

# HOLIDAY CITY AT BOCA RATON SECTION 10

## A PLAT OF A PORTION OF SECTION 25, TOWNSHIP 47 SOUTH, RANGE 41 EAST

### AND A REPLAT OF PARCEL "B", A PORTION OF SECTION 2, HOLIDAY CITY AT BOCA RATON

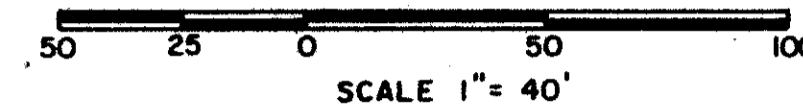
#### AS RECORDED IN PLAT BOOK NO. 30, PAGE 118, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

MAY 1988  
SHEET 1 OF 1



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that HOVSONS INC., a New Jersey Corporation, authorized to do business in the State of Florida, owner 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 10, being more particularly described as a Replat of Parcel "B", HOLIDAY CITY AT BOCA RATON SECTION 2, as recorded in Plat Book 30, Page 118 of the Public Records of Palm Beach County, Florida,

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

1. Street:  
The street, shown hereon as Tract C (Dara Court) is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida for perpetual use of the public for proper purposes.
2. Easements:
  - a. Utility Easements - The utility easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities, including cable television systems.
  - b. Limited Access Easements - The limited access easements as shown are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of control and jurisdiction over access rights.

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its Vice-President and attested by its Vice-President and Assistant Secretary, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 14 day of SEPTEMBER, 1988.

HOVSONS INC.  
a New Jersey Corporation

Attest: Richard W. Monprode  
RICHARD W. MONPRODE, Vice-President and Assistant Secretary

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

### ACKNOWLEDGMENT

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }  
I, ANNI W. COLLETTE, a duly licensed Attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested in Hovsons Inc., a New Jersey corporation; that the current taxes have been paid; and that the property is free of encumbrances.

WITNESS my hand and official seal, this 14 day of SEPTEMBER, 1988.

My Commission Expires 1/14/91

Anni W. Collette  
Notary Public, State of Florida

### TITLE CERTIFICATE

I, ANNI W. COLLETTE, a duly licensed Attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested in Hovsons Inc., a New Jersey corporation; that the current taxes have been paid; and that the property is free of encumbrances.

Date: 1/4/89

Anni W. Collette  
Attorney-at-law, Licensed in Florida

### 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.

Date: 1/5/89

John A. Grant, Jr.  
JOHN A. GRANT, JR.  
Registered Land Surveyor No. 1141  
State of Florida

### BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 7 day of Feb, 1989.

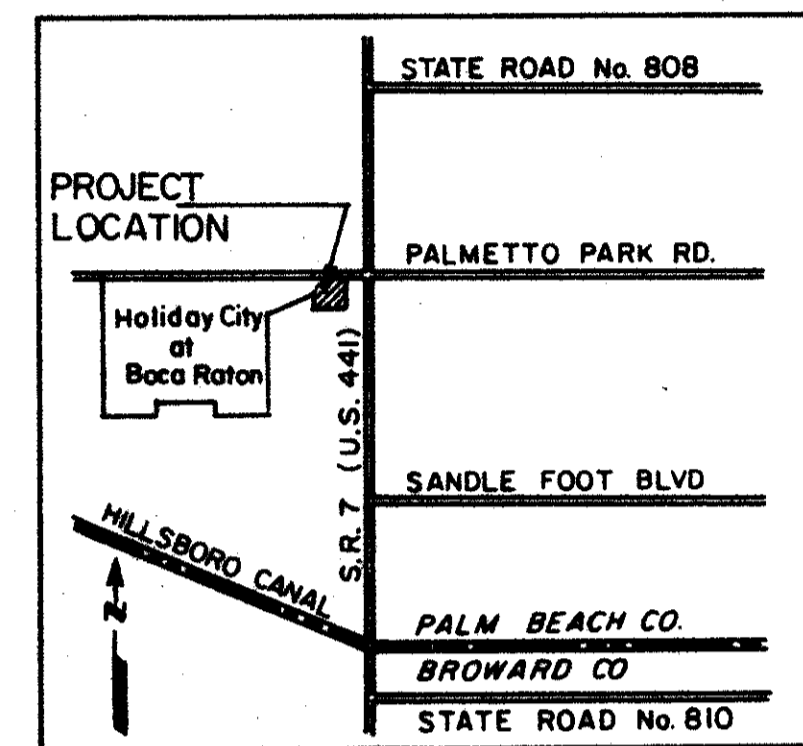
ATTEST: John B. Dunkle Clerk  
By: John B. Dunkle  
Deputy Clerk

By: Carol L. Elwood  
Vice-Chair  
Carol L. Elwood

### COUNTY ENGINEER

This plat is hereby approved for record this 7 day of Feb, 1989.

By: H. F. Kahler  
H. F. KAHLERT, P.E., County Engineer



VICINITY MAP  
N.T.S.

### BUILDING SETBACKS

FRONT	25'
SIDE	10'
REAR	20'

These Building Setbacks are based on current Palm Beach County Zoning requirements.

### STATISTICAL DATA

TOTAL AREA THIS PLAT	1.976 AC.
AREA OF LOTS	1.576 AC.
AREA OF PUBLIC ROAD (TRACT C)	0.400 AC.
TOTAL NO. UNITS PROPOSED - THIS PLAT	6 UNITS
DENSITY PROPOSED - THIS PLAT	3.036 UNITS/AC.
LAND USE	SINGLE FAMILY

### CURVE TABLE

NUMBER	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BEARING
1	25.00	37.13	85°05'56"	22.95	33.81	N56°24'49"E
2	50.00	206.99	237°11'17"	-91.73	87.80	S74°48'12"E
2-1	50.00	55.90	84°03'21"	31.28	53.03	S18°37'50"W
2-2	50.00	45.74	52°24'53"	24.61	44.16	S76°51'56"W
2-3	50.00	39.00	44°41'27"	20.55	38.02	N54°34'54"W
2-4	50.00	66.35	76°01'36"	39.08	61.58	N05°46'38"E
3	25.00	13.06	29°55'35"	6.68	12.91	N28°49'39"E
4	50.00	73.65	84°23'39"	45.33	67.17	S61°40'02"W
5	75.00	52.10	39°48'07"	27.15	51.06	N22°28'10"W
5-1	75.00	31.11	23°46'04"	15.78	30.89	N30°29'10"W
5-2	75.00	20.99	16°02'03"	10.56	20.92	N10°35'08"W
1-1	25.00	11.21	25°41'19"	5.70	11.12	N86°07'08"E
1-2	25.00	25.92	59°24'37"	14.26	24.78	N43°34'10"E

### NOTES:

Bearings shown hereon are based on bearings shown in the boundary of Parcel B of HOLIDAY CITY AT BOCA RATON SECTION 2 as recorded in Plat Book 30, Page 118 of the Public Records of Palm Beach County.

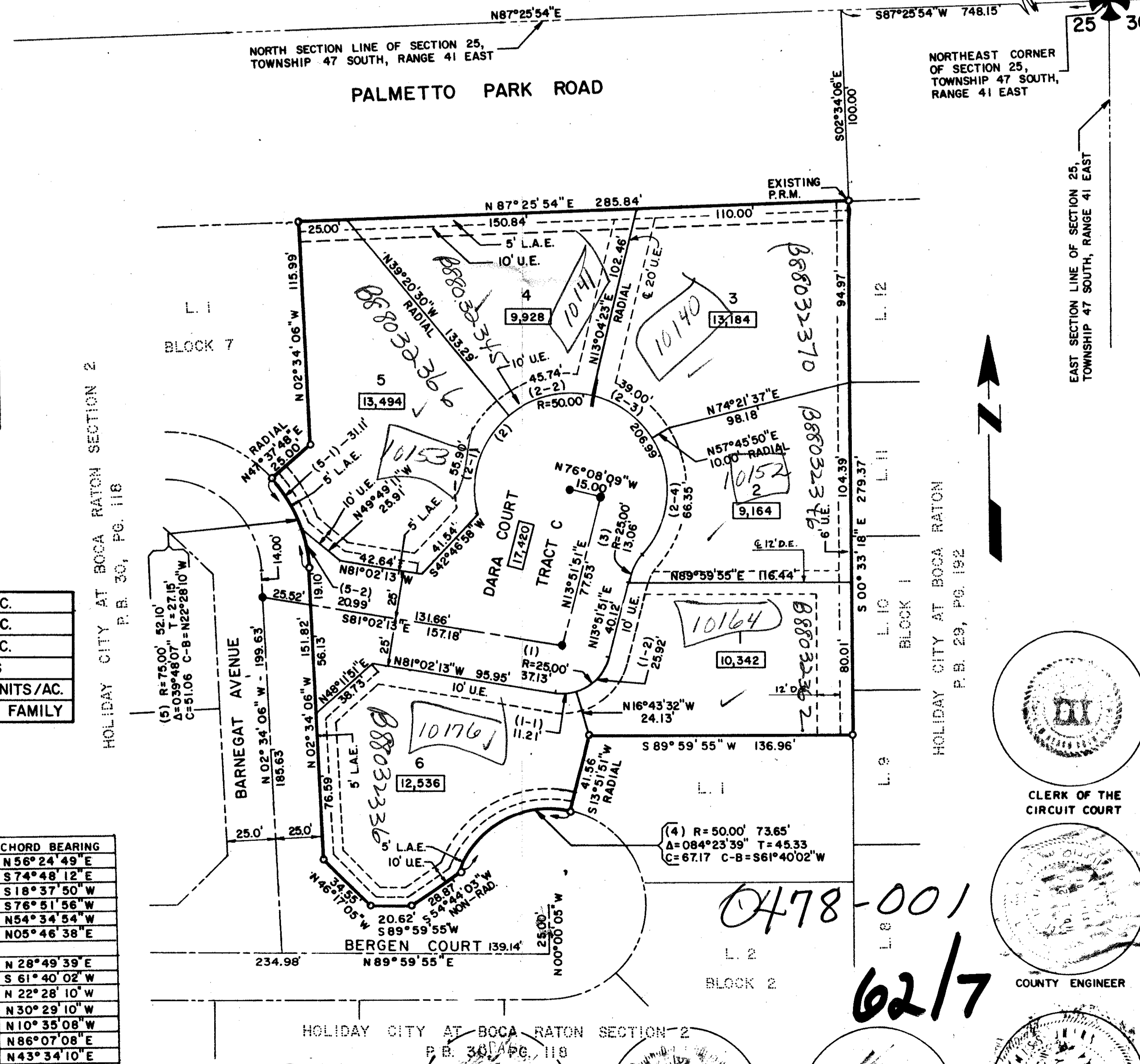
No buildings or any kind of construction shall be placed on utility or drainage easements.

No structures, trees or shrubs shall be placed on drainage easements.

Approval of landscaping on utility easements, other than water and sewer, shall be only with the approval of all utilities occupying same.

There may be additional restrictions not recorded on this plat that may be found in the Public Records of Palm Beach County.

- P.R.M. Indicates Permanent Reference Monument.
- P.C.P. Indicates Permanent Control Point.
- U.E. Indicates Utility Easement.
- L.A.E. Indicates Limited Access Easement.



COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on 2-3-89  
at 9 o'clock of Feb  
89 and duly recorded in Plat Book No. 30  
on page 7  
JOHN B. DUNKLE, Clerk Circuit Court  
John B. Dunkle

24 19  
25 30

NORTHEAST CORNER  
OF SECTION 25,  
TOWNSHIP 47 SOUTH,  
RANGE 41 EAST

HOLIDAY CITY AT BOCA RATON  
P.B. 29, PG. 192

CLERK OF THE  
CIRCUIT COURT

COUNTY ENGINEER

COUNTY COMMISSION

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

HOLIDAY CITY AT BOCA RATON SECTION 10

SUBDIVISION # Holiday City @ Boca Raton  
BOOK 62 PAGE 7  
FLOOR 202E A01 PARCELS # 100B  
CLAD # 69  
RS  
33433