0742-005

LESTER P.U.D. - PLAT TWO

BEING A REPLAT OF PARCEL "A", 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 4 OF 5 — NOVEMBER, 1999

135

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }

THIS PLAT WAS FILED FOR RECORD AT _____ THIS _____ DAY OF _____ AD, 1999 AND DULY RECORDED IN PLAT BOOK _____ ON PAGES _____ AND _____.

DOROTHY H. WILKEN, CLERK
CIRCUIT COURT

BY: _____ DC

KEY MAP
NOT TO SCALE

SHEET 4
SHEET 5

N

0 20 40 80 120
SCALE 1 " = 40'

NORTH LINE OF THE S.E. 1/4 OF SECTION 35 TOWNSHIP 45 SOUTH, RANGE 42 EAST

INDIAN SPRINGS PLAT NO. 1 (P.B. 31, PG. 43-47)

LAKE WORTH DRAINAGE DISTRICT L-27 CANAL

66' L.W.D.D. R/W PER CHANCERY CASE 407 (O.R.B. 6495, PG. 761)

TRACT "M" LESTER P.U.D. - PLAT ONE (P.B. 86, PGS. 51-59)

L.W.D.D. EASEMENT (O.R.B. 11185, PG. 1648)

SURVEY TIE S00°57'15"E 14.00'

N89° 02' 45" E 1117.03'

N89° 02' 45" E 1146.86'

N89° 02' 45" E 1096.97'

LANDSCAPE BUFFER TRACT

TRACT "B"

TRACT "A"

LANDON CIRCLE

BROOKLAWN TERRACE

TRACT "E"

TRACT "L-1"
WATER MANAGEMENT TRACT
TO BE MAINTAINED BY CASCADE LAKES RESIDENTS' ASSOCIATION INC.
SUBJECT TO RESTRICTIVE COVENANT AGREEMENT (O.R.B. 11263, PG. 116)

TRACT "D"
20' D.E. & L.M.A.E.

6' BUFFER DRAINAGE EASEMENT

20' L.M.E.

15' D.E.

10' U.E.

7.50'

N89° 02' 45" E 608.13'

N89° 02' 45" E 574.03'

N89° 02' 45" E 59.81'

N88° 42' 50" E 105.00'

N88° 42' 50" E 130.00'

S89° 02' 45" W 118.83'

S89° 02' 45" W 105.00'

S89° 02' 45" W 104.87'

S88° 42' 50" W 80.00'

S88° 42' 50" W (N.R.)

S88° 42' 50" W 105.00'

N01° 17' 10" W 1141.33'

N01° 17' 10" W 1121.27'

S01° 17' 10" E 1155.50'

N01° 17' 10" W 321.76'

S00° 57' 15" E 800.52'

S00° 57' 15" E 851.61'

S00° 57' 15" E 697.44'

S00° 57' 15" E 747.70'

S00° 57' 15" E 267.00'

S00° 57' 15" E 317.00'

N01° 17' 10" W 267.10'

N01° 17' 10" W 317.10'

N01° 17' 10" W 170.00'

S00° 57' 15" E 170.00'

N00° 57' 15" W 105.00'

N00° 57' 15" W (N.R.)

S00° 57' 15" E 105.00'

S00° 57' 15" E (N.R.)

N89° 02' 45" E 106.43'

N89° 02' 45" E (N.R.)

S89° 02' 45" W 105.00'

S89° 02' 45" W 80.00'

S89° 02' 45" W 130.00'

N89° 02' 45" E 130.00'

MATCH LINE SEE SHEET 5 OF 5

LESTER P.U.D. - PLAT ONE (P.B. 86, PG. 51-59)

INDIAN SPRINGS PLAT NO. 1 (P.B. 31, PG. 43-47)

WEST LINE OF THE S.E. 1/4 OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 42 EAST

LAKE WORTH DRAINAGE DISTRICT E-3 CANAL

UNPLATTED

TRACT "W" LESTER P.U.D. - PLAT ONE (P.B. 86, PGS. 51-59)

40.25' L.W.D.D. R/W PER CHANCERY CASE 407 (O.R.B. 6495, PG. 761)

L.W.D.D. EASEMENT (O.R.B. 11185, PG. 1648)

Curve #	Radius	Delta	Length	Tangent	Chord/Brg
C5	1075.00'	8°10'25"	153.36'	76.81'	153.23' S87-11-56.9E
C6	1000.00'	15°40'46"	273.66'	137.69'	272.80' S89-02-53.1W
C7	1075.00'	7°50'14"	147.05'	73.64'	146.93' N85-07-37.5E
C8	113.00'	90°00'00"	177.50'	113.00'	159.81' S45-57-15.3E
C9	113.00'	90°19'54"	178.15'	113.66'	160.27' S43-52-47.5W

PROFESSIONAL SURVEYORS AND MAPPERS LB4820
ATLANTIC - CARIBBEAN MAPPING, INC.
3062 JOG ROAD - GREENACRES, FLORIDA 33467
(561) 964-7884; FAX (561) 964-1969

EXPANSION Lester Pud - Plat 2
PAGE 86
PAGE 51
SECTION 35
TWP 45
RGE 42
PCN 00-42-45-35-00-000-7590
ZONING PUD
LAND CODE 32437
PUD NAME Lester Pud