

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

43

COUNTY OF PALM BEACH
 CLERK OF COUNTY
 28 March 1979
 37 and duly recorded in the Public Records of Palm Beach County, Florida, Book 37, Page 447

MORTGAGE CERTIFICATE

PROVINCE OF QUEBEC ^{ISS} The undersigned hereby certifies that it is the holder of a mortgage, lien or other encumbrance upon the hereto 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 713 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication above herein.

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 hereto and by and with the authority of its Board of Directors, this 27th day of February, A.D. 1979.

BANQUE CANADIENNE NATIONALE

Camille Blavier
 Witness
Joseph Harwood
 Witness

David Gauthier
 Witness
Yvonne Desjardins
 General Secretary

ACKNOWLEDGMENT

PROVINCE OF QUEBEC ^{ISS} Before me personally appeared JEAN MATHIEU and YVAN DESJARDINS, to me known, and known to me to be the individuals described in and who executed the foregoing instrument as DEMO MATHIEU, Vice-President 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, 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 me and regular corporate authority, and that said instrument is in the free act and deed of said Association.

WITNESS my hand and official seal, this 27th day of February, A.D. 1979.

My Commission Expires

Yvonne Desjardins
 Notary Public, Province of Quebec
 Canada

SURVEYOR'S CERTIFICATE

This is to certify that the plat above herein 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. 44) Permanent Reference Monuments have been placed as required by law and (P.C. 67) Permanent Control Points will be set under the guarantees stated 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 ordinance of Palm Beach County, Florida.

Subscribed and sworn to before me this 2nd day of March, A.D. 1979

December 1, 1982
 My Commission Expires

John A. Grant Jr.
 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.

By: *Robert I. MacArthur*
 Robert I. MacArthur, County Engineer
 P. E. Surveyor

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

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 in Sections 26 and 27, Township 47 South, Range 42 East, Palm Beach County, Florida, (shown herein 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 631.44 feet to the Point of Beginning; thence continuing with a bearing of S. 86° 37' 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 30.00 feet, an arc length of 135.45 feet to a point; thence with a bearing of N. 1° 07' 00" E., a distance of 889.60 feet to a point of curvature; thence with a curve to the right having a radius of 40.00 feet, an arc length of 83.29 feet to a point; thence with a bearing of S. 89° 14' 00" E., a distance of 316.20 feet to a point of curvature; thence with a curve to the right having a radius of 50.00 feet, an arc length of 71.25 feet to a point; thence with a bearing of N. 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 460.49 feet, an arc length of 220.26 feet to a point; thence with a bearing of S. 38° 57' 00" W., a distance of 328.34 feet to a point; thence with a curve to the right having a tangent bearing of N. 30° 12' 11" W., a radius of 360.26 feet, an arc length of 76.47 feet to a point; thence with a bearing of S. 48° 10' 49" W., a distance of 120.53 feet to a point; thence with a bearing of S. 77° 07' 30" W., a distance of 186.22 feet to a point; thence with a bearing of S. 7° 28' 30" W., a distance of 242.48 feet more or less to the Point of Beginning.

has caused the same to be surveyed and plotted 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 streets shown as shown are hereby dedicated to the Inwood Property Owners' Association and for the perpetual maintenance obligation of said Association. The buffer areas and recreational areas, shown hereon as Tracts "E", "F", and "G" are hereby dedicated to the Inwood Property Owners' Association and for the perpetual maintenance obligation of said Association.

IN WITNESS WHEREOF, the said Corporation, ALPHA CONSTRUCTION, INC., has caused these presents to be signed by the President, N. PIERRE GENEST, and attested by the Vice President, ANDRE G. 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.

N. Pierre Genest
 Witness
Andre G. Hamel
 Witness

ALPHA CONSTRUCTION, INC.
 N. PIERRE GENEST, President
 ANDRE G. HAMEL, Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA ^{ISS} Before me personally appeared N. PIERRE GENEST and ANDRE G. HAMEL, to 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 G. HAMEL, Vice President of the above named ALPHA CONSTRUCTION, INC., a Corporation, 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 that Corporation and that it was affixed to said instrument by me and regular corporate authority, and that said instrument is in the free act and deed of said Corporation.

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

My Commission Expires

Robert I. MacArthur
 Notary Public, State of Florida

TITLE CERTIFICATE

STATE OF FLORIDA ^{ISS} I, ROBERT I. MACARTHUR, a duly licensed attorney in the State of FLORIDA, do hereby certify that I have examined the title to the hereto described property, that I find that the title to the property is owned by 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

Robert I. MacArthur
 ROBERT I. MACARTHUR

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

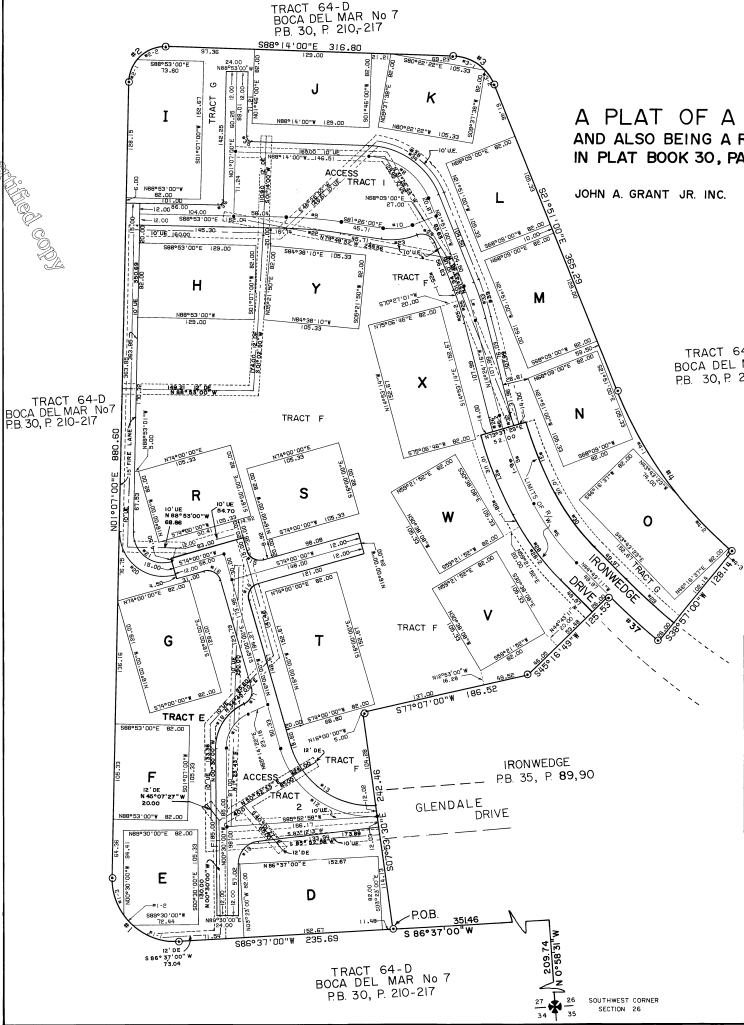
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IRONWEDGE SECTION 2
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 PALM BEACH COUNTY, FLORIDA
 JOHN A. GRANT JR. INC. CONSULTING ENGINEERS & LAND SURVEYORS BOCA RATON, FLORIDA

JANUARY 1970
 SHEET 2 OF 2
 SCALE: 1" = 50'

Beatings shown herein are based on beatings 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 shrub placed on easements.
 ● Permanent Reference Monument
 ● Permanent Control Point
 VE Utility Easement
 DE Grillage Easement



AREA TABLE

TOTAL AREA TRACT 71	14.670 ACRES
TOTAL AREA IRONWEDGE	4.422 ACRES
TOTAL AREA IRONWEDGE-SECT. 2	10.248 ACRES
AREA OF LOTS	4.386 ACRES
AREA OF ROAD R/W	0.308 ACRES
AREA OF ACCESS TRACT - 1	0.728 ACRES
AREA OF ACCESS TRACT - 2	0.634 ACRES
AREA OF FIRE LANE	0.152 ACRES
AREA OF OPEN SPACE	4.039 ACRES
LAND USE - MULTI FAMILY	
NO. OF UNITS ALLOWED	127 UNITS
NO. OF UNITS PROPOSED	90 UNITS
DENSITY PROPOSED (UNITS/AC.)	8.78

This instrument prepared by:
 John A. Grant Jr., Inc.
 Consulting Engineers
 3333 N. Federal Highway
 Boca Raton, Florida

SECTION	ACRES	AREA	PERCENT	NO. UNITS	DENSITY	NO. UNITS
1	10.00	115.40	0.0474	76	1.04	1.04
2	10.00	115.40	0.0474	76	1.04	1.04
3	10.00	115.40	0.0474	76	1.04	1.04
4	10.00	115.40	0.0474	76	1.04	1.04
5	10.00	115.40	0.0474	76	1.04	1.04
6	10.00	115.40	0.0474	76	1.04	1.04
7	10.00	115.40	0.0474	76	1.04	1.04
8	10.00	115.40	0.0474	76	1.04	1.04
9	10.00	115.40	0.0474	76	1.04	1.04
10	10.00	115.40	0.0474	76	1.04	1.04
11	10.00	115.40	0.0474	76	1.04	1.04
12	10.00	115.40	0.0474	76	1.04	1.04
13	10.00	115.40	0.0474	76	1.04	1.04
14	10.00	115.40	0.0474	76	1.04	1.04
15	10.00	115.40	0.0474	76	1.04	1.04
16	10.00	115.40	0.0474	76	1.04	1.04
17	10.00	115.40	0.0474	76	1.04	1.04
18	10.00	115.40	0.0474	76	1.04	1.04
19	10.00	115.40	0.0474	76	1.04	1.04
20	10.00	115.40	0.0474	76	1.04	1.04
21	10.00	115.40	0.0474	76	1.04	1.04
22	10.00	115.40	0.0474	76	1.04	1.04
23	10.00	115.40	0.0474	76	1.04	1.04
24	10.00	115.40	0.0474	76	1.04	1.04
25	10.00	115.40	0.0474	76	1.04	1.04
26	10.00	115.40	0.0474	76	1.04	1.04
27	10.00	115.40	0.0474	76	1.04	1.04
28	10.00	115.40	0.0474	76	1.04	1.04
29	10.00	115.40	0.0474	76	1.04	1.04
30	10.00	115.40	0.0474	76	1.04	1.04
31	10.00	115.40	0.0474	76	1.04	1.04
32	10.00	115.40	0.0474	76	1.04	1.04
33	10.00	115.40	0.0474	76	1.04	1.04
34	10.00	115.40	0.0474	76	1.04	1.04
35	10.00	115.40	0.0474	76	1.04	1.04
36	10.00	115.40	0.0474	76	1.04	1.04
37	10.00	115.40	0.0474	76	1.04	1.04
38	10.00	115.40	0.0474	76	1.04	1.04
39	10.00	115.40	0.0474	76	1.04	1.04
40	10.00	115.40	0.0474	76	1.04	1.04
41	10.00	115.40	0.0474	76	1.04	1.04
42	10.00	115.40	0.0474	76	1.04	1.04
43	10.00	115.40	0.0474	76	1.04	1.04
44	10.00	115.40	0.0474	76	1.04	1.04
45	10.00	115.40	0.0474	76	1.04	1.04
46	10.00	115.40	0.0474	76	1.04	1.04
47	10.00	115.40	0.0474	76	1.04	1.04
48	10.00	115.40	0.0474	76	1.04	1.04
49	10.00	115.40	0.0474	76	1.04	1.04
50	10.00	115.40	0.0474	76	1.04	1.04
51	10.00	115.40	0.0474	76	1.04	1.04
52	10.00	115.40	0.0474	76	1.04	1.04
53	10.00	115.40	0.0474	76	1.04	1.04
54	10.00	115.40	0.0474	76	1.04	1.04
55	10.00	115.40	0.0474	76	1.04	1.04
56	10.00	115.40	0.0474	76	1.04	1.04
57	10.00	115.40	0.0474	76	1.04	1.04
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61	10.00	115.40	0.0474	76	1.04	1.04
62	10.00	115.40	0.0474	76	1.04	1.04
63	10.00	115.40	0.0474	76	1.04	1.04
64	10.00	115.40	0.0474	76	1.04	1.04
65	10.00	115.40	0.0474	76	1.04	1.04
66	10.00	115.40	0.0474	76	1.04	1.04
67	10.00	115.40	0.0474	76	1.04	1.04
68	10.00	115.40	0.0474	76	1.04	1.04
69	10.00	115.40	0.0474	76	1.04	1.04
70	10.00	115.40	0.0474	76	1.04	1.04
71	10.00	115.40	0.0474	76	1.04	1.04
72	10.00	115.40	0.0474	76	1.04	1.04
73	10.00	115.40	0.0474	76	1.04	1.04
74	10.00	115.40	0.0474	76	1.04	1.04
75	10.00	115.40	0.0474	76	1.04	1.04
76	10.00	115.40	0.0474	76	1.04	1.04
77	10.00	115.40	0.0474	76	1.04	1.04
78	10.00	115.40	0.0474	76	1.04	1.04
79	10.00	115.40	0.0474	76	1.04	1.04
80	10.00	115.40	0.0474	76	1.04	1.04
81	10.00	115.40	0.0474	76	1.04	1.04
82	10.00	115.40	0.0474	76	1.04	1.04
83	10.00	115.40	0.0474	76	1.04	1.04
84	10.00	115.40	0.0474	76	1.04	1.04
85	10.00	115.40	0.0474	76	1.04	1.04
86	10.00	115.40	0.0474	76	1.04	1.04
87	10.00	115.40	0.0474	76	1.04	1.04
88	10.00	115.40	0.0474	76	1.04	1.04
89	10.00	115.40	0.0474	76	1.04	1.04
90	10.00	115.40	0.0474	76	1.04	1.04
91	10.00	115.40	0.0474	76	1.04	1.04
92	10.00	115.40	0.0474	76	1.04	1.04
93	10.00	115.40	0.0474	76	1.04	1.04
94	10.00	115.40	0.0474	76	1.04	1.04
95	10.00	115.40	0.0474	76	1.04	1.04
96	10.00	115.40	0.0474	76	1.04	1.04
97	10.00	115.40	0.0474	76	1.04	1.04
98	10.00	115.40	0.0474	76	1.04	1.04
99	10.00	115.40	0.0474	76	1.04	1.04
100	10.00	115.40	0.0474	76	1.04	1.04