

92-

01-475119

# JONES - PARCEL "D-5"

# 100

A PORTION OF JONES P.U.D., BEING A REPLAT OF LOTS 185, 186, AND 187, JONES - PARCEL "D-2",  
 AS RECORDED IN PLAT BOOK 82, PAGES 105 THROUGH 111 OF THE PUBLIC RECORDS  
 OF PALM BEACH COUNTY, FLORIDA, SITUATED IN SECTION 33, TOWNSHIP  
 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA  
 SHEET 1 OF 2 APRIL 2001

**PLANNED**  
**683-011**

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JONAS MANDELBAUM AND MOLLE MANDELBAUM, HENRI AND RITA, AND CARL H. ANDRES AND RHEA ANDRES, HUSBAND AND WIFE, DO HEREBY DEDICATE TO THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A PORTION OF JONES P.U.D., BEING A REPLAT OF LOTS 185, 186, AND 187, JONES - PARCEL "D-2", AS RECORDED IN PLAT BOOK 82, PAGES 105 THROUGH 111 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATED IN SECTION 33, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREIN AS FOLLOWS:

as Trustee of the Trust dated 2/10/00

CONTAINING 0.99 ACRES MORE OR LESS.

WE HAVE CAUSED THIS SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY RESOLVE AS FOLLOWS:

1. WE HAVE CAUSED THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THROUGH SAID LOTS, SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CASUAL LINES RESIDENTS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN THE CITY RECORDS TO PALM BEACH COUNTY.

2. ZERO LOT LINE MAINTENANCE EASEMENTS IN ACCORDANCE WITH THE DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR THE WEDGEMOON AT THE CASADES HOMEOWNERS ASSOCIATION, INC. RECORDS IN OFFICIAL RECORDS BOOK 82, PAGE 105 AND OFFICIAL RECORDS FROM UPON, MAP USE PALM BEACH COUNTY PUBLIC RECORDS, AND ZERO LOT LINE MAINTENANCE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY TO THE OWNER OF THE LOT ABUTTING EACH EASEMENT, AND TO THE UTILITY COMPANIES PROVIDING SERVICE TO SAID ADJUTING LOT FOR THE PURPOSES OF MAINTENANCE, DRAINAGE AND MAINTENANCE OF UTILITY FACILITIES SERVING THE ADJUTING LOT.

3. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM COMPREHENSIVE TO THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LIFT, MAINTENANCE, AND LINE MAINTENANCE, ACCESS, CULVERTS, AND PRIVATE SIMILAR ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, WE, JONAS MANDELBAUM AND MOLLE MANDELBAUM, HIS WIFE, AND CARL H. ANDRES AND RHEA ANDRES, HIS WIFE, AND **Trustee of the Trust dated 2/10/00** HAVE HEREIN SET OUR HANDS AND SEALS OF OFFICE THIS 17th DAY OF August 2001.

Witness: **Stephen D. Zell** on **Carl H. Andres**  
 JONAS MANDELBAUM  
 CARL H. ANDRES

Witness: **Thomas D. Lee** on **Thomas D. Lee**  
 MOLLE MANDELBAUM  
 RHEA ANDRES

Witness: **Thomas D. Lee** on **Thomas D. Lee**  
 CARL H. ANDRES

Witness: **Thomas D. Lee** on **Thomas D. Lee**  
 RHEA ANDRES

Witness: **Thomas D. Lee** on **Thomas D. Lee**  
 CARL H. ANDRES

Witness: **Thomas D. Lee** on **Thomas D. Lee**  
 RHEA ANDRES

Witness: **Thomas D. Lee** on **Thomas D. Lee**  
 CARL H. ANDRES

Witness: **Thomas D. Lee** on **Thomas D. Lee**  
 RHEA ANDRES

Witness: **Thomas D. Lee** on **Thomas D. Lee**  
 CARL H. ANDRES

Witness: **Thomas D. Lee** on **Thomas D. Lee**  
 RHEA ANDRES

Witness: **Thomas D. Lee** on **Thomas D. Lee**  
 CARL H. ANDRES

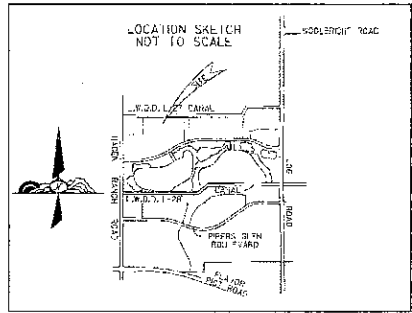
Witness: **Thomas D. Lee** on **Thomas D. Lee**  
 RHEA ANDRES

Witness: **Thomas D. Lee** on **Thomas D. Lee**  
 CARL H. ANDRES

Witness: **Thomas D. Lee** on **Thomas D. Lee**  
 RHEA ANDRES

Witness: **Thomas D. Lee** on **Thomas D. Lee**  
 CARL H. ANDRES

Witness: **Thomas D. Lee** on **Thomas D. Lee**  
 RHEA ANDRES



### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
 COUNTY OF PALM BEACH } S.S.  
 I, **Carl H. Andres**, do hereby certify that the foregoing instrument was executed by the parties herein named and that the contents of the same are true and correct.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 17th day of August 2001.

Witness: **Robert J. Jones**  
 Notary Public - State of Florida

Witness: **Robert J. Jones**  
 Notary Public - State of Florida

Witness: **Robert J. Jones**  
 Notary Public - State of Florida

Witness: **Robert J. Jones**  
 Notary Public - State of Florida

Witness: **Robert J. Jones**  
 Notary Public - State of Florida

Witness: **Robert J. Jones**  
 Notary Public - State of Florida

Witness: **Robert J. Jones**  
 Notary Public - State of Florida

Witness: **Robert J. Jones**  
 Notary Public - State of Florida

Witness: **Robert J. Jones**  
 Notary Public - State of Florida

Witness: **Robert J. Jones**  
 Notary Public - State of Florida

Witness: **Robert J. Jones**  
 Notary Public - State of Florida

Witness: **Robert J. Jones**  
 Notary Public - State of Florida

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
 COUNTY OF PALM BEACH } S.S.  
 I, **Carl H. Andres**, do hereby certify that the foregoing instrument was executed by the parties herein named and that the contents of the same are true and correct.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 17th day of August 2001.

Witness: **Robert J. Jones**  
 Notary Public - State of Florida

Witness: **Robert J. Jones**  
 Notary Public - State of Florida

Witness: **Robert J. Jones**  
 Notary Public - State of Florida

Witness: **Robert J. Jones**  
 Notary Public - State of Florida

Witness: **Robert J. Jones**  
 Notary Public - State of Florida

Witness: **Robert J. Jones**  
 Notary Public - State of Florida

Witness: **Robert J. Jones**  
 Notary Public - State of Florida

Witness: **Robert J. Jones**  
 Notary Public - State of Florida

Witness: **Robert J. Jones**  
 Notary Public - State of Florida

Witness: **Robert J. Jones**  
 Notary Public - State of Florida

Witness: **Robert J. Jones**  
 Notary Public - State of Florida

Witness: **Robert J. Jones**  
 Notary Public - State of Florida

### TABULAR DATA:

INDEX - PARCEL "D-5"  
 PETITION NUMBER  
 TOTAL PLAT ACRES = 0.99 ACRES  
 TOTAL SHEETING UNITS = SINGLE FAMILY  
 IDENTIFY LOT MAPS FOR EACH

### PALM BEACH COUNTY APPROVAL:

#### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 96-23, AND IN ACCORDANCE WITH SECTION 170.01(2)(b), F.S. THIS PLAT IS APPROVED FOR RECORD AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 170.01(2)(c).

BY: **George T. Reed, P.E.**  
 COUNTY ENGINEER

#### SURVEYOR'S NOTES:

1. ALL BOUNDARIES SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF 50.78 DEGREES.
2. THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TENTS OR CURBS PLACED ON ANY EASEMENT WITHOUT FOUR WRITTEN CONSENTS OF ALL EASEMENT OWNERS AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
3. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE INTERFERE, EASEMENTS SHALL HAVE FIRST PRIORITY, WITH ITS EASEMENTS SHALL HAVE SECOND PRIORITY, EXCEPT 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. NOTICES THIS PLAT AS RECORDED BY ITS GRAPHIC PORTION IS THE OFFICIAL DESCRIPTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL, IN NO CIRCUMSTANCES BE SUPERSEDED IN ANY MANNER BY ANY OTHER CHARTER OR DEEDAL INSTRUMENT. THERE MAY BE ADDITIONAL INSTRUMENTS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. ALL LINES INTERSECTING CURVILINEAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED. ALL CURVES ARE RADIAL TO FRONT LOT LINE.
7. THIS INSTRUMENT WAS PREPARED BY ATLANTIC-CARIBBEAN MAPPING, INC., 3010 JAG ROAD, GREENACRES, FLORIDA 33467. WWW.ACMG.CC
8. COORDINATES SHOWN HEREON ARE GRID COORDINATES.  
 DATUM = 1983 NORTH AMERICAN DATUM (NAD 83) ADJUSTMENT  
 ZONE = FLORIDA EAST ZONE  
 ELEVATION = U.S. SURVEY FOOT  
 COORDINATE SYSTEM = GRID STATE PLANE TRANSVERSE MERCATOR PROJECTION  
 ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED  
 SCALE FACTOR = 1.0000000  
 GRID DISTANCE = GROUND DISTANCE x SCALE FACTOR

#### SURVEYOR'S CERTIFICATE:

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

I, **Robert J. Jones**, do hereby certify that the foregoing instrument was executed by the parties herein named and that the contents of the same are true and correct.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 17th day of August 2001.

Witness: **Robert J. Jones**  
 Notary Public - State of Florida

