

EQUUS AGR-PUD PHASE ONE REPLAT 130

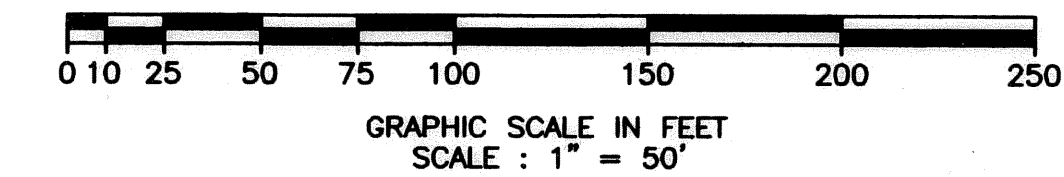
A PLAT OF A PORTION OF SECTIONS 18 AND 19, TOWNSHIP 45 SOUTH, RANGE 42 EAST AND ALSO BEING A REPLAT OF ALL OF LOTS 52, 53, 54, 56, 57, 58, 59, 60, 61 AND 62 AND ALL OF TRACTS D-1 AND L-1 OF EQUUS AGR-PUD PHASE ONE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 97, PAGES 11 THROUGH 24 OF THE PUBLIC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

JOHN A. GRANT, JR., INC.

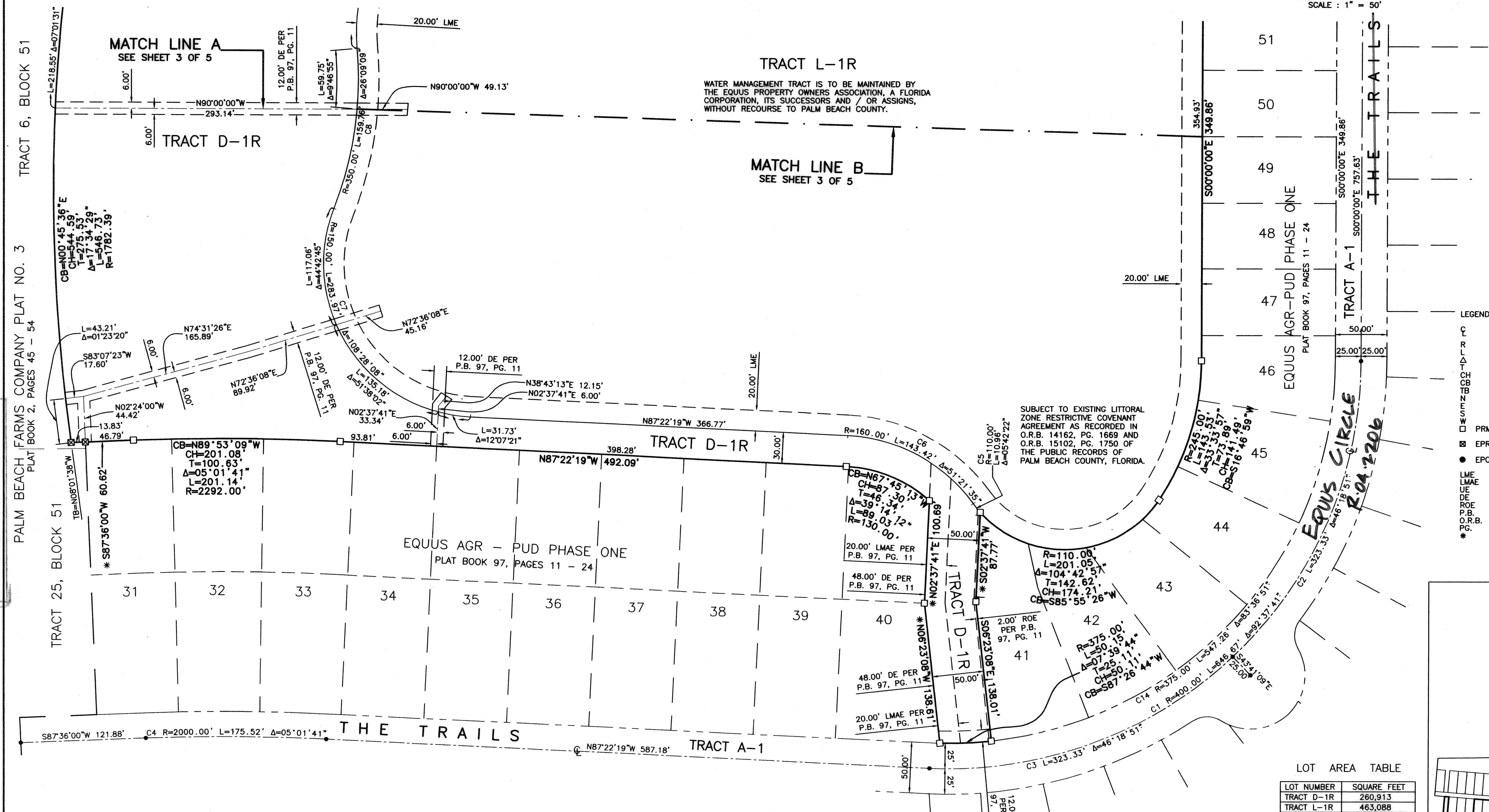
CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

SHEET 4 OF 5
FEBRUARY 2003



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF
_____ A.D. 2004 AND DULY
RECORDED IN PLAT BOOK
_____ ON PAGES _____
AND _____
DOROTHY H. WILKEN
CLERK CIRCUIT COURT
BY : _____
DEPUTY CLERK



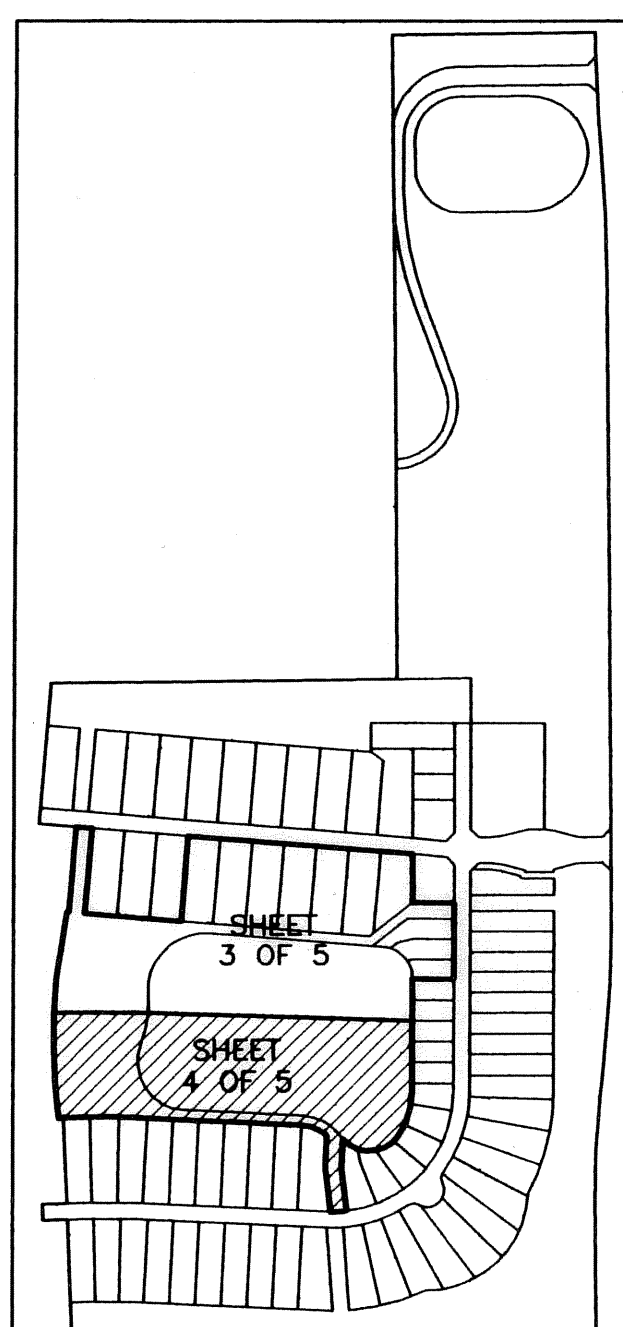
- LEGEND :
- C CENTERLINE
 - R RADIUS
 - L ARC LENGTH
 - Δ DELTA OR CENTRAL ANGLE
 - T TANGENT
 - CH CHORD
 - CB CHORD BEARING
 - TB TANGENT BEARING
 - N NORTH
 - E EAST
 - S SOUTH
 - W WEST
 - PRM PERMANENT REFERENCE MONUMENT
 - EPRM EXISTING PERMANENT REFERENCE MONUMENT NUMBER LB-50
 - EPCP EXISTING PERMANENT CONTROL POINT NUMBER LB-50
 - LME LAKE MAINTENANCE EASEMENT
 - UE UTILITY EASEMENT
 - DE DRAINAGE EASEMENT
 - ROE ROOF OVERHANG EASEMENT
 - P.B. PLAT BOOK
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - * NON-RADIAL LINE

LOT AREA TABLE

LOT NUMBER	SQUARE FEET
TRACT D-1R	260,913
TRACT L-1R	463,088

CURVE TABLE

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD DIRECTION
C1	400.00	646.67	92°37'41"	418.78	578.51	S46°18'51"W
C2	400.00	323.33	46°18'51"	171.09	314.60	S23°09'25"W
C3	400.00	323.33	46°18'51"	171.09	314.60	S69°28'16"W
C4	2000.00	175.52	05°01'41"	87.81	175.46	N89°53'09"W
C5	110.00	10.96	05°42'22"	5.48	10.95	S38°51'55"E
C6	160.00	143.42	51°21'35"	76.93	138.67	S61°41'31"E
C7	150.00	283.97	108°28'08"	208.24	243.42	N33°08'15"W
C8	350.00	159.76	26°09'09"	81.29	158.37	N08°01'14"E
C14	375.00	547.26	83°36'51"	335.37	499.97	S41°48'26"W



SUBDIVISION EQUUS AGR-PUD PHASE ONE REPLAT
BOOK 101
PAGE 130
FLOOD MAP # 185A
ZONING AGR-PUD
QULAD # 44
SE
TAZ 1028
PUB NAME

REVISION: JULY 31, 2003
DATE: FEBRUARY 11, 2003
JOB NUMBER: JC-100-8500
FILE NAME: \\JAGT\CADD\RECORD\PLAT\EQUUS PHASE ONE REPLAT.DWG
LJR

NOTES :

BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S.00°00'00"E. ALONG THE EAST LINE OF TRACT L-1 OF EQUUS AGR-PUD PHASE ONE.

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.

THIS INSTRUMENT WAS PREPARED BY :
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