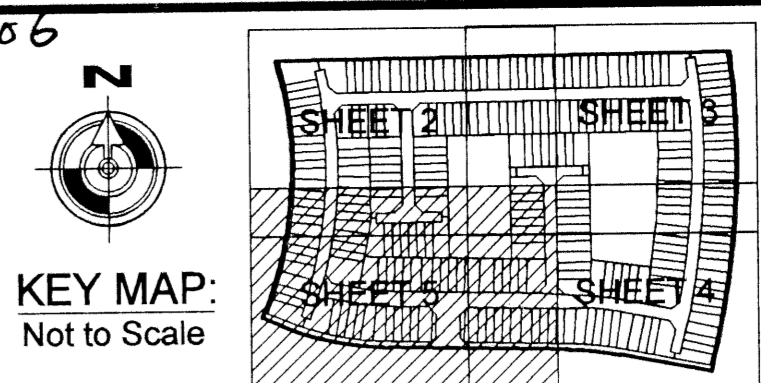


This Instrument Prepared by
HAGER WEINBERG AND ASSOCIATES, INC.
 Thomas R. Palbuck of
 Professional Land Surveyors
 Certificate of Authorization No. 6772
 3850 N.W. Boca Raton Blvd. Boca Raton, Florida 33431
 Phone: (561) 395-3600 Fax: (561) 395-2237 E-Mail: hwaljh@bellsouth.net

MELROSE P.U.D. (VENETIAN ISLES) POD E

A Planned Unit Development

Lying in Section 17, Township 45 South, Range 42 East, being a Replat of a portion of Tract "U" of MELROSE P.U.D., as Recorded in Plat Book 85 at Pages 4 thru 13 of the Public Records of Palm Beach County, Florida. Palm Beach County, Florida



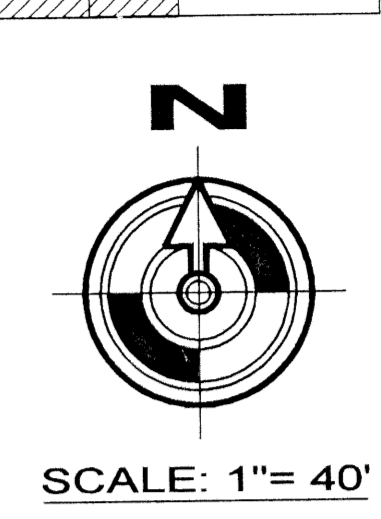
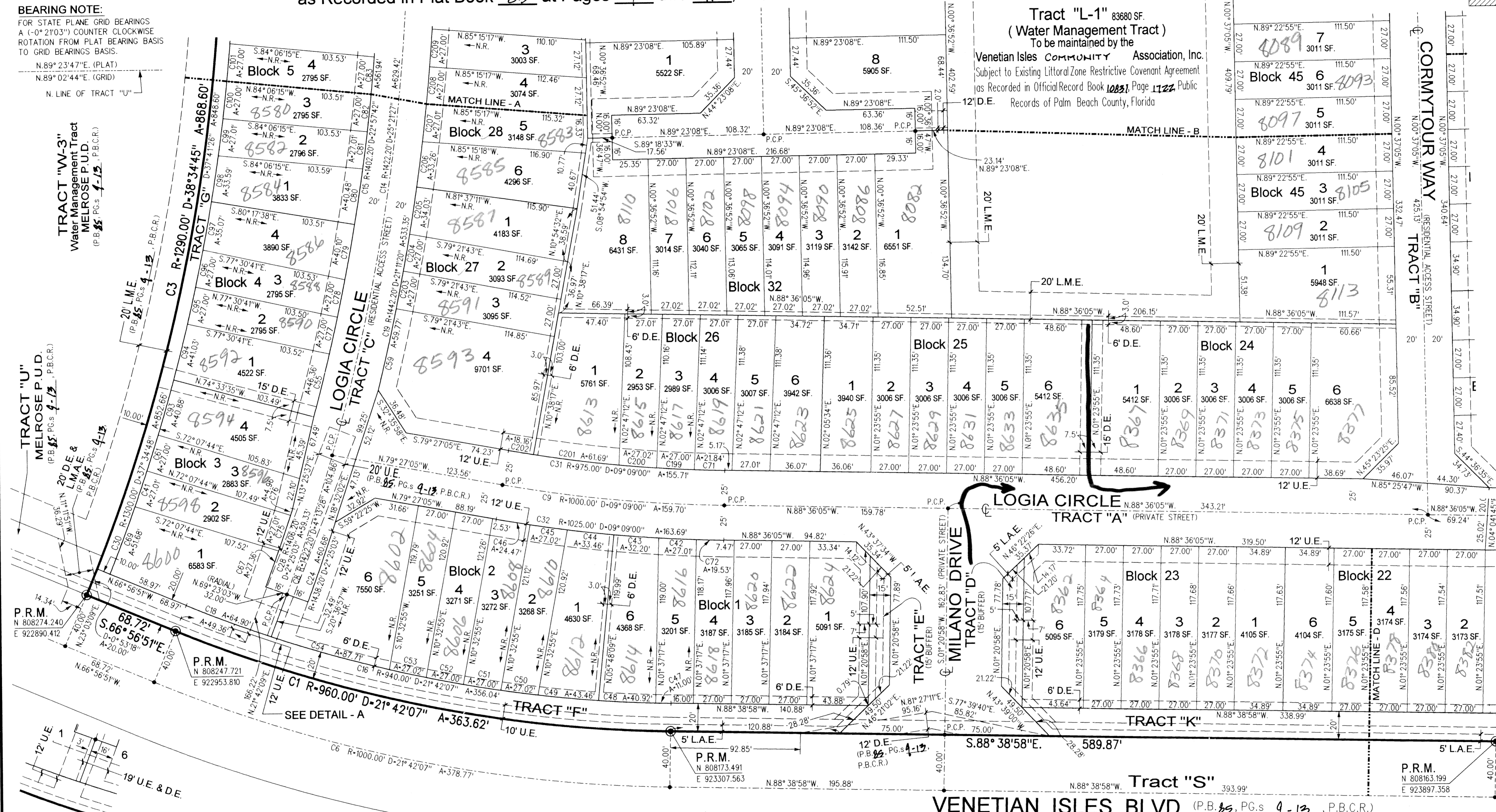
State of Florida
 County of Palm Beach ss

This Plat was Filed for Record
 at _____ this _____ day
 of _____ 1999.
 and Duly Recorded in Plat Book
 _____ on Page _____
 thru Page _____

Dorothy H. Wilken, Clerk
 By: _____ D.C.

BEARING NOTE:
 FOR STATE PLANE GRID BEARINGS
 A (-0°21'03") COUNTER CLOCKWISE
 ROTATION FROM PLAT BEARING BASIS
 TO GRID BEARINGS BASIS.

N 89°23'47"E. (PLAT)
 N 89°02'44"E. (GRID)



- PLAT LEGEND:**
- P.R.M. (C) Denotes Set Permanent Reference Monument (P.R.M.) P.L.S. No. 5061, Unless otherwise shown
 - Denotes Centerline
 - A= Denotes Arc length
 - R= Denotes Radius
 - Δ Denotes Delta (central angle)
 - C= Denotes Curve (refer to Curve Table)
 - P.O.B. Denotes Point of Beginning
 - P.O.C. Denotes Point of Commencement
 - P.B.C.R. Denotes Palm Beach County Records
 - O.R.B. Denotes Official Records Book
 - P.B. Denotes Plat Book
 - P.C.P. Denotes Permanent Control Point
 - N.R. Denotes Non-Radial
 - L.M.E. Denotes Lake Maintenance Easement
 - O.W. Denotes Overhang Easement
 - R.W. Denotes Right-of-Way
 - SEC. Denotes Section
 - Denotes Square Feet
 - D.E. Denotes Drainage Easement
 - U.E. Denotes Utility Easement
 - L.S.E. Denotes Lift Station Easement
 - L.M.A.E. Denotes Lake Maintenance Access Easement
 - L.A.E. Denotes Limited Access Easement

- SURVEYOR'S NOTES:**
- NOTICE: This Plat as recorded in its graphic form, is the Official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat.
 - There may be additional Restrictions that are not Recorded on this Plat that may be found in the Public Records of Palm Beach County, Florida.
 - Bearings shown hereon are based upon an assumed meridian along the North Line Tract "U" of the Plat "MELROSE P.U.D.", recorded in Plat Book 85, Pages 4 thru 13, of the Public Records of Palm Beach County, Florida, having a bearing of North 89°23'47" East.
 - Coordinates shown hereon are based upon the STATE PLANE COORDINATE SYSTEM TRANSVERSE MERCATOR - FLORIDA EAST ZONE, 1983 projection, with the NAD 1990 adjustment.
 - State Plane Bearings when shown are Grid Bearing, Distances shown are Ground Distance. The Scale Factor used is 1.0000232.
 - No Buildings or any kind of construction or trees or shrubs shall be placed on any Easement without prior written approval of all Easement beneficiaries and all applicable County approvals or permits as required for such Encroachments.
 - In those cases where Easements of different types cross or overlap, Drainage Easements shall have First Priority, Utility Easements shall have Second Priority, Access Easements shall have Third Priority and all other Easements shall be subordinate to these with their Priorities determined by the use of rights granted.
 - The Building Setbacks and Site Regulations shall comply with the Approved Master Plan and Current Palm Beach County Zoning Regulations.

CURVE TABLE:

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD / BEARING
C1	960.00	21°42'07"	363.62	179.80 / S.83°41'26"E.
C2	1040.00	09°55'04"	186.60	852.28 / S.03°29'23"W.
C3	1290.00	38°34'45"	868.60	1046.16 / N.03°55'57"E.
C4	2790.00	21°36'43"	1052.38	173.10 / S.71°44'54"E.
C5	1000.00	09°55'04"	173.10	172.88 / N.83°41'26"W.
C6	1000.00	21°42'07"	378.71	376.51 / S.71°44'54"E.
C7	2657.30	02°39'47"	123.51	123.50 / N.02°49'36"E.
C8	1422.20	04°13'28"	104.86	104.84 / N.18°30'13"E.
C9	1000.00	09°09'00"	159.70	159.53 / N.84°01'35"W.
C10	1000.00	09°52'12"	172.26	172.05 / N.83°39'59"W.
C11	2657.30	16°10'36"	750.26	747.17 / N.03°47'54"E.
C12	2657.30	02°39'47"	113.78	113.77 / N.02°49'36"E.
C13	1422.20	04°04'10"	101.01	100.99 / N.18°30'13"E.
C14	1422.20	25°21'27"	629.42	624.30 / N.03°42'46"E.
C15	1406.20	22°57'42"	561.94	558.19 / N.03°58'06"E.
C16	940.00	09°55'04"	163.48	163.25 / N.83°41'26"W.
C17	1060.00	02°35'20"	64.90	64.88 / N.03°47'54"E.
C18	940.00	09°55'04"	163.48	163.25 / N.83°41'26"W.
C19	1442.20	21°11'20"	533.35	530.31 / S.03°29'23"W.
C20	2637.30	14°16'30"	657.07	655.37 / N.03°22'29"E.
C21	2641.30	01°24'02"	64.56	64.56 / N.06°26'04"W.
C22	1406.20	01°38'58"	81.38	81.38 / N.11°22'39"W.
C23	1406.20	02°51'16"	59.33	59.33 / N.19°24'26"E.
C24	1438.20	02°25'03"	60.68	60.68 / S.19°24'26"E.
C25	2641.30	01°40'52"	77.50	77.50 / N.19°24'26"E.
C26	2677.30	01°37'25"	75.86	75.86 / S.13°20'16"W.
C27	2677.30	14°26'21"	674.79	673.01 / N.03°45'19"E.
C28	1406.20	02°51'16"	59.33	59.33 / N.19°24'26"E.
C29	2780.00	21°38'49"	1050.32	1044.08 / N.03°35'34"E.
C30	1300.00	37°34'48"	852.66	837.46 / N.03°06'36"E.
C31	975.00	09°09'00"	155.71	155.54 / S.84°01'35"W.
C32	1025.00	09°09'00"	163.69	163.60 / N.84°01'35"W.
C33	980.00	08°57'40"	117.07	117.00 / N.84°01'35"W.
C34	1020.00	09°52'12"	175.71	175.49 / S.83°39'59"W.
C35	1300.00	03°35'28"	81.48	81.47 / N.13°53'04"W.

TRACT "U" D.
 MELROSE P.U.D.
 (P.B. 85, PG. 4-13, P.B.C.R.)

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD / BEARING
C1	960.00	21°42'07"	363.62	179.80 / S.83°41'26"E.
C2	1040.00	09°55'04"	186.60	852.28 / S.03°29'23"W.
C3	1290.00	38°34'45"	868.60	1046.16 / N.03°55'57"E.
C4	2790.00	21°36'43"	1052.38	173.10 / S.71°44'54"E.
C5	1000.00	09°55'04"	173.10	172.88 / N.83°41'26"W.
C6	1000.00	21°42'07"	378.71	376.51 / S.71°44'54"E.
C7	2657.30	02°39'47"	123.51	123.50 / N.02°49'36"E.
C8	1422.20	04°13'28"	104.86	104.84 / N.18°30'13"E.
C9	1000.00	09°09'00"	159.70	159.53 / N.84°01'35"W.
C10	1000.00	09°52'12"	172.26	172.05 / N.83°39'59"W.
C11	2657.30	16°10'36"	750.26	747.17 / N.03°47'54"E.
C12	2657.30	02°39'47"	113.78	113.77 / N.02°49'36"E.
C13	1422.20	04°04'10"	101.01	100.99 / N.18°30'13"E.
C14	1422.20	25°21'27"	629.42	624.30 / N.03°42'46"E.
C15	1406.20	22°57'42"	561.94	558.19 / N.03°58'06"E.
C16	940.00	09°55'04"	163.48	163.25 / N.83°41'26"W.
C17	1060.00	02°35'20"	64.90	64.88 / N.03°47'54"E.
C18	940.00	09°55'04"	163.48	163.25 / N.83°41'26"W.
C19	1442.20	21°11'20"	533.35	530.31 / S.03°29'23"W.
C20	2637.30	14°16'30"	657.07	655.37 / N.03°22'29"E.
C21	2641.30	01°24'02"	64.56	64.56 / N.06°26'04"W.
C22	1406.20	01°38'58"	81.38	81.38 / N.11°22'39"W.
C23	1406.20	02°51'16"	59.33	59.33 / N.19°24'26"E.
C24	1438.20	02°25'03"	60.68	60.68 / S.19°24'26"E.
C25	2641.30	01°40'52"	77.50	77.50 / N.19°24'26"E.
C26	2677.30	01°37'25"	75.86	75.86 / S.13°20'16"W.
C27	2677.30	14°26'21"	674.79	673.01 / N.03°45'19"E.
C28	1406.20	02°51'16"	59.33	59.33 / N.19°24'26"E.
C29	2780.00	21°38'49"	1050.32	1044.08 / N.03°35'34"E.
C30	1300.00	37°34'48"	852.66	837.46 / N.03°06'36"E.
C31	975.00	09°09'00"	155.71	155.54 / S.84°01'35"W.
C32	1025.00	09°09'00"	163.69	163.60 / N.84°01'35"W.
C33	980.00	08°57'40"	117.07	117.00 / N.84°01'35"W.
C34	1020.00	09°52'12"	175.71	175.49 / S.83°39'59"W.
C35	1300.00	03°35'28"	81.48	81.47 / N.13°53'04"W.

TRACT "A"

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD / BEARING
C1	975.00	01°17'00"	21.84	21.84 / S.06°26'24"W.
C2	1025.00	01°05'29"	19.53	19.53 / N.88°03'21"E.
C3	980.00	00°31'37"	9.01	9.01 / S.04°03'35"W.
C4	1020.00	01°25'25"	25.34	25.34 / N.79°26'36"E.
C5	1406.20	01°06'10"	10.04	10.04 / N.03°20'28"E.
C6	1406.20	00°12'08"	4.96	4.96 / S.01°18'57"W.
C7	1402.20	01°06'12"	27.00	27.00 / N.13°00'11"E.
C8	1402.20	01°06'12"	27.00	27.00 / S.01°11'53"W.
C9	1402.20	01°38'18"	40.10	40.10 / N.10°31'44"E.
C10	1402.20	01°38'18"	40.10	40.10 / N.08°52'58"E.
C11	1402.20	00°46'13"	27.01	27.01 / N.01°30'14"E.
C12	1402.20	01°06'12"	27.00	27.00 / N.06°24'01"E.
C13	1402.20	01°06'12"	27.00	27.00 / S.05°17'49"W.
C14	1402.20	01°06'14"	27.01	27.01 / N.04°11'37"E.
C15	1402.20	01°06'14"	27.01	27.01 / S.02°47'52"W.
C16	1402.20	01°06'14"	27.01	27.01 / N.01°06'44"E.
C17	1402.20	01°06'12"	27.00	27.00 / N.01°12'53"W.
C18	1402.20	01°06'12"	27.00	27.00 / N.01°52'05"W.
C19	1402.20	01°06'12"	27.00	27.00 / N.02°29'17"E.
C20	1402.20	01°06'14"	27.01	27.01 / N.01°06'44"E.
C21	1402.20	01°06'12"	27.00	27.00 / N.01°18'44"E.
C22	1402.20	01°06'12"	27.00	27.00 / N.01°52'05"W.
C23	1402.20	01°06'12"	27.00	27.00 / N.01°18'44"E.
C24	1402.20	01°06'14"	27.01	27.01 / N.01°06'44"E.
C25	1402.20	01°06'12"	27.00	27.00 / N.01°18'44"E.
C26	1402.20	01°06'12"	27.00	27.00 / N.01°52'05"W.
C27	1402.20	01°06'12"	27.00	27.00 / N.01°18'44"E.
C28	1402.20	01°06'14"	27.01	27.01 / N.01°06'44"E.
C29	1402.20	01°06'12"	27.00	27.00 / N.01°18'44"E.
C30	1402.20	01°06'12"	27.00	27.00 / N.01°52'05"W.
C31	1402.20	01°06'12"	27.00	27.00 / N.01°18'44"E.
C32	1402.20	01°06'14"	27.01	27.01 / N.01°06'44"E.
C33	1402.20	01°06'12"	27.00	27.00 / N.01°18'44"E.
C34	1402.20	01°06'12"	27.00	27.00 / N.01°52'05"W.
C35	1402.20	01°06'12"	27.00	27.00 / N.01°18'44"E.

TRACT "B"

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD / BEARING
C1	1300.00	01°11'24"	27.00	27.00 / S.06°26'24"W.
C2	1300.00	01°11'24"	27.00	27.00 / N.05°15'00"E.
C3	1300.00	01°11'24"	27.00	27.00 / N.04°03'35"W.
C4	1300.00	01°30'25"	34.19	34.19 / N.02°47'54"E.
C5	1300.00	01°11'24"	27.00	27.00 / N.01°12'12"E.
C6	1300.00	01°11'24"	27.00	27.00 / S.00°08'45"E.
C7	1300.00	01°11'24"	27.00	27.00 / S.01°20'10"E.
C8	1300.00	01°11'24"	27.00	27.00 / S.01°31'34"E.
C9	1300.00	01°30'25"	34.19	34.19 / N.02°47'54"E.
C10	1300.00	01°30'25"	34.22	34.22 / S.06°34'25"E.
C11	1300.00	01°11'24"	27.00	27.00 / S.01°07'55"E.
C12	1300.00	00°45'22"	36.69	36.69 / N.06°51'12"W.
C13	1300.00	00°33'23"	27.00	27.00 / S.06°11'47"E.
C14	1300.00	00°33'23"	27.00	27.00 / N.05°05'00"E.
C15	1300.00	00°33'23"	27.00	27.00 / N.01°06'44"E.
C16	1300.00	00°33'23"	27.00	27.00 / N.01°18'44"E.
C17	1300.00	00°46'28"	37.58	37.58 / S.05°17'49"W.
C18	1300.00	00°46'14"	37.39	37.39 / N.03°05'19"W.
C19	1300.00	00°33'23"	27.00	27.00 / N.01°06'44"E.
C20	1300.00	00°33'23"	27.00	27.00 / N.01°18'44"E.
C21	1300.00	00°33'23"	27.00	27.00 / N.01°52'05"W.
C22	1300.00	00°33'23"	27.00	27.00 / N.01°18'44"E.
C23	1300.00	00°33'23"	27.00	27.00 / N.01°52'05"W.
C24	1300.00	00°33'23"	27.00	27.00 / N.01°18'44"E.
C25	1300.00	00°33'23"	27.00	27.00 / N.01°52'05"W.
C26	1300.00	00°33'23"	27.00	27.00 / N.01°18'44"E.
C27	1300.00	00°33'23"	27.00	27.00 / N.01°52'05"W.
C28	1300.00	00°33'23"	27.00	27.00 / N.01°18'44"E.
C29	1300.00	00°33'23"	27.00	27.00 / N.01°52'05"W.
C30	1300.00	00°33'23"	27.00	27.00 / N.01°18'44"E.
C31	1300.00	00°33'23"	27.00	27.00 / N.01°52'05"W.
C32	1300.00	00°33'23"	27.00	27.00 / N.01°18'44"E.
C33	1300.00	00°33'23"	27.00	27.00 / N.01°52'05"W.
C34	1300.00	00°33'23"	27.00	27.00 / N.01°18'44"E.
C35	1300.00	00°33'23"	27.00	27.00 / N.01°52'05"W.

TRACT "C"

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD / BEARING
C1	1300.00	01°11'24"	27.00	27.00 / S.06°26'24"W.
C2	1300.00	01°11'24"	27.00	27.00 / N.05°15'00"E.
C3	1300.00	01°11'24"	27.00	27.00 / N.04°03'35"W.
C4	1300.00	01°30'25"	34.19	34.19 / N.02°47'54"E.
C5	1300.00	01°11'24"		