

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

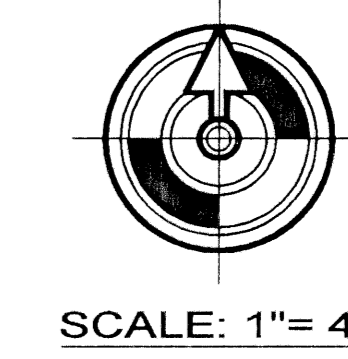
A Planned Unit Development

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

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)

130

State of Florida ss
 County of Palm Beach
 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.



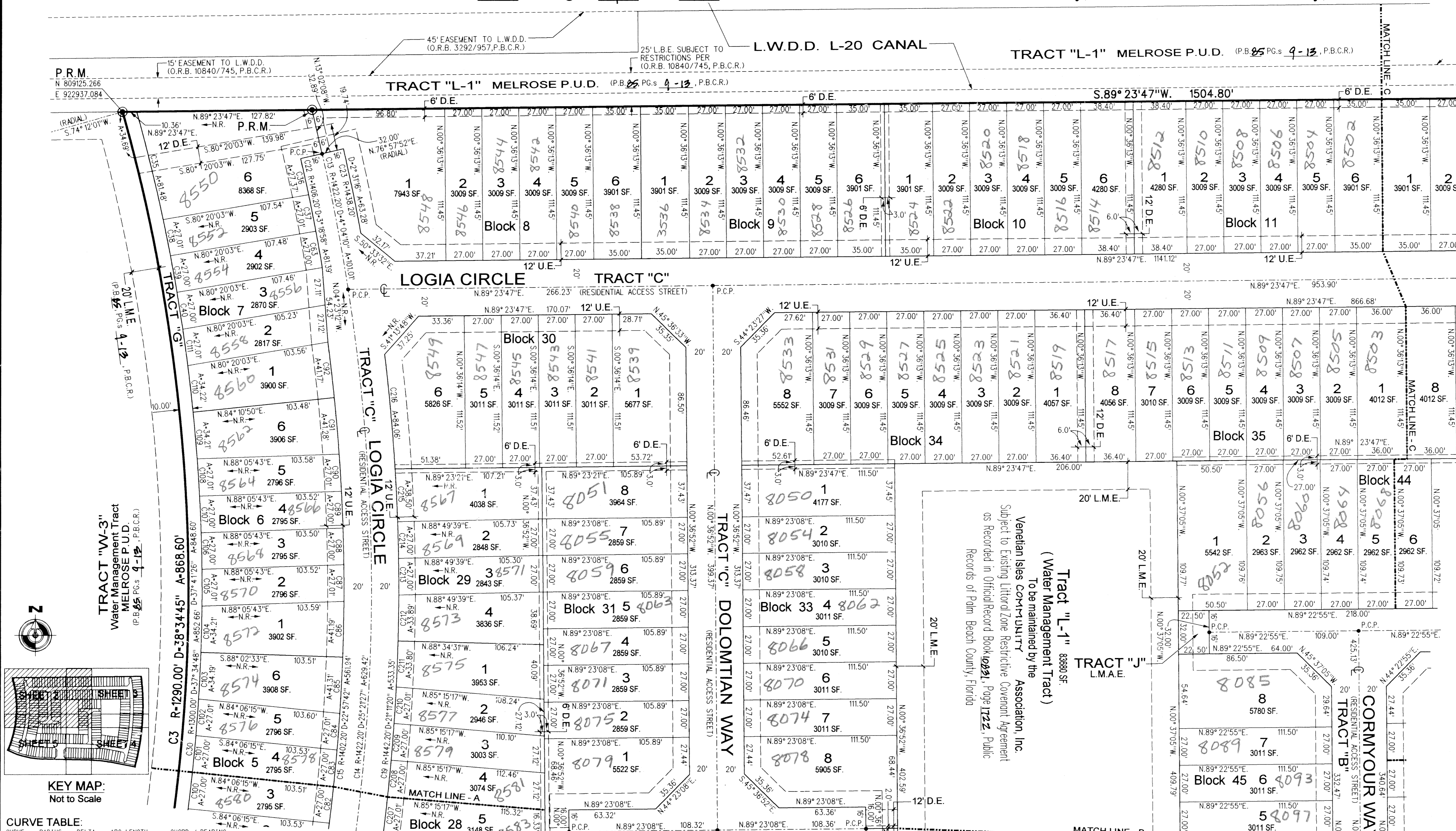
SCALE: 1" = 40'

- PLAT LEGEND:**
- P.R.M. (C) Denotes Set Permanent Reference Monument (P.R.M.) P.L.S. No. 5061, Unless otherwise shown
 - CL Denotes Centerline
 - AR Denotes Arc Length
 - R Denotes Radius
 - DL 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.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.P 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
 - 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:

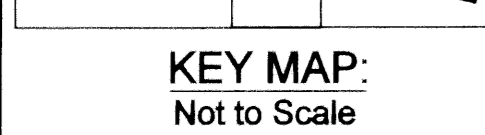
- NOTICE: This Plat as recorded in its graphic form, is the Official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat.
- Bearings shown hereon are based upon an assumed meridian along the North Line Tract "U" of the Plat "MELROSE P.U.D.", recorded in Plat Book 85, Pages 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.
- 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	RADIUS	DELTA	ARC LENGTH	CHORD / BEARING
C1	960.00	01°42'07"	363.62	719.80 / S.77°47'54"E.
C2	1040.00	09°55'04"	180.02	852.28 / S.03°31'26"E.
C3	1290.00	39°34'45"	668.60	1046.16 / N.03°35'57"E.
C4	2190.00	21°36'43"	1052.38	172.88 / N.83°41'26"W.
C5	1000.00	09°55'04"	173.10	172.88 / N.83°41'26"W.
C6	1000.00	21°42'07"	378.77	376.51 / S.77°47'54"E.
C7	2657.30	02°39'47"	123.51	123.50 / N.12°49'36"E.
C8	1422.20	04°13'28"	104.86	104.84 / N.18°30'13"E.
C9	1000.00	09°55'04"	173.10	159.53 / N.03°42'29"E.
C10	1000.00	09°55'12"	172.26	172.05 / N.83°39'59"E.
C11	2657.30	16°10'36"	750.26	747.17 / N.05°24'25"E.
C12	2657.30	02°27'11"	113.78	113.77 / N.10°55'24"E.
C13	1422.20	04°10'10"	101.01	100.99 / N.11°00'03"E.
C14	1422.20	25°21'27"	629.42	624.20 / N.03°42'46"E.
C15	1402.20	22°45'07"	561.94	558.15 / N.03°58'06"E.
C16	940.00	21°42'07"	356.04	353.92 / S.77°47'54"E.
C17	1060.00	09°55'04"	183.48	183.25 / N.83°41'26"W.
C18	940.00	03°57'20"	64.90	64.88 / S.68°55'31"E.
C19	1442.20	21°11'20"	533.35	530.31 / S.03°39'29"E.
C20	2637.30	14°16'30"	657.07	655.37 / N.03°42'29"E.
C21	2637.30	01°24'02"	64.56	64.56 / N.06°26'04"E.
C22	1402.20	03°18'58"	81.39	81.38 / N.11°22'39"E.
C23	1438.20	02°31'16"	63.28	63.28 / N.11°46'30"E.
C24	1438.20	02°25'03"	60.68	60.68 / S.19°24'26"E.
C25	2641.30	01°40'52"	71.50	71.50 / N.03°42'29"E.
C26	2677.30	01°37'25"	75.86	75.86 / S.13°20'16"W.
C27	2677.30	14°26'27"	674.79	673.01 / S.03°45'19"W.
C28	1406.20	02°25'03"	59.33	59.33 / N.19°24'26"E.
C29	2780.00	21°38'49"	1050.32	1044.08 / S.03°35'34"E.
C30	1300.00	37°54'48"	852.66	837.46 / N.03°06'36"E.
C31	975.00	09°09'00"	155.71	155.54 / S.84°01'35"E.
C32	1025.00	09°09'00"	163.69	163.52 / N.84°01'35"W.
C33	980.00	06°50'40"	117.07	117.00 / N.82°09'13"W.
C34	1020.00	09°52'12"	175.71	175.49 / S.83°39'59"E.
C35	1300.00	03°55'28"	81.48	81.47 / N.13°53'04"W.



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SUBDIVISION Melrose PUD
 BOOK 85 PAGE 130
 FLOOD ZONE 6 FLOOD MAP # 185A
 QUAD # 41 ZONING RT15E
 SE 85-40 ZIP CODE 33437
 TAZ 1924
 PUD NAME: Melrose



Tract "L-1" (Water Management Tract)
 To be maintained by the
 Venetian Isles Community Association, Inc.
 Subject to Existing Local Zone Restrictive Covenant Agreement
 as Recorded in Official Record Book 10221, Page 1722, Public
 Records of Palm Beach County, Florida