

# 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

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  
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 LICENSED BUSINESS NO. : LB-50

JOHN A. GRANT, JR., INC.

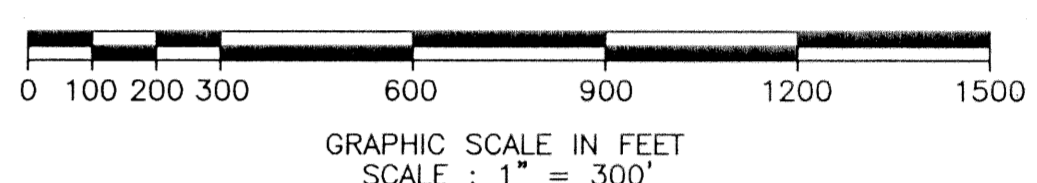
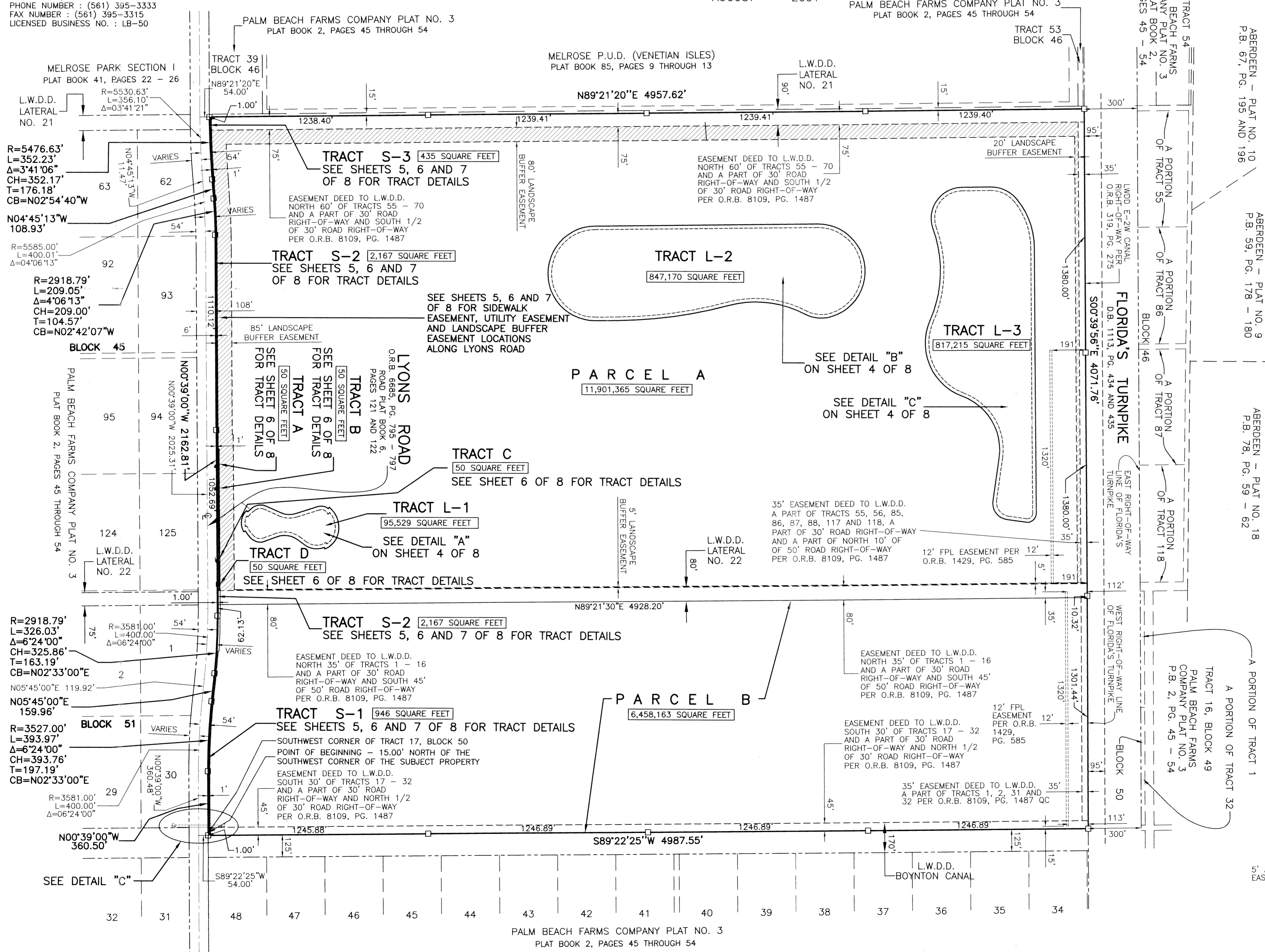
CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

SHEET 3 OF 8  
 AUGUST 2001

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR  
 RECORD AT \_\_\_\_\_ .M.  
 THIS \_\_\_\_\_ DAY OF  
 \_\_\_\_\_ A.D. 2002 AND JULY  
 RECORDED IN PLAT BOOK  
 \_\_\_\_\_ ON PAGES  
 AND \_\_\_\_\_  
 DOROTHY H. WILKEN  
 CLERK CIRCUIT COURT  
 BY : \_\_\_\_\_  
 DEPUTY CLERK

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NOTES :

BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N.00°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.

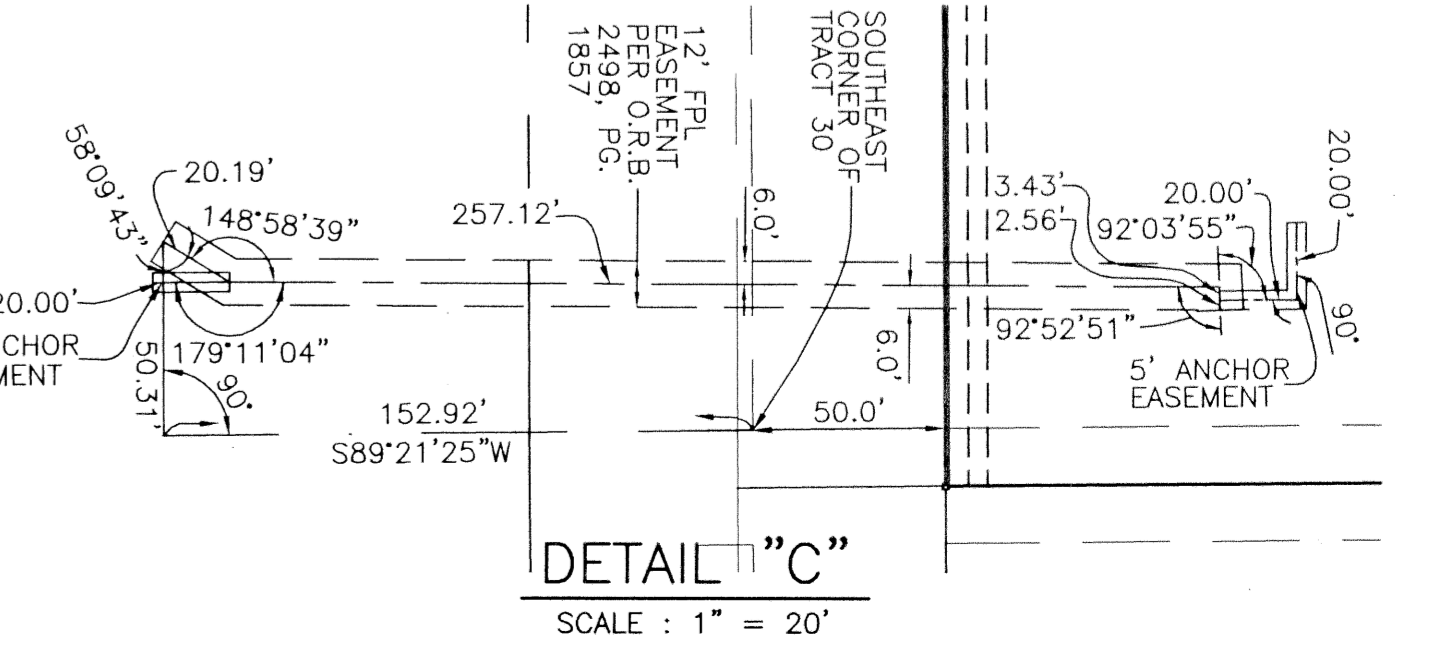
BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CURRENT COUNTY ZONING REQUIREMENTS.

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 THEIR GRANTED.

LEGEND :

C	CENTERLINE
R	RADIUS
L	ARC LENGTH
Δ	DELTA OR CENTRAL ANGLE
T	TANGENT
CH	CHORD
CB	CHORD BEARING
N	NORTH
E	EAST
S	SOUTH
W	WEST
PRM	PERMANENT REFERENCE MONUMENT NUMBER LB-50
O	SET 1/2" IRON PIPE AND PLASTIC CAP
LME	WITNESS MONUMENT LB-50
LSE	LAKE MAINTENANCE EASEMENT
UE	LITTORAL SHELVE EASEMENT
DE	UTILITY EASEMENT
LE	DRAINAGE EASEMENT
PAE	LIMITED ACCESS EASEMENT
P.O.B.	PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK
PC	PAGE
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
LAE	LIMITED ACCESS EASEMENT



SUBDIVISION: PB THOROUGHBRED TRAINING FARM  
 BOOK: 96  
 PAGE: 166  
 FLOOD ZONE: B  
 QUAD: 49  
 ZONING: AR  
 ZIP CODE: 33437  
 SE: SE  
 TAZ: 1030  
 PUD NAME:  
 REVISED DATE: MAY 16, 2002 CMT: [Signature]  
 REVISED DATE: JANUARY 9, 2002  
 REVISED DATE: NOVEMBER 28, 2001  
 DATE: SEPTEMBER 21, 2001  
 JOB NUMBER: JG-100-8600  
 FILE NAME: J:\JG7\CADD\JG8600\RECORD PLAT\RECORD PLAT.DWG  
 LJR