

P.U.D.
IRONWEDGE SECTION 2

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

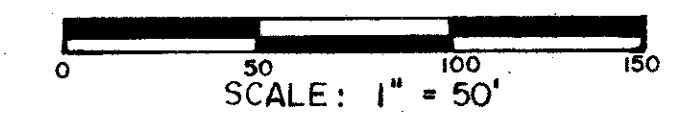
JOHN A. GRANT JR. INC.

CONSULTING ENGINEERS & LAND SURVEYORS

BOCA RATON, FLORIDA

JANUARY 1979

SHEET 2 OF 2



FLOOD ZONE 'AO'
DEPTH 1'

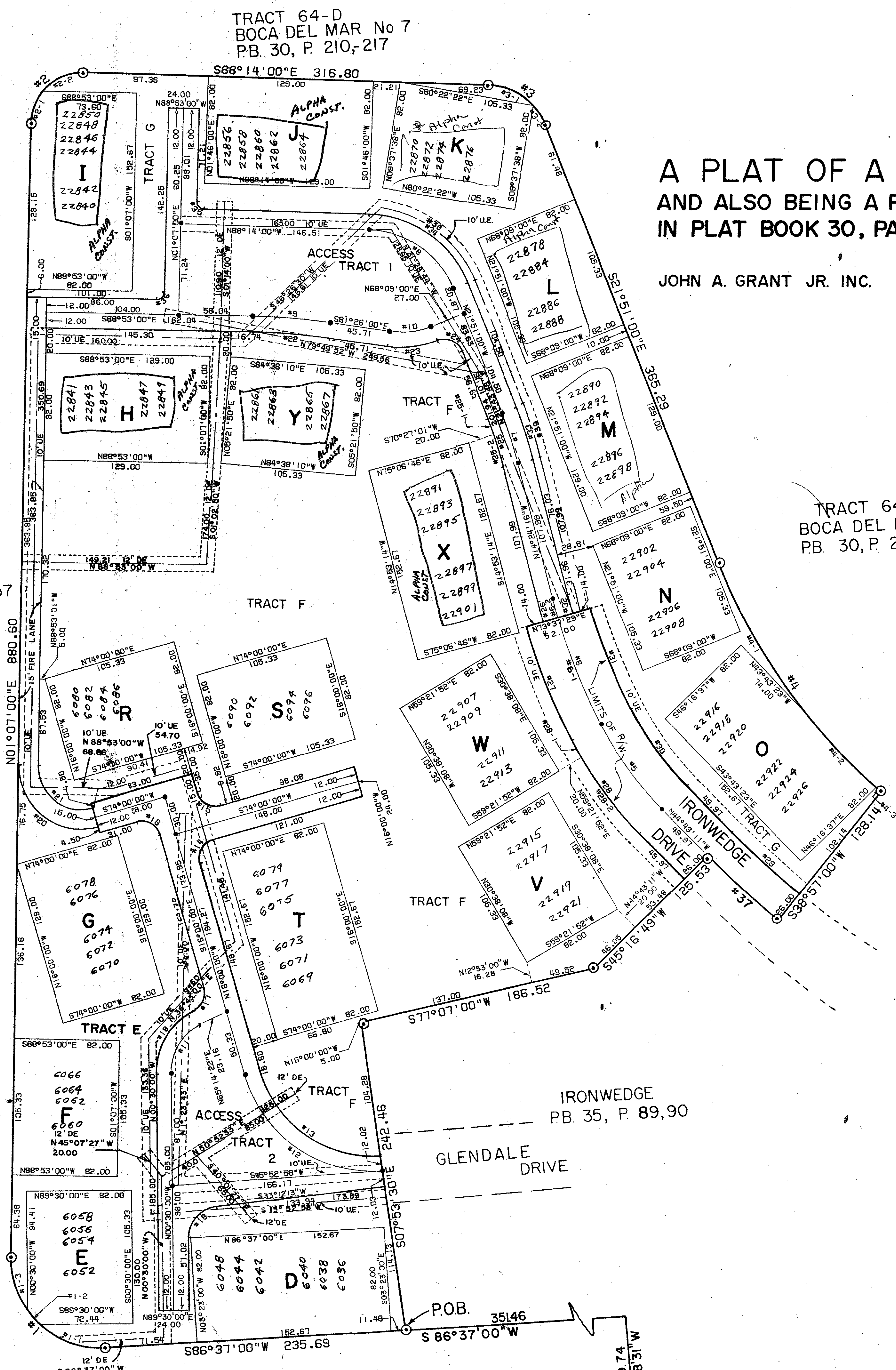
Bearings shown hereon are based on bearings recorded by BOCA DEL MAR NO. 7 in Plat Book 30, Pages 210 - 217, Public Records of Palm Beach County, Florida.

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

- ⊙ Permanent Reference Monument
- Permanent Control Point
- UE Utility Easement
- DE Drainage Easement

TRACT 64-D
BOCA DEL MAR No 7
PB. 30, P. 210-217

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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
DENSITY OF UNITS PROPOSED	90 UNITS
NO. OF UNITS PROPOSED (UNITS/AC.)	8.78

NUMBER	RADIUS	ARC	DELTA	TAN	CHORD	CHORD BRNG
1	70.00	115.45	094°30'00"	75.73	102.81	N46°08'00.0"W
1-1		55.85	045°42'44"	29.51	54.38	N70°31'38.0"W
1-2		14.54	01°54'03"	7.30	14.51	N81°43'14.5"W
1-3		45.06	036°53'13"	23.34	44.29	N17°19'36.5"W
2	40.00	63.29	050°39'00"	40.46	56.89	N46°26'30.0"E
2-1		26.40	037°48'58"	13.70	25.92	N20°01'29.0"E
2-2		36.89	052°50'02"	19.87	35.59	N65°20'59.0"E
3	50.00	57.93	066°23'00"	32.71	54.74	S65°02'30.0"E
3-1		36.83	044°36'39"	20.51	37.95	S65°55'40.5"E
3-2		19.00	02°46'21"	9.62	18.89	S32°44'10.5"E
4	460.69	220.26	027°23'36"	112.28	218.17	S35°32'48.0"E
4-1		136.49	016°58'30"	66.75	135.39	S30°20'15.0"E
4-2		78.76	005°47'46"	39.48	78.67	S43°43'23.0"E
4-3		5.01	00°37'20"	2.50	5.00	S48°55'55.0"E
5	275.00	81.61	017°00'11"	41.11	81.31	N35°13'05.5"W
6	455.00	105.72	013°18'44"	53.10	105.48	N21°03'38.0"W
7	310.00	40.28	007°26'44"	20.17	40.26	N18°07'38.0"W
8	74.25	66.03	068°23'00"	48.57	81.30	N55°02'30.0"W
9	472.00	61.37	007°27'00"	30.73	61.33	S65°09'30.0"E
10	63.00	33.44	030°25'00"	17.13	33.05	N63°21'30.0"E
11	42.00	48.19	065°44'22"	27.15	45.59	N32°22'11.0"E
12	103.76	141.47	078°07'02"	84.20	130.76	N55°03'31.0"W
13	91.76	124.31	077°37'22"	73.81	115.02	N54°48'48.0"W
14	15.00	23.56	090°00'00"	15.00	21.21	N23°00'00.0"E
15	15.00	23.56	090°00'00"	15.00	21.21	N23°00'00.0"E
16	15.00	23.56	090°00'00"	15.00	21.21	N23°00'00.0"E
17	15.00	21.21	08°14'22"	12.87	15.53	S24°22'11.0"W
18	54.00	61.56	065°44'22"	34.89	58.61	S32°22'11.0"W
19	25.00	36.52	083°42'14"	22.39	33.36	N41°21'00.0"E
20	48.55	90.77	107°07'00"	65.75	78.11	S52°26'30.0"E
21	33.55	62.72	107°07'00"	45.44	53.98	S58°26'30.0"E
22	460.00	59.81	007°27'00"	29.35	59.77	N65°02'30.0"W
23	75.00	39.82	030°25'00"	20.39	39.35	N63°21'30.0"E
24	15.00	23.56	090°00'00"	15.00	21.21	S66°10'00.0"E
25	298.00	38.72	007°26'44"	19.39	38.70	S18°07'38.0"E
25-1		11.96	002°18'01"	5.98	11.96	S20°41'59.0"E
25-2		26.76	005°08'43"	13.35	26.75	S16°58'55.0"E
26	467.00	16.06	001°58'15"	8.03	16.06	S15°23'52.5"E
27	481.00	95.21	011°20'25"	47.76	95.06	S2°02'55.5"E
28	301.00	89.32	017°00'11"	44.99	89.00	S6°18'05.5"E
28-1		15.33	002°55'08"	7.67	15.33	S29°01'30.0"E
28-2		73.99	014°05'03"	37.18	73.99	S14°05'03.0"E
29	754.26	71.79	005°21'13"	35.89	71.77	N17°26'47.5"E
30	249.00	73.89	017°00'11"	37.22	73.62	N36°13'05.5"W
31	429.00	84.92	011°20'25"	42.60	84.78	N22°02'45.5"W
32	443.00	15.24	001°58'15"	7.62	15.24	N15°23'23.5"W
33	322.00	41.84	007°26'44"	20.95	41.81	N18°07'38.0"W
34	86.25	95.33	055°23'00"	56.42	84.43	N65°02'30.0"W
35	6.00	3.42	183°21'00"	5.33	8.44	N43°33'30.0"W
36	6.00	3.42	190°00'00"	6.00	6.49	S46°07'00.0"W
37	780.26	74.67	005°29'00"	37.36	74.67	N47°27'41.0"W
6-1	455.00	90.06	001°20'29"	45.18	89.92	N15°23'23.5"W
6-2		15.66	001°57'15"	7.76	15.62	N15°23'23.5"W
38	91.21	105.72	066°23'00"	59.69	99.91	N15°02'30.0"W
39	327.00	41.84	077°26'44"	21.28	42.46	N18°07'38.0"W

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

26-27/47/42

0205-349

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Ironwedge Sec II - Boca Del Mar PUD

WEST CORNER
SECTION 26

TURNOUT REQUIRED