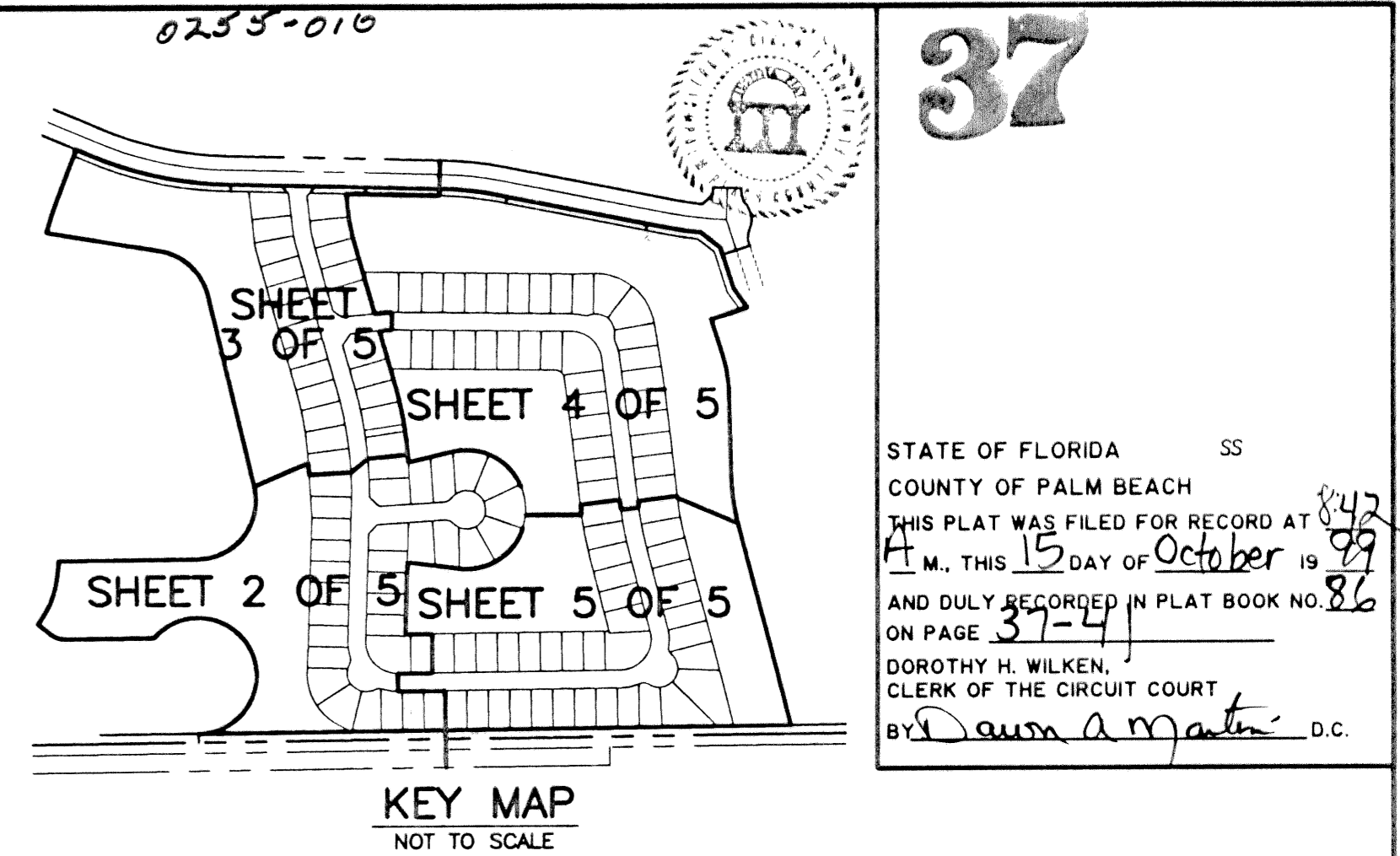


MELROSE P.U.D. (VENETIAN ISLES) - PARCEL H

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", MELROSE PARK (VENETIAN ISLES), AS
 RECORDED IN PLAT BOOK 85, PAGES 9 THRU 13, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 SHEET 1 OF 5



STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR RECORD AT 10:47 AM, THIS 15 DAY OF October 19 99
 AND DULY RECORDED IN PLAT BOOK NO. 86
 ON PAGE 3174
 DOROTHY H. WILKEN,
 CLERK OF THE CIRCUIT COURT
 BY Dawn A. Martin, D.C.

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" 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 H, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT 40 OF SAID BLOCK 46; THENCE NORTH 89°23'47" EAST ALONG THE SOUTH LINE OF SAID BLOCK 46 A DISTANCE OF 1523.93 FEET; THENCE NORTH 00°36'13" WEST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING A POINT ON A CURVE CONCAVE WESTERLY (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 00°36'13" WEST); THENCE NORTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 163.00 FEET, A CENTRAL ANGLE OF 228°56'34" AND A DISTANCE OF 651.32 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 89°23'47" WEST, A DISTANCE OF 246.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 39°07'36" AND A DISTANCE OF 44.39 FEET TO THE POINT OF TANGENCY; THENCE NORTH 51°28'37" WEST, A DISTANCE OF 46.44 FEET TO A POINT ON A CURVE CONCAVE WESTERLY (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 53°14'18" WEST); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 285.00 FEET, A CENTRAL ANGLE OF 32°32'50" AND A DISTANCE OF 161.90 FEET TO THE POINT OF TANGENCY; THENCE NORTH 04°12'52" EAST, A DISTANCE OF 28.84 FEET; THENCE NORTH 89°23'47" EAST, A DISTANCE OF 389.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 163.00 FEET, A CENTRAL ANGLE OF 102°51'32" AND A DISTANCE OF 292.62 FEET TO THE POINT OF TANGENCY; THENCE NORTH 13°27'45" WEST, A DISTANCE OF 551.17 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 63.00 FEET, A CENTRAL ANGLE OF 67°08'28" AND A DISTANCE OF 191.01 FEET TO THE POINT OF TANGENCY; THENCE NORTH 80°36'13" WEST, A DISTANCE OF 322.97 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 75°26'56" EAST); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 890.00 FEET, A CENTRAL ANGLE OF 06°16'58" AND A DISTANCE OF 97.59 FEET TO THE POINT OF TANGENCY; THENCE NORTH 20°50'00" EAST, A DISTANCE OF 151.77 FEET; THENCE SOUTH 66°58'51" EAST, A DISTANCE OF 48.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1040.00 FEET, A CENTRAL ANGLE OF 21°42'07" AND A DISTANCE OF 393.92 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88°38'58" EAST, A DISTANCE OF 589.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 09°55'04" AND A DISTANCE OF 186.17 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 78°43'54" EAST, A DISTANCE OF 476.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1040.00 FEET, A CENTRAL ANGLE OF 05°27'54" AND A DISTANCE OF 99.20 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 51°33'29" EAST, A DISTANCE OF 69.06 FEET; THENCE SOUTH 17°46'37" EAST, A DISTANCE OF 20.72 FEET; THENCE SOUTH 71°32'23" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 71°48'37" EAST, A DISTANCE OF 103.19 FEET; THENCE SOUTH 35°55'13" EAST, A DISTANCE OF 60.87 FEET; THENCE SOUTH 72°13'23" WEST, A DISTANCE OF 85.15 FEET; THENCE SOUTH 17°46'38" EAST, A DISTANCE OF 105.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; HAVING A RADIUS OF 373.80 FEET, A CENTRAL ANGLE OF 16°24'11" AND A DISTANCE OF 107.01 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 01°22'27" EAST, A DISTANCE OF 224.13 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 626.20 FEET, A CENTRAL ANGLE OF 12°57'54" AND A DISTANCE OF 141.70 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 14°20'20" EAST, A DISTANCE OF 586.89 FEET; THENCE SOUTH 89°23'47" WEST, A DISTANCE OF 1652.48 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 52.94 ACRES, MORE OR LESS. HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS.

TRACTS:

TRACT "L-1" AND "L-2" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VENETIAN ISLES COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER AND LANDSCAPE PURPOSES, WITHOUT PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, SUBJECT TO RESTRICTIONS AS SET FORTH IN O.R.B. 10901, PAGE 1937, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

TRACT "S-1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VENETIAN ISLES-POD H 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.

TRACT "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.

TRACTS "W-10", "W-11" & "W-12", 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 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 AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 12 DAY OF July, 19 99.

WITNESS: *Becky Wilson* MELROSE PARK JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP.
 WITNESS: *Martha Carter* DOYLE B. 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 12 DAY OF July 1999
 MY COMMISSION EXPIRES: 1/26/01 *Kevin B. Smith* 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 16 DAY OF July, 19 99.

WITNESS: *Mark Brumfield* 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 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 5 DAY OF Oct. 19 99

MY COMMISSION EXPIRES: Sept. 3, 2003 *Jandi M. Cooper* NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THE VENETIAN ISLES POD H 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 15 DAY OF Oct., 19 99.

WITNESS: *Mark Brumfield* VENETIAN ISLES POD H HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT
 WITNESS: *Martha Carter* BY: *Kevin Barker* KEVIN BARKER, PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED *Kevin Barker* WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF VENETIAN ISLES POD H HOMEOWNERS 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 5 DAY OF Oct., 19 99

MY COMMISSION EXPIRES: Sept. 3, 2003 *Jandi M. Cooper* 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 14 DAY OF Oct., 1999, 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
 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: 9/8/99 *Gerry Knight* GERRY KNIGHT, ESQUIRE

TABULATION DATA (PETITION NO. 82-40 A)

TOTAL AREA	53.01 ACRES
TRACT "S-1"	4.08 ACRES
TRACT "W-10"	9.00 ACRES
TRACT "W-11"	6.23 ACRES
TRACT "W-12"	10.50 ACRES
TRACT "L-1"	0.79 ACRES
TRACT "L-2"	0.39 ACRES
TRACT "O-1"	0.05 ACRES

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

DEDICATION

DEDICATION NOTARY

VENETIAN ISLES COMMUNITY ASSOCIATION, INC.

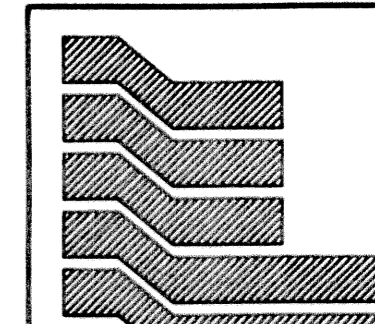
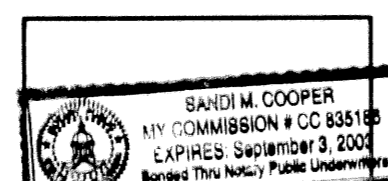
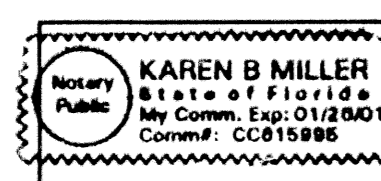
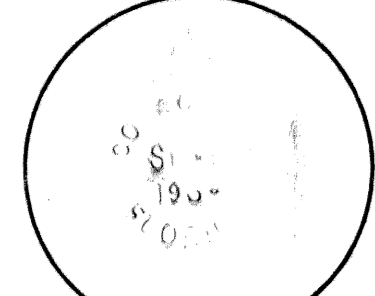
NOTARY

VENETIAN ISLES POD H 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 H

Melrose Road - Parcel H
 Tract: 57
 Flood Map # 185A
 Flood Map # 185A
 Zoning: RT
 LPI
 801153
 8030
 Venetian Isles