

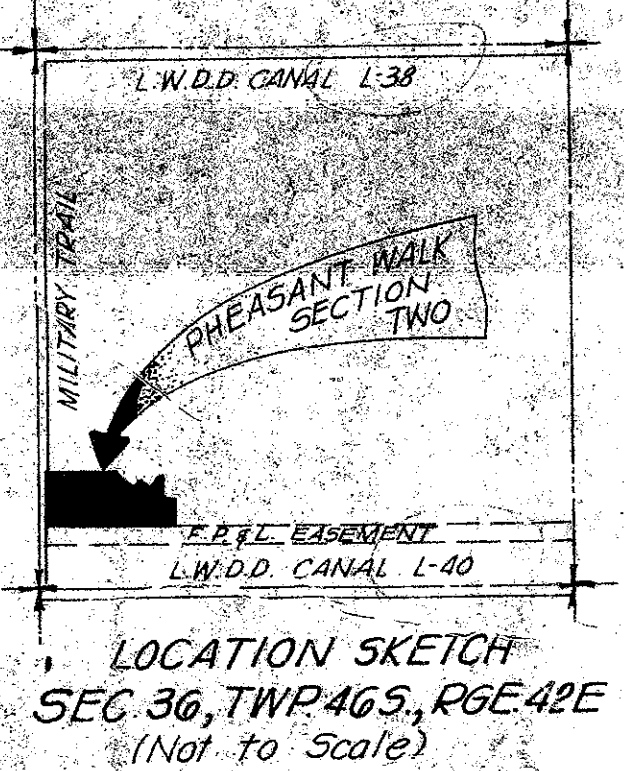
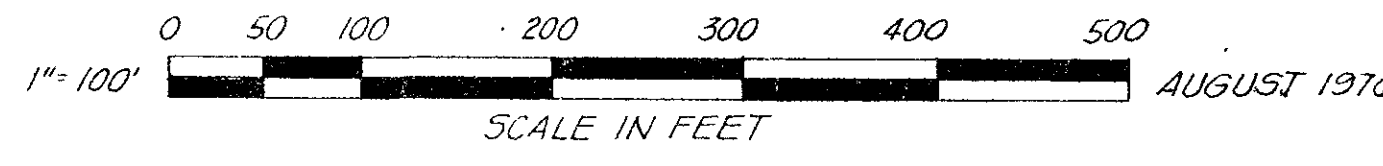
PHEASANT WALK SECTION TWO

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

PREPARED BY:
T.D. BICKHAM IN THE OFFICE OF
ARTHUR V. STROCK & ASSOCIATES, INC.
CONSULTING ENGINEERS-LAND SURVEYORS
DEERFIELD BEACH-DELRAY BEACH-FLORIDA
(COMM. NO. 4853)

SEE BACK

111
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD IN PLAT BOOK 33 PAGE
307 ON THE 20TH DAY OF DECEMBER
1976 AND WAS RECORDED
IN PLAT BOOK 33 PAGE
111
JOHN B. DUNKLE
CLERK OF THE CIRCUIT COURT
BY *Rita Conroy*



- NOTES:
1. @PRM INDICATES PERMANENT REFERENCE MONUMENT
 2. @PCP INDICATES PERMANENT CONTROL POINT
 3. A BEARING OF DUE NORTH WAS ASSUMED FOR MILITARY TRAIL
 4. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES SHALL BE PLACED ON EASEMENTS

DEDICATION

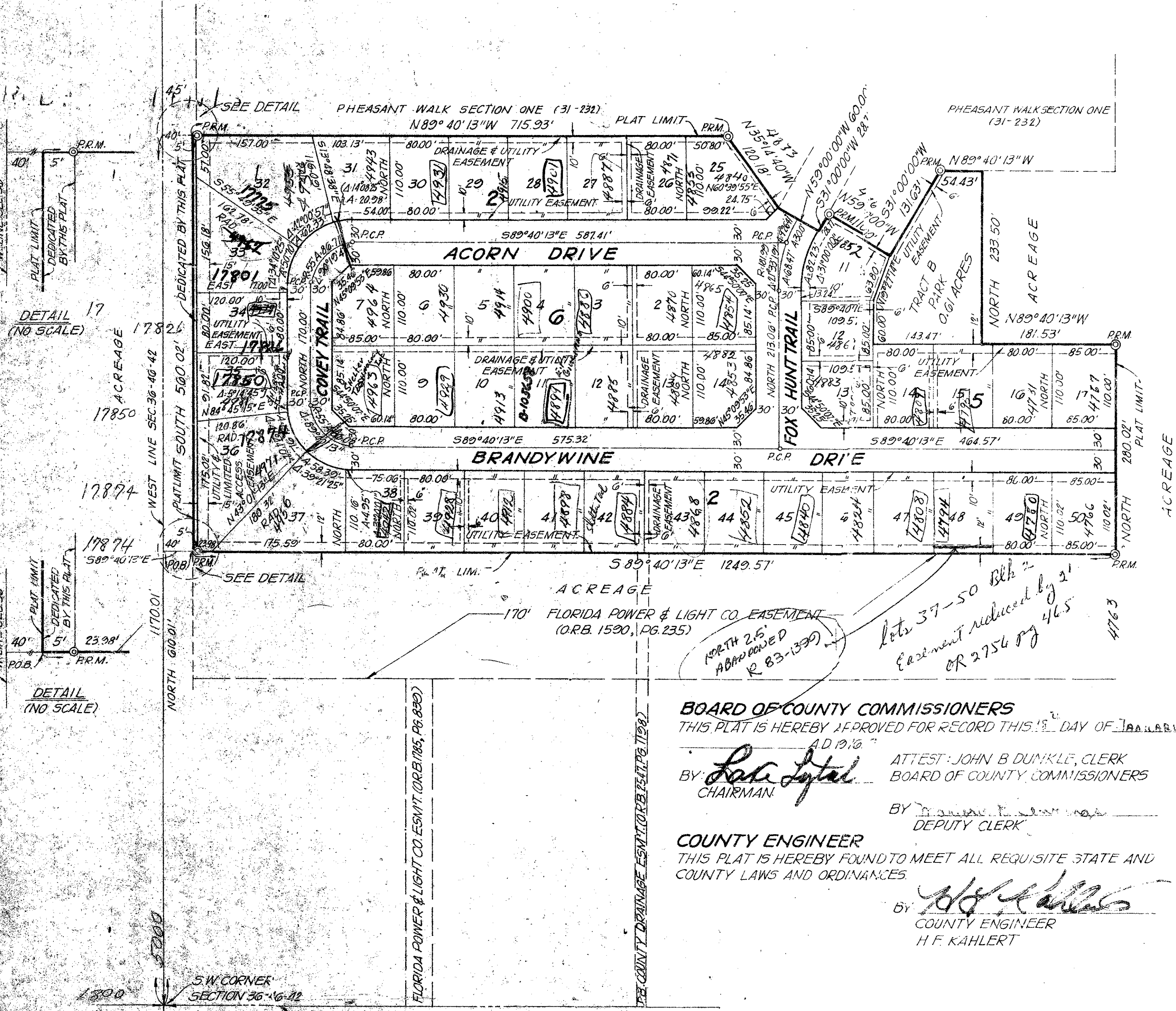
KNOW ALL MEN BY THESE PRESENTS:
THAT PHEASANT RUN, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN ON THIS PLAT ENTITLED PHEASANT WALK SECTION TWO BEING IN SECTION 36, TOWNSHIP 46 SOUTH, RANGE 42 EAST, COUNTY OF PALM BEACH, STATE OF FLORIDA, TO WIT:

A PORTION OF THE SOUTH 1170.01 FEET, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE 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 610.01 FEET ALONG THE WEST LINE OF SAID SECTION 36 TO A POINT; THENCE RUN 589°40'13"E 40.00 FEET ALONG A LINE PARALLEL TO SAID SOUTH LINE OF SECTION 36 TO THE POINT OF BEGINNING; THENCE CONTINUE 589°40'13"E 1249.57 FEET ALONG SAID PARALLEL LINE TO A POINT; THENCE RUN NORTH 280.02 FEET ALONG A LINE PARALLEL TO SAID WEST LINE OF SECTION 36 TO A POINT; THENCE RUN N89°40'13"W 181.53 FEET TO A POINT; THENCE RUN NORTH 238.50 FEET ALONG A LINE PARALLEL TO SAID WEST LINE OF SECTION 36 TO A POINT OF INTERSECTION WITH THE SOUTHERLY BOUNDARY 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; THENCE RUN N89°40'13"W 54.43 FEET ALONG SAID SOUTHERLY BOUNDARY TO A POINT; THENCE RUN S31°00'00"W 131.03 FEET ALONG SAID SOUTHERLY BOUNDARY TO A POINT; THENCE RUN N59°00'00"W 110.00 FEET ALONG SAID SOUTHERLY BOUNDARY TO A POINT; THENCE RUN S31°00'00"W 23.71 FEET ALONG SAID SOUTHERLY BOUNDARY TO A POINT; THENCE RUN N59°00'00"W 60.00 FEET ALONG SAID SOUTHERLY BOUNDARY TO A POINT; THENCE RUN N35°14'40"W 120.18 FEET ALONG SAID SOUTHERLY BOUNDARY TO A POINT; THENCE RUN N89°40'13"W 715.93 FEET ALONG SAID SOUTHERLY BOUNDARY TO A POINT OF INTERSECTION WITH A LINE 40.0 FEET EAST OF AND PARALLEL TO SAID WEST LINE OF SECTION 36; THENCE RUN SOUTH 560.02 FEET ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING CONTAINING AN AREA OF 14.14 ACRES MORE OR LESS

ACKNOWLEDGEMENT

STATE OF FLORIDA I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY COUNTY OF BROWARD APPEARED DAVID WOLLARD AND CUNTON C. BANNER, JR., PRESIDENT & V. PRESIDENT, RESPECTIVELY, OF SOUTHEAST BANK OF DEERFIELD 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 20TH DAY OF DECEMBER A.D. 1976

MY COMMISSION EXPIRES: Virginia H. Hordaux
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 (PRM)'S PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (PCP)'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.
T.D. Bickham
REGISTERED LAND SURVEYOR NO. 1560

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 AND WE FIND THE TITLE TO THE PROPERTY VESTED TO PHEASANT RUN, INC. THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON.
STEWART-LANDRITH TITLE CO., LTD.
James J. Landrith
President

HAS C. USED 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 P. 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 RESOLUTION OVER ACCESS RIGHTS; TRACT B IS HEREBY DEDICATED TO PHEASANT WALK HOME NER'S ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

WITNESS OUR HANDS AND SEALS THIS 20TH DAY OF December A.D. 1976
WITNESS: A. Harrison PHEASANT RUN, INC.
Erminio R. Giuliano ERMINIO R. GIULIANO, PRESIDENT
WITNESS: Arthur V. Strock
ARTHUR V. STROCK, SECRETARY

ACKNOWLEDGEMENT
STATE OF FLORIDA I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY COUNTY OF BROWARD APPEARED ERMINIO R. 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 December A.D. 1976
MY COMMISSION EXPIRES: January 14, 1980
Virginia H. Hordaux
NOTARY PUBLIC, STATE OF FLORIDA

MORTGAGEE'S CONSENT
STATE OF FLORIDA I HEREBY CERTIFY THAT IT IS THE COUNTY OF BROWARD HOLDER OF A MORTGAGE ON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE ACRES SHOWN IN THE DEDICATION HERETO, THE OWNER OF THE DEED AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2522 PAGE 559-564 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON IN WITNESS WHEREOF THE CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE PRESIDENT AND SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20TH DAY OF December A.D. 1976
WITNESS: John G. Sturtevant PHEASANT RUN, INC.
Erminio R. Giuliano ERMINIO R. GIULIANO, PRESIDENT
Arthur V. Strock ARTHUR V. STROCK, SECRETARY

0293-306
37
MORTGAGEE'S CONSENT
STATE OF FLORIDA I HEREBY CERTIFY THAT I AM THE COUNTY OF BROWARD HOLDER OF A MORTGAGE ON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE ACRES SHOWN IN THE DEDICATION HERETO, THE OWNER OF THE DEED AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2522 PAGE 559-564 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON IN WITNESS WHEREOF THE CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE PRESIDENT AND SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20TH DAY OF December A.D. 1976
WITNESS: John G. Sturtevant PHEASANT RUN, INC.
Erminio R. Giuliano ERMINIO R. GIULIANO, PRESIDENT
Arthur V. Strock ARTHUR V. STROCK, SECRETARY

ACKNOWLEDGEMENT
STATE OF FLORIDA I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY COUNTY OF BROWARD APPEARED THOR AMLIE AND T. W. GELL, EXECUTIVE VICE 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 December A.D. 1976
MY COMMISSION EXPIRES: January 14, 1980
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