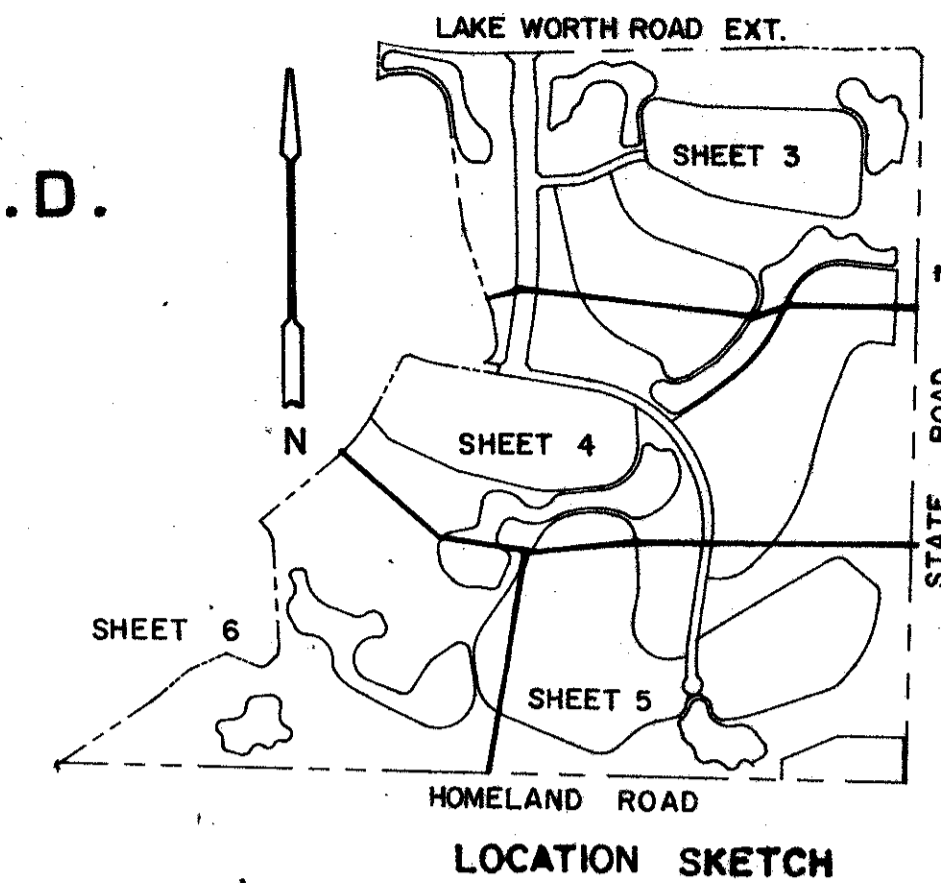


# WYCLIFFE PLAT ONE

PART OF WYCLIFFE GOLF AND COUNTRY CLUB (FORMERLY KNOWN AS SUNDIAL COUNTRY CLUB), A P.U.D.  
SITUATE IN SECTION 25, TOWNSHIP 44 SOUTH, RANGE 41 EAST  
PALM BEACH COUNTY, FLORIDA

JANUARY, 1989

SHEET 2 OF 6



9

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR  
RECORD \_\_\_\_\_ DAY OF \_\_\_\_\_  
AD, 1989 AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON PAGES  
\_\_\_\_\_ AND \_\_\_\_\_

JOHN B. DUNKLE, CLERK  
BY: \_\_\_\_\_, D.C.

CIRCUIT COURT SEAL

**MORTGAGEE'S CONSENT**  
STATE OF CONNECTICUT )  
COUNTY OF FAIRFIELD )

MSB MORTGAGE COMPANY OF FLORIDA, INC., A FLORIDA CORPORATION, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 5681 AT PAGE 897 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, MSB MORTGAGE COMPANY OF FLORIDA, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21<sup>st</sup> DAY OF December, 1988.

MSB MORTGAGE COMPANY OF FLORIDA, INC.  
ATTEST: Peter M. Brestovan BY: David E. A. Carson  
PETER M. BRESTOVAN, SECRETARY DAVID E. A. CARSON, PRESIDENT

**ACKNOWLEDGEMENT**  
STATE OF CONNECTICUT ) SS: BRIDGEPORT  
COUNTY OF FAIRFIELD )

BEFORE ME PERSONALLY APPEARED DAVID E. A. CARSON AND PETER M. BRESTOVAN TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF MSB MORTGAGE COMPANY OF FLORIDA, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 21<sup>st</sup> DAY OF December, 1988.  
MY COMMISSION EXPIRES: March 31, 1992 Renay Miel  
NOTARY PUBLIC

**MORTGAGEE'S CONSENT**  
STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

CARTERET SAVINGS BANK, F.A., A FEDERALLY CHARTERED SAVINGS AND LOAN ASSOCIATION, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 5829 AT PAGE 361 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, CARTERET SAVINGS BANK, F.A., A FEDERALLY CHARTERED SAVINGS AND LOAN ASSOCIATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 29<sup>th</sup> DAY OF December, 1988.

CARTERET SAVINGS BANK, F.A.  
ATTEST: Lynda A. Peller BY: Lynda A. Peller  
LYNDA A. PELLER, SECRETARY PERRY P. ALEXANDER, VICE PRESIDENT

**ACKNOWLEDGEMENT**  
STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED Perry P. Alexander and Lyndon Ferguson TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND VICE PRESIDENT OF CARTERET SAVINGS BANK, F.A., A FEDERALLY CHARTERED SAVINGS AND LOAN ASSOCIATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION, AND THAT IT WAS AFFIXED HERETO 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 29<sup>th</sup> DAY OF December, 1988.  
MY COMMISSION EXPIRES: 2-9-89 James B. P. ...  
NOTARY PUBLIC

**TITLE CERTIFICATION**

WE, TITLE AND RESEARCH GROUP, INC., A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN SUNDIAL JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THE PROPERTY IS FOUND TO CONTAIN ENCUMBRANCES WHICH ARE NOT APPLICABLE AND DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY.

TITLE AND RESEARCH GROUP, INC.  
DATE: 12-30-88 BY: Dennis R. Wilson  
DENNIS R. WILSON, PRESIDENT

**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; THAT SAID SURVEY COMPLIES WITH CHAPTER 21H-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 6<sup>th</sup> DAY OF JANUARY, 1989.  
Robin B. Petzold  
ROBIN B. PETZOLD  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 4567

**APPROVALS**

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7 DAY OF Feb, 1989.  
BY: John B. Dunkle  
JOHN B. DUNKLE, CHAIRMAN  
Warren Marcus  
WARREN MARCUS

ATTEST:  
JOHN B. DUNKLE, CLERK  
BY: Diana Stewart  
DEPUTY CLERK

COUNTY ENGINEER  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7 DAY OF Feb, 1989.  
BY: Herbert F. Kahlert  
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

**SURVEYOR'S NOTES:**

- ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF N01°35'29"E ALONG THE EAST LINE OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY FLORIDA.  
U.E. DENOTES UTILITY EASEMENT.  
D.E. DENOTES DRAINAGE EASEMENT.  
L.A.E. DENOTES LIMITED ACCESS EASEMENT.  
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT, SHOWN THUS:  
P.C.P. DENOTES PERMANENT CONTROL POINT, SHOWN THUS:
- 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 86-24 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.  
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.  
LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.  
IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY STEVEN KRUGER IN THE OFFICES OF STANLEY/WANTMAN, INC., 2000 LOMBARD STREET, WEST PALM BEACH, FLORIDA 33407.

**P.U.D. TABLE**

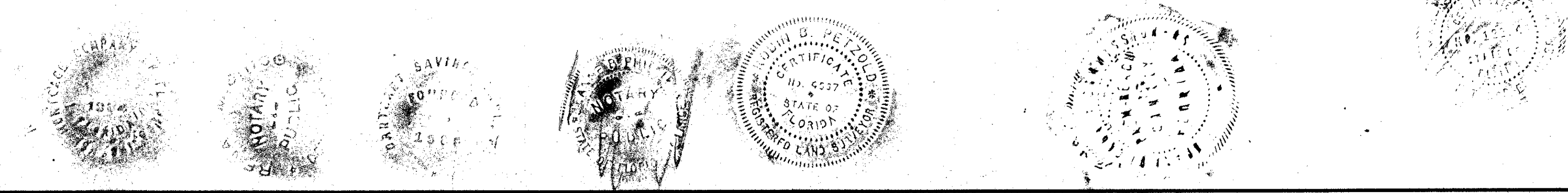
TOTAL ACREAGE	250.740 AC.	WATER BODIES	25.010 AC.
DENSITY	0.00 DU/AC.	OPEN SPACE	211.026 AC.
TOTAL DWELLING UNITS	0 DU	PARKS/RECREATION AREAS	
		ADDITIONAL PERVIOUS BUFFERS	
STREETS AND UNCOVERED PARKING	7.721 AC.	NATURAL AREAS	6.983 AC.

SUBDIVISION # Wycliffe # 1  
 BOOK 62, PAGE 7  
 FLOOD ZONE 198B  
 CHAIN 63  
 RT 86706  
 722 737

0520-001

62/9

SEAL MSB MORTGAGE CO. OF FLORIDA, INC. SEAL NOTARY PUBLIC SEAL CARTERET SAVINGS BANK, F.A. SEAL PROFESSIONAL LAND SURVEYOR SEAL BOARD OF COUNTY COMMISSIONERS SEAL COUNTY ENGINEER



**STANLEY/WANTMAN, INC.**  
2000 LOMBARD STREET, WEST PALM BEACH, FL 33407 (407) 842-7444

DRAWN	S.T.K.	DATE	JAN 1989
CHECKED	R.B.P.	SCALE	NONE
DRAWING NO.	09736PL		

WYCLIFFE PLAT ONE  
PART OF WYCLIFFE GOLF AND COUNTRY CLUB P.U.D.