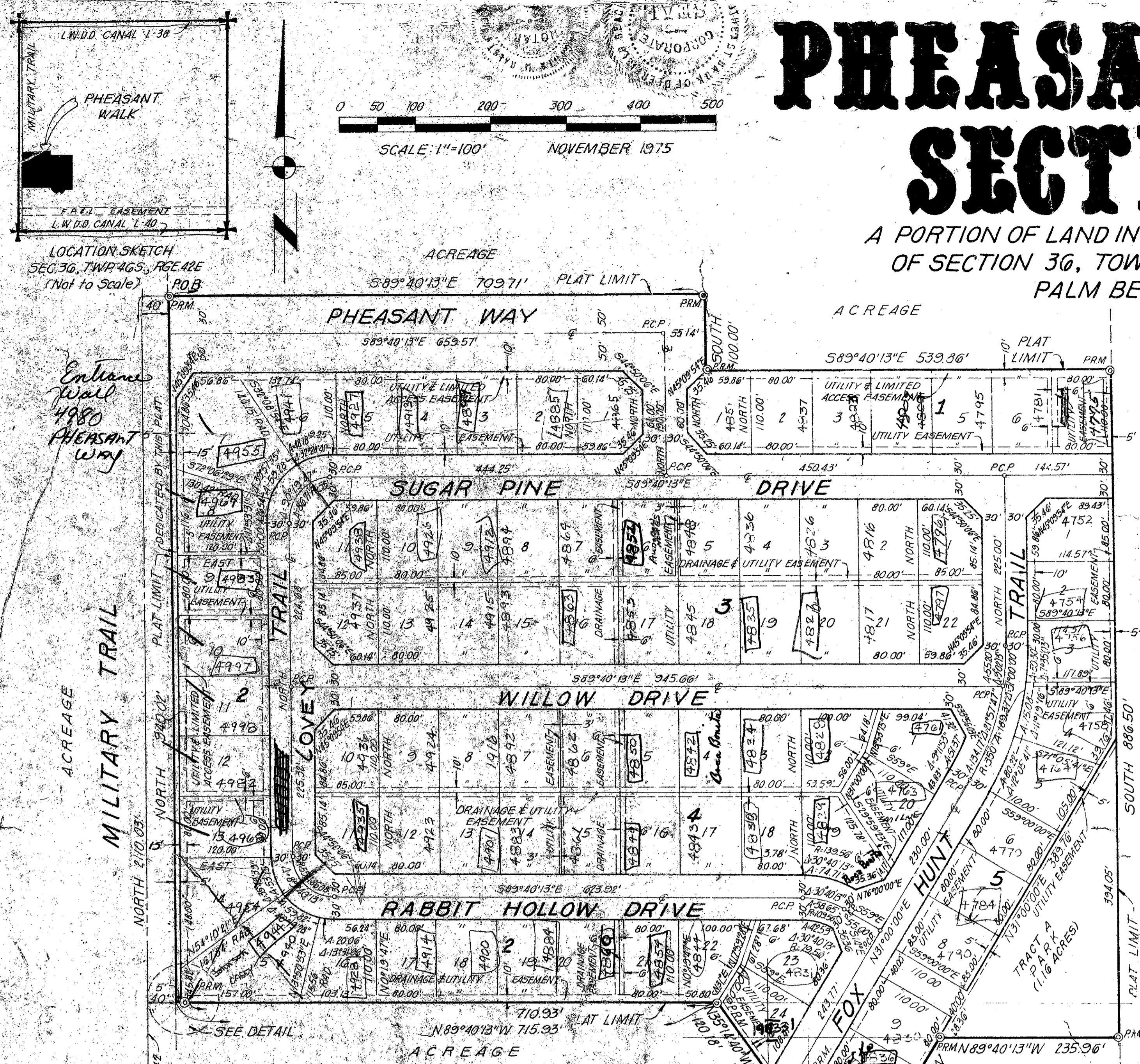
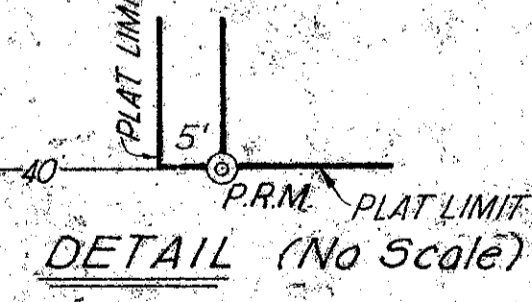


# PHEASANT WALK SECTION ONE

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



- NOTES:
- INDICATES PERMANENT REFERENCE MONUMENT (PRM).
  - INDICATES PERMANENT CONTROL POINT (P.C.P.).
  - BEARINGS ARE BASED ON AN ASSUMED MERIDIAN.
  - NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES SHALL BE PLACED ON EASEMENTS.



**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 (PRM.'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 PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF THE FLORIDA STATUTES AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY AS APPLICABLE.

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

**TITLE CERTIFICATION**

STATE OF FLORIDA }  
 COUNTY OF PALM BEACH }  
 WE, STEWART-LANDRITH TITLE CO., LTD, A TITLE INSURANCE COMPANY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO FPA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON.

STEWART-LANDRITH TITLE CO., LTD  
**Margaret V. Heslet**  
 MARGARET V. HESLET  
 TITLE OFFICER

**DEDICATION** KNOW ALL MEN BY THESE PRESENTS THAT PHEASANT RUN, INC., A FLORIDA CORPORATION, AND FPA CORPORATION, A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN ON THIS PLAT ENTITLED PHEASANT WALK SECTION ONE, BEING IN SECTION 36, TOWNSHIP 46 SOUTH, RANGE 42 EAST, COUNTY OF PALM BEACH, STATE OF FLORIDA, TO WIT:

A PORTION OF THE SOUTH 210 FEET, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SECTION 36, OF THE WEST 1289.57 FEET OF SECTION 36, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING 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 S89°40'13"E 4000 FEET ALONG A LINE 210 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE OF SECTION 36 TO THE POINT OF BEGINNING; THENCE CONTINUE S89°40'13"E 709.71 FEET ALONG SAID PARALLEL LINE TO A POINT; THENCE RUN SOUTH 100.00 FEET ALONG A LINE PARALLEL TO SAID WEST LINE OF SECTION 36 TO A POINT; THENCE RUN S89°40'13"E 539.86 FEET ALONG A LINE 210 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE TO A POINT; THENCE RUN SOUTH 886.50 FEET ALONG A LINE 1289.57 FEET EAST OF AND PARALLEL TO SAID WEST LINE OF SECTION 36 TO A POINT; THENCE RUN N89°40'13"W 235.96 FEET TO A POINT; THENCE RUN S31°00'00"W 131.63 FEET TO A POINT; THENCE RUN N59°00'00"W 110.00 FEET TO A POINT; THENCE RUN S31°00'00"W 28.77 FEET TO A POINT; THENCE RUN N59°00'00"W 60.00 FEET TO A POINT; THENCE RUN N35°14'40"W 120.18 FEET TO A POINT; THENCE RUN N89°40'13"W 715.93 FEET TO A POINT OF INTERSECTION WITH A LINE 40.00 FEET EAST OF AND PARALLEL TO SAID WEST LINE OF SECTION 36; THENCE RUN NORTH 940.02 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 26.68 ACRES, MORE OR LESS.

HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES TO THE PERPETUAL USE OF THE PUBLIC TRACT A AND THOROUGHFARES AS SHOWN AND FOR THE USE AND MAINTENANCE OF PUBLIC UTILITIES, ALL EASEMENTS FOR UTILITY OR DRAINAGE PURPOSES AS SHOWN ON THIS PLAT. THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

WITNESS OUR HANDS AND SEALS THIS 3<sup>RD</sup> DAY OF March A.D. 1976.

WITNESS: Phyllis M. McKee FPA CORPORATION  
R. D. de Ford THOR AMLIE, EXECUTIVE VICE PRESIDENT  
T. W. Gell ATTEST: T.W. GELL, SECRETARY

**ACKNOWLEDGEMENT**

STATE OF FLORIDA }  
 COUNTY OF BROWARD }  
 I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED THOR AMLIE AND T.W. GELL, EXECUTIVE VICE PRESIDENT AND SECRETARY, RESPECTIVELY, OF FPA CORPORATION 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 3<sup>RD</sup> DAY OF March A.D. 1976.

MY COMMISSION EXPIRES 6-20-77  
Marion Hardy  
 NOTARY PUBLIC, STATE OF FLORIDA

**MORTGAGEE'S CONSENT**

STATE OF FLORIDA }  
 COUNTY OF }  
 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 2262, PAGES 458 THRU 471 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 President AND Secretary AND ITS CORPORATE SEAL TO BE AFFIXED HEREON WITH AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15<sup>TH</sup> DAY OF March A.D. 1976.

WITNESS: Arthur V. Strock ARTHUR V. STROCK, PRESIDENT  
John B. Dunkle JOHN B. DUNKLE, SECRETARY

MY COMMISSION EXPIRES 3-31-77  
Arthur V. Strock  
 NOTARY PUBLIC, STATE OF FLORIDA

**MORTGAGEE'S CONSENT**

STATE OF FLORIDA }  
 COUNTY OF BROWARD }  
 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 2322, PAGES 550 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 President AND Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS THIS 29<sup>TH</sup> DAY OF February A.D. 1976.

WITNESS: Virginia M. Reister VIRGINIA M. REISTER, PRESIDENT  
David G. Wolcott DAVID G. WOLCOTT, VICE PRESIDENT

ATTEST: Edward J. Linn  
 STATE OF FLORIDA }  
 COUNTY OF BROWARD }  
 I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED David G. Wolcott AND Edward J. Linn PRESIDENT AND VICE PRESIDENT RESPECTIVELY OF Southwest Bank of Palm Beach 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 1<sup>ST</sup> DAY OF April A.D. 1976.

MY COMMISSION EXPIRES 12-31-79  
Virginia M. Reister  
 NOTARY PUBLIC

**ACKNOWLEDGEMENT**

STATE OF FLORIDA }  
 COUNTY OF DADE }  
 I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED T.H. Medlin AND Artelle G. Medlin, PRESIDENT AND SECRETARY RESPECTIVELY OF ARTELLE LAND CO., 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 15<sup>TH</sup> DAY OF March A.D. 1976.

MY COMMISSION EXPIRES 11-9-78  
B. E. Linn  
 NOTARY PUBLIC, STATE OF FLORIDA

**MORTGAGEE'S CONSENT**

STATE OF Pa. }  
 COUNTY OF Philadelphia }  
 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 6414, PAGE 325 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 Senior Vice President AND ATTESTED BY ITS Secretary AND ITS CORPORATE SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23<sup>RD</sup> DAY OF February A.D. 1976.

WITNESS: Budget Fortner BUDGET FORTNER, SENIOR VICE PRESIDENT  
Gumathy A. Dunbar GUMATHY A. DUNBAR, SECRETARY

ATTEST: Edward L. Connor  
 STATE OF FLORIDA }  
 COUNTY OF PHOENIX }  
 I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED Timothy A. Dunkle AND Harold R. Kusow, SENIOR VICE PRESIDENT AND SECRETARY RESPECTIVELY OF CONTINENTAL BANK 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 2<sup>ND</sup> DAY OF Feb. A.D. 1976.

MY COMMISSION EXPIRES 8-7-77  
Edward L. Connor  
 NOTARY PUBLIC, STATE OF FLORIDA

**ACKNOWLEDGEMENT**

STATE OF Pa. }  
 COUNTY OF PHILADELPHIA }  
 I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED Timothy A. Dunkle AND Harold R. Kusow, SENIOR VICE PRESIDENT AND SECRETARY RESPECTIVELY OF CONTINENTAL BANK 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 2<sup>ND</sup> DAY OF Feb. A.D. 1976.

MY COMMISSION EXPIRES 8-7-77  
Edward L. Connor  
 NOTARY PUBLIC, STATE OF FLORIDA

**BOARD OF COUNTY COMMISSIONERS**

THIS PLAT IS HEREBY APPROVED FOR THE PURPOSES OF THE PLAT ACT, THIS 12<sup>TH</sup> DAY OF April 1976.

BY: John B. Dunkle JOHN B. DUNKLE, CLERK  
Arthur V. Strock ARTHUR V. STROCK, CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

DEPUTY CLERK: B. M. ...

**COUNTY ENGINEER**

THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE STATE AND COUNTY LAWS AND ORDINANCES.

BY: H. F. Kahlept H.F. KAHLEPT, COUNTY ENGINEER

**DEDICATION**

WITNESS OUR HANDS AND SEALS THIS 30<sup>TH</sup> DAY OF MARCH, A.D. 1976.

WITNESS: Arthur V. Strock ARTHUR V. STROCK, PRESIDENT  
John B. Dunkle JOHN B. DUNKLE, SECRETARY

ATTEST: Arthur V. Strock  
 STATE OF FLORIDA }  
 COUNTY OF PALM BEACH }  
 I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED Arthur V. Strock AND John B. Dunkle PRESIDENT AND SECRETARY OF PHEASANT WALK SECTION ONE 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 30<sup>TH</sup> DAY OF MARCH A.D. 1976.

MY COMMISSION EXPIRES 3-31-77  
Arthur V. Strock  
 NOTARY PUBLIC, STATE OF FLORIDA

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State of Florida }  
 County of Palm Beach }  
 This plat was filed for record on 20-3-76 at 15:24 days of March and duly recorded in Pl. Book 31 Page 32

John B. Dunkle  
 Clerk of Circuit Court

By: Rita Canoy

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