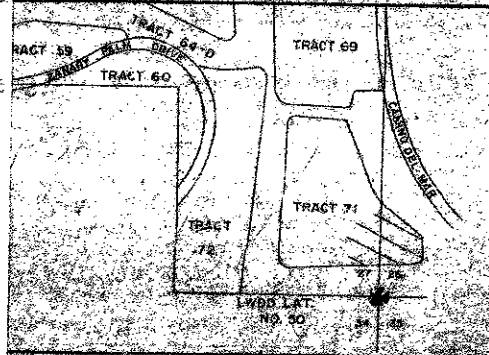


35/89



P.U.D. IRONWEDGE

A PLAT OF A PORTION OF SECTIONS 26 & 27, TWP. 47S., RGE. 42E. AND ALSO BEING A REPLAT OF A PORTION OF TRACT 71, BOCA DEL MAR NO. 7 AS RECORDED IN PLAT BOOK 30, PAGES 210-217 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR. INC. CONSULTING ENGINEERS & LAND SURVEYORS BOCA RATON, FLORIDA

APRIL 1978

SHEET 1 OF 2

89

30 August
78
35
J.A. Grant, Jr.

MORTGAGE CERTIFICATE

PROVINCE OF QUEBEC, I, DENIS MATHIEU, Vice-President of BANQUE CANADIENNE NATIONALE, do hereby certify that the instrument described herein is a mortgage, lien or other encumbrance which is recorded in Official Record Book 2993, Pages 701 and 715 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication above hereon.

In witness whereof, the said Association has caused these presents to be signed by its Vice-President and attested by its Vice-President and General Secretary and its current seal to be affixed hereon by and with the authority of its Board of Directors, this 21st day of July, A.D. 1978.

Denis Mathieu
DENIS MATHIEU, Vice-President

Yvan Desjardins
YVAN DESJARDINS, Vice-President & General Secretary

ACKNOWLEDGMENT

PROVINCE OF QUEBEC, I, DENIS MATHIEU, Vice-President of BANQUE CANADIENNE NATIONALE, and YVAN DESJARDINS, Vice-President and General Secretary of the above named BANQUE CANADIENNE NATIONALE, a Federal Banking Association, organized and existing under the laws of Canada, do hereby certify that they executed such instrument as such Vice-President and Vice-President and General Secretary, respectively, of said Association, and that the seal affixed to the foregoing instrument is the corporate seal of said Association, and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said Association.

WITNESS my hand and official seal, this 21st day of July, A.D. 1978.

Denis Mathieu
Notary Public, Province of Quebec, Canada

SURVEYOR'S CERTIFICATE

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 in the best of my knowledge and belief and that P. B. M. Permanent Reference Monuments have been placed as required by law and that P. B. M. Permanent Reference Monuments will be set under the jurisdiction of the State of Florida for the required improvements and that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

Subscribed and sworn to before me this 21st day of July, A.D. 1978.

John A. Grant, Jr.
Registered Land Surveyor No. 1141
State of Florida

John A. Grant, Jr.
Notary Public, State of Florida

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 21st day of July, A.D. 1978.

John B. Dunkle
County Engineer

COUNTY ENGINEER

This plat is hereby approved for record this 21st day of July, A.D. 1978.

John B. Dunkle
JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

H. F. Karler
H. F. KARLER, County Engineer

By: *John B. Dunkle*
DEPUTY CLERK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that ALPHA CONSTRUCTION, INC., a Florida Corporation, owner of the land shown hereon, being Sections 26 and 27, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as IRONWEDGE, and being a portion of Tract 71 of BOCA DEL MAR NO. 7, as recorded in Plat Book 30, Pages 210-217 of the Public Records of Palm Beach County, Florida, said land being more particularly described as follows:

Commencing at the Southwest corner of Section 26; thence with a bearing of N. 0° 58' 31" W., along the West line of Section 26, a distance of 209.74 feet to the Point of Beginning; thence with a bearing of S. 86° 37' 00" W., along the South line of the aforementioned Tract 71, a distance of 351.46 feet to a point; thence with a bearing of N. 7° 53' 30" W., a distance of 242.45 feet to a point; thence with a bearing of N. 77° 07' 00" E., a distance of 186.52 feet to a point; thence with a bearing of N. 45° 16' 49" E., a distance of 125.33 feet to a point; thence with a curve to the left having a tangent bearing of S. 44° 43' 11" E., a radius of 789.26 feet, an arc length of 74.67 feet to a point; thence with a bearing of N. 38° 57' 00" E., a distance of 138.14 feet to a point; thence with a curve to the left having a tangent bearing of S. 49° 14' 36" E., a radius of 460.69 feet, an arc length of 14.53 feet to a point; thence with a bearing of S. 51° 03' 00" E., a distance of 314.79 feet to a point; thence with a curve to the right having a radius of 30.00 feet, an arc length of 24.96 feet to a point; thence with a bearing of S. 3° 23' 00" E., a distance of 132.42 feet to a point; thence with a curve to the right having a radius of 30.00 feet, an arc length of 47.12 feet to a point; thence with a bearing of S. 86° 37' 00" W., a distance of 268.98 feet, more or less to the Point of Beginning.

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

The streets as shown are hereby dedicated to the Board of County Commissioners for the perpetual use of the Public for proper purposes. The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage. The 52 foot access tract as shown is hereby dedicated to the Ironwedge Property Owners' Association and is the perpetual maintenance obligation of said Association. The buffer areas and recreation areas, shown hereon as Tracts "A", "B", "C", and "D" are hereby dedicated to the Ironwedge Property Owners' Association and are the perpetual maintenance obligation of said Association.

IN WITNESS WHEREOF, the said Corporation, ALPHA CONSTRUCTION, INC., has caused these presents to be signed by its President, N. PIERRE GENEST, and attested by its Vice-President, ANDRE C. HAMEL, and its Corporate Seal to be affixed hereon by and with the authority of its Board of Directors this 21st day of July, A.D. 1978.

N. Pierre Genest
N. PIERRE GENEST, President

Andre C. Hamel
ANDRE C. HAMEL, Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA, COUNTY OF PALM BEACH, I, N. PIERRE GENEST and ANDRE C. HAMEL, do hereby certify that the instrument described herein is a mortgage, lien or other encumbrance which is recorded in Official Record Book 2993, Pages 701 and 715 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication above hereon.

WITNESS my hand and official seal, this 21st day of July, A.D. 1978.

N. Pierre Genest
Notary Public, State of Florida

TITLE CERTIFICATE

STATE OF FLORIDA, COUNTY OF PALM BEACH, I, ROBERT I. McCLAREN, II, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property, that I find the title to the property is vested to ALPHA CONSTRUCTION, INC., a Florida Corporation, that the current taxes have been paid and that the property is encumbered by the mortgage shown hereon and that I find that all mortgages are shown and are true and correct.

Date: July 21, 1978

Robert I. McLaren, II
ROBERT I. McCLAREN, II

This instrument prepared by
John A. Grant, Jr., John A. Grant, Jr., Inc.
3313 North Federal Highway, Boca Raton, Fla.

26 & 27 / 47 / 42

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