

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

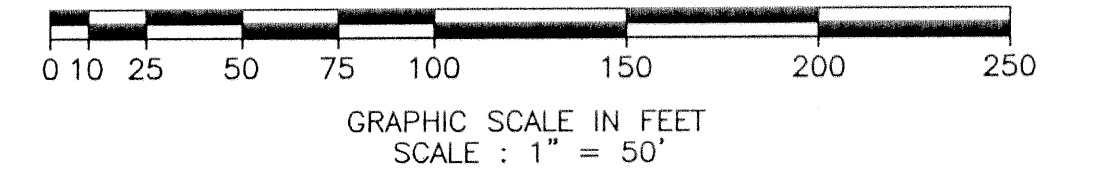
BOCA RATON, FLORIDA

SHEET 9 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

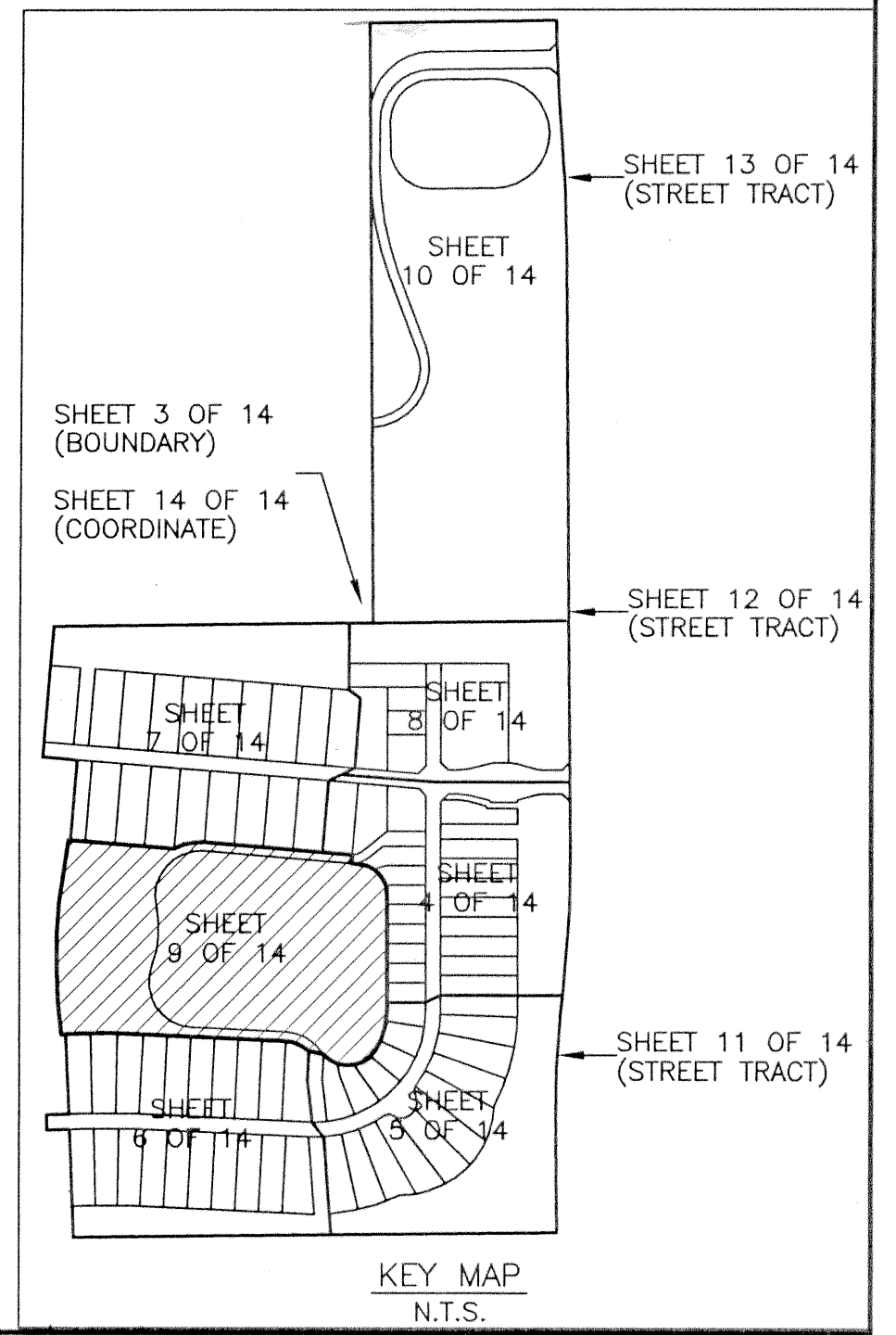
LEGEND :

- C CENTERLINE
- R RADIUS
- L ARC LENGTH
- Δ DELTA OR CENTRAL ANGLE
- T TANGENT
- CH CHORD
- CB CHORD BEARING
- TB TANGENT BEARING
- N NORTH
- E EAST
- S SOUTH
- W WEST
- PRM PERMANENT REFERENCE MONUMENT
- LB-50 NUMBER LB-50
- PCP PERMANENT CONTROL POINT
- LME LAKE MAINTENANCE EASEMENT
- LMAE LAKE MAINTENANCE ACCESS EASEMENT
- LBE LANDSCAPE BUFFER EASEMENT
- UE UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- LAE LIMITED ACCESS EASEMENT
- ROE ROOF OVERHANG EASEMENT
- TRCE TEMPORARY ROADWAY CONSTRUCTION EASEMENT
- P.B. PLAT BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- POC POINT OF COMMENCING
- POB POINT OF BEGINNING
- * NON-RADIAL LINE



NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD DIRECTION
C67	2292.00	201.14	05°01'41"	100.63	201.08	S89°53'09"E
C68	2292.00	37.13	00°55'41"	18.56	37.13	N88°03'51"E
C69	2292.00	89.45	02°14'10"	44.73	89.44	N89°38'46"E
C70	2292.00	74.56	01°51'50"	37.29	74.56	S88°18'14"E
C71	130.00	89.03	39°14'12"	46.34	87.30	S67°45'13"E
C72	130.00	2.23	00°58'56"	1.11	2.23	N86°52'51"W
C73	130.00	86.80	38°15'16"	45.09	85.19	S67°15'45"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	S86°04'06"E
C78	110.00	62.66	32°38'10"	32.20	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
C84	100.00	148.99	85°21'44"	92.22	135.58	N42°40'52"W
C85	100.00	30.29	17°21'19"	15.26	30.17	N08°40'39"W
C86	100.00	69.26	39°40'52"	36.08	67.88	N37°11'45"W
C87	100.00	49.44	28°19'33"	25.24	48.94	N71°11'57"W
C88	80.00	60.59	43°23'45"	31.83	59.15	N72°56'23"E
C89	50.00	37.87	43°23'45"	19.90	36.97	N72°56'23"E
C90	180.00	105.42	33°33'26"	54.27	103.92	S77°51'33"W
C91	150.00	280.18	107°01'11"	202.79	241.19	S41°07'40"W
C92	350.00	204.51	33°28'44"	105.27	201.61	S04°21'27"W
C93	150.00	283.97	108°28'07"	208.24	243.42	S33°08'15"E
C94	160.00	143.42	51°21'35"	76.93	138.67	S61°41'31"E

LOT NUMBER	SQUARE FEET
TRACT D-1	281,194
TRACT L-1	463,102



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

TRACT L-1 INC.
WATER MANAGEMENT TRACT IS TO BE MAINTAINED BY THE EQUUS PROPERTY OWNERS ASSOCIATION, A FLORIDA CORPORATION, ITS SUCCESSORS AND / OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN O.R.B. 14162, PG. 1669 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

NOTES :

BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N00°39'00"W. ALONG THE EAST 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.

SUBDIVISION EQUUS AGR-PUD PHASE ONE
BLOCK 47
PAGE 19
FLOOD ZONE B
FLORIDA MAP # 1957A
ZONING AGR/PUD
QUAD # 49.50
S.E.
TAZ 1028
PUD NAME

REVISED DATE : SEPTEMBER 27, 2002
REVISED DATE : JULY 16, 2002
REVISED DATE : MAY 31, 2002
DATE : FEBRUARY 26, 2002
JOB NUMBER : JG-100-8500
FILE NAME : \\JAG7\CADD\UG8500\RECORD PLAT\RECORD PLAT.DWG
LJR

