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

SHEET 10 OF 14

JOHN A. GRANT, JR., INC.

KEY MAP

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

DOROTHY H. WILKEN

CLERK CIRCUIT COURT

STATE OF FLORIDA

COUNTY OF PALM BEACH

RECORD AT _____ M.

THIS _____ DAY OF

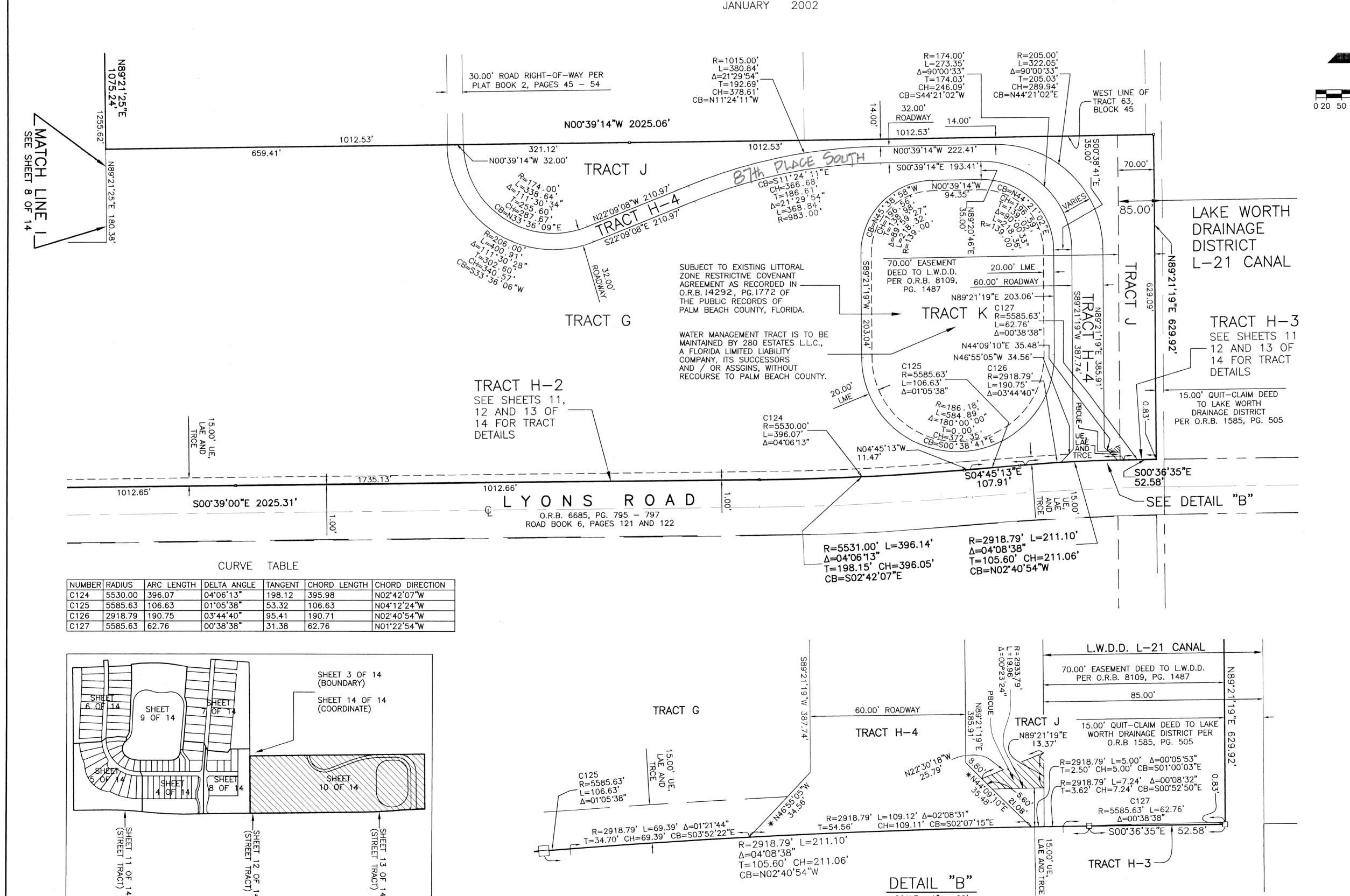
THIS PLAT WAS FILED FOR

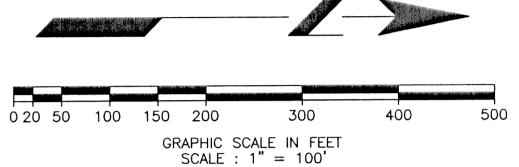
_____ A.D. 2002 AND DULY

RECORDED IN PLAT BOOK

_____ ON PAGES _____

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.

CENTERLINE

LEGEND

ARC LENGTH DELTA OR CENTRAL ANGLE **TANGENT** CHORD CHORD BEARING TANGENT BEARING NORTH PERMANENT REFERENCE MONUMENT NUMBER LB-50 PERMANENT CONTROL POINT NUMBER LB-50 LAKE MAINTENANCE EASEMENT LAKE MAINTENANCE ACCESS EASEMENT LANDSCAPE BUFFER EASEMENT UTILITY EASEMENT DRAINAGE EASEMENT LIMITED ACCESS EASEMENT ROOF OVERHANG EASEMENT TEMPORARY ROADWAY CONSTRUCTION EASEMENT PLAT BOOK OFFICIAL RECORDS BOOK POINT OF COMMENCING POINT OF BEGINNING NON-RADIAL LINE PALM BEACH COUNTY UTILITY EASEMENT

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

LOT AREA TABLE

LOT NUMBER	SQUARE FEET
TRACT G	1,059,948
TRACT H-2	3,088
TRACT H-3	29
TRACT H-4	77,433
TRACT J	150,428
TRACT K	173,515