

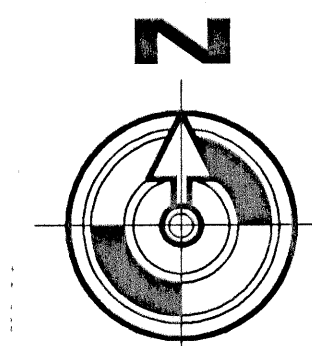
MELROSE P.U.D. (VENETIAN ISLES) POD G

36

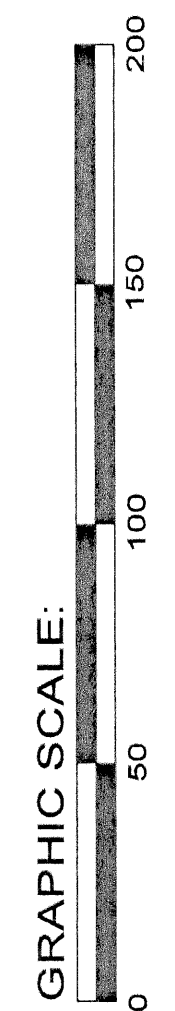
A Planned Unit Development

Lying in Section 17, Township 45 South, Range 42 East, being a Replat of a portion of Tracts "U" and "L-1" of MELROSE P.U.D., as Recorded in Plat Book 85 at Pages 9 through 13, of the Public Records of Palm Beach County, Florida.

Palm Beach County, Florida



SCALE: 1" = 40'

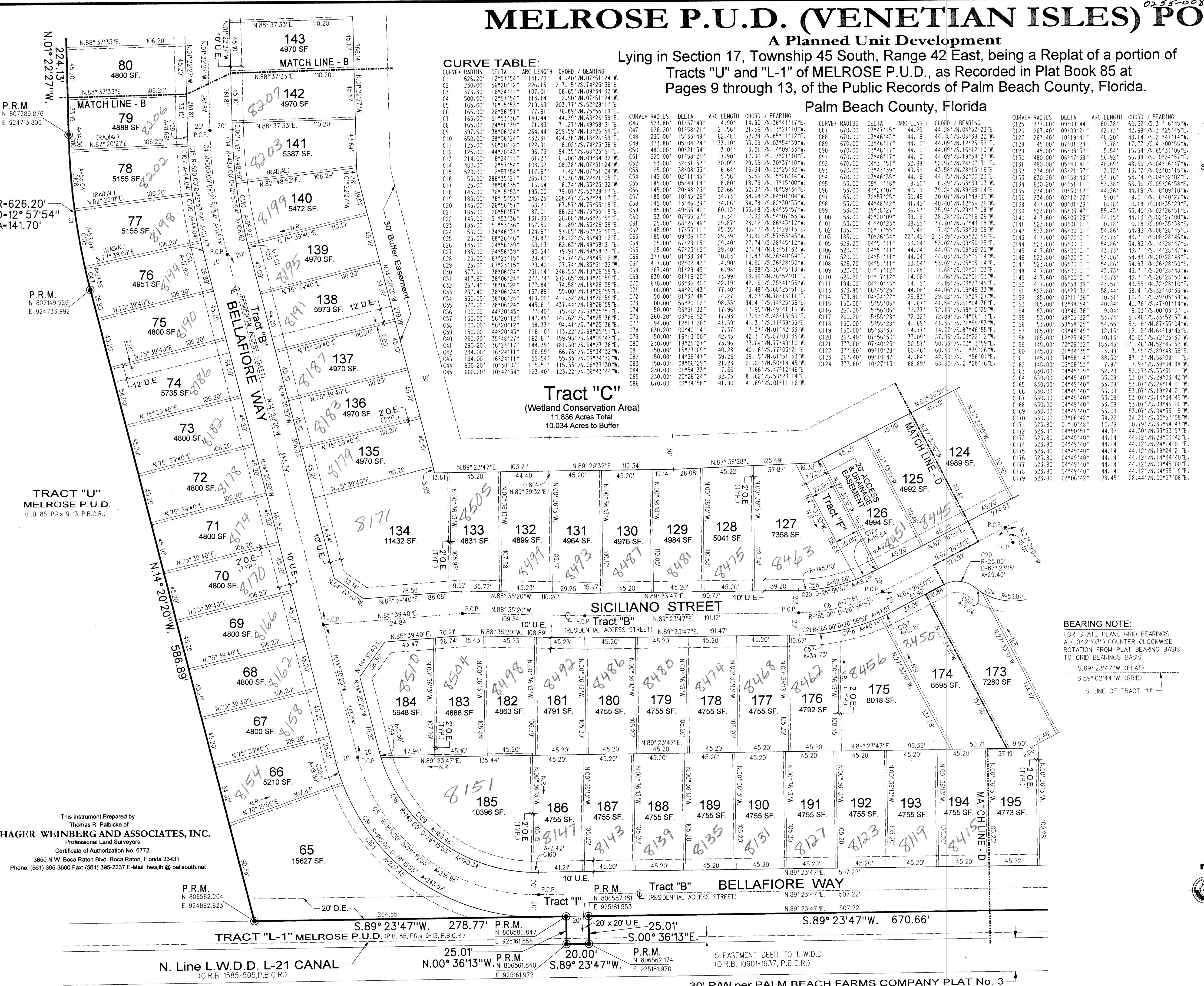


CURVE TABLE:

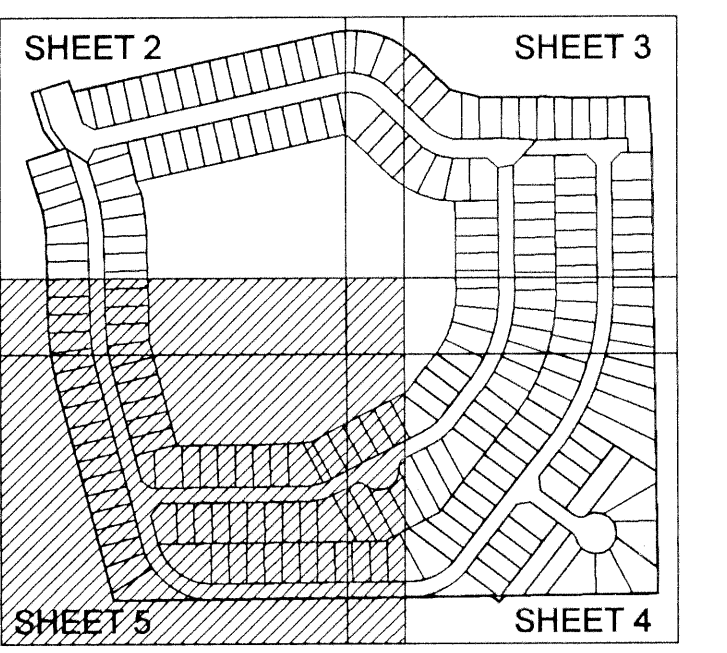
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD / BEARING
C1	628.20'	127.57°	141.40'	N.07°51'24"W
C2	230.00'	56°20'12"	226.15'	N.74°25'36"E
C3	373.80'	16°24'11"	107.01'	N.09°34'32"W
C4	500.00'	12°57'54"	113.14'	N.07°51'24"W
C5	165.00'	76°15'53"	219.53'	N.52°28'11"E
C6	165.00'	26°56'57"	71.81'	N.75°55'19"E
C7	165.00'	51°53'36"	149.44'	N.63°26'59"E
C8	165.00'	24°56'39"	71.83'	N.72°N.49°58'31"E
C9	397.60'	38°06'24"	264.44'	N.82°28'11"E
C10	650.00'	38°06'24"	432.31'	N.82°28'11"E
C11	125.00'	56°20'12"	122.91'	N.102°02'10"E
C12	125.00'	44°20'45"	96.75'	N.94°35'51"E
C13	214.00'	16°24'11"	61.27'	N.06°N.09°34'32"W
C14	480.00'	12°57'54"	108.62'	N.07°51'24"W
C15	520.00'	12°57'54"	117.67'	N.07°51'24"W
C16	53.00'	288°35'21"	265.10'	N.32°28'11"E
C17	25.00'	38°08'35"	16.64'	N.82°28'11"E
C18	145.00'	76°15'53"	246.25'	N.52°28'11"E
C19	145.00'	26°56'57"	61.27'	N.72°N.49°58'31"E
C20	145.00'	51°53'36"	108.62'	N.63°26'59"E
C21	185.00'	26°56'57"	87.01'	N.72°N.49°58'31"E
C22	185.00'	51°53'36"	161.56'	N.63°26'59"E
C23	185.00'	26°56'57"	87.01'	N.72°N.49°58'31"E
C24	53.00'	134°46'31"	124.67'	N.97°55'19"E
C25	25.00'	68°26'46"	29.87'	N.28°12'30"E
C26	145.00'	24°56'39"	61.27'	N.72°N.49°58'31"E
C27	145.00'	51°53'36"	108.62'	N.63°26'59"E
C28	25.00'	67°23'15"	29.40'	N.27°14'32"E
C29	25.00'	67°23'15"	29.40'	N.27°14'32"E
C30	377.60'	38°06'24"	251.14'	N.82°28'11"E
C31	417.60'	38°06'24"	277.74'	N.82°28'11"E
C32	267.40'	38°06'24"	177.84'	N.82°28'11"E
C33	237.40'	38°06'24"	159.00'	N.82°28'11"E
C34	630.00'	38°06'24"	419.00'	N.82°28'11"E
C35	670.00'	38°06'24"	445.61'	N.82°28'11"E
C36	150.00'	44°20'45"	77.40'	N.94°35'51"E
C37	150.00'	56°20'12"	147.89'	N.102°02'10"E
C38	100.00'	56°20'12"	98.33'	N.102°02'10"E
C39	150.00'	44°20'45"	77.40'	N.94°35'51"E
C40	150.00'	56°20'12"	147.89'	N.102°02'10"E
C41	290.00'	36°24'17"	184.39'	N.64°27'38"E
C42	234.00'	16°24'11"	65.99'	N.06°N.09°34'32"W
C43	194.00'	16°24'11"	55.54'	N.06°N.09°34'32"W
C44	630.00'	10°30'37"	115.51'	N.15°35'06"E
C45	660.20'	10°42'34"	123.50'	N.15°35'06"E

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD / BEARING
C46	523.80'	01°37'49"	14.90'	N.49°N.36°41'17"E
C47	626.20'	01°37'49"	21.56'	N.36°41'17"E
C48	230.00'	15°33'49"	62.48'	N.28°12'30"E
C49	373.80'	05°04'24"	33.10'	N.33°09'N.03°54'39"W
C50	480.00'	00°21'34"	3.01'	N.00°N.14°09'33"W
C51	520.00'	01°58'21"	17.90'	N.01°58'21"E
C52	53.00'	32°31'52"	30.09'	N.29°29'N.30°37'10"W
C53	25.00'	38°00'35"	16.64'	N.34°N.33°25'32"E
C54	145.00'	02°11'45"	5.56'	N.02°11'45"E
C55	185.00'	05°49'18"	18.80'	N.05°49'18"E
C56	145.00'	20°48'25"	52.66'	N.20°48'25"E
C57	185.00'	10°45'26"	34.73'	N.34°68'N.84°01'04"W
C58	145.00'	13°46'29"	34.86'	N.13°46'29"E
C59	185.00'	49°35'11"	160.13'	N.55°18'N.64°35'57"E
C60	53.00'	07°55'57"	7.34'	N.07°55'57"E
C61	25.00'	68°26'46"	29.87'	N.28°12'30"E
C62	145.00'	17°55'11"	45.35'	N.17°55'11"E
C63	185.00'	09°06'10"	29.39'	N.09°06'10"E
C64	25.00'	67°23'15"	29.40'	N.27°14'32"E
C65	25.00'	67°23'15"	29.40'	N.27°14'32"E
C66	377.60'	01°38'34"	10.83'	N.01°38'34"E
C67	417.60'	02°02'42"	14.90'	N.49°N.36°28'50"E
C68	267.40'	01°29'45"	6.98'	N.01°29'45"E
C69	630.00'	01°26'20"	13.99'	N.01°26'20"E
C70	670.00'	03°36'30"	42.19'	N.03°36'30"E
C71	100.00'	44°20'45"	77.40'	N.44°20'45"E
C72	150.00'	01°37'48"	4.27'	N.01°37'48"E
C73	100.00'	56°20'12"	98.33'	N.56°20'12"E
C74	150.00'	06°51'33"	17.96'	N.06°51'33"E
C75	260.20'	03°56'52"	17.93'	N.03°56'52"E
C76	194.00'	12°13'26"	41.39'	N.12°13'26"E
C77	630.00'	00°40'14"	7.37'	N.00°N.01°42'33"W
C78	150.00'	16°13'00"	42.45'	N.16°13'00"E
C79	230.00'	18°25'27"	73.96'	N.18°25'27"E
C80	150.00'	15°23'09"	40.28'	N.15°23'09"E
C81	150.00'	14°59'47"	39.26'	N.14°59'47"E
C82	150.00'	08°06'29"	21.23'	N.08°06'29"E
C83	230.00'	01°54'33"	7.66'	N.01°54'33"E
C84	230.00'	02°22'14"	82.05'	N.02°22'14"E
C85	670.00'	03°34'58"	41.90'	N.03°34'58"E

Tract "C" (Wetland Conservation Area) 11.836 Acres Total 10.034 Acres to Buffer



This Instrument Prepared by Thomas R. Palibick of HAGER WEINBERG AND ASSOCIATES, INC. 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: htwajh@bellsouth.net



KEY MAP: Not to Scale

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
- 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.C. Denotes Plat Book
- P.C.P. Denotes Permanent Control Point
- N.R. Denotes Non-Radius
- O.W. Denotes Overhanging Easement
- R.O.E. Denotes Right-of-Way
- SEC. Denotes Section
- S.F. Denotes Square Feet
- D.E. Denotes Drainage Easement
- U.E. Denotes Utility 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 South Line Tract "U" of the Plat of "MELROSE P.U.D.", recorded in Plat Book 85, Pages 9 through 13, of the Public Records of Palm Beach County, Florida, having a bearing of South 89° 23' 47" West.
- Coordinates shown hereon are based upon the STATE PLANE COORDINATE SYSTEM TRANSVERSE MERCATOR - FLORIDA EAST ZONE, 1983 projection, with the NAD 1983 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.

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30' RAW per PALM BEACH FARMS COMPANY PLAT No. 3 (P.B. 2, PG.s 45-54, P.B.C.R.)