

JONES - PARCEL "D-2"

0683-003

106

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 2 OF 7

MARCH 1998

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS
THIS PLAT WAS FILED FOR
RECORD AT _____ DAY OF
THIS _____ AD. 1998 AND
DULY RECORDED IN PLAT BOOK
_____ ON PAGES _____ AND

DOROTHY H. WILKEN, CLERK
CIRCUIT COURT
BY: _____ DC

ACCEPTANCE OF RESERVATIONS:

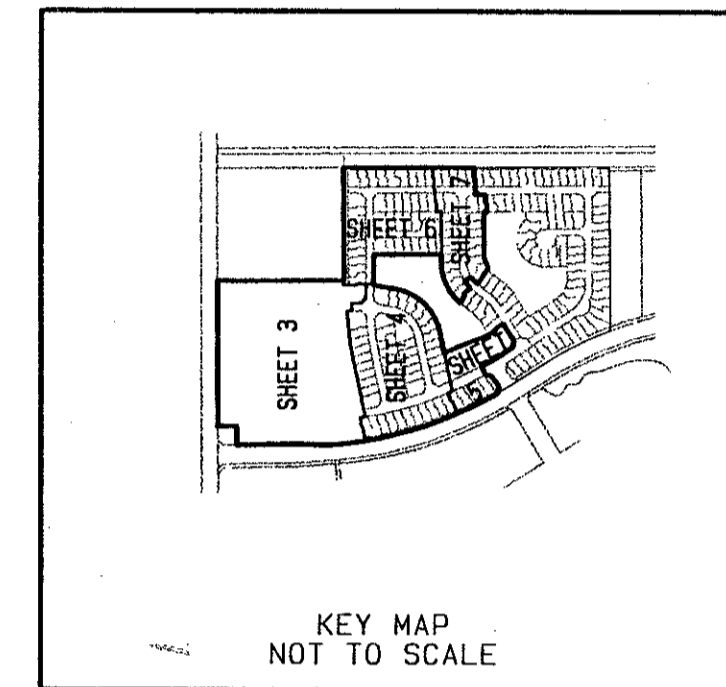
STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.

THE CASCADES RESIDENTS' 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 28 DAY OF April 1998.

CASCADES RESIDENTS' ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: *Alexandra Rivera* BY *David Ettinger*
DAVID ETTINGER, PRESIDENT

WITNESS: *Ashley M. ...*



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

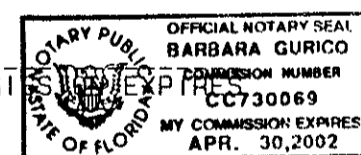
ACKNOWLEDGEMENT:

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

BEFORE ME PERSONALLY APPEARED DAVID ETTINGER WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CASCADES RESIDENTS' 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 28 DAY OF April 1998.

BY: *Barbara Gurico*
NOTARY PUBLIC STATE OF FLORIDA



SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN GRID BEARING OF NORTH 89° 37' 21" EAST ALONG THE NORTH LINE OF PARCEL "D", JONES P.U.D. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGES 71 THROUGH 78 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 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.
- THE BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 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.
- 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.
- COORDINATES SHOWN HEREON ARE GRID COORDINATES
DATUM = 1983 NORTH AMERICAN DATUM (1990 ADJUSTMENT)
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 = 1.0000285
GRID DISTANCE = (GROUND DISTANCE) x (SCALE FACTOR)
- 12 FOOT FLORIDA POWER AND LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1556, PAGE 187 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WAS RELEASED PER OFFICIAL RECORDS BOOK 9785, PAGE 173 OF SAID PUBLIC RECORDS.
- 10 FOOT FLORIDA POWER AND LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3431, PAGE 804 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WAS RELEASED PER OFFICIAL RECORDS BOOK 9826, PAGE 504 AND OFFICIAL RECORDS BOOK 1022, PAGE 1002 OF SAID PUBLIC RECORDS.

LEGEND:

- A = CENTRAL ANGLE/DELTA
- C = CENTERLINE
- CH = CHORD
- D.B. = DEED BOOK
- D.E. = DRAINAGE EASEMENT
- F.P. & L.C. = FLORIDA POWER AND LIGHT COMPANY
- A = ARC LENGTH
- L.A.E. = LIMITED ACCESS EASEMENT
- L.M.A.E. = LAKE MAINTENANCE ACCESS EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- L.W.D. = LAKE WORTH DRAINAGE DISTRICT
- N.R. = NON-RADIAL
- N.T.S. = NOT TO SCALE
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R = RADIUS (RADII)
- R.F. = RADIAL TO FRONT LOT LINE
- R.R. = RADIAL TO REAR LOT LINE
- R/W = RIGHT OF WAY
- U.E. = UTILITY EASEMENT
- W.C. = WITNESS CORNER
- Z.L.L.M.E. = ZERO LOT LINE MAINTENANCE EASEMENT
- ⊙ = PERMANENT CONTROL POINT (PCP)
PCP #4380
- = PERMANENT REFERENCE MONUMENT (PRM)
SET PRM #4380

*ROADS
BEFORE 12/1/97 \$990⁰⁰ PER UNIT MF RETIREMENT UNIT
12/1/97 THRU 9/30/98 \$1320⁰⁰ PER UNIT - SFD
\$1089⁰⁰ PER UNIT MF RETIREMENT UNIT
\$1452⁰⁰ PER UNIT - SFD
NO SCHOOLS RESTRICTIVE COVENANT

TITLE CERTIFICATION:

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

WE, COMMONWEALTH LAND TITLE INSURANCE CORPORATION, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO AMHERST PARTNERSHIP, A FLORIDA 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 28 DAY OF April 1998. BY: *Robert Stesholtz*
ROBERT STESHOLTZ
ASSISTANT VICE PRESIDENT

SURVEYOR'S CERTIFICATE:

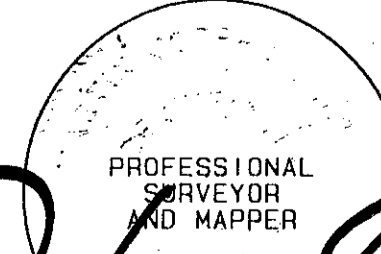
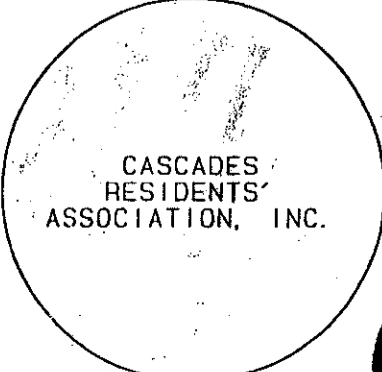
STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

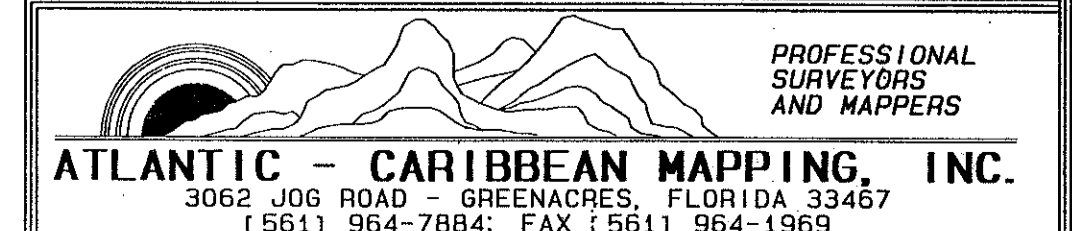
DATED THIS 21ST DAY OF APRIL 1998.

BY: *Martin Joseph Shatto*
MARTIN JOSEPH SHATTO
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5219

82/106



0683-003



BOOK 82
PAGE 106
FLOOD MAP #
ZONING PDD
CUBO # 50
SE 015-019 ZIP CODE
PUD NAME Amhevst PUD