

JONES - PARCEL "D-2"

0683-003



105

A PORTION OF JONES P.U.D., BEING A REPLAT OF TRACT "F" AND TRACT "E", JONES - PARCEL "D" AS RECORDED IN PLAT BOOK 79, PAGES 187 THROUGH 192 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATE IN SECTION 33, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 7
MARCH 1998

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS
THIS PLAT WAS FILED FOR RECORD AT 3:31 PM ON MAY 28, 1998 AND DULY RECORDED IN PLAT BOOK 79 ON PAGES 105 AND 106
DOROTHY H. WILKEN, CLERK
CIRCUIT COURT
BY: Leigh A. Standley

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT AMHERST PARTNERSHIP, A FLORIDA PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, A PORTION OF JONES P.U.D., BEING A REPLAT OF TRACT "F" AND TRACT "E", JONES - PARCEL "D" AS RECORDED IN PLAT BOOK 79, PAGES 187 THROUGH 192 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, SAID LANDS SITUATE IN SECTION 33, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS JONES - PARCEL "D-2", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT "F" AND TRACT "E", JONES - PARCEL "D", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 79, PAGES 187 THROUGH 192, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 32.322 ACRES, MORE OR LESS.

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

- STREETS:
TRACT "A-3", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WEDGEWOOD 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 "A-2", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WEDGEWOOD AT THE CASCADES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE 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.

- 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 ACCESS EASEMENT AS SHOWN HEREON IS 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.

- 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.

- 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.

- RECREATION: TRACT "B-2", (RECREATION TRACT) AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WEDGEWOOD AT THE CASCADES HOMEOWNERS 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.

- 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.

- LANDSCAPE/OPEN SPACE: TRACTS "G-3", "G-4", "G-5", "G-6", "G-7" AND "G-8" AS SHOWN HEREON ARE HEREBY RESERVED FOR THE WEDGEWOOD 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 ENCOMPASSED BY EASEMENTS, EXCEPT IN ACCORDANCE WITH SURVEYORS NOTE NO. 2. (SEE DEDICATION NUMBER 2)

- ZERO LOT LINE MAINTENANCE EASEMENTS: IN ACCORDANCE WITH THE DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR THE WEDGEWOOD AT THE CASCADES HOMEOWNERS ASSOCIATION, INC., THE 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 SUCH ABUTTING LOT, FOR THE ROOF OVERHANG, DRAINAGE 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.

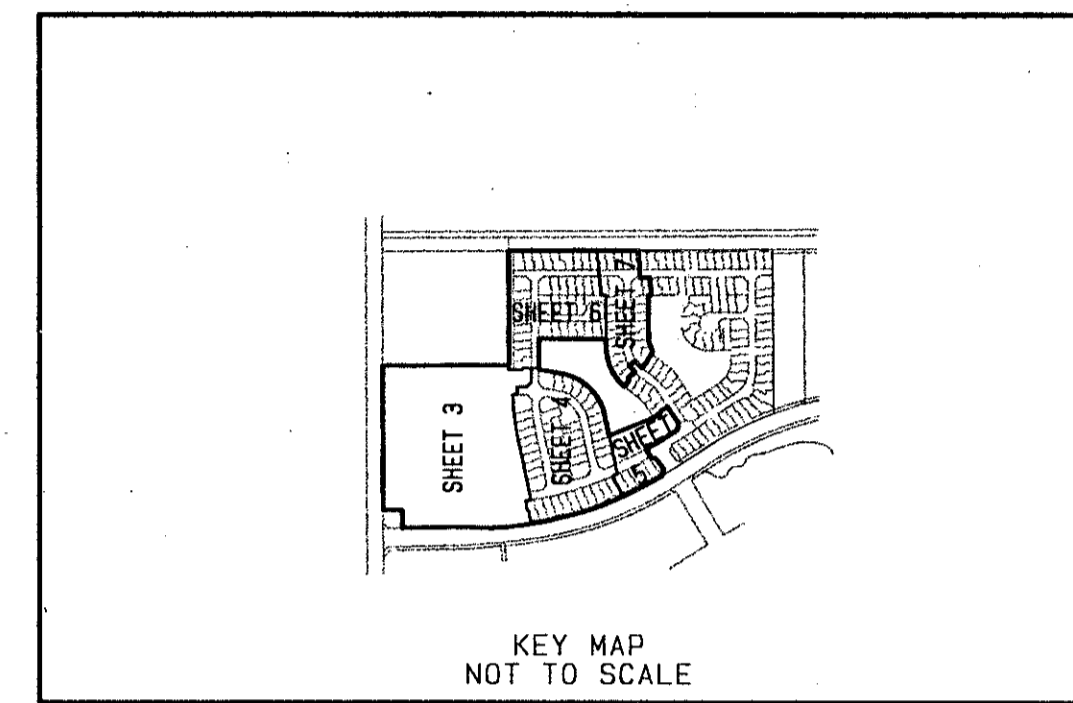
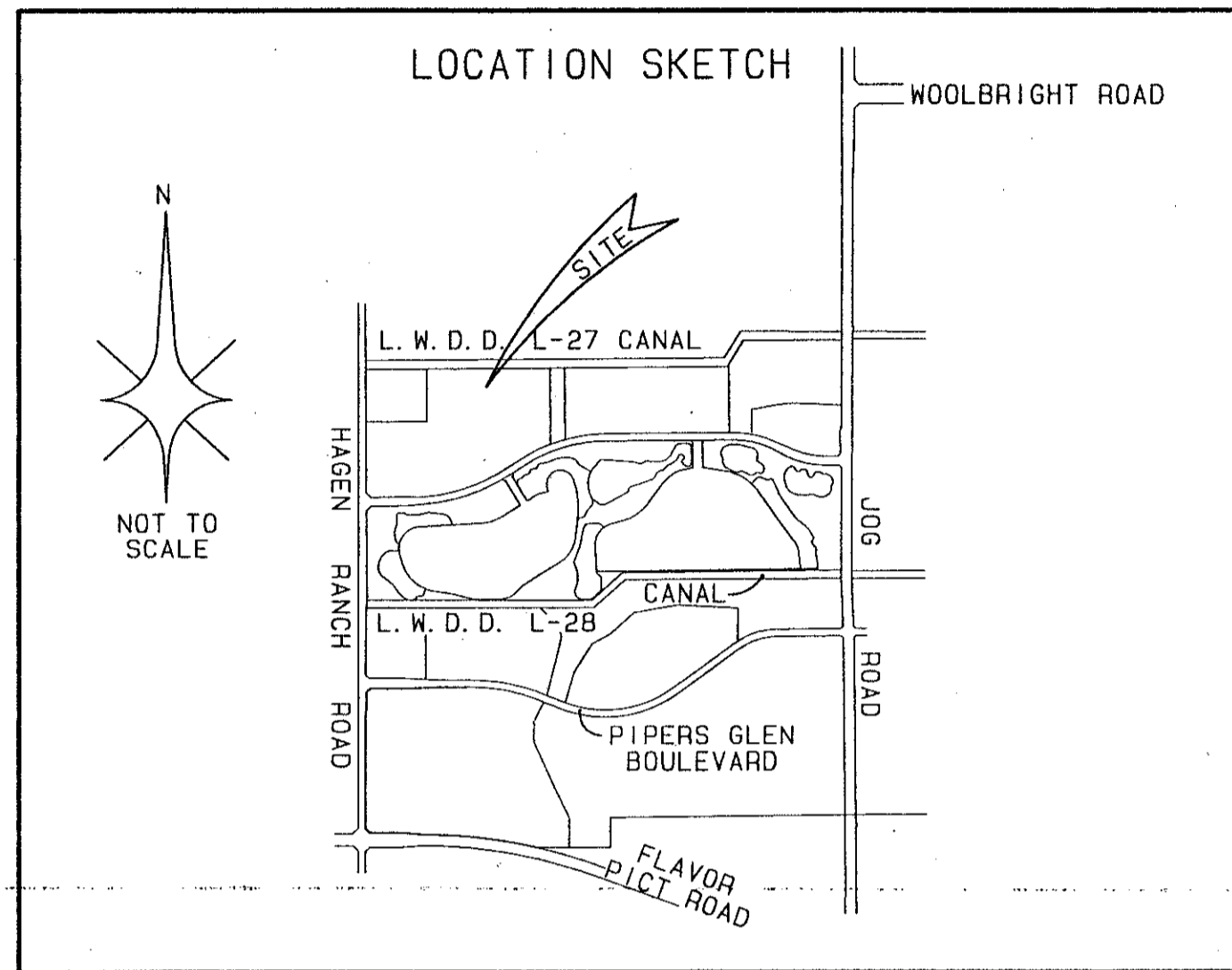
- TRACT "F-2" AS SHOWN HEREON IS HEREBY RESERVED TO AMHERST PARTNERSHIP, A FLORIDA PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS FOR FUTURE DEVELOPMENT PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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 21st DAY OF April, 1998.

LEVITT AT AMHERST, INC.
A FLORIDA CORPORATION,
GENERAL PARTNER

WITNESS: *Alexandra Rivera* BY: *H.T. Sleenk*
HARRY T. SLEEK, SENIOR VICE PRESIDENT

WITNESS: *Ellen Vivian*



TABULAR DATA:

JONES P.U.D.
PETITION NUMBER: PDD 95-19
TRACT "F-2" (UNDEVELOPED) AREA = +13.820 ACRES
DEVELOPED AREA = +18.502 ACRES
TOTAL PLAT AREA: + 32.322 ACRES
TOTAL DWELLING UNITS: 119 SINGLE FAMILY
DENSITY: 6.43 UNITS PER ACRE
RIGHTS-OF-WAY (A-2): +3.766 ACRES
RECREATION TRACT "B-2": +1.142 ACRES
LANDSCAPE/OPEN SPACE: +1.077 ACRES

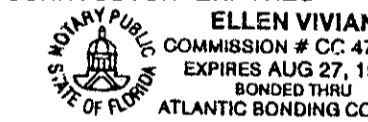
ACKNOWLEDGEMENT:

STATE OF FLORIDA }
COUNTY OF BROWARD } S.S.

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 24th DAY OF April, 1998.

MY COMMISSION EXPIRES



Ellen Vivian
NOTARY PUBLIC - STATE OF FLORIDA

ACCEPTANCE OF RESERVATIONS:

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

THE WEDGEWOOD 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 21st DAY OF April, 1998.

WEDGEWOOD AT THE CASCADES
HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: *Alexandra Rivera* BY: *H.T. Sleenk*
HARRY T. SLEEK, VICE PRESIDENT

WITNESS: *Ellen Vivian*

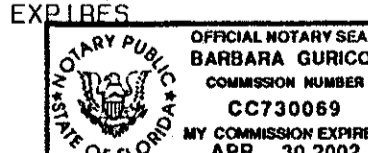
ACKNOWLEDGEMENT:

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

BEFORE ME PERSONALLY APPEARED HARRY T. SLEEK WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF WEDGEWOOD 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 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 21st DAY OF April, 1998.

MY COMMISSION EXPIRES



Barbara Curico
NOTARY PUBLIC - STATE OF FLORIDA

ACKNOWLEDGEMENT:

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

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 21st DAY OF April, 1998.

4-30-2002
MY COMMISSION EXPIRES



Barbara Curico
NOTARY PUBLIC - STATE OF FLORIDA

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 177.07(2), F.S., THIS 21st DAY OF April, 1998.

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

MORTGAGEE'S CONSENT:

STATE OF FLORIDA }
COUNTY OF BROWARD } S.S.

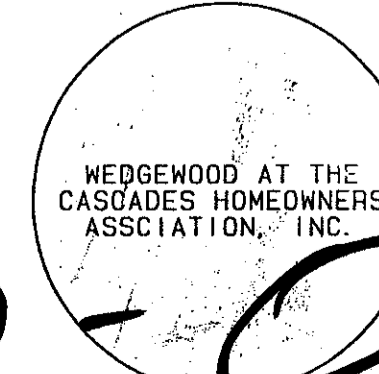
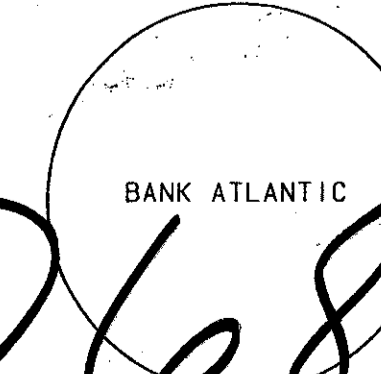
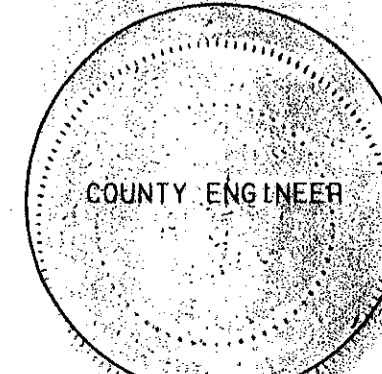
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 2279 ON PAGE 1034 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 21st DAY OF April, 1998.

BANK ATLANTIC
A FEDERAL SAVINGS BANK

WITNESS: *Marcia K. Snyder* BY: *Marcia K. Snyder*
MARCIA K. SNYDER
EXECUTIVE VICE PRESIDENT

WITNESS: *Ellen Vivian*



0683-003

PET. 95-19
ALOC. #0001*
5/3/3/K

*RAIDS
BEFORE 12/1/97 - \$890⁰⁰ PER UNIT MF RETIREMENT UNIT
12/1/97 - \$1089⁰⁰ PER UNIT MF RETIREMENT UNIT
THEN 9/30/98 \$1452⁰⁰ PER UNIT SFD

No SCHOOLS-
RESTRICTIVE
COVENANT

82/105

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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

82 3062 JOG RD PDD 95-019 Amherst PUD