

45/155

PHEASANT WALK SECTION EIGHT REPLAT

155

BEING A REPLAT OF LOTS 1 AND 17, BLOCK 33, LOT 29, BLOCK 35, LOTS 16 AND 17, BLOCK 36, AND LOTS 1, 2, & 3, BLOCK 30, AND TRACTS H & G, PHEASANT WALK, SECTION EIGHT, AS RECORDED IN PLAT BOOK 37, PAGES 160 AND 161 LOCATED IN SECTION 36, TOWNSHIP 46 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 9:17 AM
ON THE 29th DAY OF
April 1983
AND DULY RECORDED IN PLAT BOOK
45, PAGES 155
AND
JOHN B. DUNKLE
CLERK OF CIRCUIT COURT
BY: *John B. Dunkle*

PREPARED BY
ARTHUR V. STROCK & ASSOCIATES, INC.
CONSULTING ENGINEERS---LAND SURVEYORS
DEERFIELD BEACH--DELRAY BEACH, FLORIDA
COMM. NO. 485324 NOVEMBER 1982

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 27 DAY OF Jan. A.D., 1983.

BY: PHEASANT RUN, INC., A CORPORATION OF THE STATE OF FLORIDA

ATTEST:
Arthur V. Strock BY: *Erminio P. Giuliano*
ARTHUR V. STROCK, SECRETARY ERMINIO P. GIULIANO, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED ERMINIO P. GIULIANO AND ARTHUR V. STROCK, PRESIDENT AND SECRETARY 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 Jan. A.D., 1983.

MY COMMISSION EXPIRES:



MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF DATE SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3722 AT PAGE 1204 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 ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 31 DAY OF Jan. A.D.

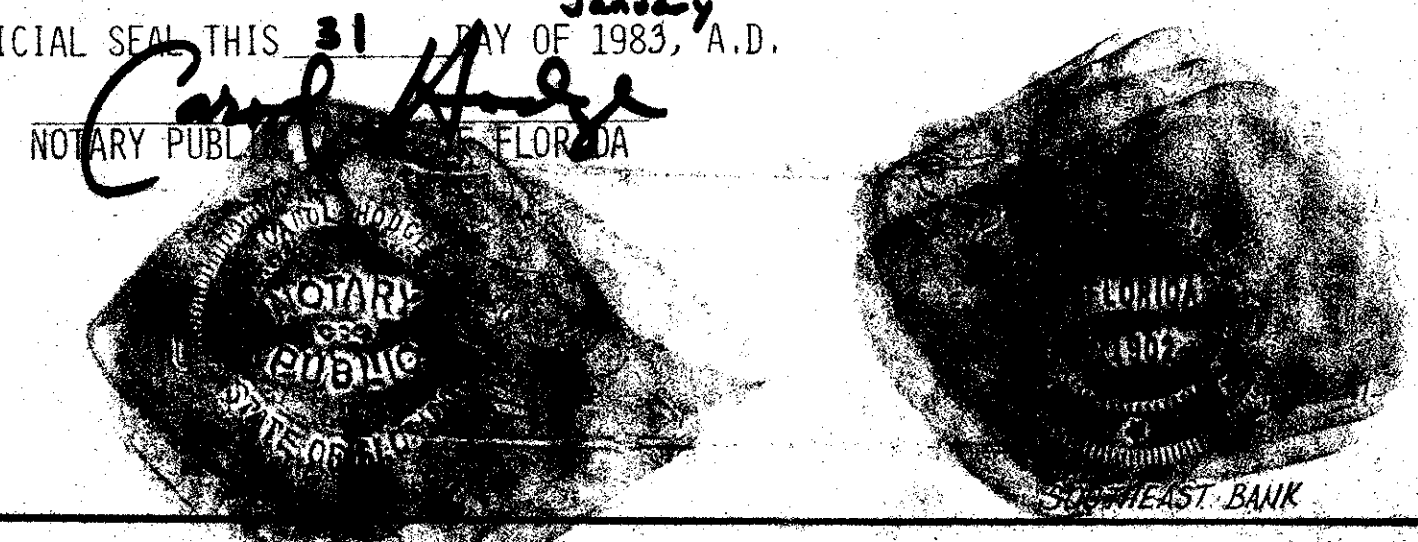
ATTEST:
Thomas Mckenna BY: *Steven Marsalona*
THOMAS MCKENNA VICE PRESIDENT STEVEN MARSALONA COMMERCIAL LOAN OFFICER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF DADE SS

BEFORE ME PERSONALLY APPEARED STEVEN MARSALONA AND THOMAS MCKENNA, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS COMM. LOAN OFFICER AND V. PRES. OF SOUTHEAST BANK, A CORPORATION, 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 31 DAY OF January, A.D.
MY COMMISSION EXPIRES:



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 27 DAY OF Jan. A.D., 1983.

BY: PHEASANT WALK HOMEOWNER'S ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT

ATTEST:
Arthur V. Strock BY: *Erminio P. Giuliano*
ARTHUR V. STROCK, SECRETARY ERMINIO P. GIULIANO, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED ERMINIO P. GIULIANO AND ARTHUR V. STROCK, PRESIDENT AND SECRETARY RESPECTIVELY OF PHEASANT WALK HOMEOWNER'S ASSOCIATION, 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 26 DAY OF April, A.D., 1983.

MY COMMISSION EXPIRES:



BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF APRIL A.D. 1983.
BY: *Susan E. Davis* CHAIRMAN ATTEST: *John B. Dunkle* JOHN B. DUNKLE, COUNTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF APRIL A.D. 1983.

BY: *H. F. Kahlert*
H. F. KAHLERT, COUNTY ENGINEER

SURVEYOR'S CERTIFICATE

0293-301

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 (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 GUARANTEEES 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.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

I, GEORGE 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 AND PHEASANT WALK HOMEOWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 AND THAT THERE ARE NO OTHER ENCUMBRANCES.

DATE: Jan. 27, 1983
George Patterson
GEORGE PATTERSON, ATTORNEY AT LAW

DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS, THAT PHEASANT RUN, INC. A FLORIDA CORPORATION AND PHEASANT WALK HOMEOWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, OWNERS OF THE LAND SHOWN ON THIS PLAT ENTITLED PHEASANT WALK SECTION EIGHT REPLAT BEING IN SECTION 36, TOWNSHIP 46 SOUTH, RANGE 42 EAST, COUNTY OF PALM BEACH, STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 17, BLOCK 33 & LOT 29, BLOCK 35, PHEASANT WALK SECTION 8, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 37, PAGES 160 AND 161, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH THE FOLLOWING:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 33, OF PHEASANT WALK SECTION EIGHT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 37, PAGES 160 AND 161, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE RUN S 33°33'45"E 87.50 FEET ALONG THE EAST LINE OF SAID LOT 1, BLOCK 33, EXTENDED TO A POINT; THENCE RUN S 56°21'15"W 85.00 FEET TO AND ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 33 EXTENDED TO A POINT; THENCE RUN N 78°38'45"W 35.36 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE RUN N 33°33'45"W 62.50 FEET ALONG THE WEST LINE OF SAID LOT 1, BLOCK 33, TO A POINT; SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 33; THENCE RUN N 56°21'15"E 110.00 FEET ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 33 TO THE POINT OF BEGINNING. CONTAINING 0.21 ACRES, MORE OR LESS.

TOGETHER WITH THE FOLLOWING:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-FOURTH (SW 1/4) OF THE NORTHEAST ONE-FOURTH (NE 1/4) OF SAID SECTION 36; THENCE RUN S 89°50'20"E 90.32 FEET ALONG THE NORTH LINE 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 TO A POINT OF INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 926.00 FEET, A CENTRAL ANGLE OF 03°00'04" AND A CHORD BEARING OF N 07°28'13"W; THENCE RUN NORTH-WESTERLY 48.50 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1289.00 FEET, AND A CENTRAL ANGLE OF 17°16'17"; THENCE RUN NORTHWESTERLY 388.56 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1877.00 FEET, AND A CENTRAL ANGLE OF 04°29'43"; THENCE RUN NORTHWESTERLY 147.27 FEET ALONG THE ARC OF SAID CURVE TO A POINT; THENCE RUN S 56°21'15"W 120.17 FEET TO A POINT OF INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1757.00 FEET, A CENTRAL ANGLE OF 04°17'48" AND A CHORD BEARING OF S 28°23'26"E; THENCE RUN SOUTHEASTERLY 131.76 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SUGAR PINE DRIVE AS SHOWN ON THE PLAT OF PHEASANT WALK SECTION EIGHT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 37, PAGES 160 AND 161 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1169.00 FEET AND A CENTRAL ANGLE OF 17°16'17"; THENCE RUN SOUTHEASTERLY 852.28 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 806.00 FEET, AND A CENTRAL ANGLE OF 01°37'04"; THENCE RUN SOUTHEASTERLY 22.76 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT; THENCE RUN S 78°06'00"E 31.98 FEET ALONG THE SOUTH BOUNDARY OF TRACT H OF SAID PHEASANT WALK SECTION EIGHT TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 1.51 ACRES, MORE OR LESS.

TOGETHER WITH THE FOLLOWING:

ALL OF LOTS 16 & 17, BLOCK 36 AND TRACT G OF PHEASANT WALK SECTION EIGHT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 37, PAGE 160 & 161 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. CONTAINING 0.47 ACRES, MORE OR LESS.

DEDICATION

HAVE 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, DRAINAGE, AND INGRESS-EGRESS EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE. TRACT "J" IS HEREBY DEDICATED TO THE PHEASANT WALK HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, FOR PARK PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION.