

TRACT 64-D
BOCA DEL
MAR NO. 7
P.B. 30,
P. 210-217

P.U.D.
IRONWEDGE

A PLAT OF A PORTION OF SECTIONS 26 & 27, TWP. 47S, RGE. 42 E.
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

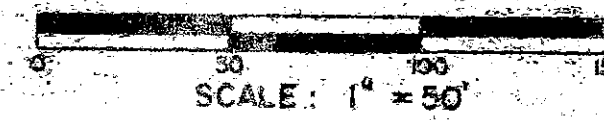
JOHN A. GRANT JR. INC.

CONSULTING ENGINEERS & LAND SURVEYORS

BOCA RATON, FLORIDA

APRIL 1978

SHEET 2 OF 2



AREA TABLE

TOTAL AREA TRACT 71	14.670 ACRES
TOTAL AREA IRONWEDGE	4.422 ACRES
AREA OF LOTS AND CLUBHOUSE	2.126 ACRES
AREA OF ROAD R/W	0.959 ACRES
AREA OF OPEN SPACE	1.337 ACRES
LAND USE - MULTI FAMILY	
NO. OF UNITS ALLOWED	141 UNITS
NO. OF UNITS PROPOSED	37 UNITS
DENSITY PROPOSED (UNITS/AC.)	8.37

Bearings shown hereon are based on bearings recorded by BOCA DEL MAR NO. 7 in Plat Book 30, Pages 210-217, Public Records of Palm Beach County, Florida.

There will be no buildings, trees, or shrubs placed on easements.

P.R.M. Permanent Reference Monument
P.C.P. Permanent Control Point
U.E. Utility Easement
D.E. Drainage Easement

SEE BOCA DEL MAR
FILE FOR ALIENANCES.

CURVE TABLE

NO.	RADIUS	DELTA	ARC LENGTH	CHORD	TANGENT
1	25.00	47°20'13"	20.65	20.67	10.96
2	30.00	50°00'46"	47.12	42.43	30.00
2A		15°08'55"	7.93	7.91	3.99
2B		74°31'05"	39.19	36.43	22.96
3	25.00	42°39'46"	18.62	18.15	9.76
4	141.00	7°30'48"	18.49	18.48	9.26
5	25.00	42°20'00"	18.47	18.05	9.66
6	25.00	137°40'00"	60.07	46.63	64.57
7	806.26	8°03'51"	113.48	113.38	56.81
7A		6°19'49"	89.08	89.03	44.58
7B		1°44'02"	24.40	24.40	12.20
8	240.40	21°08'09"	88.68	88.18	44.85
9	3116.53	2°03'42"	112.14	112.14	56.08
10	3064.53	2°03'42"	110.27	110.26	55.14
11	3116.53	2°03'42"	112.14	112.14	56.08
12	3064.53	2°03'42"	110.27	110.26	55.14
13	188.40	21°08'09"	69.50	69.15	35.15
14	754.26	8°03'51"	106.16	106.07	53.17
14A		7°11'17"	94.63	94.56	47.37
14B		0°52'34"	11.53	11.53	5.77
15	89.00	24°48'02"	38.52	38.22	19.57
16	56.18	37°55'24"	37.19	36.51	19.30
17	30.00	47°10'00"	24.96	24.24	13.25
17A		24°39'06"	12.91	12.61	6.56
17B		23°00'54"	12.05	11.97	6.11
18	460.69	29°12'00"	234.79	232.25	120.00
18A		1°03'28"	12.53	12.53	6.26
18B		0°14'56"	2.00	2.00	1.00
18C		27°23'36"	22.25	21.17	11.28
19	50.00	66°23'00"	57.93	54.74	32.71
20	40.00	90°39'00"	61.29	56.89	40.46
21	70.00	94°39'00"	115.45	102.81	75.73
22	115.00	25°07'48"	59.44	50.04	25.63
23	115.00	24°48'02"	49.78	49.39	25.28
24	780.26	8°03'51"	109.82	109.73	55.00
24A		0°50'49"	11.94	11.53	5.77
24B		9°29'00"	74.67	74.64	37.36
24C		1°44'02"	23.61	23.61	11.81
25	214.40	21°08'09"	79.09	78.64	40.00
26	3090.53	2°03'42"	111.21	111.20	55.61
27	3090.53	2°03'42"	111.21	111.20	55.61

This instrument prepared by
JOHN A. GRANT, JR.
John A. Grant, Jr., Inc.
Consulting Engineers
3333 North Federal Highway
Boca Raton, Florida

0205-015

NOT INCLUDED

TRACT "D"
CLUBHOUSE
(RECREATION AREA)
22987

IRONWEDGE
DRIVE

GLENDALE
DRIVE

CALLE
CORTO

TRACT 64-D
BOCA DEL MAR
NO. 7
P.B. 30, P. 210-217

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