

# 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

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

SHEET 2 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 DULY  
RECORDED IN PLAT BOOK  
\_\_\_\_\_ ON PAGES \_\_\_\_\_  
AND \_\_\_\_\_  
DOROTHY H. WILKEN  
CLERK CIRCUIT COURT  
BY : \_\_\_\_\_  
DEPUTY CLERK

165

## ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

GPRA THOROUGHBRED TRAINING CENTER, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID CORPORATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 12<sup>th</sup> DAY OF AUGUST, A.D., 2002.

GPRA THOROUGHBRED TRAINING CENTER, INC.,  
A DELAWARE CORPORATION,  
LICENSED TO DO BUSINESS IN 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  
FAX NUMBER : (561) 395-3315  
LICENSED BUSINESS NO. : LB-50

WITNESS : [Signature]  
SIGN  
Jeff Coock  
PRINT  
[Signature]  
SIGN  
L.T. WUERTZ  
PRINT

BY : [Signature]  
GRAHAM ORR - EXECUTIVE VICE PRESIDENT

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.

## ACKNOWLEDGEMENT

STATE OF Florida  
COUNTY OF PALM BEACH

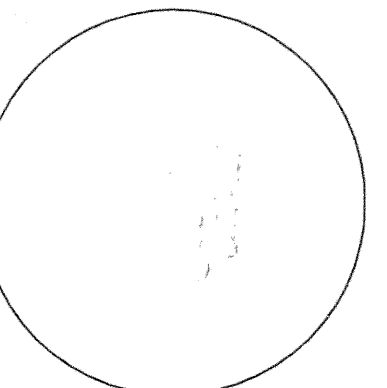
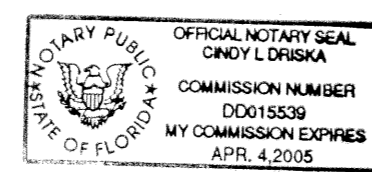
BEFORE ME PERSONALLY APPEARED GRAHAM ORR WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT OF GPRA THOROUGHBRED TRAINING CENTER, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, AND SEVERALLY 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 12<sup>th</sup> DAY OF August, A.D., 2002.

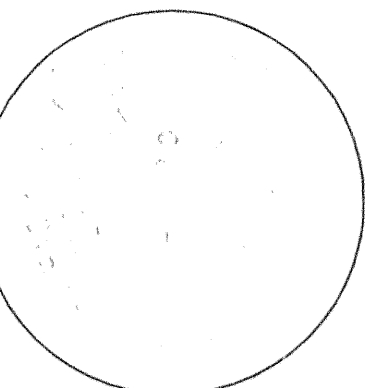
MY COMMISSION EXPIRES : 04-04-2005

MY COMMISSION NUMBER : DDO 15539

[Signature]  
CINDY J. LUKS  
NOTARY PUBLIC, STATE OF FLORIDA



GPRA THOROUGHBRED  
TRAINING CENTER, INC.  
ACCEPTANCE OF  
RESERVATIONS



SURVEYOR

## TITLE CERTIFICATE

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )SS

I, ROBERT M. GRAHAM, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN GPRA THOROUGHBRED TRAINING CENTER, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED : JULY 27, 2002 AT 11:00 AM  
Sept 24, 2002 at 11:00 pm

[Signature]  
ROBERT M. GRAHAM  
ATTORNEY-AT-LAW LICENSED IN FLORIDA  
FL. BAR NO. 273562

## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S."), AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

OCTOBER 15, 2002  
DATE

[Signature]  
FREDERICK M. LEHMAN  
PROFESSIONAL LAND SURVEYOR NO. 4304.  
STATE OF FLORIDA  
PREPARED IN THE OFFICES OF  
JOHN A. GRANT, JR., INC  
3333 N. FEDERAL HIGHWAY, STE #3  
BOCA RATON, FLORIDA 33431  
LICENSED BUSINESS LB-50

TRAINING FARM

SUBDIVISION PALM BEACH THOROUGHBRED  
BOOK 96 PAGE 165  
FLOOD MAP # 185A  
ZONING AR  
QUAD # 44  
SEZ. 1030  
FUD NAME

REVISED DATE : JANUARY 9, 2002  
REVISED DATE : NOVEMBER 28, 2001  
DATE : SEPTEMBER 21, 2001  
JOB NUMBER : JG-100-8600  
FILE NAME : \\JAG7\CADD2\JG8600\RECORD PLAT\RECORD PLAT.DWG  
MC