

# 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

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 \_\_\_\_\_

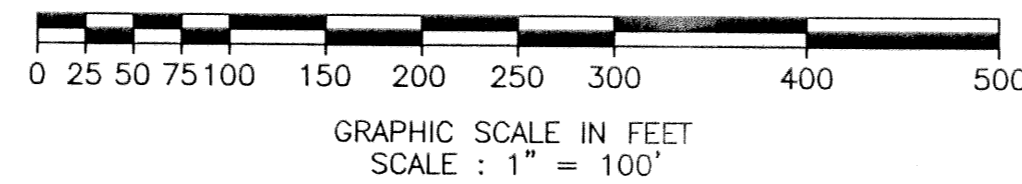
DOROTHY H. WILKEN  
CLERK CIRCUIT COURT

BY: \_\_\_\_\_  
DEPUTY CLERK

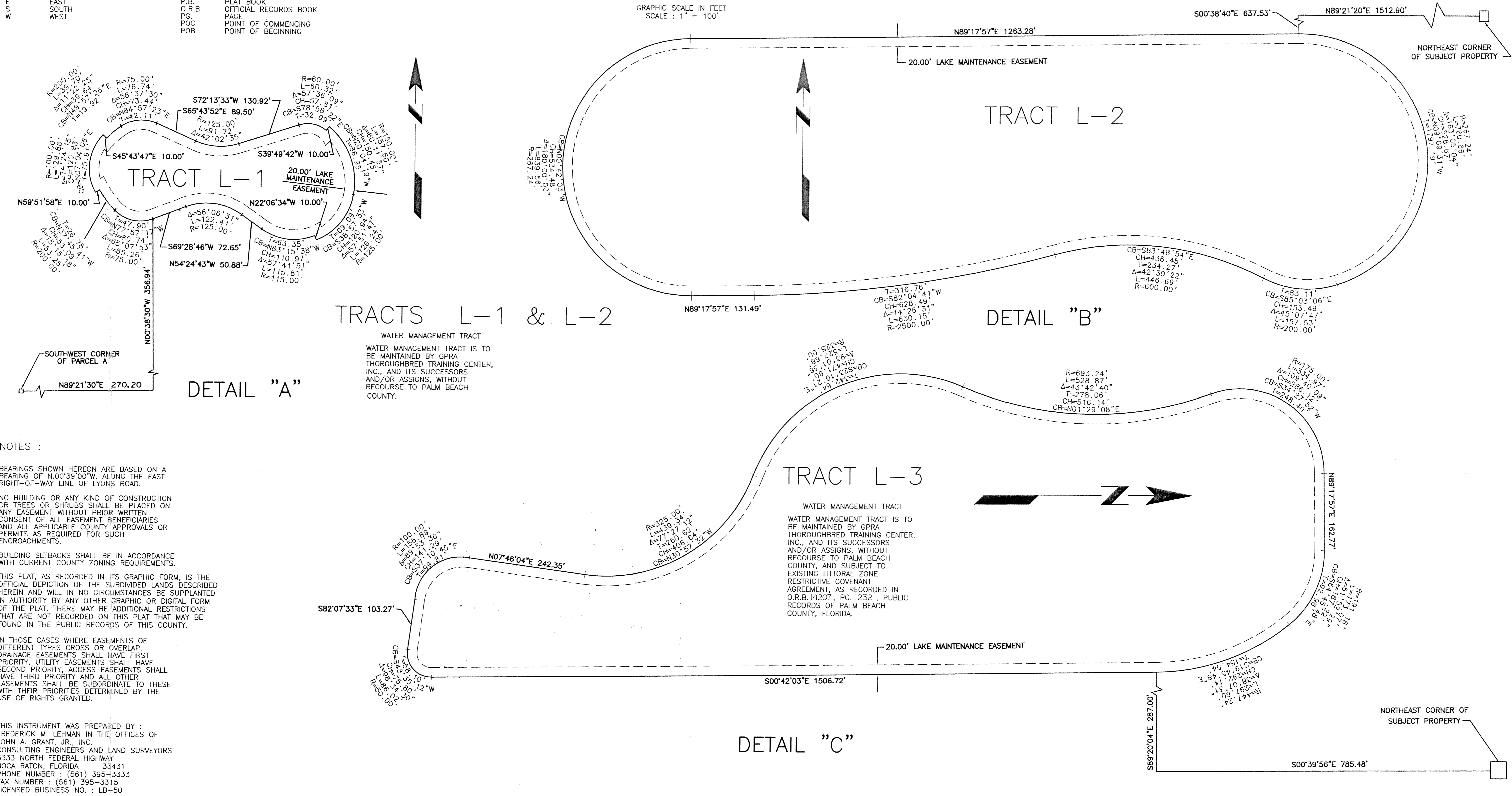
LEGEND :

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

SHEET 4 OF 8  
AUGUST 2001



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NOTES :

BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N100°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.

THIS INSTRUMENT WAS PREPARED BY :  
FREDERICK M. LEHMAN IN THE OFFICES OF  
JOHN A. GRANT, JR., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
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BOCA RATON, FLORIDA 33431  
PHONE NUMBER : (561) 395-3333  
FAX NUMBER : (561) 395-3315  
LICENSED BUSINESS NO. : LB-50

PB THOROUGHbred TRAINING FARM  
SUBDIVISION  
BOOK 96  
PAGE 107  
FLOOD MAP 1854  
ZONING AE  
QUAD # 49  
SR  
TAX 1030  
PUB NAME

REVISED DATE : MAY 15, 2002 CMT  
DATE : NOVEMBER 28, 2001  
DATE : SEPTEMBER 21, 2001  
JOB NUMBER : JG-100-8600  
FILE NAME : \\JAG7\CADD\2\8600\RECORD PLAT\RECORD PLAT.DWG  
LJR