

A Part of Cannongate, Planned Unit Development

# CANNONGATE PLAT NO 3

Sheet 1 Of 1

November, A.D. 1985

Lying in Section 2, Township 44 South, Range 42 East

Being A Re-Plat Of A Part Of Model Land Companys' Subdivision Of Section 2, Township 44 South, Range 42 East, As Recorded In Plat Book 5, Page 80, Public Records, Palm Beach County, Florida.

52

State of Florida )  
County of Palm Beach )

This Plat was filed for record at 10:55 AM this 13 day of November A.D., 1985, and duly recorded in Plat Book 52 on Page 76

John B. Dunkle,  
Clerk of the Circuit Court.

By John B. Dunkle  
D.C.

### Dedication:

State of Florida )  
County of Palm Beach )

Know All Men By These Presents, that Summit Partners, Ltd., a Florida Limited Partnership, owner of the land shown hereon as Cannongate, Plat No. 3, Lying in Section 2, Township 44 South, Range 42 East, said lands being a replat of a part of Model Land Companys' Subdivision of Section 2, according to the plat thereof as recorded in Plat Book 5, page 80, Public Records, Palm Beach County, Florida, and being more particularly described as follows:

**Beginning** at the Southeast Corner of Re-Plat 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, Thence, South 68°48'17" West, along the Boundary of said Re-Plat Blocks 1 through 6, Plat No. 2, Cannongate (P.U.D.), a distance of 423.89 feet, Thence, South 68°48'17" West, continuing along the Boundary of said Re-Plat Blocks 1 through 6, Plat No. 2, Cannongate (P.U.D.) a distance of 107.26 feet, Thence, South 21°11'43" East, continuing along the Boundary of said Re-Plat Blocks 1 through 6, Plat No. 2, Cannongate (P.U.D.), a distance of 190.00 feet, Thence, South 68°48'17" West, continuing along the Boundary of said Re-Plat Blocks 1 through 6, Plat No. 2, Cannongate (P.U.D.), a distance of 90.00 feet to a boundary corner of Society Hill Plat No. 5 Cannongate (P.U.D.), according to the Plat thereof as recorded in Plat Book 47, Pages 21 through 23, Public Records, Palm Beach County, Florida, Thence, South 21°11'43" East, along the Boundary of said Society Hill Plat No. 5 Cannongate (P.U.D.), a distance of 225.00 feet, Thence, North 68°48'17" East, continuing along the Boundary of said Society Hill Plat No. 5 Cannongate (P.U.D.), a distance of 287.76 feet, Thence, North 90°00'00" East, continuing along the Boundary of said Society Hill Plat No. 5 Cannongate (P.U.D.), a distance of 193.19 feet to a point on the Westerly right of way line of Haverhill Road, Thence, North 00°36'04" West, along the right of way line of said Haverhill Road, and along a line 25.00 feet West of, as measured at right angles to the East Line of the Southeast One-Quarter of said Section 2, a distance of 363.07 feet to the point of beginning (P.O.B.)

Containing: 4.47 Acres, more or less.

Subject To Easements, restrictions, reservations and rights-of-way of record

Has Caused The Same, to be surveyed and platted, and does hereby make the following dedications and reservations:

1. The 15' additional Right-Of-Way for Haverhill Road, as shown hereon, is hereby dedicated to the Board of County Commissioners of Palm Beach County for the perpetual use of the public for proper purposes.
2. Tract "L", as shown hereon, is hereby dedicated to the Cannongate Property Owners' Association, Inc., a Florida not for profit Corporation, as a water management tract and drainage easement, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
3. The 20 foot drainage maintenance easement, as shown hereon, is hereby dedicated to the Cannongate Property Owners' Association, Inc., a Florida not for profit Corporation, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
4. The 5 foot limited access easement, as shown hereon, is hereby dedicated to the Board of County Commissioners of Palm Beach County for the purpose of control and jurisdiction over access rights.
5. The drainage easement, as shown hereon, is hereby dedicated to the Cannongate Property Owners' Association, Inc., a Florida not for profit Corporation, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County. Palm Beach County has the right, but not the obligation to maintain those portions of the drainage system which drain County maintained roads.

In Witness Whereof, Summit Partners, Ltd., A Florida Corporation, has caused these presents to be signed by its General Partner, Isador Michael, this 21 day of Nov. A.D., 1985.

Witness: Isador Michael By Isador Michael  
Isador Michael, General Partner

### Acknowledgement:

State of Florida )  
County of Palm Beach )

Before Me, personally appeared Isador Michael as General Partner of Summit Associates, Ltd. A Florida Limited Partnership, to me well known, and known to me to be the individual described in and who executed the foregoing instrument and severally acknowledged to and before me that he executed said instrument for the purposes expressed therein.

Witness My Hand and official seal, this 21 day of Nov., A.D. 1985.

By Linda A. Ackerman  
Notary Public

My Commission Expires 12-20-86

### Title Certification:

State of Florida )  
County of Palm Beach )

We Hereby Certify that we have examined the title to the herein described property, that we find the title to the property is vested to Summit Associates, Ltd. A Florida Limited Partnership, that the current taxes have been paid, and that the property is free of encumbrances.

Guardian Title and Abstract Company

Dated this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1985

By \_\_\_\_\_

### Surveyors' Notes:

1. Bearings shown hereon are relative to an assumed bearing of North 00°36'04" West, along the East line of the Southeast One-Quarter of Section 2, Township 44 South, Range 42 East, Palm Beach County, Florida.
2. ☐ Denotes a Permanent Reference Monument (P.R.M.)
3. ● Denotes a Permanent Control Point (P.C.P.)

### Easement Notes:

1. There shall be no buildings, or any kind of construction, or trees, shrubs, plants or drainage easements.

### Surveyors' Certification:

State of Florida )  
County of Palm Beach )

I Hereby Certify, that the Plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision, that said survey is accurate to the best of my knowledge and belief, that (P.R.M.s) Permanent Reference Monuments have been placed as required by law, and further that the survey data comply, with all the requirements of Chapter 177, Florida Statutes, as amended and ordinances of Palm Beach County, Florida.

Dated this 20 day of Nov. A.D. 1985

By Wm. R. Van Campen, R.L.S.  
Wm. R. Van Campen, R.L.S.  
Florida Registration No. 2424

### County Approvals:

#### Board of County Commissioners:

Cannongate, Plat No. 3, is hereby approved for record this 21 day of Nov. A.D. 1985

By Kenneth M. Adams, Chairman  
Board of County Commissioners  
Palm Beach County, Florida

#### County Engineer:

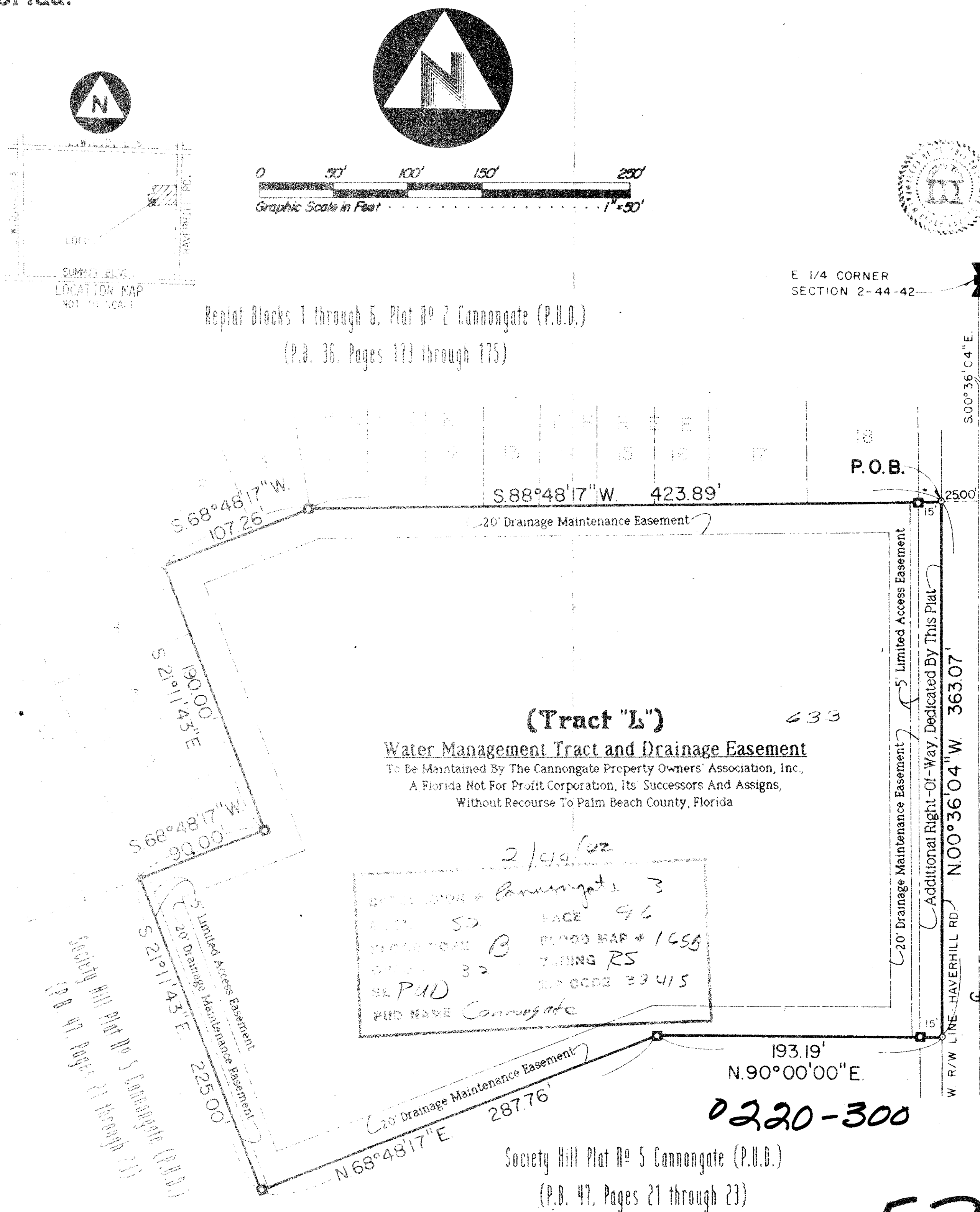
Cannongate, Plat No. 3, is hereby approved for record this 21 day of Nov. A.D. 1985

By Herbert F. Kahlert, P.E.  
County Engineer  
Palm Beach County, Florida

#### Attest:

John B. Dunkle, Clerk  
of the Circuit Court

By \_\_\_\_\_  
D.C.



(Tract "L")  
Water Management Tract and Drainage Easement  
To Be Maintained By The Cannongate Property Owners' Association, Inc.,  
A Florida Not For Profit Corporation, Its Successors And Assigns,  
Without Recourse To Palm Beach County, Florida.

2/19/82  
CANNONGATE 3  
PAGE 96  
PLAT NO. 3  
S.E. P.U.D.  
P.U.D. NAME Cannongate

#### Planned Unit Development Tabulations:

Total Area Of This Plat	-	4.47 Acres
Less Road Right Of Way	-	0.13 Acres
Equals Effective Base Residential Area	-	4.34 Acres
Total Units In This Plat	-	0
Open Space In This Plat	-	4.34 Acres
Density	-	0 Units/Acre

52/96

This instrument was prepared by Wm. R. Van Campen, R.L.S., in and for the offices of Bench Mark Land Surveying and Mapping, Inc., Four Points Centre, 50 South Military Trail, Suite 200, West Palm Beach, Florida, 33415. Phone: (305) 689-2111

**BENCH MARK**  
land surveying and mapping, inc.  
WEST PALM BEACH, FLORIDA

**Record Plat**  
**Cannongate Plat No. 3**

OWN SCALE GND SIZE DATE FB P WD NO SHEET OF

DRAWING NUMBER 52/96

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER