



P.U.D.
IRONWEDGE-SECTION 2
 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
 JANUARY 1979
 SHEET 1 OF 2

DEPTH 1'
 FLOOD ZONE 'AO'
 29 March
 37 43 & 44
Kyle Shiffney

MORTGAGE CERTIFICATE

PROVINCE OF QUEBEC } The undersigned hereby certifies that it is the holder of a mortgage, lien or
 CANADA } other encumbrance upon the hereon described property and does hereby join in
 and consent to the dedication of the lands described in the dedication hereto by the owner thereof and agrees that
 its mortgage, lien or other encumbrance which is recorded in Official Record Book 2892, Pages 701 and 715 of
 the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown 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 corporate seal to be affixed hereon by and with the authority of its Board of Directors,
 this 27th day of February, A.D. 1979.

BANQUE CANADIENNE NATIONALE

Comelle Blaise
 Witness

Denis Mathieu
 DENIS MATHIEU, Vice-President

Yvan Desjardins
 YVAN DESJARDINS, Vice-President & General Secretary

ACKNOWLEDGMENT

PROVINCE OF QUEBEC } Before me personally appeared DENIS MATHIEU and YVAN DESJARDINS, to me
 CANADA } well known, and known to me to be the individuals described in and who executed the
 foregoing instrument as DENIS MATHIEU, Vice-President and YVAN DESJARDINS, Vice-President and General Secretary of the
 named BANQUE CANADIENNE NATIONALE, a Federal Banking Association, organized and existing under the laws
 of Canada, and severally acknowledged to and before me 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 27th day of February, A.D. 1979.

John A. Grant Jr.
 My Commission Expires

John A. Grant III
 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 to the best of my knowledge and belief and that (P.R.
 M's) Permanent Reference Monuments have been placed as required by law and (P.C.P.'s) Permanent Control
 Points will be set under the guarantees posted with Palm Beach County for the Required Improvements and further
 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
2nd day of March, A.D. 1979

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

John A. Grant III
 Notary Public, State of Florida

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 27 day of March, A.D. 1979.

By *Bill Bailey*
 BILL BAILEY, Chairman

COUNTY ENGINEER

This plat is hereby approved for record this 27 day of March, A.D. 1979.

ATTEST: JOHN B. DUNKLE, CLERK
 BOARD OF COUNTY COMMISSIONERS

By *F. E. Sawyer*
 F. E. SAWYER, County Engineer

By *Maureen B. Jennings*
 DEPUTY CLERK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that ALPHA CONSTRUCTION, INC., a Florida Corporation, owner of the
 land shown hereon, being in Sections 26 and 27, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon
 as IRONWEDGE, SECTION 2, 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 a point; thence with a bearing of S. 86° 3' 00" W., along the South line of the
 aforementioned Tract 71 a distance of 351.46 feet to the Point of Beginning; thence continuing with a bearing of S. 86°
 3' 00" W., along the South line of the aforementioned Tract 71 a distance of 235.69 feet to a point of curvature; thence
 with a curve to the right having a radius of 70.00 feet, an arc length of 115.45 feet to a point; thence with a bearing of
 N. 1° 07' 00" E., a distance of 880.60 feet to a point of curvature; thence with a curve to the right having a radius of
 40.00 feet, an arc length of 63.29 feet to a point; thence with a bearing of S 88° 14' 00" E., a distance of 316.80 feet
 to a point of curvature; thence with a curve to the right having a radius of 50.00 feet, an arc length of 57.93 feet to a
 point; thence with a bearing of S. 21° 51' 00" E., a distance of 365.29 feet to a point of curvature; thence with a curve
 to the left having a radius of 460.69 feet, an arc length of 220.26 feet to a point; thence with a bearing of S. 38° 5' 00"
 W. a distance of 128.14 feet to a point; thence with a curve to the right having a tangent bearing of N. 50° 12' 11" W.,
 a radius of 80.26 feet, an arc length of 74.67 feet to a point; thence with a bearing of S. 45° 16' 49" W., a distance of
 125.53 feet to a point; thence with a bearing of S. 77° 07' 00" W., a distance of 186.52 feet to a point; thence with a
 bearing of S. 7° 53' 30" E., a distance of 242.46 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 access tracts as shown are hereby dedicated to
 the Ironwedge Property Owners' Association and the perpetual maintenance obligation of said Association. The
 buffer areas and recreation area, shown hereon as Tracts "E", "F", and "G" are hereby dedicated to the Iron-
 wedge 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 hereto by and with the authority of its Board of Directors this 1st day of
MARCH, A.D. 1979.

ALPHA CONSTRUCTION, INC.

Robert I. MacLaren II
 Witness

N. Pierre Genest
 N. PIERRE GENEST, President

Andre C. Hamel
 ANDRE C. HAMEL, Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA } Before me personally appeared N. PIERRE GENEST and ANDRE C. HAMEL, to
 COUNTY OF PALM BEACH } me well known and known to me to be the individuals described in and who executed the
 foregoing instrument as N. PIERRE GENEST, President and ANDRE C. HAMEL, Vice President of the above
 named ALPHA CONSTRUCTION, INC., a Corporation and they acknowledged to and before me that they executed
 such instrument as such President and Vice President, respectively, of said Corporation, and that the seal affixed
 to the foregoing instrument is the corporate seal of said corporation 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 Corporation.

WITNESS my hand and official seal, this 1st day of MARCH, A.D. 1979.

Robert I. MacLaren II
 My Commission Expires 9 May 1981
 Notary Public, State of Florida

TITLE CERTIFICATE

STATE OF FLORIDA } I, ROBERT I. MACLAREN, II, a duly licensed attorney in the State of
 COUNTY OF PALM BEACH } 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 1 MARCH 1979

Robert I. MacLaren II
 ROBERT I. MACLAREN II

This instrument prepared by:
 John A. Grant, Jr., John A. Grant, Jr., Inc.
 3333 North Federal Highway, Boca Raton, Fla.

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Ironwedge Sec II - Boca Del Mar PUD