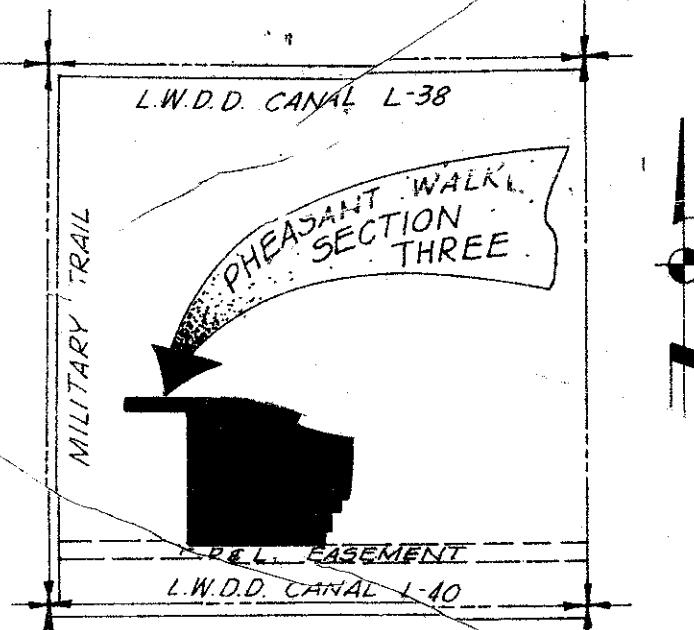


# PHEASANT WALK SECTION THREE

A PORTION OF LAND IN THE SOUTH ONE-HALF OF SECTION 36, TOWNSHIP 46 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

PREPARED BY T.D. BICKHAM IN THE OFFICES OF: ARTHUR V. STROCK & ASSOCIATES, INC. CONSULTING ENGINEERS - LAND SURVEYORS DEERFIELD BEACH - DELRAY BEACH - FLORIDA COMM. NO. 4853L FB 200 DECEMBER 1976

SHEET ONE OF TWO



LOCATION SKETCH SEC. 36, TWP. 46S., RGE. 42E. (NOT TO SCALE)

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT PHEASANT RUN, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN ON THIS PLAT ENTITLED PHEASANT WALK SECTION THREE BEING IN SECTION 36, TOWNSHIP 46 SOUTH, RANGE 42 EAST, COUNTY OF PALM BEACH, STATE OF FLORIDA, TO WIT: A PORTION OF THE SOUTH 2110 FEET, AS MEASURED AT RIGHT ANGLES, OF SECTION 36, TOWNSHIP 46 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE RUN ON AN ASSUMED BEARING OF NORTH 210.03 FEET ALONG THE WEST LINE OF SAID SECTION 36 TO A POINT; THENCE RUN 58°40'13"E 149.71 FEET ALONG A LINE 2110 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 36; SAID LINE ALSO BEING THE NORTH LINE OF PHEASANT WALK SECTION ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGE 232 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TO THE POINT OF BEGINNING; THENCE CONTINUE 58°40'13"E 295.29 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; HAVING A RADIUS OF 2400 FEET; THENCE RUN SOUTHEASTERLY 597.18 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°15'24" TO A POINT; THENCE RUN 54°05'14"W 80.00 FEET ALONG A RADIAL LINE TO A POINT ON A CURVE CONCAVE TO THE NORTH; HAVING A RADIUS OF 2400.00 FEET; THENCE RUN SOUTHEASTERLY 386.99 FEET ALONG THE ARC OF SAID CURVE, WHOSE CHORD BEARS 57°53'02"E, THROUGH A CENTRAL ANGLE OF 8°56'27" TO A POINT; THENCE RUN 55°38'44"W 130.00 FEET, ALONG A LINE RADIAL TO LAST DESCRIBED CURVE, TO A POINT; THENCE RUN 55°55'47"E 61.22 FEET TO A POINT; THENCE RUN SOUTH

221.04 FEET TO A POINT; THENCE RUN 50°04'12"W 49.68 FEET TO A POINT; THENCE RUN 54°12'41"W 96.15 FEET TO A POINT; THENCE RUN 58°12'46"W 83.59 FEET TO A POINT; THENCE RUN 51°01'02"W 87.00 FEET TO A POINT; THENCE RUN 51°10'27"W 168.32 FEET TO A POINT; THENCE RUN N89°40'13"W 45.10 FEET TO A POINT; THENCE RUN 50°19'47"W 110.00 FEET TO A POINT; THENCE RUN N89°40'13"W 66.63 FEET TO A POINT; THENCE RUN 50°19'47"W 110.00 FEET TO A POINT; THENCE RUN N89°40'13"W 102.66 FEET TO A POINT; AS MEASURED AT RIGHT ANGLES THERETO, AND PARALLEL TO SAID SOUTH LINE OF SECTION 36; THENCE RUN N89°40'13"W 1190.00 FEET ALONG SAID PARALLEL LINE TO A POINT; THENCE RUN NORTH 280.02 FEET TO A POINT; THENCE RUN N89°40'13"W 181.53 FEET TO A POINT; THENCE RUN NORTH 233.40 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF TRACT A OF SAID PHEASANT WALK SECTION ONE; THENCE RUN 58°40'13"E 181.53 FEET ALONG SAID SOUTH LINE OF TRACT A TO THE SOUTHWEST CORNER THEREOF; THENCE RUN NORTH 886.50 FEET ALONG THE EAST LINE OF SAID PHEASANT WALK SECTION ONE; THENCE RUN N89°40'13"W 539.86 FEET ALONG THE NORTH LINE OF BLOCK 1 OF SAID PHEASANT WALK SECTION ONE TO A POINT; THENCE RUN NORTH 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 45.65 ACRES, MORE OR LESS

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS: THE STREETS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES; UTILITY AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE; THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS; TRACT C (PARK) IS DEDICATED TO THE PHEASANT WALK HOMEOWNERS ASSOCIATION, INC. FOR PARK PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

WITNESS OUR HANDS AND SEALS THIS 24<sup>TH</sup> DAY OF MARCH 1977  
WITNESS  
Sandra J. Harrison  
Vernon C. Priest  
PHEASANT RUN, INC.  
Erminio P. Giuliano, President  
Arthur V. Strock, Secretary

### ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH } 55  
I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED ERMINIO P. GIULIANO AND ARTHUR V. STROCK, PRESIDENT AND SECRETARY, OF PHEASANT RUN, INC. AND THEY ACKNOWLEDGED TO ME THE EXECUTION OF THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND SEAL THIS 24<sup>TH</sup> DAY OF MARCH 1977.

MY COMMISSION EXPIRES: January 14, 1980  
Vikmeas K. Hardacre  
NOTARY PUBLIC, STATE OF FLORIDA

### MORTGAGEE'S CONSENT

STATE OF FLORIDA } 55  
COUNTY OF DADE }  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY 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 2670, PAGE 226 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF: THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ASST. SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 26<sup>TH</sup> DAY OF APRIL 1977.  
AMERICAN SAVINGS AND LOAN ASSOCIATION OF FLORIDA

WITNESS: William C. Sean Philip J. Barber PHILIP J. BARBER Sr. Vice Pres.

WITNESS: Howard P. Zeman Mercedes Someillan MERCEDES SOMEILLAN ASST. SECRETARY

### ACKNOWLEDGEMENT

STATE OF FLORIDA } 55  
COUNTY OF DADE }  
I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED PHILIP J. BARBER AND MERCEDES SOMEILLAN, SR. VICE PRESIDENT AND ASST. SECRETARY, RESPECTIVELY, OF AMERICAN SAVINGS AND LOAN ASSOCIATION OF FLORIDA AND THEY ACKNOWLEDGED TO ME THE EXECUTION OF THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND SEAL THIS 26<sup>TH</sup> DAY OF APRIL 1977.

MY COMMISSION EXPIRES: Nov 14, 1978  
Richard D. Levy  
NOTARY PUBLIC, STATE OF FLORIDA

### SURVEYOR'S CERTIFICATE

I HEREBY 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 PALM BEACH COUNTY 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.

ARTHUR V. STROCK & ASSOCIATES, INC.  
J. D. Bickham  
T.D. BICKHAM  
REGISTERED LAND SURVEYOR NO. 1560  
STATE OF FLORIDA

### TITLE CERTIFICATION

STATE OF FLORIDA } 55  
COUNTY OF PALM BEACH }  
WE, STATE TITLE AND ABSTRACT CO., INC., A TITLE INSURANCE COMPANY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, AND THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO PHEASANT RUN, INC., THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENUMBERED BY THE MORTGAGE SHOWN HEREON.

STATE TITLE AND ABSTRACT CO., INC.  
April 26, 1977  
DOROTHY WASH, Vice President  
TITLE OFFICER

### BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17<sup>th</sup> DAY OF May 1977.

BY: Lane Lital LAKE LITAL  
CHAIRMAN  
ATTEST: JOHN B. DUNKLE, CLERK BOARD OF COUNTY COMMISSIONERS

BY: [Signature] DEPUTY CLERK

### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17<sup>th</sup> DAY OF May 1977.

BY: [Signature] COUNTY ENGINEER  
H. F. KAHLERT

### MORTGAGEE'S CONSENT

STATE OF FLORIDA } 55  
COUNTY OF BROWARD }  
ORIOLE BUILDERS, INC., A FLORIDA CORPORATION, AND PASTAL CONSTRUCTION, INC., A FLORIDA CORPORATION, DOING BUSINESS AS ORIOLE - PASTAL A JOINT VENTURE, HEREBY CERTIFIES THAT THEY ARE THE HOLDERS OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREE THAT THEIR MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2670 PAGE 141 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF ORIOLE BUILDERS, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ASST. SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27<sup>th</sup> DAY OF April 1977.

ATTEST: [Signature] RICHARD D. LEVY, PRESIDENT  
A. NUNEZ, ASST. SECRETARY

### ACKNOWLEDGEMENT

STATE OF FLORIDA } 55  
COUNTY OF BROWARD }  
BEFORE ME PERSONALLY APPEARED RICHARD D. LEVY AND A. NUNEZ, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASST. SECRETARY OF ORIOLE BUILDERS, INC. 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. IN WITNESS MY HAND AND OFFICIAL SEAL THIS 27<sup>th</sup> DAY OF April 1977.

March 11, 1979  
Carol L. Klass  
NOTARY PUBLIC, STATE OF FLORIDA

IN WITNESS WHEREOF PASTAL CONSTRUCTION, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27<sup>th</sup> DAY OF April 1977.

ATTEST: [Signature] PAUL S. PARISER, PRESIDENT  
GAIL PARISER, SECRETARY

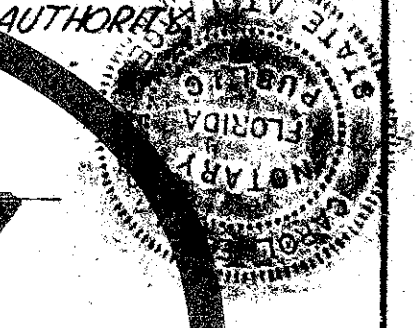
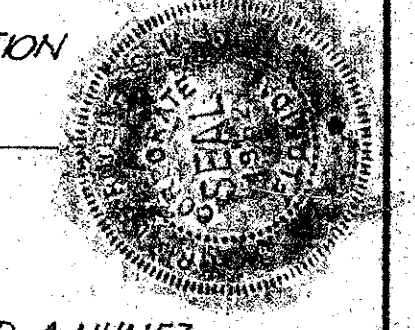
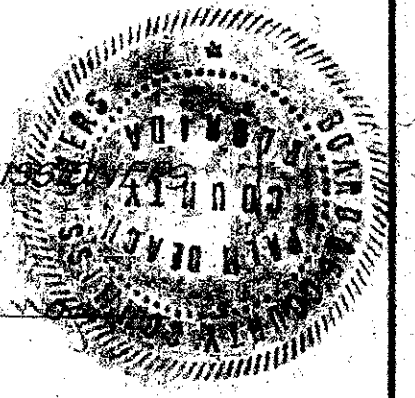
### ACKNOWLEDGEMENT

STATE OF FLORIDA } 55  
COUNTY OF BROWARD }  
BEFORE ME PERSONALLY APPEARED PAUL S. PARISER AND GAIL PARISER, 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 PASTAL CONSTRUCTION, INC. 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. IN WITNESS MY HAND AND SEAL THIS 27<sup>th</sup> DAY OF April 1977.

COMMISSION EXPIRES: 36/Jan 28, 1979  
Marie Jean [Signature]  
NOTARY PUBLIC, STATE OF FLORIDA

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STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON MAY 17, 1977.  
JOHN B. DUNKLE  
CLERK OF THE BOARD OF COUNTY COMMISSIONERS  
BY: Rita Canapp, D.C.



SECTION 36