

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 6 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

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.

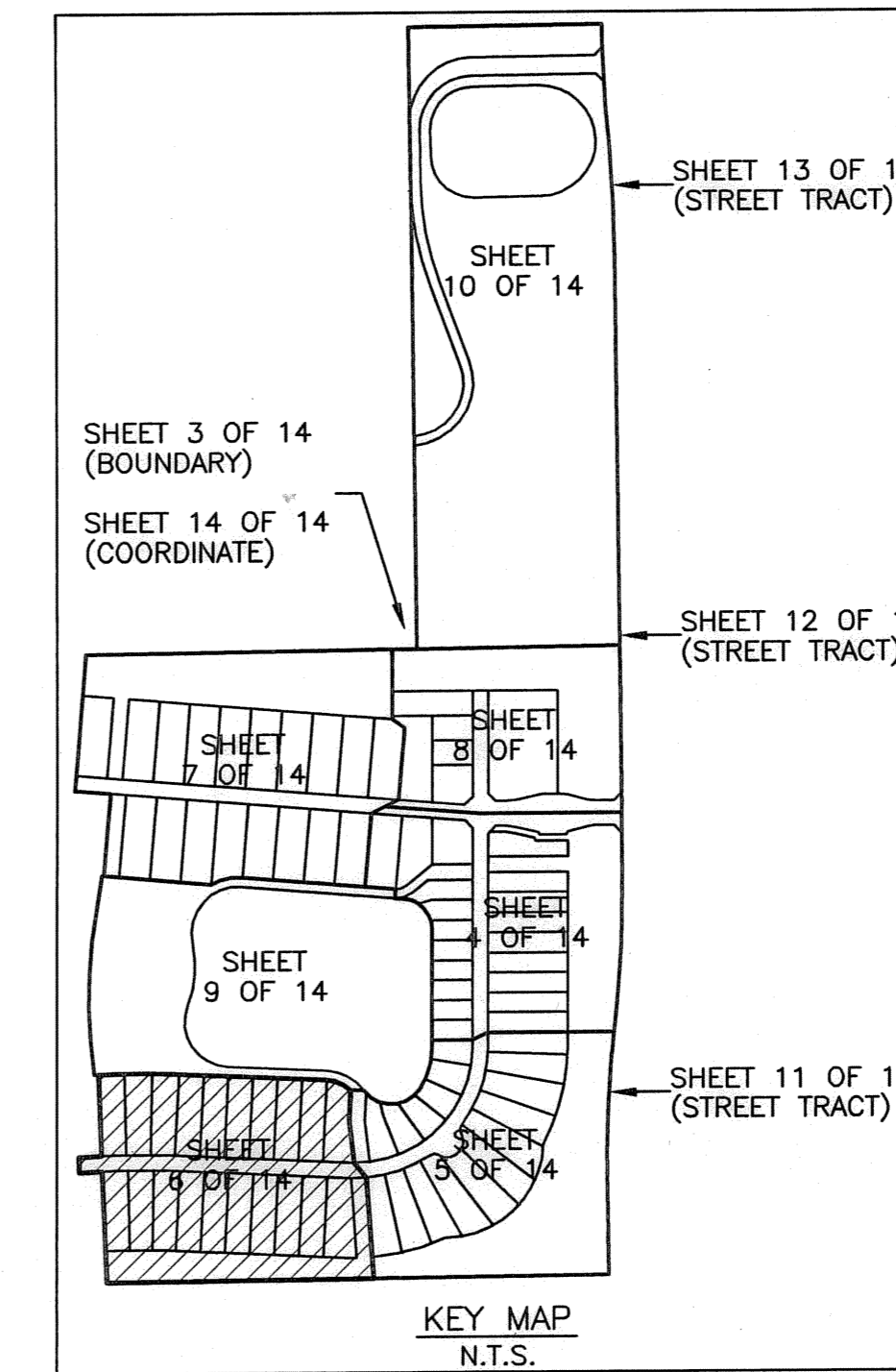
IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY THE USE OF RIGHTS GRANTED.

LOT AREA TABLE

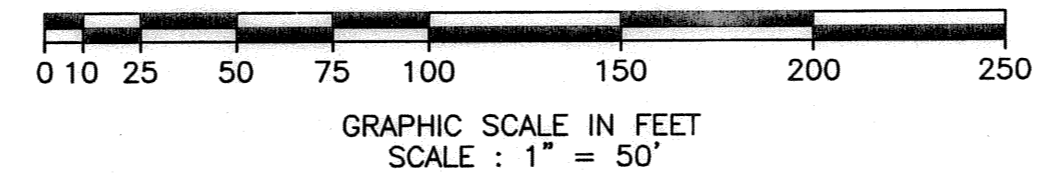
LOT NUMBER	SQUARE FEET
21	24,080
22	20,800
23	20,800
24	20,800
25	20,800
26	20,800
27	20,800
28	20,799
29	20,797
30	20,799
31	21,829
32	22,492
33	22,304
34	21,493
35	21,493
36	21,360
37	21,360
38	21,360
39	21,360
40	22,085
TRACT A-1	248,673
TRACT C-1	453,424
TRACT D-1	281,194
TRACT L-1	463,102

LEGEND :

- C CENTERLINE
- R RADIUS
- L ARC LENGTH
- Δ DELTA CENTRAL ANGLE
- T TANGENT
- CH CHORD
- CB CHORD BEARING
- N NORTH BEARING
- E EAST
- S SOUTH
- W WEST
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- 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



THIS INSTRUMENT WAS PREPARED BY :
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LICENSED BUSINESS NO. : LB-50



CURVE TABLE

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD DIRECTION
C4	2000.00	175.52	05°01'41"	87.81	175.46	N89°53'09"W
C8	375.00	606.25	92°37'41"	392.61	542.35	S46°18'51"W
C16	375.00	8.85	01°21'06"	4.42	8.85	S88°02'52"E
C17	2025.00	177.71	05°01'41"	88.91	177.65	N89°53'09"W
C18	2025.00	65.88	01°51'50"	32.94	65.87	N88°18'14"W
C19	2025.00	79.03	02°14'10"	39.52	79.02	S89°38'46"W
C20	2025.00	32.80	00°55'41"	16.40	32.80	S88°03'51"W
C21	1975.00	173.32	05°01'41"	86.72	173.27	S89°53'09"E
C22	1975.00	35.27	01°01'23"	17.63	35.27	S88°06'42"W
C23	1975.00	85.62	02°29'02"	42.82	85.62	S89°51'54"W
C24	1975.00	52.43	01°31'16"	26.22	52.43	N88°07'57"W
C25	425.00	271.65	36°37'21"	140.65	267.05	N74°19'01"E
C26	425.00	0.82	00°06'39"	0.41	0.82	S87°25'38"E
C27	425.00	50.12	06°45'23"	25.09	50.09	N89°08'21"E
C62	685.00	32.05	02°40'52"	16.03	32.05	N88°42'45"W
C63	1715.00	150.50	05°01'41"	75.30	150.46	N89°53'09"W
C64	1715.00	45.53	01°31'16"	22.76	45.53	S88°07'57"E
C65	1715.00	74.35	02°29'02"	37.18	74.35	S89°51'54"W
C66	1715.00	30.63	01°01'23"	15.31	30.63	S88°06'42"W
C67	2292.00	201.14	05°01'41"	100.63	201.08	S89°53'09"E
C68	2292.00	37.13	00°55'41"	18.56	37.13	N88°03'51"E
C69	2292.00	89.45	02°14'10"	44.73	89.44	N89°38'46"E
C70	2292.00	74.56	01°51'50"	37.29	74.56	S88°18'14"E
C71	130.00	89.03	39°14'12"	46.34	87.30	S67°45'13"E
C72	130.00	2.23	00°58'56"	1.11	2.23	N86°52'51"W
C73	130.00	86.80	38°15'16"	45.09	85.19	S67°15'45"E
C111	555.00	16.45	01°41'54"	8.23	16.45	S88°13'16"E
C112	1845.00	48.98	01°31'16"	24.49	48.98	N88°07'57"W
C113	1845.00	79.99	02°29'02"	40.00	79.98	S89°51'54"W
C114	1845.00	32.95	01°01'23"	16.47	32.95	S88°06'42"W
C115	2162.00	35.02	00°55'41"	17.51	35.02	S88°03'51"W
C116	2162.00	84.38	02°14'10"	42.19	84.37	S89°38'46"W
C117	2162.00	70.33	01°51'50"	35.17	70.33	N88°18'14"W

SUBDIVISION EQUUS AGR-PUD PHASE ONE
PAGE 16
FLOOD MAP # 105A
ZONING AGR/PUD
QUAD # 44.50
SE
TAZ 102B
PUD NAME

REVISION DATE : SEPTEMBER 27, 2002
REVISED DATE : JULY 16, 2002
REVISED DATE : JUNE 25, 2002
REVISED DATE : JUNE 10, 2002
DATE : FEBRUARY 12, 2002
JOB NUMBER : JG-100-8500
FILE NAME : \\JAG7\CADD\JG8500\RECORD PLAT\RECORD PLAT.DWG

EASEMENT DEED TO L.W.D.D. SOUTH 30' OF TRACTS 16 - 30, A PART OF 30' ROAD RIGHT-OF-WAY AND A PART OF EAST 1/2 OF 25' ROAD RIGHT-OF-WAY AND NORTH 1/2 OF 30' ROAD RIGHT-OF-WAY PER O.R.B. 8109, PG. 1487

NORTH LINE OF BOYNTON CANAL

S89°21'25"W 1630.09'