IMAGE01 : FL-98-15459-1 03/12/1998 10:01:44am

44

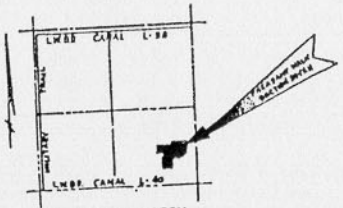
48

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 9:55 AM ON THE 2ND DAY OF MARCH 1982 AND DULY RECORDED IN PLAT BOOK 44 PAGES 47 AND
JOHN B. DUNKLE
CLERK OF CIRCUIT COURT
BY: [illegible]

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



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

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

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°19'55"E 1596.51 FEET ALONG THE EAST LINE OF SAID SECTION 36 TO THE NORTHEAST CORNER OF TRACT "A" AS SHOWN ON THE PLAT OF PHEASANT WALK SECTION ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 38, PAGES 193 AND 194, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE RUN N 89°40'15"W 1320.00 FEET ALONG THE NORTH LINE OF SAID TRACT "A" ALSO BEING THE SOUTH LINE OF LOT 29, BLOCK 31, OF SAID PHEASANT WALK SECTION SIX, TO THE SOUTH LINE OF LOT 29, BLOCK 31, 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 33.61 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT; THENCE RUN N 89°40'13"W 150.00 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 712.85 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF WOODS END ROAD TO THE NORTHEAST CORNER OF LOT 5, BLOCK 35, 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 150.00 FEET ALONG THE SOUTH LINE OF LOT 5 TO THE WESTERLY LINE OF SAID BLOCK 35 TO A POINT ON A CURVE; THENCE RUN THROUGH 5, INCLUSIVE, OF SAID BLOCK 35 TO A POINT ON A CURVE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 5°03'55"; A RADIUS OF 2670.00 FEET; A CHORD BEARING OF S 03°55'10"W; A RADIUS OF 2670.00 FEET TO A POINT; SAID CURVE BEING CHORD BEARING OF S 03°55'10"W; A RADIUS OF 2670.00 FEET TO A POINT; SAID CURVE BEING 00°00'00" FOR AN ARC DISTANCE OF 280.69 FEET TO A POINT; THENCE RUN S 00°19'47"W 1320.00 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF FOXWOOD WAY, AS SHOWN ON SAID PLAT OF 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 150.00 FEET ALONG THE NORTH LINE OF LOT 1, BLOCK 19, OF SAID PHEASANT WALK SECTION FIVE, THENCE RUN S 00°19'47"W 110.00 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 1, 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 19, SAID SOUTHEAST CORNER OF LOT 19 ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF FLORIDA POWER AND LIGHT COMPANY EASEMENT AS DESCRIBED IN OFFICIAL RECORD BOOK 3290, 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 170.00 FEET TO A POINT; THENCE RUN S 86°15'26"E 302.21 FEET TO A POINT; THENCE RUN S 89°40'13"E 237.50 FEET TO A POINT; THENCE RUN N 00°19'47"E 111.48 FEET TO A POINT; THENCE RUN N 11°23'00"E 98.00 FEET; THENCE RUN S 59°20'52"E 111.58 FEET TO A POINT; THENCE RUN N 55°41'49"E 118.00 FEET TO A POINT; THENCE RUN N 33°39'26"E 111.48 FEET TO A POINT; THENCE RUN S 00°19'47"E 274.50 FEET TO A POINT; THENCE RUN N 30°28'52"E 109.77 FEET TO A POINT; THENCE RUN N 00°19'47"E 1320.00 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 4TH DAY OF JANUARY, A.D., 1982.

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

ATTEST:

BY: DONALD MANNA, TREASURER

BY: EMINIO P. GIULIANO, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED EMINIO P. GIULIANO AND DONALD MANNA, PRESIDENT AND TREASURER RESPECTIVELY OF PHEASANT RUN, INC., AND THEY ACKNOWLEDGED TO ME THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN 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

NOTARY PUBLIC, STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

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, ATTY. AT LAW

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 2 DAY OF March A.D. 1982.

BY: N.E. KAREAT, 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 A. GREGORY, CHAIRMAN

ATTEST: Kathryn L. Miller
JOHN B. DUNKLE, COUNTY CLERK

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
REGISTERED LAND SURVEYOR NO. 3
STATE OF FLORIDA