

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD _____ DAY OF _____
 AD, 1996 AND DULY RECORDED
 IN PLAT BOOK _____ ON PAGES
 _____ AND _____
 DOROTHY H. WILKEN, CLERK
 BY: _____, D.C.

CIRCUIT COURT SEAL

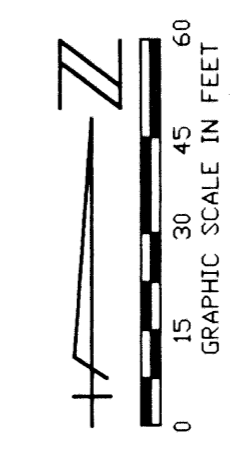
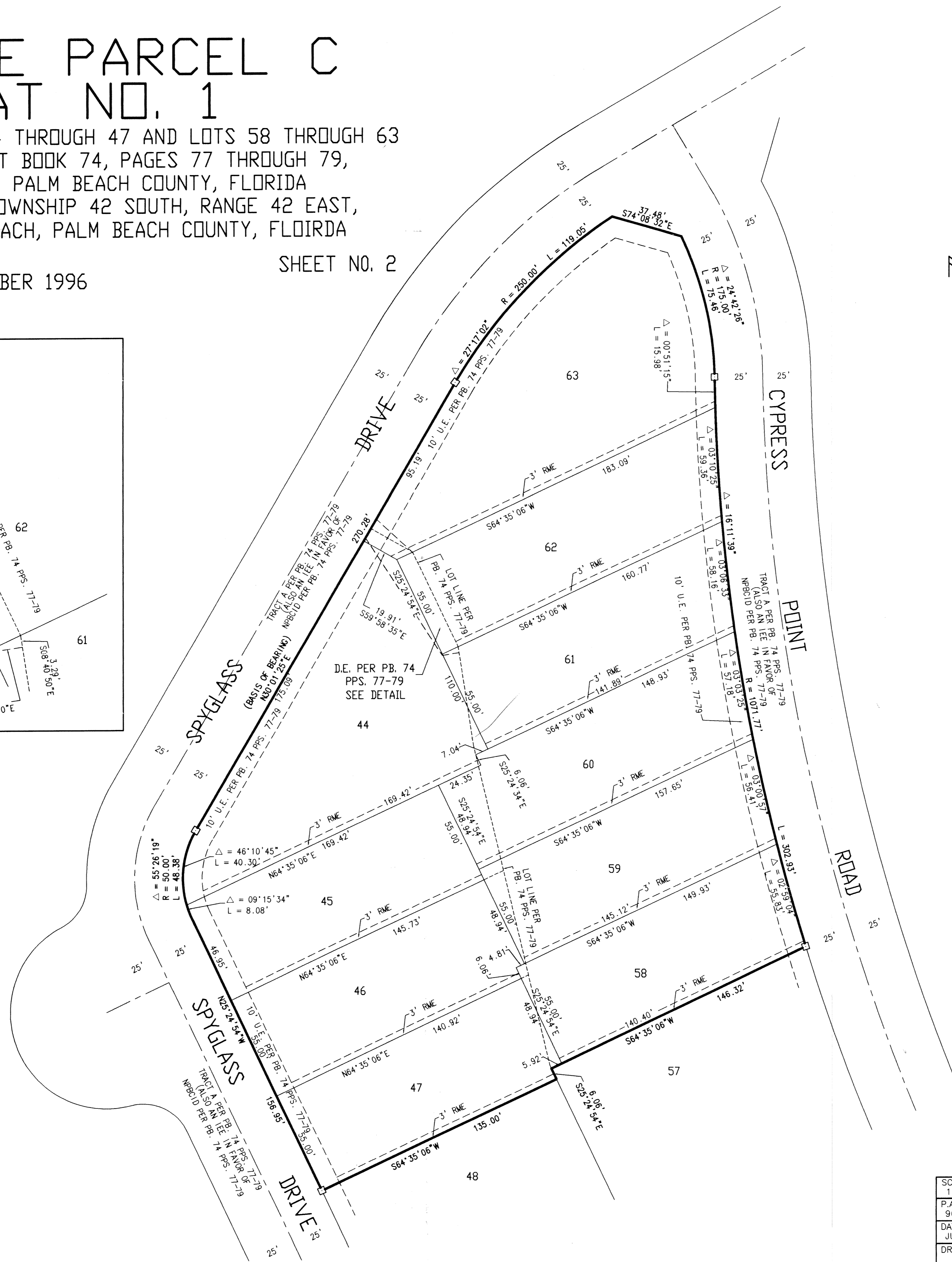
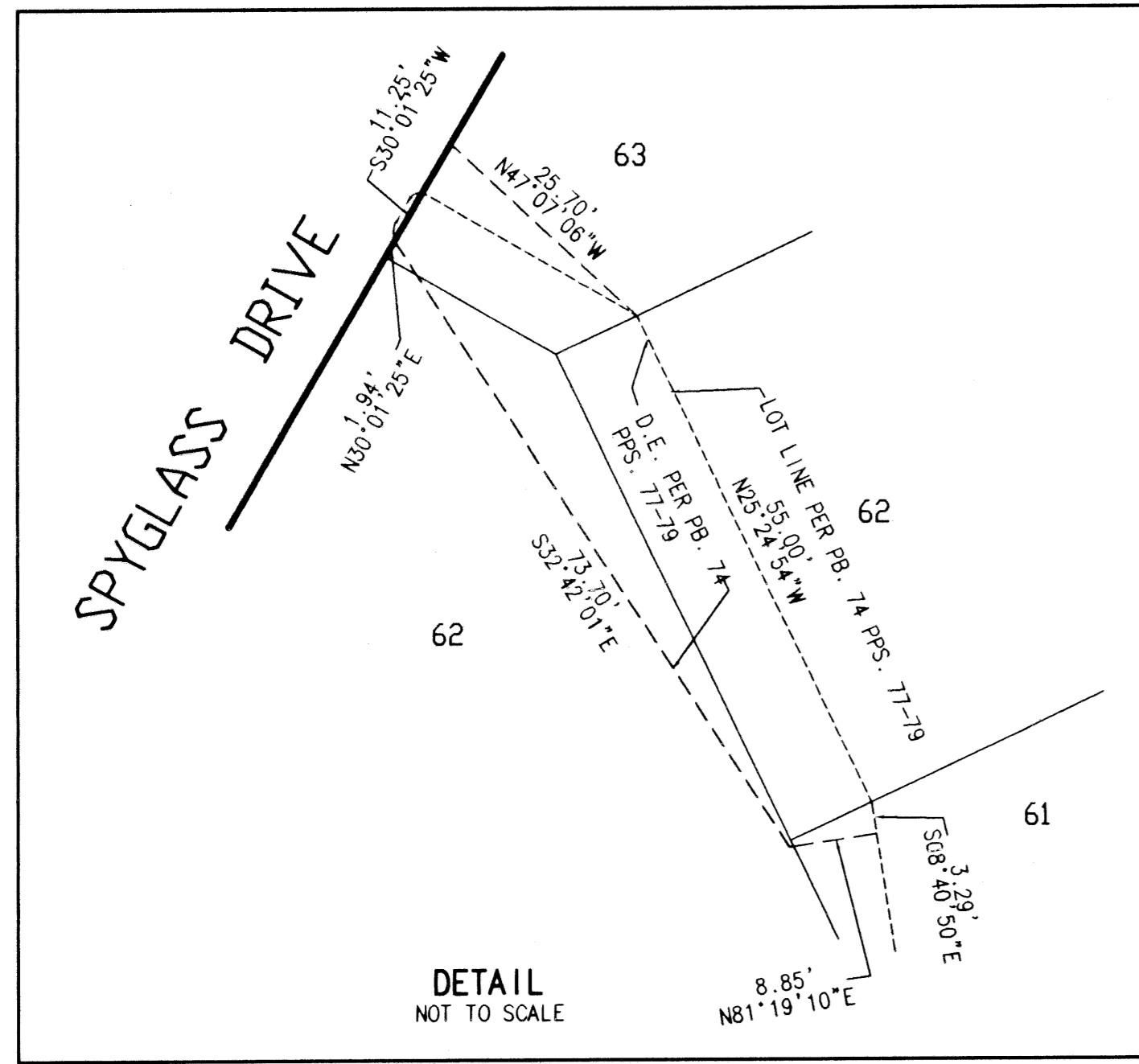
IRONHORSE PARCEL C REPLAT NO. 1

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

OCTOBER 1996

SHEET NO. 2



LEGEND

- = PERMANENT REFERENCE MONUMENT #4676 SET
- = PERMANENT CONTROL POINT #4676
- P.O.B. = POINT OF BEGINNING
- R = RADIUS
- L = LENGTH OF ARC
- Δ = CENTRAL ANGLE
- PB. 74 = IRONHORSE PARCEL C, PLAT BOOK 74
- PPS. 77-79 = PAGES 77 THROUGH 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- I.E. = INGRESS-EGRESS EASEMENT
- NPBCID = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
- RME = RECIPROCAL MAINTENANCE EASEMENT

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.

SUBDIVISION # REPLAT NO. 1
 BOOK 79 PAGE 49
 FLOOD MAP # -
 QUAD # -
 ZONING -
 SE -
 ZIP CODE -
 PUD NAME CITY OF WEST PALM BEACH

SCALE: 1"=30'
P.A. NO.: 96-113.00
DATE: JULY 1996
DRAWING NO.: 42-42-22-21

MOCK ROOS
 ENGINEERS SURVEYORS PLANNERS
 5720 Corporate Way, West Palm Beach, Florida 33407
 (407) 683-3113, fax 476-7248

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