Dec-01-1999 10:52am 99-473143

0742-005

132

LESTER P.U.D. - PLAT TWO

BEING A REPLAT OF PARCEL "A", LESTER P.U.D. - PLAT ONE AS RECORDED IN PLAT BOOK 86, PAGES 51 THROUGH 59 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SITUATE IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 5 NOVEMBER, 1999

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }

THIS PLAT WAS FILED FOR RECORD AT 10:52 AM AND ON THIS 01 DAY OF December, AD, 1999 AND DULY RECORDED IN PLAT BOOK 86 ON PAGES 132 AND 133.

DOROTHY H. WILKEN, CLERK
CIRCUIT COURT

BY: Deputy Clerk

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CASCADE LAKES, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS "LESTER P.U.D. - PLAT TWO", BEING A REPLAT OF PARCEL "A", LESTER P.U.D. - PLAT ONE AS RECORDED IN PLAT BOOK 86, PAGES 51 THROUGH 59 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "A", "LESTER P.U.D. - PLAT ONE" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGES 51 THROUGH 59 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 29.180 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 CASCADE LAKES RESIDENTS' 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. A UTILITY EASEMENT FOR POTABLE WATER AND SANITARY SEWER ONLY IS HEREBY GRANTED OVER TRACT "A" FOR MAINTENANCE OF SAID UTILITIES BY THE CITY OF BOYNTON BEACH.

2. WATER MANAGEMENT TRACTS:
TRACTS "L-1" AND "L-2" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CASCADE LAKES RESIDENTS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 11263, PAGE 116, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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 CASCADE LAKES 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 CASCADE LAKES 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.

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. LANDSCAPE BUFFER EASEMENTS:
THE LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CASCADE LAKES RESIDENTS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE & BUFFERING PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

7. OPEN SPACE/BUFFER TRACTS:
TRACTS "C", "D" AND "E" AS SHOWN HEREON ARE HEREBY RESERVED FOR THE CASCADE LAKES RESIDENTS' ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "B" AS SHOWN HEREON IS HEREBY RESERVED FOR THE CASCADE LAKES RESIDENTS' ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

8. BUFFER DRAINAGE EASEMENTS:
THE BUFFER DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL BUFFER DRAINAGE EASEMENTS LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CASCADE LAKES RESIDENTS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THERE SHALL BE NO ABOVE GROUND IMPROVEMENTS PLACED IN SAID EASEMENTS.

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.

9. ZERO LOT LINE MAINTENANCE EASEMENT:
IN ACCORDANCE WITH THE DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR THE CASCADE LAKES RESIDENTS' ASSOCIATION, THE ZERO LOT LINE MAINTENANCE EASEMENT, AS SHOWN, IS HEREBY DEDICATED IN PERPETUITY TO THE OWNER OF THE LOT ABUTTING EACH EASEMENT, AND TO THE UTILITY COMPANIES 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.

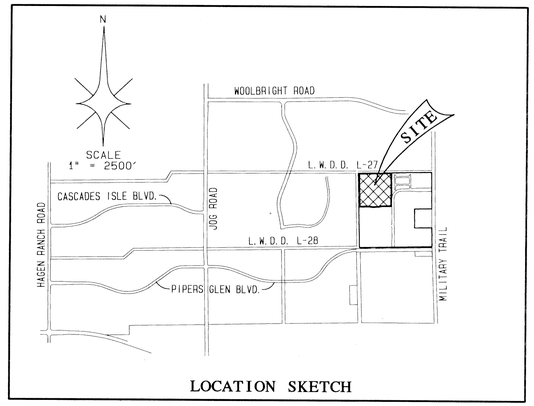
IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, NORTHSTAR HOLDINGS, LTD., A FLORIDA LIMITED PARTNERSHIP, AND SIGNED BY ITS GENERAL PARTNER, NORTHSTAR HOLDINGS, INC., A FLORIDA CORPORATION,

THIS 1st DAY OF October 1999.

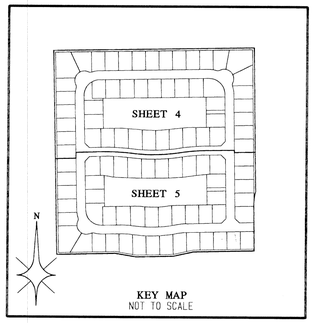
NORTHSTAR HOLDINGS, INC., a Florida corporation, General Partner of Northstar Holdings, Ltd., a Florida limited Partnership, General Partner of Cascade Lakes, Ltd., a Florida limited partnership.
~~A FLORIDA CORPORATION, AS GENERAL PARTNER~~

WITNESS: _____ BY: _____
DAVID ETTINGER, PRESIDENT

WITNESS: Lynda Dragon



LOCATION SKETCH



KEY MAP
NOT TO SCALE

TABULAR DATA:

LESTER P.U.D. PDD "A"
PETITION NUMBER: PDD 98-055
TOTAL PLAT AREA: ±29.180 ACRES
TOTAL DWELLING UNITS: 96 ZERO LOT LINE
DENSITY: 3.290 UNITS PER ACRE

RIGHTS-OF-WAY (TRACT A): ±4.993 ACRES
LAKE TRACTS (TRACTS L1 & L2): ±4.409 ACRES
LANDSCAPE BUFFERS/OPEN SPACE: ±1.149 ACRE

ACKNOWLEDGEMENT:

STATE OF FLORIDA }S. S.
COUNTY OF PALM BEACH}

BEFORE ME PERSONALLY APPEARED DAVID ETTINGER WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF NORTHSTAR HOLDINGS, 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 01 DAY OF October 1999.

MY COMMISSION EXPIRES: MARIE C. JEUPREN, MY COMMISSION # CC 792440 EXPIRES: FEB 20, 2002 No. CC 792440 (Personally Known ( ) Other I.D.

NOTARY PUBLIC - STATE OF FLORIDA

TITLE CERTIFICATION:

STATE OF FLORIDA }S. S.
COUNTY OF PALM BEACH}

I, KENNETH P. WURTENBERGER, 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 CASCADE LAKES, LTD., A FLORIDA LIMITED PARTNERSHIP; 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 THIS 8th DAY OF November 1999.

KENNETH P. WURTENBERGER

PALM BEACH COUNTY APPROVAL:

COUNTY ENGINEER:
OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S. THIS 30 DAY OF NOV, A.D., 1999, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

BY: _____
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

SURVEYOR'S NOTES:

1. ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN GRID BEARING OF NORTH 00°34'42" WEST ALONG THE EAST LINE OF THE SOUTHEAST ONE QUARTER OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

2. THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS, AS REQUIRED FOR SUCH ENCROACHMENT.

3. 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.

4. THE BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

5. 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.

6. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
(N.R.) DENOTES NON-RADIAL.
(R.F.) DENOTES RADIAL TO FRONT LOT LINE.
(R.R.) DENOTES RADIAL TO REAR LOT LINE.

7. THIS INSTRUMENT WAS PREPARED BY MARTIN J. SHATTO, P.S.M., IN THE OFFICES OF ATLANTIC CARIBBEAN MAPPING, INC. 3062 JOG ROAD, GREENACRES, FLORIDA 33467.

8. COORDINATES SHOWN HEREON ARE GRID COORDINATES
DATUM = 1983 NORTH AMERICAN DATUM (1990 ADJUSTMENT), AS RE-ADJUSTED BY PALM BEACH COUNTY IN 1998
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FOOT
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED
SCALE FACTOR = 1.0000354
GRID DISTANCE = (GROUND DISTANCE) x (SCALE FACTOR)

NORTHSTAR HOLDINGS, INC. SEAL

GEORGE T. WEBB CERTIFICATE NO. 10101 STATE OF FLORIDA PROFESSIONAL ENGINEER COUNTY ENGINEER

PROFESSIONAL SURVEYORS AND MAPPERS LB4820
ATLANTIC - CARIBBEAN MAPPING, INC.
3062 JOG ROAD - GREENACRES, FLORIDA 33467
(561) 964-7884; FAX (561) 964-1969

Lester PUD Plat 2
SUBDIVISION PLAT BOOK 86 PAGE(S) 51-59
FLOOD MAP # 2568 PANEL 0 FOR PDD
GROUP 35 ZIP CODE 33437
DATE 98-11-55
PID 959 PROJECT NAME Lester PUD