

# HOLIDAY CITY AT BOCA RATON SECTION 10

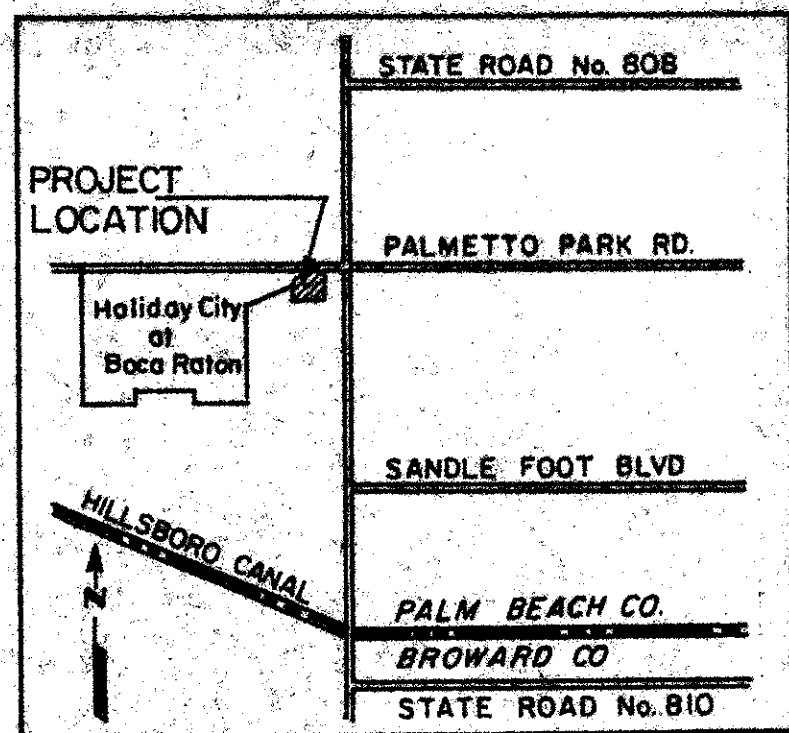
01/23

**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.

- 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.



VICINITY MAP  
N.T.S.

**LEGAL DESCRIPTION**

A parcel of land lying in Section 25, Township 47 South, Range 41 East, Palm Beach County, Florida, said land being a replat of Parcel "B" of the plat of HOLIDAY CITY AT BOCA RATON SECTION 2, as recorded in Plat Book 30, Page 118, of the Public Records of Palm Beach County, Florida.

Containing 1.976 acres, more or less, and subject to easements and rights-of-way of record.

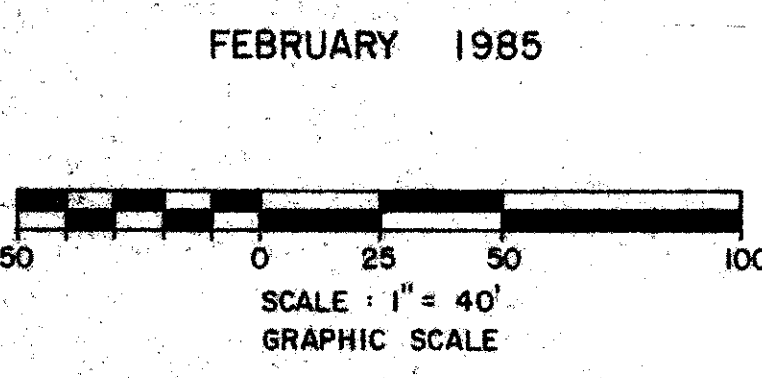
**DEVELOPER:**

HOVSONS, INC.  
9835 Callan Court  
Boynton Beach, Florida 33437  
Phone Number: 305-428-7704

**CONSULTING ENGINEERS:**

JOHN A. GRANT, JR., INC.  
3333 North Federal Highway  
Boca Raton, Florida 33431  
Phone Number: 305-395-3333

Zoning classification of the property: RS  
Density - Required per Palm Beach County Comprehensive Plan: 3 Units/Acre  
Density - Proposed hereon: 3.0 Units/Acre



| 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  | 64° 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 | N 28° 49' 39" E |
| 4           | 50.00  | 73.65  | 84° 23' 39"  | 45.33   | 67.17 | S 61° 40' 02" W |
| 5           | 75.00  | 52.10  | 39° 48' 07"  | 27.15   | 51.06 | N 22° 28' 10" W |
| 5-1         | 75.00  | 31.11  | 23° 46' 04"  | 15.78   | 30.89 | N 30° 29' 10" W |
| 5-2         | 75.00  | 20.99  | 16° 02' 03"  | 10.56   | 20.92 | N 10° 35' 08" W |
| 1-1         | 25.00  | 11.21  | 25° 41' 19"  | 5.70    | 11.12 | N 86° 07' 08" E |
| 1-2         | 25.00  | 25.92  | 59° 24' 37"  | 14.26   | 24.78 | N 43° 34' 10" E |

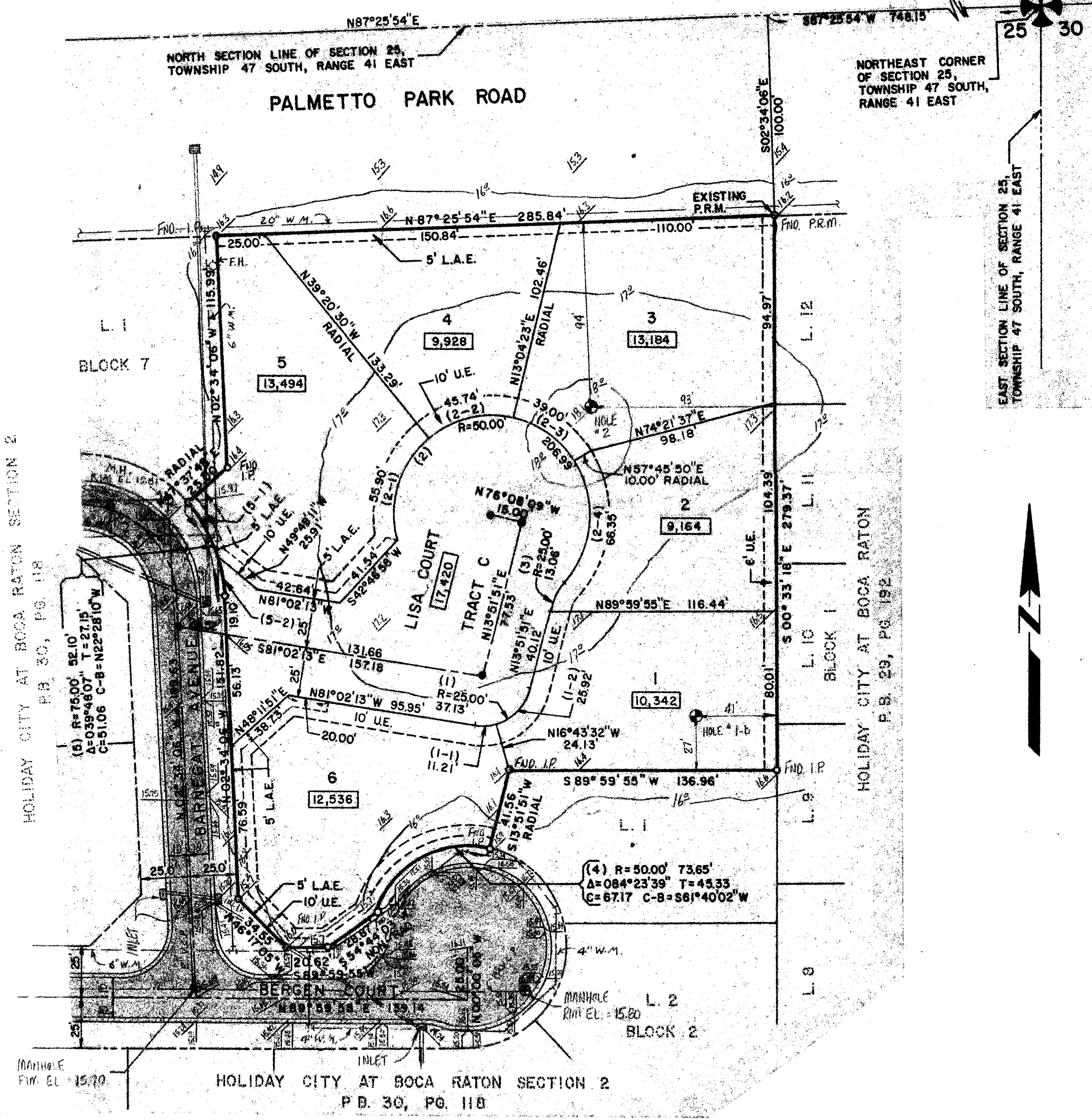
This instrument was prepared by:  
John A. Grant, Jr., John A. Grant, Jr., Inc.  
3333 North Federal Highway, Boca Raton, Florida 33431.

Elev. shown hereon are based on N.O.S. Mean Sea Level Datum.

Note: Traffic generated by the six lots within the subject parcel is less than 3,000 vsd/day or 250 vsd/hour.

Note: All utilities to the subdivision are available and have been coordinated with the respective utility companies.

The water and sewer service will be provided by Palm Beach County Water Utilities Department.

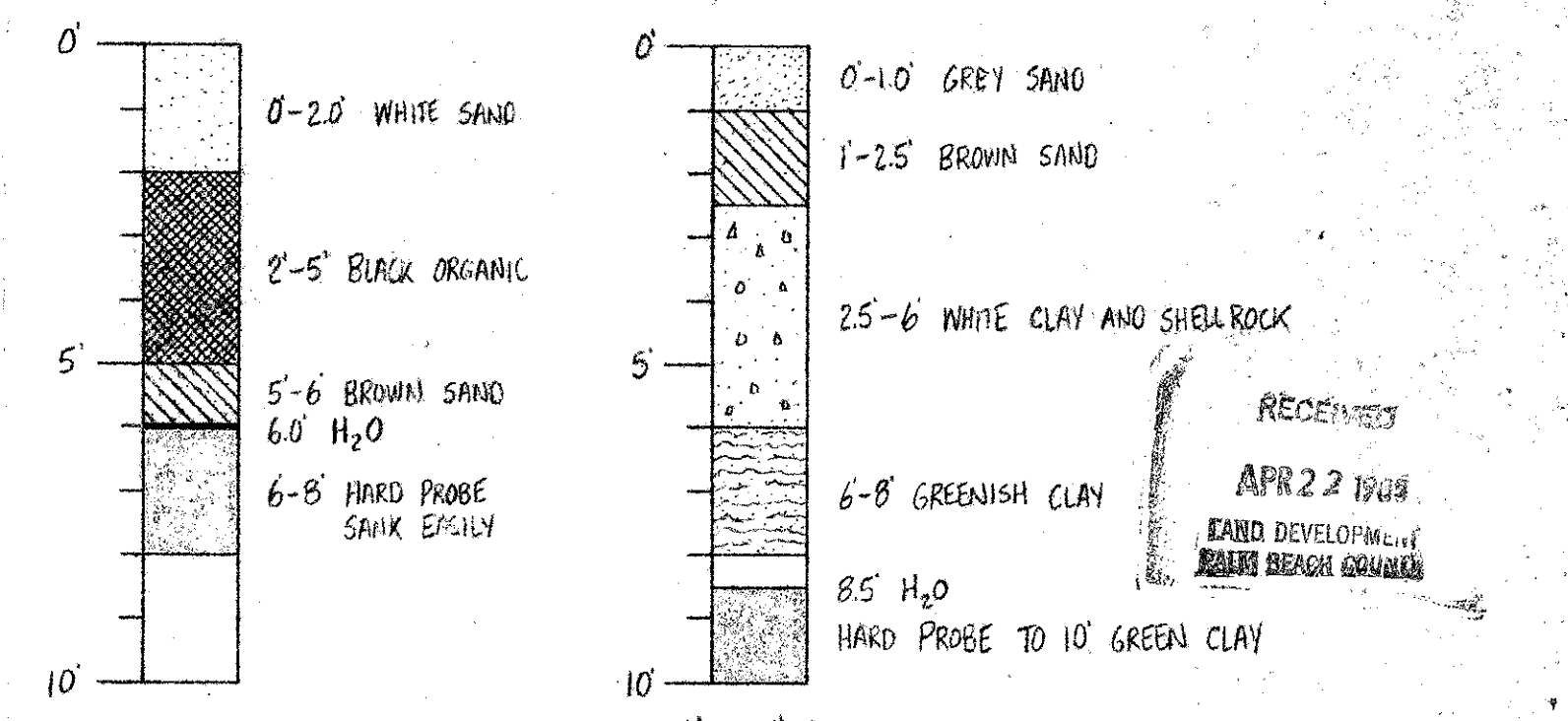


Note: Park and recreation area of 5 Acres per 1000 people is calculated as follows:  
6 Units X 2.6 People/Unit = 15.6 People  
15.6 People X 5 Acres/1000 People = 0.08 Acre.  
The equivalent dollar value for 0.08 Ac. based on price paid by developer or Tax Assessor's value (whichever is higher) will be paid in non-lapsing fund.  
1984 Tax Assessor's Valuation - Parcel B \$ 82,251  
Less value of 3400 Sq. Ft. building being destroyed -68,000  
Net value of land - Parcel B \$ 14,251 or \$ 7,212 per acre  
Equivalent Dollar Value for 0.08 Acre is \$ 577 Contribution to non-lapsing fund.

RESIDENT PLAN APPROVAL  
SUBDIVISION COMMITTEE

Representative for:  
County Engineer  
County Environmental Control Officer  
Planning  
Zoning  
Traffic  
Water and Sewer  
Survey  
Health Unit

DATE: 5/15/85



| NO. | REVISION                                   | BY  | DATE   |
|-----|--|-----|--------|
| 4   | Misc. REVISIONS                            | LJR | 4/9/85 |
| 3   | MISC. REVISIONS                            | GE  | 4/2/85 |
| 2   | Revised Lot Lines and R/W LINE; 7 → 6 LOTS | LJR | 3/2/85 |
| 1   | MISC. REVISIONS                            | GE  | 3-7-85 |

**MASTER PLAN**

**HOLIDAY CITY AT BOCA RATON SECTION 10**

JOHN A. GRANT, JR.  
CONSULTING ENGINEERS

BOCA RATON FLORIDA

MADE LJR DATE 2-85 TRACED LJR DATE 2-85  
CHECKED DATE SCALE 1" = 40'  
JOB NO. JG-100-1295-10 SHEET 1 OF 2

FIELD BOOK S.T. 10, PAGE 63  
FIELD BOOK 650, PAGE 1