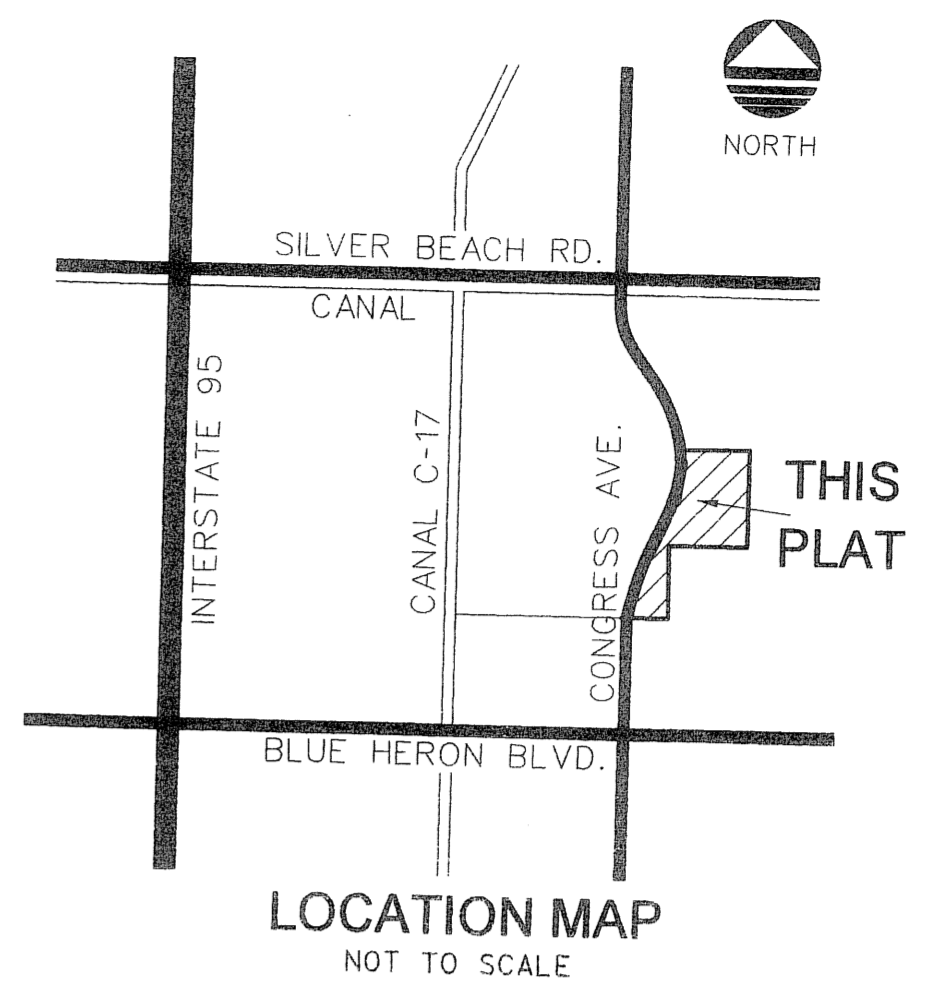


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SIERRA BAY REPLAT 20050436499

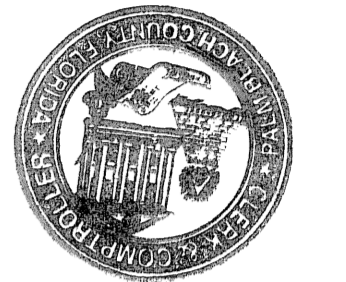
A REPLAT OF PARCEL "B" AND LAKE PARCEL L-2, OF "SIERRA - SONOMA BAY"
 (P.B. 102, PGS. 149-152, P.B.C.R.) IN THE NORTHEAST ONE-QUARTER
 OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST,
 CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA.
 JANUARY, 2005

96



STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD April 5
 THIS 5 DAY OF July
 2005, AND DULY RECORDED
 IN PLAT BOOK 105 ON PAGES
96 THROUGH 99.
 DOROTHY H. WILKEN, CLERK
 BY: Sharon P. Bock
 _____ DC

SHEET 1 OF 4



DESCRIPTION, DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT D.R. HORTON, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LANDS SHOWN HEREON, BEING A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 30, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND SHOWN HEREON AS "SIERRA BAY REPLAT", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "B" AND LAKE PARCEL L-2, "SIERRA - SONOMA BAY" ACCORDING TO THE PLAT HEREOF, AS RECORDED IN PLAT BOOK 102 AT PAGES 149 THROUGH 152 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS SITUATE IN THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 15.754 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 DEDICATED TO THE VILLA ROSA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR USE AS A PRIVATE ROAD RIGHT-OF-WAY, AND FOR OTHER USES, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, LANDSCAPING, SIGNAGE, PEDESTRIAN CIRCULATION AND OTHER PURPOSES PERMITTED BY SAID ASSOCIATION. SAID TRACT R BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.
- TRACT L, AS SHOWN HEREON, IS HEREBY RESERVED BY D.R. HORTON, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.
- TRACTS A-1, AND A-2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLA ROSA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR RECREATION PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.
- TRACTS B-1, B-2, B-3, B-4, B-5, B-6, B-7, B-8 AND B-9, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLA ROSA HOMEOWNERS' ASSOCIATION, INC., FOR OPEN SPACE, DRAINAGE, PARKING AND ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.
- TRACT C, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH FOR PEDESTRIAN INGRESS-EGRESS PURPOSES.
- THE 10.00 FOOT WIDE 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 DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED BY D.R. HORTON, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.
- AN INGRESS-EGRESS EASEMENT OVER ALL OF TRACT R IS HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH FOR MAINTENANCE OF UTILITIES. THE LANDS LYING UNDER SAID INGRESS-EGRESS EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLA ROSA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.
- THE ACCESS AND GARAGE TYPE A EASEMENTS (A.G.E. "A"'s), AS SHOWN HEREON, ON LOT 1 OF EACH OF BLOCKS 3 THROUGH 79, HEREOF, ARE HEREBY DEDICATED FOR ACCESS TO AND USE OF THE GARAGE FOR LOT 2 OF THE SAME BLOCK HEREOF.
- THE ACCESS AND GARAGE TYPE B EASEMENTS (A.G.E. "B"'s), AS SHOWN HEREON, ON LOT 1 OF EACH OF BLOCKS 3 THROUGH 79, HEREOF, ARE HEREBY DEDICATED FOR ACCESS TO AND USE OF THE GARAGE FOR LOT 3 OF THE SAME BLOCK HEREOF.
- THE LAKE MAINTENANCE EASEMENT AND THE LAKE MAINTENANCE ACCESS EASEMENT, AS SHOWN HEREON, ARE HEREBY RESERVED BY D.R. HORTON, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.
- TRACTS B-10, B-11, AND B-12, AS SHOWN HEREON, ARE HEREBY RESERVED BY D.R. HORTON, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPE, BUFFER AND OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.
- AN INGRESS-EGRESS EASEMENT OVER ALL OF TRACT R IS HEREBY RESERVED BY D.R. HORTON, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR MAINTENANCE OF DRAINAGE FACILITIES.

IN WITNESS WHEREOF, D.R. HORTON, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 5 DAY OF April, 2005.

ATTEST: RAFAEL ROCA, ASSISTANT SECRETARY BY: PAUL ROMANOWSKI, VICE PRESIDENT
 D.R. HORTON, INC.
 A DELAWARE CORPORATION

NOTARY

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS
 BEFORE ME PERSONALLY APPEARED PAUL ROMANOWSKI AND RAFAEL ROCA, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT AND ASSISTANT SECRETARY OF D.R. HORTON, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO 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 IS 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 5 DAY OF April, 2005.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC Amy Hetzel
 PRINT NAME: Amy Hetzel

HOMEOWNERS' ASSOCIATION ACCEPTANCE

THE VILLA ROSA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HERON, DATED THIS 5 DAY OF April, 2005.

VILLA ROSA HOMEOWNERS' ASSOCIATION, INC.
 A FLORIDA CORPORATION, NOT FOR PROFIT

WITNESS (AS TO BOTH) A. Rob Taborian BY: Michael Humphreys, President
 PRINT NAME: A. Rob Taborian PRINT NAME: Michael Humphreys, President

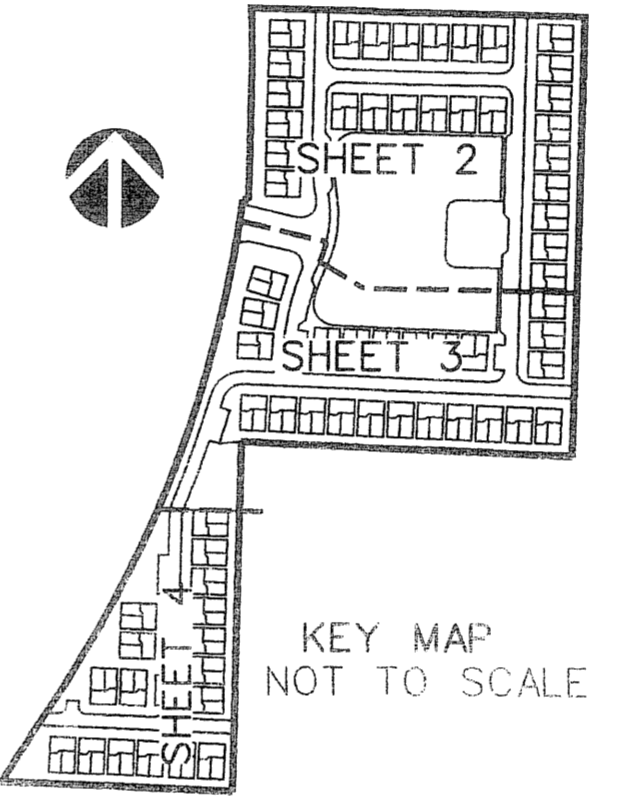
WITNESS (AS TO BOTH) Bob Carson BY: Alice Allen, Sec.
 PRINT NAME: Bob Carson PRINT NAME: Alice Allen, Sec.

NOTARY

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS
 BEFORE ME PERSONALLY APPEARED Michael Humphreys AND Alice Allen, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____ AND _____ OF THE VILLA ROSA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO 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 IS 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 5 DAY OF April, 2005.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC Amy Hetzel
 PRINT NAME: Amy Hetzel

Amy Hetzel
 My Commission DD210809
 Expires May 28, 2007



ABBREVIATIONS

P.B. PLAT BOOK
 P.B.C.R. PALM BEACH COUNTY RECORDS

CITY OF RIVIERA BEACH APPROVAL OF PLAT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS
 IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORDS BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS 6 DAY OF April, 2005.

BY: Michael D. Brown
 MAYOR
 BY: Carrie E. Ward
 CITY CLERK
 BY: L. John Samodi, P.E.
 CITY ENGINEER

CERTIFICATE OF REVIEW BY CITY'S SURVEYOR

ON BEHALF OF THE CITY OF RIVIERA BEACH, THE UNDERSIGNED, A LICENSED PROFESSIONAL SURVEYOR AND MAPPER, HAS REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES.
 DATE: 7/11/2005
Stephen M. Gordon
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA
 CERTIFICATE NO. 59774

TITLE CERTIFICATION

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 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 TO D.R. HORTON, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA; 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.
 DATE: 4-06-2005 BY: Juan Rodriguez
 MEMBER OF THE FLORIDA BAR

NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 30-42-43, HAVING A BEARING OF NORTH 87°51'58" WEST, 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 RIVIERA BEACH 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 RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.)
- 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.

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 MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF RIVIERA BEACH FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED.
 DATE: 4-5-2005
Jeff S. Hodapp
 SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. LS5111
 PERIMETER SURVEYING AND MAPPING, INC.
 CERTIFICATE OF AUTHORIZATION NO. LB7264

H.O.A.	REVIEWING SURVEYOR	CITY OF RIVIERA BEACH	D.R. HORTON, INC.	SURVEYOR