

47/21

SOCIETY HILL

PLAT NO. 5 CANNONGATE (P.U.D.)

BEING A REPLAT OF A PORTION OF TRACTS 20, 21, 22, 25 & 36 OF MODEL LAND CO. SUBDIVISION OF SEC. 2, TWP. 44 S., RGE. 42 E.

AS RECORDED IN PLAT BOOK 5, PAGE 80, PALM BEACH COUNTY, FLORIDA

Sheet 1 of 3

September, 1983

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 9:42 A.M.
this 22 day of JANUARY
1984 and duly recorded in Plat Book No.
47 on page 21, 22, 23
JOHN B. DUNKLE, Clerk Circuit Court
John B. Dunkle D.C.

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DEDICATION AND DESCRIPTION
KNOWN ALL MEN BY THESE PRESENTS THAT HOVNIANIAN OF PALM BEACH XI, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREIN AS SOCIETY HILL, PLAT NO. 5 CANNONGATE (P.U.D.), LYING IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, STATE OF FLORIDA.

A PARCEL OF LAND LYING IN PORTION OF THE SOUTHEAST ONE QUARTER (SE $\frac{1}{4}$) OF THE PLAT OF MODEL LAND CO. A SUBDIVISION OF SECTION 2, TOWNSHIP 44 SOUTH, RANGE 42 EAST, AS SAID PLAT IS RECORDED IN PLAT BOOK 5, PAGE 80 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 169 OF PLAT NO. 1-A CANNONGATE, AS SAID PLAT IS RECORDED IN PLAT BOOK 32, PAGES 139 THROUGH 141 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE N. 47° 00' 00" E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF CANNON WAY AS SAID RIGHT-OF-WAY IS SHOWN ON SAID PLAT, A DISTANCE OF 110.00 FEET; THENCE DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE NORTHERLY LIMITS OF SAID PLAT N. 43° 00' 00" W. A DISTANCE OF 60.00 FEET; THENCE N. 47° 00' 00" E. A DISTANCE OF 135.00 FEET; THENCE DEPARTING FROM SAID NORTHERLY LIMITS ALONG THE SOUTHEASTERLY PROJECTION OF THE NORTHEASTERLY LINE OF THE RECREATION AREA AS SAID RECREATION AREA IS SHOWN ON THE AFOREMENTIONED PLAT, S. 43° 00' 00" E., A DISTANCE OF 14.00 FEET TO A POINT ON A 460.00 FOOT RADIUS CURVE BEING CONCAVED SOUTHEASTERLY, A RADIAL LINE PASSING THROUGH SAID POINT BEARS S. 28° 49' 39" E.; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE SUBTENDED BY A CENTRAL ANGLE OF 07° 37' 56" A DISTANCE OF 61.27 FEET; THENCE N. 21° 11' 43" W. A DISTANCE OF 150.00 FEET; THENCE N. 68° 48' 17" E. A DISTANCE OF 586.33 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CANNON WAY AS SAID RIGHT-OF-WAY IS SHOWN ON THE REPLAT OF BLOCKS 1 THROUGH 6, PLAT NO. 2 CANNONGATE AS SAID PLAT IS RECORDED IN PLAT BOOK 36 PAGES 173 THROUGH 175 OF THE PUBLIC RECORDS OF SAID COUNTY. THENCE S. 18° 10' 57" E. ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 125.17 FEET; THENCE N. 68° 48' 17" E. ALONG THE SOUTHERLY LIMITS OF SAID PLAT NO. 2 A DISTANCE OF 80.00 FEET; THENCE DEPARTING FROM SAID SOUTHERLY LIMITS S. 21° 11' 43" E. A DISTANCE OF 225.00 FEET; THENCE N. 68° 48' 17" E. A DISTANCE OF 287.76 FEET; THENCE N. 90° 00' 00" E. A DISTANCE OF 193.19 FEET TO THE WEST RIGHT-OF-WAY LINE OF HAVERHILL ROAD; THENCE S. 00° 36' 04" E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1444.46 FEET TO THE NORTH LINE OF THAT CERTAIN PARCEL DESCRIBED IN DEED RECORDED IN ORB 3482 PAGE 1958 OF THE PUBLIC RECORDS OF SAID COUNTY. THENCE N. 90° 00' 00" W. ALONG SAID NORTH LINE A DISTANCE OF 299.47 FEET; TO THE EAST LINE OF THE WEST 18 FEET OF THE EAST $\frac{1}{2}$ OF TRACTS 21 AND 22 OF SAID PLAT OF MODEL LAND CO. THENCE N. 35° 13' W. ALONG SAID EAST LINE A DISTANCE OF 974.86 FEET TO THE CENTERLINE OF DRYDEN ROAD EXTENSION, A 40 FOOT PLATTED ROAD RIGHT-OF-WAY AS SAID RIGHT-OF-WAY IS SHOWN ON SAID PLAT OF MODEL LAND CO. (SAID RIGHT-OF-WAY NOW PROPOSED TO BE ABANDONED); THENCE N. 90° 00' 00" W. ALONG SAID CENTERLINE A DISTANCE OF 665.70 FEET TO THE NORTHEAST CORNER OF THE PLAT OF SOUTHWOODS AS SAID PLAT IS RECORDED IN PLAT BOOK 33, PAGE 158, OF PUBLIC RECORDS OF SAID COUNTY; THENCE N. 90° 00' 00" W. ALONG SAID CENTERLINE (A PORTION OF SAID CENTERLINE ALSO BEING THE NORTHERLY LIMITS OF SAID PLAT OF SOUTHWOODS) A DISTANCE OF 343.44 FEET TO THE EAST LINE OF SAID LOT 169 OF PLAT NO. 1-A OF CANNONGATE; THENCE N. 29° 11' 48" W. A DISTANCE OF 99.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.3416 ACRES, MORE OR LESS
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO DEDICATE AS FOLLOWS:

- TRACT A AS SHOWN, IS HEREBY CONVEYED AND DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- TRACT B AS SHOWN IS HEREBY CONVEYED AND DEDICATED TO THE SOCIETY HILL HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS & ASSIGNS, FOR THE PURPOSE OF PROVIDING ROADWAYS FOR INGRESS AND EGRESS AND PARKING AREAS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT C AS SHOWN, IS HEREBY CONVEYED AND DEDICATED TO THE SOCIETY HILL HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS & ASSIGNS, FOR THE PURPOSES OF PROVIDING GREEN AREAS BETWEEN LOTS' BOUNDARY, ROADWAYS AND PARKING AREAS, OR RECREATIONAL PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS & ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT D AS SHOWN HEREIN AS A 15' STRIP LYING WESTERLY AND IMMEDIATELY ADJACENT TO THE WEST RIGHT-OF-WAY LINE OF HAVERHILL ROAD, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR ROAD RIGHT-OF-WAY PURPOSES.
- UTILITY AND DRAINAGE EASEMENTS: THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE. THE DRAINAGE EASEMENTS AND WATER MANAGEMENT TRACTS, IF ANY, ARE HEREBY CONVEYED AND DEDICATED TO THE CANNONGATE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS & ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- LIMITED ACCESS EASEMENT: THE LIMITED ACCESS EASEMENT AS SHOWN IS DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- TRACT "E" AS SHOWN, IS HEREBY CONVEYED AND DEDICATED TO THE CANNONGATE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS & ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS & ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "F" AS SHOWN HEREIN AS A 25' LANDSCAPE BUFFER STRIP IS HEREBY DEDICATED TO THE CANNONGATE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS & ASSIGNS, FOR THE PURPOSE OF PERFORMING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY FRANK STEINITZ, ITS SENIOR VICE-PRESIDENT AND ATTESTED BY EVELYN NELSON, ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTOR, THIS 27th DAY OF September, 1983.

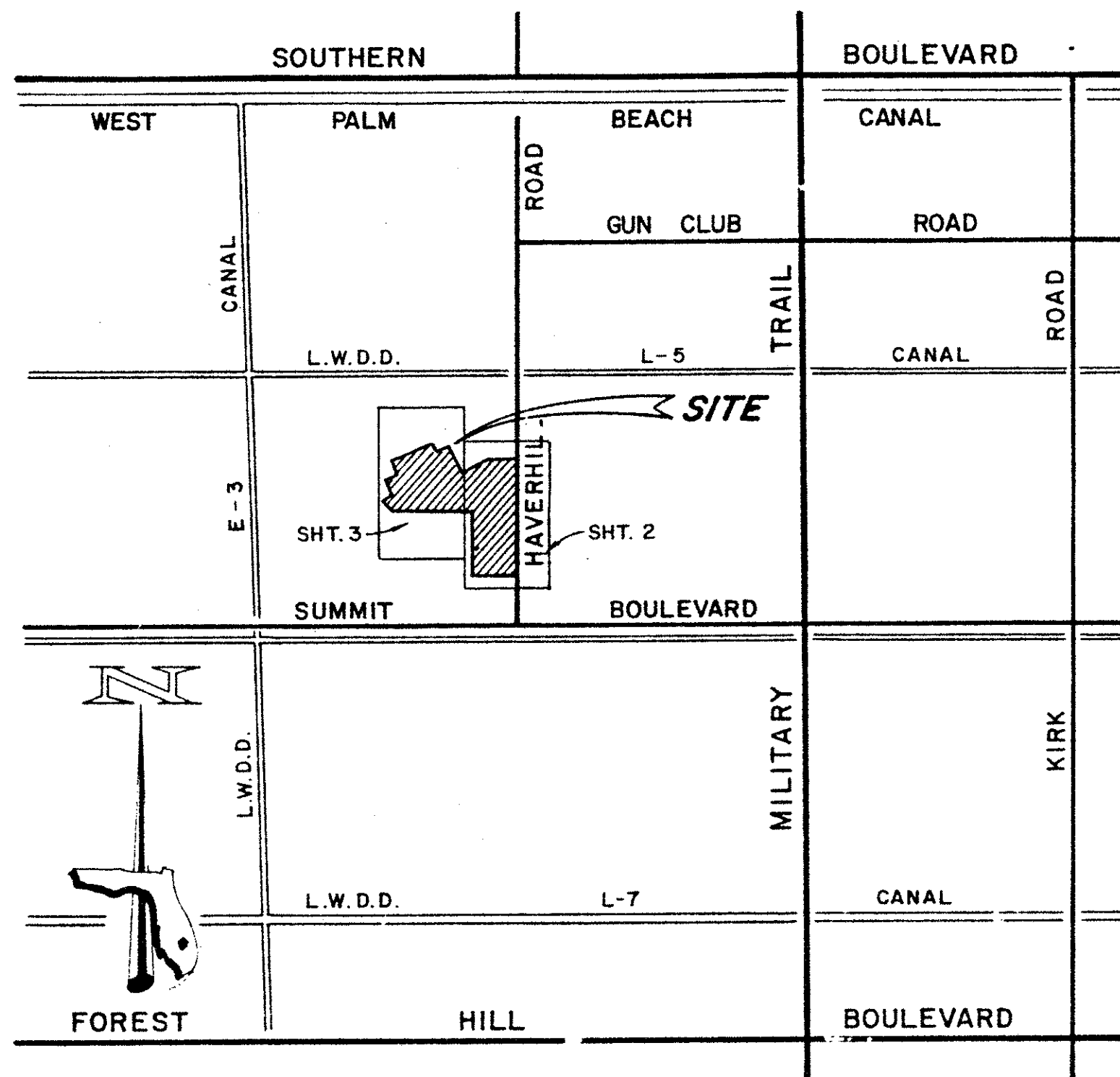
ATTEST: HOVNIANIAN OF PALM BEACH COUNTY XI, INC.

Evelyn Nelson
EVELYN NELSON
ASST. SECRETARY

Frank Steinitz
FRANK STEINITZ
SENIOR VICE PRESIDENT

William A. Buckhart
WITNESS
CANNONGATE PROPERTY OWNERS ASSOCIATION, INC.

Edward Donner
WITNESS
EDWARD DONNER, PRESIDENT



ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

LOCATION SKETCH

BEFORE ME PERSONALLY APPEARED FRANK STEINITZ, AND EVELYN NELSON TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AN WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND ASST. SECRETARY OF HOVNIANIAN OF PALM BEACH XI, INC., A FLORIDA CORPORATION; AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SUCH 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 27th DAY OF September, 1983.

MY COMMISSION EXPIRES: Oct. 8, 1984

John B. Dunkle
NOTARY PUBLIC

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED EDWARD DONNER, TO ME WELL KNOWN AND KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF September, 1983.

MY COMMISSION EXPIRES: Feb. 29, 1984

John B. Dunkle
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I HEREBY 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: 27th SEPTEMBER 1983

BY: *George C. Panos*
GEORGE C. PANOS, R.L.S.
FLORIDA CERTIFICATE # 1676

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, ROBERT LEE SHAPIRO, 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 HOVNIANIAN OF PALM BEACH XI, INC., THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGE.

September 27, 1983

ROBERT LEE SHAPIRO, ATTORNEY-AT-LAW
LICENSED IN FLORIDA

PLANNED UNIT DEVELOPMENT TABULATIONS

TOTAL AREA THIS PLAT-----21.34 ACRES
LESS ROAD RIGHT OF WAY-----6.68 ACRES
EQUALS EFFECTIVE BASE RESIDENTIAL AREA-----14.66 ACRES

TOTAL UNITS THIS PLAT-----184 (PROPOSED)

OPEN SPACE THIS PLAT-----8.69 ACRES
DENSITY-----8.6 UNITS PER ACRE
MULTIPLE FAMILY
DUPLX

NOTE: OPEN SPACE CALCULATED BY SUBTRACTING FROM TOTAL AREA THE FOLLOWING:
1) RD R/W
2) TRACT B
3) HOUSING TRACTS (LOTS)

PLATS 1 THRU 5
TOTAL AREA = 96.57 ACRES
TOTAL UNITS = 577 UNITS
DENSITY = 5.9 UNITS/ACRE

47/21

APPROVALS:

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3 DAY OF January 1984

BY: *Peggy Evans*
PEGGY EVANS
CHAIRMAN

COUNTY ENGINEER
PALM BEACH COUNTY

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 3 DAY OF January 1984

BY: *H.F. Kahler*
H.F. KAHLER
COUNTY ENGINEER

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

BY: *Elizabeth Richards*

NOTES

- BEARINGS CITED HEREIN ARE IN A MERIDIAN ASSUMING SOUTH 00° 36' 04" EAST, ALONG THE EAST LINE OF THE SOUTHEAST ONE QUARTER (SE $\frac{1}{4}$) OF SECTION 2, TOWNSHIP 44 SOUTH, RANGE 42 EAST.
- PERMANENT REFERENCE MONUMENTS (P.R.M.'s) ARE DESIGNATED THEREBY:
- PERMANENT CONTROL POINTS (P.C.P.'s) ARE DESIGNATED THEREBY: 0
- BUILDING SETBACK SHALL BE AS REQUIRED AND APPROVED BY THE PALM BEACH COUNTY, FLORIDA.
- THERE SHALL BE NO BUILDINGS OF ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
- THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES PLACED ON UTILITY EASEMENTS.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES IN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION OR MAINTENANCE OF DRAINAGE FACILITIES LOCATED THEREIN.
- U.E. DENOTES UTILITY EASEMENT; D.E. DENOTES DRAINAGE EASEMENT; L.A.E. DENOTES LIMITED ACCESS EASEMENT.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING THE SAME.

0220-302

THIS INSTRUMENT WAS PREPARED BY GEORGE C. PANOS IN THE OFFICE OF FLORIDA SURVEYING & MAPPING, INC. 3361 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA 33406

FLORIDA SURVEYING & MAPPING, INC.
REGISTERED LAND SURVEYORS
WEST PALM BEACH, FLORIDA 33406

SCALE	NOTED	REVISIONS	BY	DATE
	JUNE '83			
DATE				
RD				
P.S.				

SOCIETY HILL
183-66-DOI
Sheet 1 of 3