

PALM BEACH THOROUGHbred TRAINING FARM

A PLAT OF A PORTION OF SECTIONS 17, 18, 19 AND 20, TOWNSHIP 45 SOUTH, RANGE 42 EAST AND ALSO BEING A REPLAT OF ALL OF TRACTS 56 THROUGH 69, 72 THROUGH 85, 88 THROUGH 101 AND 104 THROUGH 117, BLOCK 46, ALL OF TRACTS 2 THROUGH 15 AND 18 THROUGH 31, BLOCK 50, A PORTION OF TRACTS 55, 70, 71, 86, 87, 102, 103 AND 118, BLOCK 46, A PORTION OF TRACTS 1, 16, 17 AND 32, BLOCK 50 AND A PORTION OF THE ROAD, DYKE AND DITCH RESERVATIONS, (HEREINAFTER REFERRED TO AS RIGHT-OF-WAY) LYING IN AND BORDERING BLOCKS 46 AND 50, 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 1 OF 8
AUGUST 2001

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT GPRA THOROUGHbred TRAINING CENTER, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTIONS 17, 18, 19 AND 20, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF ALL OF TRACTS 56 THROUGH 69, 72 THROUGH 85, 88 THROUGH 101 AND 104 THROUGH 117, BLOCK 46, ALL OF TRACTS 2 THROUGH 15 AND 18 THROUGH 31, BLOCK 50, A PORTION OF TRACTS 55, 70, 71, 86, 87, 102, 103 AND 118, BLOCK 46, AND A PORTION OF TRACTS 1, 16, 17 AND 32, BLOCK 50 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, SHOWN HEREON AS PALM BEACH THOROUGHbred TRAINING FARM, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS :

A PARCEL OF LAND LYING IN A PART OF SECTIONS 17, 18, 19, AND 20, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL ALSO BEING A PORTION OF BLOCKS 46 AND 50, TOGETHER WITH PORTIONS OF THE ROAD, DYKE AND DITCH RESERVATIONS, LYING IN AND BORDERING BLOCKS 46 AND 50, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT 17, BLOCK 50, SAID PALM BEACH FARMS COMPANY PLAT NO. 3,

THENCE WITH A BEARING OF N 00° 39' 00" W ALONG THE WEST LINE OF SAID TRACT 17, BLOCK 50, ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF LYONS ROAD FOR A DISTANCE OF 345.50 FEET TO A POINT OF CURVATURE CONCAVE TO THE EAST,

THENCE NORTHERLY ALONG SAID CURVE AND THE EASTERLY RIGHT OF WAY LINE OF LYONS ROAD HAVING A RADIUS OF 3527.00 FEET, THROUGH A CENTRAL ANGLE OF 6° 24' 00" FOR AN ARC DISTANCE OF 393.97 FEET TO A POINT OF TANGENCY,

THENCE WITH A BEARING OF N 05° 45' 00" E ALONG THE EASTERLY RIGHT OF WAY LINE OF LYONS ROAD FOR A DISTANCE OF 159.96 FEET TO A POINT OF CURVATURE CONCAVE TO THE WEST,

THENCE NORTHERLY ALONG SAID CURVE AND THE EASTERLY RIGHT OF WAY LINE OF LYONS ROAD, HAVING A RADIUS OF 2918.79 FEET, THROUGH A CENTRAL ANGLE OF 6° 24' 00" FOR AN ARC DISTANCE OF 326.03 FEET TO A POINT OF TANGENCY,

THENCE WITH A BEARING OF N 00° 39' 00" W ALONG THE EASTERLY RIGHT OF WAY LINE OF LYONS ROAD FOR A DISTANCE OF 2162.81 FEET TO A POINT OF CURVATURE CONCAVE TO THE WEST,

THENCE NORTHERLY ALONG SAID CURVE AND THE EASTERLY RIGHT OF WAY LINE OF LYONS ROAD, HAVING A RADIUS OF 2918.79, THROUGH A CENTRAL ANGLE OF 04° 06' 13" FOR AN ARC DISTANCE OF 209.05 FEET TO A POINT OF TANGENCY,

THENCE WITH A BEARING OF N 04° 45' 13" W ALONG THE EASTERLY RIGHT OF WAY LINE OF LYONS ROAD, FOR A DISTANCE OF 108.93 FEET TO A POINT OF CURVATURE CONCAVE TO THE EAST,

THENCE NORTHERLY AND EASTERLY ALONG SAID CURVE AND THE EASTERLY RIGHT OF WAY LINE OF LYONS ROAD, HAVING A RADIUS OF 5476.63 FEET, THROUGH A CENTRAL ANGLE OF 03° 41' 06" FOR AN ARC DISTANCE OF 352.23 FEET TO A POINT LYING 15.00 FEET NORTH OF THE NORTH LINE OF TRACT 70, BLOCK 46, PALM BEACH FARMS COMPANY PLAT NO. 3,

THENCE WITH A BEARING OF N 89° 21' 20" E ALONG A LINE 15.00 FEET NORTH OF THE NORTH LINE OF TRACTS 55 THROUGH 70 INCLUSIVE, BLOCK 46, PALM BEACH FARMS COMPANY PLAT NO. 3 FOR A DISTANCE OF 4957.62 FEET TO A POINT, SAID POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF THE FLORIDA TURNPIKE,

THENCE WITH A BEARING OF S 00° 39' 56" E ALONG SAID WESTERLY RIGHT OF WAY LINE OF THE FLORIDA TURNPIKE FOR A DISTANCE OF 4071.76 FEET TO A POINT, SAID POINT LYING 15.00 FEET SOUTH OF THE SOUTH LINE OF TRACT 32, BLOCK 50, PALM BEACH FARMS COMPANY PLAT NO. 3

THENCE WITH A BEARING OF S 89° 22' 25" W ALONG A LINE 15.00 FEET SOUTH OF TRACTS 32-17 INCLUSIVE, BLOCK 50, PALM BEACH FARMS COMPANY PLAT NO. 3 FOR A DISTANCE OF 4987.55 FEET TO A POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF LYONS ROAD,

THENCE WITH A BEARING OF N 00° 39' 00" W ALONG THE EASTERLY RIGHT OF WAY LINE OF LYONS ROAD FOR A DISTANCE OF 15.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

INDEX OF SHEETS

SHEET NO. 1 AND 2 TITLE SHEET AND CERTIFICATES
SHEET NO. 3 TO 7 DETAIL SHEET
SHEET NO. 8 STATE PLANE COORDINATE SHEET

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

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.

STATISTICAL DATA

ROADWAY TRACTS (TRACTS S-1, S-2 AND S-3)	0.081 AC.
WATER MANAGEMENT TRACTS (TRACTS L-1, L-2 AND L-3)	40.402 AC.
TRACTS A, B, C AND D	0.005 AC.
PARCELS A AND B	421.478 AC.
TOTAL AREA THIS PLAT	461.966 AC.
ZONING USE : AGR	
LAND USE : AGR	

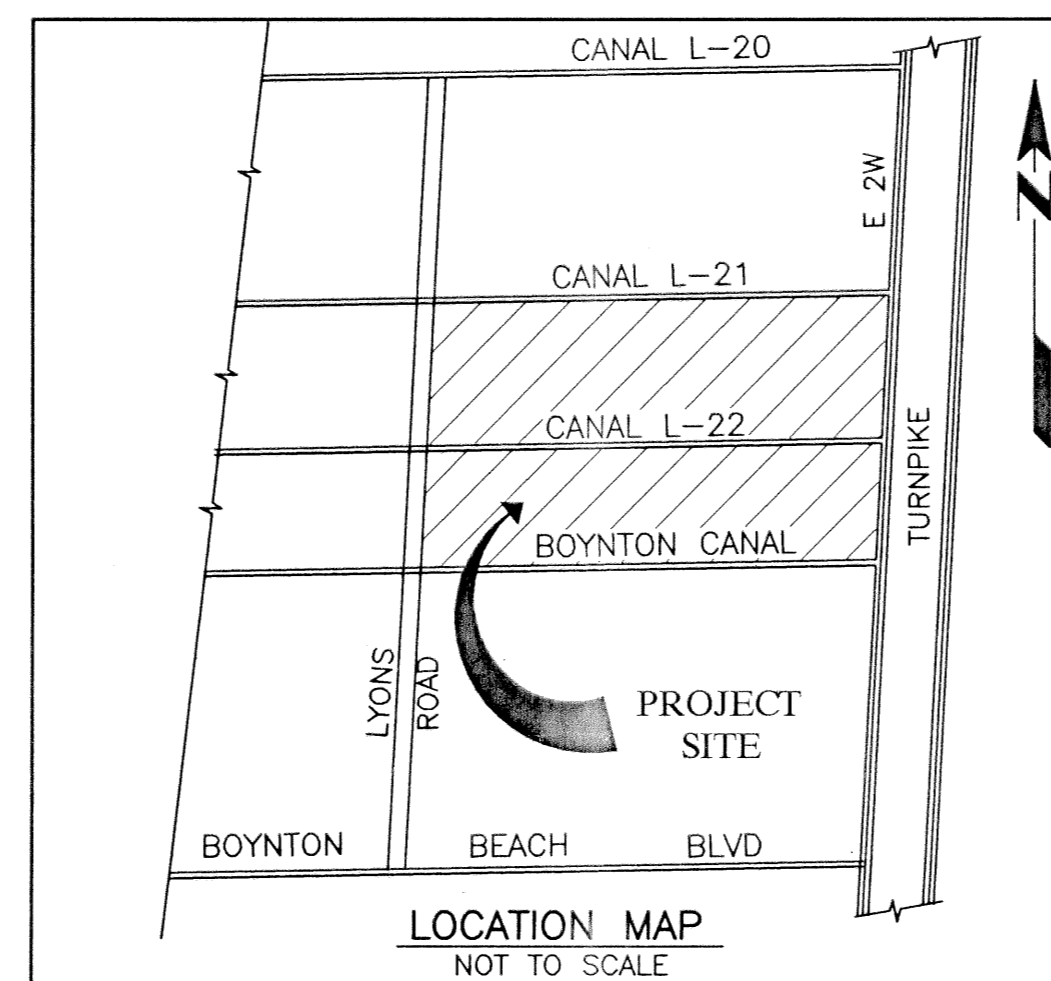
PETITION NUMBER : DRC 01-003

COUNTY APPROVAL

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 9 DAY OF December 2002, AND HAS BEEN REVIEWED BY A PROFESSIONAL LAND SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

George T. Webb
GEORGE T. WEBB, P.E. - COUNTY ENGINEER



DEDICATION (CONTINUE)

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS :

1. ROADWAY TRACTS:

TRACTS S-1, S-2 AND S-3, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES..

2. WATER MANAGEMENT TRACTS:

TRACTS L-1, L-2 AND L-3, AS SHOWN HEREON, ARE HEREBY RESERVED FOR GPRA THOROUGHbred TRAINING CENTER, INC., A DELAWARE CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN O.R.B. 14207, PAGE 1232, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

3. LAKE MAINTENANCE:

THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR GPRA THOROUGHbred TRAINING CENTER, INC., A DELAWARE CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

4. TRACTS A, B, C AND D, AS SHOWN HEREON, ARE HEREBY RESERVED FOR GPRA THOROUGHbred TRAINING CENTER, INC., A DELAWARE CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR SAFE SIGHT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

5. UTILITY EASEMENTS:

THE UTILITY EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF OTHER UTILITIES.

6. LIMITED ACCESS EASEMENTS:

THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

7. LANDSCAPE BUFFER EASEMENTS:

THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR GPRA THOROUGHbred TRAINING CENTER, INC., A DELAWARE CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

8. SIDEWALK EASEMENTS :

THE SIDEWALK EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR SIDEWALK PURPOSES.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE PRESIDENT AND CHIEF FINANCIAL OFFICER, GRAHAM ORR, AND ATTESTED BY ITS VICE PRESIDENT, SPECIAL PROJECTS AND SECRETARY, GARY COHN, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 12th DAY OF August, A.D., 2002.

GPRA THOROUGHbred TRAINING CENTER, INC.,
A DELAWARE CORPORATION,
LICENSED TO DO BUSINESS IN FLORIDA

ATTEST : *Gary M. Cohn*
GARY COHN, VICE PRESIDENT AND SECRETARY

BY : *Graham Orr*
GRAHAM ORR - EXECUTIVE VICE PRESIDENT
AND CHIEF FINANCIAL OFFICER

ACKNOWLEDGEMENT

STATE OF (PROVINCE OF)
ONTARIO)
COUNTY OF)SS

BEFORE ME PERSONALLY APPEARED GRAHAM ORR WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT OF GPRA THOROUGHbred TRAINING CENTER, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, 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.

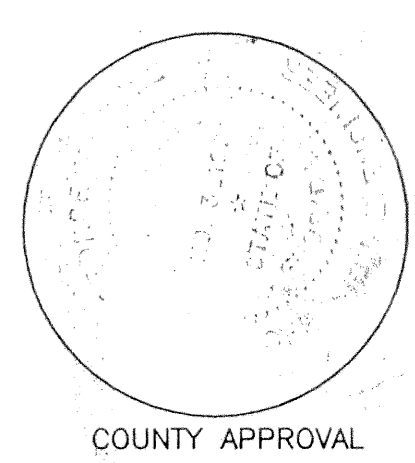
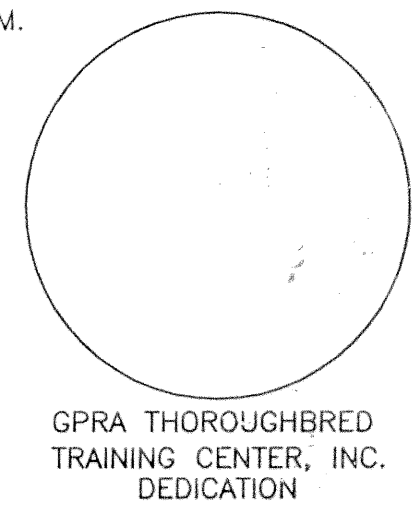
WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF August, A.D., 2002.

MY COMMISSION EXPIRES : X N/A
MY COMMISSION NUMBER : X N/A

X *Gary M. Cohn*
NOTARY PUBLIC - ONTARIO, CANADA

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:00 AM.
THIS 11th DAY OF
August, A.D. 2002 AND DULY
RECORDED IN PLAT BOOK
96 ON PAGES 164
AND 165
DOROTHY H. WILKEN
CLERK CIRCUIT COURT
BY : *Deputy Clerk*
DEPUTY CLERK

164



TRAINING FARM
SUBDIVISION PALM BEACH THOROUGHbred
RANGE 104
BOOK 96 FLOOR MAP # 185A
BLOCK 46 PLAT NO. 3
ZONING AR
QUAD # 49
TAX 1090
PUD NAME

REVISED DATE : JULY 25, 2002
REVISED DATE : MAY 16, 2002 CMT
REVISED DATE : NOVEMBER 9, 2002
REVISED DATE : NOVEMBER 26, 2001
DATE : SEPTEMBER 21, 2000
JOB NUMBER : JC-00-8000
FILE NAME : \\JAG7\04002\068600\RECORD PLAT\RECORD PLAT.DWG
MC