

A PLAT OF

IRONHORSE PARCEL B-1

186

BEING A RE-PLAT OF A PORTION OF PARCEL B, PLAT OF IRONHORSE, A R.P.D.D.
AS RECORDED IN PLAT BOOK 65, PAGES 191-206,
AND LYING IN SECTION 27, TOWNSHIP 42 SOUTH, RANGE 42 EAST,
CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

SHEET 3 OF 4

APRIL, 1994

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED Bernard Astor AND Mark Artis TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CONSENT OF MORTGAGE HOLDER AS Vice - President AND Vice - President RESPECTIVELY, OF THE ABOVE NAMED CORAL GABLES FEDERAL SAVINGS & LOAN ASSOCIATION, A FLORIDA BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING CONSENT OF MORTGAGE HOLDER IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID CONSENT OF MORTGAGE HOLDER IS THE FREE ACT AND DEED OF SAID CORPORATION.

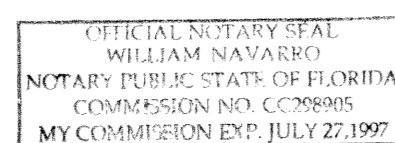
WITNESS MY HAND AND OFFICIAL SEAL, THIS 24 DAY OF May 1994.

MY COMMISSION EXPIRES:

William Navarro
NOTARY PUBLIC William Navarro

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH



THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE ON PROPOSED LOT 3 IN THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE PROPERTY DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS SHOWN HEREON, BY THE OWNER THEREOF AND AGREES THAT ITS FIRST MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 7628, PAGE 1558 RESPECTIVELY, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Exec. V. Pres. AND ATTESTED BY ITS Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20 DAY OF May 1994.

PRIME BANK
A FLORIDA BANKING CORPORATION

ATTEST:

Vivian M. Price
Vice President
DATE: May 20, 1994

BY:

W.R. Martin
Executive V.P.
H.R. Martin

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED W.R. Martin AND Vivian M. Price TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CONSENT OF MORTGAGE HOLDER AS Executive Vice President AND Vice President RESPECTIVELY, OF THE ABOVE NAMED PRIME BANK, A FLORIDA BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING CONSENT OF MORTGAGE HOLDER IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID CONSENT OF MORTGAGE HOLDER IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 20 DAY OF May 1994.

MY COMMISSION EXPIRES:

George A. Clark
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE ON PROPOSED LOT 2 IN THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE PROPERTY DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS SHOWN HEREON, BY THE OWNER THEREOF AND AGREES THAT ITS FIRST MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 8010, PAGE 444, AND ITS ASSIGNMENT THEREOF RECORDED IN OFFICIAL RECORD BOOK 8010, PAGE 452, RESPECTIVELY, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 8th DAY OF JUNE 1994.

BARCLAYSAMERICAN/MORTGAGE CORPORATION
A NORTH CAROLINA CORPORATION

ATTEST:

Sylvia Lewis
Asst. Secy
DATE: JUNE 8, 1994

BY: J. Brad Bush
V. PRESIDENT

ACKNOWLEDGMENT

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

BEFORE ME, PERSONALLY APPEARED J. Brad Bush AND Sylvia Lewis TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CONSENT OF MORTGAGE HOLDER AS VICE PRESIDENT AND ASSISTANT SECRETARY RESPECTIVELY, OF THE ABOVE NAMED BARCLAYSAMERICAN/MORTGAGE CORPORATION, A NORTH CAROLINA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING CONSENT OF MORTGAGE HOLDER IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID CONSENT OF MORTGAGE HOLDER IS THE FREE ACT AND DEED OF SAID CORPORATION.

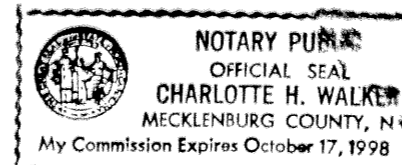
WITNESS MY HAND AND OFFICIAL SEAL, THIS 8th DAY OF JUNE 1994.

MY COMMISSION EXPIRES:

Clayton H. Walker
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH



THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE ON PROPOSED LOT 1 IN THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE PROPERTY DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS SHOWN HEREON, BY THE OWNER THEREOF AND AGREES THAT ITS FIRST MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 7721, PAGE 57, RESPECTIVELY, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice - President AND ATTESTED BY ITS Vice - President AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 24 DAY OF May 1994.

CORAL GABLES FEDERAL SAVINGS & LOAN ASSOCIATION, A FLORIDA BANKING CORPORATION

ATTEST:

Mark Artis
Vice President ITS: Bernard Astor, Vice - President

DATE: 5-24-94

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, PERSONALLY APPEARED Bernard Astor AND Mark Artis TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CONSENT OF MORTGAGE HOLDER AS Vice - President AND Vice - President RESPECTIVELY, OF THE ABOVE NAMED CORAL GABLES FEDERAL SAVINGS & LOAN ASSOCIATION, A FLORIDA BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING CONSENT OF MORTGAGE HOLDER IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID CONSENT OF MORTGAGE HOLDER IS THE FREE ACT AND DEED OF SAID CORPORATION.

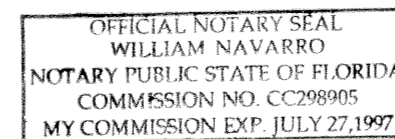
WITNESS MY HAND AND OFFICIAL SEAL, THIS 24 DAY OF May 1994.

MY COMMISSION EXPIRES:

William Navarro
NOTARY PUBLIC William Navarro

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT

STATE OF FLORIDA
COUNTY OF PALM BEACH



THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HEREBY ACCEPTS THE RIGHT OF INGRESS/EGRESS OVER IRONHORSE BOULEVARD, AS SHOWN HEREON, ACKNOWLEDGING IT HAS NO MAINTENANCE RESPONSIBILITIES IN SAID IRONHORSE BOULEVARD. SAID DISTRICT FURTHER ACKNOWLEDGES THAT THERE ARE NO OTHER DEDICATIONS TO, NOR MAINTENANCE RESPONSIBILITIES BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

ATTEST:

Peter L. Pimentel
PETER L. PIMENTEL
SECRETARY, BOARD OF SUPERVISORS

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT

BY: William L. Kerslake
WILLIAM L. KERSLAKE
PRESIDENT, BOARD OF SUPERVISORS

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF JUNE 1994 BY WILLIAM L. KERSLAKE AND PETER L. PIMENTEL, AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE BOARD OF SUPERVISORS OF THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, A WATER MANAGEMENT DISTRICT UNDER THE LAWS OF THE STATE OF FLORIDA, AND THAT THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE OFFICIAL SEAL OF SAID DISTRICT AND AUTHORITY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR DISTRICT AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED DRIVER'S LICENSES AS IDENTIFICATION AND DID TAKE AN OATH.

MY COMMISSION EXPIRES:

Roberta Anne Clayton MacLeod
NOTARY PUBLIC
PRINT NAME ROBERTA ANNE CLAYTON MACLEOD
My Comm Exp. 6-22-95
Bonded By Service Inc
No. CC286999

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, AMERICAN PIONEER TITLE INSURANCE CO., A TITLE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN IRONHORSE, LIMITED, A FLORIDA LIMITED PARTNERSHIP AND EMORY RICHARDSON AND URSEL RICHARDSON, AS TO LOT 1; MURIEL A. WAGNER, AS TO LOT 2; GEORGE T. CULVERHOUSE AND GLORIA CULVERHOUSE, AS TO LOT 3 AND LOT 15; GENNARO SAGLIOCCA, AS TO LOT 4; AND ROBERT E. MABEY, AS TO LOT 5. THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD THAT WOULD PROHIBIT THE SUBDIVISION OF THIS PROPERTY.

AMERICAN PIONEER TITLE INSURANCE COMPANY

DATE: 6-14-94

BY: Michael D. Gordon
MICHAEL D. GORDON

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

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, THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED.

BY: Vincent J. Noel
VINCENT J. NOEL
REGISTERED SURVEYOR NO. 4169
STATE OF FLORIDA

CITY APPROVAL AND ACCEPTANCE

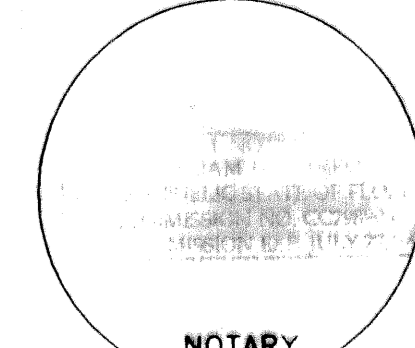
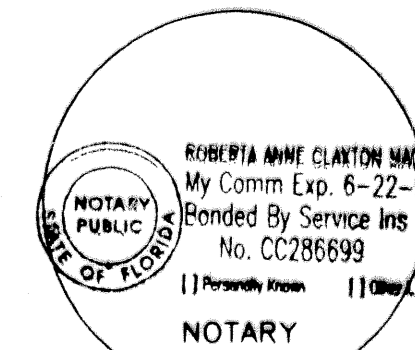
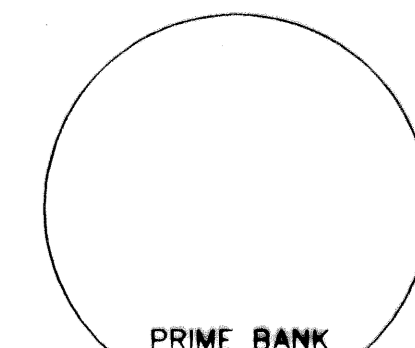
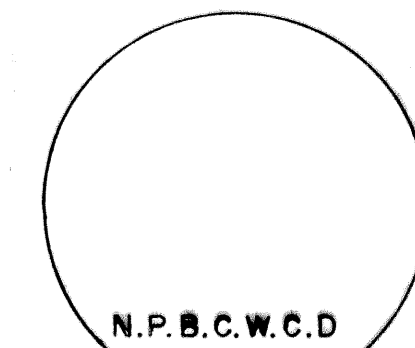
COUNTY OF PALM BEACH
STATE OF FLORIDA

THE PLAT SHOWN HEREON HAS BEEN APPROVED BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AND THE CITY DOES HEREBY FORMALLY ACCEPT THE OFFERS TO DEDICATE CONTAINED ON THIS PLAT, THIS 30th DAY OF June 1994.

APPROVED AND ACCEPTED BY:

Nancy M. Graham
Mayor

BY: William M. Noon
CITY PLANNING BOARD CHAIRMAN



SUBDIVISION # IRONHORSE PARCEL B-1
BOOK 72 PAGE 186
FLOOD ZONE FLOOD MAP #
QUAD # ZONING
SE ZIP CODE
BY: NAME C/W/B
DATE 27/4/94



LINDAHL, BROWNING, FERRARI, & HELLSTROM, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
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2222 COLONIAL ROAD SUITE 201 FT. PIERCE, FL 34950 407-461-2450
2000 PALM BEACH LAKES BLVD SUITE 702 WEST PALM BEACH, FL 33409 407-684-3375

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