

JONES - PARCEL "C-1" 72

BEING A REPLAT OF PARCEL "C-1", TRACT "K-11" AND A PORTION OF TRACT "K-13", 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 1 OF 7
JUNE, 1997

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT AMHERST PARTNERSHIP, A FLORIDA PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF PARCEL "C-1", TRACT "K-11" AND A PORTION OF TRACT "K-13", JONES P.U.D., AS RECORDED IN PLAT BOOK 78, PAGES 71 THROUGH 78 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF PARCEL "C-1", AND TRACT "K-11", JONES P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGES 71 THROUGH 78, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH A PORTION OF TRACT "K-13", JONES P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGES 71 THROUGH 78, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL "C-1", OF SAID PLAT; THENCE NORTH 00°22'39" WEST ALONG THE WEST LINE OF SAID TRACT "K-13", A DISTANCE OF 20.00 FEET; THENCE ALONG THE NORTH LINE, AND THE EASTERLY EXTENSION OF SAID TRACT "K-13" NORTH 89°37'21" EAST, A DISTANCE OF 1851.55 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE PLAT OF JONES - PARCEL "C-1", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGES 71 THROUGH 78, OF SAID PUBLIC RECORDS; THENCE SOUTH 31°13'16" WEST ALONG THE SAID WESTERLY BOUNDARY, A DISTANCE OF 23.40 FEET; THENCE CONTINUE ALONG SAID WESTERLY BOUNDARY SOUTH 89°37'21" WEST, A DISTANCE OF 24 FEET; THENCE DEPARTING SAID WESTERLY BOUNDARY CONTINUE SOUTH 89°37'21" WEST ALONG THE NORTH LINE OF SAID PARCEL "C-1", JONES P.U.D., A DISTANCE OF 1838.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 31.440 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATE AS FOLLOWS:

1. STREETS: TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WATERFORD 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.

TRACTS "A" & "AA", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE WATERFORD AT THE CASCADES HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET 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.

2. WATER MANAGEMENT TRACTS: TRACTS "C", "D" & "E", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CASCADES RESIDENTS' ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1841, PAGE 148, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

3. 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 EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON ARE 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.

4. 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.

5. 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.

6. 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.

7. LANDSCAPE TRACTS: TRACTS "F", "G", "H", "K" & "L" AS SHOWN HEREON ARE HEREBY RESERVED FOR THE WATERFORD 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)

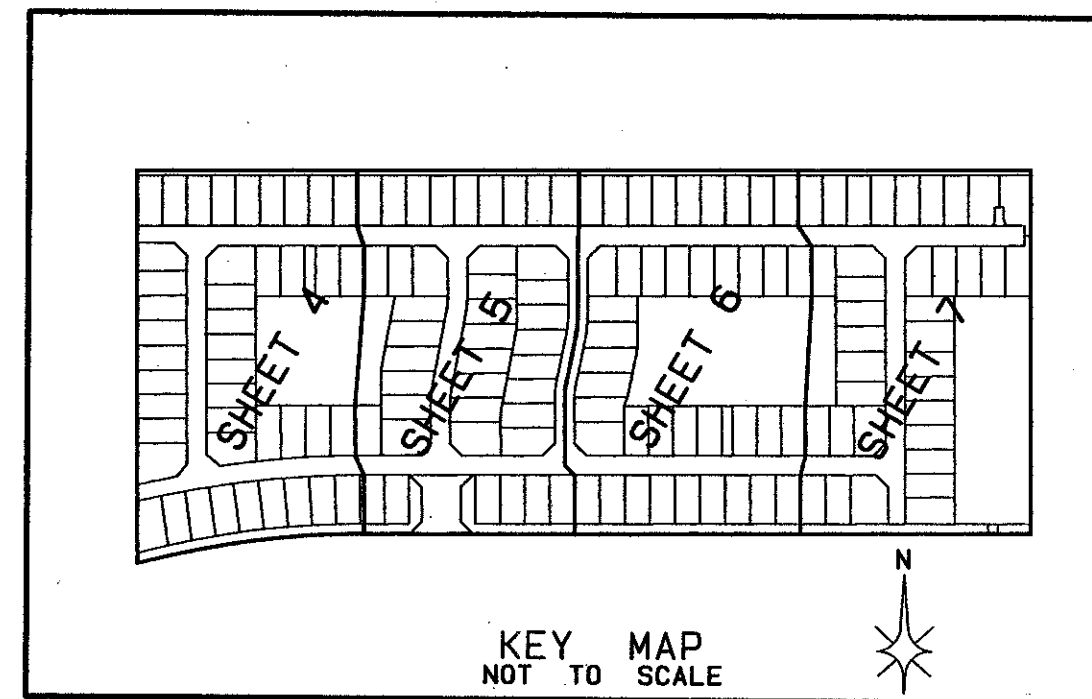
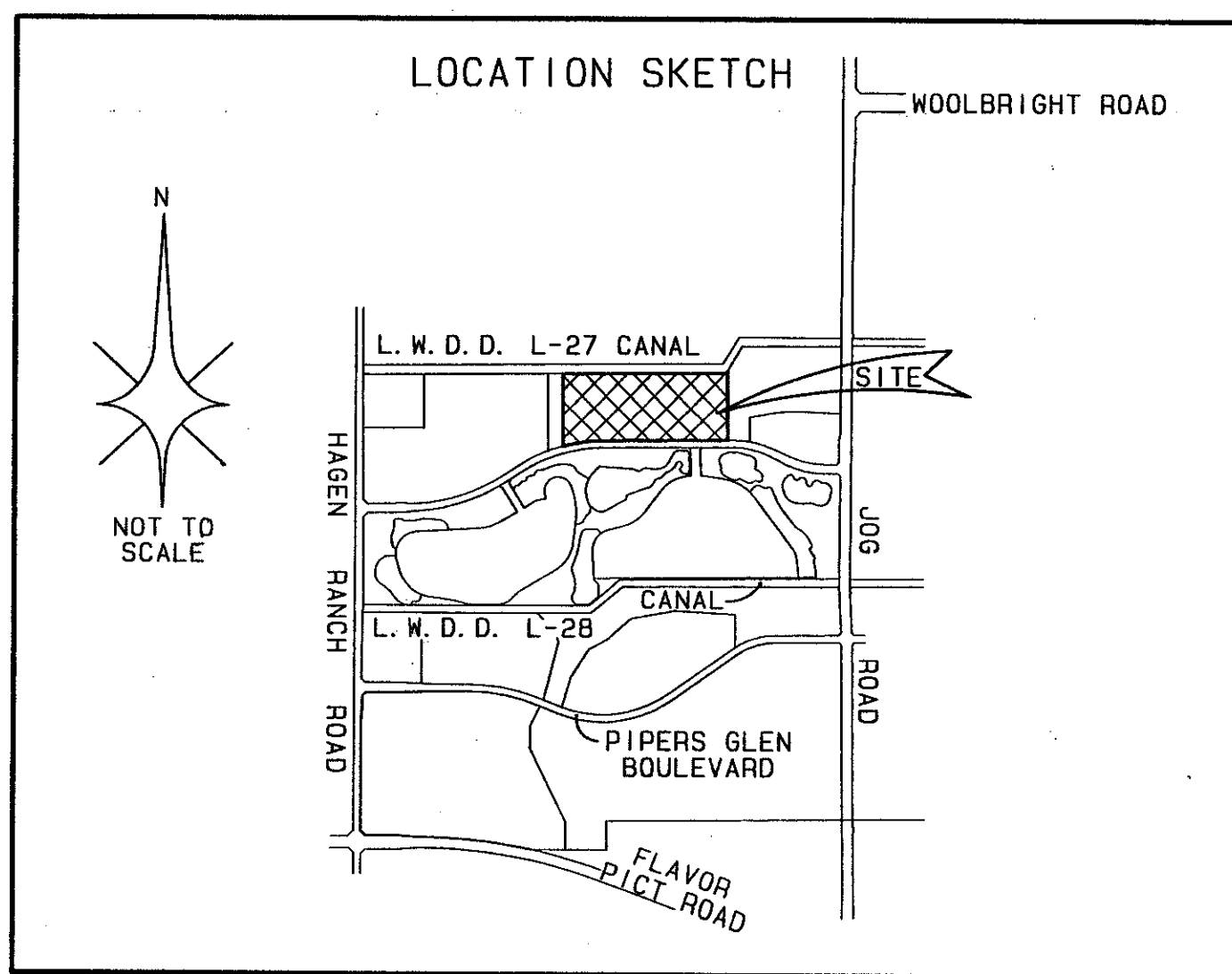
8. ZERO LOT LINE MAINTENANCE EASEMENTS: IN ACCORDANCE WITH THE DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR THE WATERFORD AT THE CASCADES HOMEOWNERS ASSOCIATION, THE MAINTENANCE OF ALL MAINTENANCE EASEMENTS, AS SHOWN, ARE HEREBY DEDICATED IN PERPETUITY TO THE OWNER OF THE LOT ABUTTING EACH EASEMENT, AND TO THE UTILITY COMPANIES PROVIDING SERVICE TO SUCH ABUTTING LOT, FOR THE ROOF OVERHANG AND MAINTENANCE OF THE ABUTTING RESIDENCE AS WELL AS THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SERVING THE ABUTTING LOT, WITHOUT RECOURSE TO PALM BEACH COUNTY.

9. SWALE DRAINAGE EASEMENTS: THE SWALE DRAINAGE EASEMENTS AS SHOWN HEREON (LOTS 32 THROUGH 65) ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE SWALES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CASCADES RESIDENTS' ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THERE SHALL BE NO ABOVE GROUND IMPROVEMENTS PLACED IN SAID SWALES.

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.

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 25 DAY OF June 1997.

LEVITT AT AMHERST, INC.
A FLORIDA CORPORATION,
GENERAL PARTNER
WITNESS: *[Signature]* BY: *[Signature]* HARRY T. SLEEK, SENIOR VICE PRESIDENT
WITNESS: *[Signature]*



TABULAR DATA:

JONES P.U.D.
PETITION NUMBER: PDD 95-19
TOTAL PLAT AREA: 31.440 ACRES
TOTAL DWELLING UNITS: 160 SINGLE FAMILY
DENSITY: 5.089 UNITS PER ACRE

RIGHTS-OF-WAY (A, AA & B): 45.164 ACRES
LAKE TRACTS "C, D & E": 45.139 ACERS
LANDSCAPE TRACTS: 41.442 ACRES

PET. 95-19
ALLOC. #0001
NO SCHOOLS-
RESTR. COVE.
5/3/3/K

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 25 DAY OF July 1997.

MY COMMISSION EXPIRES

[Signature]
JULIE RYAN
MY COMMISSION # CC420196 EXPIRES
JULY 20, 1999
NOTARY PUBLIC - STATE OF FLORIDA

ACCEPTANCE OF RESERVATIONS:

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

THE WATERFORD 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 25 DAY OF June 1997.

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

ACKNOWLEDGEMENT:

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

BEFORE ME PERSONALLY APPEARED HARRY T. SLEEK WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF WATERFORD 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 25 DAY OF June 1997.

[Signature]
OFFICIAL NOTARY SEAL
BARBARA GUNICK
MY COMMISSION # CC420196 EXPIRES
JULY 20, 1999
NOTARY PUBLIC - STATE OF FLORIDA

ACKNOWLEDGEMENT:

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

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 25 DAY OF June 1997.

[Signature]
MY COMMISSION EXPIRES
COMMISSION # CC420196
MY COMMISSION EXT. APR. 30, 1999

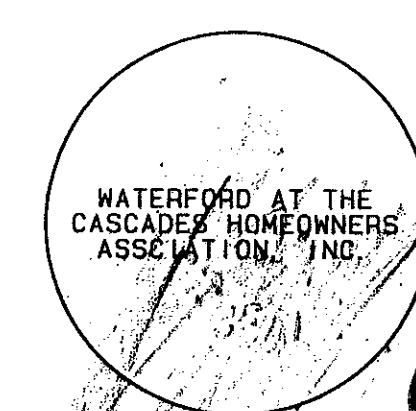
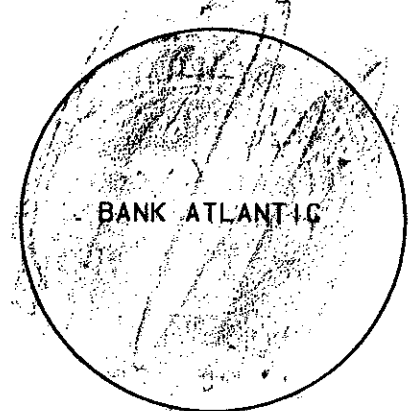
MORTGAGEE'S CONSENT:

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 4241 AT PAGE 1024 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

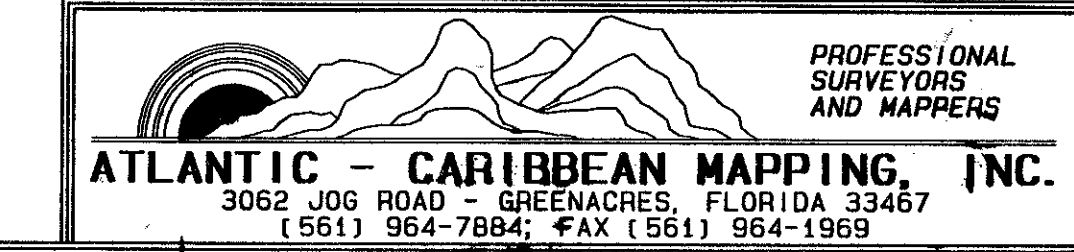
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25 DAY OF June 1997.

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



0683-005

THERE MAY BE ADDITIONAL RESTRICTIONS OF RECORD, WHICH ARE NOT SHOWN ON THIS PLAT



SUBDIVISION: JONES
BOOK 80 PAGE 72
FLOOD ZONE A-H-B FLOOD MAP 2004
ZONING PDB
QUAD 50
TRIP CODE 2345
PUD NAME JONES PARCEL C-1