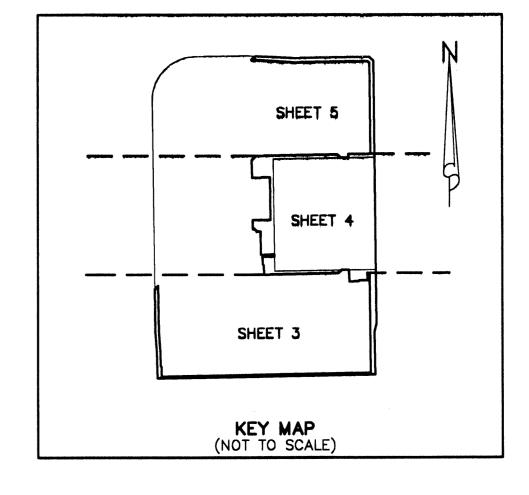
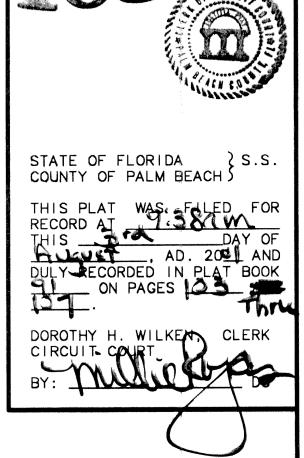
LESTER P.U.D. PLAT SIX

BEING A REPLAT OF TRACTS "I", "K", "M", "N", "R" AND LOTS 38, 44 AND 45 OF LESTER P.U.D.- PLAT FOUR, AS RECORDED IN PLAT BOOK 88, PAGES 126-131, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND TRACTS "G", "J" AND LOTS 49 AND 108 OF LESTER P.U.D.- PLAT FIVE, AS RECORDED IN PLAT BOOK 88, PAGES 78-83, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

MAY, 2001 SHEET 1 OF 5





±0.131 ACRES

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 SIX", BEING A REPLAT OF TRACTS "I", "K", "M", "N", "R" AND LOTS 38, 44 AND 45 OF LESTER P.U.D. - PLAT FOUR, AS RECORDED IN PLAT BOOK 88, PAGES 126-131, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND TRACTS "G", "J" AND LOTS 49 AND 108 OF LESTER P.U.D.- PLAT FIVE, AS RECORDED IN PLAT BOOK 88, PAGES 78-83, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS "I". "K". "M". "N". "R" AND LOTS 38, 44 AND 45 OF LESTER P.U.D. - PLAT FOUR, AS RECORDED IN PLAT BOOK 88, PAGES 126-131, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND TRACTS "G", "J" AND LOTS 49 AND 108 OF LESTER P.U.D. - PLAT FIVE, AS RECORDED IN PLAT BOOK 88, PAGES 78-83, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) SAID SECTION 35, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL (STATE ROAD 809) AS RECORDED IN ROAD PLAT BOOK 2, PAGE 26, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND ALSO RECORDED IN OFFICIAL RECORD BOOK 3728, PAGE 654, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 545,560 SQUARE FEET OR 12.524 AGRES, MORE OR LESS.

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

- TRACTS "A" AND "B", AS SHOWN HEREON ARE HEREBY RESERVED FOR THE CASCADE LAKES RESIDENTS' ASSOCIATION, INC., FTS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET 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. A UTILITY EASEMENT FOR POTABLE WATER AND SANITARY SEWER ONLY IS HEREBY GRANTED OVER TRACTS "A" AND "B" FOR
- WATER MANAGEMENT TRACT: TRACT "L", AS SHOWN HEREON IS HEREBY RESERVED FOR THE CASCADE LAKES 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. SUBJECT TO EXISTING LITTORAL ZONE RESTRICTLYE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK /2.371

MAINTENANCE OF SAID UTILITIES BY THE COTY OF BOYNTON BEACH.

PAGE LLOTE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DRAINAGE AND LAKE MAINTENANCE/ACCESS EASEMENT 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:

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100

S CO

management.

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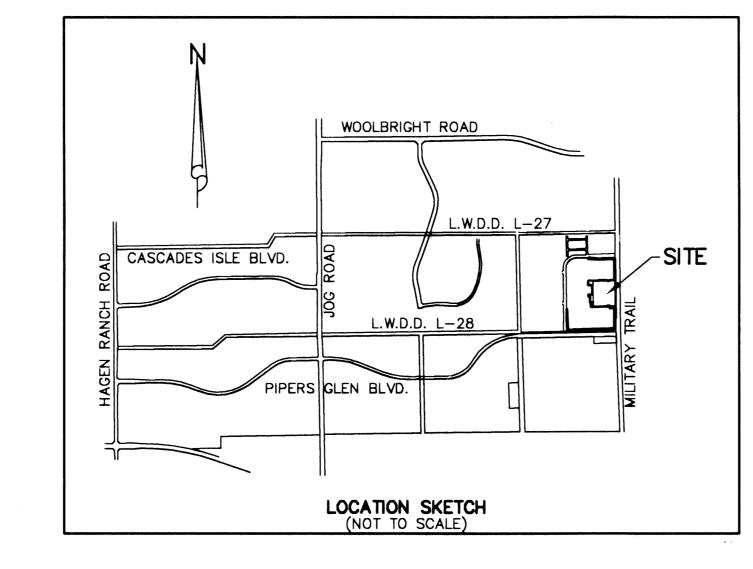
THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

- 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 AND BUFFERING PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT
- 7. OPEN SPACE/BUFFER TRACTS:

RECOURSE TO PALM BEACH COUNTY.

TRACTS "C" AND "D" 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

TRACT "E" 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.



TRACTS "F" AND "G" AS SHOWN HEREON IS HEREBY RESERVED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENACE OBLIGATION OF 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 TRACTS.

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 AN ALL DRAINAGE. LAKE MAINTENANCE. MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

9. BUFFER DRAINAGE EASEMENT: THE BUFFER DRAINAGE EASEMENT AS SHOWN HEREON IS HERE BY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE TRACTS LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENACE OBLIGATION OF 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 EASEMENT.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCUMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AN ALL DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

10. RECREATION TRACT: TRACT"R" AS SHOWN HEREON IS HEREBY RESERVED FOR THE CASCADE LAKES RESIDENTS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, IT'S

SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

11. 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 RESERVED 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 JOHN DAY OF MAN

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

two DAVID ETTINGER, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA 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

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF May 4-30-2002 Dawara Xurico

MY COMMISSION EXPIRES

TITLE CERTIFICATION:

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

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

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 31th DAY OF _____ A.D., 2001, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1).F.S.

> GEORGE T. WEBB, P.E. COUNTY ENGINEER

NOTARY PUBLIC - STATE OF FLORIDA

SURVEYORS NOTES:

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 00°34'42" WEST ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) 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
- 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. (NR) DENOTES NON-RADIAL
- (RF) DENOTES RADIAL TO FRONT LOT LINE (RR) DENOTES RADIAL TO REAR LOT LINE
- 7. THIS INSTRUMENT WAS PREPARED BY ROBIN B. PETZOLD, P.S.M., IN THE OFFICES OF WANTMAN GROUP, INC., 901 NORTHPOINT PARKWAY (SUITE 204), WEST PALM BEACH, FLORIDA 33407.
- 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 DISTANCE UNLESS OTHERWISE NOTED

SCALE FACTOR = 1.0000354GRID DISTANCE = (GROUND DISTANCE) * (SCALE FACTOR)

TABULAR DATA:

LESTER P.U.D. PLAT SIX PETITION NUMBER: ±12.524 ACRES TOTAL PLAT AREA: TOTAL DWELLING UNITS: 42 ZERO LOT LINE 13 DOUBLE ZERO LOT LINE

4.39 UNITS PER ACRE DENSITY:

- RESIDENTAL: ±6.632 ACRES - RIGHTS-OF-WAY: ±0.984 ACRES (TRACTS "A" & "B")

±0.546 ACRES - RECREATION TRACT: (TRACT R) - LAKE TRACT ±1.678 ACRES

(TRACT L) - LANDSCAPE BUFFER/OPEN SPACE: ±2.553 ACRES (TRACTS "C", "D" & "E")
- DRAINAGE TRACTS:

(TRACTS "F" & "G")

LEGEND:

= CALCULATED

= COMMISSIONERS' MINUTES BOOK = DRAINAGE EASEMENT

= DEED BOOK = FOUND

= FLORIDA POWER & LIGHT = IRON PIPE

= IRON ROD WITH PLASTIC CAP = LIMITED ACCESS EASEMENT

= LICENSE BUSINESS = LANDSCAPE BUFFER EASEMENT

= LAKE MAINTENANCE EASEMENT = LAKE MAINTENANCE ACCESS EASEMENT

= LICENSE SURVEYOR

= LAKE WORTH DRAINAGE DISRTICT

= MEASURED = MONUMENT

= OFFICIAL RECORD BOOK ORB = PLAT

= PLAT BOOK

= PAGE(S)PG

= POINT OF BEGINNING = POINT OF COMMENCEMENT

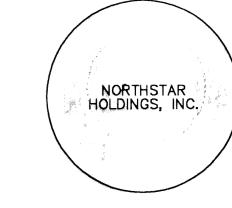
= PERMANENT REFERENCE MONUMENT = RADIAL TO REAR LOT LINE = RADIAL TO FRONT LOT LINE

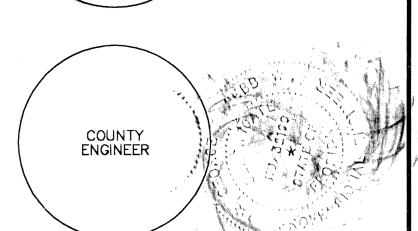
= RIGHT-OF-WAY

= ROAD PLAT BOOK = SURVEY

= UTILITY EASEMENT ZLLME = ZERO LOT LINE MAINTENANCE EASEMENT = SET PERMANENT CONTROL POINT (PCP)

"LB#7055" = SET 4"x4" CONCRETE MONUMENT "LB#7055" UNLESS OTHERWISE SHOWN







WEST PALM BEACH, FL 33407 (561) 687-2220 phone (561) 687-1110 fax

CERT No. 6091 - LB No. 7055

CAD K:\LEVITT\LESTER\DWG\LESTPLT6 REF K:\LEVITT\LESTER\DWG\LESTMG01 PG. RP/AB 00-031B DATE 12/20/00 1 *OF* 5 SHEET 00-022