

DEDICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that CANNON HOMES, INC., a New York Corporation, duly registered to transact business in the State of Florida, owners of the land shown hereon, lying and being in Section 2, Township 44 South, Range 42 East, Palm Beach County, Florida, shown hereon as "PLAT NO. 1-A CANNONGATE (P.U.D.)" and being a Replat of "CANNONGATE - PLAT NO. 1 (P.U.D.)" as recorded in Plat Book 31, Pages 2, 3 & 4, Public Records of Palm Beach County, Florida, and being more particularly described as follows, to wit:

A part of Tracts 36 thru 40 of the MODEL LAND COMPANY SUBDIVISION of the Northwest Quarter of the Southeast Quarter of the Northeast Quarter, the West half and the Southeast Quarter of Section 2, Township 44 South, Range 42 East, as recorded in Plat Book 31, Page 80, Public Records, Palm Beach County, Florida; said parcel of land being more particularly described as follows:

Commencing at the South Quarter corner of said Section 2; thence East, along the South line of said Section 2, a distance of 75.18 feet; thence North 3°-58'-07" West, a distance of 80.19 feet to the Point of Beginning of the herein described parcel of land;

Thence continue North 3°-58'-07" West, along the Easterly Right-of-Way line of Lake North Drainage District Equalizing Canal E-3, a distance of 1318.87 feet; thence North 67°-38'-42" East, a distance of 281.95 feet to a point on a curve of which this line is radial; thence along said curve to the left having a radius of 311.48 feet, a central angle of 67°-38'-42" and an arc distance of 367.74 feet to a point of Tangency; thence North along a radial line a distance of 60.00 feet; thence East, a distance of 215.00 feet to a Point of Curvature; thence along a curve to the left having a radius of 302.03 feet, a Central Angle of 43°-00'-00" and an arc distance of 226.67 feet to the Point of Tangency; thence North 47°-00'-00" East, a distance of 20.00 feet; thence North 43°-00'-00" West, a distance of 225.00 feet; thence North 47°-00'-00" East, a distance of 225.00 feet; thence South 43°-00'-00" East, a distance of 225.00 feet; thence South 47°-00'-00" West, a distance of 135.00 feet; thence South 43°-00'-00" East, a distance of 60.00 feet; thence South 47°-00'-00" West, a distance of 110.00 feet; thence South 29°-11'-48" East, a distance of 172.90 feet; thence South 0°-41'-21" East, along the West line of Tracts 23 and 24 of the above mentioned MODEL LAND COMPANY PLAT, a distance of 1220.00 feet; thence West, along a line 80 feet North of and parallel to the South line of said Section 2, said line also being the South line of CANNONGATE - PLAT I, as recorded in Plat Book 31, Pages 2 thru 4, Public Records, Palm Beach County, Florida, a distance of 994.08 feet to the Point of Beginning.

Containing 32.432 Acres, more or less.

Have caused the same to be surveyed and platted as shown hereon, and do hereby dedicate as follows:

1. Additional right-of-way for Summit Boulevard, as shown hereon, is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the public, for proper purposes.
2. Right-of-way for the streets, as shown hereon, is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the public, for proper purposes.
3. The parking areas shown hereon as Tracts "A", "D", "E", "F", "G", "H", "I", "J", "K" and "N" are hereby dedicated to the Cannongate Property Owners' Association and are the perpetual maintenance obligation of said Association. Also the said Tracts are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the construction and maintenance of utilities.
4. The lakes shown hereon as "Water Management Tracts "C" and "M" and the maintenance easements shown hereon as Tracts "B" and "L" are hereby dedicated to the Cannongate Property Owners' Association for the proper purposes and are the perpetual maintenance obligation of said Association. Also the said Tracts are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, as Drainage Easements.
5. The Drainage Easements as shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of construction and maintenance of drainage.
6. The Recreation Area as shown hereon is hereby dedicated to the Cannongate Property Owners' Association and is the perpetual maintenance obligation of said Association.

IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its President, _____ and attested by its Asst./Secretary, _____ and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 4 day of November, A.D. 1976.

Attest: Robert W. Meyer Asst./Secretary By: J. Michael President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
Before me personally appeared J. Michael and Robert W. Meyer to me well known, and known to me to be the individual(s) described in and who executed the foregoing instrument as President and Asst./Secretary, respectively, of the above named CANNON HOMES, INC., a Corporation, and severally acknowledged to and before me that they executed such instrument as such President and Asst. Secretary, 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 4 day of November, A.D. 1976.

Notary Public

Commission Expires

PLAT NO. 1-A CANNONGATE (P.U.D.)

IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

BEING A REPLAT OF "CANNONGATE - PLAT NO. 1 (P.U.D.)", AS RECORDED IN PLAT BOOK 31,
PAGES 2, 3 & 4, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
IN 3 SHEETS SHEET NO. 1

MORTGAGEE CONSENT

STATE OF FLORIDA
COUNTY OF DADE
The undersigned hereby certifies that it is the holder of full 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 2259, Page 6, of the Public Records of Palm Beach County, Florida shall be subordinated to the dedication shown hereon.

PAN AMERICAN BANK OF MIAMI

Attest: Alvin J. Barron By: Richard P. Lehman
Asst. Secretary Vice-President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF DADE
Before me personally appeared NATHANIEL B. ELKINS and SHERYL A. BARRON to me well known, and known to me to be the individual(s) described in and who executed the foregoing instrument as Vice-President and Secretary, respectively, of the above named PAN AMERICAN BANK OF MIAMI, a Corporation, and severally acknowledged to and before me that they executed such instrument as such President and Vice-President and Secretary, 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 3rd day of November, A.D. 1976.

MORTGAGEE CONSENT

The undersigned hereby certify that they are the holders 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 2202, Page(s) 1334 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

Witness Edward Donner By: Isador Michael
Witness Edward Donner By: HENRIETTA MICHAEL, HIS WIFE
Witness Edward Donner By: HERBERT S. CANNON
Witness Edward Donner By: LOUIS G. GORDON
Witness Edward Donner By: ROBERT E. MEYERS
Witness Edward Donner By: HELEN MEYERS, HIS WIFE

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
Before me personally appeared ISADOR MICHAEL and HENRIETTA MICHAEL, HIS WIFE, to me well known and known to me to be the individual(s) described in and who executed the foregoing instrument, and acknowledged to and before me that ISADOR MICHAEL and HENRIETTA MICHAEL, HIS WIFE, executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 4th day of Nov. A.D. 1976.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
Before me personally appeared HERBERT S. CANNON to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that HERBERT S. CANNON executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 3rd day of November, A.D. 1976.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF DADE
Before me personally appeared LOUIS G. GORDON to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that LOUIS G. GORDON executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 3rd day of November, A.D. 1976.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
Before me personally appeared ROBERT E. MEYERS and HELEN MEYERS, HIS WIFE, to me well known and known to me to be the persons described in and who executed the foregoing instrument, and acknowledged to and before me that ROBERT E. MEYERS and HELEN MEYERS, HIS WIFE, executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 3rd day of November, A.D. 1976.

Notary Public
My commission expires

MORTGAGEE CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
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 2259, Page 6, of the Public Records of Palm Beach County Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the following corporation and limited partnership have caused these presents to be signed by their President and attested by their Secretary and their corporate seals to be affixed hereon by and with the authority of their Boards of Directors, this day of A.D. 1976.

Witness: Edward Donner By: BUSCHCAN, INC.
Witness: Edward Donner By: LORY ASSOCIATES, LTD.
Witness: Edward Donner By: JOVEN, INC.

Attest: Edward Donner By: Edward Donner
Witness: Edward Donner By: Edward Donner

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD
Before me personally appeared _____ to me well known, and known to me to be the individual(s) described in and who executed the foregoing instrument, and acknowledged to and before me that _____ executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this day of A.D. 1976.

ACKNOWLEDGEMENT

STATE OF NEW YORK
COUNTY OF NEW YORK
Before me personally appeared Jane Lourie, as Limited Partner of LORY ASSOCIATES, LTD., a Florida Limited Partnership, to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that Jane Lourie executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this day of A.D. 1976.

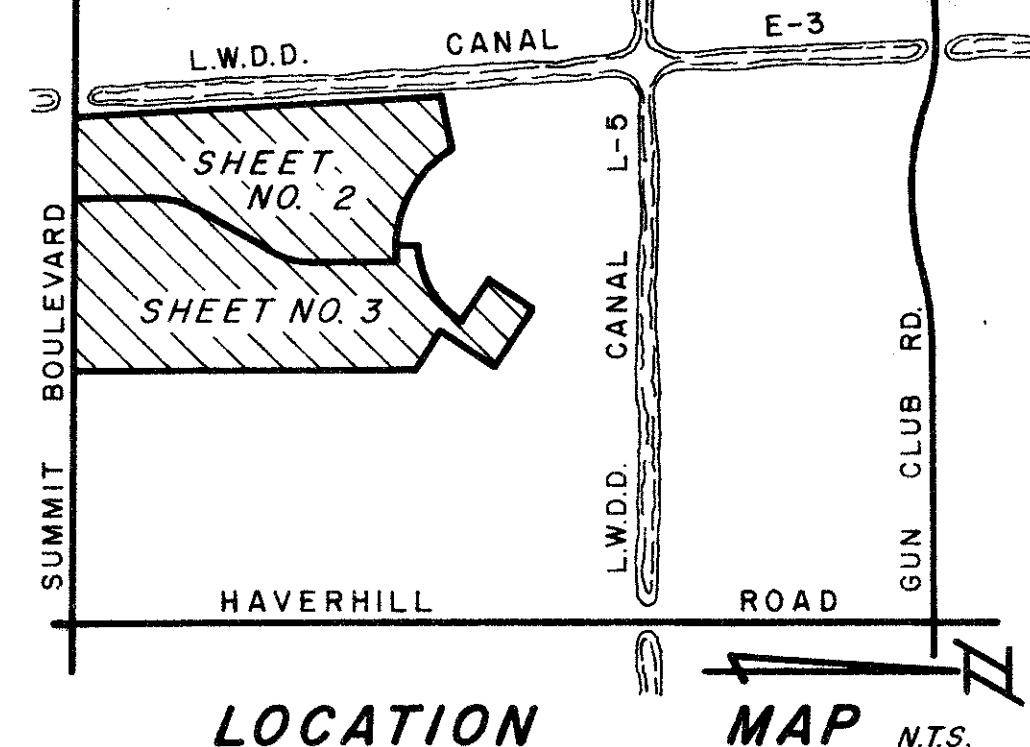
ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____
Before me personally appeared MARNIN MARCONE to me well known, and known to me to be the individual(s) described in and who executed the foregoing instrument as President and Secretary of the above named JOVEN, INC., a Corporation, and severally acknowledged to and before me that they executed such instrument as such President and Secretary, 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 3 day of November, A.D. 1976.

Notary Public
My commission expires

THIS INSTRUMENT WAS PREPARED BY R. SHEPARD IN THE OFFICE OF



LOCATION MAP N.T.S.

139
STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 3:44 P.M. this 17 day of Feb. 1977, and duly recorded in Plat Book No. 32 on page 139, 140 & 141.
JOHN B. DUNKLE, Clerk Circuit Court
By: [Signature], D.C.

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 CANNON HOMES, INC.; that the current taxes have been paid; 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.

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS
This plat is hereby approved for record, this day of A.D. 1976.
[Signature]
County Engineer

COUNTY ENGINEER
This plat is hereby found to meet all requirements of State and County laws and ordinances.
By: [Signature]
COUNTY ENGINEER

SURVEYOR'S CERTIFICATION

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 responsibility, direction and supervision and that said survey is accurate to the best of my knowledge and belief and that (P.C.P.'s) Permanent Control Points have been set and (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with Palm Beach County for the Land Improvements and further that the survey data complies with all the requirements of Chapter 71-339, Section 1, of the Florida Statutes, as amended and ordinances of Palm Beach County, Florida.
0220-307 Registered Land Survey No. 1279 State of Florida
Subscribed and sworn to before me this 11 day of November, A.D. 1976, at the City of West Palm Beach, County of Palm Beach, State of Florida.

CANNONGATE - NO. 1-A

ROSSI AND M. VASTI
ENGINEERS
WEST PALM BEACH, FLORIDA
Date AUGUST 1976
Designed R. SHEPARD
Drawn R. ANDERSON
Checked
Scale NONE
Job No. 3013-76
File No. S-1126-000-A
Sheet 1 of 3
PLAT NO. 1-A
CANNONGATE (P.U.D.)