

HOLIDAY CITY AT BOCA RATON SECTION 4

A PLAT OF A PORTION OF SECTION 25, TOWNSHIP 47 SOUTH, RANGE 41 EAST
AND A REPLAT OF A PORTION OF BLK.12, FLORIDA FRUIT LANDS CO. SUBDIVISION NO. 2 AS RECORDED IN
PLAT BOOK NO. 1, PAGE 102, PUBLIC RECORD OF PALM BEACH COUNTY, FLORIDA


JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

SHEET 1 OF 2
MARCH 1974

9



COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on this 26th day of MAY 1977, and duly recorded in Plat Book No. 33 on page 2810
JOHN B. DUNKLE, Clerk Circuit Court
By *John B. Dunkle*

SURVEYOR'S CERTIFICATE

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 and that (P. R. M.'s) Permanent Reference Monuments have been placed as required by law and (P. C. P.'s) Permanent Control Points will be set under the guarantees posted 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 ordinances of Palm Beach County, Florida.

Subscribed and sworn to before me this 3 day of Sept A.D. 1974.
John A. Grant, Jr.
Registered Land Surveyor No. 1141
State of Florida

Clara B. Zeltner
Notary Public, State of Florida

June 2, 1978
My Commission Expires

TITLE CERTIFICATE

STATE OF FLORIDA } We, Graham, Hodge and Swan, duly licensed Attorneys in the State of Florida
COUNTY OF PALM BEACH } do hereby certify that we have examined the Title to the hereon described
Property; that we find the Title to the Property is vested to Hovsons of Florida; that the current taxes have been paid; and that the property is free of encumbrances.

David S. Swan
DAVID SWAN - Attorney
Attorney-at-law, Licensed in Florida

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 27 day of MAY A.D. 1974.

By *Lake Lytal*
Chairman, LAKE LYTAL

COUNTY ENGINEER

This plat is hereby found to meet all requisite State and County laws and ordinances.

By *H. F. Kahlert*
County Engineer, H. F. KAHLERT

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

By *Maurice B. Jennings*
DEPUTY CLERK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that HOVSONS OF FLORIDA, a Florida Corporation, owners of the land shown hereon, being in Section 25, Township 47 South, Range 41 East, Palm Beach County, Florida, shown hereon as HOLIDAY CITY AT BOCA RATON SECTION 4, being more particularly described as follows:

A Parcel of land lying in Florida Fruit Lands Company's Subdivision of No. 2 according to the Plat thereof as recorded in Plat Book 1 at Page 102 of the Public Records of Palm Beach County, Florida, more fully described as follows:

Commencing at the Northwest corner of Section 25, Township 47 South, Range 41 East, Palm Beach County, Florida; thence on a true bearing of N. 87° 25' 54" E., along the North line of said Section 25, a distance of 2549.41 feet to a point; thence with a bearing of S. 2° 34' 06" E., a distance of 897.86 feet to a point; thence with a bearing of S. 0° 46' 38" E., a distance of 428.60 feet to a point, said point being the Point of Beginning; thence with a bearing of N. 89° 13' 22" E., a distance of 40.00 feet to a point; thence with a bearing of S. 0° 46' 38" E., a distance of 922.95 feet to a point; thence with a bearing of S. 87° 25' 54" W., a distance of 1467.74 feet to a point; thence with a bearing of N. 2° 34' 06" W., a distance of 850.00 feet to a point; thence with a curve to the right having a radius of 75.00 feet, an arc length of 117.81 feet to a point; thence with a bearing of N. 87° 25' 54" E., a distance of 1341.62 feet to a point; thence with a bearing of N. 89° 13' 22" E., a distance of 40.00 feet more or less to the Point of Beginning.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate, as follows: The streets as shown are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for perpetual use of the public for proper purposes, together with the utility easements and drainage easements shown for the construction and maintenance of utilities and drainage; the areas indicated as Limited Access Strips as shown are dedicated to the Board of County Commissioners for the purposes of control and jurisdiction over access strips; access waterways as shown are hereby dedicated to the Holiday City at Boca Raton Property Owners' Association and are the perpetual maintenance obligation of said association.

IN WITNESS WHEREOF, the said Corporation, HOVSONS OF FLORIDA, has caused these presents to be signed by its Vice-President, ROBERT J. MONPRODE, and attested by its Assistant Secretary, DAVID SWAN, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 30 day of August A.D. 1974.

HOVSONS OF FLORIDA

Joseph M. Tucker
Witness

Robert J. Monprode
ROBERT J. MONPRODE, Vice-President

David Swan
DAVID SWAN, Assistant Secretary

ACKNOWLEDGMENT

STATE OF FLORIDA } Before me personally appeared ROBERT J. MONPRODE and DAVID SWAN, to
COUNTY OF PALM BEACH } me well known, and known to me to be the individuals described in and who
executed the foregoing instrument as ROBERT J. MONPRODE, Vice-President and DAVID SWAN, Assistant
Secretary of the above named HOVSONS OF FLORIDA, a Corporation, and several of them acknowledged to me before
me that they executed such instrument as such Vice-President and Assistant Secretary respectively, said
corporation, and that the seal affixed to the foregoing instrument is the seal of said corporation and
that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free
act and deed of said corporation.

WITNESS my hand and official seal, this 30 day of Aug A.D. 1974.

June 2, 1978
My Commission Expires

Clara B. Zeltner
Notary Public, State of Florida

This instrument was prepared by:
John A. Grant, Jr., John A. Grant, Jr., Inc.
3333 North Federal Hwy., Boca Raton, Fla.

HOLIDAY CITY AT BOCA RATON

25/0478-303
33/9
147/41

