

PART OF A P.U.D.

MELROSE PARK SECTION 3

A PLAT OF A PORTION OF SECTION 18, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AND ALSO BEING A REPLAT OF A PORTION OF TRACT B, 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

JOHN A. GRANT, JR., INC.

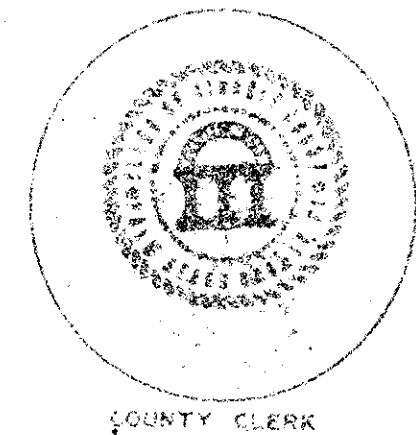
CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

APRIL, 1987

SHEET 1 OF 1

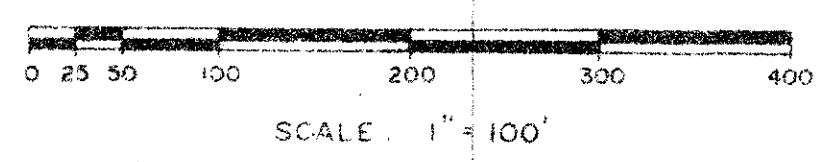
152



COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was Read for Record at 9:41 A.M.
on 13th day of December
1987, and duly recorded in Plat Book
58, page 152.
H. P. KAHLERT, County Clerk
Barbara C. Hart

TABLE OF ARCS

NUMBER	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD	CHORD BEARING
1	50.00	286°15'37"	249.81	47.50	60.00	N. 00° 36' 13" W.
1-1	50.00	76°15'33"	66.55	19.25	61.74	N. 75° 36' 17" W.
1-2	50.00	44°50'12"	40.00	11.14	38.94	S. 43° 20' 52" W.
1-3	50.00	45°50'12"	40.00	11.14	38.94	S. 02° 29' 16" E.
1-4	50.00	46°50'12"	40.94	11.70	39.81	S. 48° 51' 51" E.
1-5	50.00	45°50'12"	40.00	11.14	38.94	N. 84° 45' 14" E.
1-6	50.00	25°34'30"	22.32	1.35	22.13	N. 19° 03' 13" E.
2	450.00	19°53'15"	156.20	5.89	155.41	S. 86° 39' 36" E.
3	425.00	90°00'00"	667.59	45.00	601.04	N. 84° 23' 47" E.
3-1	425.00	42°53'41"	318.18	16.96	310.80	N. 67° 56' 57" E.
3-2	425.00	27°13'04"	201.89	12.89	200.00	N. 72° 53' 34" E.
3-3	425.00	19°53'15"	147.52	4.51	146.78	N. 00° 20' 25" E.

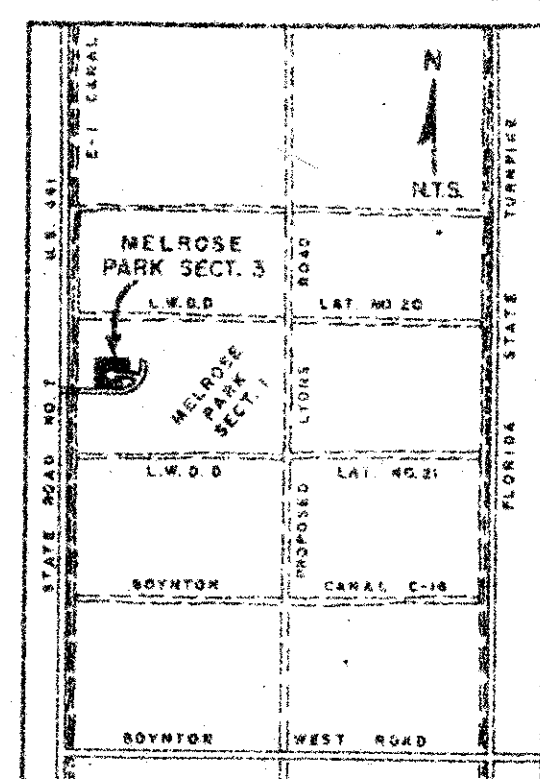


TRACT B
MELROSE PARK SECTION 1
P.B. 41, P.G. 22-28

STATISTICAL DATA

TOTAL AREA THIS PLAT	7,003 AC.
TOTAL AREA OF LOTS 4-10	7,003 AC.
NUMBER OF UNITS, THIS PLAT	7 UNITS
DENSITY, THIS PLAT	1.00 UNITS/AC.
LAND USE	SINGLE FAMILY

LOCATION SKETCH



NOTES

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

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

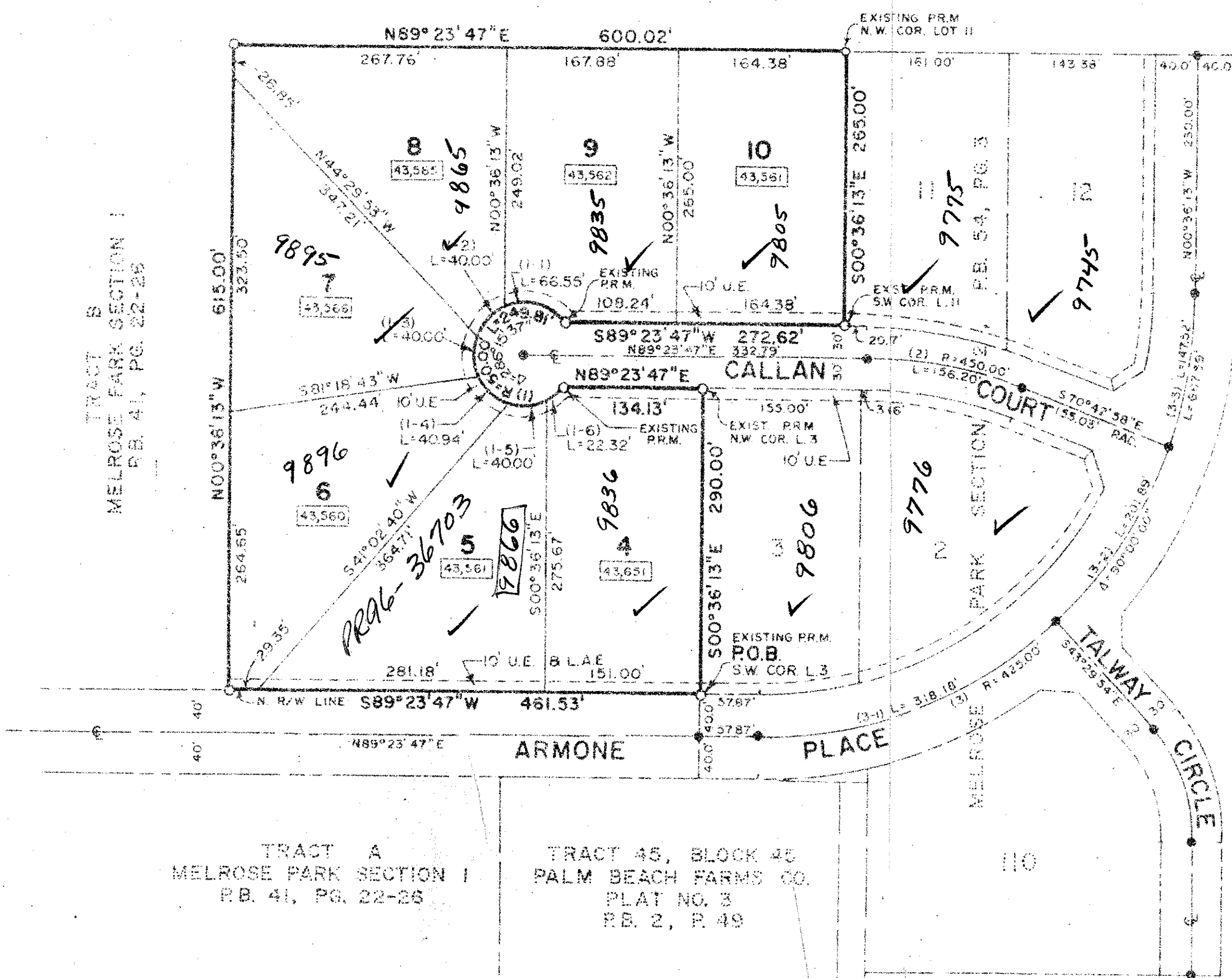
No structures, trees or shrubs shall be placed on drainage easements or utility easements for water and sewer.

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 (Existing).
- U.E. Indicates Utility Easement.
- L.A.E. Indicates Limited Access Easement.

43,561 Denotes square feet of lot.

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.



TRACT A
MELROSE PARK SECTION 1
P.B. 41, P.G. 22-26

TRACT 45, BLOCK 45
PALM BEACH FARMS CO.
PLAT NO. 3
P.B. 2, P. 49

This instrument was prepared by:
JOHN A. GRANT, JR.,
JOHN A. GRANT, JR., INC.
3333 North Federal Hwy.
Boca Raton, Florida 33431

ADD. BY [Signature]
CHECKED BY [Signature]

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 3, being more particularly described as follows:

A parcel of land, being a replat of a portion of Tract "B", 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:

BEGINNING at the Southwest corner of Lot 3, MELROSE PARK SECTION 2 as recorded in Plat Book 54, Page 3 of the Public Records of Palm Beach County, Florida; thence with a bearing of S. 89° 23' 47" W., along the North right-of-way line of Arnone Place and the South line of Tract "B" of the aforementioned MELROSE PARK SECTION 1, a distance of 461.53 feet to a point; thence with a bearing of N. 80° 36' 13" W., a distance of 615.00 feet to a point; thence with a bearing of N. 89° 23' 47" E., a distance of 600.02 feet to the Northwest corner of Lot 11 of the aforementioned MELROSE PARK SECTION 2; thence with a bearing of S. 00° 36' 13" E., along the West line of said Lot 11, a distance of 265.00 feet to the Southwest corner of said Lot 11; thence with a bearing of S. 89° 23' 47" W., along the North right-of-way line of Callan Court as shown on the aforementioned MELROSE PARK SECTION 2, a distance of 272.62 feet to a point on a curve whose radius point bears S. 52° 31' 35" W. from said point; thence along the arc of said curve, having an initial tangent bearing of N. 77° 20' 25" W., a radius of 50.00 feet, a central angle of 286° 15' 37", and an arc length of 249.81 feet to a point; thence with a bearing of N. 89° 23' 47" E., along the South right-of-way line of the aforementioned Callan Court, a distance of 134.13 feet to the Northwest corner of Lot 5 of the aforementioned MELROSE PARK SECTION 2; thence with a bearing of S. 00° 36' 13" E., along the West line of said Lot 5, a distance of 290.00 feet, more or less, to the POINT OF BEGINNING, the preceding five (5) courses being coincident with the Westerly boundary of the aforementioned MELROSE PARK SECTION 2.

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

- UTILITY EASEMENTS as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities including Cable TV.
- LIMITED ACCESS EASEMENTS as shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County for the purposes of control and jurisdiction over access rights.

IN WITNESS WHEREOF, the said Corporation, HOVSONS INC., has caused these presents to be signed by its Vice President, ROBERT J. MONPRODE, and attested by its Vice President, RICHARD W. MONPRODE, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 30th day of September, A.D., 1987.

Attest: [Signature] HOVSONS INC., a New Jersey Corporation
RICHARD W. MONPRODE, Vice President
By: [Signature] ROBERT J. MONPRODE, Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA: Before me personally appeared ROBERT J. MONPRODE and RICHARD W. 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, Vice President and RICHARD W. MONPRODE, Vice President of the above named HOVSONS INC., a New Jersey corporation, and severally acknowledged to and before me that they executed such 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 September, A.D., 1987.
3/28/91
My Commission Expires
[Signature]
Notary Public, State of Florida

TITLE CERTIFICATE

STATE OF FLORIDA: I, ANNI W. COLLETTE, of the firm of Boose, Ciklin, Martens & Lubitz, a duly licensed COUNTY OF PALM BEACH 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 to be vested in HOVSONS INC., a New Jersey corporation; that the current taxes have been paid; and that said property is free of encumbrances.

11/3/87
BOOSE, CIKLIN, MARTENS & LUBITZ
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, and complies with the Minimum Technical Standards of Chapter 21-WP-6, rules of the Department of Professional Regulation, Board of Land Surveyors.

11/4/87
Date
[Signature]
Registered Land Surveyor No. 1141
State of Florida

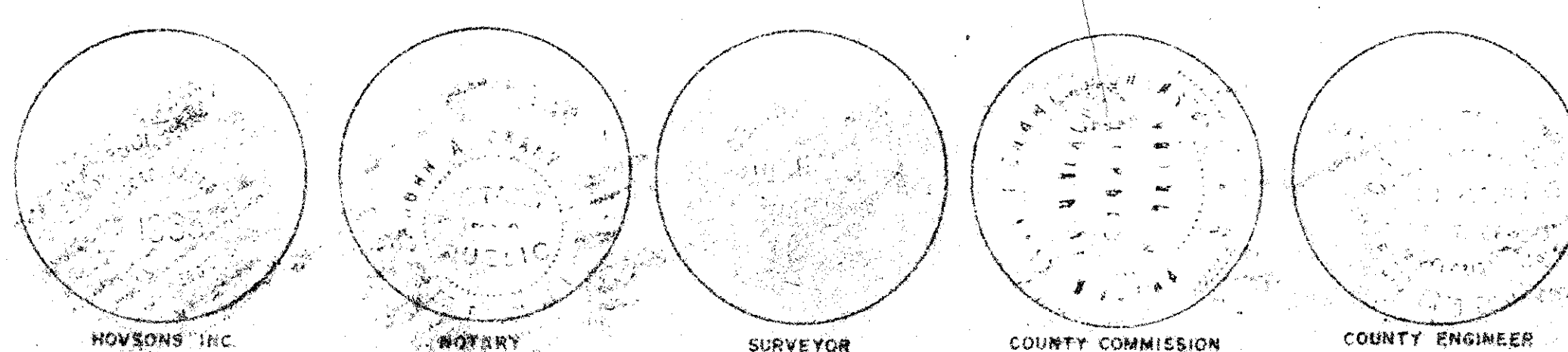
BOARD OF COUNTY COMMISSIONERS 0255-003

This plat is hereby approved for record this 22nd day of DECEMBER, A.D., 1987.

ATTEST: JOHN B. DUNKLE, Clerk
By: [Signature] DEPUTY CLERK
By: [Signature] CAROL A. ROBERTS, Chair

COUNTY ENGINEER

This plat is hereby approved for record this 22nd day of DECEMBER, A.D., 1987.



MELROSE PARK SECTION 3

88/152

SUBDIVISION: Melrose Park Sect 3
PAGE: 152
BOOK: FLOOD MAP
FLOOD MAP # 152
ZONING: ZONING
CITY: CITY
SE: SE
PUD NAME: PUD NAME
TAX: 743 18/15/82