

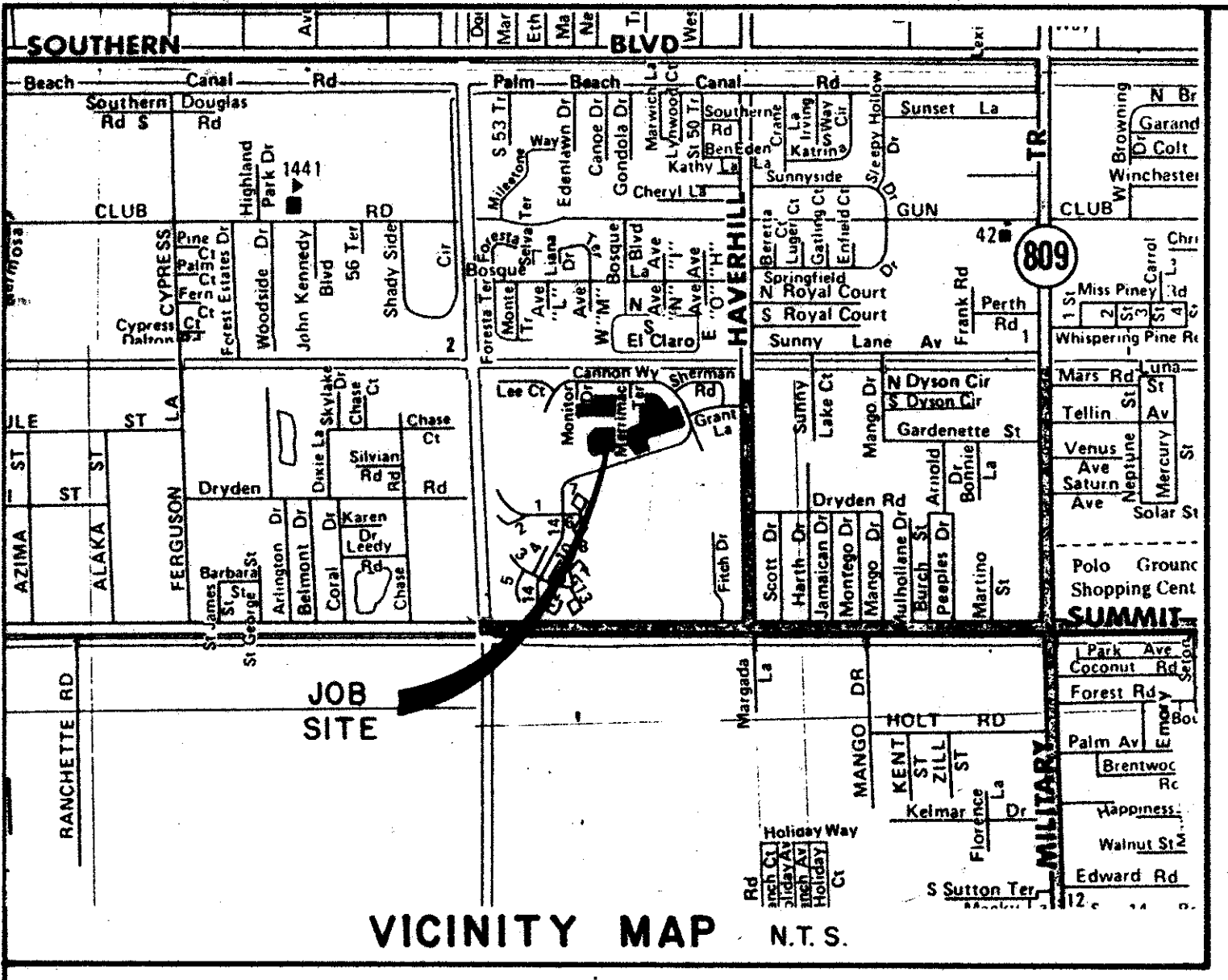
BOUNDARY PLAT OF SUMMIT CENTER

PLAT NO. 6 CANNONGATE (P.U.D.) BEING A REPLAT OF A PORTION 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 OCTOBER, 1985

2/4/82
SUBDIVISION Summit Center
BOOK 55 PAGE 199
FLOOD ZONE B FLOOD MAP # 1650
QUAD # 32B ZONING
SE ZIP CODE 33415
PUD NAME Plat 6 - Cannongate

199

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 4:06 P.M.
on 19 day of February
1985 and duly recorded in Plat Book No.
55 on page 199-200
JOHN B. DUNKLE, Clerk Circuit Court
John B. Dunkle, Jr.



VICINITY MAP N.T.S.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SUMMIT CENTER APARTMENTS, LTD., A FLORIDA LIMITED PARTNERSHIP, BY AND THROUGH ITS GENERAL PARTNER, CARDINAL INDUSTRIES, INC., AN OHIO CORPORATION, OWNER OF LAND SHOWN HEREON, BEING SECTION 2, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BOUNDARY PLAT OF SUMMIT CENTER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. 1 AND 1'A
A TRACT OF LAND BEING A PORTION OF MODEL LAND COMPANY'S SUBDIVISION OF SECTION 2, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PLAT BOOK 5, PAGE 80, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHEAST CORNER OF CANNONGATE PLAT NO. 4, PLAT BOOK 42, PAGES 14 - 16, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88° 48' 17" WEST, 132.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01° 11' 43" EAST, 242.00 FEET; THENCE SOUTH 88° 48' 17" WEST, 778.56 FEET; THENCE NORTH 04° 35' 51" WEST, 91.68 FEET; THENCE DEPARTING THE AFORE-DESCRIBED BOUNDARY OF CANNONGATE PLAT NO. 4, RUN ALONG THE SOUTHERLY BOUNDARY OF REPLAT BLOCKS 1 THROUGH 6, PLAT NO. 2, CANNONGATE (P.U.D.), PLAT BOOK 36, PAGES 173 - 175, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND ALONG THE ARC OF A NON-TANGENT CURVE HAVING AS ITS ELEMENTS A TANGENT BEARING OF NORTH 01° 22' 45" WEST, A CENTRAL ANGLE OF 90° 11' 02", AND A RADIUS OF 150.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 236.10 FEET TO THE P.T.; THENCE NORTH 88° 48' 17" EAST, 634.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 4.239 ACRES, MORE OR LESS.

TOGETHER WITH PARCEL NO. 2 AND 2'A

A TRACT OF LAND BEING A PORTION OF MODEL LAND COMPANY'S SUBDIVISION OF SECTION 2, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PLAT BOOK 5, PAGE 80, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF CANNONGATE PLAT NO. 4, PLAT BOOK 42, PAGES 14 - 16, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88° 48' 17" EAST ALONG THE SOUTHERLY BOUNDARY OF REPLAT BLOCKS 1 THROUGH 6, PLAT NO. 2, CANNONGATE (P.U.D.), PLAT BOOK 36, PAGES 173 - 175, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, FOR A DISTANCE OF 84.00 FEET TO THE P.C. OF A CURVE CONCAVE SOUTHWESTERLY, HAVING AS ITS ELEMENTS A CENTRAL ANGLE OF 70° 00' 00" AND A RADIUS OF 172.00 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 210.14 FEET TO THE P.T.; THENCE SOUTH 21° 11' 43" EAST, 115.00 FEET; THENCE NORTH 68° 48' 17" EAST, 90.00 FEET; THENCE SOUTH 21° 11' 43" EAST, 150.00 FEET; THENCE SOUTH 18° 10' 57" EAST, 65.09 FEET; THENCE DEPARTING THE BOUNDARY OF THE AFORESAID PLAT RUN SOUTH 68° 48' 17" WEST AND THE NORTHERLY BOUNDARY OF SOCIETY HILL, PLAT NO. 5, CANNONGATE (P.U.D.), PLAT BOOK 47, PAGES 21 - 23, PUBLIC RECORDS PALM BEACH COUNTY, FLORIDA, FOR A DISTANCE OF 586.33 FEET; THENCE SOUTH 21° 11' 43" EAST, 150.00 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY HAVING AS ITS ELEMENTS A CENTRAL ANGLE OF 07° 37' 56", A RADIAL BEARING OF SOUTH 21° 11' 43" EAST, AND A RADIUS OF 460.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 61.27 FEET; THENCE NORTH 43° 00' 00" WEST, 14.00 FEET; THENCE CONTINUE NORTH 43° 00' 00" WEST ALONG THE NORTHEASTERLY BOUNDARY OF THE RECREATION AREA AS SET FORTH ON PLAT NO. 1-A, CANNONGATE (P.U.D.) PLAT BOOK 32, PAGES 139 - 141, PUBLIC RECORDS PALM BEACH COUNTY, FLORIDA FOR A DISTANCE OF 225.00 FEET; THENCE SOUTH 47° 00' 00" WEST, 225.00 FEET; THENCE DEPARTING THE BOUNDARY OF SAID RECREATION AREA, RUN NORTH 43° 00' 00" WEST ALONG THE EASTERLY BOUNDARY OF THAT WATER MANAGEMENT TRACT (DRAINAGE EASEMENT) SET FORTH IN THE PREVIOUSLY DESCRIBED CANNONGATE PLAT NO. 4, PLAT BOOK 42, PAGES 14 - 16, PALM BEACH COUNTY, FLORIDA, FOR A DISTANCE OF 92.83 FEET; THENCE NORTH 04° 51' 17" WEST, 238.43 FEET; THENCE NORTH 41° 58' 30" EAST, 44.63 FEET; THENCE NORTH 88° 48' 17" EAST, 392.42 FEET; THENCE NORTH 70° 22' 11" EAST, 102.25 FEET; THENCE NORTH 01° 11' 43" WEST, 359.67 FEET TO THE POINT OF BEGINNING.

CONTAINING: 6.802 ACRES, MORE OR LESS.

TOTAL AREA 11.041 ACRES, MORE OR LESS

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

- 1. EASEMENTS
A. UTILITY EASEMENTS - THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.
B. THE LIFT STATION EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS FOR LIFT STATION AND RELATED PURPOSES.
C. DRAINAGE EASEMENTS - THE DRAINAGE AND DRAINAGE MAINTENANCE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE TO THE CANNONGATE PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY HAS THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THE PORTION OF THE DRAINAGE SYSTEM ASSOCIATED WITH COUNTY MAINTAINED ROADS. IT WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, CARDINAL INDUSTRIES, INC., BY AND THROUGH ITS VICE PRESIDENT AND ATTESTED BY ITS ASST. SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19th DAY OF AUGUST, 1985.
SUMMIT CENTER APARTMENTS, LTD.
A FLORIDA LIMITED PARTNERSHIP
BY: CARDINAL INDUSTRIES, INC., AN OHIO CORPORATION AS GENERAL PARTNER

ATTEST: Peggy A. Fletcher, ASST. SECRETARY
ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF SEMINOLE
BEFORE ME PERSONALLY APPEARED JAMES S. CASEY AND PEGGY A. FLETCHER TO ME WELL KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENTS AS VICE PRESIDENT AND ASST. SECRETARY OF CARDINAL INDUSTRIES, INC., AS GENERAL PARTNER OF SUMMIT CENTER APARTMENTS, LTD., A FLORIDA LIMITED PARTNERSHIP, WHICH HAS AS ITS GENERAL PARTNER, CARDINAL INDUSTRIES, INC., AN OHIO CORPORATION AND SEVERALLY ACKNOWLEDGE TO AND BEFORE ME THAT THEY EXECUTE THE FOREGOING INSTRUMENT AS 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 AUTHORITIES, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF AUGUST, A.D. 85.
James S. Casey, VICE PRESIDENT
Peggy A. Fletcher, ASST. SECRETARY

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF SEMINOLE

BEFORE ME PERSONALLY APPEARED JAMES S. CASEY AND PEGGY A. FLETCHER TO ME WELL KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENTS AS VICE PRESIDENT AND ASST. SECRETARY OF CARDINAL INDUSTRIES, INC., AS GENERAL PARTNER OF SUMMIT CENTER APARTMENTS, LTD., A FLORIDA LIMITED PARTNERSHIP, WHICH HAS AS ITS GENERAL PARTNER, CARDINAL INDUSTRIES, INC., AN OHIO CORPORATION AND SEVERALLY ACKNOWLEDGE TO AND BEFORE ME THAT THEY EXECUTE THE FOREGOING INSTRUMENT AS 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 AUTHORITIES, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF AUGUST, A.D. 85.
James S. Casey, VICE PRESIDENT
Peggy A. Fletcher, ASST. SECRETARY

MY COMMISSION EXPIRES: _____

MORTGAGEE'S CONSENT
STATE OF FLORIDA
COUNTY OF SEMINOLE

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 4659 AT PAGES 1088 - 1097 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IT WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ASST. VICE PRESIDENT AND ATTESTED TO BY ITS ASST. SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19th DAY OF AUGUST, 1985.
CARDINAL INDUSTRIES MORTGAGE CO.
AN OHIO CORPORATION
BY: Mary L. Baur, ASST. VICE PRESIDENT

ATTEST: James S. Casey, FRANCES A. HILL, ASS'T SECRETARY

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF SEMINOLE

BEFORE ME PERSONALLY APPEARED FRANCES A. HILL AND JAMES S. CASEY TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASST. SECRETARY OF THE CARDINAL INDUSTRIES MORTGAGE CO. 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 19th DAY OF AUGUST, 1985.

MY COMMISSION EXPIRES: _____
TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, AMERICAN TITLE INSURANCE CO., A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA DO 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 CENTER APARTMENTS, LTD.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND 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: November 14, 1986
AMERICAN TITLE INSURANCE CO.
WILLIAM C. REDDING

SURVEYOR'S CERTIFICATE
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 FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

APPROVALS
BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA.
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10th DAY OF Feb., 1987
BY: Carol M. Roberts, HONORABLE KAREN T. MARCUS, CHAIR

ATTEST: JOHN B. DUNKLE, CLERK
BY: Kathryn S. Miller, DEPUTY CLERK
COUNTY ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10th DAY OF Feb., 1987
BY: Herb F. Kahler, PE., COUNTY ENGINEER

TABULAR DATA
TOTAL AREA (ACRES) 11.041
TOTAL UNITS 87
GROSS DENSITY 7.88 UNITS/ACRE

THIS INSTRUMENT PREPARED BY:
DENNIS J. MEIERER
WILLIAM C. WALLACE, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
9176 ALTERNATE A1A
LAKE PARK, FLORIDA 33410

BOUNDARY PLAT OF
SUMMIT CENTER
PLAT NO. 6 CANNONGATE (P.U.D.)
WILLIAM C. WALLACE, INC.
CONSULTING ENGINEERS, LAND PLANNERS & SURVEYORS
9176 ALTERNATE A1A LAKE PARK, FL. 33410 • 305/842-4293

FIELD: R. I. JOB NO: 85-510 "A" FB LW 12 PC 57
OFFICE: R. R. DATE: OCTOBER, 1985 DWG. NO: 85-510 "A"
CK'D: D. W. REF: SHEET 1 OF 2

55/199

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

55/199

0220-303