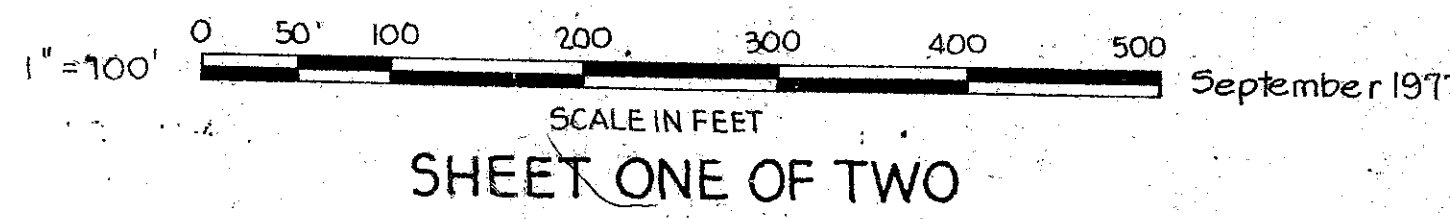
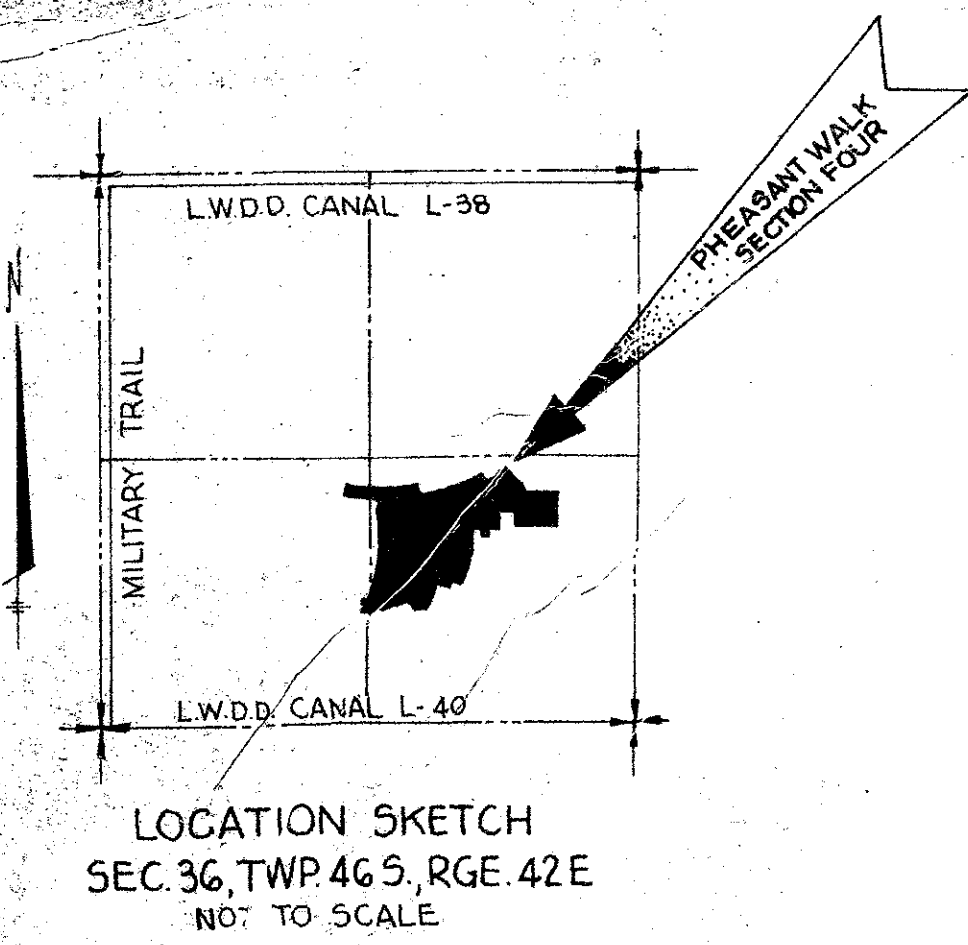


PHEASANT WALK SECTION FOUR

A PARCEL OF LAND IN THE SOUTH ONE-HALF OF SECTION 36, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND ALSO A REPLAT OF TRACT D, PHEASANT WALK SECTION THREE, PLAT BOOK 33, PAGES 15 & 16, PALM BEACH COUNTY RECORDS



1
 State Of Florida
 County Of Palm Beach
 This Plat Was Filed For
 Record At 9:15 AM On The
 26th Day Of January
 1978 And Duly Recorded
 In Plat Book 34 Page
 152
 John B. Dunkle
 Clerk Of Circuit Court
 By: *Lyfe Shreffler*

Prepared by T.D. Bickham in the offices of:
 Arthur V. Strock & Associates, Inc.
 Consulting Engineers - Land Surveyors
 Deerfield Beach - Delray Beach, Florida
 Comm. No. 4853-O F.B. 259

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 FOUR being in Section 36, Township 46 South, Range 42 East, County of Palm Beach, State of Florida, to wit:
 A parcel of land in the South One-Half (1/2) of said Section 36, more particularly described as follows: Commencing at the Southwest corner of said Section 36; thence run on an assumed bearing of North 2110.03 feet along the west line of said Section 36 to a point; thence run S 89°40'13" E 1745.00 feet along the north right-of-way line of Pheasant Way as shown on the plats of PHEASANT WALK SECTION ONE and PHEASANT WALK SECTION THREE, according to the plats thereof as recorded in Plat Book 31, Page 232 and Plat Book 33, Pages 15 and 16, respectively, of the Public Records of Palm Beach County, Florida, to a point of curvature; thence continue easterly along said north right-of-way line of Pheasant Way, being a curve to the right, having a radius of 2400.00 feet, a central angle of 14°15'24", for an arc distance of 597.18 feet to the POINT OF BEGINNING; thence run S 14°35'11" W 100.00 feet along a line radial to last described curve to the southwest corner of Tract D, as shown and recorded on said plat of PHEASANT WALK SECTION THREE; thence run easterly along the south line of said Tract D, being a curve to the left, whose tangent is at right angles to last described radial line, having a radius of 2500.00 feet, a central angle of 8°56'27", for an arc distance of 390.12 feet to a point, said point being the northeast corner of Lot 12, Block 12 of said PHEASANT WALK SECTION THREE; thence run S 5°38'44" W 110.00 feet along the east line of said Lot 12 to a point; thence run S 5°55'47" E 61.22 feet to the northeast corner of Lot 1, Block 13 of said PHEASANT WALK SECTION THREE; thence run southwesterly along the east line of Lots 1 thru 7, Block 13 of said PHEASANT WALK SECTION THREE, the following courses and distances: South 221.04 feet, S 1°04'12" W 49.68 feet, S 4°12'41" W 96.15 feet, S 8°12'46" W 89.59 feet, S 12°01'02" W 87.00 feet, S 16°10'27" W 168.33 feet to a point on the south right-of-way line of Cypress Knee Drive as shown on said plat of PHEASANT WALK SECTION THREE; thence run N 89°40'13" W 45.10 feet along said south right-of-way line to an intersection with the northeast corner of Lot 1, Block 10 of said PHEASANT WALK SECTION THREE; thence run S 0°19'47" W 110.00 feet along the east line of said Lot 1 to a point; thence run S 89°40'13" E 173.37 feet to a point; thence run N 79°16'35" E 137.76 feet to a point; thence run S 72°15'41" E 114.21 feet to a point; thence run S 89°40'13" E 60.32 feet to a point; thence run northeasterly along the arc of a curve to the right, whose chord bears N 7°53'49" E, having a radius of 270.00 feet, a central angle of 1°58'49", for an arc distance of 9.33 feet to a point; thence run S 89°40'13" E 118.45 feet to a point; thence run N 12°55'41" E 91.17 feet to a point; thence run N 14°07'52" E 90.78 feet to a point; thence run N 11°33'08" E 79.39 feet to a point; thence run S 19°39'07" E 170.00 feet to a point; thence run northeasterly along the arc of a curve to the left, whose tangent is at right angles to last described course, having a radius of 2000.00 feet, a central angle of 1°09'59", for an arc distance of 41.93 feet to a point; thence run S 80°49'06" E 109.64 feet along a line radial to last described curve to a point; thence run N 10°00'03" E 19.06 feet to a point; thence run N 7°34'55" E 83.07 feet to a point; thence run N 5°21'46" E 85.00 feet to a point; thence run N 3°07'06" E 85.00 feet to a point; thence run N 0°59'53" E 75.60 feet to a point; thence run North 94.40 feet to a point; thence run East 110.00 feet to a point; thence run N 84°49'14" E 60.25 feet to a point; thence run East 110.00 feet to a point; thence run South 85.00 feet to a point; thence run S 0°40'38" W 85.00 feet to a point; thence run S 88°21'33" E 170.00 feet to a point of intersection with a curve concave to the west; thence run northerly along said curve having a radius of 2620.00 feet, a central angle of 0°47'26" and a chord bearing of N 1°14'44" E for an arc distance of 36.16 feet to a point; thence run S 89°40'13" E 407.57 feet to a point; thence run N 0°19'47" E 170.00 feet to a point; thence run N 89°40'13" W 18.25 feet to a point; thence run North 90.63 feet to a point; thence run West 110.00 feet to a point; thence run North 5.98 feet to a point; thence run West 170.00 feet to a point; thence run North 87.22 feet to a point; thence run N 5°25'24" W 90.00 feet to a point; thence run N 11°12'45" W 83.63 feet to a point; thence run N 18°36'31" W 170.02 feet to a point; thence run N 60°17'48" W 185.21 feet to a point of intersection with a curve concave to the west; thence run southwesterly along the arc of said curve having a radius of 146.00 feet, a central angle of 3°57'43", a chord bearing of S 31°41'03" W for an arc distance of 51.58 feet to a point; thence run N 56°20'05" W 110.00 feet to a point; thence run a curve concave to the northwest; thence run southwesterly along the arc of a curve having a radius of 636.00 feet, a central angle of 19°15'14", a chord bearing of S 43°17'32" W, for an arc distance of 110.00 feet to a point of compound curvature; thence run southwesterly along the arc of a curve having a radius of 999.00 feet, a central angle of 24°21'47", for an arc distance of 426.59 feet to a point; thence run N 12°37'04" W 100.00 feet along a line radial to last described curve to a point; thence run westerly along the arc of a curve to the right whose tangent is at right angles to last described radial line, having a radius of 1481.00 feet, a central angle of 18°00'00", for an arc distance of 467.16 feet to a point of compound curvature; thence run northwesterly along the arc of said compound curve, being a curve to the right, having a radius of 2400.00 feet, a central angle of 9°12'16", for an arc distance of 385.55 feet to the POINT OF BEGINNING, containing an area of 30.26 acres, more or less.

Palm Beach County, Florida, for perpetual use of the public for proper purposes, utility and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage; the limited access easement as shown hereon is dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.

Witness our hands and seals this 26th day of September, A.D. 1977.
 Witness: Vernon C. Priest
 Witness: George C. Colgan
 PHEASANT RUN, INC.
Erminio P. Giuliano
 ERMINIO P. GIULIANO, PRESIDENT
Arthur V. Strock
 ARTHUR V. STROCK, SECRETARY

TITLE CERTIFICATION

STATE OF FLORIDA }
 COUNTY OF PALM BEACH } ss I, Robert E. Boutwell, 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., that the current taxes have been paid, and that the property is encumbered by the mortgage shown hereon.
 Date: January 10, 1978
Robert E. Boutwell
 Robert E. Boutwell

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 execution of the foregoing instrument for the purposes therein expressed.
 In witness whereof I have hereunto set my hand and seal this 26th day of September, A.D. 1977.

My Commission Expires: January 14, 1980
Virginia K. Starnes
 NOTARY PUBLIC, STATE OF FLORIDA

MORTGAGEE'S CONSENT

STATE OF FLORIDA }
 COUNTY OF DADE } ss The undersigned hereby certifies that it is the holder of a mortgage upon the hereon described property and does hereby consent to the dedication of the lands described in the dedication hereto, by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 2794, Page 137 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 Assistant Secretary and its Corporate Seal to be affixed hereon by and with authority of its Board of Directors, this 21st day of January, A.D. 1978.

AMERICAN SAVINGS AND LOAN ASSOCIATION OF FLORIDA
 Witness: Oris W. Pouchard
 Witness: Howard J. Zisman
Philip J. Barber
 PHILIP J. BARBER, SENIOR VICE PRESIDENT
 Attest: Mercedes Somellano
 MERCEDES SOMEILLANO, ASSISTANT SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA }
 COUNTY OF DADE } ss I HEREBY CERTIFY: That on this day personally appeared Philip J. Barber and Mercedes Somellano, Senior Vice President and Assistant Secretary, respectively, of American Savings and Loan Association of Florida, and they acknowledged to me the execution of the foregoing instrument for the purposes therein expressed.
 In witness whereof I have hereunto set my hand and seal this 9th day of JANUARY, A.D. 1978.
 My Commission Expires: March 27, 1978
Oris W. Pouchard
 NOTARY PUBLIC, STATE OF FLORIDA

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:

This plat is hereby approved for record this 24 day of JANUARY, A.D. 1978.
 By: Lesly Evans
 LESLY EVANS, CHAIRMAN
 Attest: John B. Dunkle, Clerk
 By: Maureen B. Ginn
 MAUREEN B. GINN, DEPUTY CLERK

COUNTY ENGINEER

This plat is hereby approved for record this 24 day of January, A.D. 1978.
 By: H.F. Kahlert
 H.F. KAHLERT, COUNTY ENGINEER

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 (PRM's) Permanent Reference Monuments have been placed as required by law and that (PRM's) Permanent Control Points will be maintained under the guarantees posted in Palm Beach County for the required improvement of the survey data on the plat shown hereon. I further certify that the survey data shown on this plat is in accordance with the provisions of Chapter 173, Florida Statutes, as amended, and the provisions of the Public Record Act, Chapter 218, Florida Statutes, as amended, and the provisions of the Public Record Act, Chapter 218, Florida Statutes, as amended.
T.D. Bickham
 T.D. BICKHAM, LAND SURVEYOR NO. 1560
 STATE OF FLORIDA

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

