

# -Pheasant Run-

Lying In Section 2, Township 44 South, Range 42 East

Being A Replat Of A Portion Of The Plat Of "Banyan Club", Plat Book 50, Pages 74, 75 & 76, Public Records, Palm Beach County, Florida

### Dedication:

State of Florida )  
County of Palm Beach )

Know All Men By These Presents, that Schickedanz Bros.-Palm Beach, Ltd., A Florida Limited Partnership, owner of the land shown hereon as "Pheasant Run", said land lying in Section 2, Township 44 South, Range 42 East, said land being a replat of a portion of the Plat of Banyan Club, as recorded in Plat Book 50, Pages 74, 75 and 76, Public Records, Palm Beach County, Florida; said land being more particularly described as follows:

A portion of the Plat of Banyan Club, as recorded in Plat Book 50, pages 74, 75 and 76, Public Records of Palm Beach County, Florida.

Said portion being more particularly described as follows.

From the Northeast corner of Section 2, Township 44 South, Range 42 East, run North 68°44'31" West, along the North line of said Section 2, a distance of 2006.51 feet; Thence, South 00°15'21" East, a distance of 100.04 feet to the point of beginning of the herein described parcel of land.

Proceed Thence, South 00°15'21" East, a distance of 609.19 feet; Thence, South 68°45'00" East, a distance of 43.53 feet; Thence, South 01°57'29" East, a distance of 362.19 feet; Thence, North 68°02'31" East, a distance of 268.66 feet; Thence, South 01°57'29" East, a distance of 302.39 feet to a point on a curve concave to the Northwest having a radius of 1870.08 feet, and whose center bears North 03°41'01" West; Thence, Westerly along the arc of said curve through a central angle of 05°08'26", a distance of 167.76 feet, to the point of compound curvature of a curve concave to the North having a radius of 1492.05 feet; Thence, Westerly along the arc of said curve through a central angle of 09°18'10", a distance of 242.26 feet; Thence leaving said Northerly right-of-way line North 54°29'24" East, a distance of 36.13 feet; Thence, North 08°13'13" East, a distance of 120.13 feet; Thence, North 35°23'49" West, a distance of 34.49 feet, to a point on a curve concave to the Northeast, having a radius of 1322.05 feet, the center of which bears North 10°59'10" East; Thence Northwesterly along the arc of said curve through a central angle of 00°26'50", a distance of 11.09 feet, to the point of compound curvature of a curve concave to the Northeast, having a radius of 287.00 feet; Thence, Northwesterly along the arc of said curve, through a central angle of 27°00'00", a distance of 135.25 feet; Thence, South 54°23'52" West, a distance of 150.22 feet; Thence, South 11°09'19" West, a distance of 83.14 feet to a point on a curve concave to the South having a radius of 1572.05 feet, the center of which bears South 11°09'19" West; Thence, Westerly along the arc of said curve and along the Northerly right-of-way line of Gun Club Road through a central angle of 09°00'10", a distance of 247.01 feet; Thence, North 01°57'29" West, a distance of 1190.21 feet; Thence, South 68°44'31" East, a distance of 600.04 feet to the point of beginning.

Containing 18.02 acres, more or less.

Has caused the same to be surveyed and platted, and does hereby make the following dedications.

1. Tract "A", as shown hereon, is hereby dedicated to the Pheasant Run Homeowner's Association, Inc., a Florida Corporation, not-for-profit, for private roadway purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County, Florida.
2. Tracts "B", as shown hereon, are hereby dedicated to the Pheasant Run Homeowner's Association, Inc., a Florida Corporation, not-for-profit, for Access, Utility and Drainage purposes, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County, Florida.
3. Tract "L", The water management tract and drainage easement, as shown hereon, is hereby dedicated to the Pheasant Run Homeowner's Association, Inc., a Florida Corporation, not-for-profit, for water management and drainage purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County, Florida.
4. Tracts "K", as shown hereon, are hereby dedicated to the Pheasant Run Homeowner's Association, Inc., a Florida Corporation, not-for-profit, for recreational purposes, and are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County, Florida.
5. Tract "D", as shown hereon, is hereby dedicated to the Pheasant Run Homeowner's Association, Inc., a Florida Corporation not-for-profit, for open space, and is the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida.
6. The Utility Easements, are hereby dedicated in perpetuity for the installation and maintenance of utilities, including "Cable Television Systems".
7. The Drainage Easements, as shown hereon, are hereby dedicated to the Pheasant Run Homeowner's Association, Inc., a Florida Corporation, not-for-profit, are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County, further, Palm Beach County has the right, but not the obligation, to maintain those portions of the drainage system which drain county maintained roads.
8. The 5 foot limited access easements, as shown hereon, are hereby dedicated to the Board Of County Commissioners of Palm Beach County, Florida for the purpose of control and jurisdiction over access rights.
9. The Lake Access Easements, as shown hereon, are hereby dedicated to the Pheasant Run Homeowners Association, Inc., a Florida Corporation, not-for-profit, are the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County.
10. The Sign Easement, as shown hereon, is hereby dedicated to the Pheasant Run Homeowners Association, Inc., a Florida Corporation not-for-profit, for sign purposes, and is the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County.
11. The Lake Maintenance easements (L.M.E.), as shown hereon, are hereby dedicated to the Pheasant Run Homeowner's Association, Inc. a Florida Corporation, not-for-profit, its successors and assigns, for maintenance and drainage easement purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

In Witness Whereof, Schickedanz Bros. - Palm Beach, Ltd., a Florida Limited Partnership has caused these presents to be signed by its General Partner, Schickedanz Bros., Inc., a Florida Corporation on behalf of the Limited Partnership, and its Corporate Seal to be affixed hereto by and with the authority of its Board of Directors, this 27th day of April, A.D., 1989

Schickedanz Bros. - Palm Beach, Ltd.

A Florida Limited Partnership  
By: Its General Partner

Schickedanz Bros., Inc.

A Florida Corporation

Attest: John Fenniman  
John Fenniman, Secretary

By: Waldemar Schickedanz  
Waldemar Schickedanz, President

### Acknowledgement:

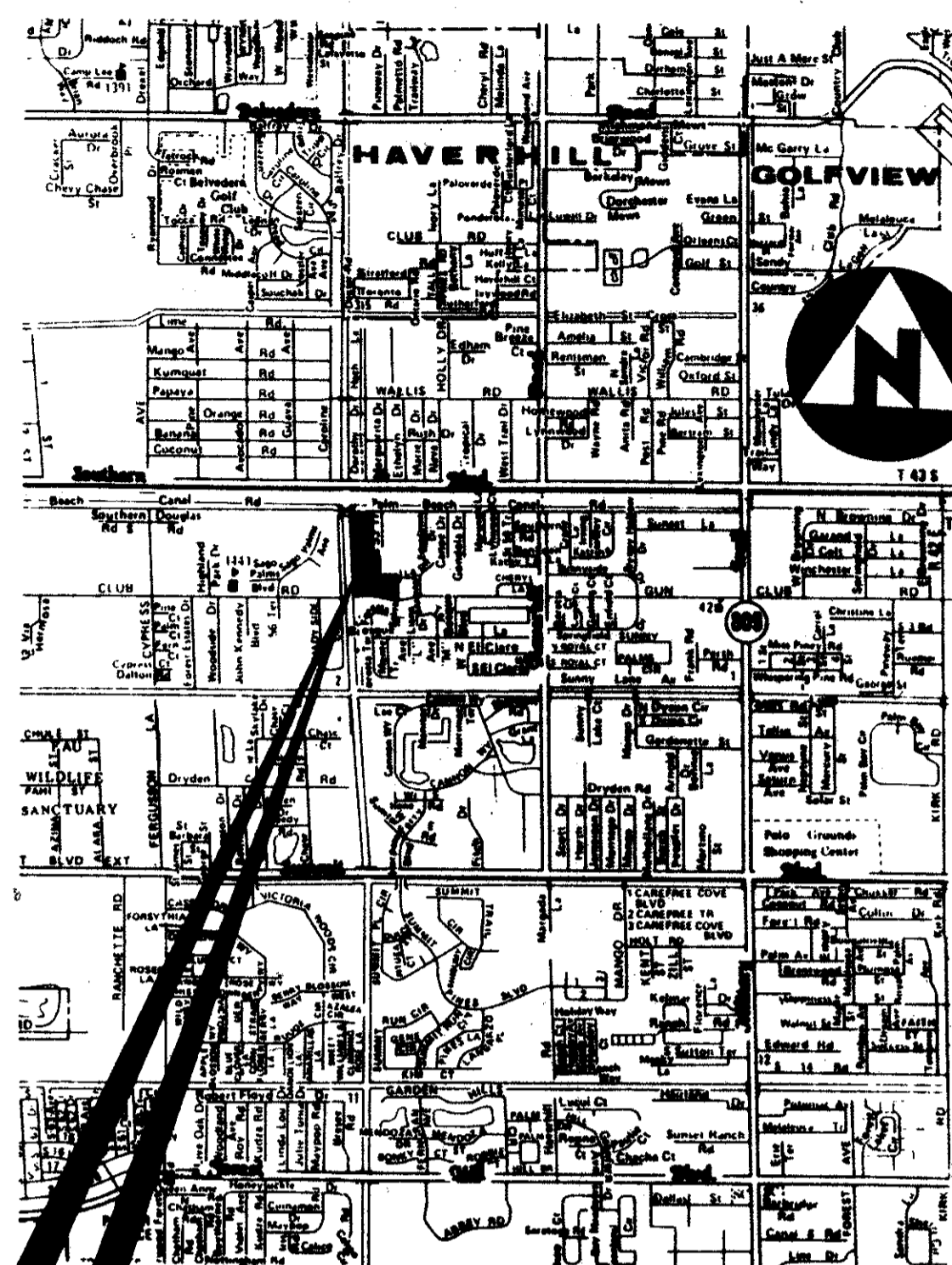
State of Florida )  
County of Palm Beach )

Before Me, personally appeared Waldemar Schickedanz and John Fenniman, to me well known, and known to me to be the individuals described in, and who executed the foregoing instrument as President and Secretary, respectively, of Schickedanz Bros., Inc., a Florida Corporation, and acknowledged to and before me that they executed said instrument as such officers of said Corporation, as general partner, of Schickedanz Bros. - Palm Beach, Ltd., A Florida Limited Partnership, 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 the 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 27th day of April, A.D., 1989

My Commission Expires: 12-20-90

Notary Public

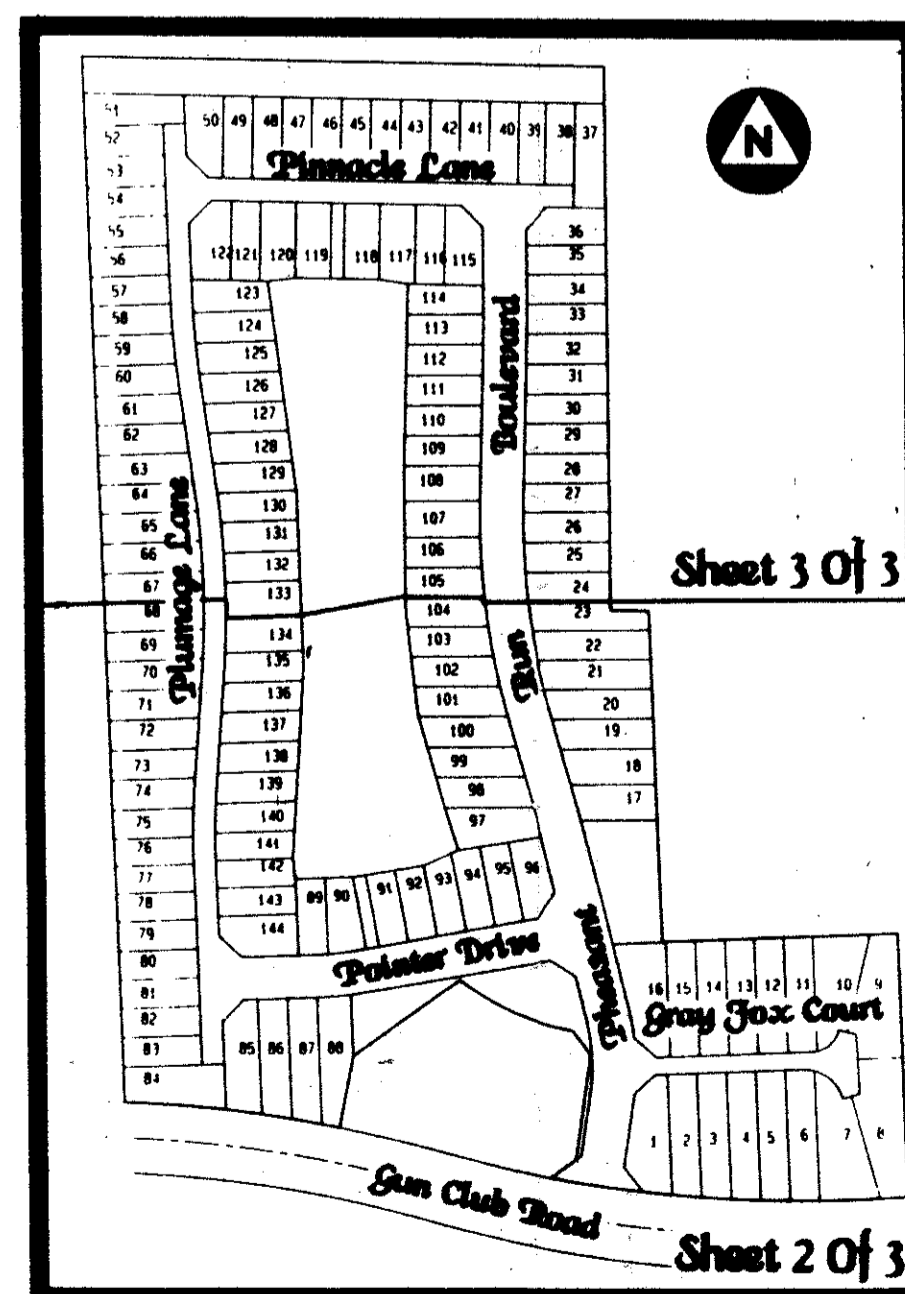


-Location Map-

Not To Scale

### Area Tabulation:

Tract "A"	1.83 Acres
Tracts "B"	1.05 Acres
Tract "L"	2.17 Acres
Tracts "K"	0.54 Acres
Tract "D"	0.55 Acres
Lot	11.88 Acres
Total Acreage	18.02 Acres
Total Dwelling Units	144
Density	8 Dwelling Units/Acre



-Key Map-

Not To Scale

### Title Certification:

State of Florida )  
County of Palm Beach )

I, John Fenniman, Esquire, a duly licensed attorney in the State Of Florida, hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested to Schickedanz Bros.-Palm Beach, Ltd., A Florida Limited Partnership; that the current taxes have been paid, and that the property is unencumbered.

Dated: this 19th day of April, A.D., 1989

By: John Fenniman  
John Fenniman, Esquire

### Surveyor's Certification:

State of Florida )  
County of Palm Beach )

I hereby Certify, that the Plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision; 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 that (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 Statute, as amended, and ordinances of Palm Beach County, Florida; and further, that the boundary survey encompassing the property shown hereon, is in compliance with Chapter 21HH-6, F.A.C.

Bench Mark Land Surveying & Mapping, Inc.

Dated: this 17 day of April, A.D., 1989

By: Wm. R. Van Campen  
Wm. R. Van Campen, R.L.S.  
Florida Registration No. 2424

### Surveyor's Notes:

1. Bearings shown hereon are based on or are relative to the State Plane Grid Azimuth bearing of North 68°44'31" West, along the North line of Section 2, Township 44 South, Range 42 East, Palm Beach County, Florida.
2. [ ] Denotes a Permanent Reference Monument (P.R.M.)
3. ( ) Denotes a Permanent Control Point (P.C.P.)
4. Lot lines and/or boundary lines which intersect a curve are not radial to said curve unless otherwise noted.

### General/Easement Notes & Restrictive Covenants:

(As required by Palm Beach County)

1. Building setback lines, shall be as required by current Palm Beach County Zoning Regulations.
2. There shall be no buildings, or any kind of construction placed on utility or drainage easements. Construction upon maintenance or maintenance access easements must be in conformance with Ordinance 86-21 and all other Building and Zoning Codes and / or Ordinances of Palm Beach County.
3. There shall be no trees, or shrubs, placed on utility easements which are provided for water and sewer use or upon drainage, maintenance or maintenance access easements.
4. Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying same.
5. In instances where drainage and utility easement intersect, the areas within the intersection are drainage and utility easements. Construction and maintenance of utility facilities shall not interfere with the drainage facilities within these areas of intersection.
6. Palm Beach County, has the right, but not the obligation, to maintain those portions of the drainage system which drain county maintained roads.
7. NOTICE: There may be additional restrictions that are not recorded on this Plat, that may be found in the Public Records of Palm Beach County, Florida.

### County Approvals:

State of Florida )  
County of Palm Beach )

This Plat is hereby approved for record this 6th day of JUNE, A.D., 1989.

By: Carol Elmqvist  
Carol Elmqvist  
Chairman of The Board of County Commissioners  
Palm Beach County, Florida

### Attest:

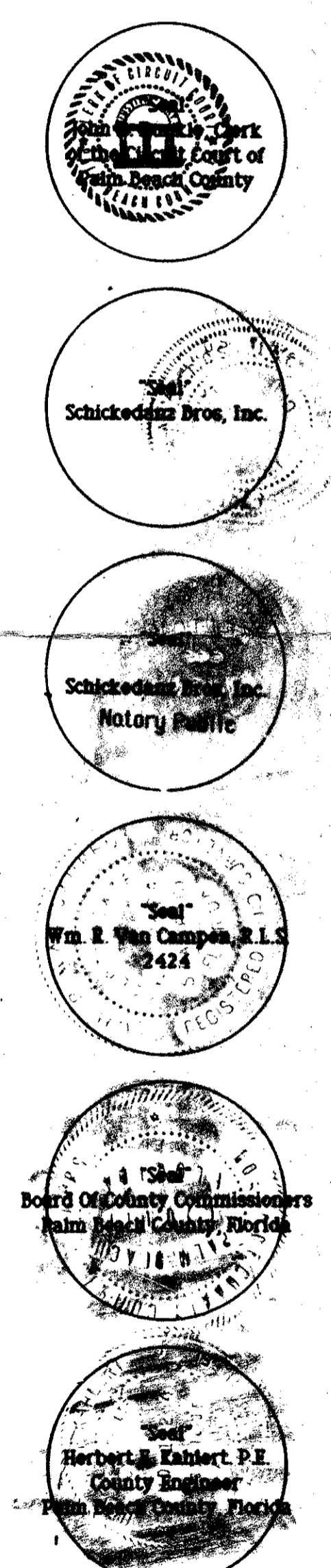
John B. Dunkle, Clerk  
By: Della Quast  
Deputy Clerk

### County Engineer:

This Plat is hereby approved for record this 6th day of JUNE, A.D., 1989.

By: Herbert F. Kahler  
Herbert F. Kahler, P.E.  
Certificate No. 12284  
County Engineer, Palm Beach County, Florida

State of Florida )  
County of Palm Beach )  
This Plat was filed for record at 11:45 AM this 7th day of JUNE, A.D., 1989, and duly recorded in Plat Book 62 on Pages 178 through 180.  
John B. Dunkle,  
Clerk of the Circuit Court.  
By: Dawn A. Martin  
Deputy Clerk



62/178

This instrument was prepared by Wm. R. Van Campen, R.L.S., & Gene D. Bowling, Jr. in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 W. Blue Heron Boulevard, Suite 121, Riviera Beach, FL.

**BENCH MARK**  
LAND SURVEYING & MAPPING, INC.  
WEST PALM BEACH, FLORIDA - RIVIERA BEACH, FLORIDA

**Record Plat**  
**Pheasant Run**

OWN	P.B.	CKD	W.V.C.	DATE	12/16/88	WO. NO.	P89
SCALE	N/A	SIZE	L	FB	P	SHEET	1 OF 3

SUBDIVISION \* THE PHEASANT RUN  
BOOK 62 PAGE 178  
FLOOD MAP # 165-B  
ZONING RM  
QUAD # 32  
ZIP CODE 33445  
PUD NAME PHEASANT RUN  
TOL-280