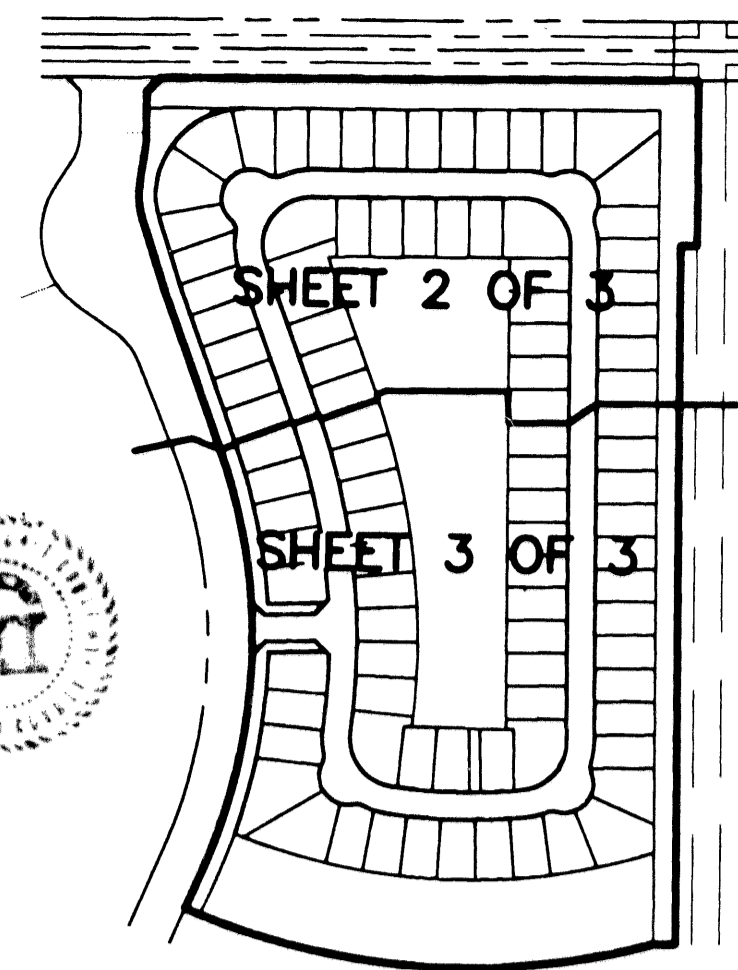


MELROSE P.U.D. (VENETIAN ISLES) - PARCEL D

0258-005

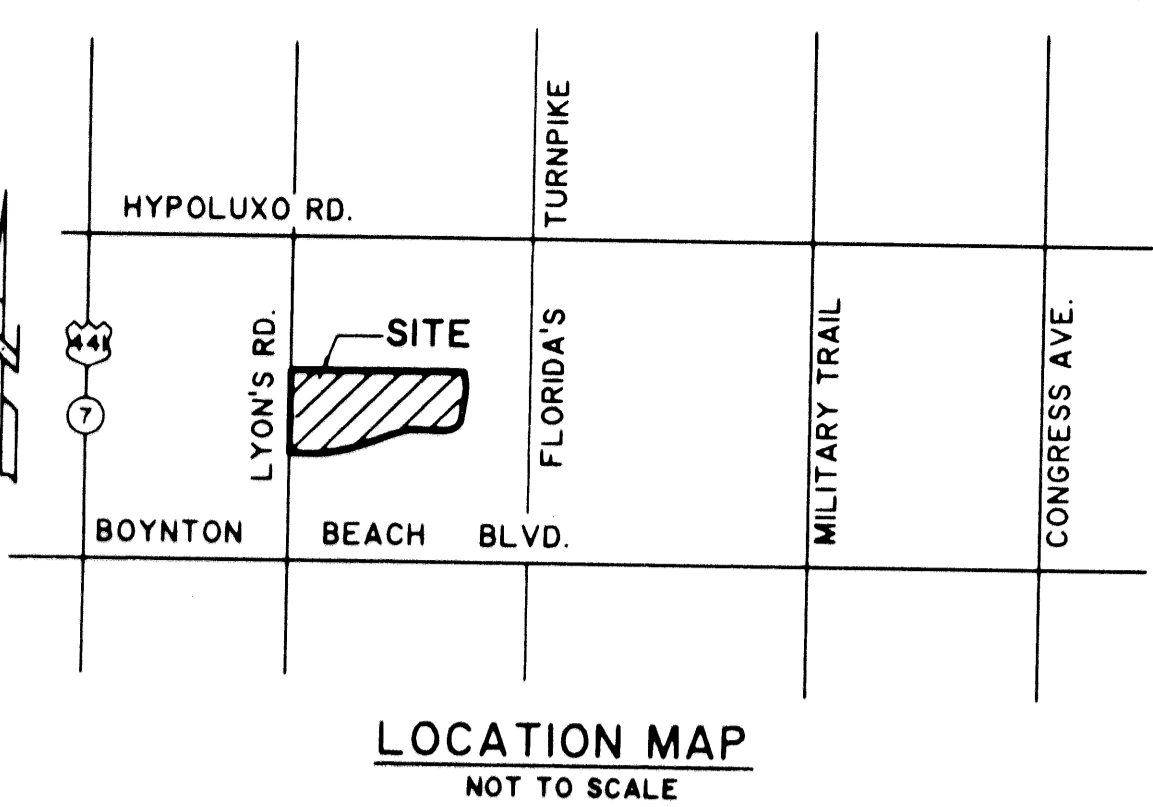
136

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 9:39
 A.M. THIS 3 DAY OF August 19 99
 AND DULY RECORDED IN PLAT BOOK NO. 85
 ON PAGE 136-138
 DOROTHY H. WILKEN,
 CLERK OF THE CIRCUIT COURT
 BY: *Deif J. Stally* D.C.

SHEET 1 OF 3



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.

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 10th DAY OF May 19 99.

STATE OF FLORIDA
 COUNTY OF BROWARD
 MELROSE PARK JOINT VENTURE,
 A FLORIDA GENERAL PARTNERSHIP,
 BY: *Michael B. Schorah*
 MICHAEL B. SCHORAH
 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 IS 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 10 DAY OF May 19 99.
 MY COMMISSION EXPIRES: 1/15/01 *Kenneth G. Miller*
 KENNETH G. MILLER
 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 10 DAY OF May 19 99.

WITNESS: *David B. Bazzetta*
 DAVID B. BAZZETTA
 VENETIAN ISLES COMMUNITY ASSOCIATION, INC.,
 A FLORIDA CORPORATION NOT FOR PROFIT
 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 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 12 DAY OF May 19 99.
 MY COMMISSION EXPIRES: 2/10/03 *Jana R. Block*
 JANA R. BLOCK
 NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THE VENETIAN ISLES PARCEL D HOMEOWNERS 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 12 DAY OF May 19 99.

WITNESS: *David B. Bazzetta*
 DAVID B. BAZZETTA
 VENETIAN ISLES PARCEL D
 HOMEOWNERS ASSOCIATION, INC.,
 A FLORIDA CORPORATION NOT FOR PROFIT
 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 PARCEL D HOMEOWNERS ASSOCIATION, INC., A CORPORATION, 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 12 DAY OF May 19 99.
 MY COMMISSION EXPIRES: 3/15/03 *Jana R. Block*
 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 2 DAY OF May 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.
 BY: *George W. Webb*
 GEORGE W. 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: 5/5/99 BY: *Gerry Knight*
 GERRY KNIGHT, ESQUIRE

TABULATION DATA
 (PETITION NO. 82-40 A)

TOTAL AREA	31.72 ACRES
TRACT "S"	4.08 ACRES
TRACT "W-2"	4.17 ACRES
TRACT "W-3"	2.96 ACRES
TRACT "L-1"	2.71 ACRES
TRACT "L-2"	0.39 ACRES
TRACT "O-1"	0.05 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 AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT MELROSE PARK JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, 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 AND LYING IN SECTION 17, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS MELROSE P.U.D. (VENETIAN ISLES)-PARCEL D, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID MELROSE P.U.D. (VENETIAN ISLES); THENCE NORTH 89°23'47" EAST, A DISTANCE OF 301.00 FEET; THENCE SOUTH 00°36'13" EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 89°23'47" EAST, A DISTANCE OF 1273.34 FEET (THE PRECEDING THREE COURSES BEING COINCIDENT WITH THE NORTHERLY PROPERTY LINE OF SAID MELROSE P.U.D. (VENETIAN ISLES)); THENCE SOUTH 00°36'13" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE EASTERLY LINE OF TRACT "W-3" AS SHOWN ON SAID MELROSE P.U.D. (VENETIAN ISLES), SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1290.00 FEET, A CENTRAL ANGLE OF 38°34'45" AND A CHORD BEARING OF SOUTH 03°29'23" WEST; THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF TRACT "W-3" AND ITS SOUTHERLY EXTENSION AND THE ARC OF SAID CURVE, A DISTANCE OF 868.60 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF VENETIAN ISLES BOULEVARD AS SHOWN ON SAID MELROSE P.U.D. (VENETIAN ISLES); THENCE NORTH 66°56'51" WEST, A DISTANCE OF 78.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1035.00 FEET AND A CENTRAL ANGLE OF 43°21'43"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 783.30 FEET TO A POINT OF TANGENCY; THENCE SOUTH 69°41'26" WEST, A DISTANCE OF 298.49 FEET; THENCE SOUTH 71°46'38" WEST, A DISTANCE OF 140.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 170.00 FEET AND A CENTRAL ANGLE OF 28°06'57"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 77.49 FEET TO THE POINT OF TANGENCY; THENCE NORTH 82°06'25" WEST, A DISTANCE OF 54.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 215.00 FEET AND A CENTRAL ANGLE OF 08°29'48"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.88 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°23'47" WEST, A DISTANCE OF 75.00 FEET; THENCE NORTH 45°36'13" WEST, A DISTANCE OF 35.36 FEET (THE PRECEDING NINE COURSES BEING COINCIDENT WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF VENETIAN ISLES BOULEVARD) TO A POINT ON THE WEST LINE OF SAID MELROSE P.U.D. (VENETIAN ISLES) ALSO THE EAST RIGHT-OF-WAY LINE OF LYONS ROAD AS RECORDED IN OFFICIAL RECORD BOOK 3775, PAGE 1104, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°36'13" WEST ALONG SAID WEST LINE OF MELROSE P.U.D. (VENETIAN ISLES) AND SAID EAST RIGHT-OF-WAY LINE OF LYONS ROAD, A DISTANCE OF 976.04 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 31.72 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

TRACTS "L-1" AND "L-2" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VENETIAN ISLES COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, BUFFER AND LANDSCAPE PURPOSES AND ARE 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 1933, 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 PARCEL D HOMEOWNERS 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-2" AND "W-3" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VENETIAN ISLES COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "O-1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VENETIAN ISLES COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

DEDICATION

DEDICATION NOTARY

VENETIAN ISLES COMMUNITY ASSOCIATION, INC.

NOTARY

VENETIAN ISLES PARCEL D HOMEOWNERS 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)- PARCEL D