

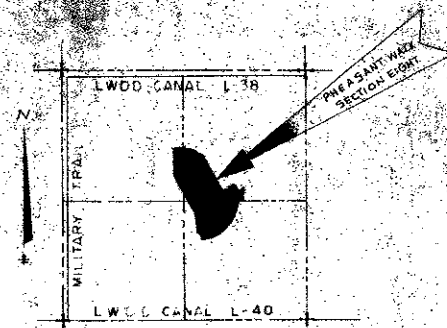
PHEASANT WALK SECTION EIGHT

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

160

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 9:20 ON THE
26 DAY OF June
1979 AND DULY RECORDED
IN PLAT BOOK 37 PAGE
160-161
JOHN B. DUNKLE
CLERK OF CIRCUIT COURT
By: *Lyle Sherrill*

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. 485324 F.B. 277



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

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT P.W. ASSOCIATES, A GENERAL PARTNERSHIP EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, COMPRISED OF PHEASANT RUN, INC., A FLORIDA CORPORATION AND PALM AIRE DEVELOPMENT CORP., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN ON THIS PLAT ENTITLED PHEASANT WALK SECTION EIGHT, BEING IN SECTION 36, TOWNSHIP 46 SOUTH, RANGE 42 EAST, COUNTY OF PALM BEACH, STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A CHORD BEARING OF N 61° 49' 23" W

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SAID SECTION 36; THENCE RUN N 00° 14' 26" E 577.08 FEET ALONG THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER (S.W. 1/4) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) TO A POINT; THENCE RUN N 89° 45' 34" W 32.47 FEET TO A POINT; THENCE RUN S 56° 21' 15" W 199.20 FEET TO A POINT OF INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1757.00 FEET, A CENTRAL ANGLE OF 02° 47' 08" AND A CHORD BEARING OF N 31° 26' 57" W; THENCE RUN NORTHWESTERLY 85.42 FEET ALONG THE ARC OF SAID CURVE TO A POINT; THENCE RUN N 11° 45' 22" E 35.11 FEET TO A POINT; THENCE RUN N 33° 28' 42" W 60.00 FEET TO A POINT; THENCE RUN N 78° 38' 45" W 35.36 FEET TO A POINT; THENCE RUN S 56° 21' 15" W 60.00 FEET TO A POINT; THENCE RUN S 11° 21' 15" W 35.36 FEET TO A POINT; THENCE RUN S 56° 21' 15" W 60.00 FEET TO A POINT; THENCE RUN N 78° 38' 45" W 35.36 FEET TO A POINT; THENCE RUN S 56° 21' 15" W 100.00 FEET TO A POINT; THENCE RUN N 33° 38' 45" W 552.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 800.00 FEET AND A CENTRAL ANGLE OF 56° 21' 15"; THENCE RUN NORTHWESTERLY 786.85 FEET ALONG THE ARC OF SAID CURVE TO A POINT OF TANGENCY; THENCE RUN WEST 113.49 FEET TO A POINT; THENCE RUN SOUTH 650.00 FEET TO A POINT; THENCE RUN S 32° 55' 09" E 1017.27 FEET TO A POINT; THENCE RUN S 07° 34' 51" E 507.25 FEET TO A POINT OF INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1487.00 FEET, A CENTRAL ANGLE OF 05° 25' 20" AND A CHORD BEARING OF N 80° 05' 36" E; THENCE RUN NORTHEASTERLY 140.72 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE NORTH BOUNDARY OF 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 TO A POINT; THENCE RUN S 12° 37' 04" E 100.00 FEET ALONG SAID NORTH BOUNDARY OF PHEASANT WALK SECTION FOUR TO A POINT OF INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 999.00 FEET, A CENTRAL ANGLE OF 24° 27' 47" AND A CHORD BEARING OF N 65° 09' 03" E; THENCE RUN NORTHEASTERLY 426.53 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTH BOUNDARY TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 636.00 FEET AND A CENTRAL ANGLE OF 61° 53' 24"; THENCE RUN NORTHEASTERLY 686.99 FEET ALONG THE ARC OF SAID CURVE TO A POINT; THENCE RUN N 81° 01' 45" E 110.00 FEET TO A POINT; THENCE RUN S 78° 06' 00" E 95.84 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 42.51 ACRES, MORE OR LESS.

A CHORD BEARING OF N 21° 52' 21" E

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, DRAINAGE AND MAINTENANCE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE; THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO SAID BOARD OF COUNTY COMMISSIONERS FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS; TRACT "H" IS RESERVED UNTO SAID P.W. ASSOCIATES AND SHALL NOT BE USED AS A BUILDING SITE, EXCEPT IN CONJUNCTION WITH ADJACENT LANDS TO MEET CURRENT ZONING REQUIREMENTS, WHEN SAID ADJACENT LANDS ARE PLATTED; TRACT "G" AND TRACT "F" (COMPRISED OF TRACTS "F1", "F2" AND "F3") ARE 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; TRACTS "F1" AND "F2" AS SHOWN ARE ALSO DEDICATED TO SAID PHEASANT WALK HOMEOWNERS' ASSOCIATION, INC. AS WATER MANAGEMENT TRACTS FOR PROPER PURPOSES; TRACTS "F1" AND "F2" ARE ALSO DEDICATED TO SAID BOARD OF COUNTY COMMISSIONERS AS DRAINAGE EASEMENTS FOR PROPER PURPOSES.

IN WITNESS WHEREOF, THE ABOVE-NAMED PARTNERSHIP HAS CAUSED PHEASANT RUN, INC., A GENERAL PARTNER, TO SIGN THESE PRESENTS 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 15TH DAY OF June A.D. 1979.

P.W. ASSOCIATES, A PARTNERSHIP EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA
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., A GENERAL PARTNER OF P.W. ASSOCIATES, A GENERAL PARTNERSHIP EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, 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 15TH DAY OF June A.D. 1979.

MY COMMISSION EXPIRES:

February 27, 1983 *Thomas D. Bickham*
NOTARY PUBLIC, STATE OF FLORIDA

AFFIDAVIT

STATE OF FLORIDA }
COUNTY OF BROWARD } SS

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY, THOR AMLIE, VICE-PRESIDENT, PALM-AIRE DEVELOPMENT CORP., A FLORIDA CORPORATION, WHO BEING DULY SWORN, DEPOSES AND SAYS THAT HE IS VICE-PRESIDENT OF PALM-AIRE DEVELOPMENT CORP. AND THAT SAID PALM-AIRE DEVELOPMENT CORP. IS ONE OF THE PARTNERS OF P.W. ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP; THAT THE OTHER PARTNER IS PHEASANT RUN, INC., A FLORIDA CORPORATION; THAT SAID PHEASANT RUN, INC., THE PARTNER EXECUTING THE CONVEYANCE, HAD THE AUTHORITY TO DO SO AND THAT THE CONVEYANCE WAS MADE FOR CARRYING ON IN THE USUAL WAY THE BUSINESS OF THE PARTNERSHIP.

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF BROWARD } SS

BEFORE ME PERSONALLY APPEARED THOR AMLIE, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF THE PALM-AIRE DEVELOPMENT CORPORATION, A CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 DULY AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13TH DAY OF June 1979, A.D.
MY COMMISSION EXPIRES: *Thomas D. Bickham*
NOTARY PUBLIC, STATE OF FLORIDA

FILE CERTIFICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

ROBERT E. BOUTWELL, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY AND THE ESTATE TO THE PROPERTY IS VESTED TO P.W. ASSOCIATES, A GENERAL PARTNERSHIP EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA; THAT THE CURRENT OWNERS HAVE BEEN PAID AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE

MORTGAGEE'S CONSENT

STATE OF FLORIDA }
COUNTY OF DADE } 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 3071 AT PAGE 1381 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 ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12TH DAY OF JUNE 1979, A.D.

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF MIAMI, A CORPORATION OF THE STATE OF FLORIDA

ATTEST:

B. Cunningham BY *R.A. Davenport*
B. CUNNINGHAM, ASST. SECRETARY R.A. DAVENPORT, VICE-PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF DADE } SS

BEFORE ME PERSONALLY APPEARED R.A. DAVENPORT AND BETH CUNNINGHAM TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT AND ASSISTANT SECRETARY OF THE FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF MIAMI, 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 DULY AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12TH DAY OF June 1979, A.D.
MY COMMISSION EXPIRES: *Thomas D. Bickham*
NOTARY PUBLIC, STATE OF FLORIDA

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF June A.D. 1979.

H.F. Kahler
H.F. KAHLER, COUNTY ENGINEER

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF June A.D. 1979.

BY: *Dennis P. Koehler* ATTEST: *John B. Dunkle*
DENNIS P. KOEHLER VICE CHAIRMAN JOHN B. DUNKLE, COUNTY CLERK

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 GUARANTEE POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLETES 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. 1560
STATE OF FLORIDA

Turnover 3/6/80

0293-302

