

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

## 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

### DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS that MELROSE PARK JOINT VENTURE, a Florida General Partnership owners of the land shown hereon, being in Section 17, Township 45 South, Range 42 East, Palm Beach County, Florida shown hereon as MELROSE P.U.D. (VENETIAN ISLES) POD G, being that portion of Tracts "U" and "L-1" of MELROSE P.U.D., according to the Plat thereof as recorded in Plat Book 85, Pages 9 through 13, of the Public Records of Palm Beach County, Florida, more particularly described as follows:

BEGINNING at the Southeast Corner of said Tract "U"; thence S.89°23'47"W., along the South Line of said Tract "U", a distance of 394.54 feet; thence S.37°30'11"W., a distance of 19.41 feet; thence N.52°29'49"W., a distance of 24.75 feet; thence S.89°23'47"W., along the South Line of said Tract "U", a distance of 670.66 feet; thence S.00°36'13"E., a distance of 25.01 feet; thence S.89°23'47"W., along the South Line of said Tract "L-1", a distance of 20.00 feet; thence N.00°36'13"W., a distance of 25.01 feet; thence S.89°23'47"W., along the South Line of said Tract "U", a distance of 278.77 feet; thence N.14°20'20"W., a distance of 586.89 feet to a point of curvature of a circular curve to the right; thence Northwesterly and Northerly along the arc of said curve, having a radius of 626.20 feet and a central angle of 12°57'54", for an arc distance of 141.70 feet to a point of tangency; thence N.01°22'27"W., a distance of 224.13 feet to a point of curvature of a circular curve to the left; thence Northerly and Northwesterly along the arc of said curve, having a radius of 373.80 feet and a central angle of 16°24'11", for an arc distance of 107.01 feet to a point of tangency; thence N.17°46'38"W., a distance of 105.80 feet; thence N.72°13'22"E., a distance of 85.15 feet; thence N.35°55'13"W., a distance of 60.87 feet; thence N.17°46'37"W., a distance of 103.19 feet; thence N.72°13'23"E., along a common line between said Tract "U" and Tract "S" of the said Plat of "MELROSE P.U.D.", a distance of 100.00 feet; thence S.17°46'37"E., a distance of 30.13 feet; thence N.77°24'18"E., a distance of 682.05 feet to a point of curvature of a circular curve to the right; thence Northeasterly, Easterly and Southeasterly along the arc of said curve, having a radius of 230.00 feet and a central angle of 56°20'12", for an arc distance of 226.15 feet to a point of tangency; thence S.46°15'30"E., a distance of 127.94 feet; thence S.75°20'58"E., a distance of 76.36 feet; thence N.89°23'47"E., a distance of 153.81 feet; thence S.87°26'16"E., a distance of 90.54 feet; thence N.89°23'47"E., a distance of 191.21 feet; thence S.04°26'17"E., along the East line of said Tract "U", a distance of 102.36 feet; thence S.00°36'52"E., along the East line of said Tract "U", a distance of 1179.60 feet to the POINT of BEGINNING.

Said Lands contain 47.334 acres more or less.

Have caused the same to be Surveyed and Platted as shown hereon and do hereby Dedicate as follows:

- TRACT "A" (Private Streets), as shown hereon, are hereby reserved for the VENETIAN ISLES POD G HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for private street 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.
- TRACT "B" (Residential Access Streets), as shown hereon, are hereby reserved for the VENETIAN ISLES POD G HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for private street 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 "D", "D-1", "E", "F", "G", and "H" (Open Space), as shown hereon, are hereby reserved for the VENETIAN ISLES POD G HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, 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.
- DRAINAGE 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., a Florida Corporation, not-for Profit its Successors and Assigns, without recourse to Palm Beach County.
- UTILITY EASEMENTS: 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.
- 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, Lake Maintenance Access Easements and Private Roads associated with said Drainage System.
- Each OVERHANG EASEMENT, as shown hereon, is hereby Dedicated to the Lot Owner, his and/or her Successors and Assigns, whose Dwelling Unit abuts said Easement for Roof Overhang purposes, Utility Services and Building Maintenance purposes, without recourse to Palm Beach County.
- BUFFER EASEMENTS: Buffer Easements as shown hereon, is hereby reserved for the VENETIAN ISLES MASTER HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for Buffer purposes and is the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to Palm Beach County.
- ACCESS EASEMENT: The Access Easement as shown hereon, is hereby reserved for the VENETIAN ISLES COMMUNITY ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns for access to Tract "C", for purposes of performing any and all maintenance obligation of said Association, its Successors and Assigns, without recourse to Palm Beach County.
- TRACT "C" (Wetland Conservation Area), is hereby reserved as common area and shall be the perpetual maintenance obligation of the VENETIAN ISLES COMMUNITY ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, and may in no way be altered from its natural or permitted state. Activities prohibited within the conservation area include, but are not limited to: construction or placing buildings on or above the ground; dumping or placing soil or other substances such as trash; removal or destruction of trees, shrubs, or other vegetation - with exception of exotic/nuisance vegetation removal; excavation of the conservation area; dredging or removal of soil material; diking or fencing; any other activities detrimental to drainage, flood control; water conservation, erosion control or fish and wildlife habitat conservation or preservation.
- TRACT "I" (Open Space), as shown hereon, is hereby reserved for the VENETIAN ISLES POD G HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, 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, subject to restrictions as set forth O.R.B. 10901, Page 1937, of the Public Records of Palm Beach County, Florida, in favor of the L.W.D.D.

IN WITNESS WHEREOF, the above-named General Partnership has caused these presents to be signed by its General Partner, LENNAR HOMES, INC., a Florida Corporation, licensed to do business in Florida, this 19 day of August, 1999.

Witness: Julie Shaw  
(Print Name) Julie Shaw  
Witness: Karen B Miller  
(Print Name) Karen B Miller  
By: Doyle D. Dudley  
Doyle D. Dudley, Vice President

LENNAR HOMES, INC.  
a Florida Corporation  
as General Partner

This Instrument Prepared by  
Thomas R. Palbicke 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: hwlh@bellsouth.net

### P.U.D. Statistics

Gross Acreage: 47.334 Acres  
Total Dwelling Units: 221 D.U.  
Housing Type: Zero Lot Line/Detached  
Density: 4.669 D.U. per Acre

### ACKNOWLEDGEMENT

State of Florida ss  
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., a Florida 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 19 day of August, 1999

Karen B Miller  
Notary Public - State of Florida  
My Commission Expires: 1/20/01



### ACCEPTANCE OF RESERVATIONS

State of Florida ss  
County of Palm Beach

The VENETIAN ISLES COMMUNITY ASSOCIATION INC., a Florida Corporation, Not for Profit 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 20 day of August, 1999.

Witness: Mark Brumfield  
(Print Name) MARK BRUMFIELD

Witness: David H. Danelice  
(Print Name) DAVID H. DANELICE

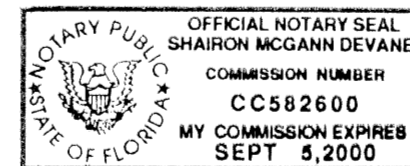
### ACKNOWLEDGEMENT

State of Florida ss  
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 Florida Corporation, Not for Profit 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 said instrument is the free act and deed of said Corporation.

WITNESS my hand and Official seal this 20 day of August, 1999.

Sharon McGinn Devane  
Notary Public - State of Florida  
My Commission Expires:



### ACCEPTANCE OF RESERVATIONS

State of Florida ss  
County of Palm Beach

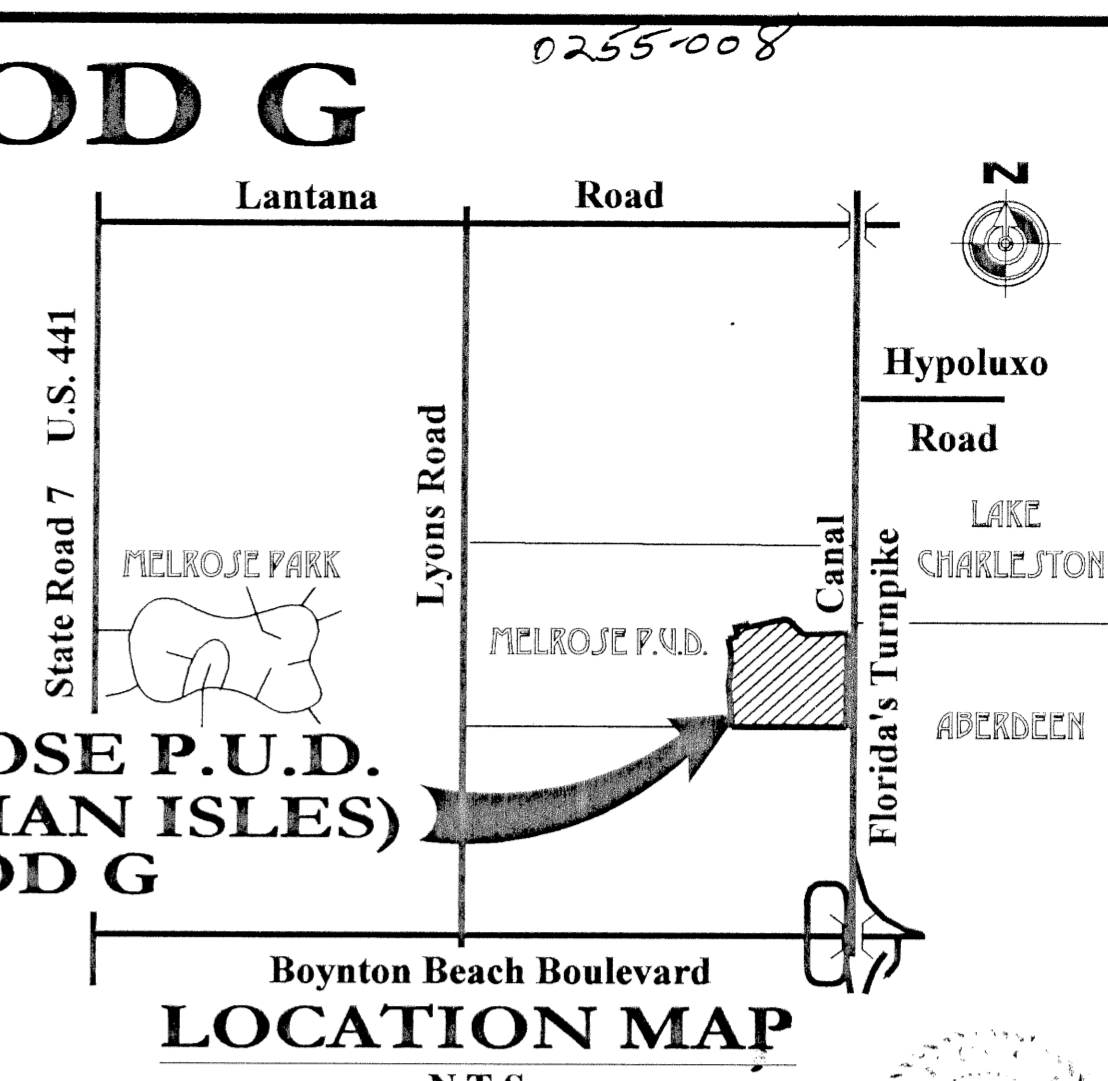
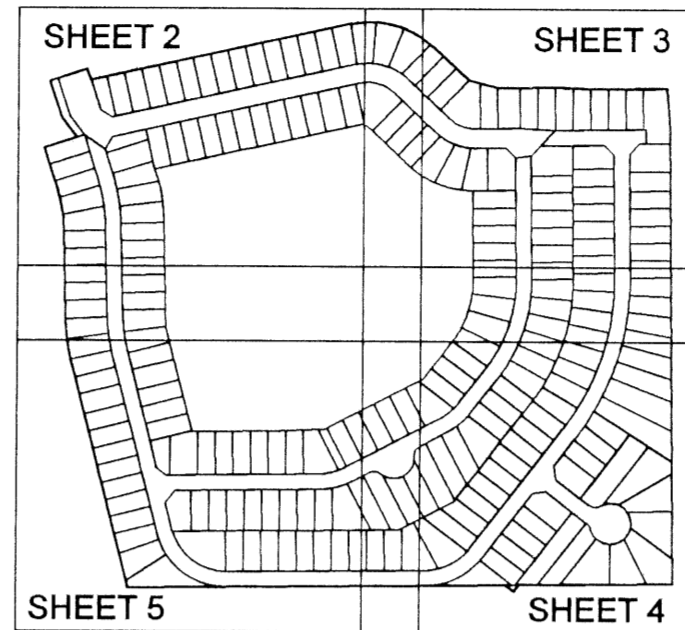
The VENETIAN ISLES POD G HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not for profit hereby accepts the Dedications or Reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 20 day of August, 1999.

Witness: Mark Brumfield  
(Print Name) MARK BRUMFIELD

Witness: David H. Danelice  
(Print Name) DAVID H. DANELICE

Venetian Isles Pod G Homeowners Association, Inc.  
a Florida Corporation, not for profit

By: Robert W. Drews  
(Print Name) Robert W. Drews President



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

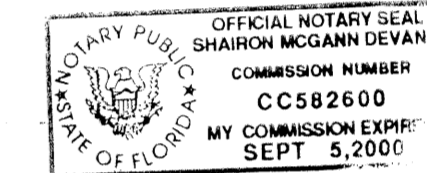
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State of Florida ss  
County of Palm Beach

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WITNESS my hand and Official seal this 20 day of August, 1999

Sharon McGinn Devane  
Notary Public - State of Florida  
My Commission Expires:



### SURVEYOR'S CERTIFICATE

This is to certify that the Plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision; that said survey 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 Section 177.091 (9), Florida Statutes, will be set under the guarantees posted with the Palm Beach County Board of County Commissioners for the required improvements; and, further, that the survey complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of Palm Beach County, Florida.

Thomas R. Palbicke  
Thomas R. Palbicke  
Professional Land Surveyor  
Florida Registration No. 5061

### TITLE CERTIFICATION

State of Florida ss  
County of Broward

I, Gerald L. Knight, 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 to the MELROSE PARK JOINT VENTURE, a Florida General Partnership; that 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.

Gerald L. Knight 8/16/99  
Gerald L. Knight Dated  
Attorney-at-Law Licensed in Florida

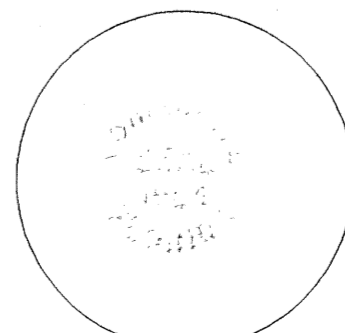
### COUNTY APPROVAL

### COUNTY ENGINEER

This Plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Section 177.071(2), Florida Statutes, this 14 day of October, 1999, and has been reviewed by a Professional Surveyor and Mapper employed by Palm Beach County in accordance with Section 177.081 (1), Florida Statutes.

George T. Webb  
George T. Webb, P.E., County Engineer

Lennar Homes, Inc.  
General Partner



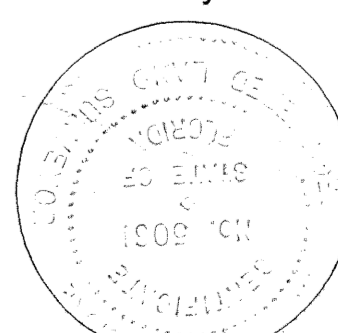
Venetian Isles  
Community  
Association



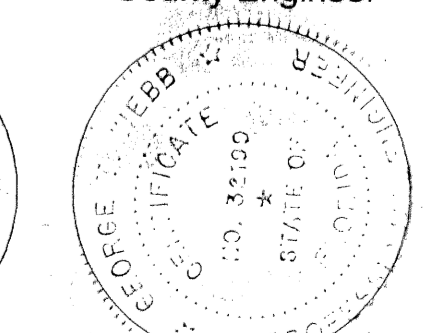
Venetian Isles  
Pod G  
Homeowners Association



Surveyor



County Engineer



State of Florida ss  
County of Palm Beach

This Plat was Filed for Record at 8:27 AM this 15 day of October, 1999, and Duly Recorded in Plat Book 86 on Page 32 through Page 36

Dorothy H. Wilken, Clerk  
By: Sharon McGinn Devane D.C.

Melrose PUD - Pod G  
PAGE 32  
PLAT BOOK 86  
SECTION 17, TOWNSHIP 45 S, RANGE 42 E  
SUB. B0153  
TAG: 10356  
FUD NAME: Venetian Isles