

40-197

# REPLAT LOTS 3 THRU 6, BLOCK ONE, CANNONGATE PLAT NO. 2, P.B. 36, Pp. 173-175

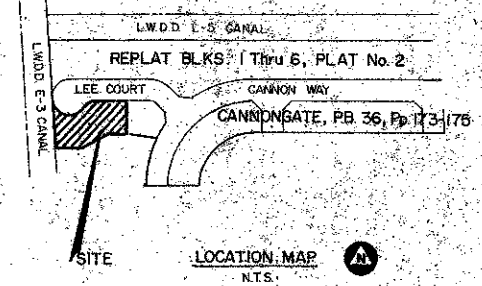
BEING A REPLAT OF A PORTION OF REPLAT BLOCKS 1 THRU 6, PLAT NO. 2, CANNONGATE P.U.D., PLAT BOOK 36, Pp. 173 THRU 175, PUBLIC RECORDS, PALM BEACH CO., FLORIDA, LYING IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA  
APRIL 1980

197

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 10:55 A.M. THIS 30th DAY OF OCTOBER A.D. 1980, AND DULY RECORDED IN PLAT BOOK 36, PAGE 197.  
JOHN B. DUNKLE, CLERK  
CIRCUIT COURT  
By: *Harold E. Jones*



0' 20' 40'  
GRAPHIC SCALE



### 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 LTD.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE PROPERTY IS ENUMERATED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: JUNE 18, 1980  
By: *Harold E. Jones*  
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.C.P.) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT (P.C.P.) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEE 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: 6th DAY OF JUNE, 1980 BY: *Walter D. Cannon*  
WALTER D. CANNON  
REGISTERED SURVEYOR NO. 2424  
STATE OF FLORIDA

### NOTES:

- INDICATES A 4" x 4" PERMANENT REFERENCE MONUMENT, FLA. CERT. #2424.
- INDICATES A PERMANENT CONTROL POINT, FLA. CERT. #2424.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
- THERE SHALL BE NO BUILDINGS OR PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
- BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- ALL BEARINGS AS STATED HEREON ARE BASED ON AND ARE RELATIVE TO THE BEARING STRUCTURE AS SHOWN ON REPLAT BLOCKS 1 THRU 6, PLAT NO. 2, CANNONGATE, P.U.D., AS RECORDED IN PLAT BOOK 36, ON PAGES 173 THROUGH 175, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
- THIS INSTRUMENT WAS PREPARED BY ROBERT J. WHITCOMB IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, INC., 2033 EXCHANGE COURT, WEST PALM BEACH, FLORIDA 33409. PHONE: 689-2111.

### COUNTY APPROVALS

APPROVAL - PALM BEACH COUNTY, FLORIDA  
BOARD OF COUNTY COMMISSIONERS  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22 DAY OF OCTOBER, A.D. 1980.  
By: *Dennis Koehler*  
DENNIS KOEHLER, CHAIRMAN  
COUNTY COMMISSIONERS  
APPROVED FOR RECORD THIS 22 DAY OF OCTOBER, A.D. 1980.  
By: *John B. Dunkle*  
JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS

0220-304

REPLAT  
CANNONGATE



RECORD PLAT

### 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 LOTS 3, 4, 5 AND 6, BLOCK ONE, OF THE REPLAT BLOCKS 1 THROUGH 6, PLAT NO. 2, CANNONGATE, (P.U.D.) ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGES 173 THROUGH 175, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID LANDS SHOWN HEREON AS REPLAT LOTS 3 THROUGH 6, BLOCK ONE, CANNONGATE, PLAT NO. 2, PLAT BOOK 36, PAGES 173 THROUGH 175, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3, THENCE THE FOLLOWING COURSES AROUND THE BOUNDARY LINES OF SAID LOTS 3, 4, 5 AND 6:

SOUTH 00°11'43" EAST, A DISTANCE OF 95.00 FEET; THENCE, SOUTH 88°48'17" WEST, A DISTANCE OF 55.00 FEET; THENCE, SOUTH 61°12'47" WEST, A DISTANCE OF 80.60 FEET; THENCE, SOUTH 88°48'17" WEST, A DISTANCE OF 73.02 FEET; THENCE, NORTH 03°58'00" WEST, A DISTANCE OF 140.08 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 86°02'00" EAST; THENCE, SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 149°24'26", A DISTANCE OF 130.39 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE, NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 62°10'55", A DISTANCE OF 27.13 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 88°48'17" EAST, A DISTANCE OF 89.96 FEET TO THE POINT OF BEGINNING.

CONTAINING: 0.47 ACRE, MORE OR LESS.

SUBJECT TO EXISTING EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD. HAVE CAUSED THE SAME TO BE 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.

IN WITNESS WHEREOF, SUMMIT PARTNERS LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, ISADOR MICHAEL, AND HERETO SETS HIS HAND AND SEAL THIS 17th DAY OF JUNE, A.D. 1980.

By: *Isador Michael*  
ISADOR MICHAEL, GENERAL PARTNER  
Witness: *Stella J. Piques*  
Stella J. Piques  
Witness: *Dennis E. Wilcox*  
Dennis E. Wilcox

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED ISADOR MICHAEL, 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 17th DAY OF JUNE, A.D. 1980  
NOTARY PUBLIC: *Stella J. Piques*

MY COMMISSION EXPIRES: 5-31-84

### 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 HEREIN, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN THE OFFICIAL RECORD BOOK 2946, PAGE 136, 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 17th DAY OF JUNE, A.D. 1980.

By: *Dorothy Luck*  
DOROTHY LUCK, MORTGAGE OPERATIONS OFFICER  
By: *Rose Kutscher*  
ROSE KUTSCHER, ASST. VICE PRESIDENT  
PAN AMERICAN BANK, N.A.

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF DADE  
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 17th DAY OF JUNE, A.D. 1980.  
NOTARY PUBLIC: *Stella J. Piques*

MY COMMISSION EXPIRES: 5-31-84

UNIT DEVELOPMENT TABULATIONS

TOTAL AREA THIS PLAT	0.4695 ACRES
EQUALS EFFECTIVE BASE RESIDENTIAL AREA	0.4695 ACRES
TOTAL UNITS THIS PLAT	4 PROPOSED
OPEN SPACE THIS PLAT	0.3437 ACRES (PROPOSED)
DENSITY	8.52 UNITS PER ACRE

MULTIPLE FAMILY - DUPLEX

NOTE: RESOLUTION NO. R-80-1059  
RESOLUTION VACATING A TWELVE (12)  
FOOT UTILITY EASEMENT LYING CENTERED  
BETWEEN LOTS 4 & 5, BLOCK ONE OF THE  
REPLAT OF BLOCKS 1 THRU 6, PLAT NO. 2,  
CANNONGATE, P.U.D., LESS THE NORTH AND  
SOUTH 12 FEET OF SAID LOTS, AS RECORDED  
IN PLAT BOOK 36, PAGES 173 THRU 175, PUBLIC  
RECORDS OF PALM BEACH COUNTY, FLORIDA.  
1980 AUGUST 26 A.M. 9:28  
OFFICIAL RECORD BOOK 3351,  
PAGE 1658

MOORELAND COMPANIES DEVELOPER OF SECTION 2 (PLAT BOOK 36)

L.W.D.D. EQUALIZING CANAL E-3

CANNONWAY E

LEE COURT  
(P.B. 36, Pp. 173-175)

BLOCK ONE  
3 5460  
4 5472  
5 5484  
6 5496  
REPLAT BLOCKS  
1 THRU 6, PLAT NO.  
2, CANNONGATE  
(P.U.D.) P.B. 36, Pp.  
173-175.