

# PHEASANT WALK SECTION SEVEN

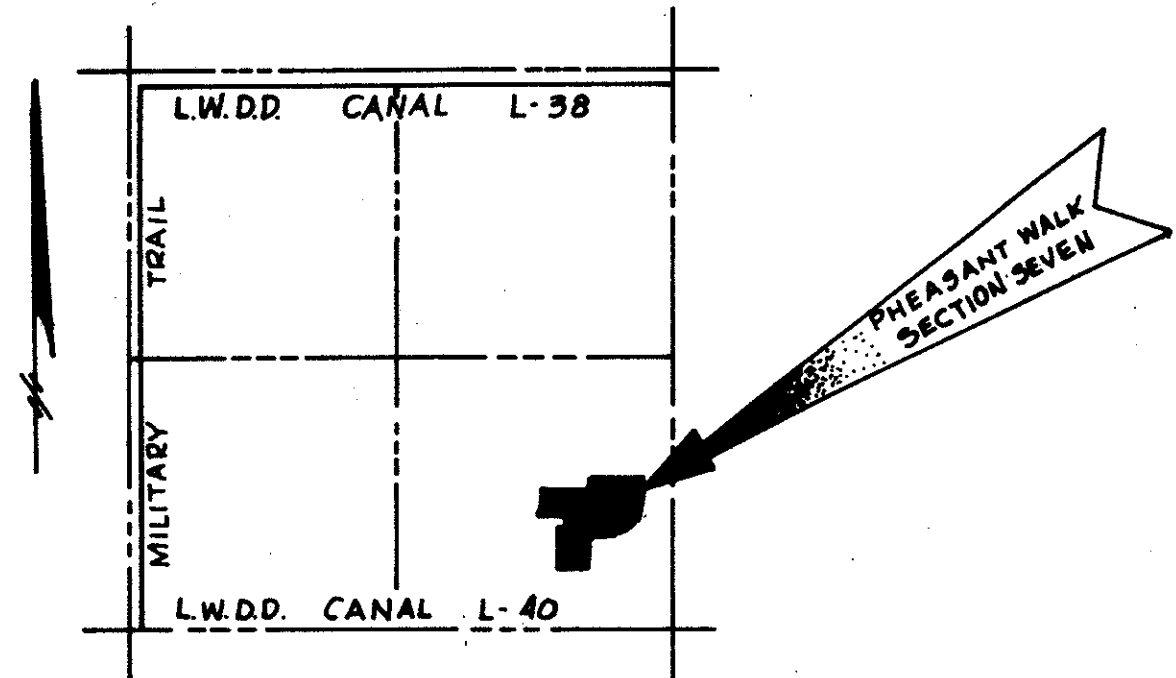
A PARCEL OF LAND IN SECTION 36, TOWNSHIP 46 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY, FLORIDA

SHEET ONE OF TWO

PREPARED BY T.D. BICKHAM IN THE OFFICES OF:  
ARTHUR V. STROCK & ASSOCIATES, INC.  
829 S.E. 9th STREET  
DEERFIELD BEACH, FLORIDA 33441  
COMM. NO. 485323

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 9:33 AM  
ON THE 4th DAY OF  
March 1982  
AND DULY RECORDED IN PLAT  
BOOK 44, PAGES 48  
AND 49  
JOHN B. DUNKLE  
CLERK OF CIRCUIT COURT  
BY: *J. B. Dunkle*

44/48



LOCATION SKETCH  
SEC. 36, TWP. 46 S, RGE. 42 E.  
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 SEVEN, BEING IN SECTION 36, TOWNSHIP 46 SOUTH, RANGE 42 EAST, COUNTY OF PALM BEACH, STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE RUN N 00°18'55"E 1599.61 FEET ALONG THE EAST LINE OF SAID SECTION 36 TO THE NORTHEAST CORNER OF TRACT "E" AS SHOWN ON THE PLAT OF PHEASANT WALK SECTION SIX, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGES 193 AND 194, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE RUN N 89°40'13"W 110.11 FEET ALONG THE NORTH LINE OF SAID TRACT "E", ALSO BEING THE SOUTH LINE OF LOT 29, BLOCK 21, OF SAID PHEASANT WALK SECTION SIX, TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF BIRCHWOOD DRIVE AS SHOWN ON SAID PLAT OF PHEASANT WALK SECTION SIX; THENCE RUN S 00°19'47"W 39.61 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT; THENCE RUN N 89°40'13"W 160.00 FEET ALONG THE SOUTH BOUNDARY OF SAID PHEASANT WALK SECTION SIX, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF WOODS END ROAD, TO THE POINT OF BEGINNING; THENCE CONTINUE N 89°40'13"W 712.83 FEET ALONG SAID LINE TO THE NORTHEAST CORNER OF LOT 5, BLOCK 25, PHEASANT WALK SECTION FOUR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGES 1 AND 2 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE RUN S 00°19'47"W 110.00 FEET ALONG THE EAST LINE OF SAID LOT 5 TO THE SOUTHEAST CORNER THEREOF; THENCE RUN N 89°40'13"W 407.57 FEET ALONG THE SOUTH LINE OF LOTS 1 THROUGH 5, INCLUSIVE, OF SAID BLOCK 25 TO A POINT ON A CURVE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A CHORD BEARING OF S 03°55'10"W, A RADIUS OF 2620.00 FEET, A CENTRAL ANGLE OF 06°08'18", FOR AN ARC DISTANCE OF 280.69 FEET TO A POINT, SAID CURVE BEING THE EAST RIGHT-OF-WAY LINE OF FOXWOOD WAY, AS SHOWN ON SAID PLAT OF PHEASANT WALK SECTION FOUR AND ALSO PHEASANT WALK SECTION FIVE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGES 13 AND 14, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE RUN S 89°40'13"E 244.46 FEET ALONG THE NORTH LINE OF LOTS 1, 2, AND 3, BLOCK 23 OF SAID PHEASANT WALK SECTION FIVE TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE RUN S 00°19'47"W 170.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF CEDAR CREEK ROAD AS SHOWN ON SAID PLAT OF PHEASANT WALK SECTION FIVE; THENCE RUN N 89°40'13"W 37.56 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LOT 1, BLOCK 19 OF SAID PHEASANT WALK SECTION FIVE; THENCE RUN S 00°19'47"W 220.00 FEET TO THE SOUTHEAST CORNER OF LOT 20, BLOCK 19, OF SAID PHEASANT WALK SECTION FIVE; THENCE RUN S 00°37'48"E 60.01 FEET TO THE NORTHEAST CORNER OF LOT 14, BLOCK 20, OF SAID PHEASANT WALK SECTION FIVE; THENCE RUN S 00°19'47"W 110.02 FEET TO THE SOUTHEAST CORNER OF SAID LOT 14, SAID SOUTHEAST CORNER OF LOT 14 ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF FLORIDA POWER AND LIGHT COMPANY EASEMENT AS DESCRIBED IN OFFICIAL RECORD BOOK 1590, PAGE 235, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE RUN S 89°40'13"E 266.50 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE, BEING 610.00 FEET NORTH OF AND PARALLEL, AS MEASURED AT RIGHT ANGLES, WITH THE SOUTH LINE OF SAID SECTION 36; THENCE RUN N 00°19'47"E 270.00 FEET TO A POINT; THENCE RUN S 89°40'13"E 237.50 FEET TO A POINT; THENCE RUN N 86°15'14"E 102.21 FEET TO A POINT; THENCE RUN N 71°23'00"E 111.48 FEET TO A POINT; THENCE RUN N 55°21'49"E 111.48 FEET TO A POINT; THENCE RUN N 39°20'37"E 111.48 FEET TO A POINT; THENCE RUN N 23°19'26"E 111.48 FEET TO A POINT; THENCE RUN N 07°26'50"E 109.77 FEET TO A POINT; THENCE RUN N 00°19'47"E 274.50 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED LAND CONTAINING AN AREA OF 15.92 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; THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.

IN WITNESS WHEREOF: THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27th DAY OF JANUARY, A.D., 1982.

BY: *Donald Marra* DONALD MARRA, TREASURER  
BY: *Erminio P. Giuliano* ERMINIO P. GIULIANO, PRESIDENT  
B: PHEASANT RUN, INC., A CORPORATION OF THE STATE OF FLORIDA

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH } SS  
I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED ERMINIO P. GIULIANO AND DONALD MARRA PRESIDENT AND TREASURER RESPECTIVELY OF PHEASANT RUN, INC., AND THEY ACKNOWLEDGED TO ME THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL THIS 27 DAY OF January A.D., 1982.

MY COMMISSION EXPIRES:  
1-28-82

*Sharon West*  
NOTARY PUBLIC, STATE OF FLORIDA

**TITLE CERTIFICATION**

STATE OF FLORIDA } SS  
COUNTY OF PALM BEACH }  
I, GEORGE A. PATTERSON, 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., A FLORIDA CORPORATION, EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON.  
DATE: *January 27, 1982* *George A. Patterson*  
GEORGE A. PATTERSON, ATTY. AT LAW

**COUNTY ENGINEER**

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 2 DAY OF March A.D. 1982.  
BY: *H.E. Kahlert*  
H.E. KAHLERT, COUNTY ENGINEER

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 2 DAY OF March A.D. 1982.  
BY: *Norman R. Gregory* NORMAN R. GREGORY, CHAIRMAN  
ATTEST: *Kathryn S. Miller* KATHRYN S. MILLER, COUNTY CLERK

0293-300

PHEASANT Walk #7

44/48

**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 THAT 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.

ARTHUR V. STROCK & ASSOCIATES, INC.

*T.D. Bickham*  
T.D. BICKHAM  
REGISTERED LAND SURVEYOR NO. 1580  
STATE OF FLORIDA

