

This Instrument Prepared by
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HAGER WEINBERG AND ASSOCIATES, INC.
Professional Land Surveyors
Certificate of Authorization No. 6772
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MELROSE P.U.D. (VENETIAN ISLES) POD F

1255-007

167

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 9 thru 13, of the Public Records of Palm Beach County, Florida.
Palm Beach County, Florida

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 replanted 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, Page 9 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. The Scale Factor used is 1.0000232.
- State Plane Bearings when shown are Grid Bearing, Distances shown are Ground Distances.
- 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 Plat Beach County Zoning Regulations.

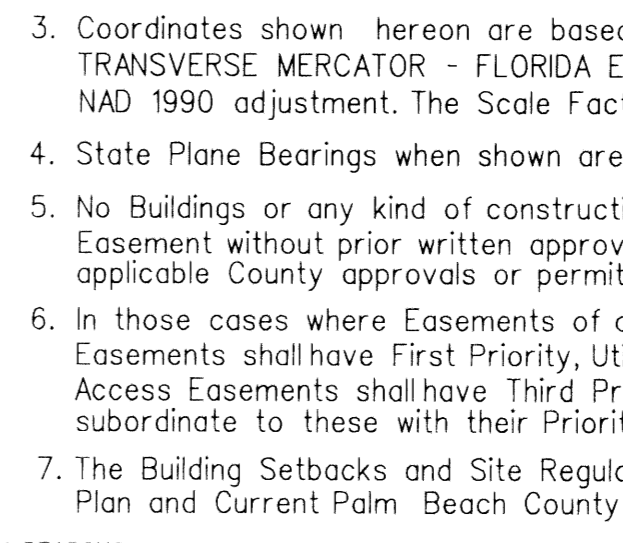
State of Florida
County of Palm Beach
This Plat was Filed for Record
at this _____ day
of _____ 1999.
and Duly Recorded in Plat Book
_____ on Pages
_____ and
Dorothy H. Wilken, Clerk
By: _____ D.C.

Sheet 3 of 3 Sheets

- ### PLAT LEGEND:
- P.R.M. 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
 - D= Denotes Delta (central angle)
 - C1 Denotes Curve (refer to Curve Table)
 - P.O.B. Denotes Point of Beginning
 - P.O.C. Denotes Point of Commencement
 - P.O.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.E. Denotes Overhang Easement
 - R/W Denotes Right-of-Way
 - SEC. Denotes Section
 - S.F. Denotes Square Feet
 - D.E. Denotes Drainage Easement
 - L.E. Denotes Lift Station Easement
 - L.S.E. Denotes Lift Station Easement
 - L.M.A.E. Denotes Lake Maintenance Access Easement
 - L.A.E. Denotes Limited Access Easement

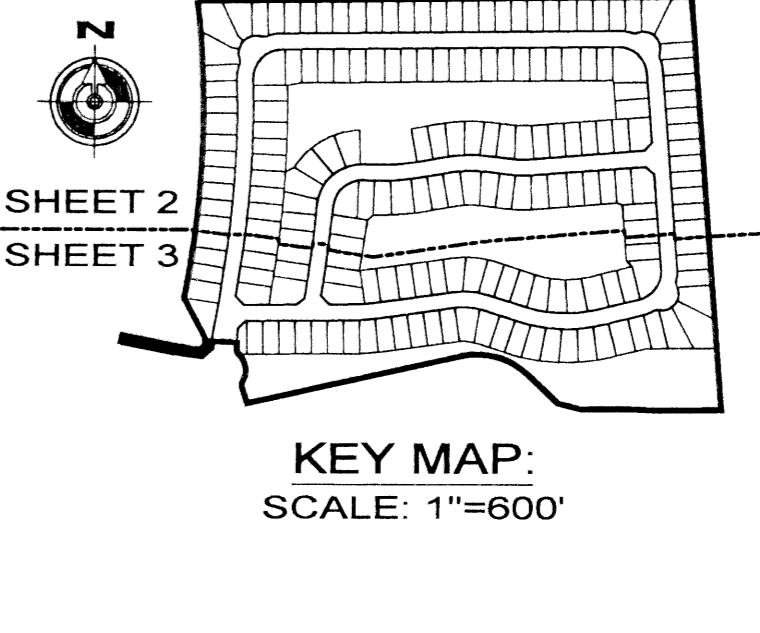
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD / BEARING
C1	960.00'	05°12'22"	87.23'	87.20' / S.81°20'05"E
C2	70.00'	73°55'11"	90.31'	84.18' / N.07°54'38"W
C3	2950.00'	18°08'05"	933.71'	929.82' / N.02°13'12"E
C4	940.00'	04°40'36"	76.73'	76.71' / S.81°04'12"E
C5	25.00'	06°49'35"	20.43'	19.87' / S.21°27'26"E
C6	25.00'	06°49'35"	20.43'	19.87' / S.21°27'26"E
C7	2300.00'	56°20'12"	226.15'	217.15' / S.74°25'36"E
C8	1000.00'	09°18'44"	162.53'	162.35' / S.83°23'16"E
C9	3081.20'	10°35'32"	569.62'	568.81' / N.03°20'12"E
C10	3343.60'	03°38'38"	212.64'	212.61' / N.06°48'39"E
C11	805.00'	13°03'12"	183.40'	183.00' / N.86°42'50"E
C12	530.00'	07°20'46"	67.95'	67.91' / N.85°43'24"E
C13	215.00'	25°59'56"	97.56'	96.72' / S.84°57'01"E
C14	115.00'	80°26'49"	161.47'	148.53' / N.35°46'35"E
C15	465.00'	32°02'57"	260.10'	256.73' / S.87°58'32"E
C16	300.00'	16°21'49"	57.58'	57.50' / N.88°26'53"W
C17	420.00'	16°21'49"	135.95'	119.54' / N.88°26'53"W
C18	115.00'	86°09'24"	172.93'	157.09' / S.47°31"E
C19	115.00'	88°15'06"	177.13'	160.13' / N.49°06'53"E
C20	115.00'	91°21'21"	183.36'	164.55' / N.43°43'06"E
C21	3056.20'	10°35'32"	565.00'	564.20' / N.03°20'12"E
C22	3106.20'	10°35'32"	574.25'	573.43' / S.03°20'12"W
C23	3318.60'	03°38'38"	211.05'	211.02' / N.06°48'39"E
C24	3368.60'	03°38'38"	214.23'	214.20' / S.06°48'39"W
C25	53.00'	127°37'58"	118.06'	95.12' / N.43°43'06"E
C26	25.00'	38°42'55"	16.89'	16.57' / N.88°10'38"E
C27	53.00'	127°37'58"	118.06'	95.12' / S.47°31"E
C28	25.00'	38°42'55"	16.89'	16.57' / S.03°20'12"W
C29	830.00'	13°03'12"	189.09'	186.58' / N.86°42'50"E
C30	800.00'	13°03'12"	177.70'	177.32' / N.86°42'50"E
C31	505.00'	07°20'46"	64.75'	64.70' / N.85°43'24"E
C32	555.00'	07°20'46"	71.16'	71.11' / S.85°43'24"W
C33	190.00'	25°59'56"	86.22'	85.48' / N.84°57'01"E
C34	240.00'	25°59'56"	108.90'	107.97' / S.84°57'01"E
C35	440.00'	32°02'57"	246.12'	242.92' / S.87°58'32"E
C36	490.00'	32°02'57"	274.09'	270.53' / N.87°58'32"E
C37	140.00'	14°17'53"	34.94'	34.85' / S.68°51'04"W
C38	90.00'	80°26'49"	126.37'	116.24' / N.35°46'35"E
C39	53.00'	127°37'58"	118.06'	95.12' / S.47°31"E
C40	140.00'	15°56'48"	38.80'	38.84' / S.03°20'12"W
C41	25.00'	38°42'55"	16.89'	16.57' / S.03°20'12"W
C42	25.00'	38°42'55"	16.89'	16.57' / S.81°03'35"E
C43	275.00'	10°59'53"	52.79'	52.71' / N.88°56'53"E
C44	325.00'	10°59'53"	62.38'	62.29' / N.88°56'53"E
C45	395.00'	16°21'49"	112.81'	112.43' / S.88°26'53"W
C46	445.00'	16°21'49"	127.09'	126.66' / N.88°26'53"W
C47	90.00'	86°09'24"	135.33'	122.94' / N.47°31"E
C48	140.00'	17°58'37"	43.93'	43.75' / N.81°36'54"E
C49	25.00'	38°42'55"	16.89'	16.57' / N.88°10'38"E
C50	140.00'	17°58'37"	43.93'	43.75' / S.13°26'08"E
C51	140.00'	88°15'06"	215.64'	194.95' / N.49°06'53"E
C52	90.00'	88°15'06"	138.63'	125.32' / S.49°06'53"W
C53	90.00'	91°21'21"	143.50'	128.78' / S.43°43'06"E

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD / BEARING
C109	2950.00'	00°58'16"	50.00'	50.00' / S.00°28'56"E
C110	2950.00'	01°16'38"	65.75'	65.75' / N.00°40'31"E
C111	3056.20'	01°16'38"	68.12'	68.12' / S.00°40'31"W
C112	3056.20'	00°58'16"	51.80'	51.80' / S.01°47'58"W
C113	2950.00'	00°58'16"	50.00'	50.00' / N.01°47'58"E
C114	2950.00'	00°58'16"	50.00'	50.00' / S.02°46'14"W
C115	3056.20'	00°58'16"	51.80'	51.80' / S.03°44'30"W
C116	3056.20'	00°58'16"	51.80'	51.80' / S.04°42'46"W
C117	2950.00'	00°58'16"	50.00'	50.00' / N.04°42'46"E
C118	2950.00'	00°58'16"	50.00'	50.00' / S.03°44'30"W
C119	3056.20'	00°58'16"	51.80'	51.80' / S.04°42'46"W
C120	3056.20'	00°58'16"	51.80'	51.80' / S.05°41'03"W
C121	2950.00'	00°58'16"	50.00'	50.00' / S.06°39'19"W
C122	3056.20'	00°58'16"	51.80'	51.80' / N.06°39'19"E
C123	3056.20'	00°58'16"	51.80'	51.80' / N.07°37'35"E
C124	2950.00'	00°58'16"	50.00'	50.00' / S.07°37'35"W
C125	3106.20'	00°43'23"	39.20'	39.20' / N.08°16'16"E
C126	3106.20'	00°43'23"	39.20'	39.20' / N.08°16'16"E
C127	3124.40'	00°55'15"	51.63'	51.63' / S.06°31'42"W
C128	3212.40'	00°55'15"	51.63'	51.63' / S.06°31'42"W
C129	53.00'	46°03'11"	42.60'	41.46' / N.76°03'00"E
C130	3106.20'	00°55'15"	49.93'	49.93' / N.07°26'57"E
C131	3106.20'	00°55'15"	49.93'	49.93' / N.07°26'57"E
C132	3212.40'	00°55'15"	51.63'	51.63' / S.05°36'27"W
C133	53.00'	46°03'11"	42.60'	41.46' / N.07°26'57"E
C134	53.00'	46°03'11"	43.16'	41.98' / N.01°03'49"E
C135	140.00'	12°13'08"	29.86'	29.80' / S.05°23'25"W
C136	53.00'	10°21'26"	1.24'	1.24' / N.80°15'11"W
C137	3212.40'	00°55'15"	51.63'	51.63' / S.04°41'11"W
C138	3106.20'	00°55'15"	49.93'	49.93' / S.05°36'27"E
C139	3106.20'	00°55'15"	49.93'	49.93' / S.04°41'11"E
C140	3212.40'	00°55'15"	51.63'	51.63' / S.03°45'56"W
C141	3106.20'	00°55'15"	49.93'	49.93' / S.03°45'56"W
C142	3212.40'	00°55'15"	51.63'	51.63' / S.01°55'25"E
C143	3106.20'	00°55'15"	49.93'	49.93' / S.02°50'41"W
C144	3106.20'	00°55'15"	49.93'	49.93' / S.01°00'10"E
C145	3212.40'	00°55'15"	51.63'	51.63' / S.01°00'10"E
C146	3106.20'	00°55'15"	49.93'	49.93' / S.01°00'10"E
C147	3212.40'	00°55'15"	51.63'	51.63' / S.00°03'51"E
C148	3106.20'	00°55'15"	49.93'	49.93' / S.00°03'51"E
C149	3106.20'	00°55'15"	49.93'	49.93' / S.01°06'59"E
C150	3106.20'	00°55'15"	49.93'	49.93' / S.01°06'59"E
C151	25.00'	45°05'47"	19.68'	19.67' / N.20°35'31"E
C152	300.00'	13°10'19"	68.97'	68.82' / N.83°37'21"E
C153	2950.00'	01°14'00"	63.50'	63.49' / N.10°40'15"E
C154	240.00'	11°30'53"	48.23'	48.15' / S.85°42'30"E
C155	395.70'	02°53'38"	47.26'	47.26' / N.81°38'03"E
C156	500.00'	00°21'55"	51.91'	51.91' / S.89°42'27"E
C157	124.50'	02°23'46"	5.21'	5.19' / S.83°14'54"W
C158	300.00'	07°44'28"	40.53'	40.50' / S.85°55'15"W
C159	334.30'	01°14'50"	7.28'	7.28' / S.72°34'28"E
C160	595.70'	04°35'15"	47.70'	47.68' / N.74°14'41"E



BEARING NOTE:

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



Subdivision: MELROSE PUD
Block: 85
Flood Zone: B
Quadrant: 49
SE: 82-40
TAZ: 1029
PUD NAME: MELROSE PUD

