



LOCATION SKETCH

HOLIDAY CITY AT BOCA RATON SECTION 9

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
JANUARY 1979

112

FLOOD ZONE 'AO'
COUNTY OF PALM BEACH
STATE OF FLORIDA
This plat was filed for record on 9:42A
the 10 day of May
79 and duly recorded in Plat Book No.
37 on page 112-113
By John A. Grant, Jr.

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 (F. K. 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 24th day
of April A.D. 1979.
Dec. 1, 1982
My Commission Expires

John A. Grant, Jr.
Registered Land Surveyor No. 1141
State of Florida
John A. Grant III
Notary Public, State of Florida

TITLE CERTIFICATE

STATE OF FLORIDA } We, Graham, Hodge, Larson and Hume, duly licensed Attorneys in the State of
COUNTY OF PALM BEACH } 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 to Hovsons of Florida; that the current taxes
have been paid; and that the property is free of encumbrances.

Date April 24th, 1979

David E. Graham
DAVID E. GRAHAM - Attorney
Attorney-at-law, Licensed in Florida

BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 24th day of April A.D. 1979.

By Bill Bailey
Chairman, BILL BAILEY

COUNTY ENGINEER

This plat is hereby approved for record this 24th day of April A.D. 1979.

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

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

By John B. Dunkle
DEPUTY CLERK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that HOVSONS OF FLORIDA, a Florida Corporation, 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 9, being more particularly described as follows:

A Parcel of land lying in Florida Fruit Lands Company's Subdivision 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:

Beginning at the Northeast corner of the plat of HOLIDAY CITY AT BOCA RATON SECTION 8, as recorded in Plat Book 36, Pages 70-71 of the Public Records of Palm Beach County, Florida; thence with a bearing of N. 81° 25' 54" E., along the South line of HOLIDAY CITY AT BOCA RATON SECTION 8, as recorded in Plat Book 33, Pages 168-169 of the Public Records of Palm Beach County, Florida, and the South line of HOLIDAY CITY AT BOCA RATON SECTION 4, as recorded in Plat Book 33, Pages 9-10 of the Public Records of Palm Beach County, Florida, a distance of 2580.94 feet to a point; thence with a bearing of S. 0° 46' 38" E., a distance of 1124.56 feet to a point; thence with a bearing of S. 88° 56' 33" W., a distance of 1303.56 feet to a point; thence with a bearing of N. 0° 51' 52" W., a distance of 334.16 feet to a point; thence with a bearing of S. 88° 49' 42" W., a distance of 1273.61 feet to a point lying on the East line of the aforementioned HOLIDAY CITY AT BOCA RATON SECTION 8; thence with a bearing of N. 0° 56' 21" W., along said East line of HOLIDAY CITY AT BOCA RATON SECTION 8, also being a line lying 30.00 feet East of and parallel to the West line of Section 25, a distance of 724.87 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 for the perpetual use of the public for proper purposes. The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage. The areas indicated as limited access easements as shown are dedicated to the Board of County Commissioners for the purpose of control and jurisdiction over access rights. The canals "A" and "B" as shown are hereby dedicated to the HOLIDAY CITY AT BOCA RATON HOME-OWNERS' ASSOCIATION, subject to drainage easements of same, 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 President, ROBERT J. MONPRODE and attested by its Secretary, ROBERT C. MONPRODE, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 24th day of April A.D. 1979.

By: Robert J. Monprode
ROBERT J. MONPRODE, President
Attest: Robert C. Monprode
ROBERT C. MONPRODE, Secretary

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS Before me personally appeared ROBERT J. MONPRODE and ROBERT C. MONPRODE, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as ROBERT J. MONPRODE, President and ROBERT C. MONPRODE, Secretary of the above named HOVSONS OF FLORIDA, a Corporation, and severally acknowledged to and before me that they executed such instrument as such President and Secretary respectively, 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 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 24th day of April A.D. 1979.

Dec. 1, 1982
My Commission Expires

John A. Grant III
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.

25/47/41

0478-300

TURNOUT

37/112

Holiday City at Boca Raton Section 9