

88-17

22

PART OF A P.L.D.
MELROSE PARK SECTION I
 A PLAT OF A PORTION OF SECT. 7 & 18, TOWNSHIP 45 SOUTH, RANGE 42 EAST
 AND ALSO BEING A REPLAT OF TRACTS 1 THROUGH 44 AND 46 THROUGH 61, BLOCK 45, PALM BEACH FARMS
 COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 49, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
 PALM BEACH COUNTY, FLORIDA
 CONSULTING ENGINEERS AND LAND SURVEYORS
 BOCA RATON, FLORIDA

JOHN A. GRANT, JR., INC.

OCTOBER 1979
 SHEET 1 OF 5

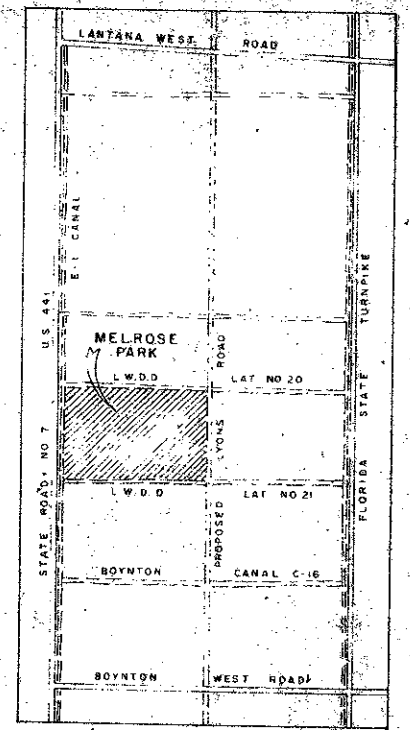
SURVEYOR'S CERTIFICATE
 This plat of land was shown personally and correct representation of a survey made under my responsible direction and supervision and that the survey is accurate to the best of my knowledge and belief and that (R.R.M.'s) Permanent Survey Markers have been placed as required by law and (P.C.P.'s) Permanent Control Points will be set under the supervision of the Palm Beach County for the required improvements and further that the survey data complies with all requirements of Chapter 177, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.
 Submitted and sworn to before me this 24th day of September, A.D. 1979.
 John A. Grant, Jr., Inc.
 Registered Land Surveyor No. 1041
 State of Florida
 James M. Brumley
 Notary Public, State of Florida

TITLE CERTIFICATE
 I, WILLIAM BOOSE, a duly licensed Attorney in the State of Florida, do hereby certify that I have examined the Title to the herein described property, that I find the Title to the property is vested in HOVSONS OF FLORIDA, Inc. and that the current taxes have been paid, and that the property is free of encumbrances.
 September 27, 1980
 William R. Boose
 Attorney-at-law, Licensed in Florida

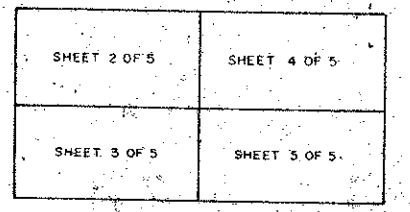
BOARD OF COUNTY COMMISSIONERS
 This plat is hereby approved for recording this 22 day of October, A.D. 1979.
 Dennis P. Koehler
 Chairman, DENNIS P. KOEHLER

COUNTY ENGINEER
 This plat is hereby approved for recording this 22 day of October, A.D. 1979.
 H. J. Hanlert
 County Engineer, H. J. HANLERT

BOARD OF COUNTY COMMISSIONERS
 This plat is hereby approved for recording this 22 day of October, A.D. 1979.
 Dennis P. Koehler
 Chairman, DENNIS P. KOEHLER



LOCATION SKETCH
 NO SCALE



KEY MAP

INDEX OF SHEETS
 Sheet No. 1 - Title Sheet and Certificate
 Sheet No. 2-5 - Detail Map Sheets

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS that HOVSONS OF FLORIDA, Inc. of Florida, Corporation, does hereby dedicate to the public, being in Sections 7 & 18, Township 45 South, Range 42 East, Palm Beach County, Florida, more particularly described as follows:
 A parcel of land lying in Tracts 1 to 61, inclusive, LESS Tract 45, in Block 45, PALM BEACH FARMS COMPANY PLAT NO. 3, Sheet 5 as recorded in Plat Book 2, Page 49 of the Public Records of Palm Beach County, Florida, TOGETHER WITH a portion of the road rights-of-way shown on said Plat, the whole parcel being more particularly described as follows:

Beginning at the Northwest corner of Tract 15, Block 45 of the aforementioned plat; thence with a bearing of N. 93° 50' 47" E. along the North line of Tracts 1 thru 15, Block 45, a distance of 584.00 feet to a point; thence with a bearing of S. 0° 00' 13" E. a distance of 297.00 feet to a point lying on the South line of Tract 61, Block 45; thence with a bearing of S. 0° 00' 13" E. along the South line of Tracts 47 thru 61, Block 45, a distance of 584.00 feet to the Southwest corner of Tract 47; thence with a bearing of N. 0° 33' 35" W., along the West line of Tracts 15, 16, 46, and 47, Block 45, a distance of 584.00 feet to a point; thence with a bearing of N. 93° 50' 47" E. along the East line of Tracts 15, 16, 46, and 47, Block 45, a distance of 584.00 feet to the Point of Beginning. LESS Tract 45, Block 45 of the aforementioned plat.

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

1. **STREETS:**
 The streets as shown are hereby dedicated to the Board of County Commissioners for the public use of the public for proper purposes.
2. **EASEMENTS:**
 The utility easements and drainage easements shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage.
3. **LIMITED ACCESS STRIPS:**
 The areas indicated as limited access strips are shown are dedicated to the Board of County Commissioners for the purpose of control and jurisdiction over access rights.
4. **CANALS:**
 The canals, Tracts F and G, as shown are dedicated to the Lake Worth Drainage District for the perpetual use of the Public for drainage purposes.
5. **RECREATION AREA:**
 The recreation area, Tract J, as shown is hereby dedicated to the Holiday City at Boca Raton Property Owners' Association, Inc., and is the perpetual maintenance obligation of said Association.
6. **LANDSCAPE AREAS:**
 The landscape areas, Tracts E and H are hereby dedicated to the Holiday City at Boca Raton Property Owners' Association, Inc., and are the perpetual maintenance obligation of said Association.
7. **WATER MANAGEMENT AREA:**
 The water management area, Tract C, as shown is dedicated to the Holiday City at Boca Raton Property Owners' Association, Inc., and is the perpetual maintenance obligation of said Association.
8. **INSTITUTIONAL AREA:**
 The institutional area, shown herein as "Tract A - Institutional - Biscayne Park Future Development" is hereby dedicated to the Board of County Commissioners for institutional use.

IN WITNESS WHEREOF, the said Corporation, HOVSONS OF FLORIDA, Inc. caused these presents to be signed by its President, ROBERT J. MONRODÉ and attested by its Secretary, ROBERT C. MONRODÉ, and the said Corporation seal to be affixed hereto by and with the authority of its Board of Directors, this 22nd day of October, 1979.
 HOVSONS OF FLORIDA, INC.

Attest:
 ROBERT C. MONRODÉ, Secretary

ACKNOWLEDGMENT 0255-001

STATE OF FLORIDA, Before me personally appeared ROBERT J. MONRODÉ and ROBERT C. MONRODÉ, known to me to be the true and lawful President and Secretary, respectively, of HOVSONS OF FLORIDA, Inc. a Corporation, and personally acknowledged to and before me that they executed the foregoing instrument as President and Secretary, respectively, of said Corporation, and that the seal of said Corporation and that it was affixed to said instrument by the said President and Secretary, and that the said instrument is the true and lawful act and deed of said Corporation.

WITNESS my hand and official seal, this 22nd day of October, 1979.
 0255-001
 James M. Brumley
 Notary Public, State of Florida

AREA TABLE

TOTAL AREA THIS PLAT	319.306 ACRES
AREA OF LOTS	127.713 ACRES
AREA TRACT A INSTITUTIONAL PARK	9.472 ACRES
AREA TRACT B	120.946 ACRES
AREA TRACT C LAKE	26.777 ACRES
AREA TRACTS E, B, H BUFFER	1.319 ACRES
AREA TRACTS F, G, C CANAL	8.094 ACRES
AREA OF ROAD R/W	19.896 ACRES
AREA TRACT J RECREATION	5.089 ACRES
NO UNITS PROPOSED THIS PLAT	120 UNITS
GROSS DENSITY PROPOSED	0.38 UNITS/AC
LAND USE	SINGLE FAMILY

4/22
 Melrose Park sec 1