

# 124

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

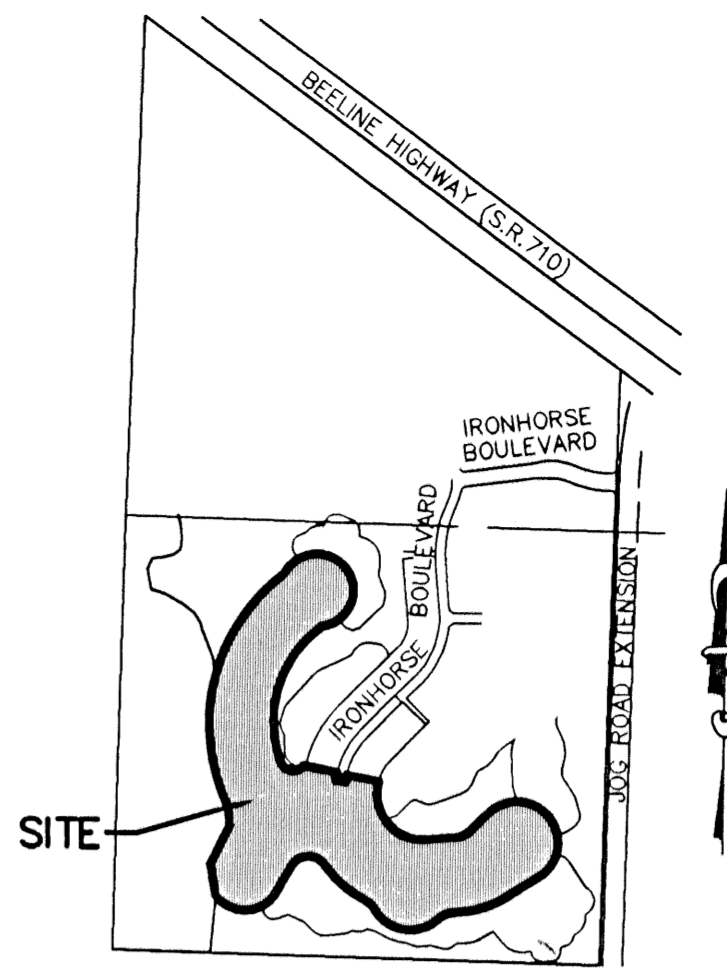
THIS PLAT WAS FILED FOR RECORD THIS 17 DAY OF MARCH AD, 1999 AND DULY RECORDED IN PLAT BOOK 84 ON PAGES 124 AND 128

DOROTHY H. WILKEN, CLERK  
 By *Barbara A. Hall*, D.C.

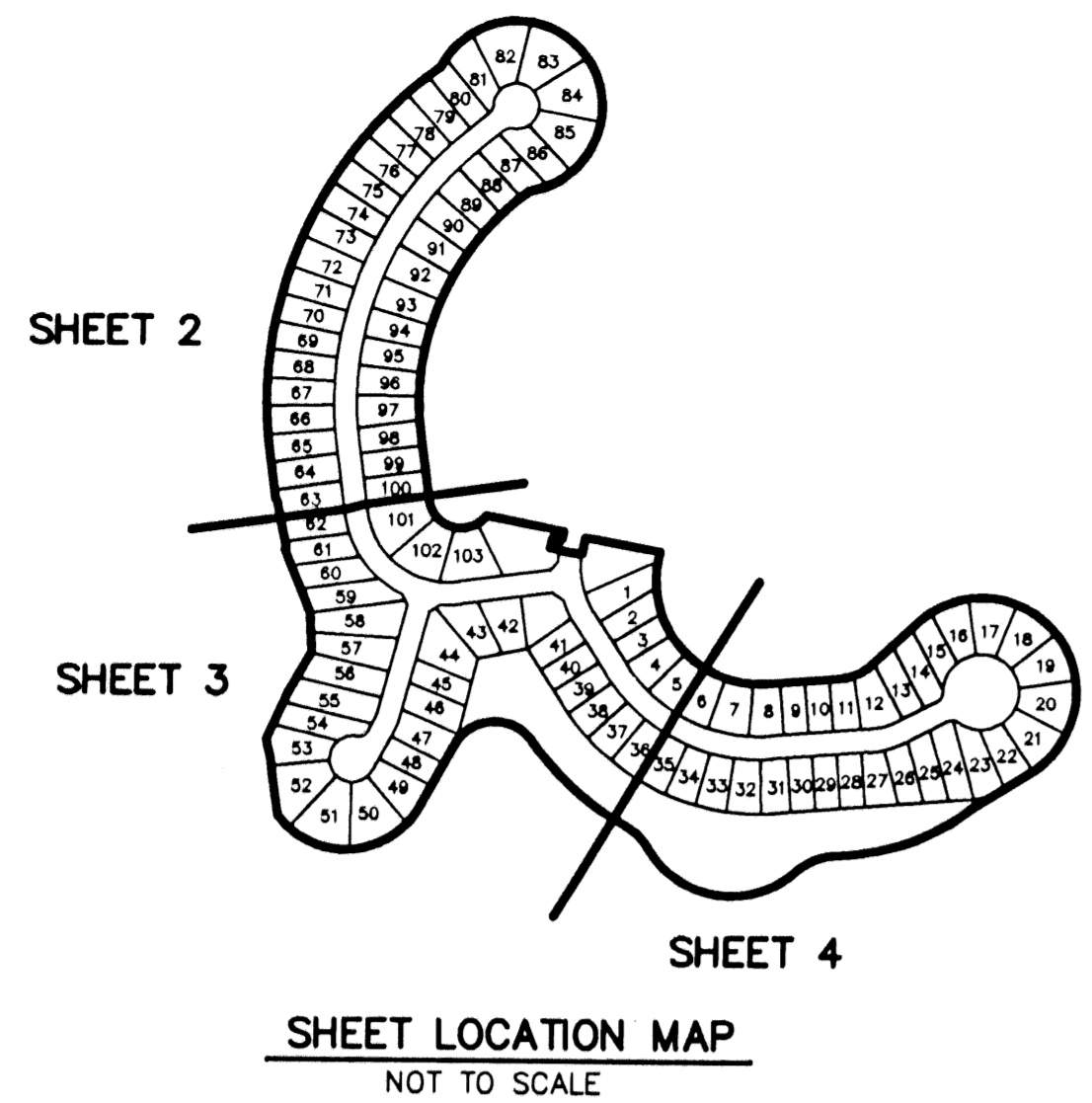
CIRCUIT COURT SEAL

# IRONHORSE PARCEL B-2

BEING A REPLAT OF A PORTION OF PARCEL B "IRONHORSE" (P.B. 65, PGS. 191-206) SITUATE IN SECTION 27, TOWNSHIP 42 SOUTH, RANGE 42 EAST CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA MARCH, 1998 SHEET 1 OF 5



**LOCATION MAP**  
 (NOT TO SCALE)  
 SEC. 27, TWP. 42S, RNG. 42E



**SHEET LOCATION MAP**  
 NOT TO SCALE

### DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT IRONHORSE, LIMITED, A FLORIDA LIMITED PARTNERSHIP, BY ITS GENERAL PARTNER, GARNET PROPERTIES CORP., A NEW YORK CORPORATION, BY AND THROUGH JAMES J. O'BRIEN, ITS VICE PRESIDENT, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 27, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "IRONHORSE PARCEL B-2", BEING A REPLAT OF A PORTION OF PARCEL B, "IRONHORSE", AS RECORDED IN PLAT BOOK 65, PAGES 191 THROUGH 206, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN SECTION 27, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF PARCEL B, IRONHORSE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGES 191 THROUGH 206, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPTING THAT PARCEL OF LAND AS SHOWN ON "IRONHORSE PARCEL B-1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGES 184 THROUGH 187, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID PALM BEACH COUNTY.

CONTAINING 42.072 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

#### 1. TRACT A (ROADS)

IRONHORSE BOULEVARD, PRESERVE DRIVE AND PRESERVE COURT, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PRESERVE OF IRONHORSE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR UTILITY, DRAINAGE AND PRIVATE ROAD PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.

2. TRACTS B, C AND D, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE PRESERVE OF IRONHORSE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPING AND OPEN SPACE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.

3. THE WATER MANAGEMENT TRACT, TRACT LK-E, AS SHOWN HEREON, IS HEREBY DEDICATED, IN FEE SIMPLE, TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR WATER MANAGEMENT PURPOSES, SAID WATER MANAGEMENT TRACT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID NORTHERN, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.

#### 4. UTILITIES

UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC AND PRIVATE UTILITIES.

#### 5. DRAINAGE

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE IRONHORSE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.

#### 6. INGRESS - EGRESS EASEMENT (IEE)

INGRESS - EGRESS EASEMENTS OVER ALL OF IRONHORSE BOULEVARD, PRESERVE DRIVE AND PRESERVE COURT, TRACT A, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR ACCESS TO AND FROM SAID NORTHERN'S WATER MANAGEMENT FACILITIES, LANDS AND EASEMENTS FOR WATER MANAGEMENT PURPOSES THE LANDS LYING UNDER SAID INGRESS - EGRESS EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE PRESERVE OF IRONHORSE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.

7. THE WATER MANAGEMENT MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR USE FOR ACCESS AND MAINTENANCE OF ADJACENT WATER MANAGEMENT FACILITIES, SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE PRESERVE OF IRONHORSE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH, FLORIDA.

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

WITNESS: *R.L. Miller*  
 R.L. MILLER  
 WITNESS: *William C. Beimbach*  
 William C. Beimbach  
 BY: *James J. O'Brien*  
 JAMES J. O'BRIEN  
 VICE PRESIDENT

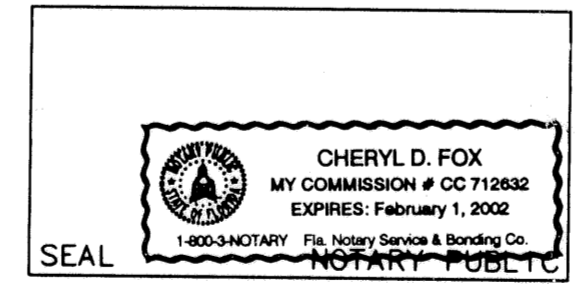
### ACKNOWLEDGEMENT

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., A NEW YORK CORPORATION, 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 18th DAY OF August, 1998.

MY COMMISSION EXPIRES: 2/01/02



### MORTGAGEE'S CONSENT

STATE OF NEW YORK  
 COUNTY OF NEW YORK

THE UNDERSIGNED HEREBY CERTIFIES 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 AGREE THAT A CERTAIN CONSOLIDATION AND MODIFICATION OF NOTE AND MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 6003, PAGE 711 AND FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 6749, PAGE 944, MODIFIED IN OFFICIAL RECORDS BOOK 6778, PAGE 1740, AND SECOND AMENDMENT TO DEVELOPMENT LOAN RECORDED IN OFFICIAL RECORDS BOOK 7433, PAGE 281, MODIFIED IN OFFICIAL RECORDS BOOK 7777, PAGE 27, AND SUBORDINATION AND STANDBY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6003, PAGE 770, AND FOURTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 7967, PAGE 1444, AND FIFTH AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 9384, PAGE 1872; SAID CONSOLIDATION AND MODIFICATION OF NOTE AND MORTGAGE WHICH CONSOLIDATED THE FOLLOWING MORTGAGES: (A) 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; (B) MORTGAGE FROM IRONHORSE, LIMITED TO BALCOR REAL ESTATE FINANCE, INC. DATED SEPTEMBER 17, 1987, FILED SEPTEMBER 18, 1987, IN OFFICIAL RECORDS BOOK 5423, PAGE 1753, AND MODIFIED IN OFFICIAL RECORDS BOOK 5599, PAGE 471 AND OFFICIAL RECORDS BOOK 5848, PAGE 689, AND ACKNOWLEDGEMENT AND CONFIRMATION RECORDED IN OFFICIAL RECORDS BOOK 5848, PAGE 696, AND ASSIGNED TO BANKERS TRUST COMPANY IN OFFICIAL RECORDS BOOK 6003, PAGE 708 AND IN OFFICIAL RECORDS BOOK 6987, PAGE 1382; (C) MORTGAGE FROM IRONHORSE LIMITED TO ALAN SHER DATED SEPTEMBER 17, 1987, FILED SEPTEMBER 18, 1987, IN OFFICIAL RECORDS BOOK 5423, PAGE 1783; AND SUBORDINATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5423, PAGE 1798, AND ACKNOWLEDGEMENT AND CONFIRMATION RECORDED IN OFFICIAL RECORDS BOOK 5599, PAGE 480, AND ASSIGNED TO BANKERS TRUST COMPANY IN OFFICIAL RECORDS BOOK 6014, PAGE 956; AND MORTGAGE FROM IRONHORSE LIMITED TO BANKERS TRUST COMPANY, FILED APRIL 6, 1994, IN OFFICIAL RECORDS BOOK 8202, PAGE 352, FIRST AMENDMENT TO MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FUTURE FILING DATED MAY 24, 1995, RECORDED IN OFFICIAL RECORDS BOOK 8761, PAGE 25, AND NOTICE OF FUTURE ADVANCE DATED MAY 24, 1995, RECORDED IN OFFICIAL RECORDS BOOK 8761, PAGE 31, AND AS MODIFIED BY SECOND MODIFICATION OF MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 9016, PAGE 167, AND SECOND NOTICE OF FUTURE ADVANCE RECORDED IN OFFICIAL RECORDS BOOK 9016, PAGE 174, THIRD NOTICE OF FUTURE ADVANCE, RECORDED IN OFFICIAL RECORDS BOOK 9384, PAGE 1856, MORTGAGE MODIFICATION, CONSOLIDATION AND EXTENSION AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 9384, PAGE 1849, THIRD AMENDMENT TO MORTGAGE, RECORDED IN OFFICIAL RECORDS BOOK 9384, PAGE 1865 (COLLECTIVELY REFERRED TO AS THE "MORTGAGE"), AND UCC-1 FINANCING STATEMENT NAMING IRONHORSE, LIMITED AS DEBTOR AND BANKERS TRUST COMPANY AS SECURED PARTY RECORDED IN OFFICIAL RECORDS BOOK 6003, PAGE 727, OFFICIAL RECORDS BOOK 6003, PAGE 836, OFFICIAL RECORDS BOOK 5423, PAGE 1778, OFFICIAL RECORDS BOOK 6472, PAGE 942, OFFICIAL RECORDS BOOK 6749, PAGE 948, OFFICIAL RECORDS BOOK 6749, PAGE 950, OFFICIAL RECORDS BOOK 6749, PAGE 952, OFFICIAL RECORDS BOOK 6003, PAGE 726, OFFICIAL RECORDS BOOK 7967, PAGE 1449, OFFICIAL RECORDS BOOK 8202, PAGE 419, AND OFFICIAL RECORDS BOOK 9384, PAGE 1878 (COLLECTIVELY REFERRED TO AS THE "FINANCING STATEMENT"), ALL OF THE FOREGOING OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### CITY SURVEYOR'S APPROVAL

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 98-20, SECTION 177.081, FLORIDA STATUTES.

BY: *Vincent J. Noel* DATE 12/21/98  
 VINCENT J. NOEL, PSM  
 FLORIDA SURVEYOR AND MAPPER, REG. NO. 4169

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27th DAY OF August, 1998.

BANKERS TRUST COMPANY  
 A NEW YORK BANKING CORPORATION

WITNESS: *Sandra L. West*  
 SANDRA L. WEST  
 WITNESS: *John Lee*  
 JOHN LEE  
 BY: *Garrett W. Thelander*  
 GARRETT W. THELANDER  
 VICE PRESIDENT

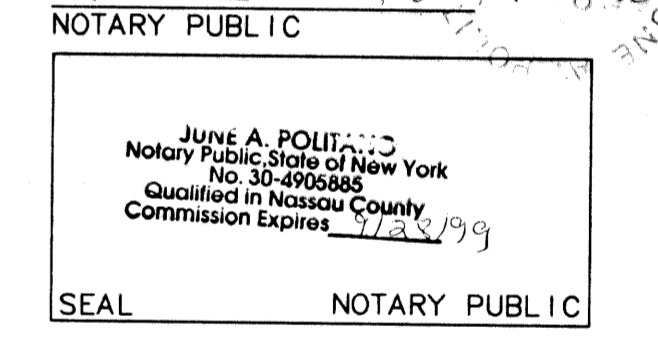
### ACKNOWLEDGEMENT

STATE OF NEW YORK  
 COUNTY OF NEW YORK

BEFORE ME, PERSONALLY APPEARED *Garrett W. Thelander* 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 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 INSTRUMENT 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 27th DAY OF August, 1998.

MY COMMISSION EXPIRES: 9/28/99



### 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 22 DAY OF JANUARY, 1998

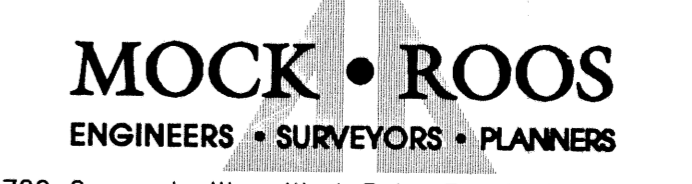
APPROVED AND ACCEPTED BY:  
*Nancy M. Graham*  
 NANCY M. GRAHAM, MAYOR  
 BY: *William M. Moss*  
 WILLIAM M. MOSS,  
 CITY PLANNING BOARD CHAIRMAN

### TABULAR DATA

AREA	42.072 ACRES
ROADS	6.129 ACRES
OPEN SPACE	1.232 ACRES
WATER MANAGEMENT	
TRACT	4.840 ACRES
DENSITY	0.408 DU/AC
NUMBER OF UNITS	103

THIS INSTRUMENT WAS PREPARED BY MARY HANNA CLODFELTER, P.S.M. IN THE OFFICES OF MOCK, ROOS & ASSOCIATES, INC., 5720 CORPORATE WAY, WEST PALM BEACH, FLORIDA 33407.

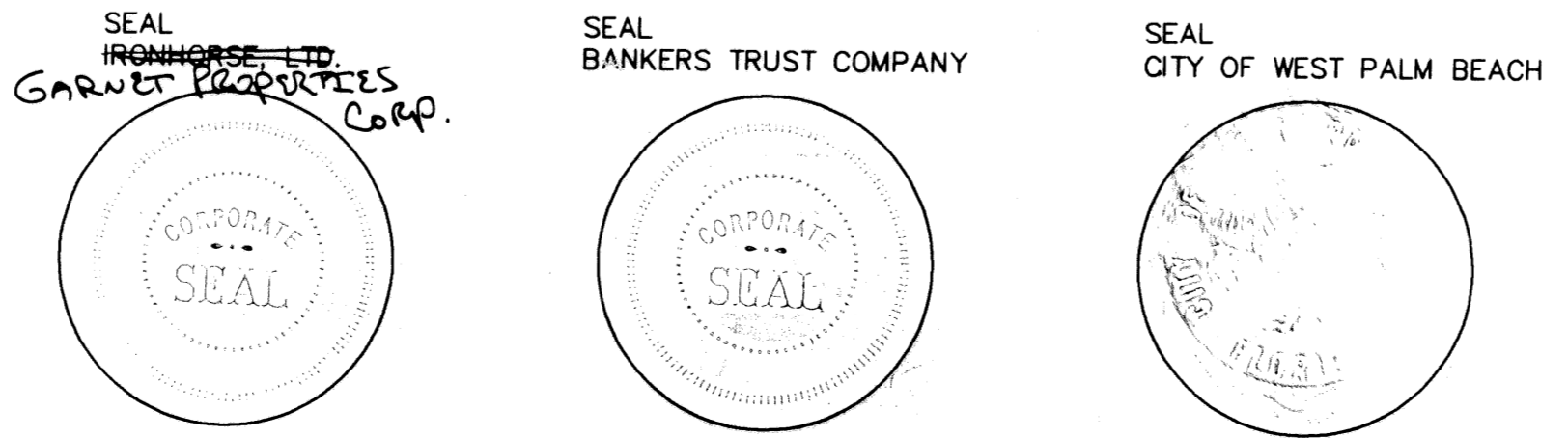
SCALE: N/A  
 P.A. NO.: 97123.00  
 DATE: MARCH, 1998  
 DRAWING NO.: 42-42-27-13



5720 Corporate Way, West Palm Beach, Florida 33407  
 (561) 853-3113, fax 478-7248

SHEET 1 OF 5

**IRONHORSE PARCEL B-2**  
 BEING A REPLAT OF A PORTION OF PARCEL B "IRONHORSE"  
 (P.B. 65, PGS. 191-206)  
 SITUATE IN SECTION 27, TOWNSHIP 42 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA



IRONR05.dwg 7-29-98 12:23:13 pm EST

REV.: 06-22-98  
 CAD FILE: MUSSIRON/IRONR05

PROJECT: IRONHORSE  
 DRAWING: PARCEL B-2  
 DATE: 7-29-98  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PLOT DATE: 8-2-98  
 PLOT NAME: [Name]