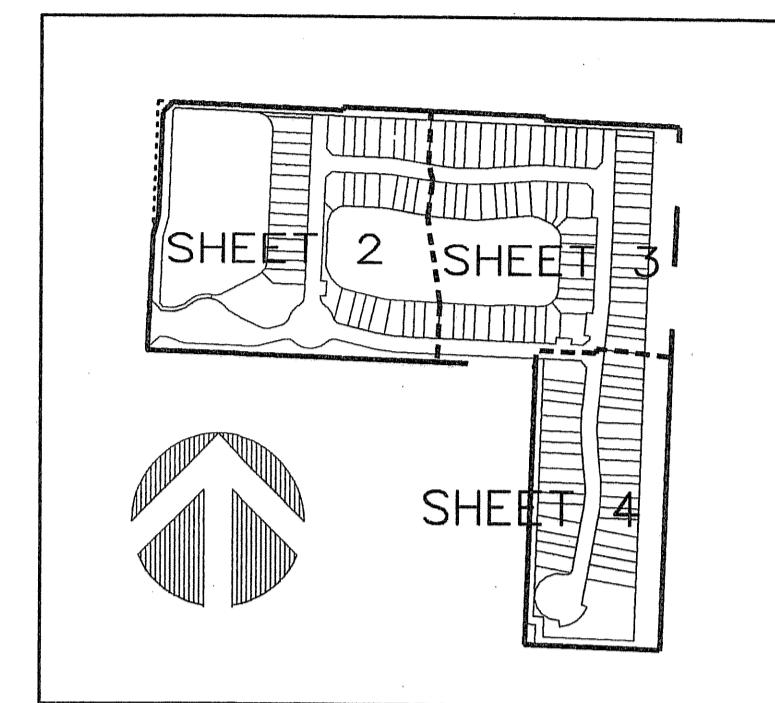
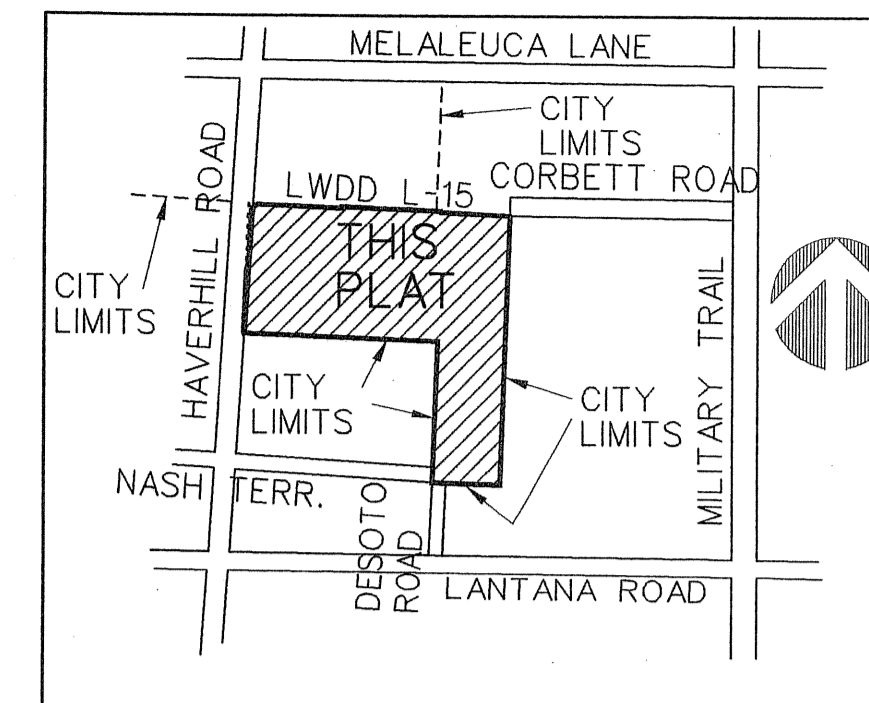


PERIMETER
SURVEYING & MAPPING
 Certificate of Authorization No. LB7264
 Prepared by: Jeff S. Hodapp, P.S.M.
 951 Broken Sound Parkway, Suite 320
 Boca Raton, Florida 33487
 Tel: (561) 241-9988
 Fax: (561) 241-5182

VERONA PALMS ~~00018-021~~ 008608.000
 A REPLAT OF PORTIONS OF TRACTS 4, 5 AND 6, SUBDIVISION OF THE
 SOUTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST
 (P.B. 3, PG. 10, P.B.C.R.), CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA.

JANUARY, 2006
 February, 2006



STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT 4:37 PM
 THIS 24 DAY OF March
 2006, AND DULY RECORDED
 IN PLAT BOOK 107 ON PAGES
 12 THROUGH 75
 SHARON R. BOCK, CLERK
 AND COMPTROLLER
 BY: *[Signature]*

SHEET 1 OF 4

DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT D.R. HORTON, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LANDS SHOWN HEREON, BEING A REPLAT OF A PORTION OF TRACTS 4, 5, AND 6, SUBDIVISION OF THE SOUTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGE 10 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "VERONA PALMS", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST ONE-QUARTER; THENCE SOUTH 87°42'20" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 76.73 FEET; THENCE SOUTH 02°17'40" WEST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87°42'20" EAST, ALONG A LINE 60.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 425.97 FEET; THENCE NORTH 02°04'55" EAST, A DISTANCE OF 7.88 FEET; THENCE SOUTH 87°42'20" EAST, ALONG A LINE 52.12 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 502.54 FEET; THENCE SOUTH 02°00'58" WEST, ALONG THE EAST LINE OF SAID TRACT 5, A DISTANCE OF 7.88 FEET; THENCE SOUTH 87°42'20" EAST, ALONG A LINE 60.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 335.03 FEET; THENCE SOUTH 02°08'57" WEST, ALONG THE EAST LINE OF SAID TRACT 4, A DISTANCE OF 1317.49 FEET; THENCE NORTH 88°06'15" WEST, ALONG THE SOUTH LINE OF SAID TRACT 4, A DISTANCE OF 336.04 FEET; THENCE NORTH 02°00'58" EAST, ALONG THE WEST LINE OF SAID TRACT 4, A DISTANCE OF 689.91 FEET; THENCE NORTH 87°54'18" WEST, ALONG THE SOUTH LINE OF THE NORTH ONE-HALF OF SAID TRACT 5 AND THE SOUTH LINE OF SAID TRACT 6, A DISTANCE OF 968.24 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AT WHICH THE RADIUS POINT BEARS NORTH 87°10'46" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE EAST LINE OF HAVERHILL ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 11990, AT PAGE 942 OF SAID PUBLIC RECORDS, HAVING A RADIUS OF 18254.93 FEET AND A CENTRAL ANGLE OF 00°40'17", A DISTANCE OF 213.91 FEET TO THE POINT OF TANGENCY; THENCE NORTH 02°08'57" EAST, ALONG SAID EAST LINE, A DISTANCE OF 89.35 FEET; THENCE NORTH 15°38'42" EAST, A DISTANCE OF 51.42 FEET; THENCE NORTH 02°08'57" EAST, A DISTANCE OF 25.94 FEET; THENCE NORTH 47°08'57" EAST, A DISTANCE OF 35.36 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 24.169 ACRES, MORE OR LESS.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- Tract R, as shown hereon, is hereby reserved for the Verona Palms Homeowners Association, Inc., a Florida Corporation, not for profit, 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 the City of Greenacres.
- Tracts L-1, and L-2, the Water Management Tracts, as shown hereon, are hereby reserved for the Verona Palms Homeowners Association, Inc., a Florida Corporation, not for profit, its successors and assigns, for stormwater management and drainage purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Greenacres.
- Tracts A-1 and A-2, as shown hereon, are hereby reserved for the Verona Palms 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 Greenacres.
- Tract B, as shown hereon, is hereby reserved for the Verona Palms Homeowners Association, Inc., a Florida Corporation, not for profit, its successors and assigns, for buffer and open space purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Greenacres.
- Tracts C-1, C-2, C-3, C-4 and C-5, as shown hereon are hereby reserved for the Verona Palms Homeowners Association, Inc., a Florida Corporation, not for profit, its successors and assigns, for open space and drainage purposes and are the permanent maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
- Tract Z, as shown hereon, is hereby dedicated to the City of Greenacres for public street purposes.
- The Limited Access Easements as shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.
- The Landscape Buffer Easements, as shown hereon, are hereby reserved for the Verona Palms Homeowners Association, Inc., a Florida Corporation, not for profit, its successors and assigns, for landscape buffer purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the City of Greenacres.
- 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 Verona Palms Homeowners Association, Inc., a Florida Corporation, not for profit, its successors and assigns, without recourse to Palm Beach County. The Lake Maintenance Easements and Lake Maintenance Access Easements, as shown hereon are hereby reserved for the Verona Palms Homeowners 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 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.

10. All tracts for private street purposes, as shown hereon, are hereby subject to an overlying non-exclusive easement dedicated in perpetuity to the public for the installation, operation, maintenance, repair, expansion and replacement of utilities, both public and private, including but not limited to potable water pipelines, raw water pipelines, wastewater pipelines, reclaimed water pipelines, electric power lines, telecommunication lines, cable television lines, gas lines, and related appurtenances. No buildings, structures, improvements, trees, walls or fences shall be installed within these easements without the prior written approval of the Palm Beach County Water Utilities Department, its successors and assigns.

11. The twelve foot wide utility easements running adjacent and parallel to public roads, and the tracts for private road purposes, as shown hereon, are non-exclusive easements and are hereby dedicated in perpetuity to the public for the installation, operation, maintenance, repair, expansion and replacement of utilities, both public and private, including but not limited to potable water pipelines, raw water pipelines, wastewater pipelines, reclaimed water pipelines, electric power lines, telecommunication lines, cable television lines, gas lines, and related appurtenances. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities. No buildings, structures, improvements, trees, walls or fences shall be installed within these tracts without the prior written approval of the Palm Beach County Water Utilities Department, its successors and assigns.

12. The Lift Station Easement, Identified on the Plat hereon, is an exclusive easement and is hereby dedicated in perpetuity to Palm Beach County, its successors and assigns, for the installation, operation, maintenance, repair, expansion and replacement of wastewater lift stations and related appurtenances. This easement may be fenced in by Palm Beach County for access control purposes. The maintenance of the unfenced portions of the land underlying this easement shall be the perpetual obligation of the property owner. No buildings, structures, improvements, trees, walls or fences shall be installed within this lift station easement without the prior written approval of the Palm Beach County Water Utilities Department, its successors and assigns.

13. The Palm Beach County Utility Easements Identified on the plat hereon are exclusive easements and are hereby dedicated in perpetuity to Palm Beach County, its successors and assigns, for the installation, operation, maintenance, repair, expansion, and replacement of potable water pipelines, raw water pipelines, wastewater pipelines, reclaimed water pipelines, and related appurtenances. The maintenance of the land underlying these easements shall be a perpetual obligation of the property owner. No buildings, structures, improvements, trees, walls or fences shall be installed within these easements without the prior written approval of the Palm Beach County Water Utilities Department, its successors and assigns.

14. 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.

15. The Mass Transit Easement, as shown hereon, is hereby dedicated in perpetuity to the Board of Commissioners of Palm Beach County, its successors and assigns, for the construction installation, maintenance and use of a public transit boarding and alighting area, which use includes but is not limited to a public transit bus shelter, transfer station and advertising. The maintenance obligation for the easement area shall be with the Verona Palms Homeowners Association, Inc., its successors and assigns. *The easement granted hereunder shall be non-exclusive and subordinated to any utility easement dedicated to the public.*

In Witness Whereof, D.R. Horton, Inc., a Delaware Corporation, licensed to do business in Florida has caused these presents to be signed this 7th day of February, 2006.

D.R. Horton, Inc., a Delaware Corporation, licensed to do business in Florida,

By: *[Signature]*
 Print Name: Paul Romanowski
 Title: Vice President

Attest: *[Signature]*
 Print Name: Joyce S. Villal
 Title: Assistant Secretary

ACKNOWLEDGEMENT

State of Florida)
 County of Palm Beach)

Before me personally appeared Paul Romanowski and Joyce Villal who are personally known to me, and have produced as identification, and who executed the foregoing instrument as President and Assistant Secretary of D.R. Horton, Inc., a Delaware Corporation, licensed to do business in Florida, and severally acknowledged and before me that they executed such instrument as such officers 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 7th day of February, 2006.

My commission expires: May 28, 2007

Notary Public, State of Florida
 Commission # DD216806

AREA TABLE

TRACT A-1	19090 SF
TRACT A-2	24400 SF
TRACT B	162048 SF
TRACT C-1	1308 SF
TRACT C-2	5315 SF
TRACT C-3	4590 SF
TRACT C-4	1380 SF
TRACT C-5	1959 SF
TRACT L-1	122482 SF
TRACT L-2	130776 SF
TRACT R	171264 SF
TRACT Z	1250 SF
LOTS 1-134	406941 SF
TOTAL	1052811 SF

CITY APPROVAL

It is hereby certified that this plat of "Verona Palms" has been officially approved for record by the City of Greenacres, Florida, this 23rd day of February, 2006.

By: *[Signature]*
 Samuel J. Ferreri, Mayor
 By: *[Signature]*
 Jason Cortina, P.E., City Engineer
 By: *[Signature]*
 Wadie Atallah, City Manager
 By: *[Signature]*
 Sandra K. Hill, City Clerk

CERTIFICATE OF REVIEWING SURVEYOR

On behalf of the City of Greenacres, Florida, the undersigned, a licensed professional surveyor and mapper, has reviewed this plat for conformity to Chapter 177, Part I, Florida Statutes.

Date: 2/14/06
 Douglas M. Davila, PSM #LS4343
 Craven Thompson & Associates, Inc.
 3563 NW 53rd Street
 Ft. Lauderdale, FL 33309

HOMEOWNERS' ASSOCIATION ACCEPTANCE

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

The Verona Palms 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 7th day of February, 2006.

Verona Palms Homeowners Association, Inc.
 a Florida Corporation, not for profit

Witness: *[Signature]* by: *[Signature]*
 print name: A. Bob Tassone, President

ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

Before me personally appeared *[Signature]* who is personally known to me or has produced as identification, and who executed the foregoing instrument as President of the Verona Palms Homeowners Association, Inc., a Florida Corporation, not for profit, 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 is affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

My commission expires: May 28, 2007

Notary Public
[Signature]
 print name: Amy Hester

TITLE CERTIFICATION

STATE OF FLORIDA)
 COUNTY OF MIAMI-DADE) SS

I, Juan Rodriguez, 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 D.R. Horton, Inc., a Delaware Corporation, licensed to do business in Florida; that the current taxes have been paid; that there are no mortgages; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

DATE: 2-09-2006 BY: *[Signature]*
 JUAN RODRIGUEZ, ATTORNEY AT LAW
 MEMBER OF THE FLORIDA BAR
 LICENSE NUMBER 616461

NOTES:

- The bearings shown hereon are based on the North line of the Southwest One-Quarter of Section 36-44-42 having a bearing, of North 87°42'20" West, as determined from State Plane Coordinates as established by the Palm Beach County Engineering Division based on the Florida Coordinate System, East Zone, Grid North, 1983 State Plane Transverse Mercator Projection, 1990 Adjustment.
- No buildings or any kind of construction or trees or shrubs shall be placed on any easement without prior written approval of all easement beneficiaries and all applicable City approvals or permits as required for such encroachments.
- Building setback lines shall be as required by current City of Greenacres Zoning regulations.
- In those cases where easements of different types cross or otherwise coincide, drainage easements shall have first priority, utility easements shall have second priority, access easements shall have third priority, and all other easements shall be subordinate to these with their priorities determined by use of rights granted.
- All lines which intersect curved lines are non-radial unless noted as being radial.
- 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 Palm Beach County, Florida.
- All distances shown are ground distances. Scale factor used for this plat was 1.0000355.

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 Sec. 177.091(9), F.S., 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 data comply with all the requirements of Chapter 177, Florida Statutes, as amended, and the Ordinances of the City of Greenacres, and Palm Beach County, Florida.

[Signature] 2-3-2006
 Jeff S. Hodapp, P.S.M.
 License No. LS5111
 State of Florida

VERONA PALMS HOMEOWNERS ASSOCIATION, INC. DR HORTON, INC. SURVEYOR SURVEYOR

