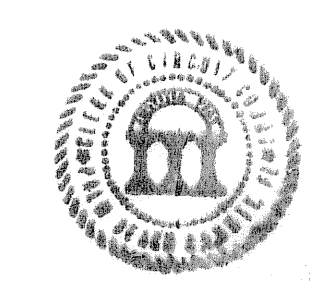
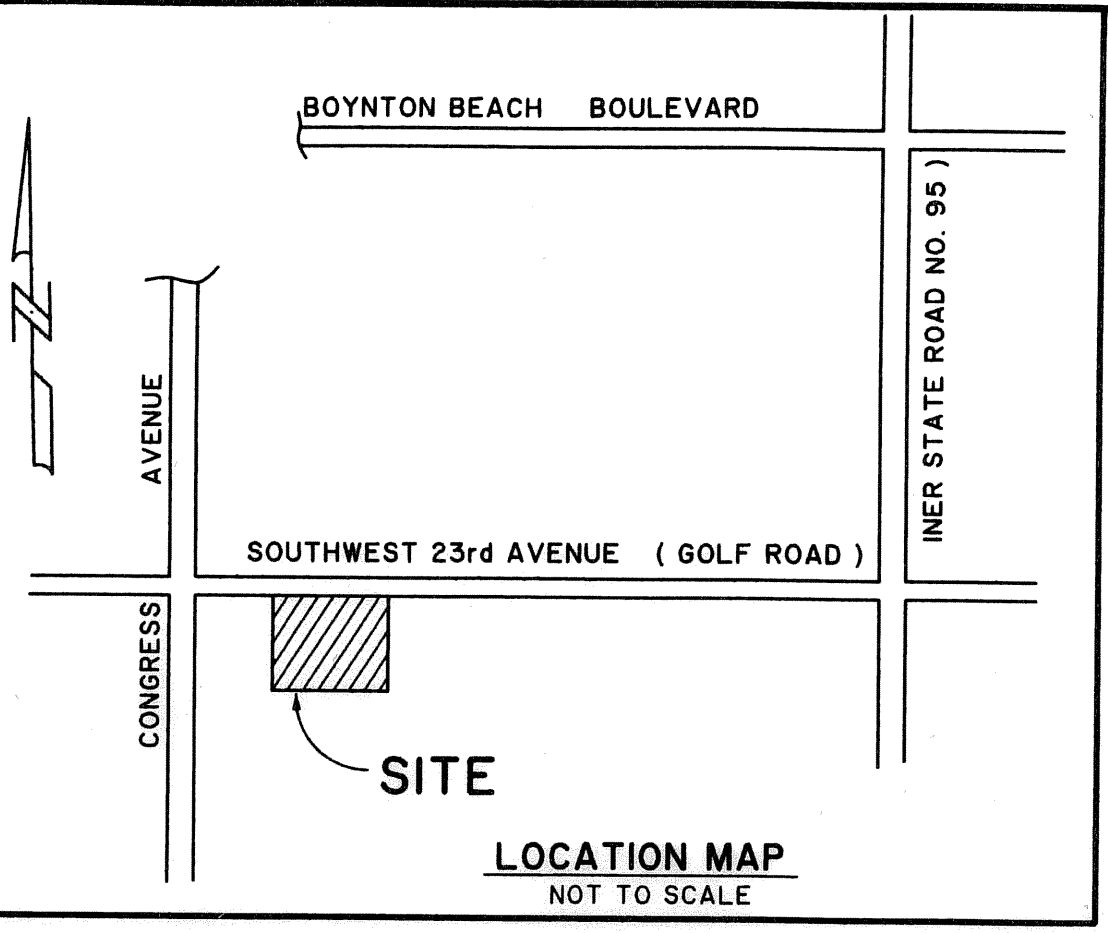


VENETIAN VILLAS

BEING A REPLAT OF A PORTION TRACT 4, GOLF VIEW HARBOUR 3rd SECTION AS RECORDED IN PLAT BOOK 30, PAGES 119 AND 120, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 32, TOWNSHP 45 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA. OCTOBER 2004 SHEET 1 OF 2



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT
P. M. THIS 2nd DAY OF NOV 2004
AND DULY RECORDED IN PLAT BOOK NO. 163
ON PAGE 81-82.
DOROTHY H. WILKEN,
CLERK OF THE CIRCUIT COURT
BY *Alexia J. Johnson* D.C.

CITY OF BOYNTON BEACH APPROVAL:
STATE OF FLORIDA
COUNTY OF PALM BEACH

This plat is hereby approved for record pursuant to the ordinances of the City of Boynton Beach, Florida, and in accordance with Chapter 5, Land Development Regulations, this 2nd day of October 2004, and has been reviewed by a Professional Surveyor and Mapper under employment with the City of Boynton Beach, Florida, in accordance with Chapter 177.08(1), Florida Statutes.

BY: *Herbert D. Kelley Jr.*
HERBERT D. KELLEY JR. P.E., P.S.M.
CITY SURVEYOR AND MAPPER

VENETIAN VILLAS IS HEREBY APPROVED FOR RECORD THIS 2nd DAY OF OCTOBER, 2004

BY: *Herbert D. Kelley Jr.*
HERBERT D. KELLEY JR. P.E., P.S.M.
CITY ENGINEER

BY: *Jerry Taylor*
JERRY TAYLOR
MAYOR

ATTEST AS TO BOTH: *Janet M. Prainito*
JANET M. PRAINITO
CITY CLERK

SURVEYOR'S NOTES:

- BUILDING SETBACK LINES SHALL BE REQUIRED BY THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA.
- NO BUILDINGS OR STRUCTURES SHALL BE PLACED WITHIN EASEMENTS.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
- LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.
- P.C.P. = PERMANENT CONTROL POINT
P.R.M. = PERMANENT REFERENCE MONUMENT
O.R.B. = OFFICIAL RECORD BOOK
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
R = RADIUS
L = ARC LENGTH
A = CURVE CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
● = DENOTES SET P.C.P. L.B. 4396
■ = DENOTES SET P.R.M. L.B. 4396
□ = DENOTES FOUND P.R.M. PSM 5610
R.L. = RADIAL LINE
N = NORTHING
E = EASTING
L.A.E. = LIMITED ACCESS EASEMENT
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
P.E. = PROFESSIONAL ENGINEER
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- ALL BEARINGS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (R.L.).
- BEARINGS AS SHOWN HEREON ARE BASED UPON THE WEST LINE OF OF THE SOUTH OF SECTION 32, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF NORTH 00°58'48" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S CERTIFICATION

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 177.09(9) F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF BOYNTON BEACH FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA.

Craig S. Pusey
CRAIG S. PUSEY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA CERTIFICATE NO. LS 5019
LANDMARK SURVEYING AND MAPPING, INC.
1850 FOREST HILL BLVD., SUITE 100
WEST PALM BEACH, FLORIDA 33406
CERTIFICATE OF AUTHORIZATION L.B. # 4396

DATE: *Oct. 11, 2004*

AREA TABULATION

TRACT "0-1"	0.0844 ACRES
TRACT "0-2"	0.9401 ACRES
TRACT "0-3"	0.35 ACRES
TRACT "0-4"	0.29 ACRES
TRACT "0-5"	0.045 ACRES
TRACT "R"	0.1674 ACRES
TRACT "S"	1.154 ACRES
LOTS 1 - 50	16,676 ACRES
DENSITY	10.64 UNITS PER ACRE
TOTAL AREA	4.699 ACRES

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
WE FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN VENETIAN VILLAS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT ALL TAXES HAVE BEEN PAID PER F.S. 197.192 AS AMENDED; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

FIRST AMERICAN TITLE
INSURANCE COMPANY

DATED: *October 13, 2004* BY: *Shamina Klein, agent*
Bermain Reunert Vogel & Wandler, P.A.
Agents for First American Title Insurance Company

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE VENETIAN VILLAS HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, NOT FOR PROFIT HEREBY ACCEPTS THE DEDICATIONS AND RESERVATION TO SAID ASSOCIATION AS STATED AND SHOWN HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 13 DAY OF OCTOBER, 2004.

THE VENETIAN VILLAS HOME OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: *George Abadie* BY: *George Abadie*
GEORGE ABADIE, PRESIDENT
WITNESS: *René Gutierrez* BY: *René Gutierrez*
RENE GUTIERREZ, SECRETARY
WITNESS: *Mike Hoefly*

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED GEORGE ABADIE AND RENE GUTIERREZ WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE VENETIAN VILLAS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO SAID 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 13 DAY OF OCTOBER, 2004.
MY COMMISSION EXPIRES: April 18, 2008
COMMISSION NUMBER DD314698
NOTARY PUBLIC
Aisha Garcia
PRINTED NAME

DRAINAGE EASEMENTS:

THE DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED HEREON SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VENETIAN VILLAS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

THE CITY OF BOYNTON BEACH, FLORIDA, ITS SUCCESSORS AND ASSIGNS, 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, ASSOCIATED WITH SAID DRAINAGE SYSTEM.

TRACTS:

TRACTS "0-1", "0-2", "0-3", "0-4", AND "0-5" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VENETIAN VILLAS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

TRACT "R", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VENETIAN VILLAS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

TRACT "S", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VENETIAN VILLAS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT ITS SUCCESSORS AND ASSIGNS AS A DRIVEWAY AND PARKING TRACT SERVING ABUTTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS DAY OF OCTOBER, 2004.

BY: VENETIAN VILLAS, LLC,
A FLORIDA LIMITED LIABILITY COMPANY.

WITNESS: *George Abadie* BY: *George Abadie*
GEORGE ABADIE, PRESIDENT
WITNESS: *René Gutierrez* BY: *René Gutierrez*
RENE GUTIERREZ, SECRETARY
WITNESS: *Mike Hoefly*

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED GEORGE ABADIE AND RENE GUTIERREZ, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF VENETIAN VILLAS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13 DAY OF OCTOBER, 2004.
MY COMMISSION EXPIRES: April 18, 2008
COMMISSION NUMBER DD314698
NOTARY PUBLIC
Aisha Garcia
PRINTED NAME

THIS INSTRUMENT WAS PREPARED BY JOHN B. STEWART AND LESLIE BISSOPP P.S.M. UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF LANDMARK SURVEYING AND MAPPING, INC. LOCATED AT 1850 FOREST HILL BOULEVARD, SUITE 100, WEST PALM BEACH, FLORIDA, 33406.

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.

DEDICATION AND RESERVATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS THAT VENETIAN VILLAS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS VENETIAN VILLAS, BEING A REPLAT OF A PORTION OF TRACT 4, GOLF VIEW HARBOUR 3rd SECTION, AS RECORDED IN PLAT BOOK 30, PAGES 119 AND 120, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 32, TOWNSHIP 45 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 584.68 FEET OF TRACT 4, GOLF VIEW HARBOUR 3RD SECTION, CITY OF BOYNTON BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 30, PAGES 119 AND 120, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND NOT INCLUDING THE FOLLOWING DESCRIBED PARCELS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT 4, AS SHOWN ON THE PLAT ENTITLED GOLF VIEW HARBOUR 3RD SECTION, CITY OF BOYNTON BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 30 ON PAGES 119 AND 120, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 2°21'36" WEST ALONG THE EAST LINE OF SAID TRACT 4, A DISTANCE OF 104.29 FEET TO THE POINT OF BEGINNING OF THE RIGHT-OF-WAY TO BE HEREIN DESCRIBED; THENCE CONTINUE NORTHERLY, ALONG THE SAME COURSE, A DISTANCE OF 92.69 FEET TO A POINT OF TANGENCY OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 88°15'44" AND A RADIUS OF 15 FEET; THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.11 FEET TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY, SOUTHERLY AND EASTERLY, ALONG THE ARC OF A CURVE CONCAVE TO THE EAST, HAVING A CENTRAL ANGLE OF 197°43'52" AND A RADIUS OF 40 FEET, A DISTANCE OF 138.04 FEET TO THE POINT OF BEGINNING.

AND
BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT 4; THENCE NORTH 2°21'36" WEST, ON A PLAT BEARING, ALONG THE EAST LINE OF SAID TRACT 4, A DISTANCE OF 104.29 FEET TO AN INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, SAID CURVE BEING A CUL-DE-SAC AS RECORDED IN OFFICIAL RECORD BOOK 2584, AT PAGES 479 AND 480 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A RADIAL LINE FROM SAID INTERSECTION BEARING NORTH 2°49'44" WEST; THENCE WESTERLY ALONG THE RIGHT-OF-WAY OF SAID CUL-DE-SAC AS RECORDED, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 29°03'12", AND AN ARC LENGTH OF 20.28 FEET TO AN INTERSECTION WITH A LINE BEING 20.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE SAID EAST LINE OF SAID TRACT 4; THENCE SOUTH 2°21'36" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 102.56 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID TRACT 4; THENCE NORTH 87°38'24" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 20.00 FEET TO THE SAID SOUTHEAST CORNER OF TRACT 4 AND THE POINT OF BEGINNING.

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 4; THENCE SOUTH 87°38'24" WEST ALONG THE SOUTH LINE OF SAID TRACT 4, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE HEREIN DESCRIBED; THENCE CONTINUE SOUTH 87°38'24" WEST ALONG SAID SOUTH LINE OF TRACT 4, A DISTANCE OF 584.68 FEET TO A POINT ON A LINE 584.68 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT 4; THENCE NORTH 02°21'36" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 360.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 4 AND THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST 23RD AVENUE (GOLF ROAD); THENCE NORTH 87°38'24" EAST ALONG SAID NORTH LINE OF TRACT 4 AND SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST 23RD AVENUE (GOLF ROAD), A DISTANCE OF 559.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 80°00'00" AND A RADIUS OF 25.00 FEET, A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE SOUTH 02°21'36" EAST, A DISTANCE OF 138.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 88°15'44" AND A RADIUS OF 15.00 FEET, A DISTANCE OF 23.11 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE WESTERLY, SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 168°39'59" AND A RADIUS OF 40.00 FEET, A DISTANCE OF 117.75 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 02°21'36" EAST, A DISTANCE OF 102.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.699 ACRES, MORE OR LESS.

HAS CAUSED THESE PRESENTS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

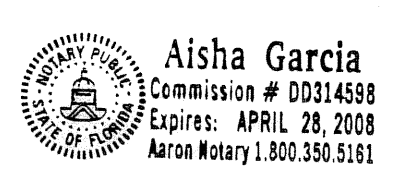
UTILITY EASEMENTS:
THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
NO BUILDINGS OR STRUCTURES SHALL BE PLACED WITHIN THE DEPICTED EASEMENTS.

LIMITED ACCESS EASEMENTS:

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH, FLORIDA FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

DEDICATION
VENETIAN VILLAS, LLC
DEDICATION NOTARY
VENETIAN VILLAS, LLC

Aisha Garcia
Aisha Garcia
Commission # DD314698
Expires: April 18, 2008



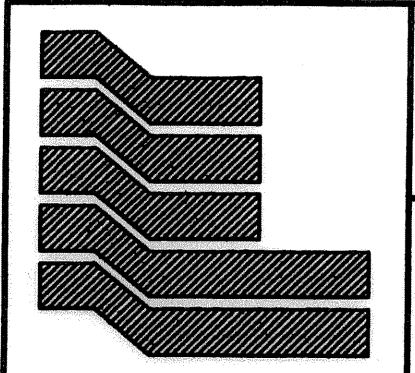
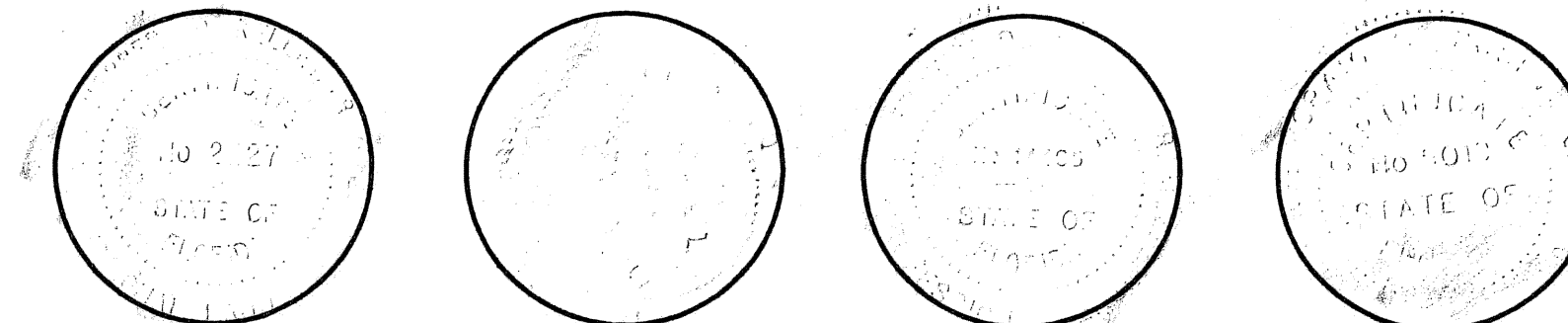
VENETIAN VILLAS
HOMEOWNERS ASSOCIATION, INC.



NOTARY
Aisha Garcia
Aisha Garcia
Commission # DD314698
Expires: April 18, 2008



CITY SURVEYOR AND MAPPER CITY CLERK CITY ENGINEER SURVEYOR



Landmark Surveying & Mapping Inc.
1850 Forest Hill Boulevard
Ph. (561) 433-5405 Suite 100 W.P.B. Florida
LB # 4396

VENETIAN VILLAS