

# PHEASANT WALK SECTION SIX

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

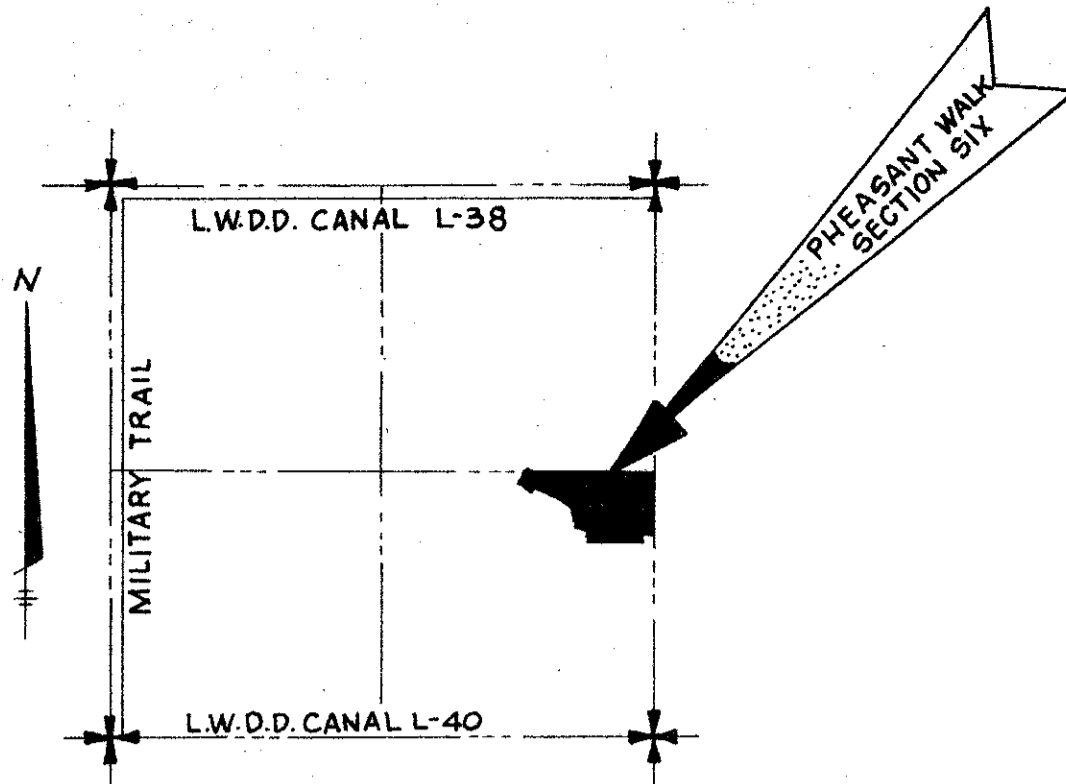
193

State of Florida  
County of Palm Beach  
This Plat Was Filed For  
Record At 10:04 AM On The  
8 Day Of November  
1978 And Duly Recorded  
In Plat Book 35 Page  
193 + 194

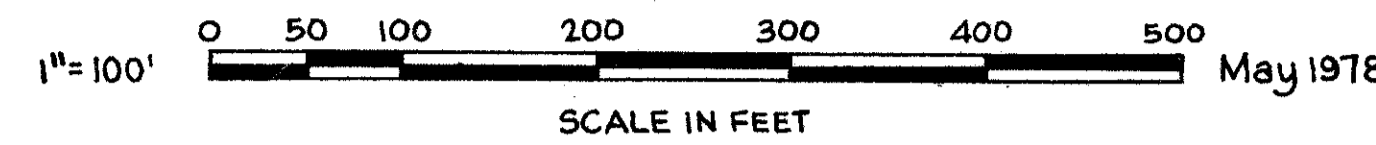
John B. Dunkle  
Clerk Of Circuit Court

By: John B. Dunkle

Prepared By: T.D. BICKHAM in the offices  
of ARTHUR V. STROCK & ASSOCIATES, INC.  
Consulting Engineers - Land Surveyors  
Deer Field Beach - Delray Beach, Florida  
Comm. No. 485322 F.B.



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



SHEET ONE OF TWO

## 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 SIX, being in Section 36, Township 46 South, Range 42 East, County of Palm Beach, State of Florida, to-wit: A parcel of land in the East One-Half (E 1/2) of said Section 36, more particularly described as follows: Beginning at the Northeast (NE) corner of said Southeast One-Quarter (SE 1/4) of Section 36; thence run on an assumed bearing of N89°50'20"W 1344.32 feet along the North line of said Southeast One-Quarter (SE 1/4) of Section 36 to the Northwest (NW) corner of the Northeast One-Quarter (NE 1/4) of said Southeast One-Quarter (SE 1/4) of Section 36; thence run N 78°06'00"W 95.84 feet to a point; thence run S 81°01'45"W 110.00 feet to a point on a curve; thence run Southwest along the arc of said curve to the right, having a chord bearing of S12°20'50"W, a radius of 636.00 feet, a central angle of 42°38'10", for an arc distance of 47327 feet to the Northwest (NW) corner of Lot 9, Block 28, PHEASANT WALK SECTION FOUR, as recorded in Plat Book 34, Pages 1 and 2, of the Public Records of Palm Beach County, Florida; thence run S 56°20'05"E 110.00 feet along the North line of said Lot 9, to the Southeast (SE) corner thereof, being the Westerly right-of-way line of Sugar Pine Drive as shown on said plat of PHEASANT WALK SECTION FOUR; thence run Northeasterly along the arc of a curve to the left being said Westerly right-of-way line of Sugar Pine Drive, also being concentric to last described curve, having a chord bearing of N31°41'03"E, a radius of 746.00 feet, a central angle of 03°51'43", for an arc distance of 51.58 feet to a point on the Northerly limits of said PHEASANT WALK SECTION FOUR; thence run S 60°17'48"E 185.21 feet along said Northerly limits along a line radial to last described curve to a point; thence run S 18°36'37"E 170.02 feet along the Easterly limits of said PHEASANT WALK SECTION FOUR to a point; thence run S 11°12'45"E 83.63 feet along said Easterly limits to a point; thence run S 05°25'24"E 90.00 feet along said Easterly limits to the Northeast (NE) corner of Lot 3, Block 27 of aforesaid PHEASANT WALK SECTION FOUR; thence run South 87.22 feet along said Easterly limits to the Northeast (NE) corner of Lot 2, Block 27 of said PHEASANT WALK SECTION FOUR; thence run East 110.00 feet along the North line of Lot 1, Block 27 of said PHEASANT WALK SECTION FOUR to the Northeast (NE) corner of said Lot 1, Block 27; thence continue East 60.00 feet to a point; thence run South 5.98 feet to the Northwest (NW) corner of Lot 1, Block 29 of said PHEASANT WALK SECTION FOUR; thence run East 110.00 feet along the North line of said Lot 1, Block 29 to the Northeast corner thereof; thence run South 90.63 feet along the East line of said Lot 1, Block 29 to the Southeast (SE) corner thereof, also being a point on the North right-of-way line of Woods End Road as shown on aforesaid plat of PHEASANT WALK SECTION FOUR; thence run East 18.25 feet along said North right-of-way line to a point on the Easterly boundary of said PHEASANT WALK SECTION FOUR; thence run S 00°19'47"W 60.00 feet along said Easterly boundary to the Northeast (NE) corner of Lot 5, Block 25 of said PHEASANT WALK SECTION FOUR; thence run S 89°40'13"E 872.83 feet along the Easterly extension of the South right-of-way line of aforesaid Woods End Road to a point; thence run N 00°19'47"E 30.00 feet to a point; thence run S 89°40'13"W 110.11 feet to a point on the East line of aforesaid Southeast One-Quarter (SE 1/4) of Section 36; thence run N 00°18'55"E 1106.58 feet along said East line to the Point Of Beginning. Containing an area of 35.99 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, and hereby reserves Tract "E" unto Pheasant Run, Inc. or its assigns.

Witness our hands and seals this 20th day of September A.D. 1978

Witness: Susan A. Wrona

PHEASANT RUN, INC.  
Erminio P. Giuliano  
ERMINIO P. GIULIANO, PRESIDENT

Witness: Anna L. Slesser

Arthur V. Strock  
ARTHUR V. STROCK, SECRETARY

## ACKNOWLEDGEMENT

STATE OF FLORIDA } I HEREBY CERTIFY: That on this day personally appeared  
COUNTY OF PALM BEACH }<sup>55</sup> Erminio P. Giuliano and Arthur V. Strock, President and Secretary,  
respectively 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 20th day of September A.D. 1978.

My Commission Expires:

February 4, 1979

Thomas D. Bickham  
NOTARY PUBLIC, State of Florida

## MORTGAGEE'S CONSENT

STATE OF FLORIDA }  
COUNTY OF DADE }<sup>55</sup> 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 2924, Page 281  
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 Pres. and Assistant Secy. and its Corporate Seal to be affixed hereon by and with  
authority of its Board of Directors, this 12th day of September A.D. 1978.

## AMERICAN SAVINGS AND LOAN ASSOCIATION OF FLORIDA

Witness: Doris W. Pomade

Philip J. Barber  
PHILIP J. BARBER, SENIOR VICE PRESIDENT

Witness: John L. Lechuk

J. M. Lechuk  
ATTEST: J. M. LELCHUK, ASS'T. SECRETARY

## ACKNOWLEDGEMENT

STATE OF FLORIDA }  
COUNTY OF DADE }<sup>55</sup> The foregoing instrument was acknowledged before me  
this 12th day of September A.D. 1978  
by Philip J. Barber and J. M. Lechuk, as Senior Vice President and Assistant  
Secretary, respectively, of American Savings And Loan Association Of Florida,  
a Florida Corporation, on behalf of the corporation.

My Commission Expires:

May 5, 1982

Doris W. Pomade  
NOTARY PUBLIC, State of Florida

## TITLE CERTIFICATION

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }<sup>55</sup> I, Robert E. Boutwell, a duly licensed Attorney in the State  
of Florida, do hereby certify that I have examined the title  
to the hereon described property, that I find the title to the  
property is vested to PHEASANT RUN, INC., that the current taxes have been paid and that the  
property is encumbered by the mortgages shown hereon.

Date: OCTOBER 5, 1978

Robert E. Boutwell  
ROBERT E. BOUTWELL

## BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 7th day of November A.D. 1978.

By: Peggy Evatt  
PEGGY EVATT CHAIRMAN

Attest: John B. Dunkle, Clerk

By: Marjorie B. Jennings  
DEPUTY CLERK

## COUNTY ENGINEER

This plat is hereby approved for record this 7 day of Nov A.D. 1978.

By: H.F. Kahlert  
H.F. KAHLERT COUNTY ENGINEER

## 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 (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.

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ARTHUR V. STROCK & ASSOCIATES, INC.

T.D. Bickham  
T.D. BICKHAM  
Registered Land Surveyor No. 1560  
State of Florida

36/46/42

Flood Zone - Check with  
Ed Bradley

293-307

35/193

