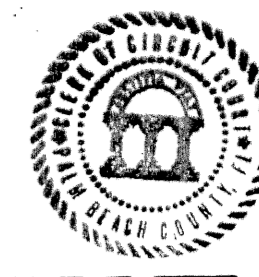
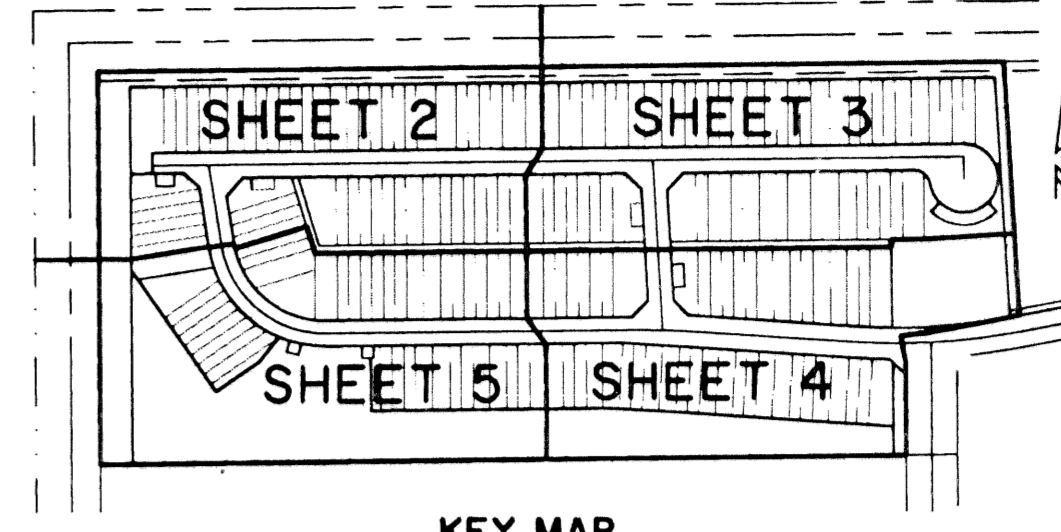
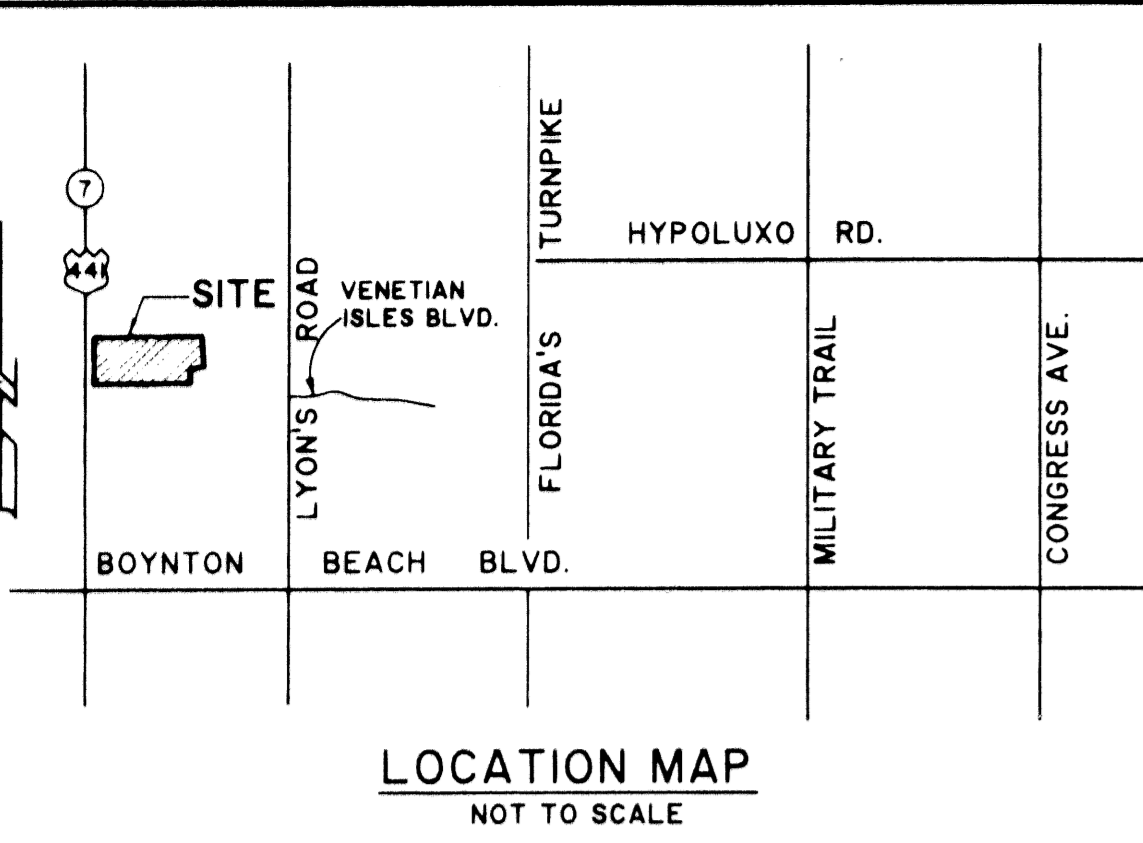


MELROSE P.U.D. "VERONA LAKES" - TRACT "B-2"

0255-012

12

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 5



STATE OF FLORIDA 55
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR RECORD AT 8:39
 A.M. THIS 20 DAY OF March, 2001
 AND DULY RECORDED IN PLAT BOOK NO. 90
 ON PAGE 12-16
 DOROTHY H. WILKEN
 CLERK OF THE CIRCUIT COURT
 BY *[Signature]* 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 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" TRACT "B-2", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "B", SAID POINT BEING A POINT ON THE SOUTH LINE OF TRACT "F" AS SHOWN ON SAID MELROSE PARK SECTION I; THENCE NORTH 89°23'47" EAST ALONG THE NORTH LINE OF SAID TRACT "B" AND SAID SOUTH LINE OF TRACT "F", A DISTANCE OF 1410.80 FEET; THENCE SOUTH 03°36'13" EAST, A DISTANCE OF 395.90 FEET; THENCE SOUTH 79°23'47" WEST, A DISTANCE OF 1410.5 FEET; THENCE SOUTH 83°01'05" WEST, A DISTANCE OF 46.39 FEET; THENCE SOUTH 11°01'04" EAST, A DISTANCE OF 41.05 FEET; THENCE SOUTH 00°36'13" EAST, A DISTANCE OF 144.63 FEET TO THE NORTHWEST CORNER OF ARNONE PLACE AS SHOWN ON MELROSE PARK SECTION 2, AS RECORDED IN PLAT BOOK 54, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING ON THE NORTH LINE OF SAID MELROSE PARK SECTION 2; THENCE SOUTH 89°23'47" WEST ALONG SAID NORTH LINE OF MELROSE PARK SECTION 2 AND THE NORTH LINE OF MELROSE PARK SECTION 3 (RECORDED IN PLAT BOOK 56, PAGE 152, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA) AND ITS WESTERLY EXTENSION, A DISTANCE OF 1254.40 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "B" ALSO THE EAST LINE OF SAID TRACT "F"; THENCE NORTH 00°33'35" WEST ALONG SAID WEST LINE OF TRACT "B" AND SAID EAST LINE OF TRACT "F", A DISTANCE OF 610.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 19.14 ACRES, MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS.

TRACTS:

TRACTS "A-1" AND "A-2", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VILLAGE 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.

TRACTS "L-1" AND "L-2" 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 IS FEET OF TRACT "L-1" IS SUBJECT TO THE RESTRICTIONS AS CALLED OUT IN OFFICIAL RECORD BOOK 10861, PAGE 1685, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

TRACTS "O-1" THRU "O-7", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VILLAGE 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" THRU "P-7", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VILLAGE AT VERONA LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PARKING PURPOSES, UTILITIES, DRAINAGE 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 "R-1", 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.

TRACT "S-1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE VILLAGE 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.

TRACTS "S-2", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE VILLAGE AT 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 "S-3", AS SHOWN HEREON, IS 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 IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "PV" AS SHOWN HEREON IS HEREBY DEDICATED TO THE VERONA LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR VEGETATION PRESERVE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THIS PERPETUAL OBLIGATION IS SET FORTH IN THE PRESERVE MANAGEMENT PLAN AND REQUIRED BY SECTION 9.5. THIS PLAN SHALL BE APPROVED PRIOR TO SITE DEVELOPMENT.

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 VILLAGE 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.

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 ATTORNEY-IN-FACT AND ITS CORPORATE SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 18 DAY OF JANUARY, 2001.

WITNESS: *[Signature]* BY: *[Signature]*
 PULTE HOME CORPORATION, A MICHIGAN CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA.
 WITNESS: *[Signature]* BY: *[Signature]*
 MARK BIDWELL, ATTORNEY-IN-FACT PER POWER OF ATTORNEY RECORDED IN ORD 11780 PB. 1302 PALM BEACH COUNTY

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED MARK BIDWELL 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 18 DAY OF January, 2001.
 MY COMMISSION EXPIRES: May 6, 2008 *[Signature]* NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF BROWARD

THE VILLAGE 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 18 DAY OF January, 2001.

VILLAGE AT VERONA LAKES HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: *[Signature]* BY: *[Signature]*
 MALE & RIDWELL
 WITNESS: *[Signature]* MICHAEL M. MCCORMICK, COUNTY ENGINEER

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED *[Signature]* WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE VILLAGE 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 18 DAY OF January, 2001.
 MY COMMISSION EXPIRES: May 6, 2008 *[Signature]* NOTARY PUBLIC

WITNESS: *[Signature]* BY: *[Signature]*
 WALTER C. COLLINS, PRESIDENT

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 18 DAY OF January, 2001.

WITNESS: *[Signature]* BY: *[Signature]*
 VERONA LAKES HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT
 WITNESS: *[Signature]* BY: *[Signature]*
 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 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 18 DAY OF January, 2001.
 MY COMMISSION EXPIRES: 1-18-05 *[Signature]* 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 DAY OF Jan, 2001, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.08(1), F.S.
[Signature]
 GEORGE T. WEBB, P.E. COUNTY ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF BROWARD
 WE CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN PULTE HOME CORPORATION, A MICHIGAN CORPORATION AND THAT THE CURRENT TAXES HAVE BEEN PAID. THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.
 DATED: 1/22/01 *[Signature]*
 MICHAEL M. MCCORMICK ASSISTANT VICE PRESIDENT

TABULATION DATA (PETITION NO. 82-40 B)

TOTAL AREA	19.14 ACRES
TRACT "A-1"	0.10 ACRES
TRACT "A-2"	0.17 ACRES
TRACT "L-1"	1.61 ACRES
TRACT "L-2"	0.07 ACRES
TRACT "O-1"	0.06 ACRES
TRACT "O-2"	0.07 ACRES
TRACT "O-3"	0.10 ACRES
TRACT "O-4"	0.04 ACRES
TRACT "O-5"	0.03 ACRES
TRACT "O-6"	0.05 ACRES
TRACT "O-7"	0.07 ACRES
TRACTS "P-1" THRU "P-7"	0.11 ACRES
TRACT "R-1"	2.79 ACRES
TRACT "S-1"	0.68 ACRES
TRACT "S-2"	0.41 ACRES
TRACT "S-3"	2.41 ACRES
LOTS 1 THRU 200	10.35 ACRES

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(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: JAN. 23, 2001 BY: *[Signature]*
 CRAIG S. PUSEY
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA CERTIFICATE NO. 5019
 1850 FOREST HILL BLVD., SUITE 100
 WEST PALM BEACH, FLORIDA 33406
 CERTIFICATE OF AUTHORIZATION LB #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.

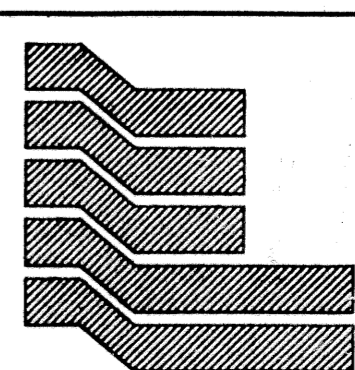
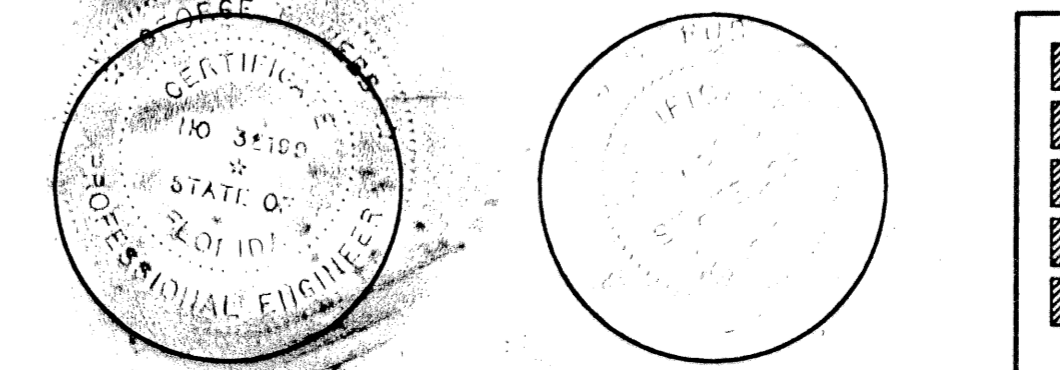
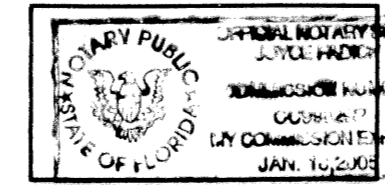
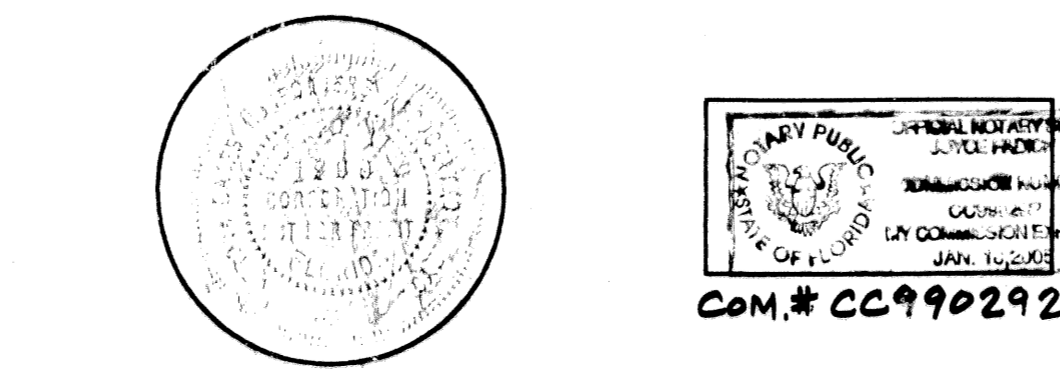
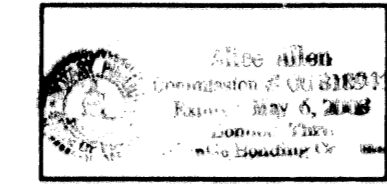
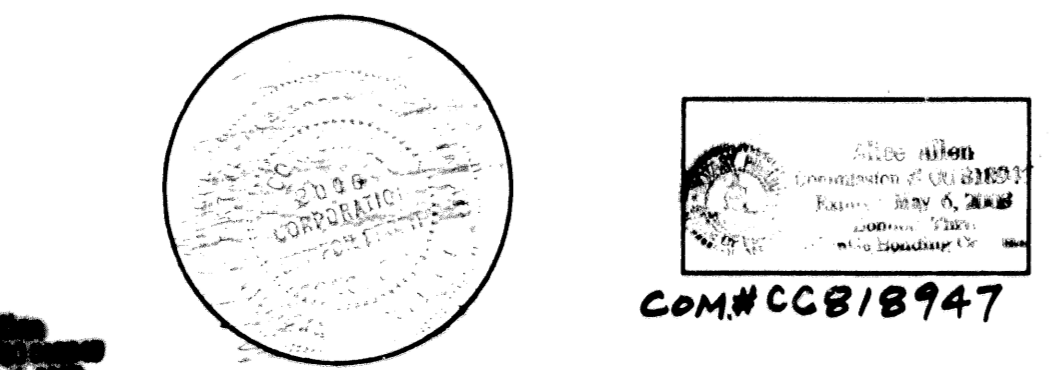
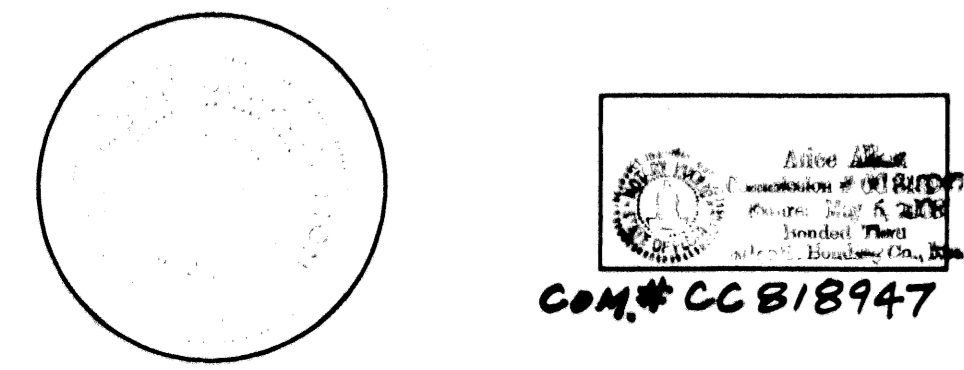
THIS INSTRUMENT WAS PREPARED BY LESLIE BISPOTT UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. IN THE OFFICE OF LANDMARK SURVEYING AND MAPPING, INC.

DEDICATION DEDICATION NOTARY

THE VILLAGE 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 "B-2"