

# MELROSE P.U.D. (VENETIAN ISLES) - PARCEL D

0255-005

137

A PORTION OF A PLANNED UNIT DEVELOPMENT  
 LYING IN SECTION 17, TOWNSHIP 45 SOUTH, RANGE 42 EAST,  
 BEING THE REPLAT OF A PORTION OF TRACT "U" AND TRACT "L-1" AND ALL OF TRACT "W-3", MELROSE P.U.D. (VENETIAN ISLES),  
 AS RECORDED IN PLAT BOOK 85, PAGES 9 THRU 13, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

FD. ADR BRASS DISK/C.M.  
 STAMPED PBF 51  
 N=809079.9330  
 E=918485.0350

FD. ADR BRASS DISK/C.M.  
 STAMPED PBF 52  
 N=809123.9110  
 E=920958.4950

FD. ADR BRASS DISK/C.M.  
 STAMPED PBF 53  
 N=803725.7110  
 E=918315.0910

STATE OF FLORIDA SS  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR RECORD AT \_\_\_\_\_  
 M. THIS DAY OF \_\_\_\_\_ 19\_\_\_\_  
 AND DULY RECORDED IN PLAT BOOK NO. \_\_\_\_\_  
 ON PAGE \_\_\_\_\_  
 DOROTHY H. WILKEN,  
 CLERK OF THE CIRCUIT COURT  
 BY \_\_\_\_\_ D.C.

MELROSE PARK SECTION I  
 (PLAT BOOK 41, PAGES 22-26)

SHEET 2 OF 3

THE EAST 29' OF TRACTS 1 AND 31, BLOCK 45  
 PALM BEACH FARMS COMPANY PLAT NO. 3  
 RIGHT-OF-WAY PER O.R.B. 3775, PAGE 1104

LYONS ROAD

50' RIGHT-OF-WAY, PALM BEACH FARMS COMPANY  
 PLAT NO. 3 (PLAT BOOK 2, PAGES 45-54)

THE WEST 29' OF TRACTS 11 AND 12, BLOCK 46  
 PALM BEACH FARMS COMPANY PLAT NO. 3  
 RIGHT-OF-WAY PER O.R.B. 3775, PAGE 1104

EAST RIGHT-OF-WAY PER O.R.B. 3775, PAGE 1104

TRACT "L-1"

10' U.E. (PLAT BOOK 85, PAGES 9-13)

50' L.B.

VIA TUSCANY DRIVE

(TRACT "S")

TRACT "W-2"  
 WATER MANAGEMENT TRACT  
 TO BE MAINTAINED BY VENETIAN ISLES COMMUNITY  
 ASSOCIATION, INC. SUBJECT TO EXISTING LITTORAL  
 ZONE RESTRICTIVE COVENANT AGREEMENT AS  
 RECORDED IN O.R.B. 10831, PAGES 1722-1782, PUBLIC  
 RECORDS OF PALM BEACH COUNTY, FLORIDA.

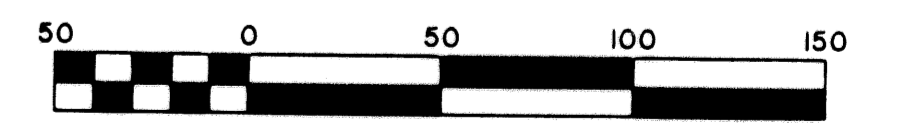
MELROSE P.U.D. (VENETIAN ISLES)  
 (PLAT BOOK 85, PAGES 9-13)

**COORDINATE NOTE:**

STATE PLANE COORDINATES SHOWN ARE GRID DATUM, NAD 83 1990  
 ADJUSTMENT, FLORIDA EAST ZONE, COORDINATE SYSTEM 1983 STATE  
 PLANE, TRANSVERSE MERCATOR PROJECTION  
 LINEAR UNIT = US SURVEY FEET  
 ALL DISTANCES ARE GROUND  
 SCALE FACTOR = 1.0000232  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

N 00°36'13"W (PLAT BEARING) 00°21'03" COUNTERCLOCKWISE ROTATION  
 N 00°57'16"W (GRID BEARING) PLAT TO GRID

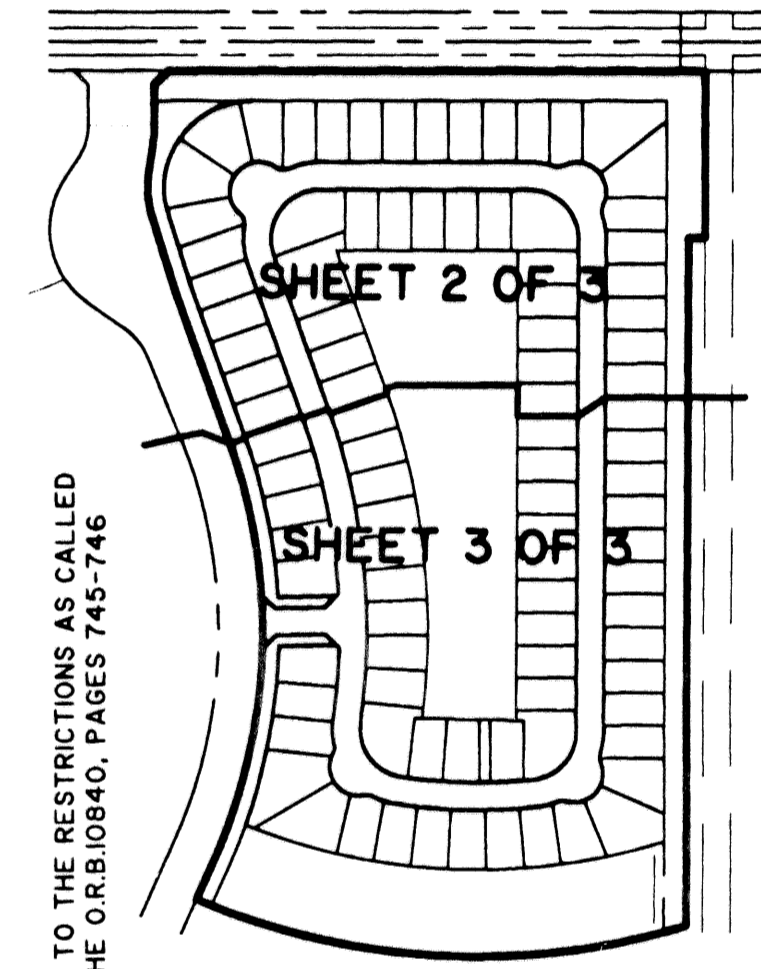
THE EAST RIGHT-OF-WAY LINE OF LYONS ROAD



Scale 1" = 50'

**Landmark Surveying & Mapping Inc.**  
 1850 Forest Hill Boulevard  
 Ph. (561) 433-5405 Suite 100 W.P.B. Florida  
 LB # 4396

MELROSE P.U.D. (VENETIAN ISLES) -  
 PARCEL D



KEY MAP  
 NOT TO SCALE

SUBDIVISION Melrose  
 BOOK 85 PAGE 137 185A  
 FLOOD ZONE 5  
 ZONING RT 15E  
 QUAD # 44  
 SE 82-40  
 TAZ 1029  
 PUD NAME Melrose PUD

25' L.B.  
 SUBJECT TO THE RESTRICTIONS AS CALLED  
 OUT IN THE O.R.B. 10840, PAGES 745-746

15' EASEMENT DEED TO L.W.D.D.  
 (O.R.B. 10840, PAGES 745-746)

15' EASEMENT DEED TO L.W.D.D.  
 (O.R.B. 3292, PAGES 957-959)

N 30' OF TRACT 10, BLOCK 46,  
 PALM BEACH FARMS COMPANY PLAT NO. 3  
 (PLAT BOOK 85, PAGES 45-54)  
 (DEED BOOK 129, PAGE 92)

24-4052 1WS