

JONES - PARCEL "C"

0683-002

165

BEING A REPLAT OF PARCEL "C", JONES P.U.D. AS RECORDED IN PLAT BOOK 78, PAGES 71 THROUGH 78 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SITUATE IN SECTIONS 33 AND 34, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 5

NOVEMBER 1996

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT AMHERST PARTNERSHIP, A FLORIDA PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF PARCEL "C" JONES P.U.D., AS RECORDED IN PLAT BOOK 78, PAGES 71 THROUGH 78 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, SAID LANDS SITUATED IN SECTIONS 33 AND 34, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS JONES - PARCEL "C", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "C", JONES P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGES 71 THROUGH 78, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CONTAINING 31.912 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATE AS FOLLOWS:

1. STREETS:
TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WATERFORD AT THE CASCADES 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 "AA", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WATERFORD AT THE CASCADES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A 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.

2. WATER MANAGEMENT TRACTS:
TRACT "B" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CASCADES RESIDENTS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. DRAINAGE AND LAKE MAINTENANCE/ACCESS 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 CASCADES RESIDENTS' ASSOCIATION, INC., 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 CASCADES RESIDENTS' 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, LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

4. UTILITY 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 WELL SITE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR WELL SITE AND RELATED PURPOSES.

5. LIMITED ACCESS EASEMENTS:
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.

6. LITTORAL ZONE/PRESERVATION/CONSERVATION AREAS:
THE LITTORAL ZONES AS SHOWN HEREON, ARE HEREBY RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES FOR THE CASCADES RESIDENTS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CROSS-SECTIONS, OR TO CHEMICALLY OR PHYSICALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS WITHIN SAID TRACT WITHOUT THE PRIOR WRITTEN CONSENT OF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT.

7. RECREATION:
TRACT "C" (RECREATION TRACT) AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CASCADES RESIDENTS' 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.

8. LANDSCAPE BUFFER EASEMENTS:
THE LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CASCADES RESIDENTS' ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. A MAXIMUM OF 5 FEET ENCROACHMENT BY ANY EASEMENT MAY BE PERMITTED.

9. LANDSCAPE TRACTS:
TRACTS "E", "F", "G" & "H" AS SHOWN HEREON ARE HEREBY RESERVED FOR THE WATERFORD AT THE CASCADES HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. NO LANDSCAPING OVER ANY PORTION ENCUMBERED BY EASEMENTS, EXCEPT IN ACCORDANCE WITH SURVEYORS NOTE NO. 2. (SEE DEDICATION NUMBER 3)

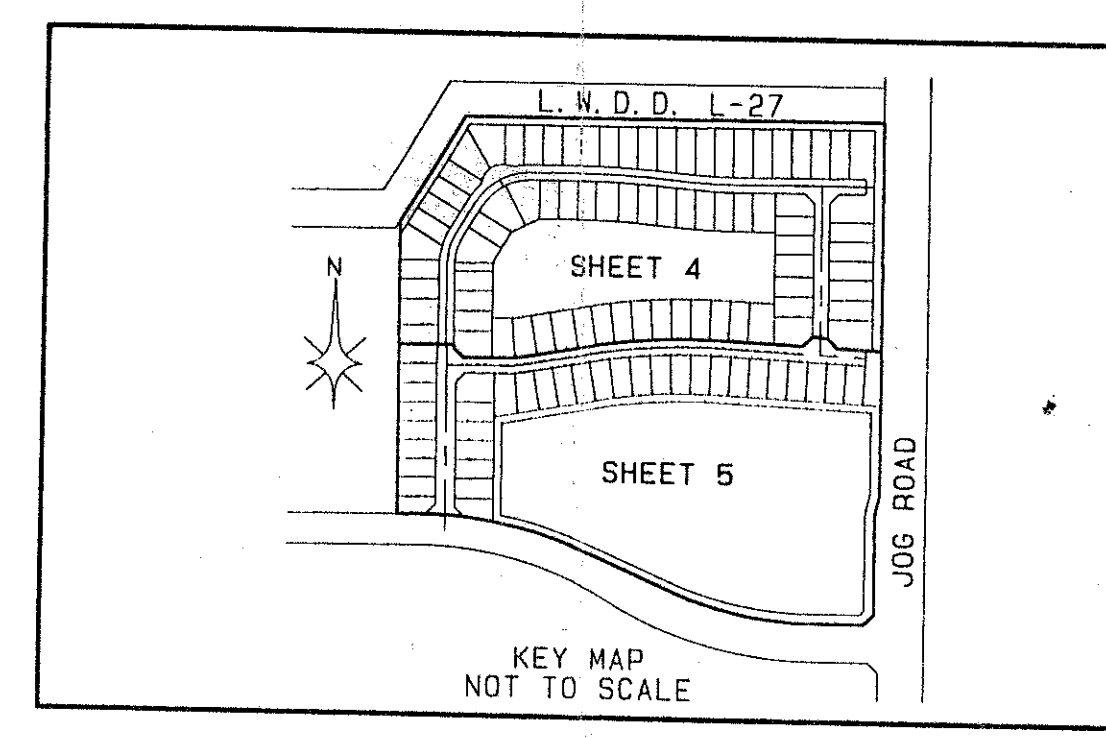
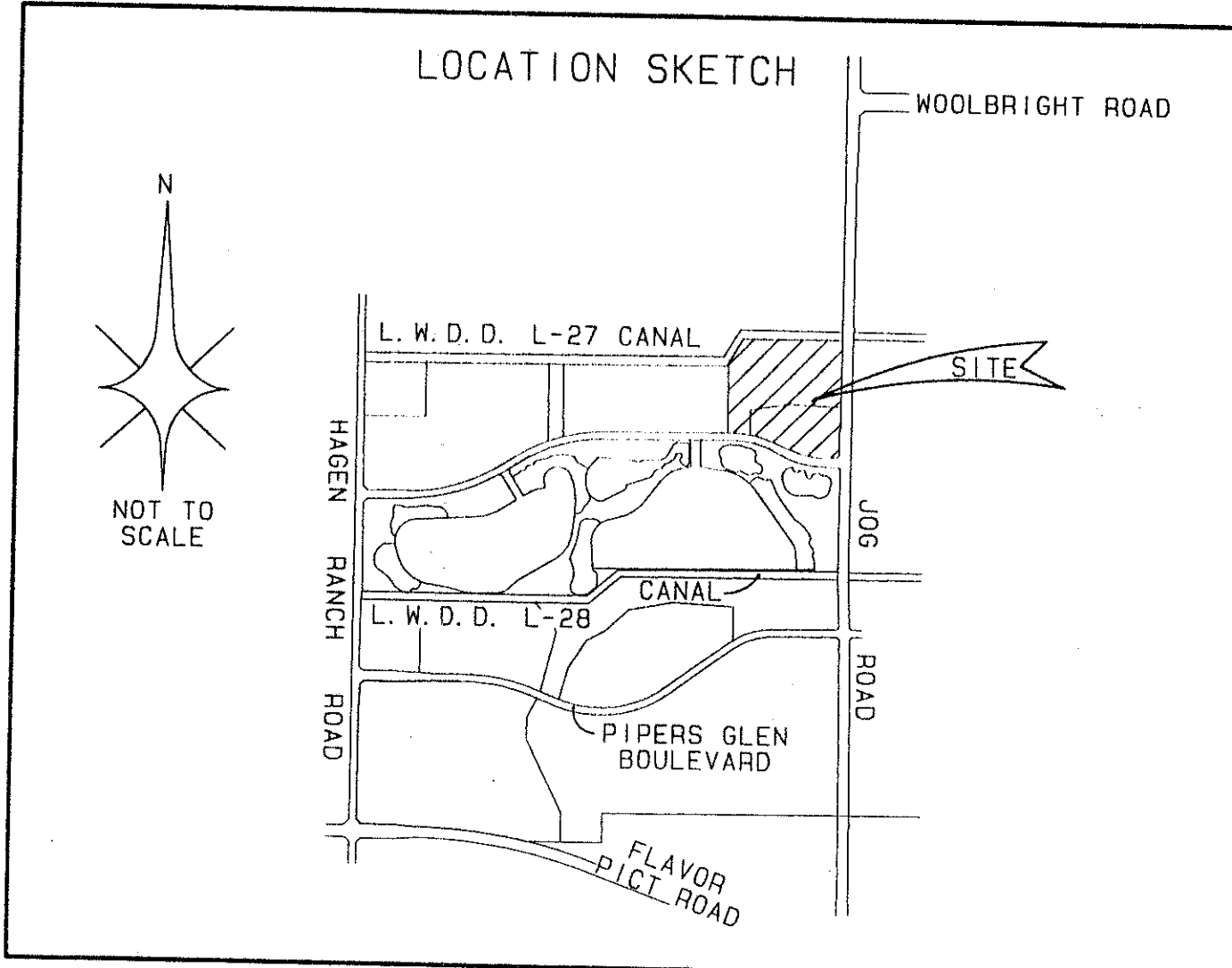
10. ZERO LOT LINE MAINTENANCE EASEMENTS:
IN ACCORDANCE WITH THE DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR THE WATERFORD AT THE CASCADES HOMEOWNERS ASSOCIATION, INC. THE ZERO LOT LINE MAINTENANCE EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED IN PERPETUITY TO THE PROVIDING SERVICE TO SUCH ABUTTING LOT, FOR THE ROOF OVERHANG AND MAINTENANCE OF THE ABUTTING RESIDENCE, AS WELL AS CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SERVING THE ABUTTING LOT, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, LEVITT AT AMHERST, INC. A FLORIDA CORPORATION, THIS 20th DAY OF November, 1996.

LEVITT AT AMHERST, INC. FLORIDA CORPORATION, GENERAL PARTNER

WITNESS: *[Signature]* BY: *[Signature]* HARRY T. SLEEK, SENIOR VICE PRESIDENT

WITNESS: *[Signature]*



STATISTICAL DATA:
JONES P.U.D.
PETITION NUMBER: PDD 95-19
TOTAL PLAT AREA: 31.912 ACRES
TOTAL DWELLING UNITS: 111 SINGLE FAMILY
DENSITY: 3.48 UNITS PER ACRE
RIGHTS-OF-WAY (A & AA): 43.262 ACRES
RECREATION TRACT "C": 10.787 ACRES
LAKE TRACT "B": 43.222 ACRES
LANDSCAPE TRACTS: 40.298 ACRES

ACKNOWLEDGEMENT:

STATE OF FLORIDA } S.S.
COUNTY OF BROWARD }
BEFORE ME PERSONALLY APPEARED MARCIA K. SNYDER WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT OF BANK ATLANTIC, A FEDERAL SAVINGS BANK, 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 20th DAY OF November, 1996.

MY COMMISSION EXPIRES JULIE RYAN
NOTARY PUBLIC - STATE OF FLORIDA

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA } S.S.
COUNTY OF PALM BEACH }
THE WATERFORD AT THE CASCADES HOMEOWNERS ASSOCIATION, INC. DOES 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 20th DAY OF November, 1996.

WITNESS: *[Signature]* BY: *[Signature]* HARRY T. SLEEK, VICE PRESIDENT
WITNESS: *[Signature]*

ACKNOWLEDGEMENT:

STATE OF FLORIDA } S.S.
COUNTY OF PALM BEACH }
BEFORE ME PERSONALLY APPEARED HARRY T. SLEEK WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF WATERFORD AT THE CASCADES 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 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 20th DAY OF November, 1996.

MY COMMISSION EXPIRES BARBARA GUYER
NOTARY PUBLIC - STATE OF FLORIDA

ACKNOWLEDGEMENT:

STATE OF FLORIDA } S.S.
COUNTY OF PALM BEACH }
BEFORE ME PERSONALLY APPEARED HARRY T. SLEEK WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF LEVITT AT AMHERST, INC., A FLORIDA 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 20th DAY OF November, 1996.

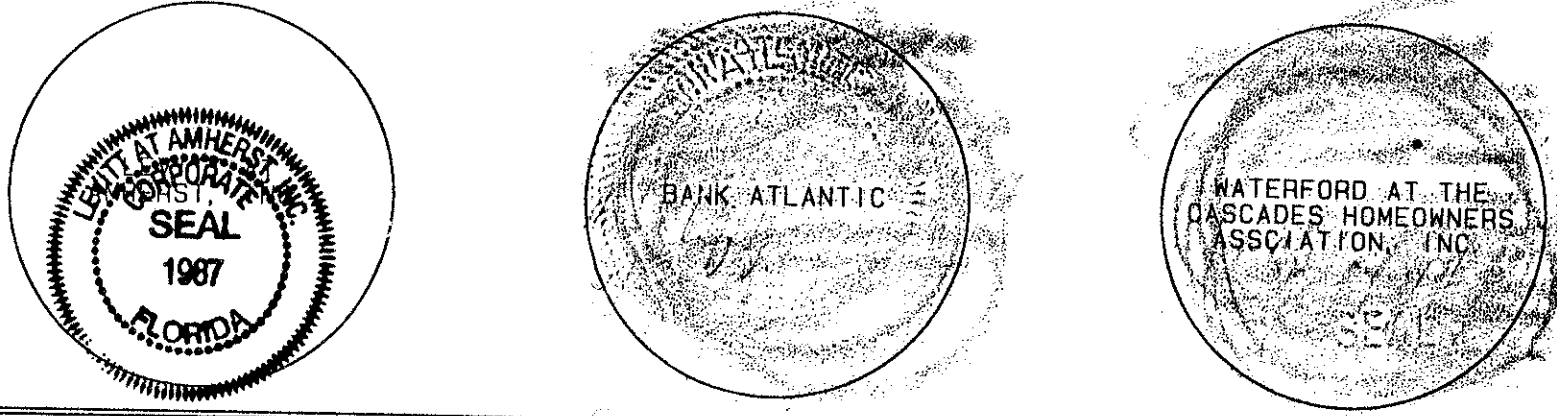
MY COMMISSION EXPIRES BARBARA GUYER
NOTARY PUBLIC - STATE OF FLORIDA

MORTGAGEE'S CONSENT:

STATE OF FLORIDA } S.S.
COUNTY OF BROWARD }
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 ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 9244 AT PAGE 1034 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 TO BE SIGNED BY ITS EXECUTIVE VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20th DAY OF November, 1996.

WITNESS: *[Signature]* BY: *[Signature]* MARCIA K. SNYDER, EXECUTIVE VICE PRESIDENT
WITNESS: *[Signature]*



0683-0002

THERE MAY BE ADDITIONAL RESTRICTIONS OF RECORD, WHICH ARE NOT SHOWN ON THIS PLAT

PROFESSIONAL SURVEYORS AND MAPPERS
ATLANTIC - CARIBBEAN MAPPING, INC.
3062 JOG ROAD - GREENACRES, FLORIDA 33467
(561) 964-7884; FAX (561) 964-1969

SUBDIVISION * JONES *
BOOK 78
PAGE 165
FLOOD ZONE .B
QUAD * 50
ZONING PD
ZIP CODE 33437
COUNTY NAME JONES

Pet 95-19

No schools
Restrictive
Covenant
5/3/3/K
mf 990° PER UNIT
Roads SF 1320° PER UNIT

78-165