

EQUUS AGR - PUD PHASE TWO

158

A PLAT OF A PORTION OF SECTIONS 18 AND 19, TOWNSHIP 45 SOUTH, RANGE 42 EAST AND ALSO BEING A REPLAT OF A PORTION OF TRACTS 118, 120, AND ALL OF TRACT 119, BLOCK 45 TOGETHER WITH A PORTION OF THE 50 FOOT RIGHT-OF-WAY SOUTH OF AND ADJACENT TO TRACTS 118 THROUGH 120, INCLUSIVE, BLOCK 45, PALM BEACH FARMS COMPANY PLAT NO. 3, TOGETHER WITH A PORTION OF TRACTS 6, 8, 9, 10, 20, 21, 25, BLOCK 51 AND ALL OF TRACTS 7, 22, 23 AND 24, BLOCK 51, TOGETHER WITH A PORTION OF THE 30 FOOT RIGHT-OF-WAY EAST OF AND ADJACENT TO TRACTS 9 AND 22, BLOCK 51, AND A PORTION OF THE 15 FOOT RIGHT-OF-WAY SOUTH OF AND ADJACENT TO TRACTS 20 THROUGH 25, INCLUSIVE, BLOCK 51, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
PALM BEACH COUNTY FLORIDA.

BLINOW AND ROSSI, INC. BOCA RATON, FLORIDA
SHEET 2 OF 7
MARCH 2004

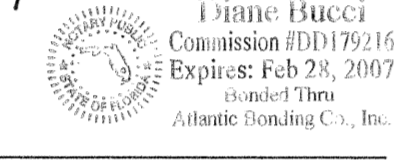
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT _____ M. THIS _____ DAY OF _____, A.D. 2004 AND DULY RECORDED IN PLAT BOOK _____ ON PAGES _____ THROUGH _____.
DOROTHY H. WILKEN
CLERK OF COURT
BY: _____
DEPUTY CLERK

ACKNOWLEDGMENT

STATE OF FLORIDA)
PALM BEACH COUNTY) SS

BEFORE ME PERSONALLY APPEARED, RICHARD SIEMENS, (WHO IS PERSONALLY KNOWN TO ME) OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AS MEMBER 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 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 19 DAY OF April, A.D., 2004.
MY COMMISSION EXPIRES: 2/28/07
MY COMMISSION NUMBER: DD179216



SEAL
Dianne Buccci
NOTARY PUBLIC STATE OF FLORIDA

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
PALM BEACH COUNTY) SS

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 20 DAY OF April, A.D., 2004.

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

WITNESS: Ed Pietero
SIGN

Charles C. Wansio
SIGN

WITNESS: Ed Pietero
PRINT

Charles C. Wansio
PRINT

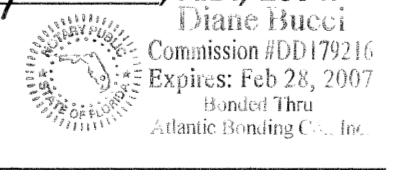
BY: Stanley Schultz
STANLEY SCHULTZ PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME 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, 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 THE 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 20 DAY OF April, A.D., 2004.
MY COMMISSION EXPIRES: 2/28/07
MY COMMISSION NUMBER: DD179216



SEAL
Dianne Buccci
NOTARY PUBLIC, STATE OF FLORIDA

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

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 141621, PAGE 1249 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21 DAY OF April, A.D. 2004.

WITNESS: Kim C. Oliver
SIGN
Kim C. Oliver
PRINT

BY: Mark Mattozzi
Vice President
Mark Mattozzi

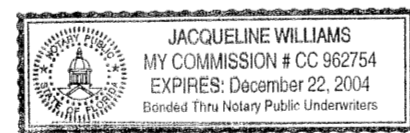
Cheryl Cooperman
SIGN
Cheryl Cooperman
PRINT

ACKNOWLEDGMENT

STATE OF FLORIDA)
PALM BEACH COUNTY) SS

BEFORE ME PERSONALLY APPEARED, Mark Mattozzi, (WHO IS PERSONALLY KNOWN TO ME) OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AS Vice President OF Union Planters Bank CORPORATION, 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 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 21 DAY OF April, A.D., 2004.
MY COMMISSION EXPIRES: 12-22-04
MY COMMISSION NUMBER: CC 9162754



Jacqueline Williams
NOTARY PUBLIC, STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

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 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.

DATED: 5-27-2004

Arthur J. Menor
ATTORNEY-AT-LAW LICENSED IN FLORIDA
ARTHUR J. MENOR
PRINTED NAME

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 SEC. 177.091 (9), F.S. 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.

6-04-04
DATE

Nicholas W. Blinow, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER No. 5989
STATE OF FLORIDA

NOTICE

THIS INSTRUMENT WAS PREPARED BY NICHOLAS W. BLINOW, PSM, FL LSS989, IN THE OFFICE OF BLINOW AND ROSSI, INC. PROFESSIONAL LAND SURVEYORS 9181 GLADES RD., SUITE 125 BOCA RATON, FLORIDA, 33434
PHONE NUMBER : (561) 477-9633
FAX NUMBER : (561) 477-9707
LICENSED BUSINESS NUMBER 7236

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 RECORD OF THIS COUNTY.

PREPARED BY:

Blinow & Rossi, Inc.
Land Surveying, Mapping and Consultant Services
9181 GLADES ROAD, SUITE 125
BOCA RATON, FLORIDA 33434
Telephone No. (561) 477-9633
(MONTH), 2003

SUBDIVISION EQUUS AGR - PH 2
BOOK 102
PAGE 158
FLOOD MAP # 185A
ZONING AGR/PUD
QUAD # 49, 50
32
TAX # 1028
PUD NAME