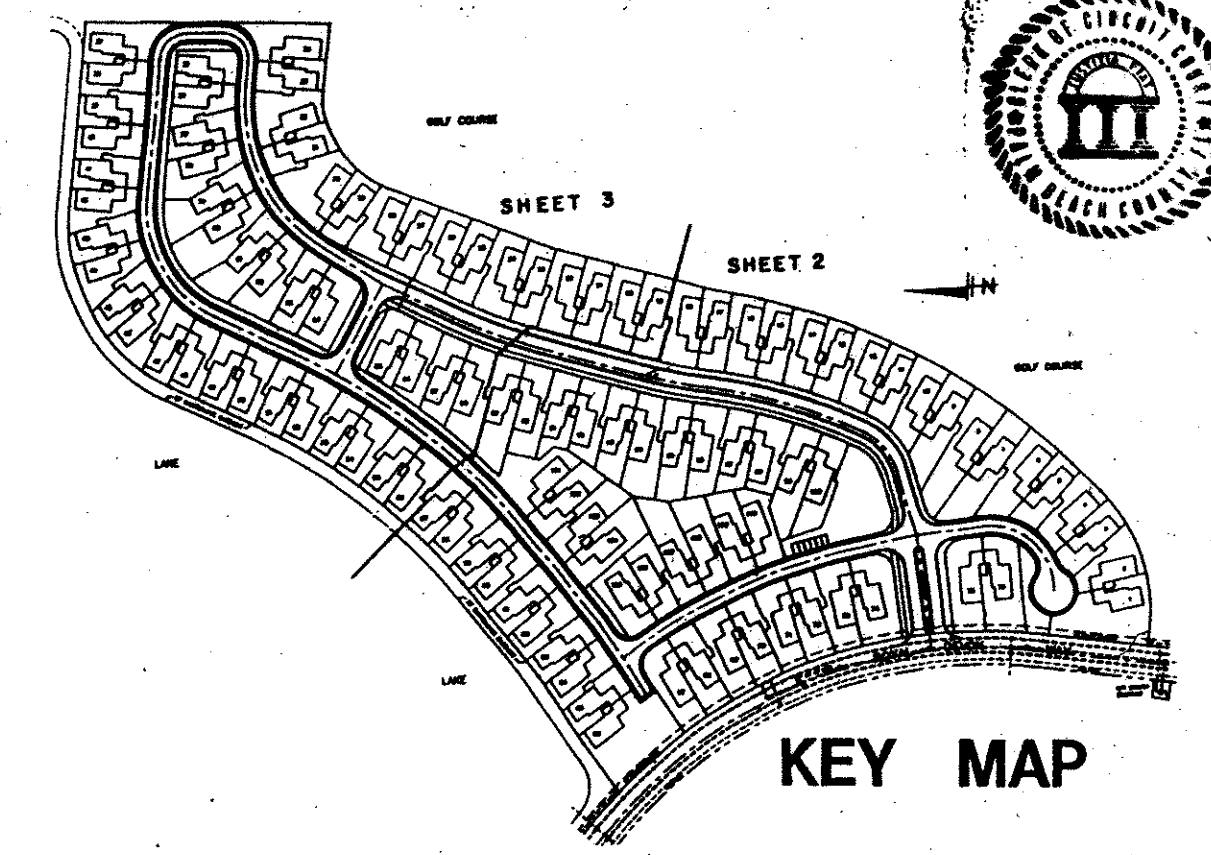
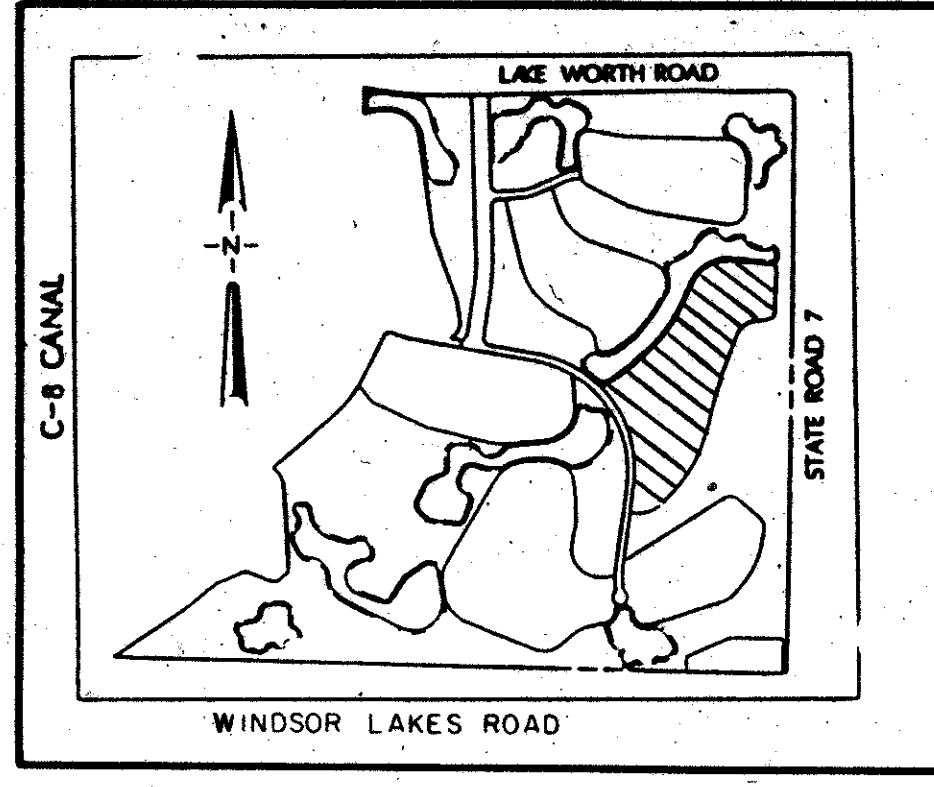


COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 8:51 A.M.  
this 4th day of JAN.  
1990 and duly recorded in Plat Book No.  
69 on pages 156 thru 159  
JOHN B. DUNKLE, Clerk, Circuit Court  
By *Antonia A. Platt* D.C.



# PARCEL 'C' at WYCLIFFE

A PART OF WYCLIFFE GOLF & COUNTRY CLUB, P.U.D.  
BEING A REPLAT OF TRACT 'C' AS SHOWN ON  
WYCLIFFE PLAT ONE AND RECORDED IN PLAT  
BOOK 62, PAGES 8 THRU 13 PUBLIC RECORDS  
SITUATED IN SECTION 25, TOWNSHIP 44 SOUTH,  
RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.  
SHEET 1 OF 4 MARCH, 1989



LOCATION MAP

**DESCRIPTION**  
TRACT "C" AS SHOWN ON WYCLIFFE PLAT ONE, RECORDED IN PLAT BOOK 62, PAGES 8 THROUGH 13, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA

**DEDICATION**  
KNOWN ALL MEN BY THESE PRESENTS THAT CLIFTON OF KENTUCKY, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON AND SHOWN HEREON AS PARCEL 'C' AT WYCLIFFE HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

**STREETS (For Private Road Purposes)**  
THE TRACT "A" AS SHOWN HEREON IS HEREBY DEDICATED TO CARLTON AT WYCLIFFE HOME OWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, FOR INGRESS AND EGRESS TO THE PROPERTY AND FOR DRAINAGE AND UTILITY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

**UTILITY EASEMENTS**  
THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES. (INCLUDING CABLE TELEVISION SYSTEMS).

**DRAINAGE EASEMENTS**  
THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF CARLTON AT WYCLIFFE HOME OWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY HAS THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM WHICH DRAINS THE PUBLIC RIGHT-OF-WAY.

**LIMITED ACCESS EASEMENT**  
THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

**PARKING AND ACCESS**  
TRACT "P" AS SHOWN HEREON IS HEREBY DEDICATED TO CARLTON AT WYCLIFFE HOME OWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, AS AN ACCESS PARKING AND UTILITY EASEMENT IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

**RECREATION TRACT**  
TRACT "R" AS SHOWN HEREON IS HEREBY DEDICATED TO CARLTON AT WYCLIFFE HOME OWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

**COMMON SPACE**  
TRACT "C" AS SHOWN HEREON IS HEREBY DEDICATED TO CARLTON AT WYCLIFFE HOME OWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS AS COMMON AREA AND UTILITY EASEMENTS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

**WATER & SEWAGE SYSTEMS**  
ACME IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT TO ENTER UNTO ALL EASEMENTS OR AREAS CONTAINING WATER OR SEWAGE SYSTEMS FOR THE PURPOSE OF CONSTRUCTION OR MAINTENANCE OF SAID SYSTEMS.

**LANDSCAPING TRACT**  
TRACT "L" AS SHOWN HEREON IS HEREBY DEDICATED TO CARLTON AT WYCLIFFE HOME OWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS FOR LANDSCAPING PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY. CONSTRUCTION WHICH INHIBITS THE DRAINAGE OF THIS TRACT IS PROHIBITED.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASST. SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13th DAY OF OCTOBER, A.D., 1989

CLIFTON OF KENTUCKY, INC. A CORPORATION OF THE STATE OF FLORIDA  
By: *Robert M. Wood, Jr.*  
ROBERT M. WOOD, JR., VICE PRESIDENT.

ATTEST: *Robert M. Wood, Jr.*  
ROBERT M. WOOD, JR., ASST. SECRETARY

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROGER VAN NIE AND ROBERT M. WOOD, JR. TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASST. SECRETARY OF CLIFTON OF KENTUCKY, INC., A CORPORATION, AND THEY 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 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 11th DAY OF OCTOBER A.D., 1989  
By: *M. Elaine Browning*  
NOTARY PUBLIC  
My Commission Expires June 13, 1991

**MORTGAGEE'S CONSENT**

STATE OF: CONNECTICUT  
COUNTY OF: FAIRFIELD

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 THE DEDICATION HEREON BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 6214 AT PAGES 1987 THROUGH 1988, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATE TO THE SAID DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF: SUNDIAL JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PARTNERS.

By: *CMSB Enterprises of Florida, Inc.*  
CORPORATION OF FLORIDA AS GENERAL PARTNER.

ATTEST: *David E. Carson* By: *Peter M. Brestovan*  
VICE PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF: CONNECTICUT  
COUNTY OF: FAIRFIELD

BEFORE ME PERSONALLY APPEARED PETER M. BRESTOVAN AND DAVID E. CARSON TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND PRESIDENT OF CMSB ENTERPRISES OF FLORIDA, INC., A CORPORATION, AND THEY 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 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 11th DAY OF OCTOBER A.D., 1989

By: *Notary Public*

SUNDIAL ASSOCIATES OF PALM BEACH, A FLORIDA GENERAL PARTNERSHIP, AS GENERAL PARTNER.

By: *Triple J Us., Inc.*  
A FLORIDA CORPORATION, AS GENERAL PARTNER IN SUNDIAL ASSOCIATES OF PALM BEACH

ATTEST: *Secretary* By: *President*

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HARVEY GELLER AND JOHN C. CSAPD 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 TRIPLE J US., INC. A CORPORATION, AND THEY 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 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 9 DAY OF OCT A.D., 1989

By: *Notary Public* My Commission Expires

**MORTGAGEE'S CONSENT**

STATE OF: FLORIDA  
COUNTY OF: PALM BEACH

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 THE DEDICATION HEREON BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 6214 AT PAGES 1987 THROUGH 1988, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SHALL BE SUBORDINATE TO THE SAID DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF: FIRST UNION NATIONAL BANK OF FLORIDA, A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ATTESTED TO BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11th DAY OF OCTOBER A.D., 1989

FIRST UNION NATIONAL BANK OF FLORIDA, A CORPORATION OF THE STATE OF FLORIDA

ATTEST: *Albert Fils* By: *Peter G. Lapham*  
ALBERT FILS VICE-PRESIDENT PETER G. LAPHAM VICE-PRESIDENT

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED PETER G. LAPHAM AND ALBERT FILS 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 FIRST UNION NATIONAL BANK OF FLORIDA, A CORPORATION, AND THEY 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 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 11th DAY OF OCTOBER A.D., 1989

By: *Notary Public* My Commission Expires August 10, 1992

**TITLE CERTIFICATION**

STATE OF FLORIDA  
COUNTY OF Palm Beach

WE, *Titel 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 TO CLIFTON OF KENTUCKY, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT WE FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND ALL THE MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT- THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: 10-24-89 By: *Notary Public*

**P.U.D. TABULATION**

AREA OF THIS PLAT 19.04 ACRES  
NUMBER OF D.U.'S 110 DWELLING UNITS  
DENSITY 5.78 D.U.'S/ACRES

NOTE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**NOTES**

- 1. PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE DESIGNATED THUS:
- 2. PERMANENT CONTROL POINTS (P.C.P.'S) ARE DESIGNATED THUS:
- 3. THE EAST LINE OF TRACT "C" WYCLIFFE PLAT ONE IS ASSUMED TO BEAR SOUTH 03°16'15" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO
- 4. U.-E. DESIGNATES UTILITY EASEMENT.
- 5. D.-E. DESIGNATES DRAINAGE EASEMENTS.
- 6. L.-A.-E. DESIGNATES LIMITED ACCESS EASEMENT.
- 7. R.-O.-E. DESIGNATES ROOF OVERHANG EASEMENT.
- 8. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED UPON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON 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.
- 9. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- 10. WHERE UTILITY AND DRAINAGE EASEMENTS COINCIDE OR INTERSECT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY SHALL TAKE PRECEDENCE.
- 11. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, THAT NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

**COUNTY APPROVALS**

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 2nd DAY OF January, A.D. 1990.  
By: *Carol Elmqvist*  
CAROL ELMQUIST, CHAIRMAN  
BOARD OF COUNTY COMMISSIONERS

ATTEST: *John B. Dunkle*  
JOHN B. DUNKLE, CLERK  
DEPUTY CLERK

**COUNTY ENGINEER**

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 2ND DAY OF JANUARY, A.D. 1990.  
By: *Herbert F. Kahlert*  
HERBERT F. KAHLERT, P.E.  
COUNTY ENGINEER

**SURVEYOR'S CERTIFICATION**

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 THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PLAT. THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF THE COUNTY OF PALM BEACH.

DATE: 11-17-89 By: *Ward L. Nitzfeld*  
WARD L. NITZFELD, P.L.S.  
FLORIDA CERTIFICATE #1632

THIS INSTRUMENT WAS PREPARED BY ROBERT E. OWEN & ASSOCIATES, INC. ENGINEERS AND PLANNERS, 2501 BRISTOL DRIVE, SUITE 11A, WEST PALM BEACH, FLORIDA.

69/156

CLIFTON	NOTARY	CMSB	NOTARY	TRIPLE J US.	NOTARY	FIRST UNION	NOTARY	Co. Eng.	Surveyors Seal	Field Book No. Pg.	Design MITZELFELD	Drawn B. WILLIAMS	Checked	ROBERT E. OWEN & ASSOCIATES, INC. ENGINEERS - PLANNERS - SURVEYORS WEST PALM BEACH FLORIDA	Job No. 88-1066	Scale 1" = 40'	Date MARCH, 1989	Sheet of 4 1	File No. 87-2497
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