

This Instrument Prepared by  
 Thomas R. Palibicki 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: hwallh@bellsouth.net

**P.U.D. Statistics**

Gross Acreage: 43.817 Acres  
 Total Dwelling Units: 190 D.U.  
 Housing Type: Zero Lot Line/Detached

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

## 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

0255-007

165

**DEDICATION AND RESERVATIONS**

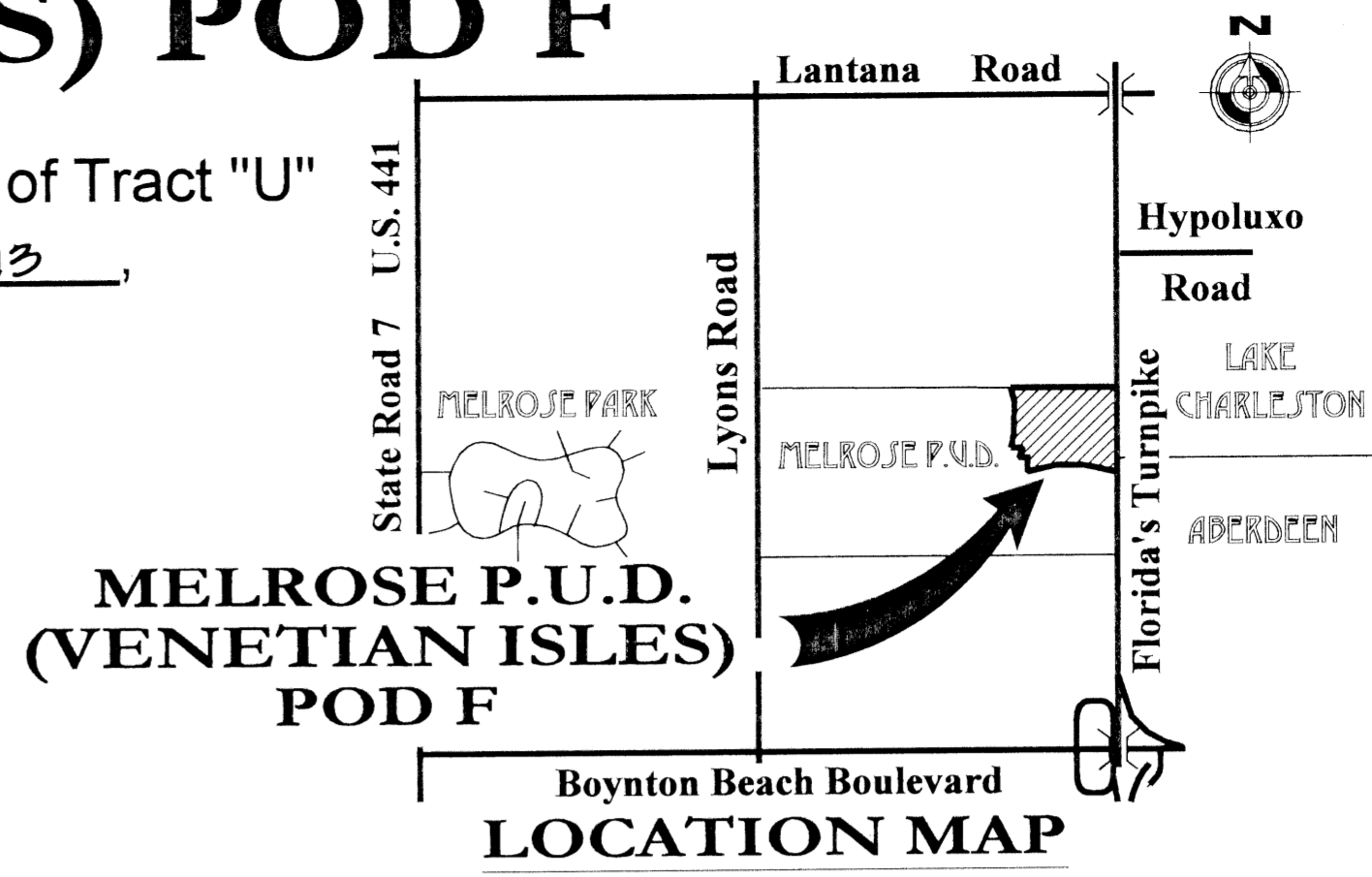
KNOW ALL MEN BY THESE PRESENTS that MELROSE PARK JOINT VENTURE, a Florida General Partnership owners of the land shown hereon, being in Section 17, Township 45 South, Range 42 East, Palm Beach County, Florida shown hereon as MELROSE P.U.D. (VENETIAN ISLES) POD F, being a portion of Tract "U" of MELROSE 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:

BEGINNING at the Northeast Corner of said Tract "U"; thence S.04°26'17"E., along the East Line of said Tract "U", a distance of 1296.23 feet; thence S.89°23'47"W., a distance of 191.21 feet; thence N.87°26'16"W., a distance of 90.54 feet; thence S.89°23'47"W., a distance of 153.81 feet; thence N.75°20'58"W., a distance of 76.36 feet; thence N.46°15'30"W., a distance of 127.94 feet to a point of curvature of a circular curve to the left; thence Northwesterly, Westerly and Southwesterly, 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.77°24'18"W., a distance of 682.05 feet; thence N.17°46'37"W., a distance of 50.85 feet to a point of curvature of a circular curve to the right; thence Northerly and Northeasterly, along the arc of said curve, having a radius of 25.00 feet and a central angle of 46°49'35", for an arc distance of 20.43 feet to a point of reverse curvature of a circular curve to the left; thence Northeasterly, Northerly and Northwesterly, along the arc of said curve, having a radius of 70.00 feet and a central angle of 73°55'11", for an arc distance of 90.31 feet to a point of reverse curvature of a circular curve to the right; thence Northwesterly and Northerly, along the arc of said curve, having a radius of 25.00 feet and a central angle of 46°49'35", for an arc distance of 20.43 feet to a point of tangency; thence N.01°57'22"E., a distance of 20.72 feet; thence N.88°02'38"W., a distance of 80.00 feet; thence S.01°57'22"W., a distance of 20.72 feet; thence S.48°56'14"W., a distance of 39.31 feet to a point on the arc of a circular curve to the right, at which the radius point bears N.06°03'44"E.; thence Northwesterly along the arc of said curve, having a radius of 960.00 feet and a central angle of 05°12'22", for an arc distance of 87.23 feet to a point of tangency; thence N.78°43'54"W., a distance of 168.17; thence N.11°16'06"E., a distance of 20.00 feet ( the next 6 courses being along the common line of said Tract "U" and Tract "W-6" of the said Plat of "MELROSE P.U.D." ); thence S.78°43'54"E., a distance of 168.17 feet to a point of curvature of a circular curve to the left; thence Southeasterly, along the arc of said curve, having a radius of 940.00 feet and a central angle of 04°40'36", for an arc distance of 76.73 feet; thence N.48°56'14"E., a distance of 21.84 feet; thence N.01°57'22"E., a distance of 22.03 feet; thence N.28°16'21"W., a distance of 142.02 feet to a point on the arc of a circular curve to the left, at which the radius point bears N.78°42'45"W.; thence Northerly along the arc of said curve, having a radius 2950.00 feet and a central angle of 18°08'05", for an arc distance of 933.71 feet; thence N.89°23'47"E., along the North line of said Tract "U", a distance of 1538.92 feet to the POINT OF BEGINNING.

Said Lands contain 43.817 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 F 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", "L-2", "L-3", and "L-4" (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 storm water 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 1722, Public Records of Palm Beach County, Florida.
- LAKE MAINTENANCE ACCESS EASEMENTS: The Lake Maintenance Access 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 storm water 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.
- TRACTS "B", "C", "D", "E", "G" and "H" (Open Space), as shown hereon, are hereby reserved for the VENETIAN ISLES POD F 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.
- 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 storm water 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.
- TRACT "F" (Buffer Tract), as shown hereon, is 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.
- LIFT STATION EASEMENT: The Lift Station Easement as shown hereon is hereby dedicated in perpetuity to Palm Beach County, its Successors and Assigns, for Lift Station and related purposes.
- 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 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.



State of Florida ss  
 County of Palm Beach  
 This Plat was Filed for Record at 11:10 this 13<sup>th</sup> day of AUGUST 1999.  
 and Duly Recorded in Plat Book 85 on Pages 165-166 and 167  
 Dorothy H. Wilken, Clerk  
 By: Deey T. Webb D.C.

Sheet 1 of 3 Sheets

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 6 day of May, 1999

Witness: Becky Wilcox  
 (Print Name) Becky Wilcox  
 Witness: Karen B Miller  
 (Print Name) Karen B Miller  
 LENNAR HOMES, INC.  
 a Florida Corporation  
 as General Partner  
 By: Doyle D. Dudley  
 Doyle D. Dudley, Vice President

**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 6<sup>th</sup> day of May, 1999

Witness: Karen B Miller  
 (Print Name) Karen B Miller  
 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 7<sup>th</sup> day of May, 1999

Witness: Mark Brumfield  
 (Print Name) MARK BRUMFIELD  
 Witness: Sandi Cooper  
 (Print Name) Sandi Cooper  
 VENETIAN ISLES COMMUNITY ASSOCIATION INC.  
 a Florida Corporation, not for profit  
 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.

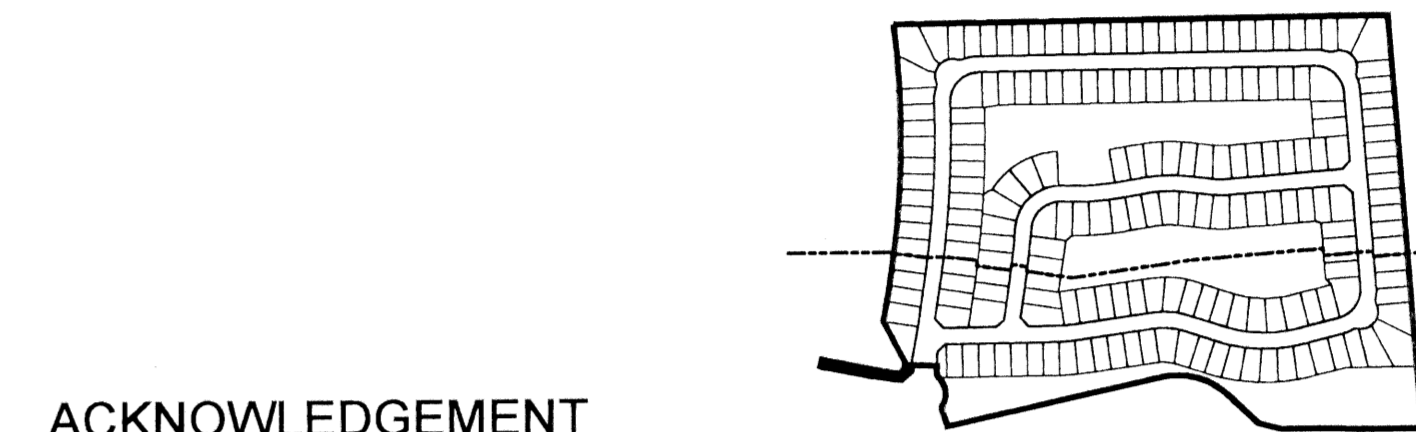
WITNESS my hand and Official seal this 7<sup>th</sup> day of May, 1999

Witness: Jana R. Block  
 (Print Name) JANA R. BLOCK  
 My Commission Expires: 2/15/03

**ACCEPTANCE OF RESERVATIONS**

State of Florida ss  
 County of Palm Beach  
 The VENETIAN ISLES POD F 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  
 Witness: Sandi Cooper  
 (Print Name) Sandi Cooper  
 Venetian Isles Pod F Homeowners Association, Inc.  
 a Florida Corporation, not for profit  
 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 POD F 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

Witness: Jana R. Block  
 (Print Name) JANA R. BLOCK  
 My Commission Expires: 2/15/03

**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.

Witness: Thomas R. Palibicki  
 (Print Name) Thomas R. Palibicki  
 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 in 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.

Witness: Gerald L. Knight  
 (Print Name) Gerald L. Knight  
 Attorney-at-Law Licensed in Florida  
 Dated 5/5/99

**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 12 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.

Witness: George T. Webb  
 (Print Name) George T. Webb, P.E., County Engineer

Lennar Homes, Inc. General Partner  
 Venetian Isles COMMUNITY Association  
 Venetian Isles Pod F Homeowners Association  
 Surveyor  
 County Engineer

Melrose PUD  
 SUBDIVISION  
 BLOCK 85  
 PLAT ZONE 8  
 QUAD # 41  
 SF. 85-40  
 TAZ 1024  
 PUD NAME MELROSE PUD  
 FLOOD MAP # 185A  
 ZONING RT/SC  
 ZIP CODE 33437