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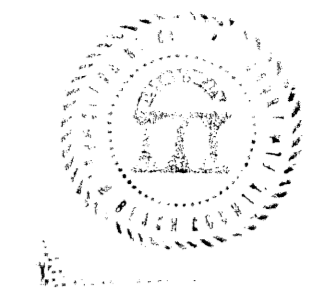
LESTER P.U.D. - PLAT THREE

186

BEING A REPLAT OF PARCEL "F", 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 6

NOVEMBER, 1999



STATE OF FLORIDA }
 COUNTY OF PALM BEACH } SS

THIS PLAT WAS FILED FOR RECORD AT 9:21 AM
 THIS 22 DAY OF
 December AD, 1999 AND
 DULY RECORDED IN PLAT BOOK
 186 ON PAGES 184 AND
 185

DOROTHY H. WILKEN, CLERK
 CIRCUIT COURT

BY: *Jessie Williams*

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 THREE", BEING A REPLAT OF PARCEL "F", 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 "F", "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 34.847 ACRES, MORE OR LESS.

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

1. STREETS:
 TRACT "B", 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 "B" FOR MAINTENANCE OF SAID UTILITIES BY THE CITY OF BOYNTON BEACH.

TRACT "A", AS SHOWN HEREON IS HEREBY RESERVED FOR THE CASCADE LAKES RESIDENTS' 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. 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", "E", "F", "G", "H", "I" AND "J" 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 "K" 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.

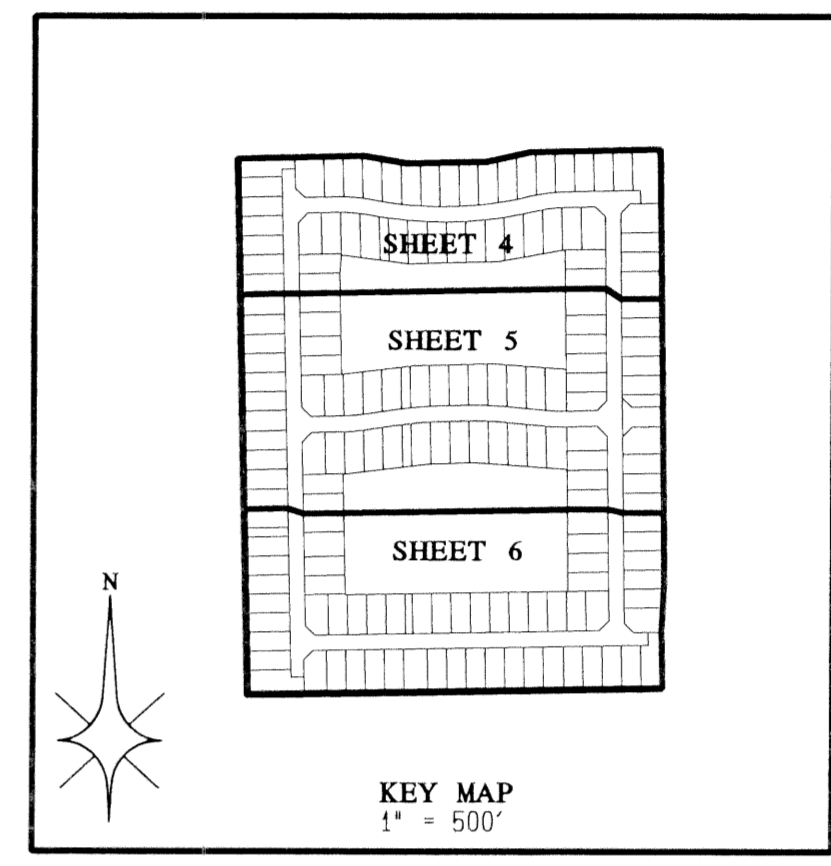
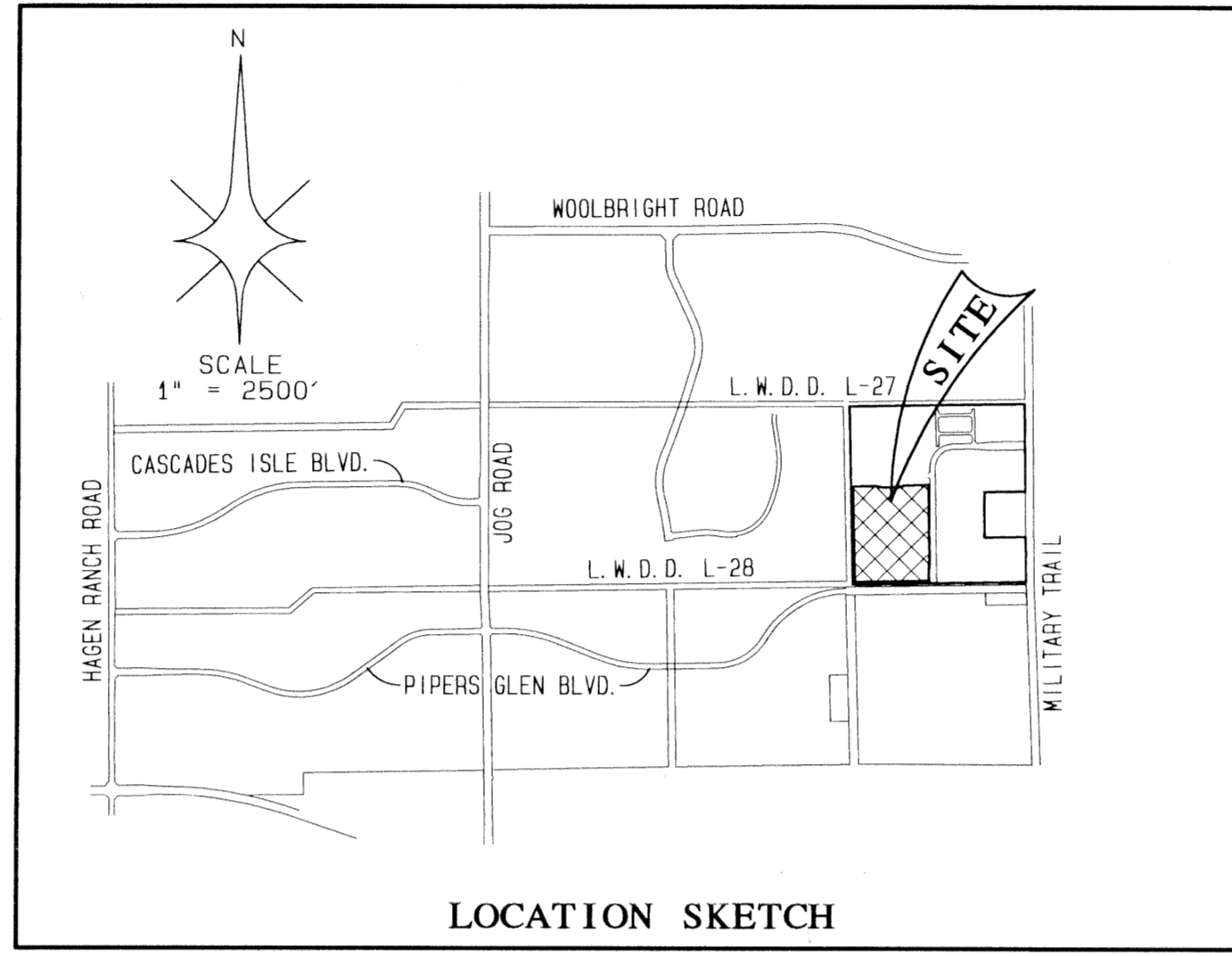
9. ZERO LOT LINE MAINTENANCE EASEMENT:
 IN ACCORDANCE WITH THE DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR THE CASCADE LAKES RESIDENTS' ASSOCIATION, THE ZERO LOT LINE MAINTENANCE EASEMENT, AS SHOWN, IS HEREBY DEDICATED IN PERPETUITY TO THE OWNER OF THE LOT ABUTTING EACH EASEMENT, AND TO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

WITNESS: *Scott Walsh* BY: *David Ettinger*
 WITNESS: *Linda Dragon* DAVID ETTINGER, PRESIDENT



TABULAR DATA:

LESTER P.U.D. POD "F"
 PETITION NUMBER: PDD 98-095
 TOTAL PLAT AREA: +34.847 ACRES
 TOTAL DWELLING UNITS: 164 ZERO LOT LINE
 DENSITY: 4.706 UNITS PER ACRE

RIGHTS-OF-WAY (TRACTS A & B): +4.774 ACRES
 LAKE TRACTS (TRACTS L1 & L2): +0.126 ACRES
 LANDSCAPE BUFFERS/OPEN SPACE: +1.188 ACRES

PALM BEACH COUNTY APPROVAL:

COUNTY ENGINEER:
 OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-23 AND IN ACCORDANCE WITH SECTION 177.071(2), F.S. THIS 22 DAY OF Dec 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.

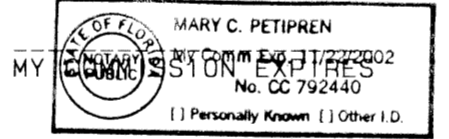
BY: *George T. Webb*
 GEORGE T. WEBB, P.E.
 COUNTY ENGINEER

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 1st DAY OF October 1999.



Mary C. Petipren
 NOTARY PUBLIC - STATE OF FLORIDA

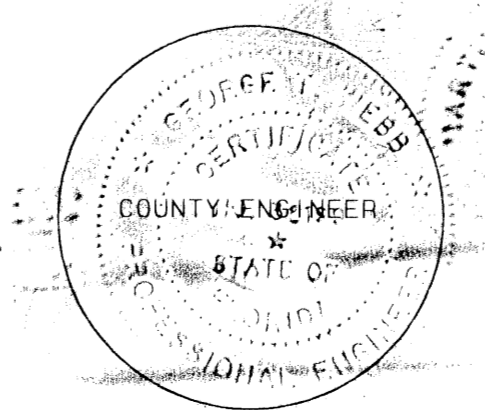
TITLE CERTIFICATION:

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 29th DAY OF November 1999.

BY: *Kenneth P. Wurtenberger*
 KENNETH P. WURTENBERGER, ATTORNEY



REVISION (Lester P.U.D. - Plats 1-6)
 DATE: 1/6/00
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 ZONING: R-10
 ZIP CODE: 33437
 PUD NAME: Lester P.U.D.

PROFESSIONAL SURVEYORS AND MAPPERS LB4820

ATLANTIC - CARIBBEAN MAPPING, INC.
 3062 JOG ROAD GRENACRES, FLORIDA 33467
 (561) 964-7884; FAX (561) 964-1969