

# JONES - PARCEL "C"

0683-002

166

BEING A REPLAT OF PARCEL "C", JONES P.U.D. AS RECORDED IN PLAT BOOK 78, PAGES 71 THROUGH 78 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SITUATE IN SECTIONS 33 AND 34, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 5

NOVEMBER 1996

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS  
THIS PLAT WAS FILED FOR RECORD AT \_\_\_\_\_ DAY OF THIS \_\_\_\_\_ AD. 1996 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 \_\_\_\_\_ DAY OF \_\_\_\_\_ 1996.

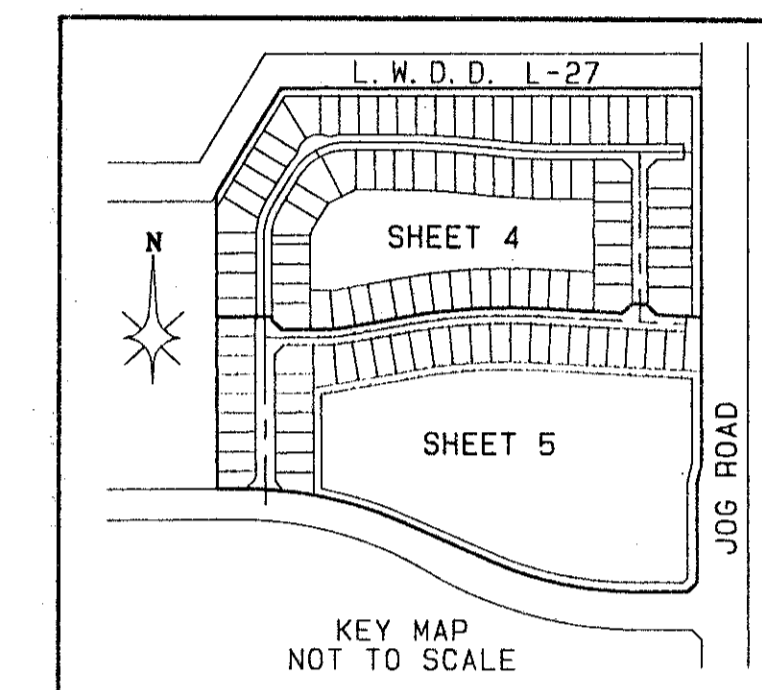
WITNESS: *[Signature]* BY: *[Signature]* CASCADES RESIDENTS' ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT  
DAVID ETTINGER, PRESIDENT  
WITNESS: *[Signature]*

**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(2), F.S., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 1996.

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



*Ret 95-19*

*No schools  
Restrictive Covenant  
5/3/3/K  
ROADS { MF 990' PER UNIT  
SF 1320' PER UNIT*

**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 20 DAY OF November, 1996.

MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. \_\_\_\_\_  
MY COMMISSION \_\_\_\_\_  
*[Signature]*  
NOTARY PUBLIC - STATE OF FLORIDA

**SURVEYOR'S NOTES:**

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN GRID BEARING OF NORTH 00°13'25" WEST ALONG THE EAST LINE OF THE SOUTHWEST ONE QUARTER OF SECTION 34, 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.
- THERE MAY BE ADDITIONAL RESTRICTIONS OF RECORD, WHICH ARE NOT SHOWN ON THIS PLAT, THAT ARE IN THE PUBLIC RECORDS OF THIS COUNTY.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.  
(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)

**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
- L = 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.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.M.E. = ZERO LOT LINE MAINTENANCE EASEMENT
- ⊙ = PERMANENT CONTROL POINT (PCP)  
PCP #4380
- = PERMANENT REFERENCE MONUMENT (PRM)  
SET PRM #4380

**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 21 DAY OF November, 1996.  
*[Signature]*  
DONALD TODD  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 4380

*78-166*

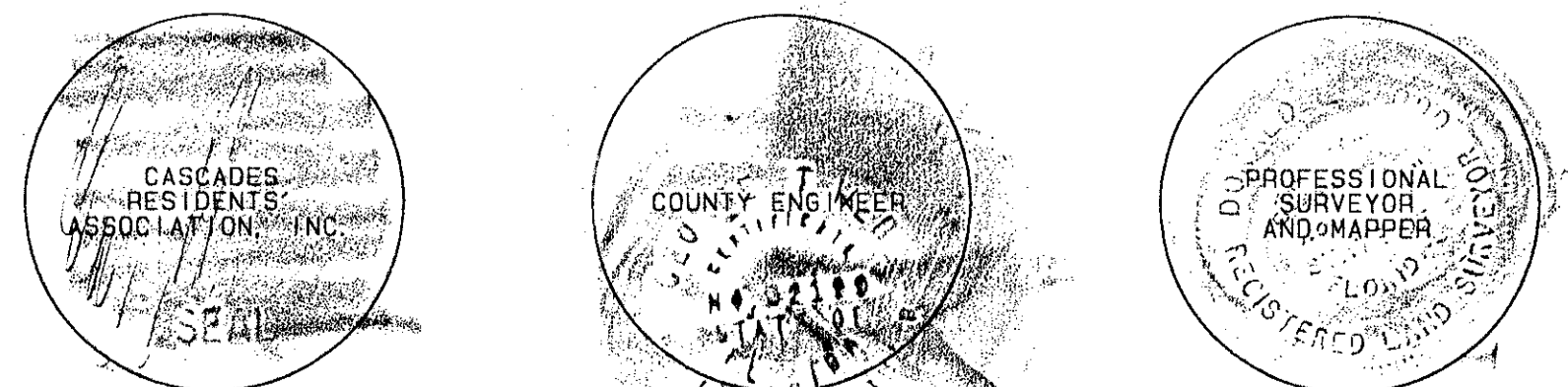
*0683-002*

**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 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 21 DAY OF November, 1996. BY: *[Signature]*  
ROBERT STESHOLZ  
ASSISTANT VICE PRESIDENT



SUBDIVISION - JONES  
BOOK 78  
PAGE 166  
FLOOD MAP # 200A  
FLOOD ZONE B  
QUAD # 50  
ZIP CODE 33437  
SE  
PUD NAME JONES