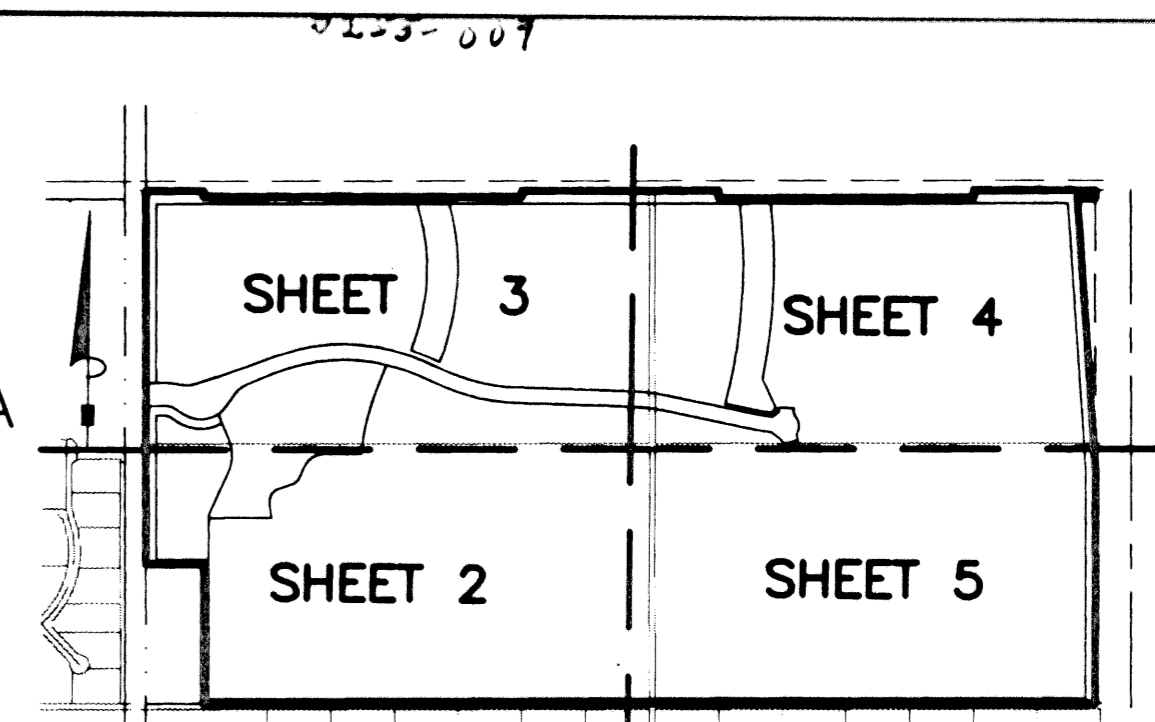


MELROSE P.U.D. (VENETIAN ISLES)

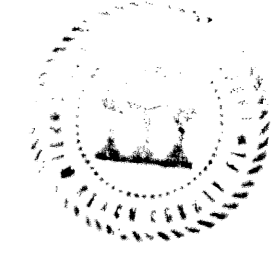
A PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF A PORTION OF BLOCK 46, PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THRU 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 17, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. SHEET 1 OF 5

MARCH 1999



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 8:15
A.M. THIS 3 DAY OF June 1999
AND DULY RECORDED IN PLAT BOOK NO. 85
ON PAGE 1-13
DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT
By *Hugh J. Standley* D.C.



- NOTES
- DENOTES SET PERMANENT REFERENCE MONUMENTS (P.R.M.'S #5019)
 DENOTES FOUND PERMANENT REFERENCE MONUMENTS (P.R.M.'S #1141)
 DENOTES SET PERMANENT CONTROL POINTS (P.C.P.'S #5019)
 - IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, 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 BEING DETERMINED BY USE RIGHTS GRANTED.
 - BEARINGS AS SHOWN HEREON ARE BASED UPON THE WEST LINE OF TRACT 40, BLOCK 46, PALM BEACH FARMS COMPANY PLAT NO. 3, HAVING A BEARING OF NORTH 00°36'13" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
 - NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
 - 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.
 - | | |
|----------|--|
| L.A.E. | DENOTES LIMITED ACCESS EASEMENT |
| L.B. | DENOTES LANDSCAPE BUFFER EASEMENT |
| U.E. | DENOTES UTILITY EASEMENT |
| D.E. | DENOTES DRAINAGE EASEMENT |
| L.M.E. | DENOTES LAKE MAINTENANCE EASEMENT |
| R | DENOTES RADIUS |
| P.O.B. | DENOTES POINT OF BEGINNING |
| L | DENOTES ARC LENGTH |
| Δ | DENOTES DELTA ANGLE |
| C | DENOTES CENTERLINE |
| L.M.A.E. | DENOTES LAKE MAINTENANCE ACCESS EASEMENT |
| N | DENOTES NORTHING |
| E | DENOTES EASTING |
| P.B.C. | DENOTES PALM BEACH COUNTY |
| O.R.B. | DENOTES OFFICIAL RECORD BOOK |
| S.R. | DENOTES STATE ROAD |
| P.B. | DENOTES PLAT BOOK |
| C.M. | DENOTES CONCRETE MONUMENT |
| FD. | DENOTES FOUND |
| L.W.D.D. | DENOTES LAKE WORTH DRAINAGE DISTRICT |
| L.S.E. | DENOTES LIFT STATION EASEMENT |
| R.L. | DENOTES RADIAL LINE |
| C. | DENOTES CHORD |
| C.B. | DENOTES CHORD BEARING |
| P.C.E. | DENOTES PERMANENT CONSTRUCTION EASEMENT |
 - ALL BEARINGS AS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL.
 - BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ORDINANCES AND/OR ANY RESTRICTIVE COVENANTS PERTAINING TO THAT PORTION OF THE PLANNED UNIT DEVELOPMENT REFLECTED BY THIS PLAT.

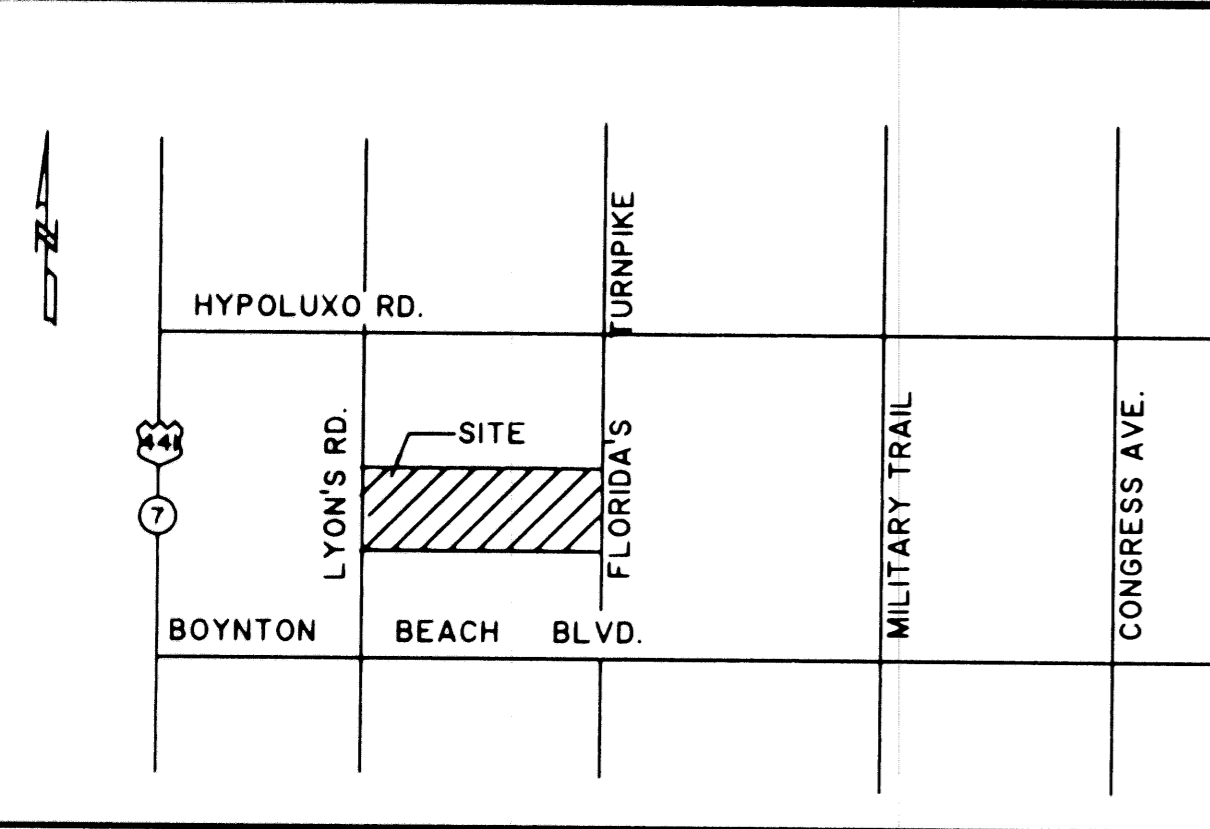
SURVEYOR & MAPPER CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER THE RESPONSIBLE DIRECTION AND SUPERVISION OF A PROFESSIONAL SURVEYOR AND MAPPER; THAT SAID SURVEYOR AND MAPPER AND MYSELF ARE EMPLOYED BY THE BELOW NAMED LEGAL ENTITY; THAT SAID PLAT IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S. WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 4/9/99 BY: *Craig S. Pusey*

CRAIG S. PUSEY
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5019
1850 FOREST HILL BLVD., SUITE 100
WEST PALM BEACH, FLORIDA 33406
CERTIFICATE OF AUTHORIZATION LB. #4396

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 THIS COUNTY.



LOCATION MAP
NOT TO SCALE

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT MELROSE PARK JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF A PORTION OF BLOCK 46, PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THRU 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 17, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS MELROSE P.U.D. (VENETIAN ISLES), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT 40 OF SAID BLOCK 46, PALM BEACH FARMS COMPANY PLAT NO. 3; THENCE NORTH 00°36'13" WEST, ALONG THE WEST LINE OF SAID TRACT 40, AND ITS NORTHERLY PROJECTION A DISTANCE OF 724.06 FEET; THENCE SOUTH 89°23'47" WEST, A DISTANCE OF 301.00 FEET TO A POINT ON A LINE 29.00 FEET EAST OF THE WEST LINE OF SAID BLOCK 46; THENCE NORTH 00°36'13" WEST, ALONG A LINE 29.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 46, A DISTANCE OF 1946.00 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 46; THENCE NORTH 89°23'47" EAST, ALONG THE NORTH LINE OF SAID BLOCK 46, A DISTANCE OF 301.00 FEET TO THE NORTHEAST CORNER OF TRACT 11 OF SAID BLOCK 46; THENCE SOUTH 00°36'13" EAST, ALONG THE EAST LINE OF SAID TRACT 11, A DISTANCE OF 30.00 FEET; THENCE NORTH 89°23'47" EAST, ALONG A LINE 30.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 46, A DISTANCE OF 1650.00 FEET TO A POINT ON THE WEST LINE OF TRACT 7 OF SAID BLOCK 46; THENCE NORTH 00°36'13" WEST, ALONG SAID WEST LINE OF TRACT 7, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 46; THENCE NORTH 89°23'47" EAST, ALONG SAID NORTH LINE OF BLOCK 46, A DISTANCE OF 1020.00 FEET TO THE NORTHEAST CORNER OF TRACT 5 OF SAID BLOCK 46; THENCE SOUTH 00°36'13" EAST, ALONG THE EAST LINE OF SAID TRACT 5, A DISTANCE OF 37.00 FEET; THENCE NORTH 89°23'47" EAST, ALONG A LINE 37.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 46, A DISTANCE OF 1320.00 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 46; THENCE NORTH 00°36'13" WEST, ALONG THE WEST LINE OF SAID TRACT 2, A DISTANCE OF 37.00 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 46; THENCE NORTH 89°23'47" EAST, ALONG THE NORTH LINE OF SAID BLOCK 46, A DISTANCE OF 631.32 FEET; THENCE SOUTH 00°36'52" EAST, A DISTANCE OF 45.00 FEET; THENCE SOUTH 89°23'47" WEST PARALLEL WITH THE NORTH LINE OF SAID BLOCK 46, A DISTANCE OF 94.83 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA STATE TURNPIKE; THENCE SOUTH 04°26'17" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1421.95 FEET; THENCE SOUTH 00°36'52" EAST, A DISTANCE OF 1206.29 FEET; THENCE SOUTH 89°23'47" WEST, A DISTANCE OF 4621.82 FEET TO THE POINT OF BEGINNING AFORE DESCRIBED.

THE ABOVE DESCRIBED PARCEL CONTAINS 292.93 ACRES, MORE OR LESS. HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

TRACTS:

TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR ADDITIONAL ROAD RIGHT-OF-WAY FOR LYONS ROAD.

TRACT "R", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VENETIAN ISLES CLUB, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID VENETIAN ISLES CLUB, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "U", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE MELROSE PARK JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE RESIDENTIAL DEVELOPMENT.

TRACT "L-1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VENETIAN ISLES COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, BUFFER AND LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACT "L-1" IS SUBJECT TO THE RESTRICTIONS AS SET FORTH IN OFFICIAL RECORD BOOK 10840, PAGE 745 AND OFFICIAL RECORD BOOK 10901, PAGE 1937, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

TRACT "S", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VENETIAN ISLES COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "W-1", "W-3" & "W-6", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VENETIAN ISLES COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES, SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, O.R.B.10831, PAGES 1722-1782, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

EASEMENTS:

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VENETIAN ISLES COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE VENETIAN ISLES COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE PERMANENT CONSTRUCTION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF PERFORMING ANY AND ALL CONSTRUCTION ACTIVITIES ASSOCIATED WITH ADJACENT THROUGHFARE ROADS.

THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VENETIAN ISLES COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS JOINT VENTURER LENNAR HOMES, INC., A FLORIDA CORPORATION, THIS 19TH DAY OF March, 19 99.

DAY OF March 19 99
WITNESS: *Bucky Wilson* MELROSE PARK JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP.

WITNESS: *Michael B. Schorack* MICHAEL B. SCHORACK
Doyle D. Dudley DOYLE D. DUDLEY, VICE PRESIDENT LENNAR HOMES, INC., A FLORIDA CORPORATION, AS JOINT VENTURER

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED DOYLE D. DUDLEY WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF LENNAR HOMES, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF March 19 99.
MY COMMISSION EXPIRES: 1/26/01 *Karen B. Miller* NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE VENETIAN ISLES CLUB, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 23 DAY OF March, 19 99.

WITNESS: *David M. Board* VENETIAN ISLES CLUB, INC., A FLORIDA CORPORATION NOT FOR PROFIT
WITNESS: *Michael Smolak* BY: *Michael Smolak* MICHAEL SMOLAK, PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *Michael Smolak* WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF VENETIAN ISLES CLUB, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF March, 19 99.
MY COMMISSION EXPIRES: 2/15/2003 *Jana R. Block* NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE VENETIAN ISLES COMMUNITY ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 23 DAY OF March, 19 99.

WITNESS: *Robert W. Drews* VENETIAN ISLES COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT
WITNESS: *Robert W. Drews* BY: *Robert W. Drews* ROBERT W. DREWS, PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT W. DREWS WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF VENETIAN ISLES COMMUNITY ASSOCIATION, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF March, 19 99.
MY COMMISSION EXPIRES: 2/15/2003 *Jana R. Block* NOTARY PUBLIC

COUNTY APPROVAL

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS DAY OF June, 19 99, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

George T. Webb, P.E.
COUNTY ENGINEER:

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF BROWARD

I, GERRY KNIGHT, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN MELROSE PARK JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 3/18/99 *Gerry Knight* GERRY KNIGHT, ESQUIRE

TABULATION DATA
(PETITION NO. 82 - 40 A)

| | |
|-------------|--------------|
| TOTAL AREA | 292.93 ACRES |
| TRACT "S" | 7.41 ACRES |
| TRACT "W-1" | 5.16 ACRES |
| TRACT "W-3" | 2.96 ACRES |
| TRACT "W-6" | 4.14 ACRES |
| TRACT "R" | 10.40 ACRES |
| TRACT "U" | 248.55 ACRES |
| TRACT "L-1" | 14.36 ACRES |
| TRACT "A" | 0.15 ACRES |

THIS INSTRUMENT WAS PREPARED BY LESLIE BISPOTT P.S.M. UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. IN THE OFFICE OF LANDMARK SURVEYING AND MAPPING, INC.

DEDICATION

DEDICATION NOTARY

VENETIAN ISLES CLUB, INC.

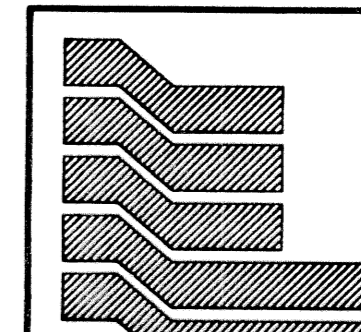
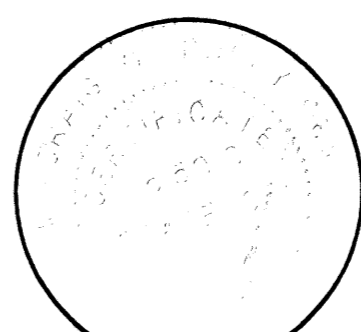
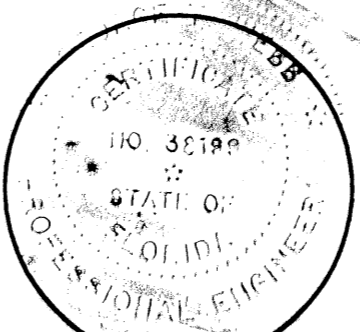
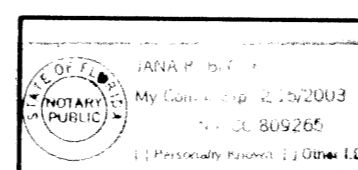
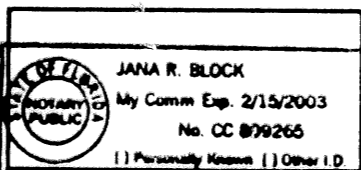
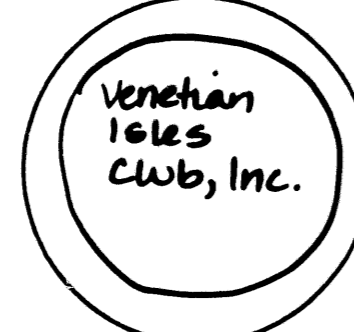
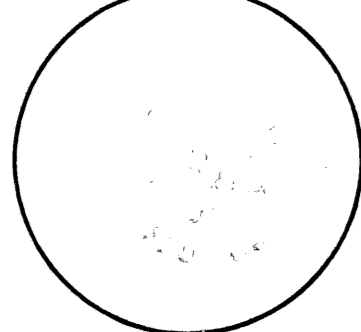
NOTARY

VENETIAN ISLES COMMUNITY ASSOCIATION, INC.

NOTARY

COUNTY ENGINEER

SURVEYOR



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)