

IRONHORSE PARCEL C

BEING A REPLAT OF A PORTION OF THE GOLF COURSE AND ALL OF PARCEL "C", IRONHORSE, AS RECORDED IN PLAT BOOK 65, PAGES 191 THROUGH 206, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 22, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA
SEPTEMBER 1994 SHEET 1 OF 3

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COUNTY OF PALM BEACH - S.S.
STATE OF FLORIDA
This Plat was filed for record at 2:42A.
this 23rd day of February
1995, and duly recorded in Plat Book No.
74 on page 77-79
JOHN B. DUNKLE, Clerk Circuit Court
By *Joseph A. Stally* D.C.

LEGAL DESCRIPTION

A portion of the Golf Course and all of Parcel "C", as shown on the plat of IRONHORSE, as recorded in Plat Book 65, Pages 191 through 206, Public Records of Palm Beach County, Florida, being more particularly described as follows:

BEGINNING at the Southeast corner of said Parcel "C", thence South 59-36-32 West, a distance of 107.58 feet; thence South 64-56-33 West, a distance of 696.53 feet; thence South 79-15-27 West, a distance of 85.29 feet; thence North 80-46-18 West, a distance of 59.43 feet; thence North 53-13-18 West, a distance of 23.52 feet; thence North 03-20-50 West, a distance of 49.20 feet to a point on the South Boundary line of said Parcel "C"; thence continue North 83-19-09 West along the South Boundary line of said Parcel "C", a distance of 74.00 feet to the Point of Curvature of a curve concave northeasterly having a radius of 50.00 feet; thence northwesterly along the arc of said curve through a central angle of 85-39-08, a distance of 74.75 feet; thence North 02-19-59 East along the West Boundary line of said Parcel "C", a distance of 124.23 feet to the Point of Curvature of a curve concave southeasterly having a radius of 5.00 feet; thence continue along the West Boundary line of said Parcel "C" northeasterly along the arc of said curve through a central angle of 76-05-27, a distance of 6.64 feet to the Point of Tangency; thence North 78-25-25 East, a distance of 78.93 feet; thence North 66-31-50 East, a distance of 88.78 feet; thence North 27-58-04 East, a distance of 93.20 feet; thence North 06-44-36 West, a distance of 55.56 feet; thence North 20-19-11 West, a distance of 77.27 feet; thence North 45-37-52 West, a distance of 61.11 feet; thence South 83-03-37 West, a distance of 61.94 feet; thence North 85-19-32 West, a distance of 45.32 feet to the Point of Curvature of a curve concave northeasterly having a radius of 4.00 feet; thence northwesterly along the arc of said curve through a central angle of 90-56-15, a distance of 6.35 feet to the Point of Tangency; thence North 05-36-43 East, a distance of 109.34 feet; thence North 30-01-25 East, a distance of 470.68 feet; thence North 30-20-51 East, a distance of 42.30 feet to the Point of Curvature of a curve concave southeasterly having a radius of 325.00 feet (departing said West Boundary line of said Parcel "C"); thence northeasterly along the arc of said curve through a central angle of 29-07-42, a distance of 165.23 feet to the Point of Tangency; thence North 59-28-33 East, a distance of 337.40 feet to a point on the westerly line of Lift Station Tract J as same is shown on the said plat of Ironhorse; thence South 30-31-27 East along the said westerly line of Lift Station Tract J, a distance of 10.00 feet to a point on the northerly line of said Tract C; thence North 59-28-33 East along the said northerly line of Tract C, a distance of 25.00 feet to a point on a curve concave westerly (a radial line passing through said point bears North 73-02-15 East) having a radius of 795.94 feet, said point also being on the Westerly line of Ironhorse Boulevard, as recorded in Plat Book 65, Pages 191 through 206, Public Records of Palm Beach County, Florida; thence continue southerly along the West line of said Ironhorse Boulevard and the arc of said curve through a central angle of 19-18-10, a distance of 268.15 feet to the Point of Tangency; thence South 02-20-25 West, a distance of 100.00 feet to the Point of Curvature of a curve concave easterly having a radius of 883.75 feet; thence southerly along the arc of said curve through a central angle of 33-18-38, a distance of 513.80 feet to the Point of Tangency; thence South 30-58-13 East, a distance of 100.00 feet to the Point of Curvature of a curve concave northeasterly having a radius of 775.36 feet; thence southeasterly along the arc of said curve through a central angle of 09-27-26, a distance of 127.98 feet to the POINT OF BEGINNING.

Containing 18.283

DEDICATION AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW BY ALL MEN 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 have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1. Tract A (Roads)

OAKMONT WAY, CYPRESS POINT ROAD, AND SPYGLASS DRIVE, as shown hereon, are hereby dedicated to IRONHORSE PARCEL C HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, for utility, maintenance obligation of said association without recourse to the CITY OF WEST PALM BEACH, FLORIDA, and without recourse to the NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.

2. Utilities

Utility Easements, as shown hereon, are hereby dedicated in perpetuity for the construction and maintenance of public and private utilities.

3. Drainage

The drainage easements, as shown hereon, are hereby dedicated to IRONHORSE PARCEL C HOMEOWNERS 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, FLORIDA.

4. Ingress - Egress Easement (IEE)

Ingress - egress easements over all of SPYGLASS DRIVE, OAKMONT WAY and CYPRESS POINT ROAD, as shown hereon, are hereby dedicated to the NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT for access to and from said DISTRICT'S water management facilities, lands and easements for water management purposes, the lands lying under said ingress - egress easements being the perpetual maintenance obligation of the IRONHORSE PARCEL C HOMEOWNER'S ASSOCIATION, INC., its successors and/or assigns, without recourse to said DISTRICT and without recourse to the CITY OF WEST PALM BEACH.

5. Reciprocal Maintenance Easement (RME)

The Reciprocal Maintenance Easements, as shown hereon, are hereby created in perpetuity for the adjoining lot owners of said plat for maintenance access, roof overhangs and gutters 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.

Witnesseth:

Carol J. Wells
Janet W. St. John

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

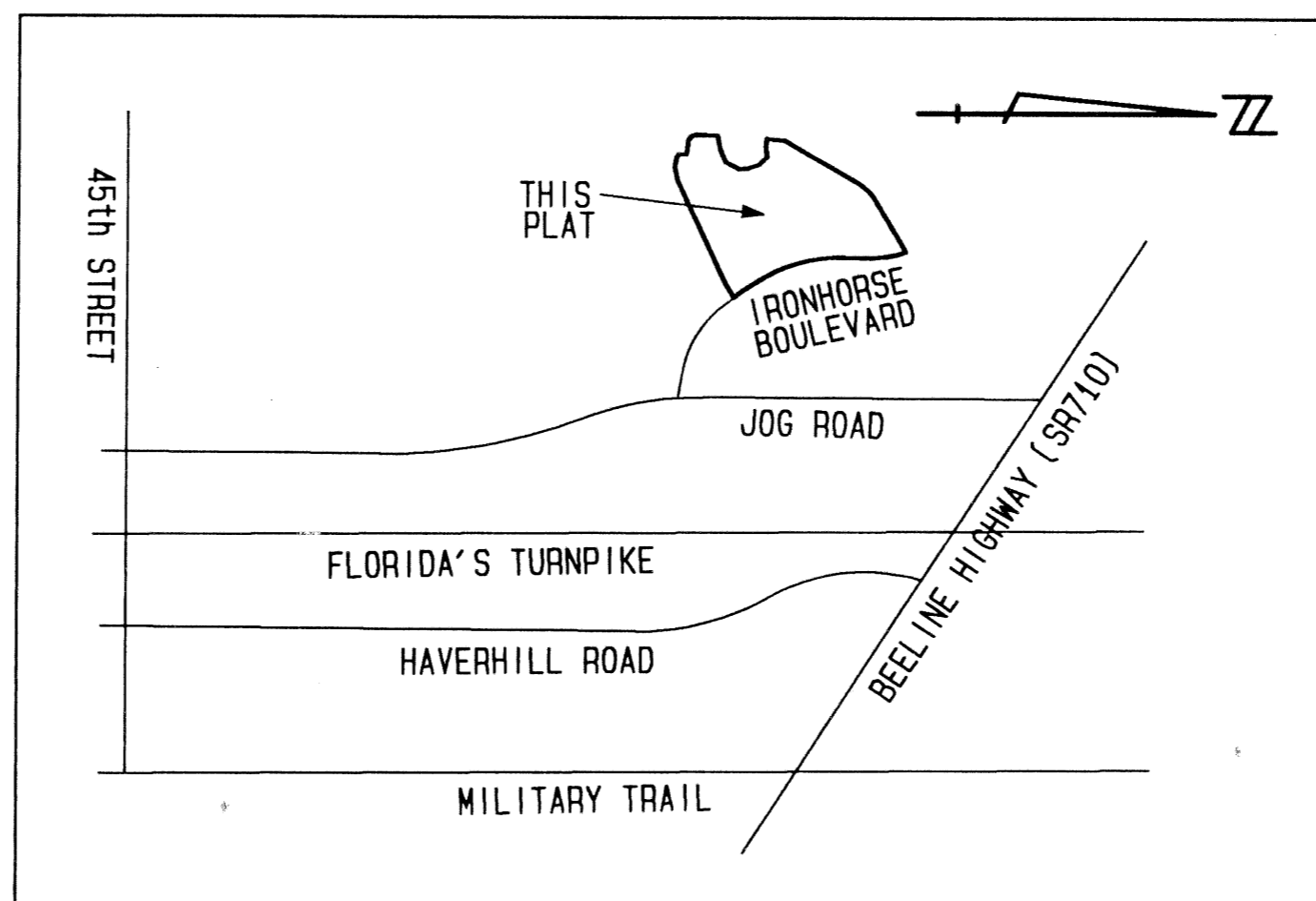
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, personally appeared JOSHUA A. MUSS to me well known and known to me to be the individual described in and who executed the foregoing instrument as the Managing General Partner of IRONHORSE INVESTORS, LTD., A FLORIDA LIMITED PARTNERSHIP, THE GENERAL PARTNER OF IRONHORSE LIMITED, A FLORIDA LIMITED PARTNERSHIP and that he acknowledged to and 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 on behalf of THE LIMITED PARTNERSHIP.

WITNESS my hand and Official Seal this 5th day of October 1994.

My Commission Expires: 2/17/95
Notary Public



VICINITY MAP
NOT TO SCALE

MORTGAGEE'S CONSENT

STATE OF NEW YORK
COUNTY OF NEW YORK

The undersigned hereby certified that it is the holder of a mortgage upon the hereon described property and does hereby join in and consent to the property described hereon to be surveyed and platted as shown hereon, by the owner thereof and agrees that (A) its first mortgage which is recorded in Official Record Book 6003, Pages 731-769, together with the first amendment recorded in Official Record Book 6749, Page 944, Mortgage Modification recorded in Official Record Book 6779, Page 1740, Second amendment recorded in Official Record Book 6987, Page 1384, Third Amendment recorded in Official Record Book 7433, Page 261, and Fourth Amendment recorded in Official Record Book 7967, Page 1444, respectively, and (B) its second mortgage which is recorded in Official Record Book 6202, Page 352, of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

In Witness whereof, the said corporation has caused these presents to be signed by its Vice President, and attested by its Vice President, and its corporate seal to be affixed hereon by and with the authority of its Board of Directors, this 4th day of October, 1994.

Bankers Trust Company
A New York Banking Corporation

ATTEST: *Thomas J. O'Brien* By: *Thomas J. O'Brien*
Its: VICE PRESIDENT

Date: 10/4/94
Its: VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF NEW YORK
COUNTY OF NEW YORK

BEFORE ME, personally appeared *Thomas J. O'Brien* and *Michael A. Schroeder*, to me well known and known to me to be the individuals described in and who executed the foregoing consent of Mortgage Holder as *VICE PRESIDENT* and *VICE PRESIDENT*, respectively, of the above named BANKERS TRUST COMPANY, A NEW YORK BANKING CORPORATION, and severally 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 Mortgage Holder is the Corporate Seal of said Corporation that was affixed to said instrument by due and regular Corporate Authority, and that said consent of Mortgage Holder is the Free Act and Deed of said Corporation.

Witness My Hand and Official Seal this 11th day of October 1994.

My Commission Expires: 9/28/95
June A. Politano
Notary Public

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 ingress - egress easements, as dedicated and shown hereon, and hereby acknowledges said DISTRICT has no maintenance obligation on or under the lands over which said easements lie; and said DISTRICT hereby acknowledges there are no other dedications to, nor any maintenance obligations being incurred by said DISTRICT on this plat.

ATTEST: *Peter L. Pimentel* By: *William L. Kerslake*
PETER L. PIMENTEL SECRETARY, BOARD OF SUPERVISORS
WILLIAM L. KERSLAKE PRESIDENT, BOARD OF SUPERVISORS
10/26/94

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, personally appeared *Michael A. Schroeder*, Attorney at Law, and *Thomas J. O'Brien*, Vice President of Bankers Trust Company, and the company duly licensed in the State of Florida, do hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to Ironhorse, Limited, A Florida Limited Partnership, that the property is encumbered by the mortgages shown hereon, that all mortgages are shown and are true and correct; and that there are no other encumbrances of record that would prohibit the subdivision of this property.

Michael A. Schroeder, P.A.
Attorney
Insurance Company

Date: 1/23/95
Michael A. Schroeder
Michael A. Schroeder, Agent

Michael A. Schroeder, Esq
FLORIDA BAR # 202320

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 and that said survey is accurate to the best of my knowledge and belief, that (P.R.M.'S) permanent reference monuments have been placed as required by law and that (P.C.P.'S) permanent control points will be set under guarantees posted with the CITY OF WEST PALM BEACH, and further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as Amended.

By: *Timothy M. Smith*
TIMOTHY M. SMITH
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4676

CITY APPROVAL AND ACCEPTANCE

COUNTY OF PALM BEACH
STATE OF FLORIDA

The Plat as shown hereon has been approved by THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, and the City does hereby formally accept the same to dedicate contained on this Plat, this 22nd day of FEB, 1995

APPROVED AND ACCEPTED BY:
Nancy Graham
NANCY GRAHAM, MAYOR
By: *William M. Moss*
WILLIAM M. MOSS,
CITY PLANNING BOARD CHAIRMAN

NOTES:

- Bearings shown hereon are in the meridian of IRONHORSE, as recorded in Plat Book 65, Pages 191 through 206, Public Record of Palm Beach County, Florida, resulting in a bearing of South 64°56'33" West along the Southeasterly line of PARCEL C.
- The building setbacks shall conform to City of West Palm Beach zoning code.
- No building or any kind of construction shall be placed on utility or drainage easements.
- No structures, trees or shrubs shall be placed on drainage easements.
- Approval of landscaping on utility easements other than water or sewer shall be only with approval of all utilities occupying same.
- When drainage and utility easements cross, drainage easements shall take precedence.
- There may be additional restrictions that are not recorded on this Plat that may be found in the Public Records of this County.
- All lot lines are non-radial unless otherwise noted.

SUBDIVISION # Ironhorse Parcel C
BOOK 74
FLOOD ZONE
PAGE 77
FLOOD MAP #
ZONING
SE
ZIP CODE
PUD NAME
24444 / WFB

IRONHORSE LTD.
VINCENT F. ADAMS
Notary Public, State of Florida
No. 30490588
Qualified in Palm Beach County
Commission Expires: 1/28/95
CLERK
N.B.P.C.W.C.D.
SEAL
BANKERS TRUST COMPANY
JUNE A. POLITANO
Notary Public, State of New York
No. 30490588
Qualified in Palm Beach County
Commission Expires: 1/28/95
SURVEYOR
CITY OF WEST PALM BEACH

SHEET 1 OF 3
MOCK, ROOS & ASSOCIATES, INC.
5720 CORPORATE WAY, WEST PALM BEACH, FL 33407 (407) 683-3113
SCALE: 1"=40'
DATE: MARCH 1994
P.A. NO. 93188.00
CAD FILE: IRONCV01
IRONHORSE PARCEL C
REPLAT OF TRACT "C"
SECTION 22, TOWNSHIP 42 SOUTH, RANGE 42 EAST