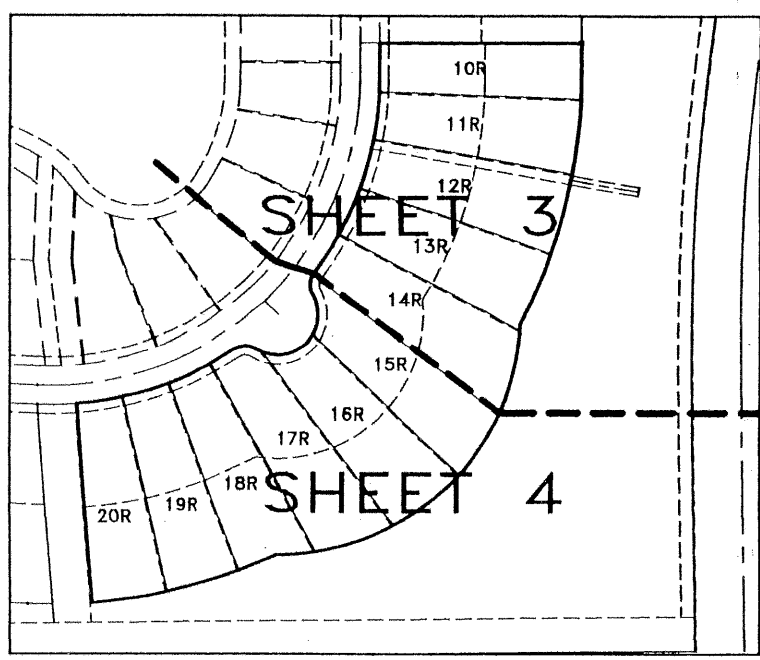


188

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D., 2004 AND  
DULY RECORDED IN PLAT BOOK  
\_\_\_\_\_ ON PAGES \_\_\_\_\_ AND  
\_\_\_\_\_  
DOROTHY H. WILKEN, CLERK  
CIRCUIT COURT  
BY: \_\_\_\_\_ DC

# EQUUS AGR-PUD PHASE ONE REPLAT NO. 2

BEING A REPLAT OF LOTS 10 THROUGH 20, EQUUS AGR-PUD PHASE ONE ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 97, PAGES 11 THROUGH 24, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS.  
IN SECTION 19, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA  
JANUARY 2004 SHEET 2 OF 4 SHEETS



INDEX MAP

### ACKNOWLEDGEMENT

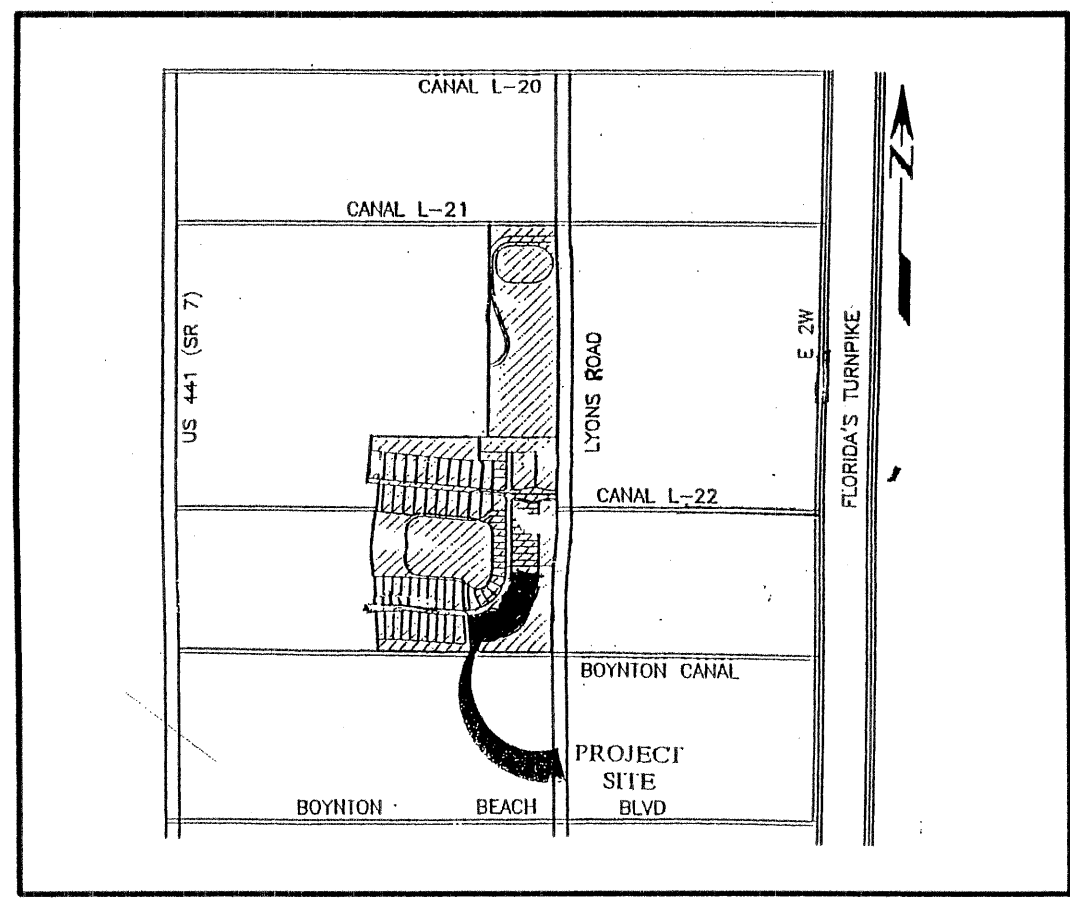
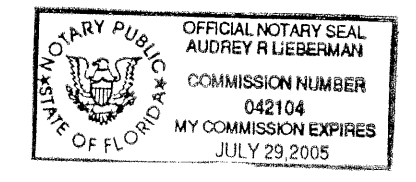
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE MET PERSONALLY APPEARED Stanley Schultz WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President OF THE EQUUS PROPERTY OWNERS ASSOCIATION, 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 THE 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 20 DAY OF April, 2004.

MY COMMISSION EXPIRES: 7/29/05

Fluoray R. Lieberman  
PRINT  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. 71429, 2005  
0-1-2104



LOCATION MAP  
NOT TO SCALE

### NOTES:

BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF SOUTH 00 DEGREES 39 MINUTES 00 SECONDS EAST ALONG THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD.

- 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.
- = DENOTES SET PERMANENT REFERENCE MONUMENT (P.R.M.) P.L.S. # 2297 UNLESS OTHERWISE NOTED
- = LOCATIONS OF P.C.P.'S SHOWN ON PLAT OF EQUUS AGR - PUD PHASE ONE (NOT FOUND)
- NO BUILDING OR ANY TYPE OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE TOWN AND COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE DRAINAGE.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS AND/OR ANY RESTRICTIVE COVENANTS PERTAINING TO THAT PORTION OF THE DEVELOPMENT SHOWN HEREON.
- LINES WHICH INTERSECT CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- THIS REPLAT HAS BEEN PREPARED FOR THE SPECIFIC PURPOSE OF EXPANDING THE BUILDABLE DEPTH OF THE LOTS SHOWN FROM 130.00 FEET TO 135.00 FEET WHILE DECREASING THE NON-BUILDABLE DEPTH FROM 130.00 FEET TO 125.00 FEET.
- IT IS INTENDED THAT THIS REPLAT HAVE NO EFFECT ON ANY EASEMENTS, RIGHTS OF WAY OR RESERVATIONS PREVIOUSLY DEDICATED BY THE PLAT OF EQUUS AGR - PUD PHASE ONE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 97, PAGES 11 THROUGH 24, PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS; SAID EASEMENTS, RIGHTS OF WAY OR RESERVATIONS ARE INTENDED TO REMAIN IN FULL FORCE AND EFFECT AS SHOWN ON SAID PLAT.

### TITLE CERTIFICATION

AS TO LOTS 10, 11, 12, 13 AND 14

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, JEFFREY A. DEUTCH, 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 THE TITLE TO THE PROPERTY IS VESTED IN: EQUUS PROPERTIES, LLC, 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 NO OTHER ENCUMBRANCES OF RECORD.

DATED: 4-23-04

BY: Jeffrey A. Deutch  
JEFFREY A. DEUTCH  
ATTORNEY AT LAW, LICENSED IN FLORIDA

### NOTES: COORDINATES, BEARINGS, & DISTANCES

COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 1990 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM = 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.0000232

GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE  
BEARING ROTATION GROUND TO GRID: 00°21'04" COUNTER-CLOCKWISE

### LEGEND:

- L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
- P.B. = PLAT BOOK
- PG.(S) = PAGE(S)
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.C.P. = PERMANENT CONTROL POINT
- O.R.B. = OFFICIAL RECORD BOOK
- ⊙ = CENTERLINE
- = DENOTES SET P.R.M. P.L.S. # 2297 UNLESS OTHERWISE NOTED
- ∇ = ZERO LOT LINE
- CA = CENTRAL ANGLE (DELTA)
- R = RADIUS
- L = LENGTH OF ARC
- R.O.E. = ROOF OVERHANG EASEMENT
- U.E. = UTILITY EASEMENT
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST

### TITLE CERTIFICATION

AS TO LOTS 15, 16, 17, 18, 19 AND 20

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, JEFFREY A. DEUTCH, 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 THE TITLE TO THE PROPERTY IS VESTED IN: TOUSA HOMES, INC., 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 NO OTHER ENCUMBRANCES OF RECORD.

DATED: 4-23-04

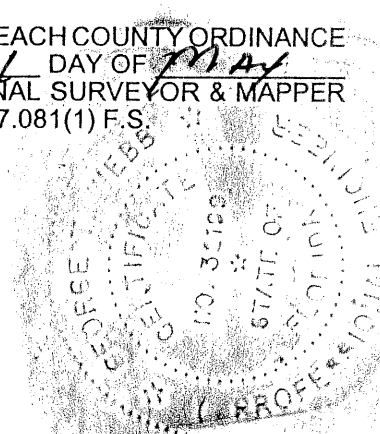
BY: Jeffrey A. Deutch  
JEFFREY A. DEUTCH  
ATTORNEY AT LAW, LICENSED IN FLORIDA

THIS INSTRUMENT WAS PREPARED BY PAUL J. FOTORNY, P.L.S. IN THE OFFICES OF DAILEY-FOTORNY, INC., 5050 10TH AVENUE NORTH, LAKE WORTH, FLORIDA, 33463

### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33 AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S. THIS 17 DAY OF April, 2004, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.061(1) F.S.

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



### SURVEYOR & MAPPER'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 SEC. 177.061(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Paul J. Fotorny  
PAUL J. FOTORNY, P.S.M.  
DAILEY-FOTORNY, INC., L.B. No. 1376  
LICENSE No. 2297  
STATE OF FLORIDA

STATIONING EQUUS AGR-PUD PH 1 REPL 2  
BOOK 101 PAGE 105  
FLOOD ZONE B FLOOD MAP # 185A  
QUAD # 49/50 ZONING 45E/PUD  
SE ZIP CODE 33437  
TAZ 102D  
PUD NAME

**Dailey-Fotorny, inc.**  
land surveyors - planners  
5050 10th Avenue North Suite B - Lake Worth FL 33463-2062  
Phone: 561-965-8787 Fax: 561-965-8963