

IRONHORSE PARCEL C REPLAT NO. 1

BEING A REPLAT OF LOTS 44 THROUGH 47 AND LOTS 58 THROUGH 63
IRONHORSE TRACT C, PLAT BOOK 74, PAGES 77 THROUGH 79,
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
IN 2 SHEETS SHEET NO. 1

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD 11:46 P.M.
THIS 11 DAY OF March
AD, 1997 AND DULY RECORDED
IN PLAT BOOK 79 ON PAGES
48 AND 49
DOROTHY H. WILKEN, CLERK
BY: [Signature] D.C.

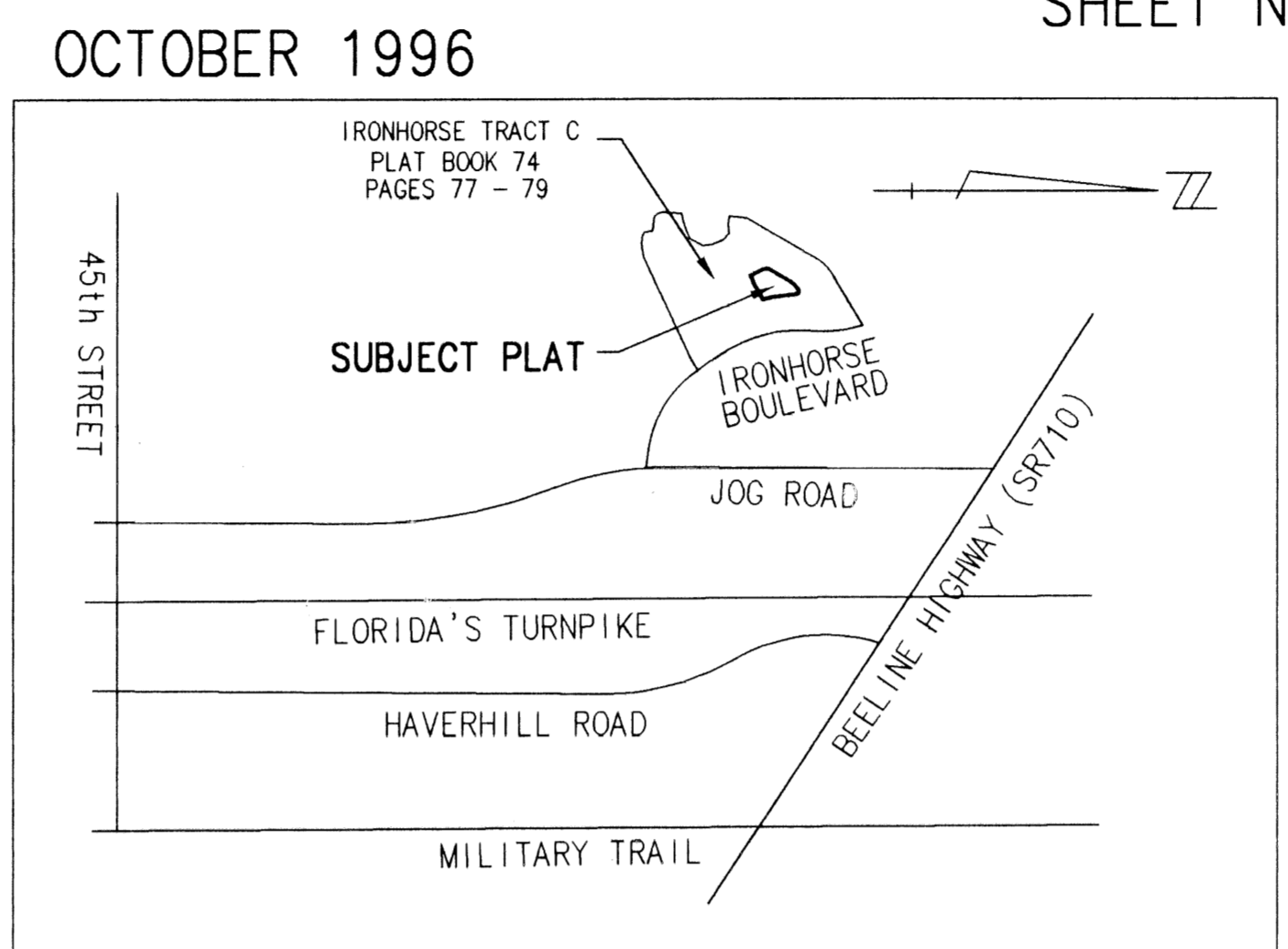


CIRCUIT COURT SEAL

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 THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED.

BY: [Signature] November 12, 1996
TIMOTHY M. SMITH
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4676



ACKNOWLEDGMENT

STATE OF NEW YORK
COUNTY OF NEW YORK

BEFORE ME, PERSONALLY APPEARED Thomas J. O'Brien AND James J. O'Brien 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 31st DAY OF December, 1996.
JUNE A. POLITANO
Notary Public, State of New York
No. 30-4905885
Qualified in Nassau County
Commission Expires: 9/13/97
BY: [Signature] NOTARY PUBLIC

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

ATTEST: [Signature] NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
BY: [Signature] WILLIAM L. KERSLAKE PRESIDENT, BOARD OF SUPERVISORS
PETER L. FIMENTEL SECRETARY, BOARD OF SUPERVISORS

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, MICHAEL A. SCHROEDER ON BEHALF OF SCHROEDER AND LARCHE, P.A., AN ATTORNEY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON 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.

DATE: December 5, 1996
BY: [Signature] MICHAEL A. SCHROEDER, ESQ. FLORIDA BAR NO. 202320

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 OFFERS TO DEDICATE CONTAINED ON THIS PLAT, THIS 20 DAY OF February, 1997.

APPROVED AND ACCEPTED BY:
[Signature]
NANCY GRAHAM, MAYOR
BY: [Signature] WILLIAM M. MOSS, CITY PLANNING BOARD CHAIRMAN

NOTES:

- 1. BEARINGS SHOWN HEREON ARE IN THE MERIDIAN OF IRONHORSE PARCEL C, AS RECORDED IN PLAT BOOK 74, PAGES 77 THROUGH 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RESULTING IN A BEARING OF NORTH 30°01'25" EAST ALONG THE NORTHWESTERLY LINE OF LOT 44 AS SAME IS SHOWN ON SAID PLAT.
- 2. THE BUILDING SETBACKS SHALL CONFORM TO CITY OF WEST PALM BEACH ZONING CODE.
- 3. NO BUILDING OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- 4. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
- 5. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER OR SEWER SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- 6. WHEN DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.
- 7. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 8. ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION

BEING LOTS 44, 45, 46, 47, 58, 59, 60, 61, 62 AND 63, IRONHORSE TRACT C, PLAT BOOK 74, PAGES 77 THROUGH 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 2.216 ACRES, MORE OR LESS.

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, GARNET PROPERTIES CORP., BY AND THROUGH JAMES J. O'BRIEN, ITS VICE PRESIDENT 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:

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: GARNET PROPERTIES CORP., THE GENERAL PARTNER BY ITS VICE PRESIDENT, JAMES J. O'BRIEN.

WITNESSETH:
IRONHORSE LIMITED
A FLORIDA LIMITED PARTNERSHIP
BY: [Signature] GARNET PROPERTIES CORP., ITS GENERAL PARTNER
BY: [Signature] JAMES J. O'BRIEN VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED JAMES J. O'BRIEN TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE VICE PRESIDENT OF GARNET PROPERTIES CORP., 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 VICE PRESIDENT OF GARNET PROPERTIES CORP., 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 19th DAY OF December, 1996.
MY COMMISSION EXPIRES: [Signature] JUDY C. DAUGHERTY NOTARY PUBLIC

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 HERON 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 AGREE THAT (A) CERTAIN CONSOLIDATION AND MODIFICATION OF NOTE AND MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 6003, PAGE 711, SAID CONSOLIDATION AND MODIFICATION OF NOTE AND MORTGAGE CONSOLIDATED THE FOLLOWING MORTGAGES (1) DEVELOPMENT LOAN MORTGAGE AND SECURITY AGREEMENT FROM IRONHORSE LIMITED TO BANKERS TRUST COMPANY DATED AUGUST 4, 1988, FILED MARCH 20, 1989 IN OFFICIAL RECORDS BOOK 6003, PAGE 731, AND FIRST AMENDMENT THERETO RECORDED MARCH 7, 1991, IN OFFICIAL RECORDS BOOK 6749, PAGE 944, AND MODIFICATION IN OFFICIAL RECORDS BOOK 6778, PAGE 1740, SECOND AMENDMENT RECORDED OCTOBER 15, 1991 IN OFFICIAL RECORDS BOOK 6987, PAGE 1384, THIRD AMENDMENT RECORDED OCTOBER 15, 1992 IN OFFICIAL RECORDS BOOK 7433, PAGE 261, FOURTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 7967, PAGE 1444 AND FIFTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 9384, PAGE 1871; (11) MORTGAGE FROM IRONHORSE, LIMITED TO BALCOR REAL ESTATE FINANCE INC. DATED SEPTEMBER 17, 1987, IN OFFICIAL RECORDS BOOK 5423, PAGE 1753 AND MODIFIED IN OFFICIAL RECORDS BOOK 5599, PAGE 471, OFFICIAL RECORDS BOOK 5846, PAGE 689, AND ACKNOWLEDGMENT AND CONFIRMATION RECORDED IN OFFICIAL RECORDS BOOK 5846, PAGE 696 AND ASSIGNED TO BANKERS TRUST COMPANY IN OFFICIAL RECORDS BOOK 6003, 708; AND (B) MORTGAGE FROM IRONHORSE LIMITED TO BANKERS TRUST COMPANY IN OFFICIAL RECORDS BOOK 8202, PAGE 352, AS MODIFIED BY FIRST AMENDMENT TO MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 8761, PAGE 25, NOTICE OF FUTURE ADVANCE RECORDED IN OFFICIAL RECORDS BOOK 8761, PAGE 31, AS MODIFIED BY SECOND AMENDMENT TO MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 9016, PAGE 167, AND NOTICE OF FUTURE ADVANCE RECORDED IN OFFICIAL RECORDS BOOK 9016, PAGE 174, MODIFIED BY THIRD AMENDMENT TO MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 9384, PAGE 1864 AND FUTURE ADVANCE RECORDED IN OFFICIAL RECORDS BOOK 9384, PAGE 1856, ALL AS MODIFIED BY MORTGAGE MODIFICATION, CONSOLIDATION AND EXTENSION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 9384, PAGE 1848. ALL RECORDINGS ARE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

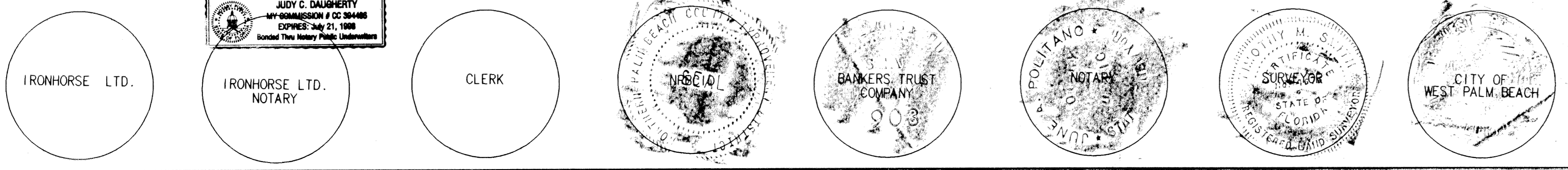
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS vice President AND ATTESTED BY ITS vice President, AND ITS CORPORATE SEAL TO BE AFFIXED HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 31 DAY OF December, 1996.

ATTEST: [Signature] ITS Vice President
DATE: December 31, 1996
BY: [Signature] THOMAS J. O'BRIEN ITS VICE PRESIDENT

BANKERS TRUST COMPANY
A NEW YORK BANKING CORPORATION

SUBDIVISION: IRONHORSE PARCEL C
REPLAT NO. 1
PLAT BOOK 74, PAGE 48
FLOOD MAP # -
FLOOD ZONE -
QUAD # -
SE -
ZIP CODE -
PUD NAME: CITY OF WEST PALM BEACH

TAZ 800



SCALE: N/A
P.A. NO.: 96-113.00
DATE: APRIL 1996
DRAWING NO.: 42-42-22-21
MOCK ROOS
ENGINEERS SURVEYORS PLANNERS
5720 Corporate Way, West Palm Beach, Florida 33407
(407) 683-3113, fax 478-7248

IRONHORSE TRACT C
REPLAT NO. 1
BEING A REPLAT OF IRONHORSE TRACT C
PLAT BOOK 74 PAGES 77 THROUGH 79
PUBLIC RECORDS OF
PALM BEACH COUNTY, FLORIDA