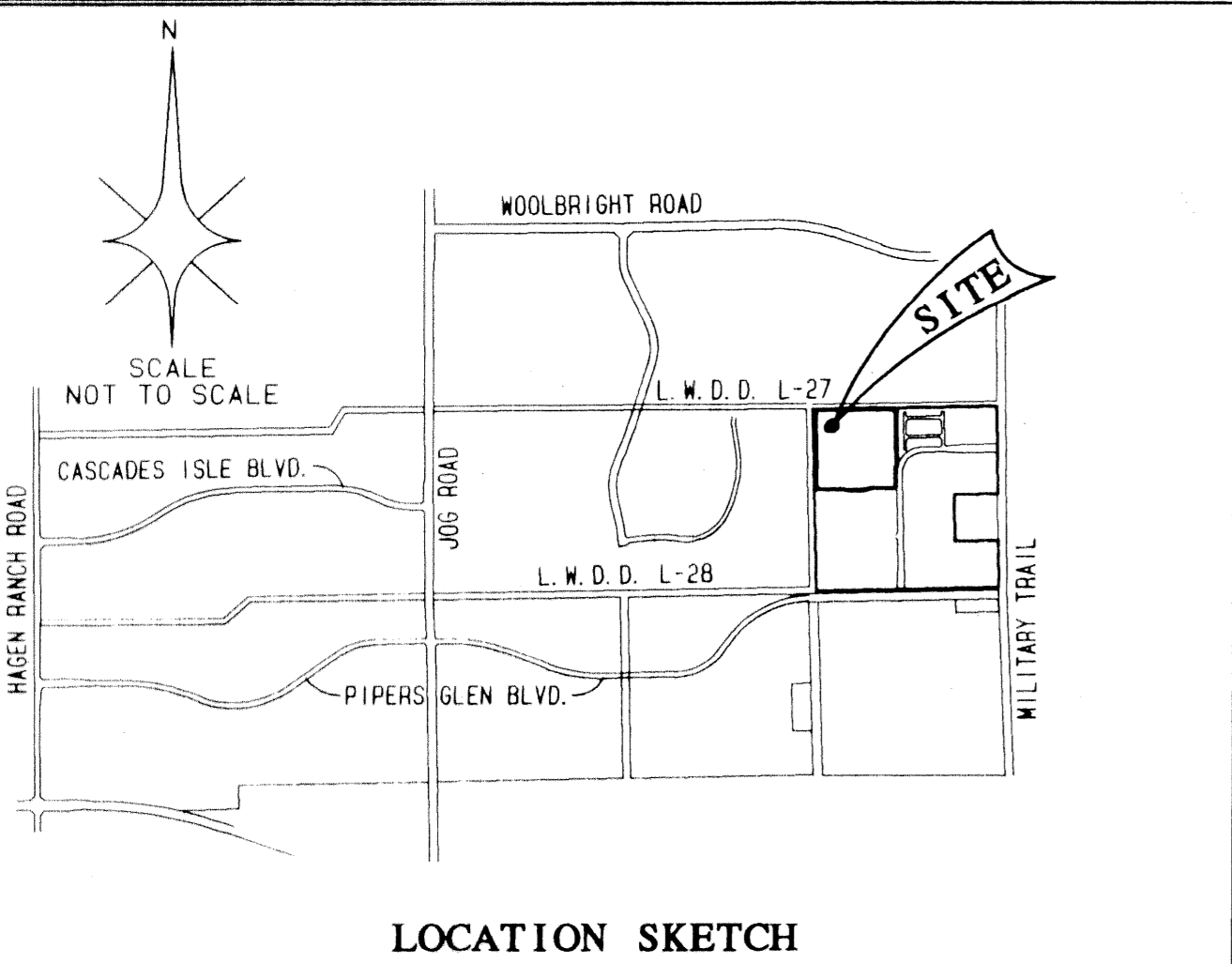


0742-011

38

LESTER P.U.D. - REPLAT LOT 85A

BEING A REPLAT OF LOT 85 AND TRACT "E", LESTER P.U.D. - PLAT TWO AS RECORDED IN PLAT BOOK 86, PAGES 132 THROUGH 136 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. AUGUST 2000
SHEET 1 OF 1



LOCATION SKETCH

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(1)(2), F.S. THIS 27 DAY OF September, A.D. 2000, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.09(1), F.S.
BY: George T. Webb
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA } S.S.
COUNTY OF PALM BEACH }
THE CASCADE LAKES RESIDENTS' ASSOCIATION, INC. DOES HEREBY ACCEPT 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 27 DAY OF September, 2000.
BY: David Ettinger
CASCADE LAKES RESIDENTS' ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT
WITNESS: Nancy Ellen Gabriele BY: David Ettinger
Barbara Juriso DAVID ETTINGER, PRESIDENT

STATE OF FLORIDA } S.S.
COUNTY OF PALM BEACH }
THIS PLAT WAS FILED FOR RECORD AT 9:15 AM ON THE 27 DAY OF September, 2000 AND IS RECORDED IN PLAT BOOK 86 ON PAGES 38 AND 39.
DOROTHY H. WILKEN, CLERK
CIRCUIT COURT
BY: David Ettinger DC

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN GRID BEARING OF NORTH 00°34'42" WEST ALONG THE EAST LINE OF THE SOUTHEAST ONE QUARTER OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 42 EAST, 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 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.
- 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., 3070 JOG ROAD, GREENACRES, FLORIDA 33467.
- COORDINATES SHOWN HEREON ARE GRID COORDINATES.
DATUM = 1983 NORTH AMERICAN DATUM (1930 ADJUSTMENT), AS RE-ADJUSTED BY PALM BEACH COUNTY IN 1998.
ZONE = FLORIDA EAST ZONE
UNIT = U.S. SURVEY FOOT
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED
SCALE FACTOR = 1.0000354
GRID DISTANCE = (GROUND DISTANCE) x (SCALE FACTOR)

ACKNOWLEDGEMENT:

STATE OF FLORIDA } S.S.
COUNTY OF PALM BEACH }
BEFORE ME PERSONALLY APPEARED DAVID ETTINGER WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CASCADE LAKES 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 27 DAY OF September, 2000.
BY: David Ettinger
NOTARY PUBLIC - STATE OF FLORIDA

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA } S.S.
COUNTY OF PALM BEACH }
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) AND MONUMENTS ACCORDING TO SEC. 177.09(1)(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 27 DAY OF September, 2000.
BY: Donald L. Todd
DONALD L. TODD
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4380

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CASCADE LAKES, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS "LESTER P.U.D. - REPLAT LOT 85A", BEING A REPLAT OF LOT 85 AND TRACT "E", LESTER P.U.D. - PLAT TWO AS RECORDED IN PLAT BOOK 86, PAGES 132 THROUGH 136 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 85 AND TRACT "E", "LESTER P.U.D. - PLAT TWO" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGES 132 THROUGH 136 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 12049.886 SQUARE FEET / 0.277 ACRE, MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATE AS FOLLOWS:

- OPEN SPACE
TRACT "E1" AS SHOWN HEREON IS HEREBY RESERVED FOR THE CASCADE LAKES RESIDENTS' ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, NORTHSTAR HOLDINGS, LTD., A FLORIDA LIMITED PARTNERSHIP, AND SIGNED BY ITS GENERAL PARTNER, NORTHSTAR HOLDINGS, INC., A FLORIDA CORPORATION.

THIS 27 DAY OF September, 2000.

NORTHSTAR HOLDINGS, INC.
A FLORIDA CORPORATION, GENERAL PARTNER OF
NORTHSTAR HOLDINGS, LTD., A FLORIDA LIMITED
PARTNERSHIP, GENERAL PARTNER OF
CASCADE LAKES, LTD., A FLORIDA LIMITED
PARTNERSHIP

WITNESS: Nancy Ellen Gabriele BY: David Ettinger
DAVID ETTINGER, PRESIDENT

WITNESS: Barbara Juriso

ACKNOWLEDGEMENT:

STATE OF FLORIDA } S.S.
COUNTY OF PALM BEACH }
BEFORE ME PERSONALLY APPEARED DAVID ETTINGER WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CASCADE LAKES 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 27 DAY OF September, 2000.

BY: David Ettinger
NOTARY PUBLIC - STATE OF FLORIDA

MORTGAGEE'S CONSENT:

STATE OF FLORIDA } S.S.
COUNTY OF BROWARD }
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 DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 5327 AT PAGE 5327 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 Michelle Burgess ON 27 DAY OF September, 2000.

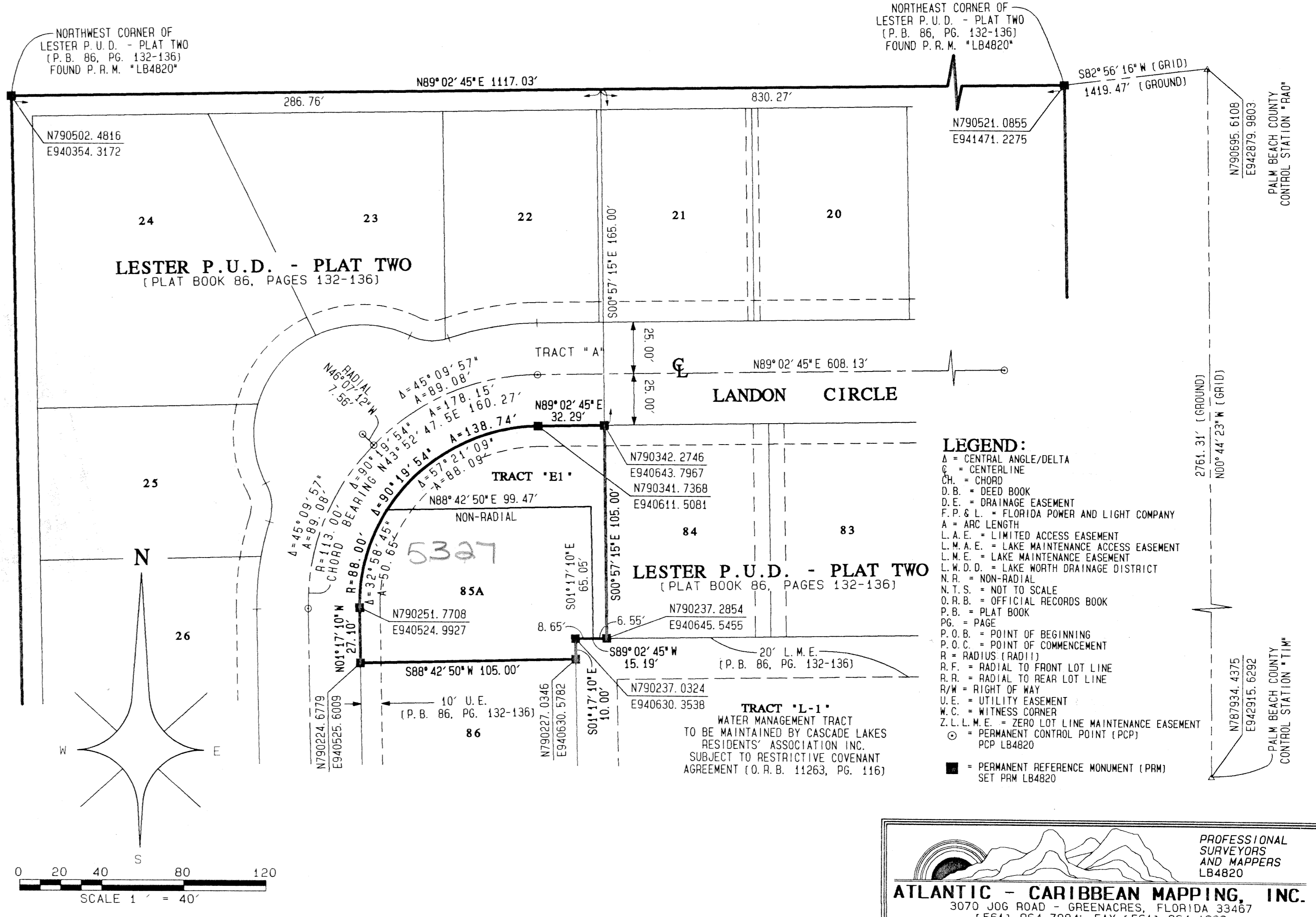
WITNESS: Michelle Burgess BY: Marcia K. Snyder
MARCIA K. SNYDER
EXECUTIVE VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA } S.S.
COUNTY OF BROWARD }
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 27 DAY OF September, 2000.

BY: Michelle Burgess
NOTARY PUBLIC - STATE OF FLORIDA



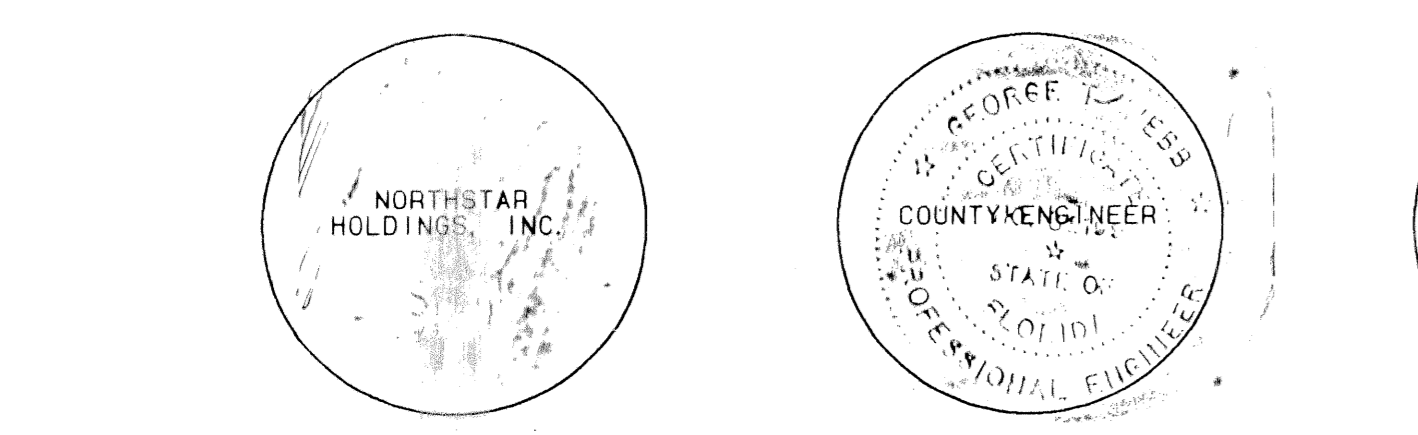
- ### LEGEND:
- A = CENTRAL ANGLE/Delta
 - C = CENTERLINE
 - Ch = CHORD
 - D.B. = DEED BOOK
 - D.E. = DRAINAGE EASEMENT
 - F.P. & L. = FLORIDA POWER AND LIGHT COMPANY
 - A = ARC LENGTH
 - L.M.A.E. = LIMITED ACCESS EASEMENT
 - L.M.E. = LAKE MAINTENANCE EASEMENT
 - L.W.D. = LAKE NORTH DRAINAGE DISTRICT
 - 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.M.E. = ZERO LOT LINE MAINTENANCE EASEMENT
 - ⊙ = PERMANENT CONTROL POINT (PCP)
 - PCP LB4820
 - = PERMANENT REFERENCE MONUMENT (PRM)
 - SET PRM LB4820

TITLE CERTIFICATION:

STATE OF FLORIDA } S.S.
COUNTY OF PALM BEACH }
I, KENNETH P. WURTENBERGER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN CASCADE LAKES, LTD., A FLORIDA LIMITED 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 27 DAY OF September, 2000. BY: Kenneth P. Wurtenberger
KENNETH P. WURTENBERGER, P.A.

MY COMMISSION EXPIRES July 23, 2003



STATE OF FLORIDA } S.S.
COUNTY OF PALM BEACH }
PAGE 38
BOOK 89
PLAT BOOK 86
PAGE 132-136
ZONING: PUD
LAND # 35
LE TAZ 45H
PUD NAME

ATLANTIC - CARIBBEAN MAPPING, INC.
3070 JOG ROAD, GREENACRES, FLORIDA 33467
(561) 964-7884; FAX (561) 964-1959