

0794-007

EQUUS AGR - PUD PHASE FOUR

BEING A REPLAT OF ALL OF TRACTS 110 AND 111, AND A PORTION OF TRACTS 112 THROUGH 116, BLOCK 45; A PORTION OF TRACTS 14 AND 15, BLOCK 51; THAT PORTION OF THE 50' ROAD LYING BETWEEN SAID BLOCKS 45 AND 51 ABUTTING SAID TRACTS; AND THE EAST 12.5 FEET OF THE 25' ROAD LYING WEST OF SAID TRACT 110, BLOCK 45, AND TRACT 15, BLOCK 51; PALM BEACH FARMS COMPANY PLAT No.3, RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 18 AND 19, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 4 APRIL, 2005

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT 280 ESTATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS:

EQUUS AGR - PUD PHASE FOUR

BEING A REPLAT OF ALL OF TRACTS 110 AND 111, AND A PORTION OF TRACTS 112 THROUGH 116, BLOCK 45; A PORTION OF TRACTS 14 AND 15, BLOCK 51; THAT PORTION OF THE 50' ROAD LYING BETWEEN SAID BLOCKS 45 AND 51 ABUTTING SAID TRACTS; AND THE EAST 12.5 FEET OF THE 25' ROAD LYING WEST OF SAID TRACT 110, BLOCK 45, AND TRACT 15, BLOCK 51; PALM BEACH FARMS COMPANY PLAT No. 3, RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 18 AND 19, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE PLAT OF EQUUS AGR - PUD PHASE THREE, RECORDED IN PLAT BOOK 102E, PAGE 12E, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID PLAT FOR THE FOLLOWING COURSES:

THENCE N89°21'25"E FOR 701.53 FEET; THENCE N00°36'35"W FOR 24.38 FEET; THENCE N89°21'25"E FOR 267.00 FEET; THENCE N00°36'35"W FOR 377.00 FEET; THENCE N89°21'25"E FOR 598.80 FEET; THENCE S75°04'08"E FOR 148.81 FEET; THENCE S08°37'32"W FOR 9.94 FEET; THENCE S81°22'28"E FOR 112.97 FEET; THENCE N08°37'32"E FOR 84.50 FEET; THENCE N14°55'52"E FOR 227.49 FEET; THENCE S75°04'08"E FOR 5.18 FEET; THENCE S82°13'43"E FOR 79.59 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 18.00 FEET; THENCE EASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 46°35'40" FOR 16.27 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 67.00 FEET; THENCE EASTERLY, ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 101°12'47" FOR 118.38 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 18.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 30°08'44" FOR 9.47 FEET; THENCE N08°05'15"E FOR 431.89 FEET TO THE NORTH LINE OF SAID TRACT 110, BLOCK 45; THENCE DEPARTING THE BOUNDARY OF SAID PLAT AND ALONG THE NORTH LINE OF SAID TRACTS 110 THROUGH 116, BLOCK 45, S89°21'25"W FOR 2187.28 FEET TO THE WEST LINE OF THE EAST 12.50 FEET OF THE 25' ROAD LYING WEST OF SAID TRACT 110; THENCE ALONG SAID WEST LINE, AND THE SOUTHERLY EXTENSION THEREOF, S00°39'01"E FOR 1028.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 38.31 ACRES, MORE OR LESS.

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

1. STREETS:

TRACT "A-4", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE EQUUS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

ALL TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION, AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES; NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS, OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

2. PRESERVATION/AG RESERVE AREAS:

TRACT "B-4", AND THE NON-BUILDABLE PORTIONS OF LOTS 239 THROUGH 264, ALSO KNOWN AS CONSERVATION EASEMENT "B-4"; TRACTS "C-4", "D-4", "E-4", AND THE NON-BUILDABLE PORTIONS OF LOTS 265 THROUGH 280, ALSO KNOWN AS CONSERVATION EASEMENT "C-4"; ALL OF WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 1391B, PAGE 679, IN FAVOR OF PALM BEACH COUNTY AS SHOWN HEREON, AND ARE 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 ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "B-4" IS SUBJECT TO THE RESTRICTIONS SET FORTH IN THE EXCLUSIVE EASEMENT DEED RECORDED IN OFFICIAL RECORDS BOOK 8109, PAGE 1487, OFFICIAL RECORDS BOOK 17135, PAGE 1428, AND OFFICIAL RECORDS BOOK 14524, PAGE 264 IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

LAKE WORTH DRAINAGE DISTRICT. NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED HEREIN, THE USE OF THE RESTRICTED PROPERTY IS HEREBY CERTIFIED BY THE LAKE WORTH DRAINAGE DISTRICT TO SERVE REGIONAL WATER MANAGEMENT PURPOSES; AND, THEREFORE THE ONLY PERMITTED USE ON THE RESTRICTED PROPERTY (AS DEFINED IN THE AFOREMENTIONED EXCLUSIVE EASEMENT DEED) IS THAT AUTHORIZED AND PERMITTED BY THE LAKE WORTH DRAINAGE DISTRICT PROVIDED SUCH RIGHTS, TITLE, INTERESTS, EASEMENTS, AND RIGHTS-OF-WAY ARE UTILIZED IN ACCORDANCE WITH THE STATUTORY AUTHORITY GRANTED TO THE LAKE WORTH DRAINAGE DISTRICT PURSUANT TO CHAPTER 298, FLORIDA STATUTES AND SPECIAL ACT 98-525, HAVING MADE SUCH CERTIFICATION, THE COUNTY ACKNOWLEDGES AND AGREES THAT ENFORCEMENT OF SAID EASEMENT AS IT RELATES TO THE USE AND ENJOYMENT OF THE RESTRICTED PROPERTY SHALL BE THE SOLE RESPONSIBILITY OF THE LAKE WORTH DRAINAGE DISTRICT AND NOT THE COUNTY. IN THE EVENT THE LAKE WORTH DRAINAGE DISTRICT DOES NOT UTILIZE THE RESTRICTED PROPERTY IN ACCORDANCE WITH THE STATUTORY AUTHORITY GRANTED TO THE LAKE WORTH DRAINAGE DISTRICT PURSUANT TO CHAPTER 298, FLORIDA STATUTES AND SPECIAL ACT 98-525, THE COUNTY SHALL HAVE THE RIGHT TO ENFORCE THE TERMS OF SAID EASEMENT. FURTHERMORE, NOTHING CONTAINED HEREIN SHALL AFFECT THE RIGHTS, TITLE, INTERESTS, EASEMENTS, AND RIGHTS-OF-WAY OF THE LAKE WORTH DRAINAGE DISTRICT EXISTING AS OF THE DATE OF THE RECORDATION OF THIS PLAT PROVIDED SUCH RIGHTS, TITLE, INTERESTS, EASEMENTS, AND RIGHTS-OF-WAY ARE UTILIZED IN ACCORDANCE WITH THE STATUTORY AUTHORITY GRANTED TO THE LAKE WORTH DRAINAGE DISTRICT PURSUANT TO CHAPTER 298, FLORIDA STATUTES, AND SPECIAL ACT 98-525, AS REQUIRED, PURSUANT TO SECTION 298.301, FLORIDA STATUTES, LAKE WORTH DRAINAGE DISTRICT'S ACTION MUST BE CONSISTENT WITH THE PALM BEACH COUNTY COMPREHENSIVE PLAN.

THE MAINTENANCE OF THE BUILDABLE AREA OF EACH RESIDENTIAL LOT, INCLUDING ANY IMPROVEMENTS THEREON, AND OF ANY IMPROVEMENTS LOCATED IN THE NON-BUILDABLE AREA OF EACH RESIDENTIAL LOT, SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OF THE LOT. THE MAINTENANCE OF THE GRASS WITHIN THE NON-BUILDABLE AREA OF EACH RESIDENTIAL LOT SHALL BE THE PERPETUAL RESPONSIBILITY OF THE EQUUS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT.

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. UTILITY EASEMENTS:

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF OTHER UTILITIES.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL WITH THE TRACTS FOR PRIVATE ROAD PURPOSES, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS, AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION, AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS, OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

5. OVERHANG EASEMENTS:

THE 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.

6. THE PALM BEACH COUNTY UTILITY EASEMENTS:

THE PALM BEACH COUNTY UTILITY EASEMENTS IDENTIFIED HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS, OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

7. LAKE MAINTENANCE ACCESS EASEMENT:

A MAINTENANCE ACCESS EASEMENT OVER TRACT "C-4", AS SHOWN HEREON, IS HEREBY RESERVED FOR EQUUS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO MAINTENANCE OBLIGATION OF SAID CORPORATION, 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 ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, RICHARD SIEMENS, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23 DAY OF February, 2006.

BY: RICHARD SIEMENS, MANAGER

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD SIEMENS, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED THE FOREGOING INSTRUMENT AS MANAGER OF 280 ESTATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT 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 23 DAY OF February, 2006.

MY COMMISSION EXPIRES: 4/28/07 COMMISSION NUMBER: DD199216

NOTICE: 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) 11.53 ACRES... TABLE WITH 3 COLUMNS: LOT NUMBER, SQUARE FEET, ACRES

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH 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 22 DAY OF February, 2006.

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

BY: STANLEY SCHULTZ, PRESIDENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED STANLEY SCHULTZ, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED 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 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 22 DAY OF February, 2006.

MY COMMISSION EXPIRES: 12/1/01 COMMISSION NUMBER: DD176387

NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 1391B, PAGE 12E OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 24 DAY OF February, 2006.

BY: MARK MATTOZZI, VICE PRESIDENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARK MATTOZZI, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF UNION PLANTERS BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT 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 24 DAY OF February, 2006.

MY COMMISSION EXPIRES: 4/28/07 COMMISSION NUMBER: DD286319

NOTARY PUBLIC

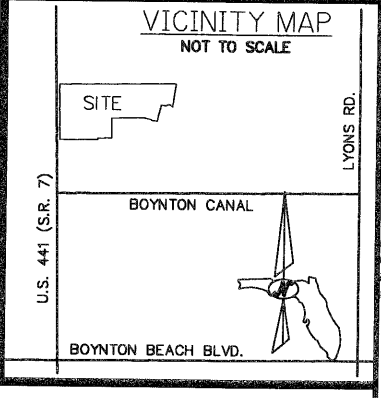
TITLE CERTIFICATION

I, ARTHUR J. MENOR, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY. THAT I FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN 280 ESTATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

ARTHUR J. MENOR, ATTORNEY-AT-LAW, LICENSED IN FLORIDA

LOT AREA TABLE: TABLE WITH 3 COLUMNS: LOT NUMBER, SQUARE FEET, ACRES

BROWN & PHILLIPS, INC. CERTIFICATE OF AUTHORIZATION # LB 6473 901 NORTHPPOINT PARKWAY, SUITE 305 WEST PALM BEACH, FLORIDA 33407 561-615-3988, 561-615-3986 FAX



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'s) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.'s) AND MONUMENTS, ACCORDING TO SECTION 177.091 (9), FLORIDA STATUTES, WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

BY: JOHN E. PHILLIPS, III, PROFESSIONAL SURVEYOR AND MAPPER LICENSE No. 4826, STATE OF FLORIDA

DATE: 2/28/06

COUNTY ENGINEER COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33 AND IN ACCORDANCE WITH SECTION 177.071 (2), FLORIDA STATUTES, THIS 4 DAY OF February, 2006, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

BY: GEORGE T. WEBB, P.E. COUNTY ENGINEER

SURVEYOR'S NOTES:

- 1. BEARING SHOWN ARE REFERENCED TO A BEARING OF S89°21'25"W ALONG THE SOUTH BOUNDARY OF THE PLAT OF EQUUS AGR - PUD PHASE TWO, PLAT BOOK 102 PAGE 157. 2. PERMANENT REFERENCE MONUMENT (P.R.M.) No. LB6473 SET, UNLESS NOTED OTHERWISE... 7. RADIAL BEARINGS ARE NOTED AT ALL NON-TANGENT CURVES. 8. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS FOLLOWS: (N.R.) = NON-RADIAL (R.F.) = RADIAL TO FRONT LOT LINE (R.R.) = RADIAL TO REAR LOT LINE

- PERMITTED USES: a) EQUESTRIAN PURPOSES OR FALLOW LAND; b) EQUESTRIAN RELATED ACCESSORY STRUCTURES, SUCH AS FENCES, BARNS, CORRALS, STABLES, PUMP STRUCTURES OR EQUESTRIAN TRAILS... c) MAINTENANCE AND OCCUPATION OF SECURITY, CARETAKER, FARM WORKER OR GROOMS QUARTERS... d) A WATER PRESERVE AREA IF DESIGNATED BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT... e) WETLAND RESTORATION AND MAINTENANCE AS DEFINED BY THE CODE; f) PERIMETER WALLS OR FENCES IN BUFFERS; AND

PROHIBITED USES ANY USE OF OR ON THE PROPERTY THAT IS NOT SPECIFICALLY LISTED OR INCLUDED IN THE PERMITTED USES ABOVE, AND THAT IS INCONSISTENT WITH AGRICULTURAL, ENVIRONMENTALLY SIGNIFICANT UPLANDS OR WETLANDS, OR OPEN SPACE PRESERVATION IS PROHIBITED BY THIS EASEMENT.

Equus Agr - PUD A 101 1854 115 1078

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COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record at 3:15 PM this day of February 2006 and duly recorded in Plat Book No. 107 page 4 of this volume. HARRIS R. BOCK, Clerk & Comptroller

