

# PLAT No. 1, PHEASANT RUN P.U.D.

Lying in the S.E. 1/4 of Section 11, Township 46 South, Range 42 East, Palm Beach County, Florida.

March 2, 1977

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT AMERICAN FLETCHER MORTGAGE COMPANY, INC., AN INDIANA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, LYING IN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 11, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT NO. 1, PHEASANT RUN P.U.D., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11; THENCE, BEAR SOUTH 89°05'56" WEST, ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 50.00 FEET TO THE EXISTING WESTERLY RIGHT OF WAY LINE OF MILITARY TRAIL (STATE ROAD 809); THENCE, NORTH 00°19'42" WEST ALONG SAID LINE, PARALLEL AND DISTANT 50.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 4.75 FEET FOR A POINT OF BEGINNING (P.O.B.):

THENCE, CONTINUE NORTH 00°19'42" WEST, ALONG SAID LINE A DISTANCE OF 666.22 FEET TO THE SOUTH LINE OF THE PLAT OF MILITARY RIDGE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 242, PUBLIC RECORDS PALM BEACH COUNTY, FLORIDA; THENCE, SOUTH 89°09'42" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 60.00 FEET; THENCE, SOUTH 00°19'42" EAST, PARALLEL WITH THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 641.03 FEET; THENCE, NORTH 89°05'56" EAST, PARALLEL AND DISTANT 30.00 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 24.75 FEET; THENCE, SOUTH 45°36'53" EAST, A DISTANCE OF 35.53 FEET; THENCE, NORTH 89°05'56" EAST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING (P.O.B.).

CONTAINING: 0.896 ACRE, MORE OR LESS.

HAVE CAUSED THESE PRESENTS TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

1. NESTING WAY, (TRACT "B"), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PHEASANT RUN PROPERTY OWNERS' ASSOCIATION, INC., FOR PRIVATE ROAD PURPOSES, AND FOR THE USE OF, AND CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PROPERTY OWNERS ASSOCIATION.
2. THE PARK, (TRACT "A"), AND THE BUFFER ZONE, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PHEASANT RUN PROPERTY OWNERS' ASSOCIATION, INC., FOR PROPER PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PROPERTY OWNERS ASSOCIATION.
3. ADDITIONAL RIGHT OF WAY FOR SR 809, (MILITARY TRAIL), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER ROAD PURPOSES.

IN WITNESS WHEREOF, THE SAID 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 11 TH DAY OF April, AD 1977.

ATTEST: *Carter B. Tharp* BY: *J. Albert Smith, Jr.*  
CARTER B. THARP, SECRETARY J. ALBERT SMITH, JR., PRESIDENT

### ACKNOWLEDGEMENT:

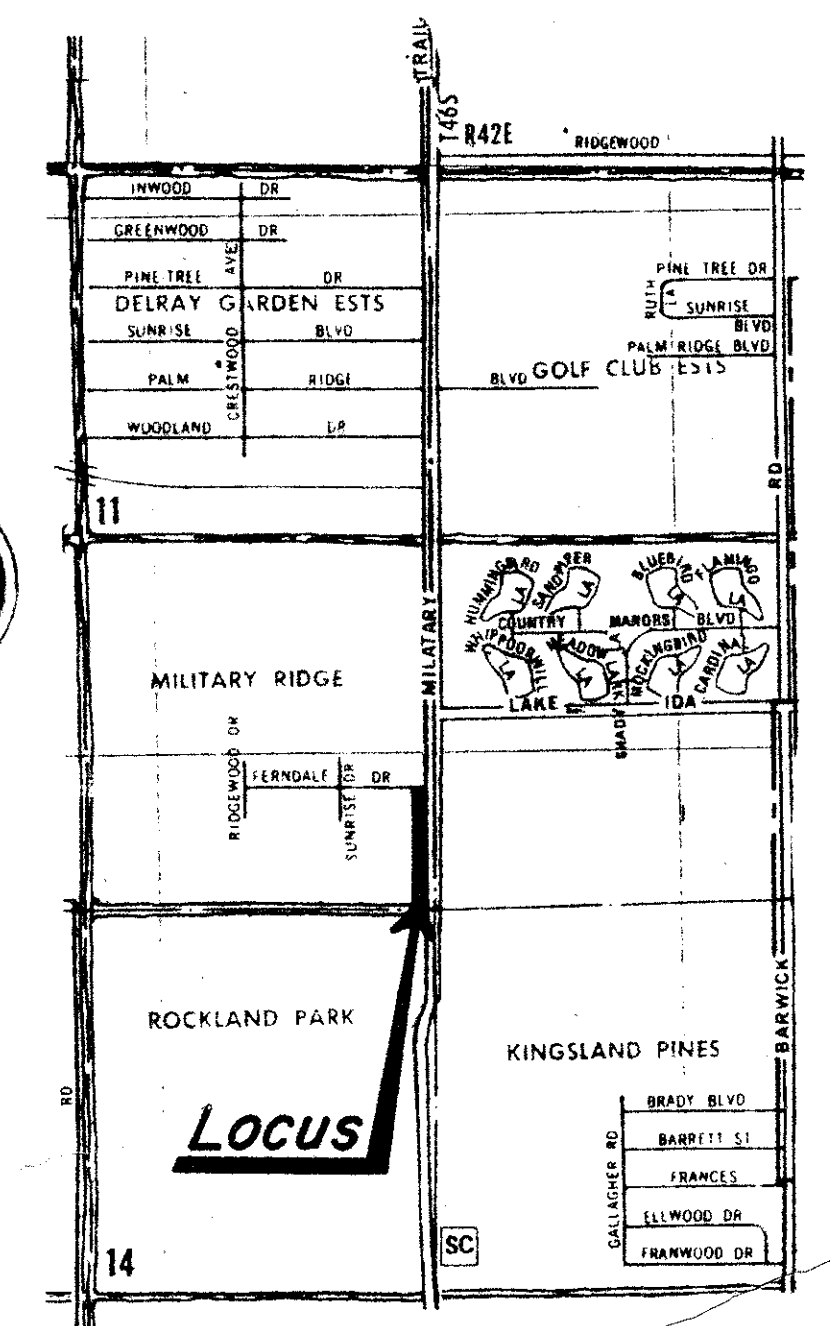
STATE OF INDIANA  
COUNTY OF MARION

BEFORE ME PERSONALLY APPEARED J. ALBERT SMITH, JR. AND CARTER B. THARP, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS J. ALBERT SMITH, JR., PRESIDENT, AND CARTER B. THARP, SECRETARY, OF THE ABOVE NAMED AMERICAN FLETCHER MORTGAGE COMPANY, INC., AN INDIANA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY, RESPECTIVELY, OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID CORPORATION, AND THAT SAID SEAL 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 11 TH DAY OF April, AD 1977.

*My Comm. Exp. 3-29-81*

*John E. Whidden*  
NOTARY PUBLIC



Location Map  
not to scale

### NOTES:

1. THE BEARINGS AS SHOWN HEREON ARE BASED ON AN ASSUMED NORTH 00°19'42" EAST FOR THE CENTERLINE OF SR 809, (MILITARY TRAIL). ALL OTHER BEARINGS ARE REALTIVE THERETO.
2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
3. PERMANENT REFERENCE MONUMENTS ARE INDICATED THIS: ■
4. PERMANENT CONTROL POINTS ARE INDICATED THIS: ●

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

ALAN J. GOLDBERG, A DULY LICENCED 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 AMERICAN FLETCHER MORTGAGE COMPANY, INC., THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

*Alan J. Goldberg*  
ALAN J. GOLDBERG, ATTORNEY AT LAW DATE

### SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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 AND THAT (P.R.M.'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 GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA 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.

DATE: 5th DAY OF MAY, AD 1977. BY: *Wm. R. Van Campen*  
WM. R. VAN CAMPEN  
REGISTERED SURVEYOR NO. 2427  
STATE OF FLORIDA

### COUNTY APPROVALS:

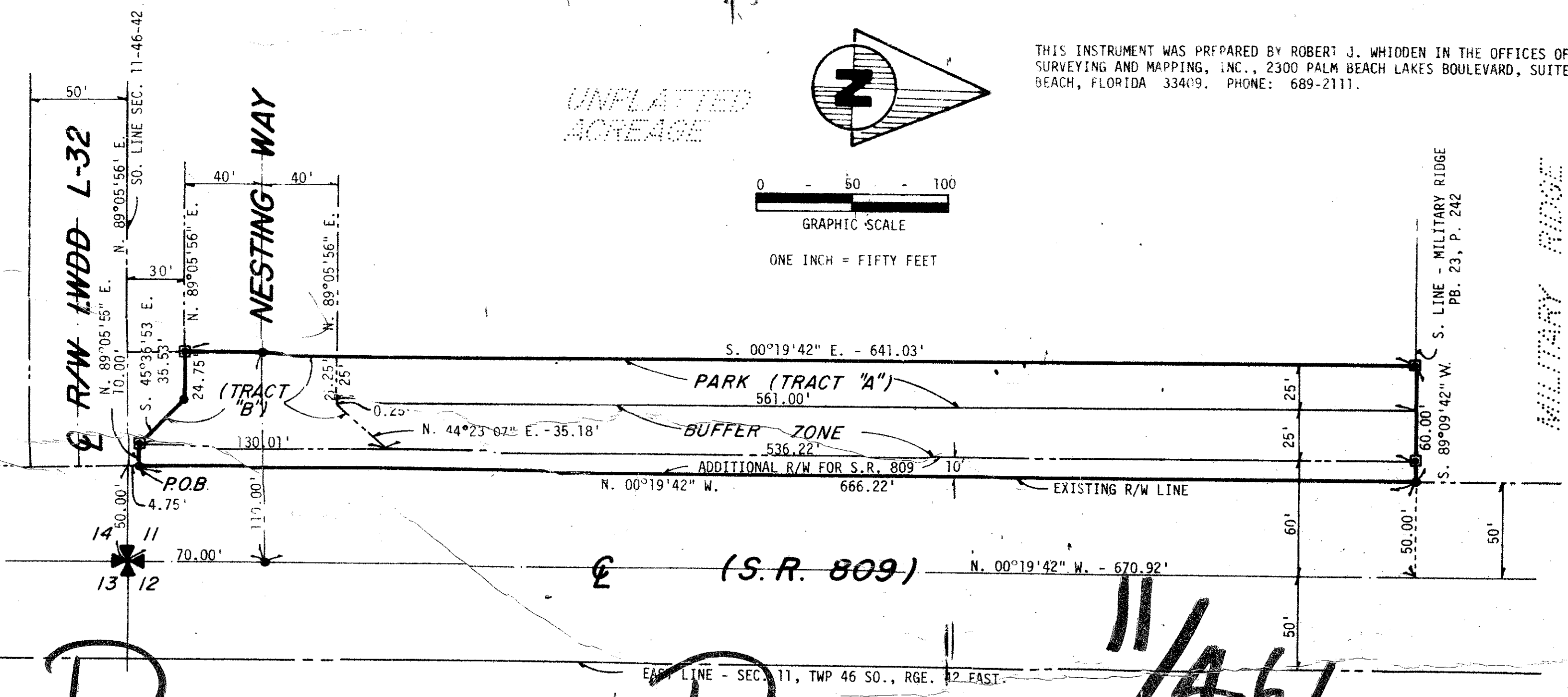
COUNTY ENGINEER:  
THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE STATE AND COUNTY LAWS AND ORDINANCES.  
BY: *Herbert F. Kahlert*  
HERBERT F. KAHLERT, COUNTY ENGINEER

BOARD OF COUNTY COMMISSIONERS:  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24th DAY OF May, AD., 1977.

ATTEST: JOHN P. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS  
BY: *Lester Lytal*  
DEPUTY CLERK

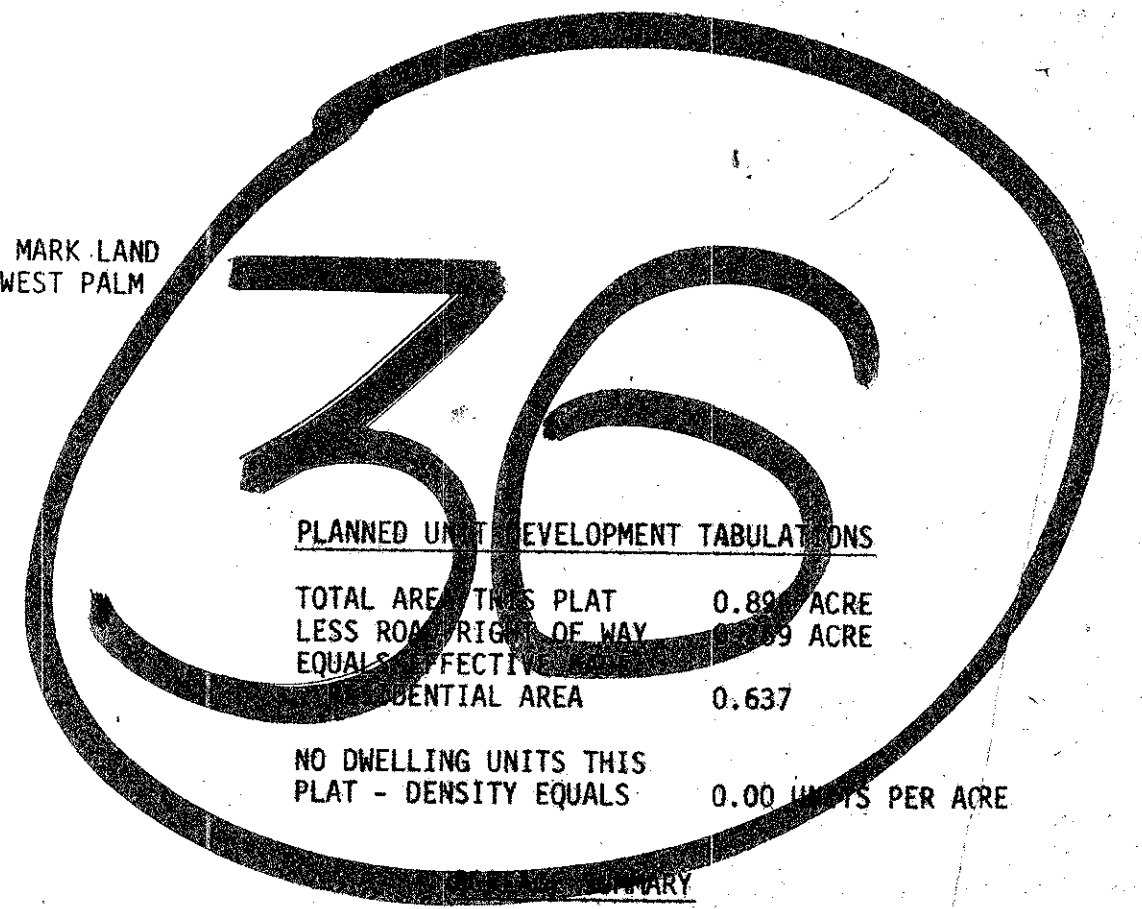
BY: *Margaret B. Jennings*  
DEPUTY CLERK

THIS INSTRUMENT WAS PREPARED BY ROBERT J. WHIDDEN IN THE OFFICES OF BENCH MARK LAND SURVEYING AND MAPPING, INC., 2300 PALM BEACH LAKES BOULEVARD, SUITE 109, WEST PALM BEACH, FLORIDA 33409. PHONE: 689-2111.



# PHEASANT RUN

11/4-6/42



**BENCH MARK**  
Land Surveying and Mapping, Inc.  
WANTNA & ASSOCIATES, INC.  
CONSULTING ENGINEER  
WEST PALM BEACH, FLORIDA

Plat No. 1  
Pheasant Run P.U.D.

|           |               |             |     |                |         |          |             |
|-----------|---------------|-------------|-----|----------------|---------|----------|-------------|
| NO.       | DATE          | DESCRIPTION | BY  | FIELD BOOK NO. | DATE    | JOB NO.  | SHEET       |
| 1         | MARCH 2, 1977 | 77-036      | WJK | 77-036         | 1       | 1        | 1           |
| REVISIONS |               |             |     | DESIGNED       | CHECKED | SCALE    | DRAWING NO. |
|           |               |             |     |                |         | 1" = 50' | 77-036      |



STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 10:25 A.M. THIS 26th DAY OF May, AD., 1977 AND DULY RECORDED IN PLAT BOOK 23 ON PAGE 8 AND

JOHN B. DUNKLE, CLERK  
CIRCUIT COURT  
BY: *John B. Dunkle* DC