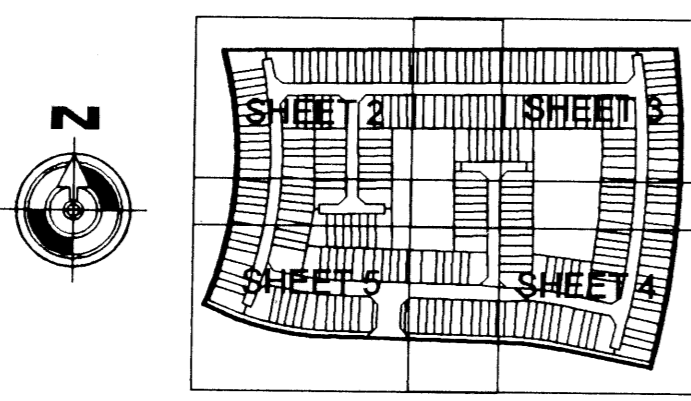


This Instrument Prepared by  
Thomas R. Paibicke of  
**HAGER WEINBERG AND ASSOCIATES, INC.**  
Professional Land Surveyors  
Certificate of Authorization No. 6772  
3850 N.W. Boca Raton Blvd. Boca Raton, Florida 33431  
Phone: (561) 395-3600 Fax: (561) 395-2237 E-Mail: hwa@bellsouth.net

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

## A Planned Unit Development

Lying in Section 17, Township 45 South, Range 42 East, being a Replat of a portion of Tract "U" of MELROSE P.U.D., as Recorded in Plat Book 85 at Pages 9 thru 13, of the Public Records of Palm Beach County, Florida.  
Palm Beach County, Florida



### P.U.D. Statistics

Gross Acreage: 33.312 Acres  
Total Dwelling Units: 276 D.U.  
Housing Type: Townhome/Attached  
Density: 8.285 D.U. per Acre

### 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 E, being that portion of Tract "U" 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:

COMMENCING at the Northeast Corner of said Tract "U"; thence S.89°23'47"W., along the North Line of said Tract "U" and the North Line of Tract "W-6" of the said Plat of "MELROSE P.U.D.", a distance of 1699.93 feet to the POINT of BEGINNING of the hereinafter described parcel of land; thence continue S.89°23'47"W., along the North Line of said Tract "U", a distance of 1504.80 feet to a point on the arc of a circular curve to the right, at which the radius point bears radial S.74°12'01"W.; thence Southerly, along the arc of said curve and along the East Line of Tract "W-3" of the said Plat of "MELROSE P.U.D.", having a radius of 1290.00 feet and a central angle of 38°34'45", for an arc distance of 868.60 feet ( the next 5 course being along the Northerly Line of Tract "S" of the said Plat of "MELROSE P.U.D." ); thence S.66°56'51"E., for a distance of 68.72 feet to a point of curvature of a circular curve to the left; thence Southeasterly and Easterly, along the arc of said curve, having a radius of 960.00 feet and a central angle of 21°42'07", for an arc distance of 363.62 feet to a point of tangency; thence S.88°38'58"E., for a distance of 589.87 feet to a point of curvature of a circular curve to the right; thence Easterly and Southeasterly, along the arc of said curve, having a radius of 1040.00 feet and a central angle of 09°55'04", for an arc distance of 180.02 feet to a point of tangency; thence S.78°43'54"E., for a distance of 308.03 feet; ( the next 2 course being along the Westerly Line of said Tract "W-6" ); thence N.11°16'06"E., for a distance of 20.00 feet to a point on the arc of a circular curve to the left, at which the radius point bears radial N.75°35'42"W.; thence Northerly, along the arc of said curve, having a radius of 2790.00 feet and a central angle of 21°36'43", for an arc distance of 1052.38 feet to the POINT of BEGINNING.

Said Lands contain 33.312 acres more or less.

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

- TRACTS "A" (Private Streets), as shown hereon, are hereby reserved for the VENETIAN ISLES POD E 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 "B" and "C" (Residential Access Streets), as shown hereon, are hereby reserved for the VENETIAN ISLES POD E 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 "L-1" and "L-2" (Water Management Tracts), as shown hereon, are reserved for the VENETIAN ISLES COMMUNITY ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, its Successors and Assigns, for stormwater management and drainage purposes and is the perpetual maintenance obligation of said Association, its Successors and Assigns, without recourse to Palm Beach County. Subject to existing Littoral Zone Restrictive Covenant Agreement as Recorded in Official Record Book 10831 at Page 1122, Public Records of Palm Beach County, Florida.
- TRACTS "I" and "J" (LAKE MAINTENANCE ACCESS TRACTS): The Lake Maintenance Access Tracts as shown hereon, are hereby reserved for the VENETIAN ISLES COMMUNITY ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, 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 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.
- LAKE MAINTENANCE EASEMENTS: The Lake Maintenance Easements as shown hereon are hereby reserved for the VENETIAN ISLES COMMUNITY ASSOCIATION, INC., a Florida Corporation, Not-for-Profit, 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 obligation of said Association, 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.
- TRACTS "D", "E", "F", "G", "H" and "K" (Buffer Tracts), as shown hereon, are hereby reserved for the VENETIAN ISLES COMMUNITY 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.

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 7<sup>th</sup> day of May, 1999.

LENNAR HOMES, INC.  
a Florida Corporation  
as General Partner

Witness: Mark Brumfield  
(Print Name) MARK BRUMFIELD

By: Doyle D. Dudley  
Doyle D. Dudley, Vice President

Witness: Ann A. Rodgerson  
(Print Name) Ann A. Rodgerson

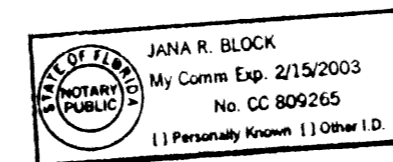
### ACKNOWLEDGEMENT

State of Florida ss  
County of Palm Beach

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 7<sup>th</sup> day of May, 1999.

Jana R. Block  
Notary Public - State of Florida  
My Commission Expires: 2/16/03



### 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 7<sup>th</sup> day of May, 1999.

Witness: Mark Brumfield  
(Print Name) MARK BRUMFIELD

VENETIAN ISLES COMMUNITY ASSOCIATION INC.  
a Florida Corporation, not for profit

Witness: Ann A. Rodgerson  
(Print Name) Ann A. Rodgerson

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

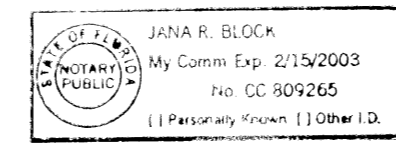
### ACKNOWLEDGEMENT

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 7<sup>th</sup> day of May, 1999.

Jana R. Block  
Notary Public - State of Florida  
My Commission Expires: 2/16/03



### ACCEPTANCE OF RESERVATIONS

State of Florida ss  
County of Palm Beach

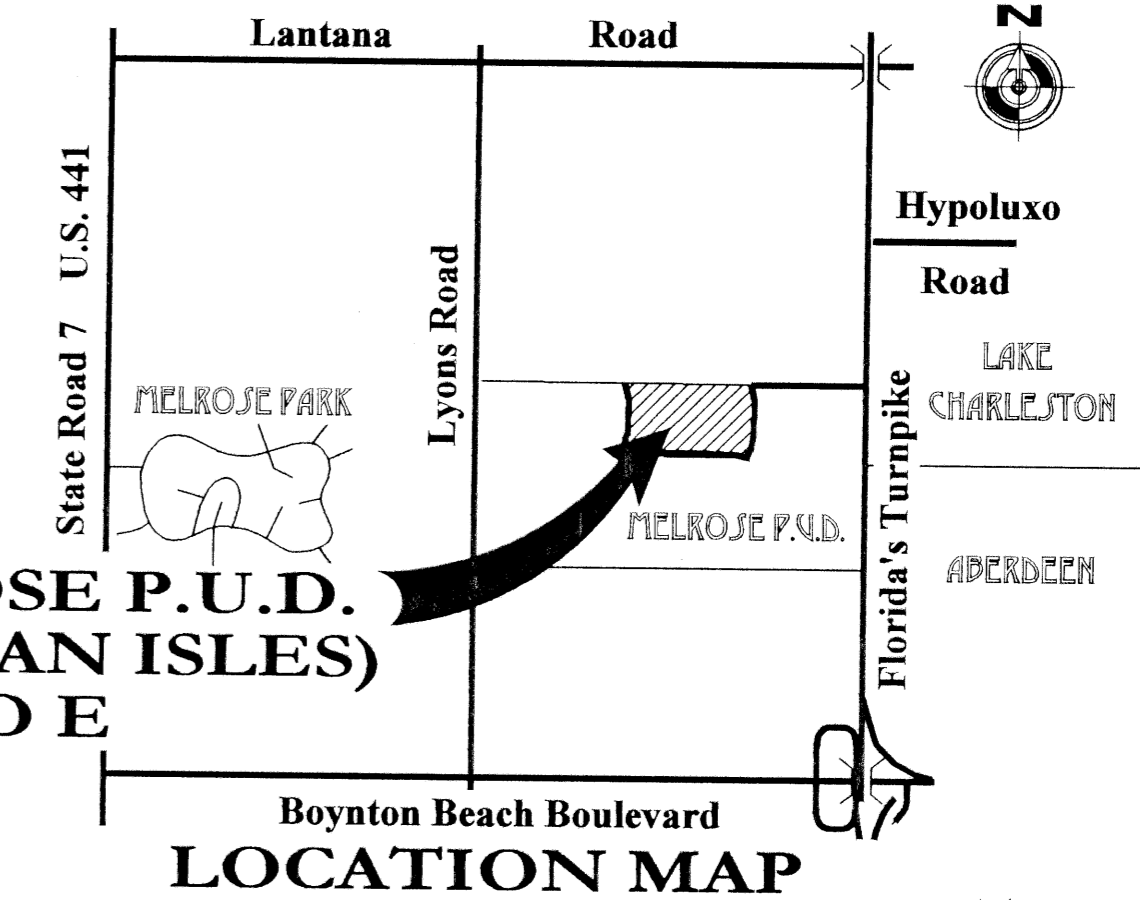
The VENETIAN ISLES POD E HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, Not for profit hereby accepts the Dedications or Reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 7<sup>th</sup> day of May, 1999.

Witness: Mark Brumfield  
(Print Name) MARK BRUMFIELD

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

Witness: Ann A. Rodgerson  
(Print Name) Ann Rodgerson

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



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

### LOCATION MAP

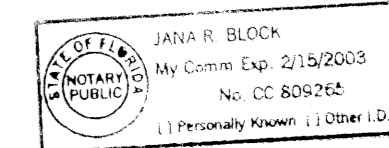
### ACKNOWLEDGEMENT

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 POD E HOMEOWNERS 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 that said instrument is the free act and deed of said Corporation.

WITNESS my hand and Official seal this 7<sup>th</sup> day of May, 1999.

Jana R. Block  
Notary Public - State of Florida  
My Commission Expires: 2/16/03



### 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. Paibicke  
Thomas R. Paibicke  
Professional Land Surveyor  
Florida Registration No. 5061

### TITLE CERTIFICATION

State of Florida ss  
County of Broward

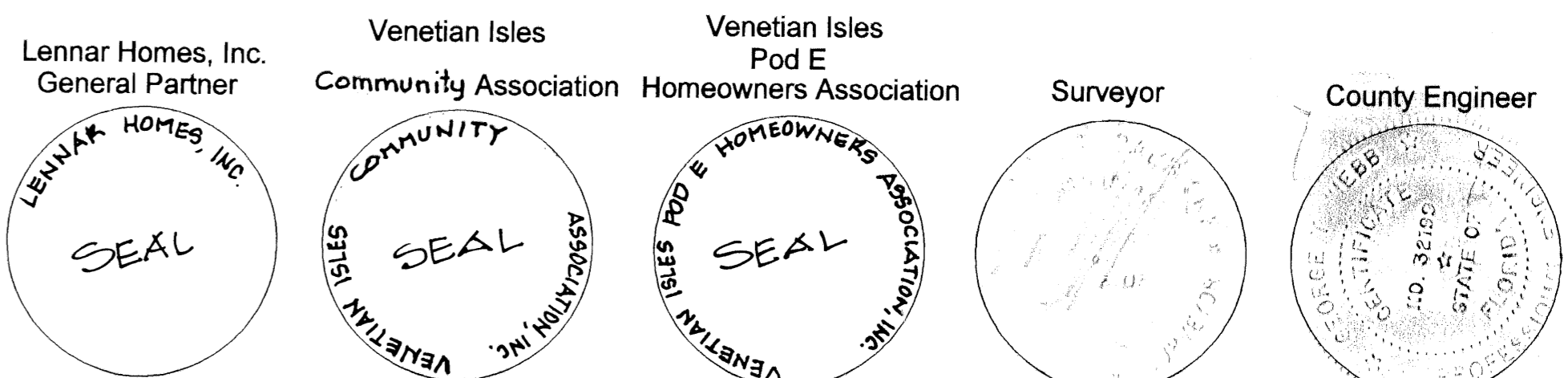
I, Gerald L. Knight, a duly Licensed Attorney in the State of Florida do hereby certify that I have examined the Title to the hereon described Property; that I find the Title to the Property is vested to the MELROSE PARK JOINT VENTURE, a Florida General Partnership; that current taxes have been paid; 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 5/10/99  
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 2 day of August, 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, P.E.  
George T. Webb, P.E., County Engineer



State of Florida ss  
County of Palm Beach  
This Plat was Filed for Record at 9:10am this 3 day of August, 1999, and Duly Recorded in Plat Book 85 on Page 129 thru Page 133  
Dorothy H. Wilken, Clerk  
By Deirdre O'Sullivan D.C.

SUBDIVISION: MELROSE P.U.D.  
BOOK: 85  
PAGE: 129  
FLOOD ZONE: B  
QUAD: 49  
SE: 2-40  
TAZ: 1009  
PUD NAME: MELROSE  
FLOOD MAP # 185A  
ZONING: RT/ISE  
ZIP CODE: 33437