

PART OF A P. U. D.

# MELROSE PARK SECTION 4

## A PLAT OF A PORTION OF SECTION 18, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AND ALSO BEING A REPLAT OF LOTS 59, 60, 61, 62, 63 & 64 OF MELROSE PARK SECTION I, AS RECORDED IN PLAT BOOK 41, PAGES 22-26 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

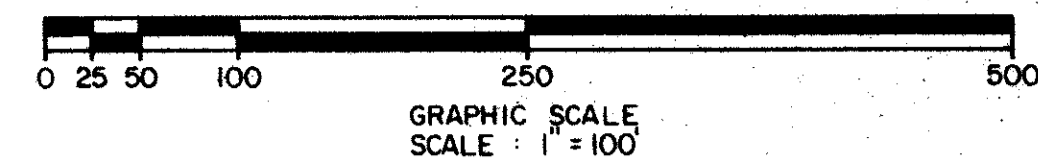
JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

AUGUST 1991

SHEET 1 OF 1



CURVE TABLE

Curve	Radius	Delta	Length	Tangent	Chord/Brg
C1	50.00'	122° 37' 38"	107.01'	91.38'	87.73' S35-59-27.0E
C2	520.00'	63° 32' 02"	576.62'	322.00'	547.52' N11-25-46.0E
C3	520.00'	24° 29' 05"	222.22'	112.83'	220.53' S30-57-14.5W
C4	520.00'	24° 20' 07"	220.86'	112.12'	219.20' S08-32-38.5W
C5	520.00'	14° 42' 50"	133.54'	67.14'	133.17' S12-58-50.0E
C6	220.00'	19° 44' 02"	75.77'	38.27'	510-28-14.0E
C7	490.00'	69° 40' 23"	595.86'	341.02'	559.81' N14-29-56.5E
C8	250.00'	19° 44' 02"	86.11'	43.48'	85.68' N10-28-14.0W
C9	250.00'	12° 52' 25"	56.17'	28.20'	56.05' N13-54-02.5W
C10	250.00'	6° 51' 37"	29.94'	14.98'	29.92' N04-02-01.5W

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on 3-25-92  
at 13 day of March  
1992, and duly recorded in Plat Book No.  
68 on page 171  
Clerk Circuit Court  
D. C.

### 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 4, being more particularly described as follows:

A parcel of land lying in Section 18, Township 45 South, Range 42 East, Palm Beach County, Florida and said land being a replat of Lots 59, 60, 61, 62, 63 and 64 of MELROSE PARK SECTION I as recorded in Plat Book 41, Pages 22-26 of the Public Records of Palm Beach County, Florida.

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

- UTILITY EASEMENTS as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utilities, including cable television.
- 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, RICHARD W. MONPRODE, and attested by its Executive Vice President, ROBERT J. MONPRODE, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 18 day of November, A.D. 1991.

HOVSONS, INC.  
a New Jersey corporation

ATTEST: Robert J. Monprode  
ROBERT J. MONPRODE,  
Executive Vice President

BY: Richard W. Monprode  
RICHARD W. MONPRODE  
Vice President

### 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; that said survey is accurate to the best of my knowledge and belief; that (P.R.M.'s) Permanent Referenced Monuments have been placed as required by law; and further that the survey data complies with all requirements of Chapter 177, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

Date: Nov. 27, 1991

John A. Grant, III  
JOHN A. GRANT, III  
Registered Professional Land Surveyor No. 3324  
State of Florida

### BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 14 day of Jan, A. D., 1992

ATTEST: M. H. T. Bauer  
Clerk of the Circuit Court

BY: Karen T. Marcus  
KAREN T. MARCUS, Chair

### COUNTY ENGINEER

This plat is hereby approved for record this 14 day of Jan, A. D., 1992

BY: George T. Webb, P.E.  
GEORGE T. WEBB, P.E.,  
County Engineer

### ACKNOWLEDGEMENT

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS Before me personally appeared RICHARD W. MONPRODE and ROBERT J. MONPRODE, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as RICHARD W. MONPRODE, vice president and ROBERT J. MONPRODE, Executive 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 President and Executive Vice President 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 18<sup>th</sup> day of November, A.D., 1991.

Feb 12, 1995  
My Commission Expires

W. Y. Grant  
Notary Public, State of Florida

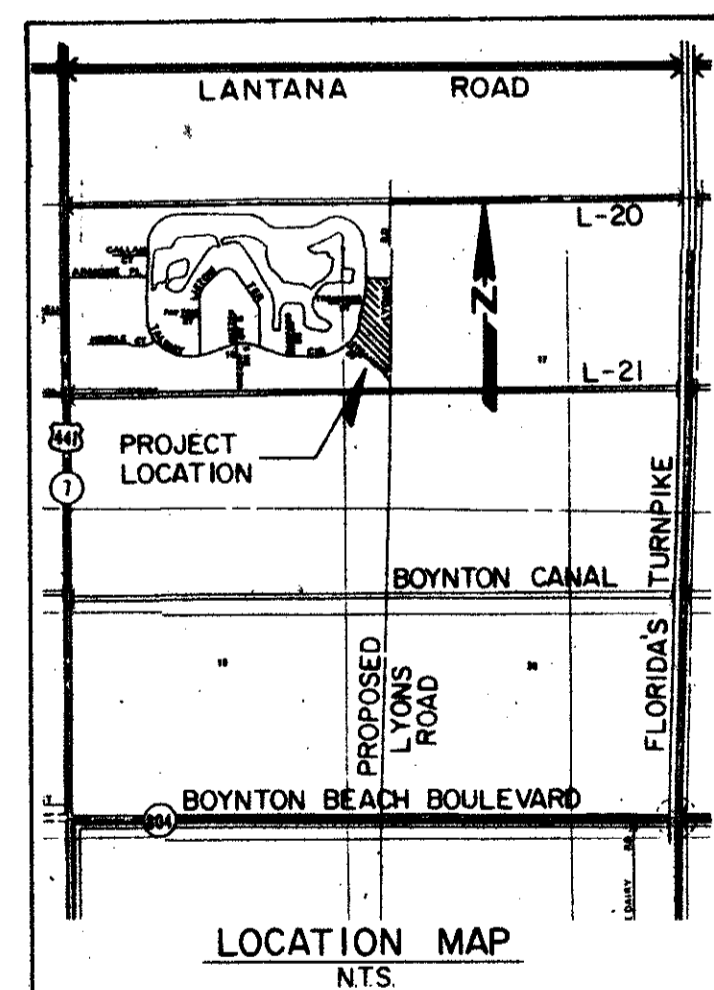
### TITLE CERTIFICATE

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS I, ALAN J. CIKLIN, of the firm of Boose, Casey, Ciklin, Lubitz, Martens, Mcbane and O'Connell, a duly licensed 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; and that the current taxes have been paid; and that said property is free of encumbrances.

BOOSE, CASEY, CIKLIN, LUBITZ, MARTENS, MCBANE AND O'CONNELL

11-18-91  
Date

Alan J. Ciklin  
ALAN J. CIKLIN,  
Attorney-at-law, Licensed in Florida



- LEGEND:
- CL CENTERLINE
  - L LOT
  - C2 REFERS TO CURVE TABLE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - A ARC LENGTH
  - T TANGENT
  - C CHORD
  - CHG CHORD BEARING
  - PRM PERMANENT-REFERENCE MONUMENT
  - PCP PERMANENT CONTROL POINT
  - UE UTILITY EASEMENT
  - LAE LIMITED ACCESS EASEMENT
  - \* NON-RADIAL COURSE
  - INDICATES AREA OF LOT IN SQUARE FEET
  - DE DRAINAGE EASEMENT

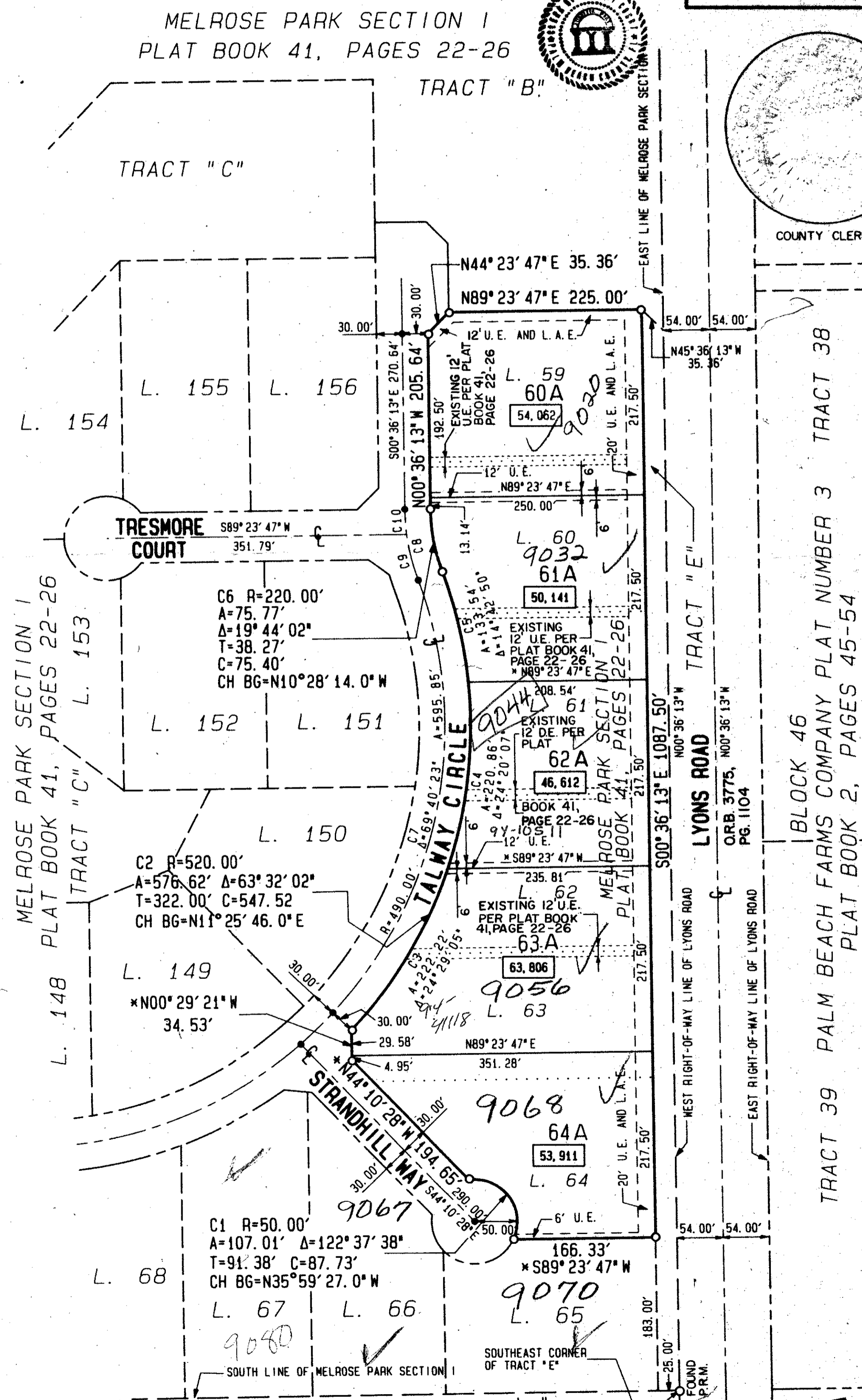
THIS INSTRUMENT WAS PREPARED BY:  
JOHN A. GRANT, III  
JOHN A. GRANT, JR., INC.  
3333 NORTH FEDERAL HIGHWAY  
BOCA RATON, FLORIDA 33431  
(407)395-3333

### STATISTICAL DATA

TOTAL AREA OF THIS PLAT	6.165 AC.
AREA OF LOTS 60, 61, 62, 63 & 64	6.165 AC.
LAND USE	SINGLE FAMILY
PETITION NUMBER	82-40

### NOTES:

- ALL PRM'S WERE SET UNLESS NOTED OTHERWISE. ALL PRM'S (FOUND AND SET) BEAR A BRASS DISC WITH THE NUMBER 1141.
  - THE SOURCE OF THE FOLLOWING EASEMENTS IS THE PLAT OF MELROSE PARK SECTION I, PLAT BOOK 41, PAGE 22-26.
  - 12' UTILITY EASEMENT AND LIMITED ACCESS EASEMENT ON THE NORTH LINE OF LOT 59.
  - 20' UTILITY EASEMENT AND LIMITED ACCESS EASEMENT ON THE EAST LINE OF LOTS 59-64.
  - 6' UTILITY EASEMENT ON THE SOUTH LINE OF LOT 64.
- BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S.00°36'13"E., ALONG THE EAST LINE OF MELROSE PARK SECTION I AS RECORDED IN PLAT BOOK 41, PAGES 22-26 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- NO BUILDINGS OR ANY KIND OF STRUCTURES SHALL BE PLACED ON UTILITY OR DRAINAGE OR LAKE MAINTENANCE EASEMENTS.
- NO TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS OR LAKE MAINTENANCE EASEMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS, OTHER THAN FOR WATER AND SEWER, SHALL BE WITH APPROVAL OF ALL OCCUPYING UTILITIES.
- BUILDING SETBACKS SHALL BE PER CURRENT ZONING REQUIREMENTS.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PLAT BOOK OR IN THE COUNTY RECORDS.



LAKE NORTH DRAINAGE DISTRICT LAT. NO. 21

MELROSE PARK SECTION 4 68/171 0255-004 PET. 82-4 COLLECT

