

42/14

INDEX
SHEET 1 OF 3
SHEET 2 OF 3
SHEET 3 OF 3
SIGNATURE SHEET
WEST PORTION OF PLAT
EAST PORTION OF PLAT

A PLANNED UNIT DEVELOPMENT CANNONGATE PLAT NO. 4 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

PLANNED UNIT DEVELOPMENT TABULATIONS

TOTAL AREA THIS PLAT	17.88 ACRES
LESS ROAD RIGHT OF WAY	1.40 ACRES
EQUALS EFFECTIVE BASE RESIDENTIAL AREA	16.48 ACRES
TOTAL UNITS THIS PLAT	82 (PROPOSED)
OPEN SPACE THIS PLAT	14.02 ACRES (PROPOSED)
DENSITY	4.59 UNITS PER ACRE MULTIPLE FAMILY DUPLX

14

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 11:57 P.M. THIS 20th DAY OF FEBRUARY A.D. 1981 AND DULY RECORDED IN PLAT BOOK 42, PAGES 1415 AND 16.

JOHN B. DUNKLE, CLERK
CIRCUIT COURT
BY: *[Signature]*

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 A PORTION OF MODEL LAND COMPANY'S SUBDIVISION OF SECTION 2, TOWNSHIP 44 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 80, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS CANNONGATE PLAT NO. 4, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PLAT NO. 1-A CANNONGATE (P.U.D.) ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, AT PAGES 139 THROUGH 141, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, NORTH 67°38'42" EAST, ALONG THE NORTHERLY BOUNDARY LINE OF SAID PLAT, A DISTANCE OF 281.90 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 311.48 FEET, AND WHOSE RADIUS POINT BEARS NORTH 67°38'42" EAST; THENCE, EASTERLY ALONG THE ARC OF SAID CURVE AND SAID BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 67°38'42", A DISTANCE OF 367.74 FEET TO THE END OF SAID CURVE; THENCE, NORTH 00°00'00" EAST CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 60.00 FEET; THENCE, NORTH 90°00'00" EAST CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 215.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 302.03 FEET; THENCE, EASTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 43°00'00" A DISTANCE OF 228.67 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 47°00'00" EAST, CONTINUING ALONG SAID BOUNDARY LINE A DISTANCE OF 20.00 FEET; THENCE, NORTH 43°00'00" WEST, CONTINUING ALONG SAID BOUNDARY LINE AND ITS NORTHWESTERLY PROLONGATION, A DISTANCE OF 317.82 FEET; THENCE, NORTH 04°51'17" WEST A DISTANCE OF 238.43 FEET; THENCE, NORTH 41°58'30" EAST, A DISTANCE OF 44.63 FEET; THENCE, NORTH 88°48'17" EAST, A DISTANCE OF 392.42 FEET; THENCE, NORTH 70°22'11" EAST, A DISTANCE OF 102.25 FEET; THENCE, NORTH 01°11'43" WEST, A DISTANCE OF 359.67 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF 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, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID POINT BEING 42.00 FEET EAST OF THE SOUTHEAST CORNER OF LOT 11, BLOCK FOUR, AS MEASURED ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PLAT; THENCE, SOUTH 88°48'17" WEST ALONG SAID BOUNDARY LINE, A DISTANCE OF 132.00 FEET; THENCE, SOUTH 01°11'43" EAST, A DISTANCE OF 242.00 FEET; THENCE, SOUTH 88°48'17" WEST A DISTANCE OF 778.56 FEET; THENCE, NORTH 04°35'51" WEST, A DISTANCE OF 91.68 FEET TO THE SOUTHEAST CORNER OF LOT 6, BLOCK SIX, SAID PLAT; THENCE, SOUTH 88°37'15" WEST, ALONG THE SOUTH BOUNDARY LINE OF SAID PLAT A DISTANCE OF 150.00 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, AND WHOSE RADIUS POINT BEARS NORTH 88°37'15" EAST; THENCE, NORTHERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 26°59'12" A DISTANCE OF 141.30 FEET TO THE END OF SAID CURVE; THENCE, NORTH 83°49'16" WEST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 75.75 FEET; THENCE, SOUTH 88°48'17" WEST CONTINUING ALONG SAID BOUNDARY LINE, AND ALONG THE SOUTHERLY BOUNDARY LINE OF REPLAT LOTS 3 THROUGH 6, BLOCK ONE, CANNONGATE PLAT NO. 2, PLAT BOOK 36, PAGES 173-175, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 149, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 68.98 FEET; THENCE, SOUTH 61°12'47" WEST, ALONG SAID BOUNDARY LINE, A DISTANCE OF 80.60 FEET; THENCE, SOUTH 88°48'17" WEST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 73.02 FEET TO THE SOUTHWEST CORNER OF SAID PLAT AND THE EAST RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT EQUALIZING CANAL E-3; THENCE, SOUTH 03°58'00" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 906.58 FEET TO THE POINT OF BEGINNING.

CONTAINING: 17.884 ACRES, MORE OR LESS.

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

- RIGHT OF WAY FOR THE STREET, SHOWN HEREON AS CANNON WAY, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- THE WATER MANAGEMENT TRACT, (LAKE), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CANNONGATE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE IF UTILITIES AND DRAINAGE.
- THE WATER MANAGEMENT TRACT (LAKE) AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY AS A DRAINAGE EASEMENT.
- TRACTS "A", "B" AND "C" AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CANNONGATE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, AS PRIVATE PARKING DRIVES, FOR THE PURPOSES OF PARKING AND ACCESS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- TRACTS "A", "B" AND "C" AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY AS A DRAINAGE AND UTILITY EASEMENT FOR THE PURPOSES OF CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

IN WITNESS WHEREOF, SUMMIT PARTNERS LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, ISIDOR MICHAEL, AND HEREUNTO SETS HIS HAND AND SEAL THIS 17th DAY OF FEB., A.D. 1981.

BY: *[Signature]*
ISIDOR MICHAEL, GENERAL PARTNER

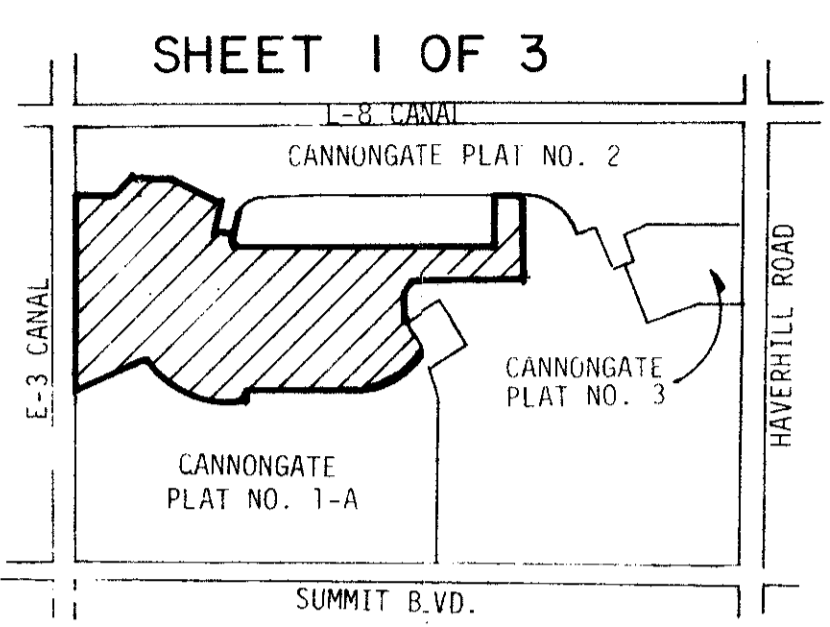
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ISIDOR 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 FEB., A.D. 1981.

MY COMMISSION EXPIRES: 6/4/84 NOTARY PUBLIC: *[Signature]*



LOCATION MAP

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, AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2178, PAGE 1949 WITH MODIFICATIONS AS PER OFFICIAL RECORD BOOK 2491, PAGE 1090, AND OFFICIAL RECORD BOOK 2687, PAGE 1911 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 ASSISTANT VICE PRESIDENT AND ATTESTED BY ITS MORTGAGE OPERATIONS OFFICER, AND ITS CORPORATE SEAL TO BE AFFIXED HEREON WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17th DAY OF FEBRUARY, A.D. 1981.

ATTEST: *[Signature]*
DOROTHY LUCK, MORTGAGE OPERATIONS OFFICER

BY: *[Signature]*
ROSE KUTSCHER, ASSISTANT VICE-PRESIDENT

ACKNOWLEDGEMENT:

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 ROS. KUTSCHER, ASSISTANT VICE-PRESIDENT AND DOROTHY LUCK, MORTGAGE OPERATIONS OFFICER, 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 ASSISTANT VICE-PRESIDENT AND MORTGAGE OPERATIONS OFFICER, 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 FEBRUARY, A.D. 1981.

MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2932 AT PAGE 1717 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, CANNONGATE, A FLORIDA PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, ISIDOR MICHAEL, AND HEREUNTO SETS HIS HAND AND SEAL THIS 17th DAY OF FEB., A.D. 1981.

WITNESS: *[Signature]*
ISIDOR MICHAEL, GENERAL PARTNER

BY: *[Signature]*
ISIDOR MICHAEL, GENERAL PARTNER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ISIDOR 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 SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF FEB., A.D. 1981.

MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2628 AT 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, AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17th DAY OF FEB., A.D. 1981.

ATTEST: *[Signature]*
HENRIETTA MICHAEL, SECRETARY

BY: *[Signature]*
ISIDOR MICHAEL, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED, ISIDOR MICHAEL, AND HENRIETTA MICHAEL, 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 CANNON HOMES, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 FEB., A.D. 1981.

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.P.D., THAT THE CURRENT TAXES HAVE BEEN PAID AND THAT WE FIND THAT THE PROPERTY IS ENCLUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGEES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: February 18, 1981

[Signature]
OFFICER OF TITLE INSURANCE COMPANY
LICENSED IN FLORIDA

SUVEYOR'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: 23rd DAY OF FEBRUARY, A.D. 1981

BY: *[Signature]*
MR. 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 17th DAY OF March, A.D. 1981

BY: *[Signature]*
FRANK FOSTER, CHAIRMAN
COUNTY COMMISSIONERS

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17th DAY OF March, A.D. 1981

BY: *[Signature]*
JOHN B. DUNKLE, P.E.
COUNTY ENGINEER

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

BY: *[Signature]*
D.C.

NOTES:

- INDICATES A 4" x 4" PERMANENT REFERENCE MONUMENTS, 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.) ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGES 173 THROUGH 175, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

32
Imp 3
RS/PUD

TURNOUT REQUIRED 0220-305

THIS INSTRUMENT WAS PREPARED BY ROBERT J. WHIDDEN, IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, INC., 2833 EXCHANGE COURT, WEST PALM BEACH, FLORIDA 33409. PHONE: 689-2111.

BENCH MARK
land surveying and mapping, inc.

CANNONGATE PLAT NO. 4

DESIGNED	DRAWN	CHECKED	DATE OF SURVEY	DATE OF PLATTING
	E.J.T.		P7305	
SCALE	APPROVED			
6"=100'				13

