

JONES - PARCEL "D-3"

0683-008

4

A PORTION OF JONES P.U.D., BEING A REPLAT OF TRACT "F-2", JONES - PARCEL "D-2" AS RECORDED IN PLAT BOOK 82, PAGES 105 THROUGH 111 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 5

APRIL 1998

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS
THIS PLAT WAS FILED FOR
RECORD AT 8:24 AM
THIS 29th DAY OF
JULY 1998 AD. 1998 AND
DUPLICATE RECORDED IN PLAT BOOK
82 ON PAGES 105 AND
111
DOROTHY H. WILKEN, CLERK
CIRCUIT COURT
BY: *[Signature]* DC

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT AMHERST PARTNERSHIP, A FLORIDA PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF TRACT "F-2", JONES - PARCEL "D-2", AS RECORDED IN PLAT BOOK 82, PAGES 105 THROUGH 111 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS SITUATE IN SECTION 33, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS JONES - PARCEL "D-3", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT "F-2", JONES - PARCEL "D-2", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 82, PAGES 105 THROUGH 111, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 13.820 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.
- WATER MANAGEMENT TRACT:** TRACT "C2" AS SHOWN HEREON IS HEREBY RESERVED FOR THE CASCADES RESIDENTS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES 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.

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 "6-5", "6-9" AND "6-10" 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 ENCUMBERED BY EASEMENTS, EXCEPT IN ACCORDANCE WITH SURVEYORS NOTE NO. 2. (SEE DEDICATION NUMBER 3)

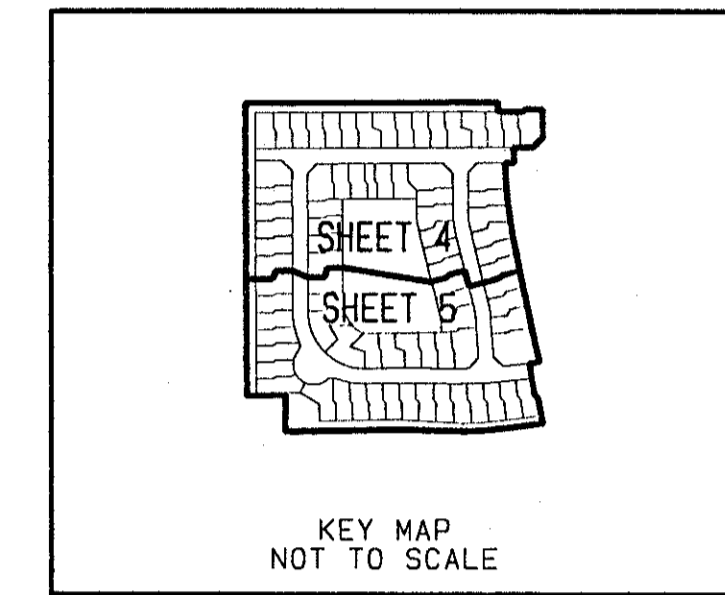
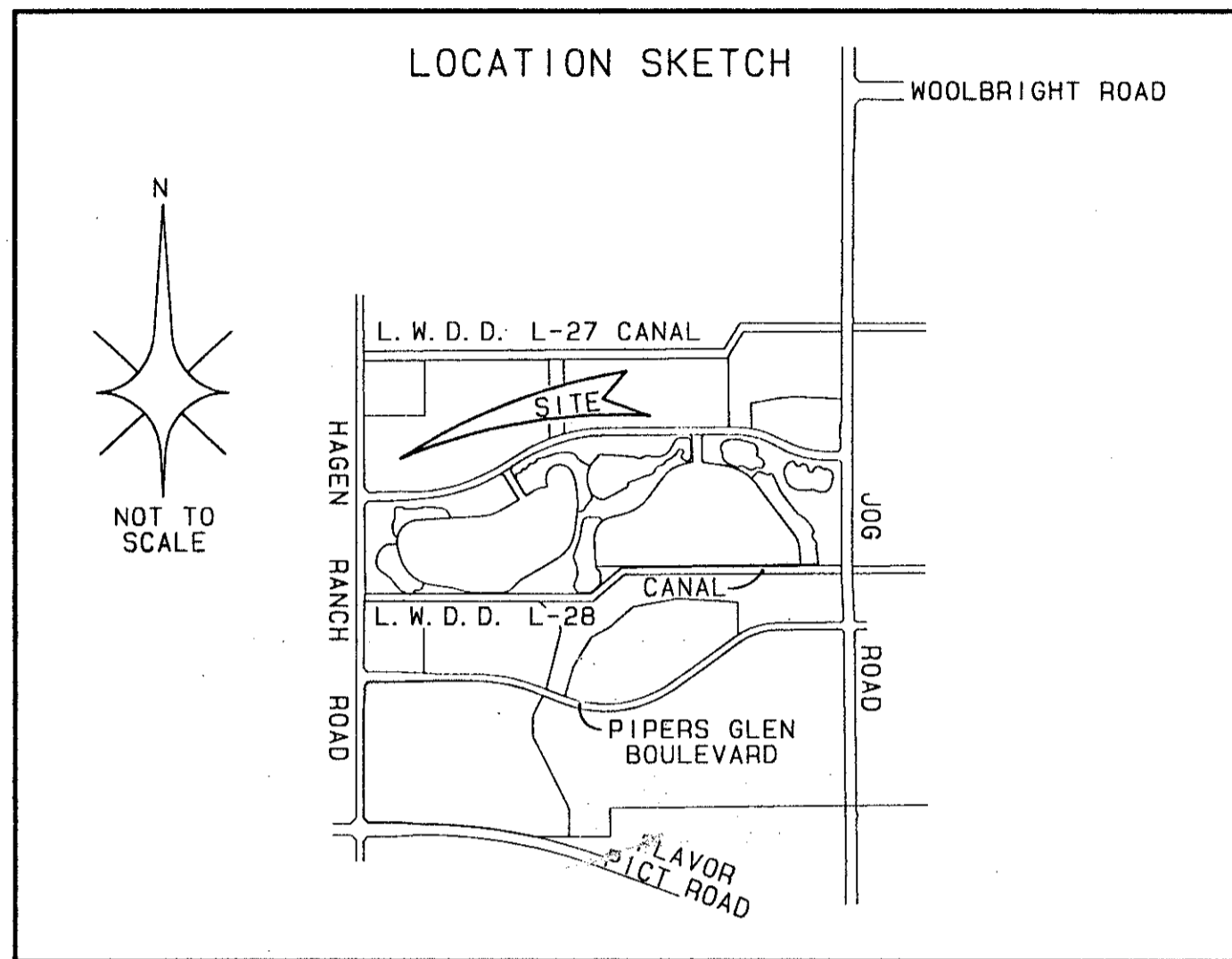
ZERO LOT LINE MAINTENANCE EASEMENTS: IN ACCORDANCE WITH THE DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR THE WEDGEWOOD AT THE CASCADES HOMEOWNERS ASSOCIATION, THE ZERO LOT LINE MAINTENANCE EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED IN PERPETUITY TO THE OWNER OF THE LOT ABUTTING EACH EASEMENT AND TO THE UTILITY COMPANIES PROVIDING SERVICE TO SUCH ABUTTING LOT, FOR THE ROOF OVERHANG, 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.

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 12 DAY OF May 1998.

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

WITNESS: *[Signature]* BY: *[Signature]*
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 12 DAY OF May 1998.

4-30-2002
MY COMMISSION EXPIRES
OFFICIAL NOTARY SEAL
BARBARA GURICO
COMMISSION NUMBER
C733089
MY COMMISSION EXPIRES
APR. 30, 2002
Barbara Gurico
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 177.071(2), F.S., THIS 12 DAY OF May, A.D., 1998.

BY: *[Signature]*
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 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 229 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 12 DAY OF May 1998.

WITNESS: *[Signature]* BY: *[Signature]*
BANK ATLANTIC
A FEDERAL SAVINGS BANK
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 27th DAY OF May 1998.

MY COMMISSION EXPIRES
OFFICIAL NOTARY SEAL
BARBARA GURICO
COMMISSION NUMBER
C733089
MY COMMISSION EXPIRES
JULY 20, 1999
BARBARA GURICO
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 12 DAY OF May 1998.

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

WITNESS: *[Signature]* BY: *[Signature]*
HARRY T. SLEEK, 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 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 12 DAY OF May 1998.

4-30-2002
MY COMMISSION EXPIRES
OFFICIAL NOTARY SEAL
BARBARA GURICO
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MY COMMISSION EXPIRES
APR. 30, 2002
Barbara Gurico
NOTARY PUBLIC - STATE OF FLORIDA

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

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

TABULAR DATA:
JONES P.U.D.
PETITION NUMBER: PDD 95-19
TOTAL PLAT AREA: # 13.820 ACRES
TOTAL DWELLING UNITS: 80 SINGLE FAMILY
DENSITY: 5.79 UNITS PER ACRE
RIGHTS-OF-WAY (A-2): #2.236 ACRES
LAKE TRACT: #1.70 ACRES
LANDSCAPE/OPEN SPACE: #1.342 ACRES

5/3/98/K
PET. 95-19A
ALLOC. #0001
ROADS
BEFORE 12/1/97
\$990.00 PER UNIT
M/F RETIREMENT
\$1320.00 PER UNIT - SFD
12/1/97 - 9/30/98
\$1089.00 PER UNIT M/F
RETIREMENT
\$1452.00 PER UNIT SFD
10/1/98 - 9/30/99

NO SCHOOLS.
RESTRICTIVE
COVENANT
83/4

0683-008

BOOK 83
PAGE 4
FLOOR MAP #0-10-10
ROAD # 50
ZONING PDD
UT 95-19
ZIP CODE 33437
AMHERST PDD