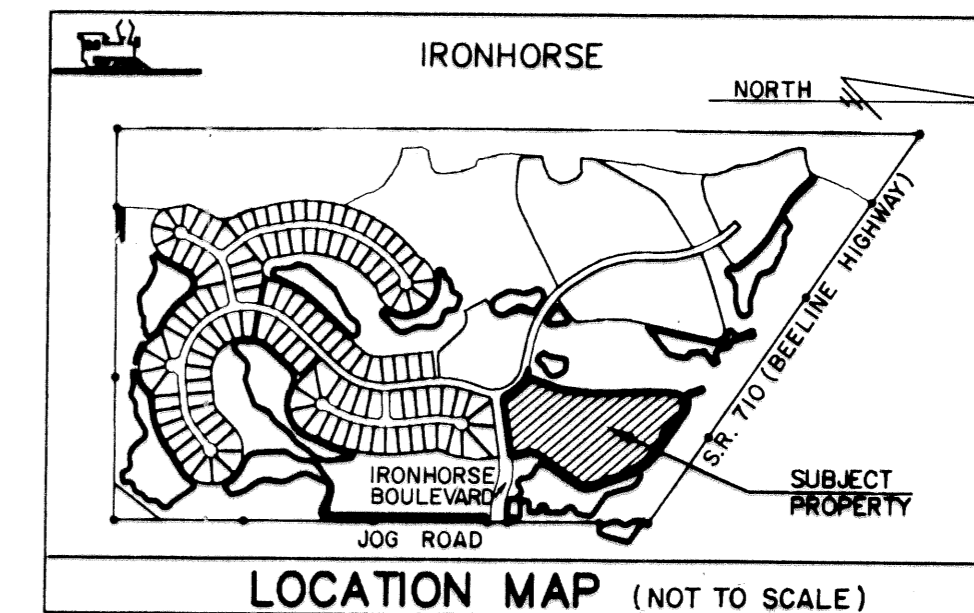


# A REPLAT OF PARCEL "F" AT IRONHORSE

AS SHOWN ON THE PLAT OF IRONHORSE A R.P.D.D.  
RECORDED IN PLAT BOOK 65, PAGES 191-206 AND  
LYING IN SECTION 22, TOWNSHIP 42 SOUTH, RANGE 42 EAST  
CITY OF WEST PALM BEACH  
PALM BEACH COUNTY, FLORIDA



# 52

COUNTY OF PALM BEACH )  
STATE OF FLORIDA ) SS  
This Plat was filed for record at 11:40 A.M.  
this 5th day of August 1994.  
and duly recorded in Plat Book No. 73  
on page 52-54  
DOROTHY H. WILKEN, Clerk of Circuit Court  
by Reg. A. Stanley D.C.

### LEGAL DESCRIPTION

PARCEL "F," AS SHOWN ON THE PLAT OF IRONHORSE, A R.P.D.D., AS RECORDED IN PLAT BOOK 65, PAGES 191 THROUGH 206 AND LYING IN SECTION 22, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

PARCEL CONTAINS 17.12 ACRES.

### 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:

- INGRESS-EGRESS EASEMENTS.**  
THE INGRESS-EGRESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT FOR ACCESS TO AND FROM ITS WATER MANAGEMENT FACILITIES, SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE IRONHORSE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID DISTRICT.
- ROADS.**  
TRACT "A", 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.
- UTILITIES.**  
UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES.
- DRAINAGE.**  
THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE IRONHORSE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION FOR DRAINAGE 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.
- WATER MANAGEMENT TRACT.**  
THE WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY DEDICATED IN FEE SIMPLE, TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT FOR WATER MANAGEMENT PURPOSES, SAID WATER MANAGEMENT TRACT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

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.

WITNESS:  
IRONHORSE, LIMITED,  
A FLORIDA LIMITED PARTNERSHIP  
BY: IRONHORSE INVESTORS, LTD.  
A FLORIDA LIMITED PARTNERSHIP,  
ITS GENERAL PARTNER  
Patricia J. Richey  
Patricia J. Richey

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

### ACKNOWLEDGMENT

State of Florida  
County of Palm Beach

THE FOREGOING DEDICATION AND RESERVATIONS WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF June 1994 BY JOSHUA A. MUSS, AS MANAGING GENERAL PARTNER ON BEHALF OF IRONHORSE INVESTORS, LTD., A FLORIDA LIMITED PARTNERSHIP, THE GENERAL PARTNER OF IRONHORSE LIMITED, A FLORIDA LIMITED PARTNERSHIP. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION AND DID NOT TAKE AN OATH.

(NOTARY SEAL)

Ethel B. Colton  
NOTARY PUBLIC  
PRINT NAME: ETHEL B. COLTON  
MY COMMISSION EXPIRES: 4/15/95

### PROPERTY OWNERS 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 22, RECORDED IN OFFICIAL RECORD BOOK 7952, PAGE 1485, AND DO HEREBY JOIN IN AND CONSENT TO THE PROPERTY DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

IN WITNESS WHEREOF, GEORGE T. CULVERHOUSE AND GLORIA CULVERHOUSE, HIS WIFE, HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 23rd DAY OF June 1994

WITNESS:  
George T. Culverhouse  
George T. Culverhouse  
Gloria Culverhouse  
Gloria Culverhouse

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING PROPERTY OWNER'S CONSENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF June 1994 BY GEORGE T. CULVERHOUSE AND GLORIA CULVERHOUSE, HIS WIFE, WHO ARE PERSONALLY KNOWN TO ME OR WHO HAVE PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION AND WHO DID NOT TAKE AN OATH.

(NOTARY SEAL)

Ethel B. Colton  
NOTARY PUBLIC  
PRINT NAME: ETHEL B. COLTON  
MY COMMISSION EXPIRES: 2/15/95

### PROPERTY OWNER'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE OWNER OF TWO PARCELS SUBJECT TO THIS PLAT, AS EVIDENCED BY SPECIAL WARRANTY DEED FOR PROPOSED LOT 20 AND PROPOSED LOT 21, RECORDED IN OFFICIAL RECORD BOOK 7920, PAGE 115, AND DOES HEREBY JOIN IN AND CONSENT TO THE PROPERTY DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1994

DeLos Construction Company  
DELOS CONSTRUCTION COMPANY,  
A FLORIDA CORPORATION  
BY: Christopher D. Travis  
CHRISTOPHER D. TRAVIS  
ITS: PRESIDENT

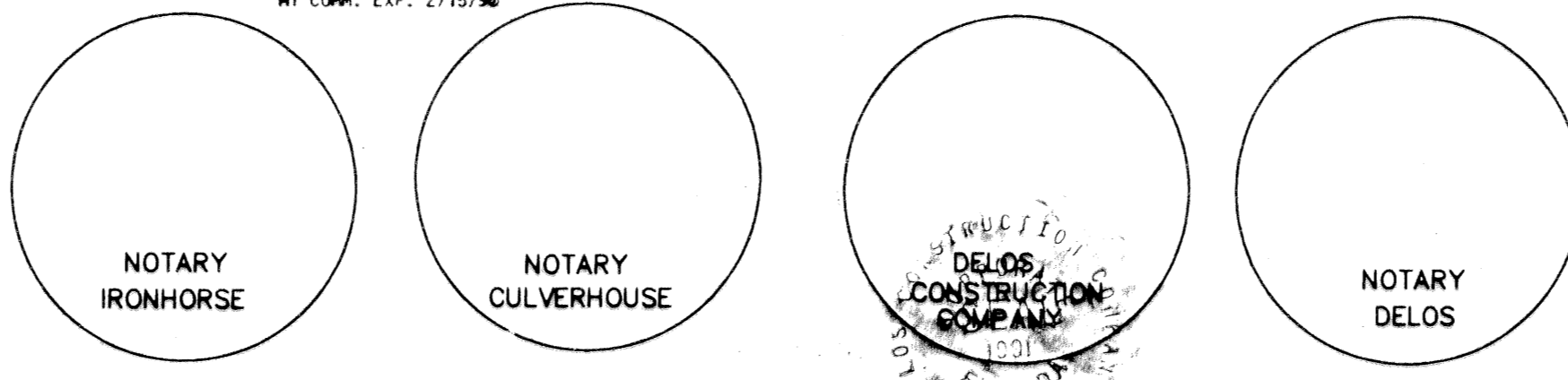
### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING PROPERTY OWNER'S CONSENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF June 1994 BY CHRISTOPHER D. TRAVIS AS PRESIDENT AND \_\_\_\_\_ AS SECRETARY OF DELOS CONSTRUCTION COMPANY, A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION AND DID NOT TAKE AN OATH.

(NOTARY SEAL)

Ethel B. Colton  
NOTARY PUBLIC  
PRINT NAME: ETHEL B. COLTON  
MY COMMISSION EXPIRES:



### PROPERTY OWNER'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE OWNER OF TWO PARCELS SUBJECT TO THIS PLAT, AS EVIDENCED BY SPECIAL WARRANTY DEED FOR PROPOSED LOT 18, RECORDED AT OFFICIAL RECORD BOOK 8085, PAGE 1913, AND PROPOSED LOT 19 RECORDED AT OFFICIAL RECORD BOOK 8085, PAGE 1916, AND DOES HEREBY JOIN IN AND CONSENT TO THE PROPERTY DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 23rd DAY OF June 1994.

OLIVIA HOMES CORP.  
A FLORIDA CORPORATION  
ATTEST: David F. Webber  
DAVID F. WEBBER  
SECRETARY  
Vincent F. Adams  
VINCENT F. ADAMS  
ITS: PRESIDENT

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED, Vincent F. Adams THE PRESIDENT AND David F. Webber THE VICE PRESIDENT OF OLIVIA HOMES CORP., A FLORIDA CORPORATION, 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 SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING CONSENT OF PROPERTY OWNER IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID PROPERTY OWNER'S CONSENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF June 1994.

Ethel B. Colton  
NOTARY PUBLIC ETHEL B. COLTON

### NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT ACCEPTANCE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HEREBY ACCEPTS THE FEE SIMPLE DEDICATION AND PERPETUAL MAINTENANCE OBLIGATION OF THE WATER MANAGEMENT TRACT, AS SHOWN HEREON, AND HEREBY ACCEPTS THE INGRESS-EGRESS EASEMENTS, AS SHOWN HEREON, ACKNOWLEDGING THAT SAID DISTRICT HAS NO MAINTENANCE OBLIGATION ON OR UNDER THE LANDS OVER WHICH SAID EASEMENTS LIE; AND HEREBY ACKNOWLEDGES THERE ARE NO OTHER DEDICATIONS TO NOR MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT  
DATE: 8-1-94

ATTEST: William L. Kerslake  
WILLIAM L. KERSLAKE  
ASSISTANT SECRETARY,  
BOARD OF SUPERVISORS  
BY: William L. Kerslake  
WILLIAM L. KERSLAKE  
PRESIDENT, BOARD OF SUPERVISORS

Subdivision of Ironhorse Parcel F  
BOOK 73 PAGE 52  
FLOOD MAP # -  
FLOOD ZONE -  
QUAD # -  
SE -  
ZIP CODE -  
CITY -  
COUNTY -  
STATE -  
22/10/94

**lfp** LINDAHL, BROWNING, FERRARI, & HELLSTROM, INC.  
CONSULTING ENGINEERS, PLANNERS & SURVEYORS  
210 JUPITER LAKES BLVD. SUITE 200 FT. PIERCE, FL 34986 407-744-9248  
2400 S.E. MONTEREY ROAD SUITE 200 FT. PIERCE, FL 34986 407-286-3883  
2000 PALM BEACH LAKES BLVD. SUITE 700 WEST PALM BEACH, FL 33409 407-461-2450  
2000 PALM BEACH LAKES BLVD. SUITE 700 WEST PALM BEACH, FL 33409 407-684-3375