

# 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

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

SHEET 7 OF 14  
JANUARY 2002

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

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



GRAPHIC SCALE IN FEET  
SCALE : 1" = 50'

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.

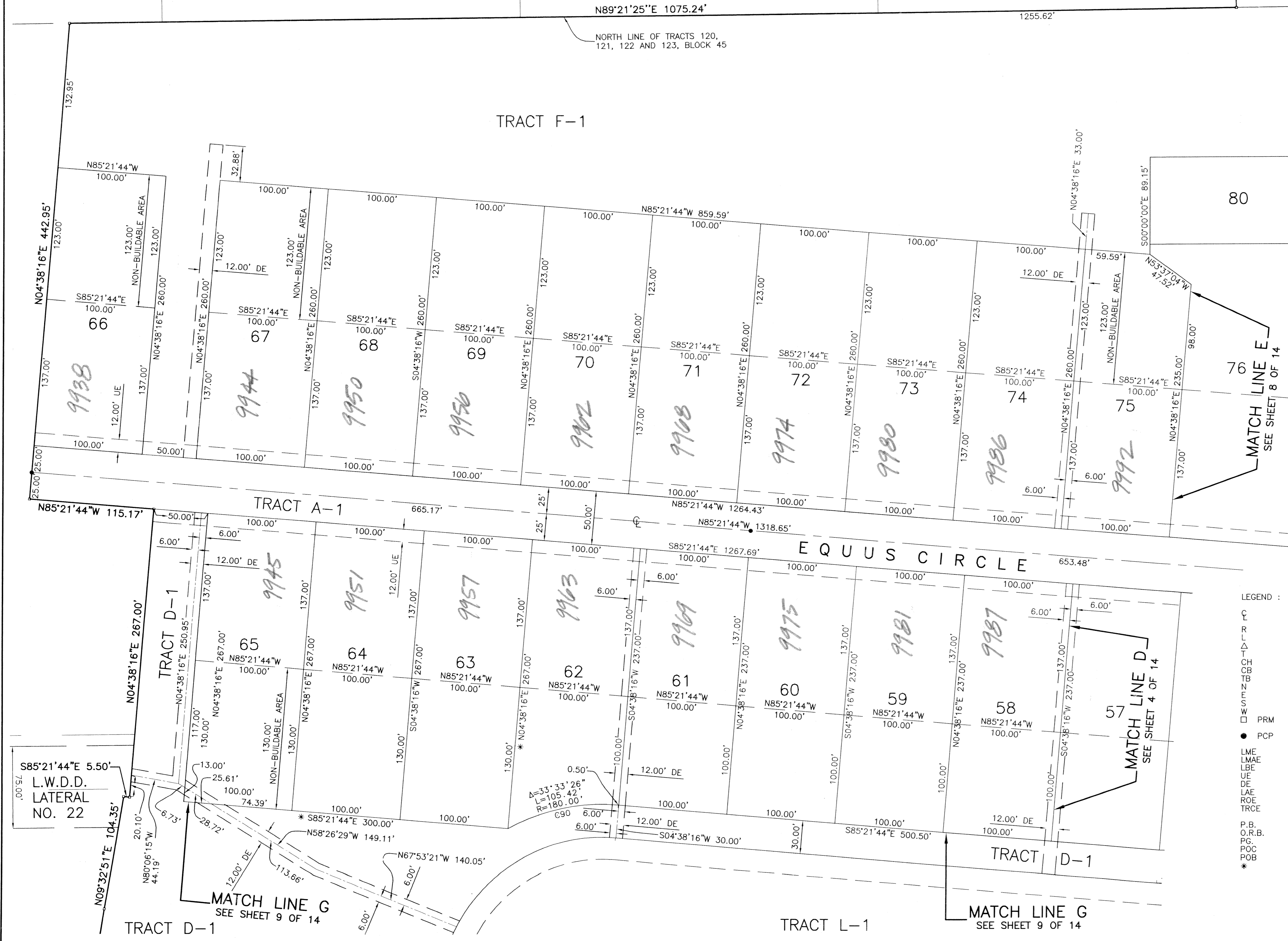
BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CURRENT COUNTY ZONING REQUIREMENTS.

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.

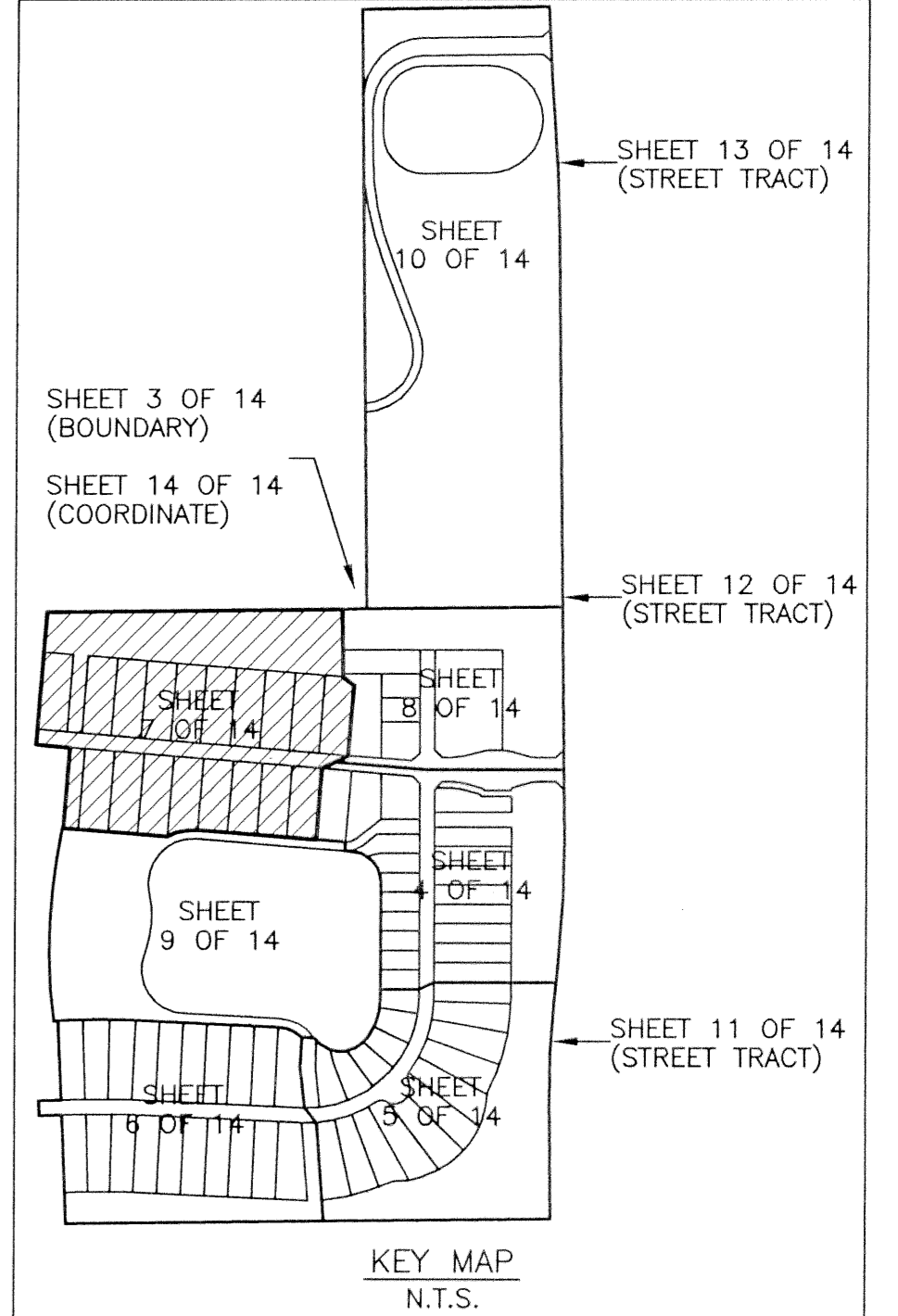
IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY THE USE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

LOT AREA TABLE

LOT NUMBER	SQUARE FEET
58	23,700
59	23,700
60	23,700
61	23,700
62	24,659
63	26,700
64	26,700
65	26,700
66	26,000
67	26,000
68	26,000
69	26,000
70	26,000
71	26,000
72	26,000
73	26,000
74	26,000
75	25,495
TRACT A-1	248,673
TRACT D-1	281,194
TRACT F-1	228,050
TRACT L-1	463,102



- LEGEND :
- C CENTERLINE
  - R RADIUS
  - A ARC LENGTH
  - D DELTA OR CENTRAL ANGLE
  - T TANGENT
  - CH CHORD
  - CB CHORD BEARING
  - TB TANGENT BEARING
  - N NORTH
  - S SOUTH
  - W WEST
  - PRM PERMANENT REFERENCE MONUMENT
  - PCP PERMANENT CONTROL POINT
  - LME LAKE MAINTENANCE EASEMENT
  - LMAE LAKE MAINTENANCE ACCESS EASEMENT
  - LBF LANDSCAPE BUFFER EASEMENT
  - UE UTILITY EASEMENT
  - DE DRAINAGE EASEMENT
  - LAE LIMITED ACCESS EASEMENT
  - ROE ROOF OVERHANG EASEMENT
  - TRC TEMPORARY ROADWAY CONSTRUCTION EASEMENT
  - P.B. PLAT BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - PAGE PAGE
  - POC POINT OF COMMENCING
  - POB POINT OF BEGINNING
  - \* NON-RADIAL LINE



CURVE TABLE

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD DIRECTION
C90	180.00	105.42	33°33'26"	54.27	103.92	S77°51'33"W

REVISION DATE : OCTOBER 30, 2002  
REVISED DATE : JULY 16, 2002  
REVISED DATE : JUNE 10, 2002  
DATE : FEBRUARY 26, 2002  
JOB NUMBER : JG-100-8500  
FILE NAME : \\JAG7\CADD\J68500\RECORD PLAT\RECORD PLAT.DWG  
LUR

SUBDIVISION EQUUS AGR-PUD PHASE ONE  
BOOK 97 PAGE 17 FLOOD MAP # 185A  
PLAT # 49,50 ZONING AGR/PUD  
SCALE 1/4" = 100' DATE 02/26/02  
JOB NO. 1028 PUD NAME