

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD AT 10:13 A.M.
THIS 1 DAY OF February
AD. 1979 AND DULY RE-
CORDED IN PLAT BOOK
ON PAGES 173 AND 175

JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: *Ada Sireto*

REPLAT BLOCKS 1 thru 6, PLAT NO. 2 CANNONGATE (P.U.D.)

Being A Replat Of Plat No. 2, Cannongate
P.U.D., P.B. 35, Pp. 109 thru 111, Public
Records Palm Beach Co., Florida, Lying
In Section 2, Township 44 South, Range
42 East, Palm Beach County, Florida
January, 1979

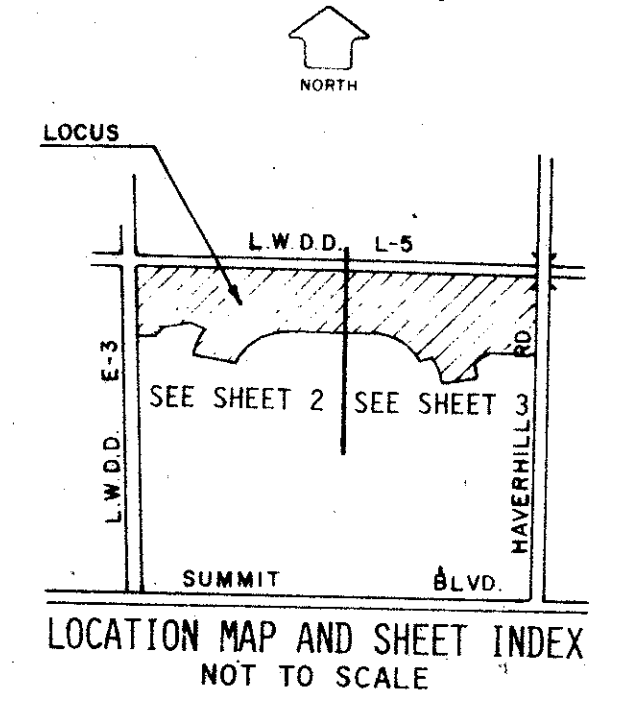
DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT SUMMIT PARTNERS LTD., DULY REGISTERED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON, BEING A REPLAT OF BLOCKS 1 THROUGH 6 OF PLAT NO. 2 CANNONGATE, A PLANNED UNIT DEVELOPMENT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 35 ON PAGES 109 THROUGH 111, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID LANDS LYING IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS REPLAT PLAT NO. 2 CANNONGATE, A PLANNED UNIT DEVELOPMENT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 2; THENCE, BEAR SOUTH 03°58'00" EAST, ALONG THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 2, A DISTANCE OF 38.48 FEET; THENCE, NORTH 88°48'17" EAST, ALONG THE SOUTH LINE OF THAT CERTAIN PLATTED 40 FOOT RIGHT OF WAY, AS SHOWN ON SAID PLAT (ALSO BEING THE SOUTH RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL L-5), A DISTANCE OF 75.31 FEET FOR A POINT OF BEGINNING;

THENCE, THE FOLLOWING COURSES AROUND THE BOUNDARY OF SAID PLAT NO. 2 CANNONGATE:

THENCE, CONTINUE NORTH 88°48'17" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 2323.02 FEET; THENCE, SOUTH 00°36'04" EAST, PARALLEL WITH THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 2, A DISTANCE OF 169.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 80.78 FEET AND WHOSE RADIUS POINT BEARS NORTH 24°24'56" EAST; THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°36'39", A DISTANCE OF 36.11 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 88°48'17" EAST, A DISTANCE OF 80.00 FEET TO THE EXISTING WESTERLY RIGHT OF WAY LINE OF HAVERHILL ROAD; THENCE, SOUTH 00°36'04" EAST, ALONG SAID LINE, PARALLEL WITH AND DISTANT 25 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 2, A DISTANCE OF 323.03 FEET; THENCE, SOUTH 88°48'17" WEST, A DISTANCE OF 423.89 FEET; THENCE, SOUTH 68°48'17" WEST, A DISTANCE OF 107.26 FEET; THENCE, SOUTH 21°11'43" EAST, A DISTANCE OF 190.00 FEET; THENCE, SOUTH 68°48'17" WEST, A DISTANCE OF 170.00 FEET; THENCE, NORTH 18°10'57" WEST, A DISTANCE OF 190.26 FEET; THENCE, NORTH 21°11'43" WEST, A DISTANCE OF 150.00 FEET; THENCE, SOUTH 68°48'17" WEST, A DISTANCE OF 90.00 FEET; THENCE, NORTH 21°11'43" WEST, A DISTANCE OF 115.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 172.00 FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 70°00'00", A DISTANCE OF 210.14 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 88°48'17" WEST, A DISTANCE OF 850.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°11'01", A DISTANCE OF 236.10 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 88°37'15" WEST, RADIAL TO SAID CURVE, A DISTANCE OF 150.00 FEET TO A POINT ON A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 300.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 88°37'15" EAST; THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°59'12", A DISTANCE OF 141.30 FEET TO THE END OF SAID CURVE; THENCE, NORTH 83°49'17" WEST, A DISTANCE OF 75.75 FEET; THENCE, SOUTH 88°48'17" WEST, A DISTANCE OF 80.60 FEET; THENCE, SOUTH 88°48'17" WEST, A DISTANCE OF 73.02 FEET TO THE EASTERLY RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT EQUALIZING CANAL E-3; THENCE, NORTH 03°58'00" WEST, PARALLEL WITH AND DISTANT 75 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 2, A DISTANCE OF 302.69 FEET TO THE POINT OF BEGINNING.



PLANNED UNIT DEVELOPMENT TABULATIONS

TOTAL AREA THIS PLAT	14.601 ACRES
LESS ROAD RIGHT OF WAY	0.0 ACRES
EQUALS EFFECTIVE BASE RESIDENTIAL AREA	14.601 ACRES
TOTAL UNITS THIS PLAT	133 (PROPOSED)
OPEN SPACE THIS PLAT	10.417 ACRES (PROPOSED)
DENSITY	9.11 UNITS PER ACRE
	MULTIPLE FAMILY - DUPLEX

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, GUARDIAN TITLE AND ABSTRACT CO., A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THAT THE TITLE TO THE PROPERTY IS VESTED TO **SUMMIT PARTNERS, L.T.D.**; THAT THE CURRENT TAXES HAVE BEEN PA'D; AND THAT WE FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: February 16, 1979

OFFICER OF TITLE INSURANCE COMPANY
LICENSED IN FLORIDA

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 17 DAY OF February, 1979 BY: Wm. R. Van Campen

REGISTERED SURVEYOR NO. 2424
STATE OF FLORIDA

COUNTY APPROVALS

APPROVAL - PALM BEACH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17 TH DAY OF February, A.D., 1979.

BY: Wm. Bailey
WM. BAILEY, CHAIRMAN
COUNTY COMMISSIONERS

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27 TH DAY OF February, A.D., 1979.

BY: Herbert F. Kahler
HERBERT F. KAHLERT, P.E.
COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

BY: Margaret B. Jennings
D.C.

LESS HOWEVER THE FOLLOWING RIGHTS OF WAY LYING WITHIN SAID PLAT NO. 2 CANNONGATE:

- SHERMAN ROAD
- GRANT LANE
- CANNON WAY
- MERRIMAC TERRACE
- LEE COURT
- MONITOR DRIVE
- HAVERHILL ROAD

NOTE: ALL BEARINGS AS STATED HEREON ARE BASED ON AND ARE RELATIVE TO THE BEARING STRUCTURE AS SHOWN ON PLAT NO. 1-A CANNONGATE (P.U.D.) ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32 ON PAGES 139 THROUGH 141, INCLUSIVE, PUBLIC RECORDS PALM BEACH COUNTY, FLA.

CONTAINING: 14.601 ACRES, MORE OR LESS.

SUBJECT TO ANY EXISTING EASEMENTS, RESERVATIONS AND RIGHTS OF WAY OF RECORD IN ADDITION TO THOSE SHOWN ON SAID PLAT NO. 2, CANNONGATE.

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

- UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
- THE PARK AS SHOWN HEREON IS HEREBY DEDICATED TO CANNONGATE PROPERTY OWNERS ASSOCIATION INC. A NON-PROFIT FLORIDA CORPORATION FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION.

IN WITNESS WHEREOF, SUMMIT PARTNERS LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, ISADOR MICHAELS, AND HEREUNTO SETS HIS HAND AND SEAL THIS 16 DAY OF February, A.D., 1979.

Isador Michael
ISADOR MICHAEL, GENERAL PARTNER

BY: Isador Michael
ISADOR MICHAEL, GENERAL PARTNER

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ISADOR MICHAELS, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THIS INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16 TH DAY OF February, A.D., 1979.

NOTARY PUBLIC: Linda A. Williams

MY COMMISSION EXPIRES 2-20-82

MORTGAGEE CONSENT:

STATE OF FLORIDA
COUNTY OF DADE

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2945 PAGE 139, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, PAN AMERICAN BANK, N.A. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ASST. VICE PRES. AND ATTESTED BY ITS MORT. OP. OFF., AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 16 TH DAY OF February, A.D., 1979.

ATTEST: Dorothy Luck BY: Rose Kutscher
DOROTHY LUCK, MORTGAGE OPERATIONS OFFICER ROSE KUTSCHER, ASST. VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF DATE

BEFORE ME PERSONALLY APPEARED ROSE KUTSCHER AND DOROTHY LUCK TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ROSE KUTSCHER, ASST. VICE PRES., AND DOROTHY LUCK, MORT. OP. OFF., OF THE ABOVE NAMED PAN AMERICAN BANK, N.A., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH ASST. VICE PRES. AND MORT. OP. OFF., RESPECTIVELY, 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 16 TH DAY OF February, A.D., 1979.

NOTARY PUBLIC: Linda A. Williams
MY COMMISSION EXPIRES May 31, 1979

*Streets dedicated to County
in P.B. 35 pp 109
T/O & S/W*
*zoned RS/PUD
no flood zone
Fair Show zone 18
Imp. Area 18*

32

0220-306

2/44/79

PUD

REPLAT BLOCKS 1-6 PLAT #2 CANNONGATE 36/173

BENCH MARK
land surveying and mapping inc.