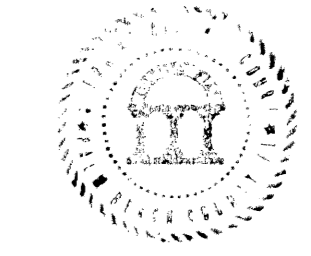


# JONES - PARCEL "C-1", LOT 30 REPLAT 185

BEING A REPLAT OF LOT 30, JONES PARCEL "C-1", AS RECORDED IN PLAT BOOK 80, PAGES 72 THROUGH 78 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SITUATE IN SECTION 34, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA  
SHEET 1 OF 1  
OCTOBER, 1999



STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS  
THIS PLAT WAS FILED FOR RECORD AT 10:03 AM THIS 21st DAY OF October, 1999 AND DULY RECORDED IN PLAT BOOK 80 ON PAGES 185 THRU 186  
DOROTHY H. WILKEN, CLERK  
CIRCUIT COURT  
BY: *[Signature]*

TABULAR DATA:  
JONES P. U. D.  
PETITION NUMBER: PDD 95-19  
TOTAL PLAT AREA: 40.128 ACRES/5559.00 SQUARE FEET  
TOTAL DWELLING UNITS: 1 SINGLE FAMILY  
DENSITY: 7.81 UNITS PER ACRE  
LOT 30A = #5315.00 SQUARE FEET  
TRACT 30B = #244.00 SQUARE FEET

- LEGEND:
- C = CENTERLINE
  - N.T.S. = NOT TO SCALE
  - D.R.B. = OFFICIAL RECORDS BOOK
  - P.B. = PLAT BOOK
  - P.B. = PAGE
  - 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

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT AMHERST PARTNERSHIP, A FLORIDA PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF LOT 30, JONES - PARCEL "C-1", AS RECORDED IN PLAT BOOK 80, PAGES 72 THROUGH 78 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS SITUATED IN SECTION 34, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS JONES - PARCEL "C-1", LOT 30 REPLAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 30, JONES - PARCEL "C-1", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 80, PAGES 72 THROUGH 78, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS CONTAINING 0.128 ACRES/5559.00 SQUARE FEET, MORE OR LESS, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATE AS FOLLOWS:

1. OPEN SPACE: TRACT "30B" AS SHOWN HEREON IS HEREBY RESERVED FOR AMHERST PARTNERSHIP, A FLORIDA PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. ZERO LOT LINE MAINTENANCE EASEMENTS: IN ACCORDANCE WITH THE DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR THE WATERFORD AT THE CASCADES HOMEOWNERS ASSOCIATION, 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 AND MAINTENANCE OF UTILITY FACILITIES SERVING THE ABUTTING LOT, 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 October, 1999.

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

WITNESS: *[Signature]* BY: HARRY T. SLEEK, SENIOR VICE PRESIDENT

WITNESS: *[Signature]*

### ACKNOWLEDGEMENT:

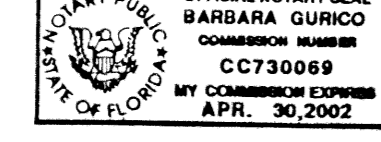
STATE OF FLORIDA }  
COUNTY OF PALM BEACH } S.S.

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 October, 1999.

MY COMMISSION EXPIRES

NOBARY PUBLIC - STATE OF FLORIDA



### 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 DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND AND DESCRIBED IN SAID INSTRUMENT BY THE OWNER THEREOF AND AGREES ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 4219, AT PAGE 1039, 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 October, 1999.

BANK ATLANTIC  
A FEDERAL SAVINGS BANK

WITNESS: *[Signature]* BY: MARCIA K. SNYDER, EXECUTIVE VICE PRESIDENT

WITNESS: *[Signature]*

### ACKNOWLEDGEMENT:

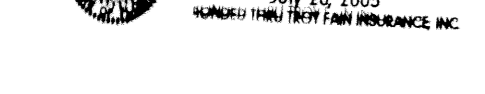
STATE OF FLORIDA }  
COUNTY OF BROWARD } S.S.

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 21st DAY OF October, 1999.

MY COMMISSION EXPIRES

NOBARY PUBLIC - STATE OF FLORIDA



### 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 HEREON 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 21st DAY OF November, 1999. BY: *[Signature]*  
ROBERT SIESHOLTZ  
ASSISTANT VICE PRESIDENT

### 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 21st DAY OF October, 1999, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

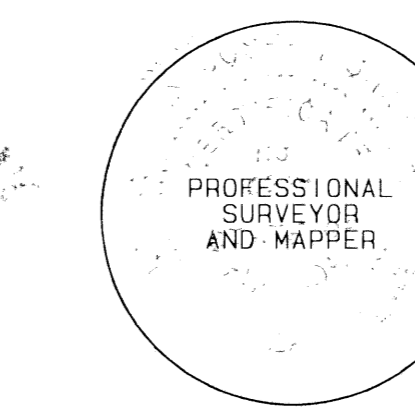
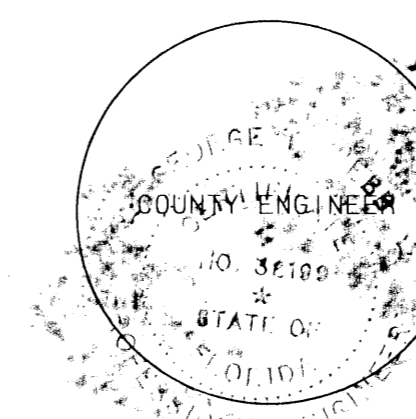
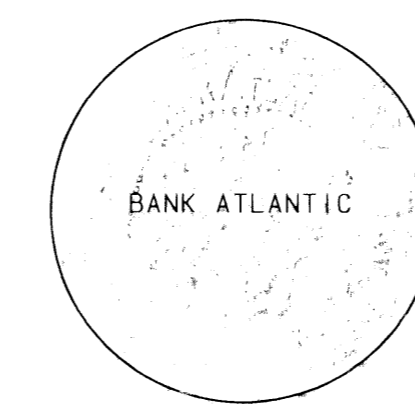
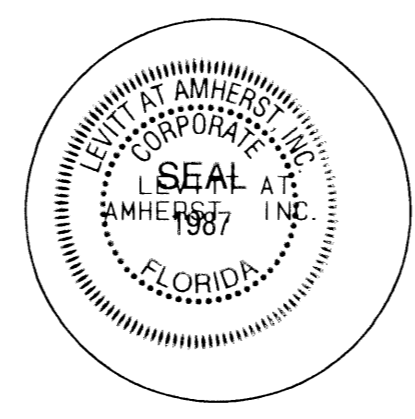
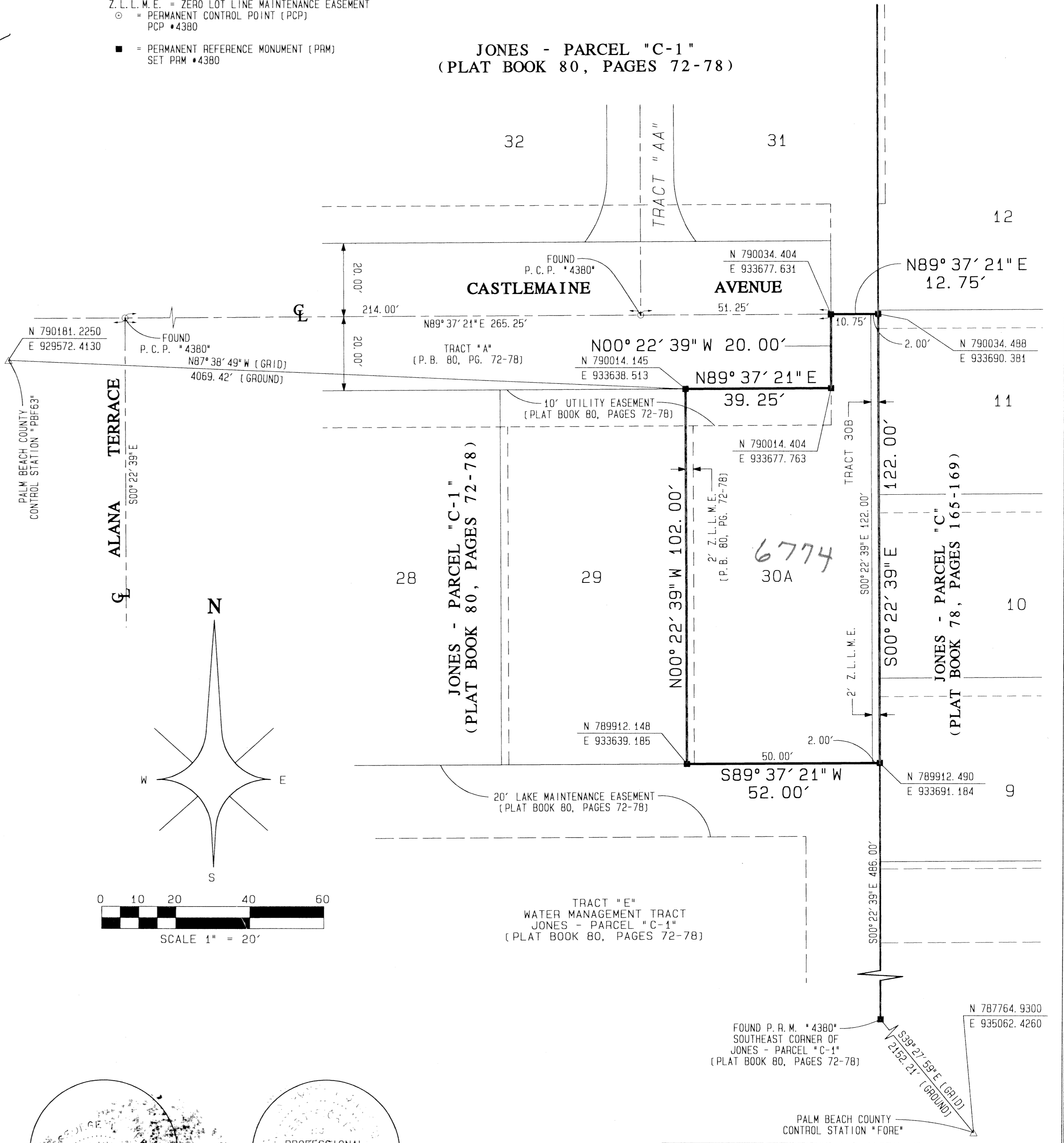
BY: *[Signature]*  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

### SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN GRID BEARING OF SOUTH 00°22'39" EAST ALONG THE EAST LINE OF LOT 30, JONES - PARCEL "C-1", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 80, PAGES 72 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: 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.
  - 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)

### 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 MONUMENTS ACCORDING TO SEC. 177.091(9), F.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 19th DAY OF DECEMBER, 1999. *[Signature]*  
MARTIN J. SHATTO  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 5219



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

Jones Parcel C-1 Replat  
185  
3062 JOG ROAD  
ZIP CODE 33437  
452  
TUD NAME AMHERST TUD