

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 5 OF 14
JANUARY 2002

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.

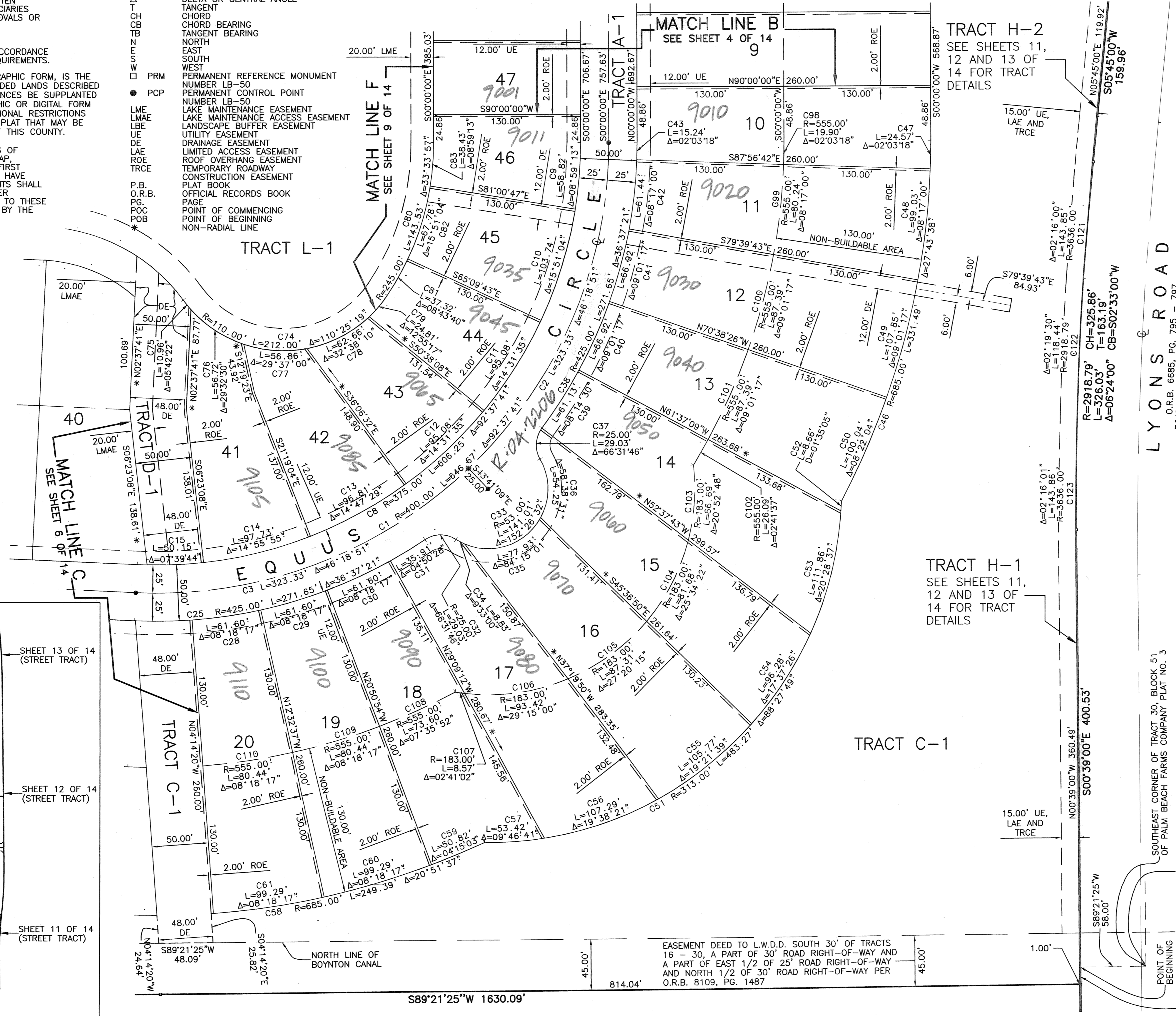
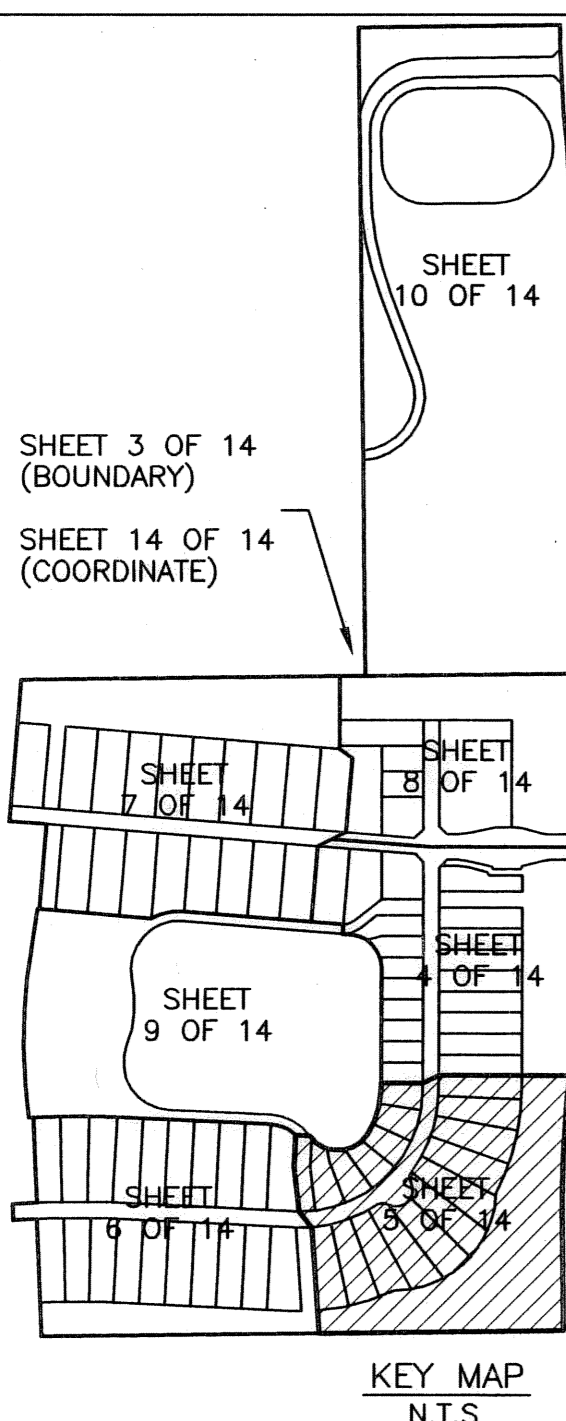
IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY THE USE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

LEGEND :

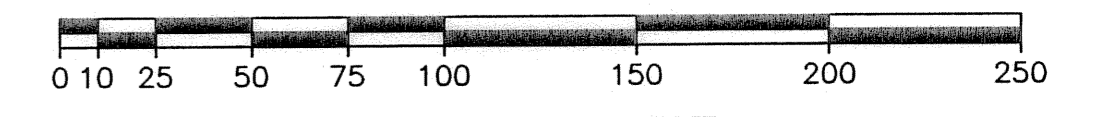
- CENTERLINE
- RADIUS
- ARC LENGTH
- DELTA OR CENTRAL ANGLE
- TANGENT
- CHORD
- CHORD BEARING
- TANGENT BEARING
- NORTH
- EAST
- SOUTH
- WEST
- PERM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- LMAE LAKE MAINTENANCE EASEMENT
- LBE LAKE MAINTENANCE ACCESS EASEMENT
- DE DRAINAGE EASEMENT
- LAE LIMITED ACCESS EASEMENT
- ROE ROOF OVERHANG EASEMENT
- TRCE TEMPORARY ROADWAY CONSTRUCTION EASEMENT
- P.B. OFFICIAL RECORDS BOOK
- P.C. PAGE
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- P.O.B. NON-RADIAL LINE

LOT AREA TABLE

LOT NUMBER	SQUARE FEET
10	17,880
11	20,861
12	22,720
13	22,735
14	23,646
15	21,955
16	22,881
17	24,296
18	21,443
19	20,916
20	20,916
41	14,386
42	12,331
43	10,740
44	10,230
45	11,149
46	9,553
TRACT A-1	248,673
TRACT C-1	453,424
TRACT D-1	281,194
TRACT H-1	432
TRACT H-2	3,088
TRACT L-1	463,102



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
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
C8	375.00	606.25	92°37'41"	392.61	542.35	S46°18'51"W
C9	375.00	58.82	08°59'13"	29.47	58.76	N04°29'36"E
C10	375.00	103.74	15°51'04"	52.21	103.41	S16°54'45"W
C11	375.00	95.08	14°31'35"	47.79	94.82	N32°06'05"E
C12	375.00	95.08	14°31'35"	47.79	94.82	N46°37'40"E
C13	375.00	96.81	14°47'29"	48.68	96.54	N61°17'12"E
C14	375.00	97.73	14°55'55"	49.14	97.45	N76°08'54"E
C15	375.00	50.15	07°39'44"	25.11	50.11	N87°26'44"E
C25	425.00	271.65	36°37'21"	140.65	267.05	N74°19'01"E
C28	425.00	61.60	08°18'17"	30.85	61.55	N81°36'31"E
C29	425.00	61.60	08°18'17"	30.85	61.55	N73°18'14"E
C30	425.00	61.60	08°18'17"	30.85	61.55	N64°59'57"E
C31	425.00	35.91	04°50'28"	17.97	35.90	N58°25'34"E
C32	25.00	29.03	66°31'46"	16.40	27.43	N89°16'14"E
C33	53.00	141.01	152°26'32"	216.12	102.95	N46°18'51"W
C34	53.00	8.83	09°33'00"	4.43	8.82	S62°14'23"E
C35	53.00	77.93	84°15'01"	47.93	71.10	N70°51'36"E
C36	53.00	54.25	58°38'31"	29.77	51.91	N00°35'10"W
C37	25.00	29.03	66°31'46"	16.40	27.43	N03°21'28"E
C38	425.00	271.65	36°37'21"	140.65	267.05	N18°18'40"E
C39	425.00	61.13	08°14'30"	30.62	61.08	N32°30'06"E
C40	425.00	66.92	09°01'17"	33.53	66.85	N23°52'12"E
C41	425.00	66.92	09°01'17"	33.53	66.85	N14°50'56"E
C42	425.00	61.44	08°17'00"	30.77	61.39	N06°11'47"E
C43	425.00	15.24	02°03'18"	7.62	15.24	N01°01'39"E
C46	685.00	331.49	27°43'38"	169.06	328.27	S13°51'49"W
C47	685.00	24.57	02°03'18"	12.28	24.57	N01°01'39"E
C48	685.00	99.03	08°17'00"	49.60	98.94	N06°11'47"E
C49	685.00	107.85	09°01'17"	54.04	107.74	N14°50'56"E
C50	685.00	100.04	08°22'04"	50.11	99.95	N23°32'36"E
C51	313.00	483.27	88°27'49"	304.72	436.67	S46°18'51"W
C52	313.00	8.66	01°35'05"	4.33	8.66	N02°52'28"E
C53	313.00	111.86	20°28'37"	56.53	111.27	N13°54'19"E
C54	313.00	96.28	17°37'26"	48.52	95.90	N32°57'21"E
C55	313.00	105.77	19°21'39"	53.39	105.26	N51°26'54"E
C56	313.00	107.29	19°38'21"	54.17	106.76	N70°56'54"E
C57	313.00	53.42	09°46'41"	26.77	53.35	N85°39'25"E
C58	685.00	249.39	20°51'37"	126.09	248.02	N75°19'51"E
C59	685.00	50.82	04°15'03"	25.42	50.81	N67°01'34"E
C60	685.00	99.29	08°18'17"	49.73	99.20	N73°18'14"E
C61	685.00	99.29	08°18'17"	49.73	99.20	N81°36'31"E
C74	110.00	212.00	110°25'19"	158.33	180.68	N88°46'37"E
C75	110.00	10.96	05°42'22"	5.48	10.95	S38°51'55"E
C76	110.00	56.72	29°32'30"	29.00	56.09	S56°29'21"E
C77	110.00	56.86	29°37'00"	29.08	56.23	S66°04'06"E
C78	110.00	62.66	32°38'10"	32.02	61.81	N62°48'19"E
C79	110.00	24.81	12°55'17"	12.46	24.75	N40°01'35"E
C80	245.00	143.53	33°33'57"	73.89	141.49	N16°46'59"E
C81	245.00	37.32	08°43'40"	18.70	37.28	N29°12'07"E
C82	245.00	67.78	15°51'04"	34.11	67.56	N16°54'45"E
C83	245.00	38.43	08°59'13"	19.25	38.39	N04°29'36"E
C89	555.00	19.90	02°03'18"	9.95	19.90	N01°01'39"E
C99	555.00	80.24	08°17'00"	40.19	80.17	N06°11'47"E
C100	555.00	87.39	09°01'17"	43.78	87.30	N14°50'56"E
C101	555.00	87.39	09°01'17"	43.78	87.30	N23°52'12"E
C102	555.00	26.09	02°41'37"	13.05	26.09	N29°43'39"E
C103	183.00	66.69	20°52'48"	33.72	66.32	N03°53'31"E
C104	183.00	81.68	25°34'22"	41.53	81.00	N27°07'06"E
C105	183.00	87.31	27°20'15"	44.50	86.49	N53°34'25"E
C106	183.00	93.42	29°15'00"	47.75	92.41	N81°52'02"E
C107	183.00	8.57	02°41'02"	4.29	8.57	S82°09'57"E
C108	555.00	73.60	07°35'52"	36.85	73.54	N65°21'09"E
C109	555.00	80.44	08°18'17"	40.29	80.37	N73°18'14"E
C110	555.00	80.44	08°18'17"	40.29	80.37	N81°36'31"E
C121	3636.00	143.85	02°16'00"	71.93	143.84	S04°37'00"W
C122	2918.79	118.44	02°19'30"	59.23	118.43	N02°33'00"E
C123	3636.00	143.86	02°16'01"	71.94	143.85	N00°29'00"E

REVISIONS:
REVISED DATE : SEPTEMBER 27, 2002
REVISED DATE : JULY 16, 2002
REVISED DATE : JUNE 10, 2002
REVISED DATE : MAY 31, 2002
DATE : FEBRUARY 12, 2002
JOB NUMBER : JC-100-8500
FILE NAME : \\JAGT\CADD\JG8500\RECORD PLAT\RECORD PLAT.DWG
LJR

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