

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

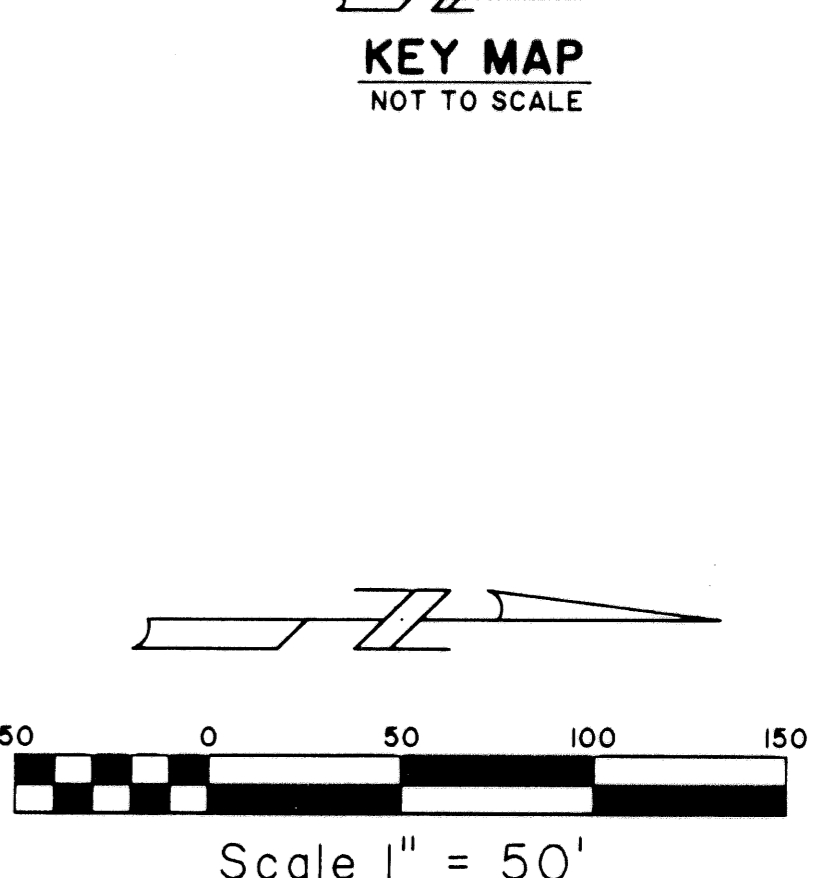
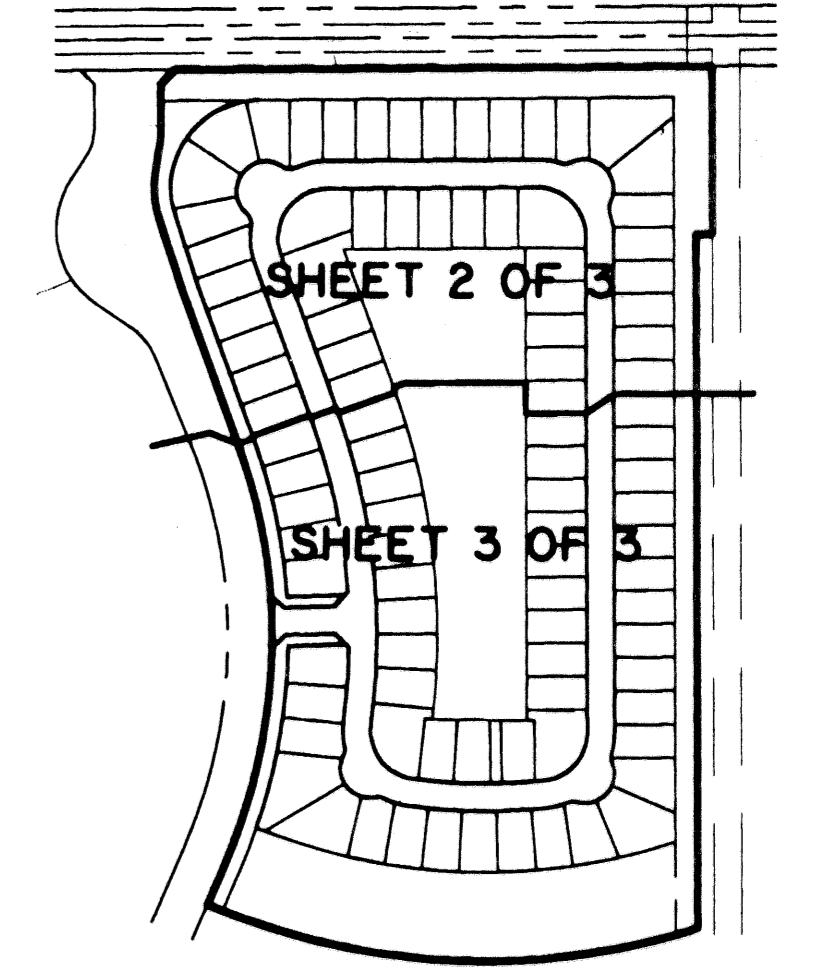
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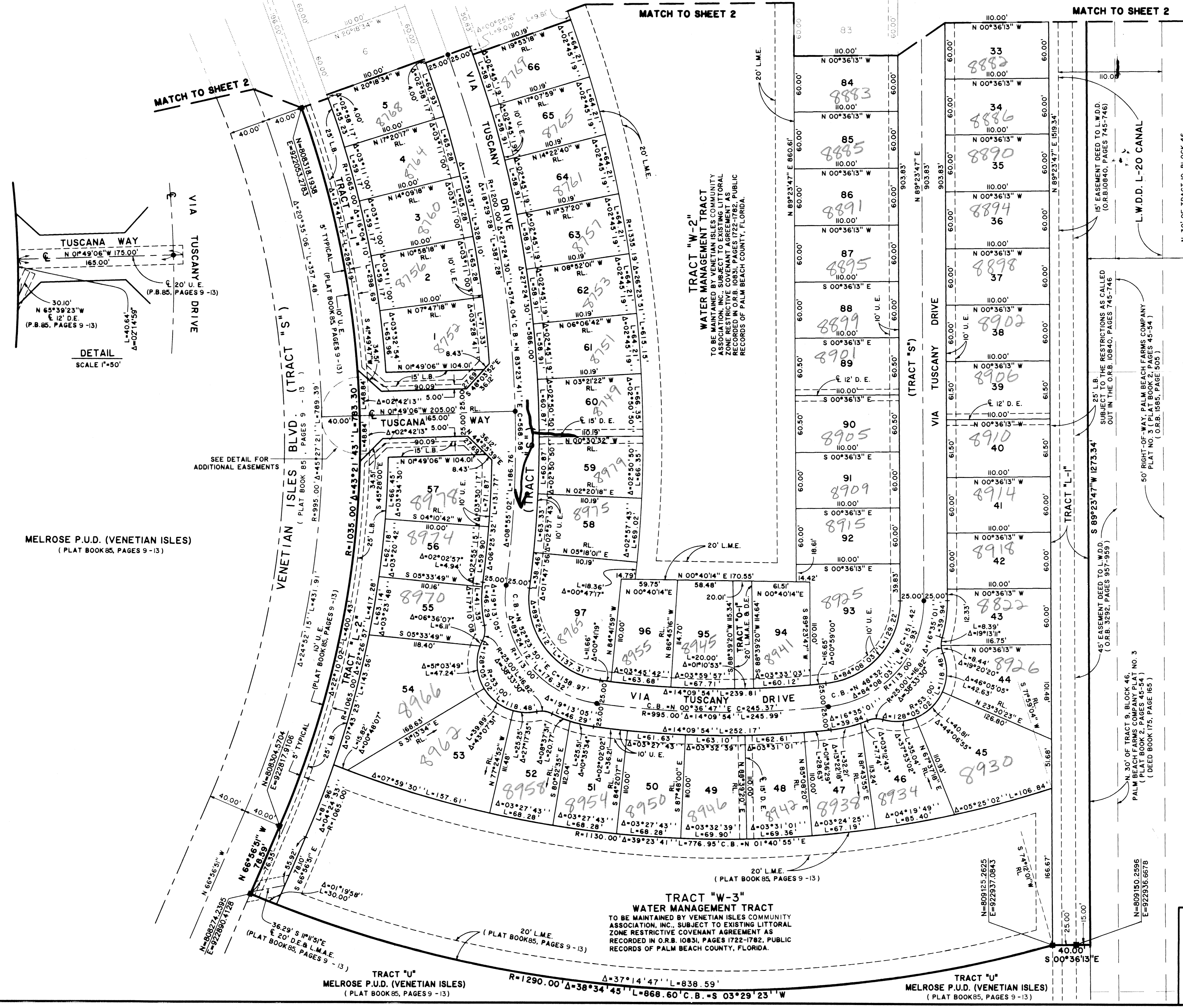
A PORTION OF A PLANNED UNIT DEVELOPMENT
 LYING IN SECTION 17, TOWNSHIP 45 SOUTH, RANGE 42 EAST.
 BEING THE REPLAT OF A PORTION OF TRACT "U" AND TRACT "L-1" AND ALL OF TRACT "W-3", MELROSE P.U.D. (VENETIAN ISLES),
 AS RECORDED IN PLAT BOOK 85, PAGES 9 THRU 13, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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.

SHEET 3 OF 3



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



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.

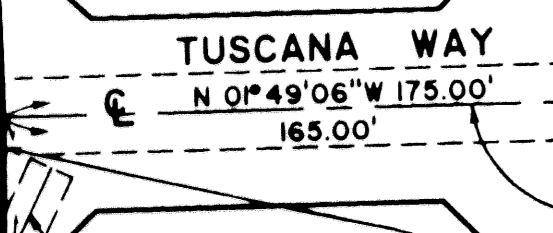
TRACT "W-3"
 WATER MANAGEMENT TRACT
 TO BE MAINTAINED BY VENETIAN ISLES COMMUNITY
 ASSOCIATION, INC. SUBJECT TO EXISTING LITTORAL
 ZONE RESTRICTIVE COVENANT AGREEMENT AS
 RECORDED IN O.R.B. 10831, PAGES 1722-1782, PUBLIC
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MATCH TO SHEET 2

MATCH TO SHEET 2

VIA TUSCANY DRIVE

DETAIL
 SCALE 1"=50'



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

VENETIAN ISLES BLVD. (TRACT "S")

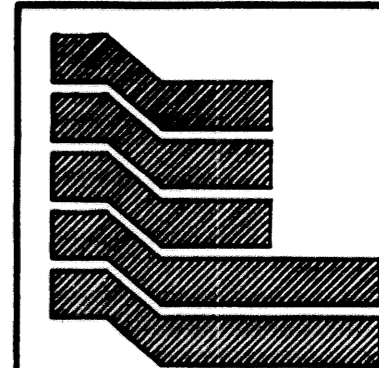
VIA TUSCANY DRIVE (TRACT "S")

TRACT "L-1"

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

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

SUBDIVISION Melrose
 PAGE 138
 BOOK 85
 FLOOD MAP # 1254
 FLOOD ZONE
 QUAD # 419
 ZONING RT-15E
 SE 83-409
 ZIP CODE
 TAZ # 1089
 PLAT NAME Melrose PUD



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

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