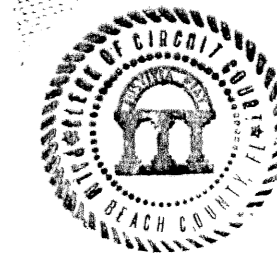


LESTER P.U.D. - PLAT FOUR

0742-007

126

BEING A REPLAT OF PARCEL "C" & TRACT "D", LESTER P.U.D. - PLAT FIVE AS RECORDED IN PLAT BOOK 88, PAGES 78 THROUGH 83 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.
SHEET 1 OF 6
MAY, 2000



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. - PLAT FOUR", BEING A REPLAT OF PARCEL "C" AND TRACT "D", LESTER P.U.D. - PLAT FIVE AS RECORDED IN PLAT BOOK 88, PAGES 78 THROUGH 83 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:

PARCEL "C" AND TRACT "D", "LESTER P.U.D. - PLAT FIVE" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 88, PAGES 78 THROUGH 83 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 27.199 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 CASCADE LAKES RESIDENTS' 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. A UTILITY EASEMENT FOR POTABLE WATER AND SANITARY SEWER ONLY IS HEREBY GRANTED OVER TRACT "B" FOR MAINTENANCE OF SAID UTILITIES BY THE CITY OF BOYNTON BEACH.

TRACT "A", AS SHOWN HEREON IS HEREBY RESERVED FOR THE CASCADE LAKES RESIDENTS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE 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. A UTILITY EASEMENT FOR POTABLE WATER AND SANITARY SEWER ONLY IS HEREBY GRANTED OVER TRACT "A" FOR MAINTENANCE OF SAID UTILITIES BY THE CITY OF BOYNTON BEACH.

2. WATER MANAGEMENT TRACT:
TRACTS "I" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CASCADE LAKES 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. SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 11803, PAGE 1658 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 CASCADE LAKES 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 CASCADE LAKES 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 CASCADE LAKES RESIDENTS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

7. OPEN SPACE/BUFFER TRACTS:
TRACTS "C", "D", "E", "F", "G", "H", "J", "K", "L", "M", "N", "O" AND "P" AS SHOWN HEREON ARE HEREBY RESERVED FOR THE CASCADE LAKES RESIDENTS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

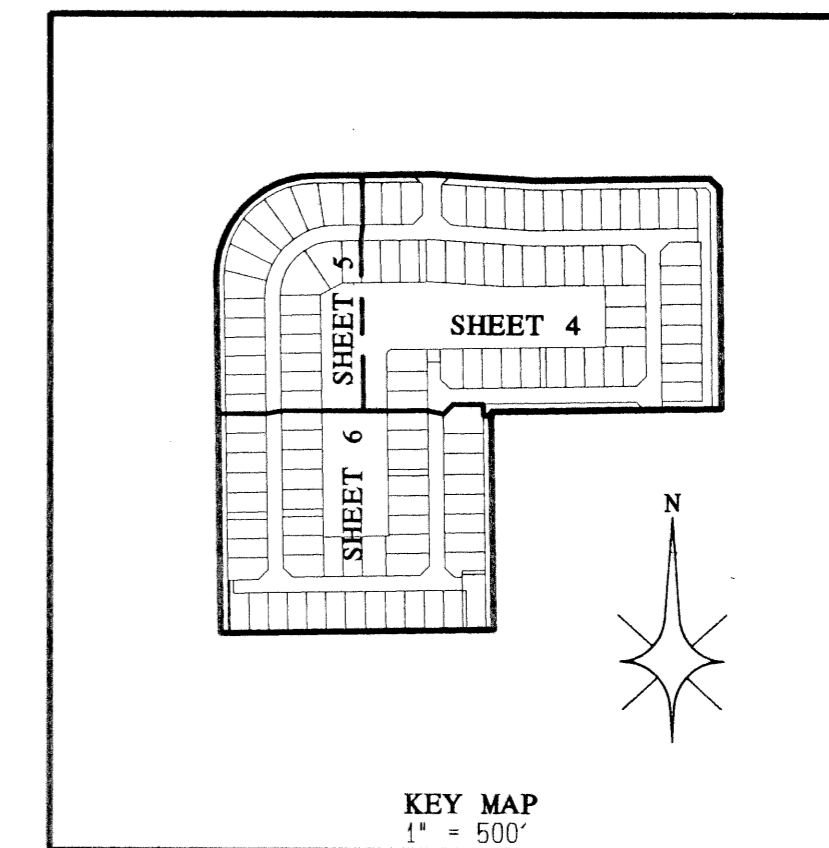
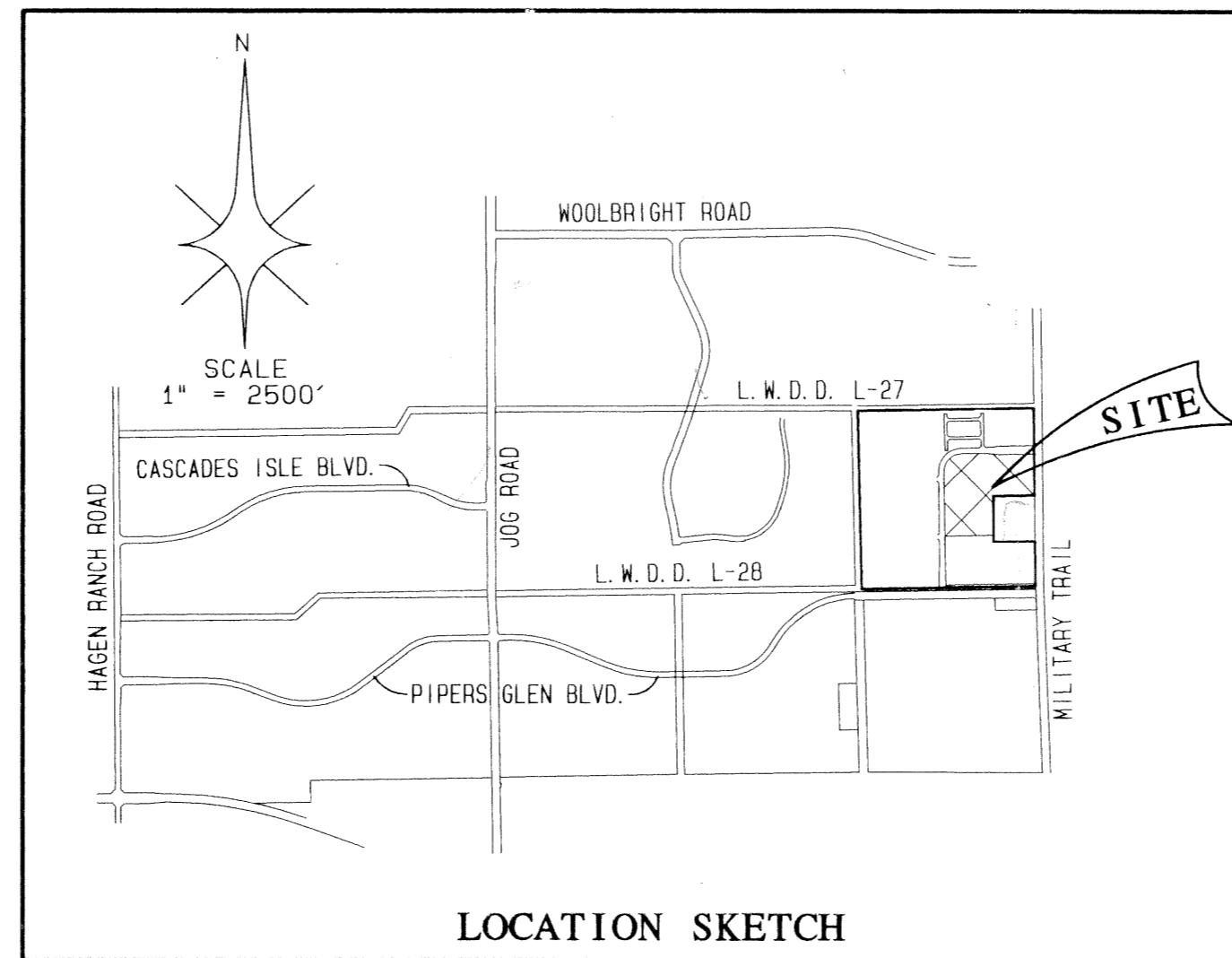
TRACTS "H", "I" AND "K" AS SHOWN HEREON ARE HEREBY RESERVED FOR THE CASCADE LAKES RESIDENTS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

8. BUFFER DRAINAGE EASEMENT:
THE BUFFER DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL BUFFER DRAINAGE EASEMENTS LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CASCADE LAKES RESIDENTS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THERE SHALL BE NO ABOVE GROUND IMPROVEMENTS PLACED IN SAID EASEMENTS.

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.

9. ZERO LOT LINE MAINTENANCE EASEMENT:
IN ACCORDANCE WITH THE DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR THE CASCADE LAKES RESIDENTS' ASSOCIATION, THE ZERO LOT LINE MAINTENANCE EASEMENT, AS SHOWN, IS HEREBY DEDICATED IN PERPETUITY TO THE OWNER OF THE ADJUTING EACH EASEMENT, AND TO THE UTILITY COMPANIES PROVIDING SERVICE TO SUCH ADJUTING LOT, FOR THE ROOF OVERHANG AND MAINTENANCE OF THE ADJUTING RESIDENCE, AS WELL AS CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SERVING THE ADJUTING LOT, WITHOUT RECOURSE TO PALM BEACH COUNTY.

10. RECREATION TRACT:
TRACT "R", AS SHOWN HEREON IS HEREBY RESERVED FOR THE CASCADE LAKES RESIDENTS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL 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 11 DAY OF May 2000.
WITNESS: [Signature]
WITNESS: [Signature]
BY: [Signature] DAVID ETTINGER, PRESIDENT

ACKNOWLEDGEMENT:

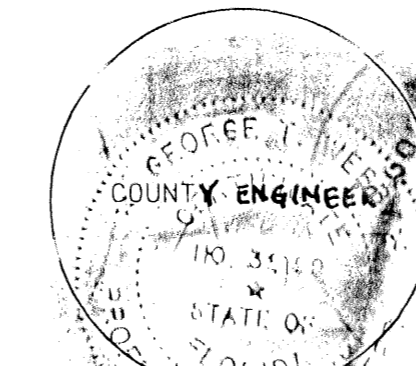
STATE OF FLORIDA } S.S.
COUNTY OF PALM BEACH }
BEFORE ME PERSONALLY APPEARED DAVID ETTINGER WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF NORTHSTAR HOLDINGS, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT 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 11 DAY OF May 2000.
[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

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 TO CASCADE LAKES, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THESE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS 15th DAY OF May 2000. BY: [Signature] KENNETH P. WURTENBERGER



PALM BEACH COUNTY APPROVAL:

COUNTY ENGINEER:
OF PALM BEACH COUNTY, FLORIDA
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 96-33, AND IN ACCORDANCE WITH SECTION 177.07(2), F.S. THIS 28 DAY OF August, A.D. 2000, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPED EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.08(1), F.S.
BY: [Signature] GEORGE T. WEBB, P.E. COUNTY ENGINEER

SURVEYORS 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 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.
- 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 (1983 ADJUSTMENT), AS RE-ADJUSTED BY PALM BEACH COUNTY IN 1998.
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FOOT
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
SCALE DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.
SCALE FACTOR = 1.000354
GRID DISTANCE = (GROUND DISTANCE) x (SCALE FACTOR)

TABULAR DATA:

LESTER P.U.D. POD C/D
PETITION NUMBER: P00 98-055
TOTAL PLAT AREA: +27.199 ACRES
TOTAL DWELLING UNITS: 124 ZERO LOT LINE
DENSITY: 4.559 UNITS PER ACRE
RIGHTS-OF-WAY (TRACTS A & B): +3.908 ACRES
LAKE TRACT (TRACT I): +4.686 ACRES
LANDSCAPE BUFFERS/OPEN SPACE: +2.604 ACRES
RECREATION TRACT (TRACT R): +0.178 ACRE

SUPERVISION LESTER PUD - PLAT FOUR
 BOYNTON 88
 PLAT 126
 PLAT BOOK # 88
 PLAT # 35
 ZIP CODE 33437
 TAZ 959
 PUD NAME

