

# MELROSE P.U.D. "VENETIAN ISLES" - PARCEL I

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", MELROSE PARK (VENETIAN ISLES), AS  
 RECORDED IN PLAT BOOK 85, PAGES 9 THRU 13, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SHEET 2 OF 6

# 131

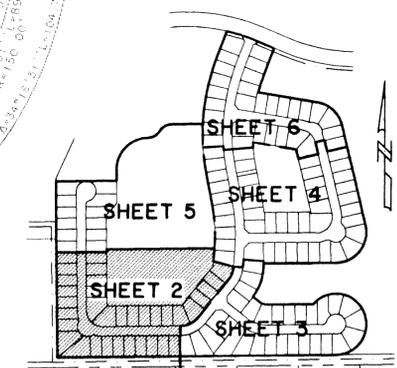
STATE OF FLORIDA SS  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR RECORD AT \_\_\_\_\_  
 M. THIS DAY OF \_\_\_\_\_, 2001  
 AND DULY RECORDED IN PLAT BOOK NO. \_\_\_\_\_  
 ON PAGE \_\_\_\_\_  
 DOROTHY H. WILKEN,  
 CLERK OF THE CIRCUIT COURT  
 BY \_\_\_\_\_ D.C.

MATCH TO SHEET 5

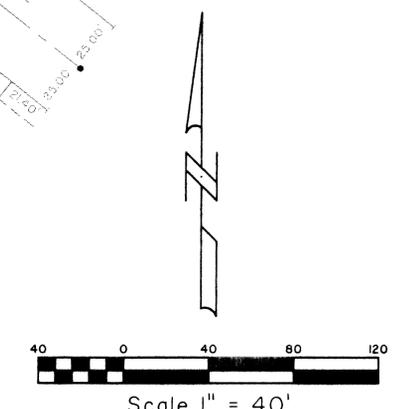
MATCH TO SHEET 5

MATCH TO SHEET 4

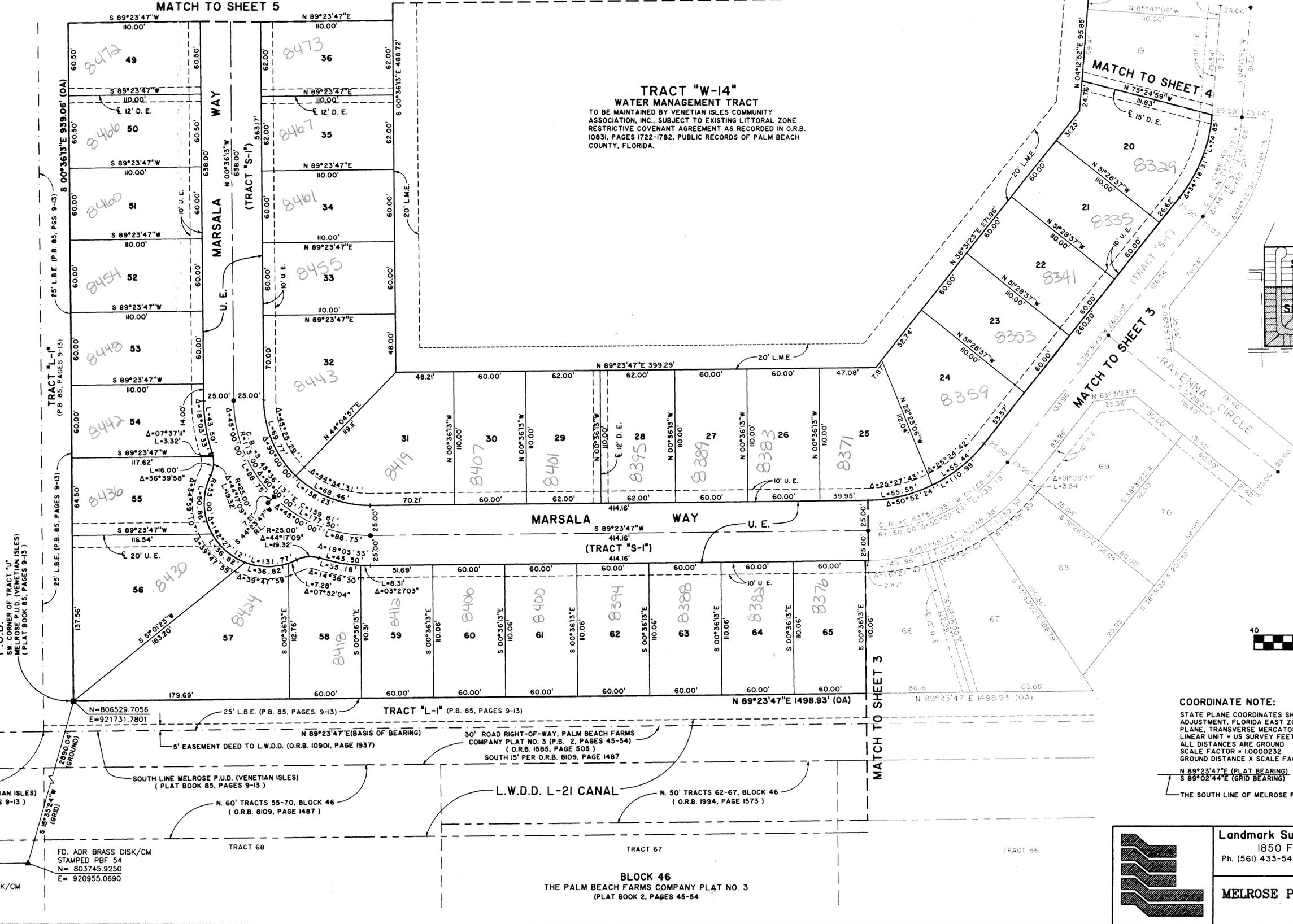
**TRACT "W-14"**  
**WATER MANAGEMENT TRACT**  
 TO BE MAINTAINED BY VENETIAN ISLES COMMUNITY ASSOCIATION, INC. SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN O.R.B. 10831, PAGES 1722-1782, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



KEY MAP  
 NOT TO SCALE



**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 89°23'47"E (PLAT BEARING) 00°21'03" COUNTERCLOCKWISE ROTATION PLAT TO GRID  
 S 89°02'44"E (GRID BEARING)  
 THE SOUTH LINE OF MELROSE P.U.D. (VENETIAN ISLES)



TRACT 39, BLOCK 46  
 THE PALM BEACH FARMS COMPANY PLAT NO. 3  
 (PLAT BOOK 2, PAGES 45-54)

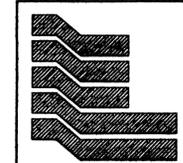
SW CORNER OF TRACT "U"  
 MELROSE P.U.D. (VENETIAN ISLES)  
 (PLAT BOOK 85, PAGES 9-13)  
 P.O.B.  
 N=806529.7056  
 E=921731.7801  
 (GRID)  
 S 89°33'41"W  
 2640.00'  
 (GROUND)  
 FD. ADR BRASS DISK/CM  
 STAMPED PBF 54  
 N= 803745.9250  
 E= 920955.0690

SOUTH LINE MELROSE P.U.D. (VENETIAN ISLES)  
 (PLAT BOOK 85, PAGES 9-13)  
 N. 60' TRACTS 55-70, BLOCK 46  
 (O.R.B. 8109, PAGE 1487)

30' ROAD RIGHT-OF-WAY, PALM BEACH FARMS  
 COMPANY PLAT NO. 3 (P.B. 2, PAGES 45-54)  
 (O.R.B. 1985, PAGE 505)  
 SOUTH 15' PER O.R.B. 8109, PAGE 1487

L.W.D.D. L-21 CANAL  
 N. 50' TRACTS 62-67, BLOCK 46  
 (O.R.B. 1994, PAGE 1573)

**BLOCK 46**  
 THE PALM BEACH FARMS COMPANY PLAT NO. 3  
 (PLAT BOOK 2, PAGES 45-54)



**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 I**