

PART OF A P.U.D.

MELROSE PARK SECTION 2

A PLAT OF A PORTION OF SECTION 18, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AND ALSO BEING A REPLAT OF PORTIONS OF TRACTS "B" AND "C", ARMONE PLACE AND TALWAY CIRCLE, AND ALL OF LOT 110, MELROSE PARK SECTION 1, AS RECORDED IN PLAT BOOK 41, PAGES 22-26 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

PALM BEACH COUNTY, FLORIDA
CONSULTING ENGINEERS AND LAND SURVEYORS

JOHN A. GRANT, JR., INC.

BOCA RATON, FLORIDA

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TABLE OF ARCS

NUMBER	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
1	465.00	295.82	162°24'59"	153.11	250.85	S.71°18'17" W.
1-1	465.00	111.05	12°41'00"	35.79	110.79	S.82°33'17" W.
1-2	465.00	184.77	22°48'15"	63.62	183.55	S.48°19'47" E.
2	55.00	289.81	28°15'37"	37.50	80.00	N.00°36'13" W.
3	465.00	330.00	40°39'39"	172.29	323.11	S.19°41'37" W.
3-1	465.00	94.62	11°54'17"	48.48	96.44	S.05°20'58" W.
3-2	465.00	233.38	28°45'22"	119.20	230.94	S.25°40'45" W.
4	425.00	657.59	90°00'00"	425.00	607.40	N.48°23'47" E.
4-1	425.00	318.18	42°03'49"	166.96	310.80	N.61°56'37" E.
4-2	425.00	261.89	27°13'08"	102.69	260.00	N.32°53'14" E.
5	425.00	187.52	19°53'15"	74.51	186.78	N.00°20'25" E.
6	465.00	156.20	16°53'15"	78.89	155.41	S.80°39'36" E.
7	150.00	112.30	42°03'41"	58.93	109.69	N.22°03'04" W.
8	180.00	134.76	42°03'41"	70.71	131.03	N.22°03'04" W.
9	180.00	58.52	18°37'33"	29.52	58.26	N.00°55'06" W.
9-1	180.00	76.24	31°21'50"	38.70	75.67	N.31°41'50" W.
9-2	180.00	86.86	42°03'41"	47.14	87.76	N.22°03'04" W.
10	150.00	812.07	61°15'27"	228.25	392.68	N.58°04'04" E.
10-1	150.00	98.19	18°37'42"	49.36	97.92	N.82°05'24" E.
10-2	150.00	313.88	48°42'41"	166.25	305.26	N.51°25'41" E.
11	180.00	74.58	11°05'59"	37.41	74.47	N.00°56'47" E.
11-1	180.00	104.67	19°03'15"	54.15	105.77	S.80°39'36" E.
11-2	180.00	142.93	29°03'40"	72.00	142.93	S.80°39'36" E.
12	425.00	145.78	19°53'15"	73.63	145.05	S.80°39'36" E.

NOVEMBER, 1985
SHEET 1 OF 1



BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 14th day of November, 1985.

Attest: JOHN B. DUNKLE, Clerk
By: *Kathryn L. Miller*, Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record this 14th day of November, A.D. 1985.

By: *John A. Grant, Jr.*, County Engineer

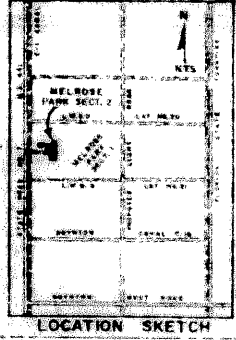
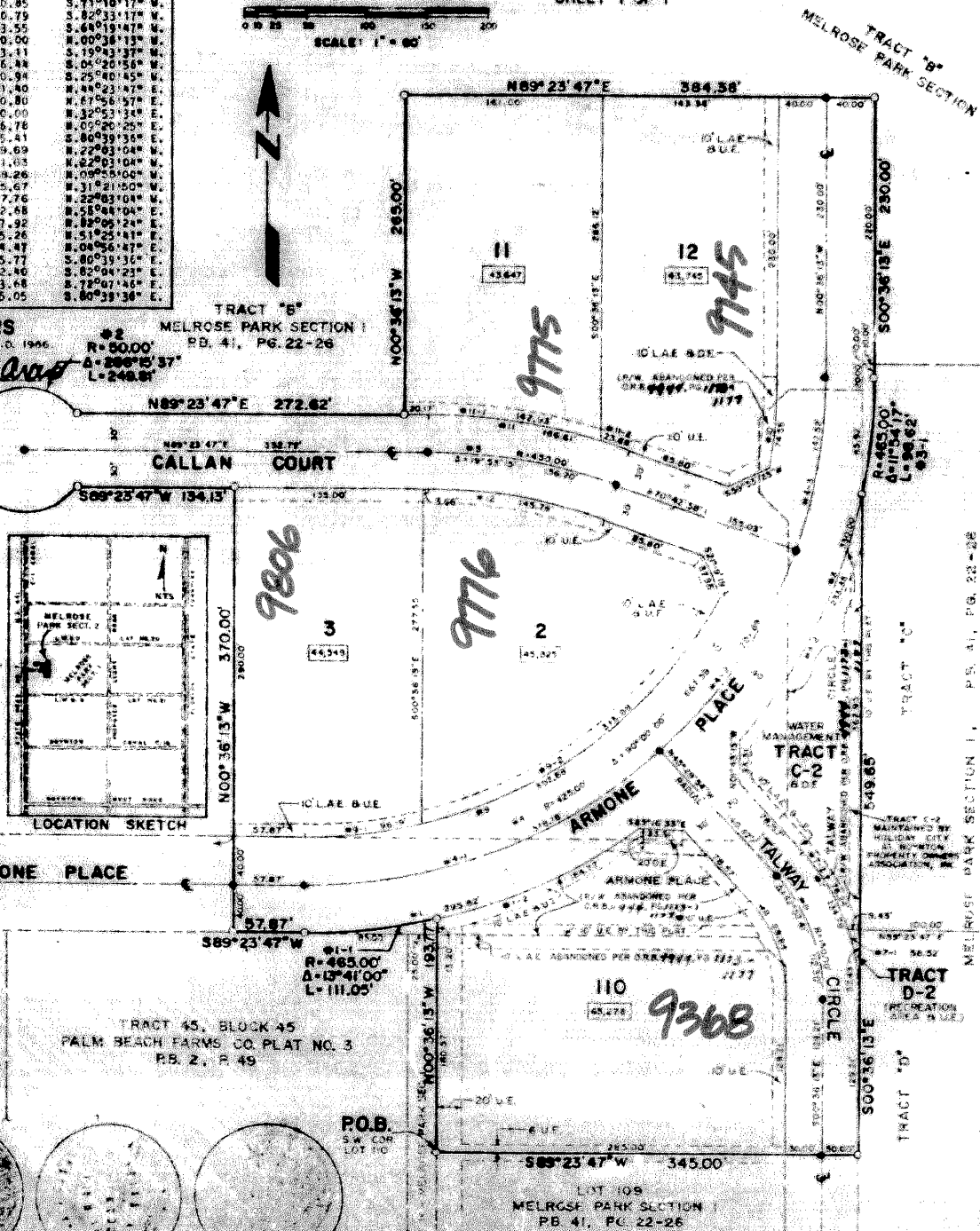
NOTES

Bearings shown herein are based on a bearing of N. 89°23'47" E. along the centerline of Armone Place as shown on the plat of MELROSE PARK SECTION 1, as recorded in Plat Book 41, Page 25 of the Public Records of Palm Beach County, Florida.

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.

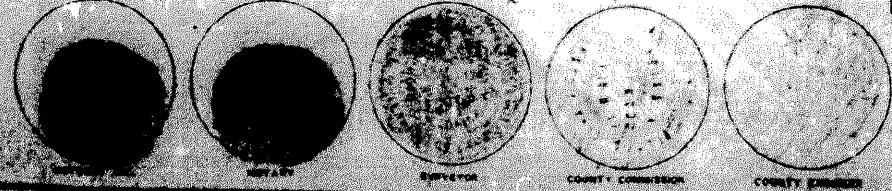
- P.R.M. indicates Permanent Reference Monument.
- F.C.P. indicates Permanent Control Point.
- U.E. indicates Utility Easement.
- D.E. indicates Drainage Easement.
- L.A.E. indicates Limited Access Easement.

Denote square feet of lot.



STATISTICAL DATA

TOTAL AREA THIS PLAT	9.183 AC
AREA OF LOTS 2, 3, 11, 12 & 110	5.968 AC
AREA OF PUBLIC ROAD R/W	3.204 AC
AREA OF WATER MANAGEMENT TRACT C-2	0.407 AC
RECREATION AREA (TRACT D-2)	0.004 AC
NUMBER OF UNITS THIS PLAT	5 UNITS
DENSITY, THIS PLAT	0.54 UNITS/AC
LAND USE	SINGLE FAMILY



DEDICATION

KNOW ALL MEN BY THESE PRESENTS that HOVSONS INC., a New Jersey Corporation, licensed to do business in the State of Florida, owner of the land shown hereon, being in Section 18, Township 45 South, Range 42 East, Palm Beach County, Florida, shown hereon as MELROSE PARK SECTION 2, being more particularly described as follows:

A parcel of land, being a replat of portions of Tracts "B" and "C", Armone Place and Talway Circle, and all of Lot 110, MELROSE PARK SECTION 1, as recorded in Plat Book 41, Pages 22-26 of the Public Records of Palm Beach County, Florida, said parcel being more particularly described as follows:

- STREETS: The streets as shown are hereby dedicated to the Board of County Commissioners of Palm Beach County for the perpetual use of the public for proper purposes.
- EASEMENTS: (a) The Utility easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities. (b) The Drainage Easements as shown are hereby dedicated to the Boynton City of Palm Beach County, Palm Beach County has the right, but not the obligation to maintain that portion of the drainage system associated with County maintained roads.
- RECREATION AREA: The Recreation Area, Tract D-2, as shown hereon, is hereby dedicated to the Boynton City of Palm Beach County for the purpose of control and control as shown hereon, and the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
- WATER MANAGEMENT AREA: The Water Management Area, Tract C-2, as shown hereon, is hereby dedicated to the Boynton City of Palm Beach County, Palm Beach County has the right, but not the obligation to maintain that portion of the water management system and other property and the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF, the said Corporation, HOVSONS INC., has caused these presents to be signed by its Vice President, ROBERT J. MONROE, and attested by its Vice President, RICHARD W. MONROE, and the corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 10th day of April, A.D. 1986.

Attest: *Richard W. Monroe*, Vice President
By: *Robert J. Monroe*, Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA: Before me personally appeared ROBERT J. MONROE and RICHARD W. MONROE, as my clients, COUNTY OF PALM BEACH, known and known to me to be the individuals described in and executing the foregoing instrument as ROBERT J. MONROE, Vice President and RICHARD W. MONROE, Vice President of the above named HOVSONS INC., a New Jersey Corporation, and severally acknowledged to and before me that they executed said instrument as such Vice Presidents 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 30th day of April, A.D., 1986.
James H. ..., Notary Public, State of 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.) Permanent Reference Monuments have been placed or required by law and (F.C.P.) Permanent Control Points will be set under the guarantees posted with Palm Beach County for the required instruments 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: May 1, 1986
John A. Grant, Jr., Registered Land Surveyor No. 1141, State of Florida

TITLE CERTIFICATE

STATE OF FLORIDA: I, LYNDIA J. WARRIS, of the firm of Boone, Cline, Harburn & Lutzke, a duly licensed Attorney in the State of Florida, do hereby certify that I have examined the Plat of the herein described property, that I find the title to the property (including those areas of existing public right-of-way dedicated by MELROSE PARK SECTION 1 as recorded in Plat Book 41, Pages 22-26 of the Public Records of Palm Beach County, Florida) to be vested in HOVSONS INC., a New Jersey Corporation; that the correct taxes have been paid; and that said property is free of encumbrances.

Date: April 25, 1986
Lyndia J. Warris, Attorney
PROJ# 0255-002

This instrument was prepared by:
John A. Grant, Jr., John L. Grant, Jr., Inc.
3223 North Federal Highway, Boca Raton, Fla.