

FOX HOLLOW

A PLAT OF A PORTION OF SECTION 24, TOWNSHIP 46 SOUTH, RANGE 42 EAST
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

00012-108

106

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

NOVEMBER 1983

SHEET 1 OF 2

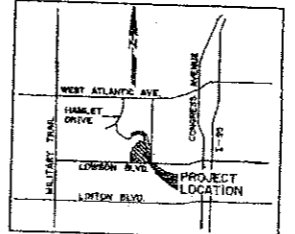
DEDICATION

KNOW ALL MEN BY THESE PRESENTS that LARRY J. GRAUE, owner of the land shown hereon being in Section 24, Township 46 South, Range 42 East, City of Delray Beach, Palm Beach County, Florida, shown hereon as FOX HOLLOW, being more particularly described as follows:

Commencing at the East Quarter corner of said Section 24; thence with a bearing of N. 01° 24' 40" W., along the East line of Section 24, a distance of 40.00 feet to a point; thence with a bearing of S. 88° 35' 20" W., along a line lying 40.00 feet (measured at right angles) North of and parallel to the East-West Quarter-line of Section 24, a distance of 80.00 feet to the POINT OF BEGINNING; thence continuing along the aforementioned course, a distance of 490.18 feet to a point; thence with a bearing of N. 02° 50' 53" E., a distance of 176.39 feet to a point; thence with a bearing of N. 68° 17' 49" W., a distance of 118.93 feet to a point; thence with a bearing of N. 14° 22' 31" W., a distance of 96.55 feet to a point; thence with a bearing of N. 32° 30' 25" E., a distance of 90.81 feet to a point; thence with a bearing of N. 42° 35' 57" E., a distance of 81.12 feet to a point; thence with a bearing of N. 37° 13' 03" E., a distance of 78.24 feet to a point; thence with a bearing of N. 30° 54' 05" E., a distance of 78.24 feet to a point; thence with a bearing of N. 28° 29' 21" E., a distance of 69.14 feet to a point; thence with a bearing of N. 17° 49' 41" W., a distance of 10.84 feet to a point; thence with a curve to the right, having a tangent bearing of N. 58° 49' 42" E., a distance of 25.00 feet, an arc length of 30.11 feet to a point; thence with a bearing of S. 56° 09' 49" E., a length of 52.70 feet to a point; thence with a curve to the left, having a radius of 185.00 feet, an arc length of 52.70 feet to a point; thence with a bearing of N. 88° 35' 20" E., a distance of 158.56 feet to a point; thence with a bearing of S. 01° 24' 40" E., along a line lying 80.00 feet (measured at right angles) West of and parallel to the East line of Section 24, a distance of 700.26 feet more or less to the POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING FOUR PARCELS: Parcel 1, Parcel 2, Parcel 3 and Parcel 4 as shown hereon and as described in Official Record Book 4104, Pages 1821-1825 of the Public Records of Palm Beach County, Florida.

INDEX OF SHEETS
SHEET NO. 1 — TITLE SHEET AND CERTIFICATES
SHEET NO. 2 — DETAIL SHEET



LOCATION MAP
N.T.S.

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

- Streets:**
Tracts V & W for private road purposes as shown are hereby dedicated to The Hamlet Residents' Association, Inc. and are the perpetual maintenance obligation of said Association, its successors or assigns.
- Utility Easements:**
The utility easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities.
- Drainage Easements:**
The drainage easements as shown are hereby dedicated to The Hamlet Golf and Tennis Club, Inc. and are the perpetual maintenance obligation of said Corporation its successors or assigns.
- Limited Access Easement:**
The limited access easement as shown is hereby dedicated to The Hamlet Residents' Association, Inc. for the purpose of control and jurisdiction over access rights.
- Perpetual non-exclusive easement over, upon, and under the full right-of-way of all private streets is dedicated to the City of Delray Beach and other appropriate governmental authorities and public utilities, for ingress and egress over, upon, and under said private streets and roads for all governmental purposes and services and for the installation and maintenance of water, sewer, and other utility systems deemed necessary to serve the residents of FOX HOLLOW.**

IN WITNESS WHEREOF, I, LARRY J. GRAUE, do hereunto set my hand and seal this 16th day of Feb 1984.
Larry J. Graue
LARRY J. GRAUE
Witness
William J. ...

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME personally appeared LARRY J. GRAUE, to me well known, and known to me to be the person described in and who executed the foregoing instrument, and acknowledged before me that he executed said instrument for the purposes expressed therein.
WITNESS my hand and official seal this 16th day of Feb 1984.
My Commission Expires: April 10th 1984
James D. ...
Notary Public - State of Florida

MORTGAGE CERTIFICATE

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 4104, at Page 1826 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said partnership, HAMLET DEVELOPMENT ASSOCIATION, LTD., has caused these presents to be signed by its Managing General Partner, GAINES-CURLAND CORPORATION and said corporation as Managing General Partner has caused these presents to be signed by its President and attested by its Secretary and its Corporate Seal to be affixed hereon by and with the authority of its Board of Directors this 15th day of February, 1984.

HAMLET DEVELOPMENT ASSOCIATION, LTD.
A Florida Partnership
Jack V. Gaines
Witness (as to both)
David B. Curland
Witness (as to both)
JACK V. GAINES, President
GAINES-CURLAND CORPORATION, a Florida Corporation
Managing General Partner
DAVID B. CURLAND, Secretary
GAINES-CURLAND CORPORATION, a Florida Corporation
Managing General Partner

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
Before me personally appeared JACK V. GAINES and DAVID B. CURLAND, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary of GAINES-CURLAND CORPORATION as Managing General Partner of HAMLET DEVELOPMENT ASSOCIATION, LTD., and severally acknowledged to and before me that they executed such instrument as President and Secretary of said corporation and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by one and the same regular corporate authority, and that said instrument is the free act and deed of said corporation acting as Managing General Partner for said Partnership.

WITNESS my hand and official seal, this 15th day of February, A.D., 1984.
My Commission Expires: February 26, 1987
Emily ...
Notary Public - State of Florida

TITLE CERTIFICATE

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, MICHAEL D. GORDON, agent for COMMONWEALTH LAND TITLE INSURANCE COMPANY, a title insurance company, duly licensed in the State of Florida, do hereby certify that I have examined the title of the herein described property; that I find the title to the property is vested in LARRY J. GRAUE; that the current taxes have been paid; and that I find 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: 2-15-84
Michael D. Gordon
MICHAEL D. GORDON, Agent
COMMONWEALTH LAND TITLE INSURANCE COMPANY

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.E.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 guarantee posted with City of Delray Beach for the Required Improvements and further that the survey data complies with all the requirements of Chapter 111, Florida Statutes, as amended, and ordinances of the City of Delray Beach, Florida.

Date: 2-16-84
John A. Grant, Jr.
JOHN A. GRANT, JR.
Registered Land Surveyor No. 1141
State of Florida

CITY APPROVAL

The approval and acceptance of this plat showing dedicated unimproved streets infers no obligation on the part of the Municipality to improve or maintain such streets other than provided under the existing charter, nor to install water mains.

Accepted and Approved: Jan 10 A.D., 1984
By: *Mike McDaniel* City Clerk
By: *James D. ...* Director, Planning Dept.
By: *Robert ...* Chairman, Planning Board
By: *...* Public Utilities
By: *...* Fire Department
By: *...* Parks Department

STATISTICAL DATA

TOTAL AREA THIS PLAT	8.299 AC.
AREA OF LOTS	5.895 AC.
AREA OF PRIVATE ROAD R/W (TRACTS V & W)	2.404 AC.
NO. OF UNITS ALLOWED	28 UNITS
NO. UNITS PROPOSED	27 UNITS
PROPOSED DENSITY	3.253 UNITS/AC.
PROPOSED LAND USE	SINGLE FAMILY

This instrument was prepared by:
John A. Grant, Jr., John A. Grant, Jr., Inc.
3333 North Federal Highway, Boca Raton, Florida 33431

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This plat was filed for record on 10-5-84
at 11:24 AM by *M.A.R.C.H.*
Book 4104, Page 106-107.
JOHN A. DUNKLE, Clerk Circuit Court
John A. Grant, Jr.

