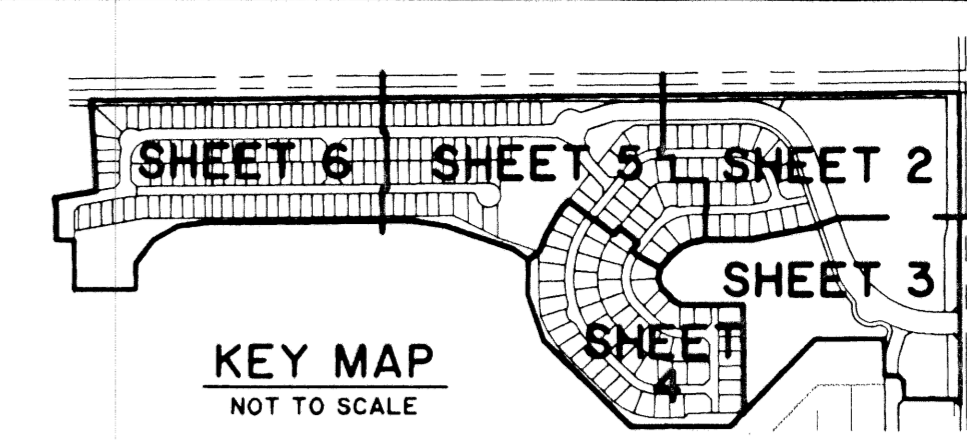


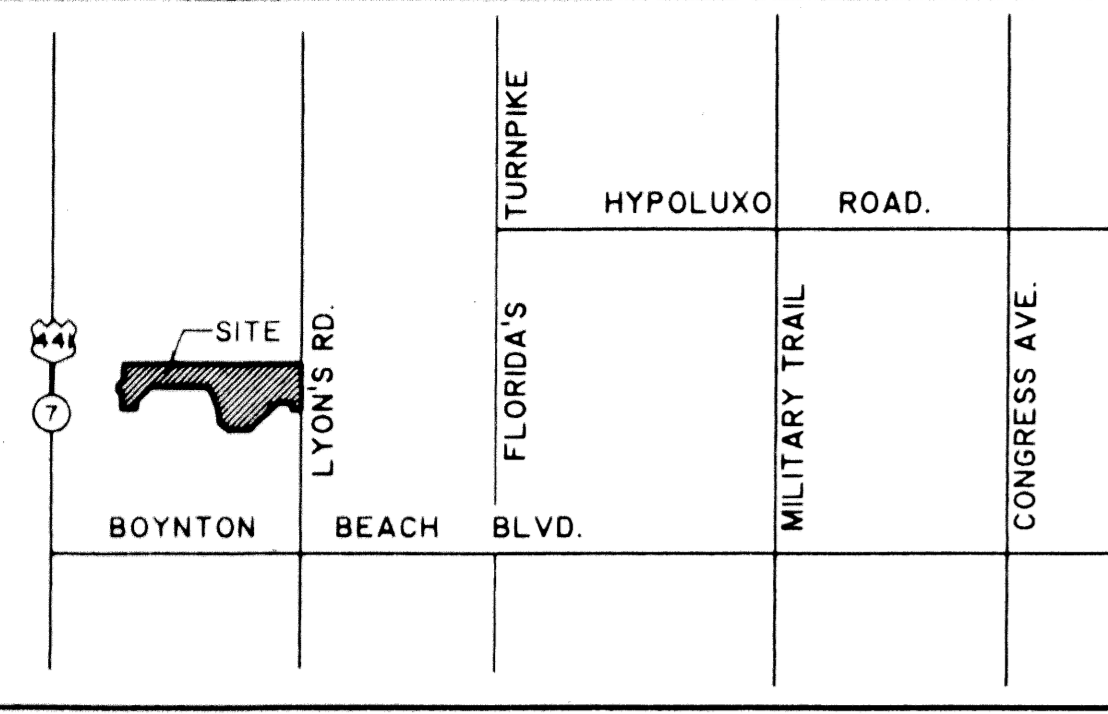
# MELROSE P.U.D. (VERONA LAKES)

0255-011



# 107

A PORTION OF A PLANNED UNIT DEVELOPMENT LYING IN SECTION 18, TOWNSHIP 45 SOUTH, RANGE 42 EAST, BEING THE REPLAT OF A PORTION OF TRACT "B", MELROSE PARK SECTION I, AS RECORDED IN PLAT BOOK 41, PAGES 22 THRU 26, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SHEET 1 OF 6



## LOCATION MAP NOT TO SCALE

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT MELROSE PALM BEACH LTD., A FLORIDA LIMITED PARTNERSHIP, AND PULTE HOME CORPORATION, A MICHIGAN CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, OWNERS OF THE LAND SHOWN HEREON, BEING A REPLAT OF A PORTION OF TRACT "B", MELROSE PARK SECTION I, AS RECORDED IN PLAT BOOK 41, PAGES 22 THROUGH 26, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 18, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS MELROSE P.U.D. (VERONA LAKES), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "B", SAID POINT BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD AS RECORDED IN OFFICIAL RECORD BOOK 3775, PAGE 104, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00°36'13" EAST ALONG SAID WEST RIGHT-OF-WAY LINE OF LYONS ROAD, A DISTANCE OF 379.50 FEET TO THE NORTHEAST CORNER OF TRACT "E" AS SHOWN ON SAID MELROSE PARK SECTION I; THENCE NORTH 45°36'13" WEST ALONG THE NORTHERLY LINE OF SAID TRACT "E", A DISTANCE OF 35.36 FEET TO THE NORTHWEST CORNER OF SAID TRACT "E" ALSO THE NORTHEAST CORNER OF LOT 59 OF SAID MELROSE PARK SECTION I; THENCE SOUTH 89°23'47" WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF TALWAY CIRCLE, A DISTANCE OF 137.50 FEET TO THE NORTHEAST CORNER OF TRACT "E" AS SHOWN ON SAID MELROSE PARK SECTION I; THENCE NORTH 00°36'13" WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF TALWAY CIRCLE, A DISTANCE OF 80.00 FEET; THENCE NORTH 45°36'13" WEST, A DISTANCE OF 35.36 FEET TO A POINT ON THE NORTHWEST CORNER OF SAID TRACT "E" ALSO TALWAY CIRCLE; THENCE SOUTH 89°23'47" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF TALWAY CIRCLE, A DISTANCE OF 60.00 FEET TO A POINT ON THE EAST LINE OF WATER MANAGEMENT TRACT "C" OF SAID MELROSE PARK SECTION I; THENCE NORTH 00°36'13" WEST ALONG SAID EAST LINE OF TRACT "C", A DISTANCE OF 166.84 FEET TO A POINT ON THE NORTHERLY LINE OF SAID TRACT "C"; THENCE SOUTH 89°23'47" WEST, A DISTANCE OF 307.75 FEET; THENCE SOUTH 43°33'20" WEST, A DISTANCE OF 532.94 FEET; THENCE SOUTH 89°23'47" WEST, A DISTANCE OF 441.90 FEET; THENCE NORTH 45°00'00" WEST, A DISTANCE OF 544.73 FEET; THENCE NORTH 19°45'02" WEST, A DISTANCE OF 210.05 FEET; THENCE NORTH 00°36'13" EAST, A DISTANCE OF 156.66 FEET; THENCE NORTH 54°16'40" WEST, A DISTANCE OF 81.36 FEET; THENCE NORTH 7°14'31" WEST, A DISTANCE OF 320.24 FEET; THENCE NORTH 8°36'42" WEST, A DISTANCE OF 148.99 FEET; THENCE SOUTH 89°23'47" WEST, A DISTANCE OF 899.00 FEET; THENCE SOUTH 83°21'35" WEST, A DISTANCE OF 134.22 FEET; THENCE SOUTH 60°16'24" WEST, A DISTANCE OF 126.43 FEET; THENCE SOUTH 36°44'28" WEST, A DISTANCE OF 126.43 FEET; THENCE SOUTH 00°36'13" EAST, A DISTANCE OF 113.85 FEET; THENCE SOUTH 89°23'47" WEST, A DISTANCE OF 270.38 FEET (THE PRECEDING 15 COURSES BEING COINCIDENT WITH THE NORTHERLY BOUNDARY OF SAID TRACT "C" ALSO THE SOUTHERLY BOUNDARY OF SAID TRACT "B", MELROSE PARK SECTION I) TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ARMONE PLACE AS SHOWN ON MELROSE PARK SECTION 2 AS RECORDED IN PLAT BOOK 54, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°36'13" WEST ALONG SAID EAST RIGHT-OF-WAY LINE OF ARMONE PLACE, A DISTANCE OF 220.00 FEET TO THE NORTHEAST CORNER OF SAID MELROSE PARK SECTION 2; THENCE SOUTH 89°23'47" WEST ALONG THE NORTH LINE OF SAID MELROSE PARK SECTION 2, A DISTANCE OF 80.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID ARMONE PLACE; THENCE NORTH 00°36'13" WEST, A DISTANCE OF 144.63 FEET; THENCE NORTH 1°01'04" WEST, A DISTANCE OF 41.05 FEET; THENCE NORTH 89°23'47" EAST, A DISTANCE OF 46.39 FEET; THENCE NORTH 79°23'47" EAST, A DISTANCE OF 141.05 FEET; THENCE NORTH 03°36'13" WEST, A DISTANCE OF 395.90 FEET TO A POINT ON THE SOUTH LINE OF TRACT "F" OF SAID MELROSE PARK SECTION I, SAID POINT BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT LATERAL NO. 20 AS SHOWN ON SAID MELROSE PARK SECTION I; THENCE NORTH 89°23'47" WEST ALONG SAID NORTH LINE OF TRACT "B" AND THE SOUTH RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT LATERAL NO. 20, A DISTANCE OF 3634.14 FEET TO THE AFORESAID POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 83.63 ACRES, MORE OR LESS HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS.

### TRACTS:

TRACTS "L-1", "L-2", "L-3" AND "L-4" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VERONA LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER AND LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THE NORTH 15 FEET OF TRACT "L-1" IS SUBJECT TO THE RESTRICTIONS AS SET FORTH IN OFFICIAL RECORD BOOK 10861, PAGES 1685 AND 1686, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

TRACTS "S-1" AND "S-4" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VERONA LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "S-2" AND "S-3" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VERONA LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS RESIDENTIAL ACCESS STREETS FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR ADDITIONAL ROAD RIGHT-OF-WAY FOR LYONS ROAD.

TRACT "C-1", AS SHOWN HEREON, IS HEREBY RESERVED FOR PULTE HOME CORPORATION, A MICHIGAN CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE RESIDENTIAL DEVELOPMENT, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "W", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VERONA LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES, SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN O.R.B. 11047, PAGES 1393 THRU 1398, 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.

TRACTS "10-1" AND "10-3" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VERONA LAKES HOMEOWNERS 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.

TRACT "0-2" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VERONA LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, BUFFER AND LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "R", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VERONA LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

THE PERMANENT CONSTRUCTION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF PERFORMING ANY AND ALL CONSTRUCTION ACTIVITIES ASSOCIATED WITH ADJACENT THROUGHFARE ROADS.

### 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 VERONA LAKES HOMEOWNERS 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 VERONA LAKES HOMEOWNERS 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.

MELROSE PARK PROPERTY OWNERS ASSOCIATION, INC. 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 THEIR PROPERTY, 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 LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VERONA LAKES HOMEOWNERS 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.

THE ROOF OVERHANG EASEMENTS OVER THE AREA DESIGNATED AS ROOF OVERHANG EASEMENT ARE DEDICATED TO THE PROPERTY OWNER OF THE IMMEDIATELY ADJACENT LOT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, OVERHANG, AND MAINTENANCE OF SAID PROPERTY WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, SEA RANCH COMMUNITY DEVELOPMENT III, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THIS 18<sup>th</sup> DAY OF November 1999.

MELROSE PALM BEACH LTD. A FLORIDA LIMITED PARTNERSHIP.  
BY: Nikol Karlovce  
WALTER C. COLLINS, PRESIDENT SEA RANCH COMMUNITY DEVELOPMENT III, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, AS GENERAL PARTNER

### ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED WALTER C. COLLINS WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SEA RANCH COMMUNITY DEVELOPMENT III, 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 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 18<sup>th</sup> DAY OF November 1999. MY COMMISSION EXPIRES: 1-18-01

STATE OF FLORIDA COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED WALTER C. COLLINS WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE VERONA LAKES 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 18<sup>th</sup> DAY OF November 1999. MY COMMISSION EXPIRES: 1-18-01

### ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED TIMOTHY L. HERNANDEZ WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ATTORNEY-IN-FACT 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 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9<sup>th</sup> DAY OF Nov. 1999. MY COMMISSION EXPIRES: 7-15-03

### MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 10877 AT PAGE 257 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS AND IS HIS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10<sup>th</sup> DAY OF November 1999.

SUNTRUST BANK OF FLORIDA, N.A. A FLORIDA CORPORATION  
BY: Sophane Edmunds  
JEFFREY I. SHULMAN, SENIOR VICE-PRESIDENT

### ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JEFFREY I. SHULMAN WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF SUNTRUST BANK SOUTH FLORIDA, N.A., 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 10<sup>th</sup> DAY OF November 1999. MY COMMISSION EXPIRES: 1-18-01

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF BROWARD

THE VERONA LAKES HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 10<sup>th</sup> DAY OF November 1999.

WITNESS: Walter C. Collins  
VERONA LAKES HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT  
BY: Walter C. Collins  
WALTER C. COLLINS, PRESIDENT

### ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED WALTER C. COLLINS WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE VERONA LAKES 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 10<sup>th</sup> DAY OF Nov. 1999. MY COMMISSION EXPIRES: 1-18-01

### COUNTY APPROVAL

COUNTY ENGINEER:  
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.07(2), F.S., THIS 09 DAY OF February 2000. AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.08(1), F.S.  
BY: George T. Webb, P.E.  
COUNTY ENGINEER:

### TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF BROWARD

I, John L. Farquhar, ESQUIRE, 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 PALM BEACH LTD., A FLORIDA LIMITED PARTNERSHIP AND PULTE HOME CORPORATION, A MICHIGAN CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.  
DATED: 1/20/2000 BY: John L. Farquhar

### TABULATION DATA (PETITION NO.82-40 A)

TOTAL AREA	83.63 ACRES
TRACT "A"	0.10 ACRES
TRACT "C-1"	9.89 ACRES
TRACT "L-1"	3.38 ACRES
TRACT "L-2"	0.36 ACRES
TRACT "L-3"	0.04 ACRES
TRACT "L-4"	0.57 ACRES
TRACTS "0-1", "0-2" & "0-3"	3.02 ACRES
TRACT "R"	3.17 ACRES
TRACTS "S-1" AND "S-4"	8.81 ACRES
TRACTS "S-2" AND "S-3"	5.54 ACRES
TRACT "W"	12.55 ACRES
LOTS 1-243	36.20 ACRES

DEDICATION DEDICATION NOTARY DEDICATION DEDICATION NOTARY HOMEOWNERS ASSOCIATION, INC. NOTARY MORTGAGEE MORTGAGEE NOTARY COUNTY ENGINEER SURVEYOR

VERONA LAKES HOMEOWNERS ASSOCIATION, INC. NOTARY MORTGAGEE MORTGAGEE NOTARY COUNTY ENGINEER SURVEYOR

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 11:41 A.M. THIS 1 DAY OF March 2000 AND DULY RECORDED IN PLAT BOOK NO. 87 ON PAGE 107-113 DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT BY: Regina Hardy D.C.

NOTES

- DENOTES SET PERMANENT REFERENCE MONUMENTS (P.R.M.'S # 5019)
- DENOTES FOUND PERMANENT REFERENCE MONUMENTS (P.R.M.'S #141)
- DENOTES SET PERMANENT CONTROL POINTS (P.C.P.'S # 5019)

- 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 BEING DETERMINED BY USE RIGHTS GRANTED.
- BEARINGS AS SHOWN HEREON ARE BASED UPON THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD, HAVING AN ASSUMED BEARING OF SOUTH 00°36'13" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- L.A.E. DENOTES LIMITED ACCESS EASEMENT  
L.B. DENOTES LANDSCAPE BUFFER EASEMENT  
U.E. DENOTES UTILITY EASEMENT  
D.E. DENOTES DRAINAGE EASEMENT  
L.M.E. DENOTES LAKE MAINTENANCE EASEMENT  
R DENOTES RADIUS  
P.O.B. DENOTES POINT OF BEGINNING  
L DENOTES ARC LENGTH  
Δ DENOTES DELTA ANGLE  
C DENOTES CENTERLINE  
L.M.A.E. DENOTES LAKE MAINTENANCE ACCESS EASEMENT  
N DENOTES NORTHING  
E DENOTES EASTING  
P.B.C. DENOTES PALM BEACH COUNTY  
O.R.B. DENOTES OFFICIAL RECORD BOOK  
S.R. DENOTES STATE ROAD  
P.B. DENOTES PLAT BOOK  
C.M. DENOTES CONCRETE MONUMENT  
F.D. DENOTES FOUND  
L.W.D.D. DENOTES LAKE WORTH DRAINAGE DISTRICT  
R.L. DENOTES RADIAL LINE  
C DENOTES CHORD  
C.B. DENOTES CHORD BEARING  
R.E. DENOTES ROOF OVERHANG EASEMENT  
L.S.E. DENOTES LIFT STATION EASEMENT  
P.C.E. DENOTES PERMANENT CONSTRUCTION EASEMENT  
B.S.E. DENOTES BELLSOUTH EASEMENT
- ALL BEARINGS AS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ORDINANCES AND/OR ANY RESTRICTIVE COVENANTS PERTAINING TO THAT PORTION OF THE PLANNED UNIT DEVELOPMENT REFLECTED BY THIS PLAT.

SURVEYOR & MAPPER CERTIFICATE  
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER THE RESPONSIBLE DIRECTION AND SUPERVISION OF A PROFESSIONAL SURVEYOR AND MAPPER; THAT SAID SURVEYOR AND MAPPER AND MYSELF ARE EMPLOYED BY THE BELOW NAMED LEGAL ENTITY; THAT SAID PLAT 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. 177.09(1), F.S., WILL BE SET UNDER THE GUARANTEE POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.  
DATE: 12/10/99 BY: Craig S. Pusey  
CRAIG S. PUSEY  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. 5019  
1850 FOREST HILL BLVD., SUITE 100  
WEST PALM BEACH, FLORIDA 33406  
CERTIFICATE OF AUTHORIZATION L.B. #4396

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

PARCE 107 FLOODMAP # 105A ZONING CT 15E ZIP CODE 33406