B. ESKELINEN
Andrew R. Lieberman SIGN
BY: ANDREW R. LIEBERMAN
Barbara B. Eskelinen SIGN
BY: BARBARA B. ESKELINEN

AS TO LOTS 52R, 53R AND 54R OF EQUUS AGR-PUD PHASE ONE REPLAT:

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION, OWNER OF LOTS 52R, 53R AND 54R OF EQUUS AGR-PUD PHASE ONE REPLAT, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS President AND ATTESTED BY ITS Division Executive V.P. Ronald L. Tyler, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 8 DAY OF December, A.D., 2003.

TOUSA HOMES, INC.,
A FLORIDA CORPORATION
ATTEST: Ronald L. Tyler
BY: Armando A. Camero

INDEX OF SHEETS
SHEET NO. 1 AND 2 TITLE AND CERTIFICATION SHEETS
SHEET NO. 3 AND 4 DETAIL SHEETS
SHEET NO. 5 STATE PLANE COORDINATE SHEET

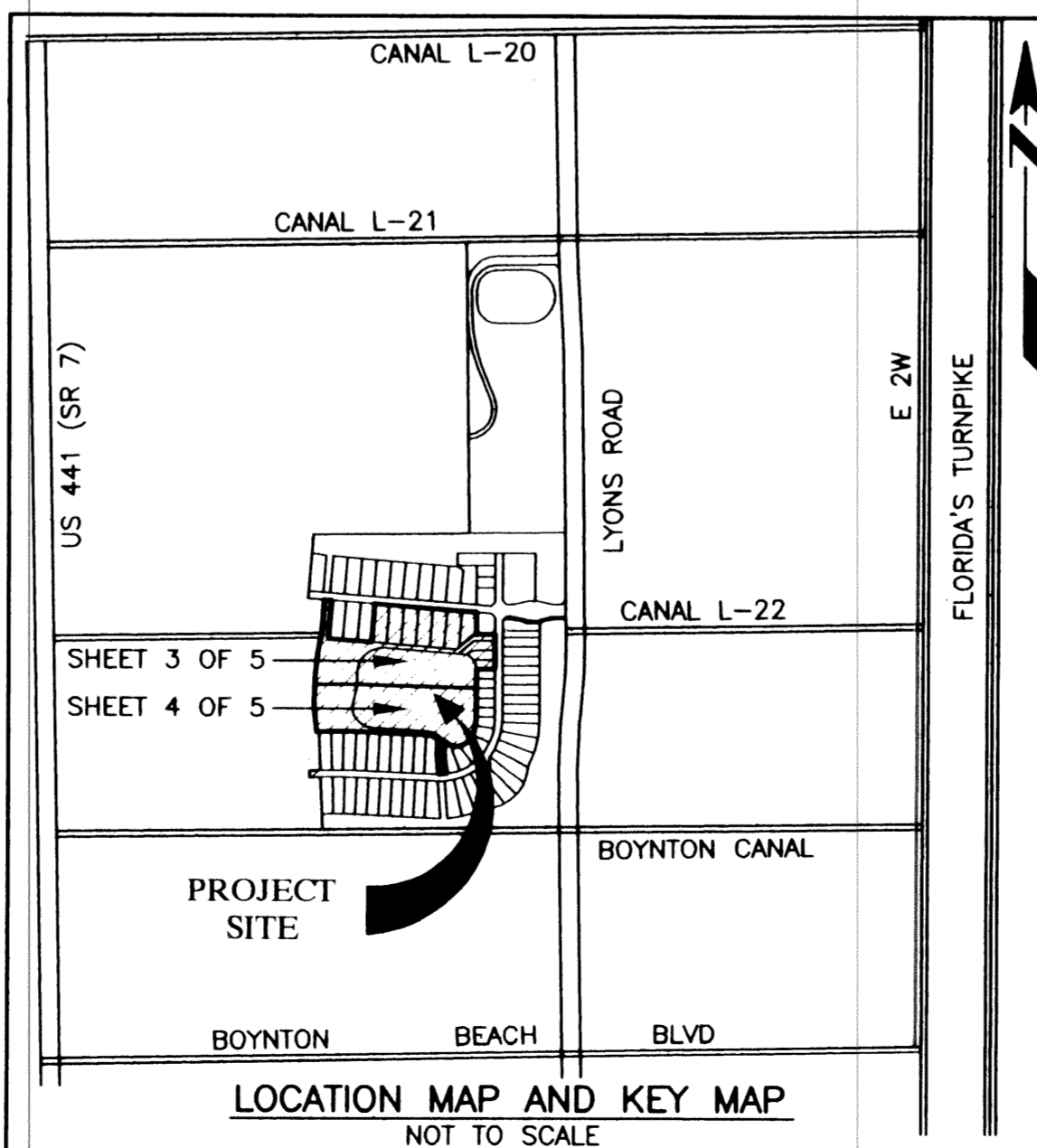
THIS INSTRUMENT WAS PREPARED BY :
FREDERICK M. LEHMAN IN THE OFFICES OF
JOHN A. GRANT, JR., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
3333 NORTH FEDERAL HIGHWAY
BOCA RATON, FLORIDA 33431
PHONE NUMBER : (561) 395-3333
FAX NUMBER : (561) 395-3315
LICENSED BUSINESS NO. : LB-50

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.

STATISTICAL DATA

DEVELOPABLE AREA	
RESIDENTIAL LOTS (BUILDABLE AREA)	2.995 AC.
TRACT L-1R	10.631 AC.
SUBTOTAL	13.626 AC.
AGR/PUD / PRESERVE AREA	
RESIDENTIAL LOTS (NON-BUILDABLE AREA)	1.958 AC.
TRACT D-1R	5.990 AC.
SUBTOTAL	7.948 AC.
TOTAL AREA THIS PLAT	21.574 AC.
UNITS	10
ZONING USE : AGR/PUD	
LAND USE : AGR	

PETITION NUMBER : PDD 2000-071



ACKNOWLEDGEMENT

AS TO LOTS 56R, 57R, 58R, 59R, 60R, 61R AND 62R AND TRACTS D-1R AND L-1R OF EQUUS AGR-PUD PHASE ONE REPLAT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)SS

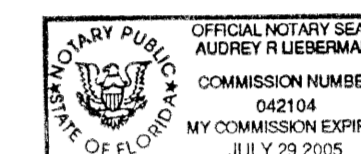
BEFORE ME PERSONALLY APPEARED STANLEY SCHULTZ AND ALAN LEVINE WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGERS OF EQUUS PROPERTIES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 8 DAY OF December, A.D., 2003.

MY COMMISSION EXPIRES : July 29, 2005

MY COMMISSION NUMBER : 042104

Andrew R. Lieberman
NOTARY PUBLIC, STATE OF FLORIDA



ACKNOWLEDGEMENT

AS TO LOTS 52R, 53R AND 54R OF EQUUS AGR-PUD PHASE ONE REPLAT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)SS

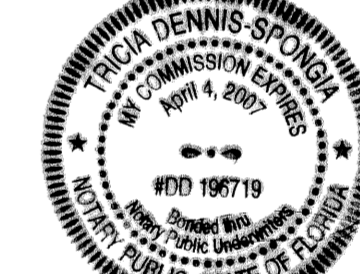
BEFORE ME PERSONALLY APPEARED Armando A. Camero AND WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice Pres. OF TOUSA HOMES, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT he EXECUTED SUCH INSTRUMENT 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 8th DAY OF December, A.D., 2003.

MY COMMISSION EXPIRES : April 4, 2007

MY COMMISSION NUMBER : # DD196719

Armando A. Camero
NOTARY PUBLIC, STATE OF FLORIDA



ACCEPTANCE OF RESERVATIONS

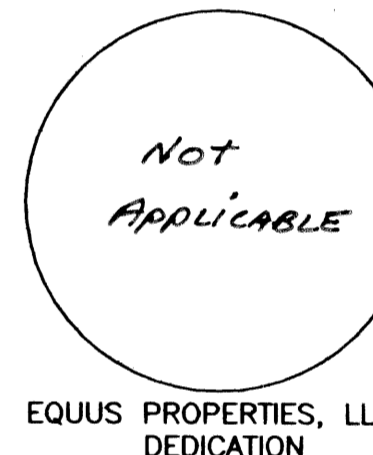
STATE OF FLORIDA)
COUNTY OF PALM BEACH)SS

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 8 DAY OF December, A.D., 2003.

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

WITNESS : Andrew R. Lieberman SIGN
Barbara B. Eskelinen SIGN
Barbara B. Eskelinen PRINT

BY : Stanley Schultz
STANLEY SCHULTZ, PRESIDENT



ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)SS

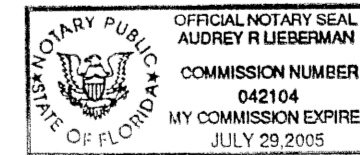
BEFORE ME PERSONALLY APPEARED STANLEY SCHULTZ WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE EQUUS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME 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 8 DAY OF December, A.D., 2003.

MY COMMISSION EXPIRES : July 29, 2005

MY COMMISSION NUMBER : 042104

Andrew R. Lieberman
NOTARY PUBLIC, STATE OF FLORIDA

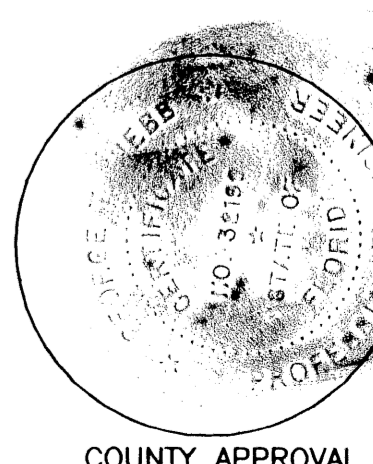
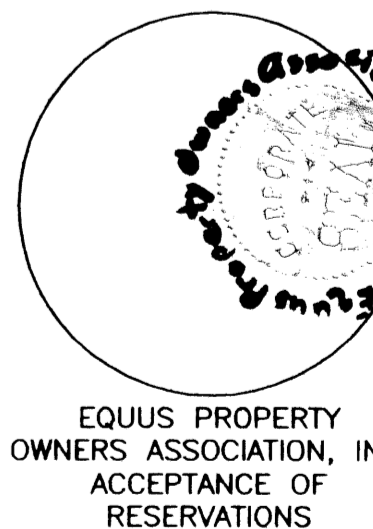


COUNTY APPROVAL

COUNTY ENGINEER :

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 9 DAY OF March, A.D., 2004, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

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



SUBDIVISION EQUUS AGR-PUD PHASE 1 REPLAT
BOOK 101 PAGE 127
BLOCK 101 BSA
QUAD 44
SE
TAZ 1028
PUD NAME

REVISED : JULY 31, 2003
REVISED : APRIL 18, 2003
DATE : FEBRUARY 11, 2003
JOB NUMBER : JG-100-8500
FILE NAME : \\JAG\CADD\JG8500\RECORD PLAT\EQUUS PHASE ONE REPLAT.DWG
LUR