

109

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 9:40 A.M. THIS 24 DAY OF September 1978 AND DULY RECORDED IN PLAT BOOK 35 ON PAGES 109 AND 111.

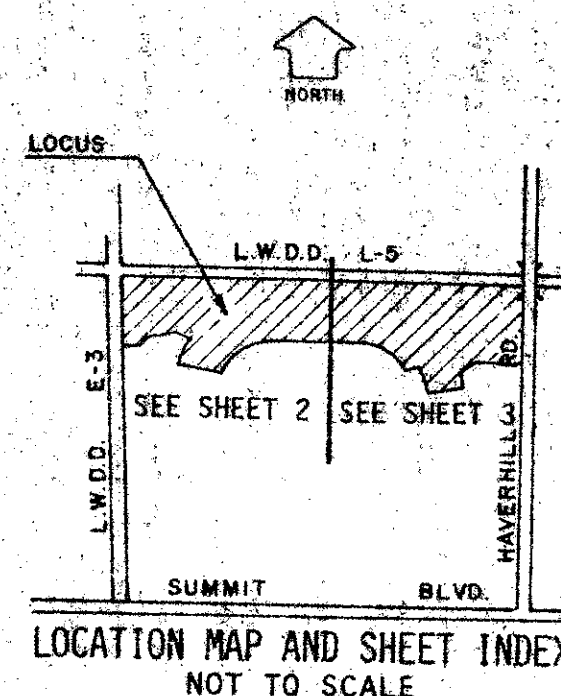
JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: *John B. Dunkle* DC

**PLAT NO. 2
CANNONGATE (P.U.D.)**

Being a Replat of Model Land Company's
Subdivision of Section 2, Township 44 South,
Range 42 East, Plat Book 5, Page 80,
Public Records, Palm Beach County, Florida

January, 1978

SHEET 1 OF 3



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CANNONGATE, A FLORIDA PARTNERSHIP, DULY REGISTERED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON, BEING A REPLAT OF A PORTION OF MODEL LAND COMPANY'S SUBDIVISION OF SECTION 2, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 80, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID LAND SHOWN HEREON AS PLAT NO. 2 CANNONGATE (P.U.D.), 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, CONTINUE NORTH 88°48'17" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 232.02 FEET; THENCE, SOUTH 00°36'04" EAST, PARALLEL WITH THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 2, A DISTANCE OF 169.09 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 88°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 190.00 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 210.74 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 68.98 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 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.

CONTAINING: 20.445 ACRES, MORE OR LESS.

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

- ADDITIONAL RIGHT OF WAY FOR HAVERHILL ROAD 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.
- ALL INTERIOR RIGHT OF WAY FOR STREETS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

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, FLORIDA.

IN WITNESS WHEREOF, CANNONGATE, A FLORIDA PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, CANNON HOMES, INC., A NEW YORK CORPORATION DULY REGISTERED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, SAID SIGNING BY ITS PRESIDENT, ISADOR MICHAEL, AND ATTESTED BY HIS SECRETARY, ANNA M. MARSHALL, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 24 DAY OF August, A.D., 1978.

CANNONGATE, A FLORIDA PARTNERSHIP,
ITS GENERAL PARTNER CANNON HOMES, INC.
BY: *Isador Michael*
ISADOR MICHAEL, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ISADOR MICHAEL AND ANNA M. MARSHALL TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY 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 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 31 DAY OF August, A.D., 1978.

NOTARY PUBLIC: *Janet A. Quinn*

MY COMMISSION EXPIRES: June 4, 1980

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 2645 PAGE 964 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 VICE 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 24 DAY OF August, A.D., 1978.

PAN AMERICAN BANK, N.A.
ATTEST: *Sherry A. Barron* BY: *Nathaniel B. Elkins*
SHERRY A. BARRON, ASST. SECRETARY NATHANIEL B. ELKINS, VICE-PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF DADE

BEFORE ME PERSONALLY APPEARED NATHANIEL B. ELKINS AND SHERRY A. BARRON TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS NATHANIEL B. ELKINS, VICE-PRESIDENT, AND SHERRY A. BARRON, ASST. SECRETARY, 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 VICE-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 24 DAY OF August, A.D., 1978.

NOTARY PUBLIC: *Janet A. Quinn*

MY COMMISSION EXPIRES: August 31, 1980

PLANNED UNIT DEVELOPMENT TABULATIONS

TOTAL AREA THIS PLAT----- 20.445 ACRES
LESS ROAD RIGHT OF WAY----- 5.844 ACRES
EQUALS EFFECTIVE BASE RESIDENTIAL AREA----- 14.601 ACRES

TOTAL UNITS THIS PLAT----- 90 UNITS (PROPOSED)

OPEN SPACE THIS PLAT----- 10.417 ACRES (PROPOSED)
DENSITY----- 4.4 UNITS PER ACRE
(SINGLE FAMILY)

MORTGAGEE CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFY THEY ARE THE HOLDER OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREE THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2628, PAGE 952 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, CANNON HOMES, INC., A NEW YORK CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, ISADOR MICHAEL, AND ATTESTED BY ITS SECRETARY, ANNA M. MARSHALL, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 24 DAY OF August, A.D., 1978.

CANNON HOMES, INC.
ATTEST: *Anna M. Marshall* BY: *Isador Michael*
ANNA M. MARSHALL, SECRETARY ISADOR MICHAEL, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ISADOR MICHAEL AND ANNA M. MARSHALL TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE ABOVE NAMED CANNON HOMES, INC., A NEW YORK 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 31 DAY OF August, A.D., 1978.

NOTARY PUBLIC: *Janet A. Quinn*
MY COMMISSION EXPIRES: June 4, 1980

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 CANNONGATE A FLORIDA PARTNERSHIP; 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.

DATE: 8/31/78

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.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 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: 31st DAY OF August, 1978 BY: *Walter D. Cannon*
WALTER D. CANNON
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 11th DAY OF September, A.D., 1978.

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12th DAY OF September, A.D., 1978.

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

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

BY: *Margaret S. Jennings*
MARGARET S. JENNINGS, D.D.C.

TURNOUT REQUIRED

220-306
2/44/42
75
109

CANNONGATE

PLAT NO. 2
CANNONGATE (P.U.D.)
Being a Replat of Model Land Company's
Subdivision of Section 2, Township 44 South,
Range 42 East, Plat Book 5, Page 80,
Public Records, Palm Beach County, Florida

January, 1978

SHEET 1 OF 3

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DATE: 8/31/78

Harold E. Jones
OFFICER OF TITLE INSURANCE COMPANY
LICENSED IN FLORIDA

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF PALM BEACH

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DATE: 31st DAY OF August, 1978 BY: *Walter D. Cannon*
WALTER D. CANNON
REGISTERED SURVEYOR NO. 2424
STATE OF FLORIDA

COUNTY APPROVALS

APPROVAL - PALM BEACH COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

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HERBERT F. KAHLER, P.E.
COUNTY ENGINEER

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

BY: *Margaret S. Jennings*
MARGARET S. JENNINGS, D.D.C.

NOTARY PUBLIC: *Janet A. Quinn*
MY COMMISSION EXPIRES: June 4, 1980

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ISADOR MICHAEL AND ANNA M. MARSHALL TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY 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 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 31 DAY OF August, A.D., 1978.

NOTARY PUBLIC: *Janet A. Quinn*
MY COMMISSION EXPIRES: June 4, 1980

STATE OF FLORIDA
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NOTARY PUBLIC: *Janet A. Quinn*
MY COMMISSION EXPIRES: August 31, 1980

STATE OF FLORIDA
COUNTY OF DADE

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PAN AMERICAN BANK, N.A.
ATTEST: *Sherry A. Barron* BY: *Nathaniel B. Elkins*
SHERRY A. BARRON, ASST. SECRETARY NATHANIEL B. ELKINS, VICE-PRESIDENT

STATE OF FLORIDA
COUNTY OF DADE

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CANNON HOMES, INC.
ATTEST: *Anna M. Marshall* BY: *Isador Michael*
ANNA M. MARSHALL, SECRETARY ISADOR MICHAEL, PRESIDENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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WITNESS MY HAND AND OFFICIAL SEAL, THIS 31 DAY OF August, A.D., 1978.

NOTARY PUBLIC: *Janet A. Quinn*
MY COMMISSION EXPIRES: June 4, 1980

BENCH MARK
land surveying and mapping, inc.

DRAWN	FIELD NO.	DATE	JOB NO.	SHEET
DR	220-306	2-22-78	4205	1
DESIGNED	CHECKED	SCALE	DRAWING NO.	OF
DC			4200	3