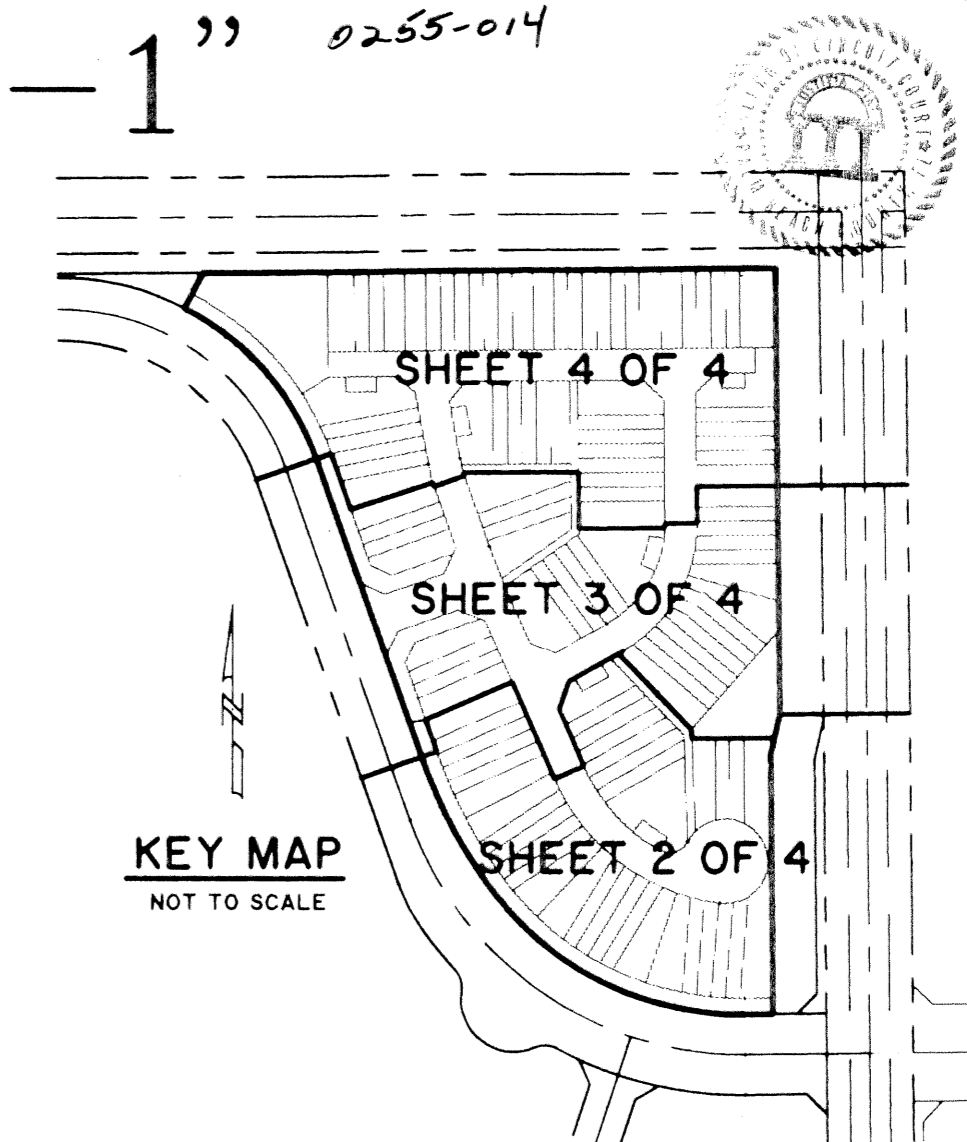
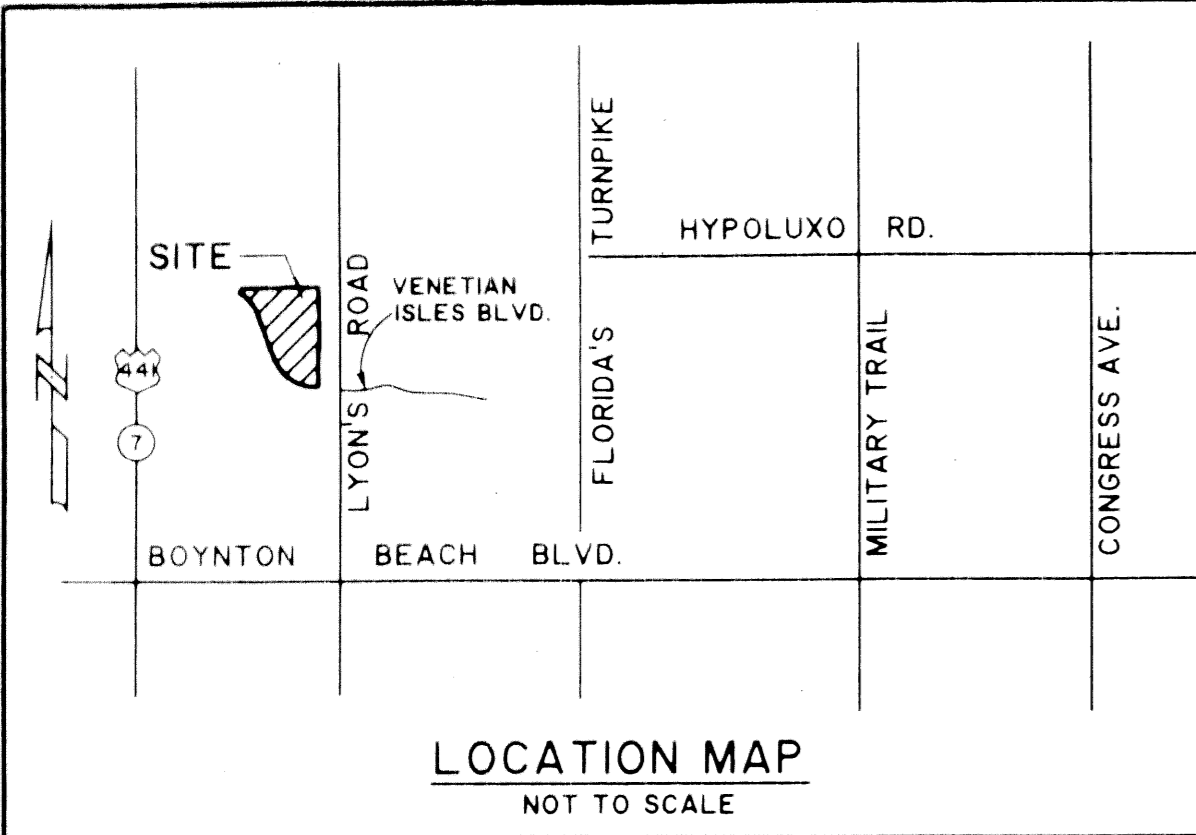


MELROSE P.U.D. VERONA LAKES - TRACT "C-1"

0255-014

180

A PORTION OF A PLANNED UNIT DEVELOPMENT
 LYING IN SECTION 18, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
 BEING THE REPLAT OF TRACT "C-1" AND TRACT "L-4", MELROSE P.U.D. (VERONA LAKES), AS
 RECORDED IN PLAT BOOK 87, PAGES 107 THRU 112, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 SHEET 1 OF 4



STATE OF FLORIDA 55
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR RECORD AT 11:01
 H. M. THIS 17 DAY OF JAN 20 00
 ON PAGE 183-183
 AND DULY RECORDED IN PLAT BOOK NO. 87
 DOROTHY M. WILKEN,
 CLERK OF THE CIRCUIT COURT
 By: *Theresa Chaves* D.C.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT PULTE HOME CORPORATION, A MICHIGAN CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON BEING THE REPLAT OF TRACT "C-1" AND TRACT "L-4" MELROSE P.U.D. (VERONA LAKES) AS RECORDED IN PLAT BOOK 87, PAGES 107 THRU 112, 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)-TRACT "C-1", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT "C-1" AND TRACT "L-4", MELROSE P.U.D. (VERONA LAKES), AS RECORDED IN PLAT BOOK 87, PAGES 107 THRU 112, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL CONTAINS 10.46 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS.

TRACTS:

TRACTS "B-1" AND "B-2" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VERONA LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER AND LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "S-1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VILLAGES AT VERONA LAKES 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 "S-2", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VILLAGES AT VERONA LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS RESIDENTIAL ACCESS STREET 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.

TRACTS "O-1" THRU "O-7", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VILLAGES AT 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.

TRACTS "P-1", "P-2", "P-3", "P-4", "P-5" AND "P-6", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VILLAGES AT VERONA LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PARKING PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "A-1" AND "A-2", AS SHOWN HEREON ARE HEREBY RESERVED FOR THE VILLAGES AT VERONA LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS AND DRAINAGE PURPOSES AND IS 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 VILLAGES AT VERONA LAKES HOMEOWNERS ASSOCIATION, INC., 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, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

VERONA LAKES HOMEOWNERS 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 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.

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.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17th DAY OF JAN. 2000.

WITNESS: *Mark A. Bidwell* BY: *Timothy L. Hernandez*
 MARK A. BIDWELL PULTE HOME CORPORATION, A MICHIGAN CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA.
 TIMOTHY L. HERNANDEZ, ATTORNEY IN FACT

WITNESS: *Joyce Padick*
 JOYCE PADICK, NOTARY PUBLIC

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 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 17th DAY OF JAN. 2000.

MY COMMISSION EXPIRES: 7/15/03 *Joyce Padick*
 JOYCE PADICK, NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
 COUNTY OF BROWARD

THE VILLAGES AT VERONA LAKES 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 17th DAY OF JAN., 2000.

VILLAGES AT VERONA LAKES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT
 WITNESS: *Mark A. Bidwell* BY: *Mark A. Bidwell*
 MARK A. BIDWELL, PRESIDENT

WITNESS: *Nikol Karlovic*
 NIKOL KARLOVIC, NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED MARK A. BIDWELL WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE VILLAGES OF VERONA LAKES HOMEOWNERS 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 17th DAY OF JAN. 2000.

MY COMMISSION EXPIRES: 7/15/03 *Joyce Padick*
 JOYCE PADICK, NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
 COUNTY OF BROWARD

THE VERONA LAKES 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 17th DAY OF JANUARY, 2000.

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

WITNESS: *Nikol Karlovic*
 NIKOL KARLOVIC, NOTARY PUBLIC

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 VERONA LAKES HOMEOWNERS 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 17th DAY OF JANUARY, 2000.

MY COMMISSION EXPIRES: 1-18-01 *Joyce Padick*
 JOYCE PADICK, 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. 177.07(2), F.S., THIS 17th DAY OF APRIL, 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.

George T. Webb
 GEORGE T. WEBB, P.E.
 COUNTY ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF BROWARD

WE, CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED 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 PULTE HOME CORPORATION, A MICHIGAN CORPORATION; 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: 2-27-2000 BY: *Michael M. McCormick*
 Michael M. McCormick, Assistant Vice President

TABULATION DATA

(PETITION NO. 82-40 A)

TOTAL AREA	10.46 ACRES
TRACT "A-1"	0.07 ACRES
TRACT "A-2"	0.10 ACRES
TRACT "B-1"	0.38 ACRES
TRACT "B-2"	0.25 ACRES
TRACT "O-1"	0.10 ACRES
TRACT "O-2"	0.03 ACRES
TRACT "O-3"	0.18 ACRES
TRACT "O-4"	0.11 ACRES
TRACT "O-5"	0.05 ACRES
TRACT "O-6"	0.05 ACRES
TRACT "O-7"	0.43 ACRES
TRACTS "P-1" THRU "P-6"	0.11 ACRES
TRACT "S-1"	0.18 ACRES
TRACT "S-2"	1.82 ACRES
LOTS 1 THRU 120	6.60 ACRES

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

NOTES

- DENOTES SET PERMANENT REFERENCE MONUMENTS (P.R.M.'S # 5019)
 ● 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 EAST LINE OF TRACT "C-1", MELROSE P.U.D. (VERONA LAKES), HAVING A PLATTED 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
 R. DENOTES RADIUS
 L. DENOTES ARC LENGTH
 Δ DENOTES DELTA ANGLE
 C. DENOTES CENTERLINE
 N DENOTES NORTHING
 E DENOTES EASTING
 O.R.B. DENOTES OFFICIAL RECORD BOOK
 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
 A.E. DENOTES ACCESS 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)(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 PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 2/16/2000 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

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 THIS COUNTY.

Melrose PUD
 Verona Lakes
 Tract C-1
 87 PAGES
 FLOOD MAP # 166A
 ZONING P.U.S.
 ROAD # 49
 88-40
 100
 Melrose PUD
 FUD NAME

DEDICATION

DEDICATION NOTARY

THE VILLAGES AT VERONA LAKES HOMEOWNERS ASSOCIATION, INC.

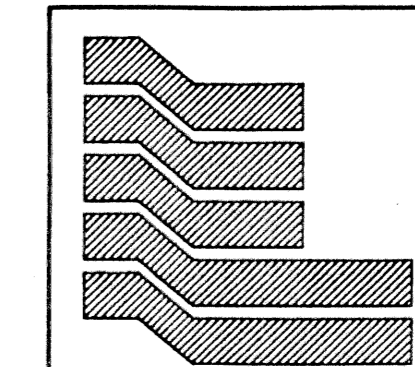
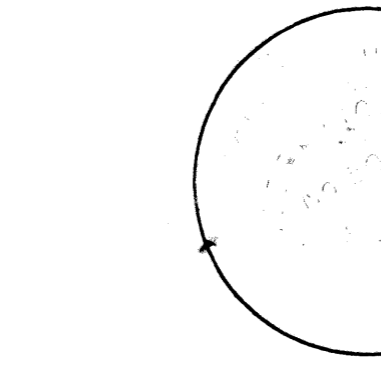
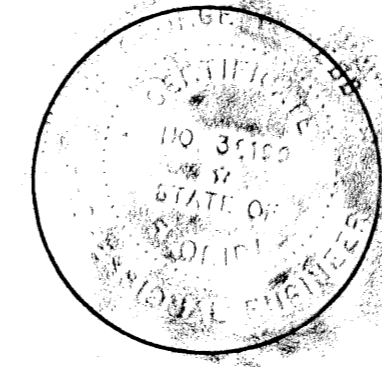
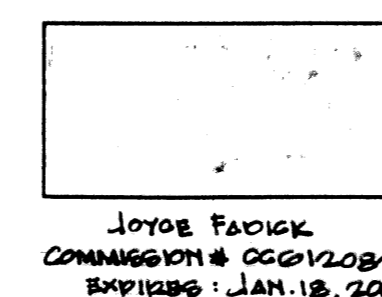
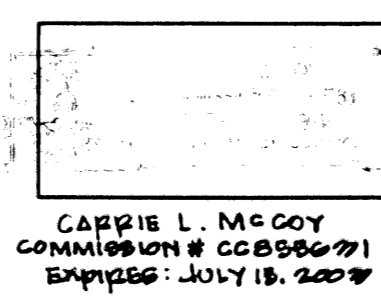
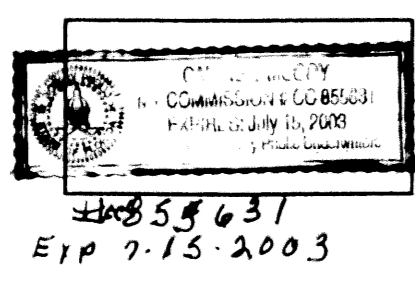
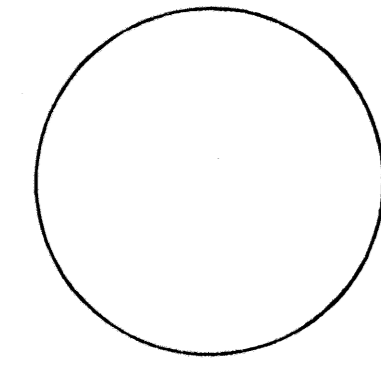
NOTARY

VERONA LAKES 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. VERONA LAKES - TRACT "C-1"