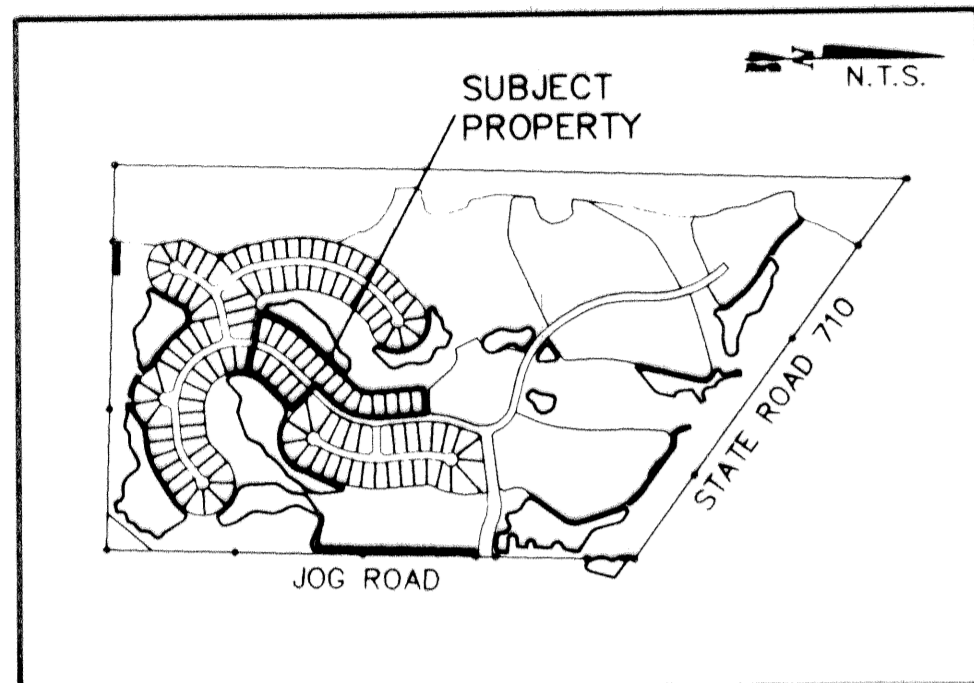


APRIL, 1994



LOCATION MAP

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A REPLAT OF A PORTION OF PARCEL B, AS RECORDED IN THE PLAT OF IRONHORSE, A R.P.D.D., PLAT BOOK 65, PAGES 191-206, LYING IN SECTION 27, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE FROM THE SOUTHEAST CORNER OF THE CLUBHOUSE PARCEL, AS SHOWN ON SAID PLAT OF IRONHORSE, SAID CORNER ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF IRONHORSE BOULEVARD (A 60.00 FOOT RIGHT-OF-WAY) ALSO AS SHOWN ON SAID PLAT, SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 734.84 FEET, A RADIAL TO SAID POINT BEARS N 88°56'41"W, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 02°39'38", A DISTANCE OF 34.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID IRONHORSE BOULEVARD THROUGH THE FOLLOWING 4 COURSES; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°01'33", A DISTANCE OF 38.81 FEET TO THE POINT OF TANGENCY; THENCE S 04°37'52"E, A DISTANCE OF 300.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 517.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°30'48", A DISTANCE OF 447.20 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 44°52'56" WEST A DISTANCE OF 165.50 FEET; THENCE SOUTH 45°07'04" EAST (LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF SAID IRONHORSE BOULEVARD), A DISTANCE OF 60.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID IRONHORSE BOULEVARD; THENCE S 04°37'52"E, A DISTANCE OF 8.13 FEET; THENCE SOUTH 45°07'04" EAST LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 200.00 FEET TO A POINT ON THE EASTERLY LINE OF PARCEL 'B' AND THE WESTERLY LINE OF WATER MANAGEMENT TRACT 14, ALL AS SHOWN ON SAID PLAT OF IRONHORSE; THENCE ALONG SAID EASTERLY LINE OF SAID PARCEL 'B' AND SAID WESTERLY LINE OF SAID WATER MANAGEMENT TRACT 14 THROUGH THE FOLLOWING 2 COURSES; THENCE SOUTH 44°52'56" WEST, A DISTANCE OF 305.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 274.03 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°11'41", A DISTANCE OF 139.63 FEET TO A POINT ON A NONTANGENT LINE; THENCE NORTH 79°32'50" WEST (LEAVING SAID EASTERLY LINE OF TRACT 14), A DISTANCE OF 200.48 FEET TO A POINT ON A NONTANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 474.03 FEET, SAID POINT BEING ON SAID EASTERLY RIGHT-OF-WAY LINE OF SAID IRONHORSE BOULEVARD; A RADIAL TO SAID POINT BEARS NORTH 76°31'26" WEST; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID IRONHORSE BOULEVARD AND THE ARC OF SAID CURVE, A DISTANCE OF 45.01 FEET THROUGH A CENTRAL ANGLE OF 05°26'26", TO A POINT ON A NONTANGENT LINE; THENCE NORTH 81°57'52" WEST, (LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF SAID IRONHORSE BOULEVARD), A DISTANCE OF 60.00 FEET TO A POINT ON A NONTANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 534.03 FEET; SAID POINT BEING ON SAID WESTERLY RIGHT-OF-WAY LINE OF SAID IRONHORSE BOULEVARD; A RADIAL TO SAID POINT BEARS NORTH 81°57'52" WEST; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID IRONHORSE BOULEVARD AND THE ARC OF SAID CURVE, A DISTANCE OF 2.69 FEET THROUGH A CENTRAL ANGLE OF 00°17'19", TO A POINT ON A NONTANGENT LINE; THENCE N 78°59'34" W (LEAVING SAID WESTERLY RIGHT-OF-WAY LINE) A DISTANCE OF 25.00 FEET; THENCE N 11°00'26" E A DISTANCE OF 25.00 FEET; THENCE S 78°59'34" E, A DISTANCE OF 24.41 FEET TO A POINT ON THE AFORESAID WESTERLY RIGHT-OF-WAY LINE; CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 534.03 FEET, THE RADIUS POINT OF WHICH BEARS S 78°59'34" E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°41'00" A DISTANCE OF 25.01 FEET TO A POINT ON A NONTANGENT LINE; THENCE NORTH 78°59'34" WEST (LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF SAID IRONHORSE BOULEVARD), A DISTANCE OF 207.46 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 85.00 FEET, SAID POINT BEING ON THE WESTERLY LINE OF SAID PARCEL 'B'; A RADIAL TO SAID POINT BEARS, SOUTH 51°50'49" EAST; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE OF SAID PARCEL 'B' AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°09'14", A DISTANCE OF 31.38, TO A POINT ON A NONTANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 734.06 FEET; A RADIAL TO SAID POINT BEARS, NORTH 74°42'10" WEST; THENCE NORTHEASTERLY CONTINUING ALONG SAID WESTERLY LINE OF SAID PARCEL 'B' AND ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.21 FEET THROUGH A CENTRAL ANGLE OF 02°49'34" TO A POINT ON SAID CURVE, SAID POINT BEING THE POINT OF INTERSECTION WITH THE EAST LINE OF WATER MANAGEMENT TRACT 4 AS SHOWN ON SAID PLAT OF IRONHORSE; THENCE CONTINUE NORTHEASTERLY ALONG SAID WEST LINE OF SAID PARCEL 'B' AND SAID EASTERLY LINE OF WATER MANAGEMENT TRACT 4 AND ALONG SAID ARC OF SAID CURVE, A DISTANCE OF 349.85 FEET TO A POINT ON A NONTANGENT LINE; THENCE NORTH 44°52'56" EAST ALONG SAID WESTERLY LINE OF SAID PARCEL 'B' AND ALONG SAID EASTERLY LINE OF SAID WATER MANAGEMENT TRACT 4, A DISTANCE OF 370.61 FEET; THENCE CONTINUE N 44°52'56" E ALONG SAID WESTERLY LINE OF SAID PARCEL 'B' AND LEAVING SAID EASTERLY LINE OF WATER MANAGEMENT TRACT 4, A DISTANCE OF 140.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE NORTHERLY CONTINUING ALONG SAID WESTERLY LINE OF SAID PARCEL 'B' AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°30'48", A DISTANCE OF 172.83 FEET TO A POINT OF TANGENCY; THENCE NORTH 04°37'52" WEST, CONTINUING ALONG SAID WESTERLY LINE OF SAID PARCEL 'B', A DISTANCE OF 392.59 FEET; THENCE NORTH 85°22'08" EAST LEAVING SAID WESTERLY LINE OF SAID PARCEL 'B' A DISTANCE OF 200.57 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 10.094 ACRES.

A PLAT OF

IRONHORSE PARCEL B-1

BEING A RE-PLAT OF A PORTION OF PARCEL B, PLAT OF IRONHORSE, A R.P.D.D. AS RECORDED IN PLAT BOOK 65, PAGES 191-206, AND LYING IN SECTION 27, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 4

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COUNTY OF PALM BEACH ) ss STATE OF FLORIDA ) this 30 day of JUNE 1994 and duly recorded in Plat Book No. 72 on page 184-187 DOROTHY H. WILKIN, Clerk of Circuit Court by Hugh A. Stanley

DEDICATION AND RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT IRONHORSE, LIMITED, A FLORIDA LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER, IRONHORSE INVESTORS, LTD., A FLORIDA LIMITED PARTNERSHIP, BY AND THROUGH JOSHUA A. MUSS ITS MANAGING GENERAL PARTNER, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1. ROADS IRONHORSE BOULEVARD, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE IRONHORSE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR UTILITY, DRAINAGE AND PRIVATE ROAD PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT AND WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH. A NON-EXCLUSIVE EASEMENT FOR INGRESS/EGRESS AND WATER MANAGEMENT PURPOSES OVER IRONHORSE BOULEVARD, IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT WHICH SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN ITS WATER MANAGEMENT FACILITIES WITHIN SAID IRONHORSE BOULEVARD..
2. UTILITIES UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES.
3. LIFT STATION TRACT THE LIFT STATION TRACT, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH FOR LIFT STATION PURPOSES.

IN WITNESS WHEREOF, IRONHORSE, LIMITED, A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER AS FOLLOWS: IRONHORSE INVESTORS, LTD., A FLORIDA LIMITED PARTNERSHIP, BY ITS MANAGING GENERAL PARTNER, JOSHUA A. MUSS.

WITNESSETH: Ethel B. Colton ETHEL B. COLTON

IRONHORSE LIMITED A FLORIDA LIMITED PARTNERSHIP

BY: IRONHORSE INVESTORS, LTD. A FLORIDA LIMITED PARTNERSHIP, ITS GENERAL PARTNER

BY: Joshua A. Muss JOSHUA A. MUSS, MANAGING GENERAL PARTNER

ACKNOWLEDGMENT COUNTY OF P. BEACH CITY OF W. P. BEACH STATE OF FLORIDA

BEFORE ME, PERSONALLY APPEARED JOSHUA A. MUSS TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS THE MANAGING GENERAL PARTNER OF IRONHORSE INVESTORS, LTD., A FLORIDA LIMITED PARTNERSHIP, THE GENERAL PARTNER OF IRONHORSE, LIMITED, A FLORIDA LIMITED PARTNERSHIP FOR THE PURPOSE EXPRESSED HEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF May 1994.

MY COMMISSION EXPIRES:

Ethel B. Colton ETHEL B. COLTON



PROPERTY OWNER'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE OWNER OF ONE OF THE PARCELS SUBJECT TO THIS PLAT, AS EVIDENCED BY SPECIAL WARRANTY DEED FOR PROPOSED LOT 4 RECORDED AT OFFICIAL RECORD BOOK 7958, PAGE 1368, AND DOES HEREBY JOIN IN AND CONSENT TO THE PROPERTY DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

IN WITNESS WHEREOF, GENNARO SAGLIOCCA, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 16 DAY OF May 1994.

WITNESSETH: Ethel B. Colton ETHEL B. COLTON GENNARO SAGLIOCCA

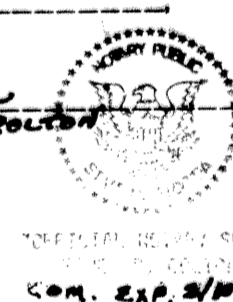
ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED, GENNARO SAGLIOCCA, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18 DAY OF May 1994.

Ethel B. Colton ETHEL B. COLTON



PROPERTY OWNER'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE OWNERS OF ONE OF THE PARCELS SUBJECT TO THIS PLAT, AS EVIDENCED BY SPECIAL WARRANTY DEED FOR PROPOSED LOT 1 RECORDED AT OFFICIAL RECORD BOOK 7721, PAGE 54, AND DO HEREBY JOIN IN AND CONSENT TO THE PROPERTY DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

IN WITNESS WHEREOF, EMORY RICHARDSON AND URSEL RICHARDSON, HIS WIFE, HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 17 DAY OF May 1994.

WITNESSETH: Ethel B. Colton ETHEL B. COLTON EMORY RICHARDSON URSEL RICHARDSON

ACKNOWLEDGMENT: STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED, EMORY RICHARDSON AND URSEL RICHARDSON, HIS WIFE, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF May 1994.

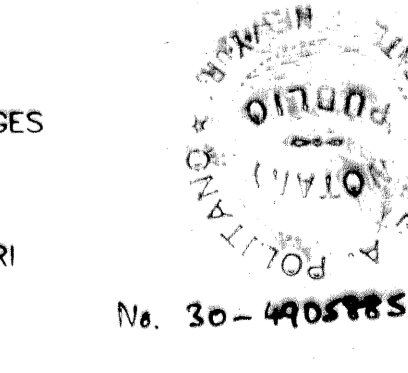
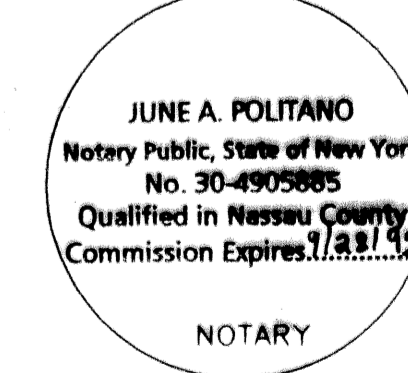
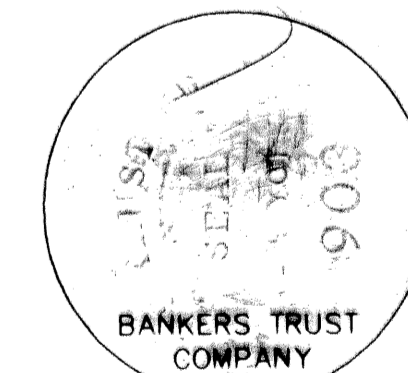
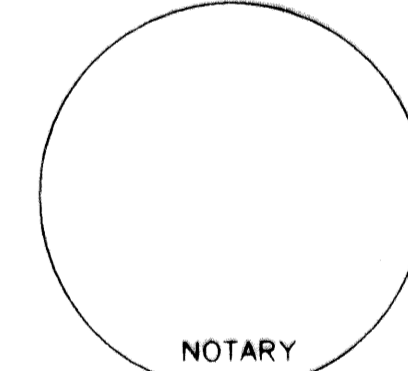
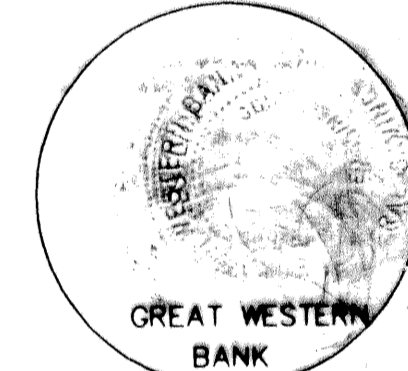
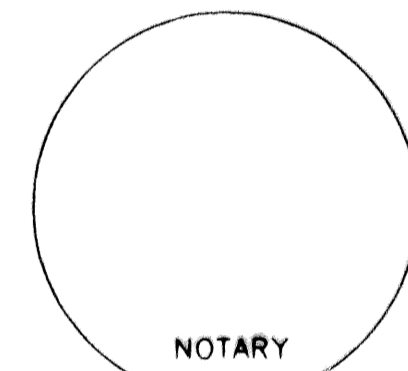
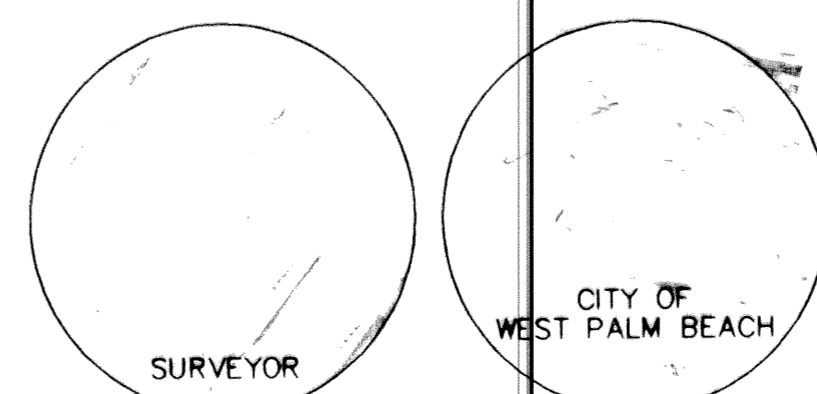
Ethel B. Colton ETHEL B. COLTON



NOTES: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

BEARING BASE: THE CENTERLINE OF IRONHORSE BOULEVARD IS TAKEN TO BEAR N 04°37'52" W, AS SHOWN ON THE PLAT OF IRONHORSE, A R.P.D.D., AS RECORDED IN PLAT BOOK 65, PAGES 191-206, PUBLIC RECORDS, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

THIS PLAT IS PREPARED BY VINCENT J. NOEL IN THE OFFICES OF LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.



LINDAHL, BROWNING, FERRARI, & HELLSTROM, INC. CONSULTING ENGINEERS, PLANNERS & SURVEYORS 210 JUPITER LAKES BLVD 2400 S.E. MONTEREY ROAD 2222 COLONIAL ROAD 2000 PALM BEACH LAKES BLVD SUITE 104 SUITE 201 SUITE 201 SUITE 702 JUPITER, FL 33468 JUPITER, FL 34996 FT. PIERCE, FL 34950 WEST PALM BEACH, FL 33409 407-746-9248 407-296-3903 407-481-2450 407-984-3375

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