

WYCLIFFE PLAT TWO

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

State Of Florida)
) SS
 County Of Palm Beach)

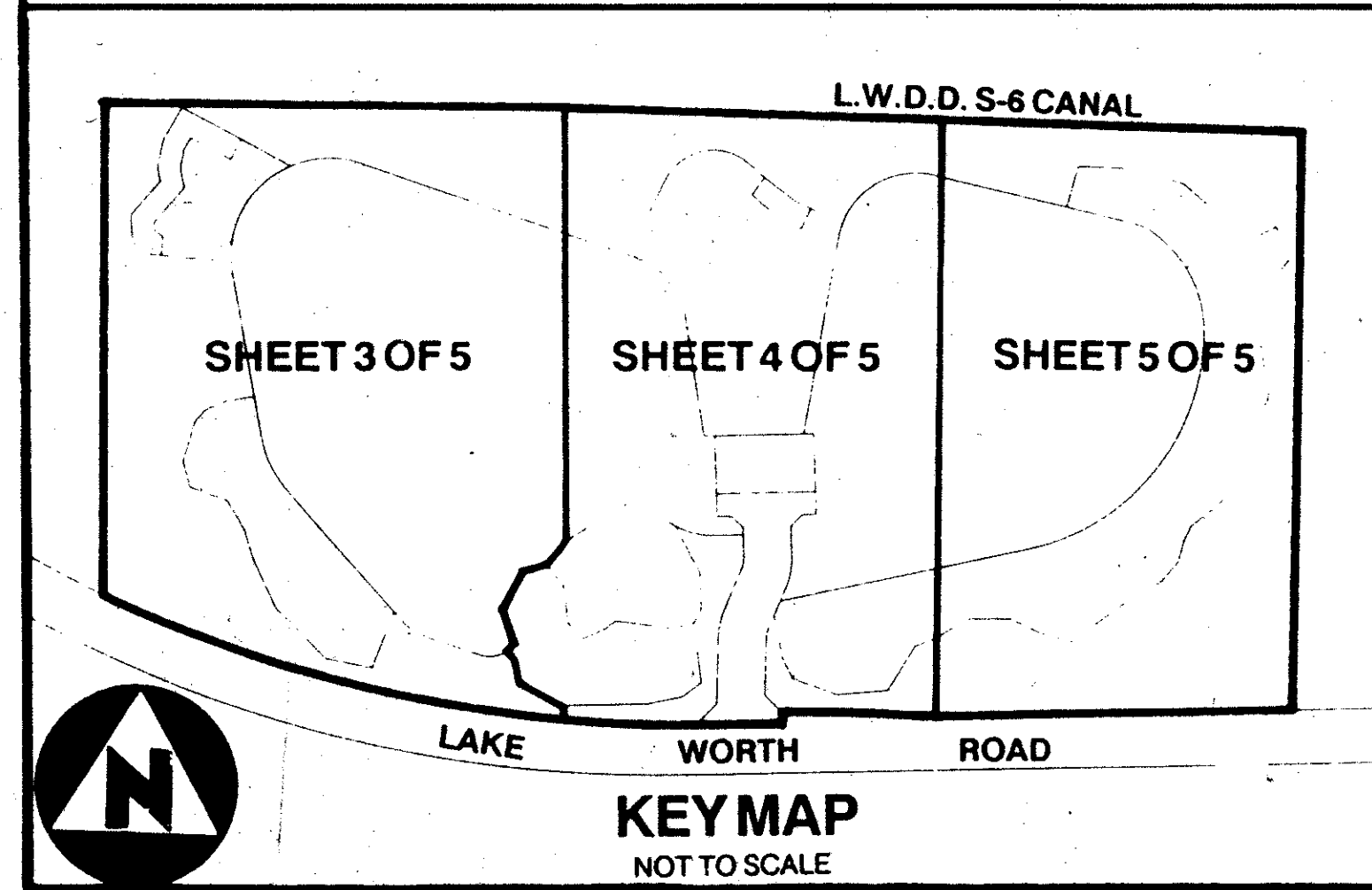
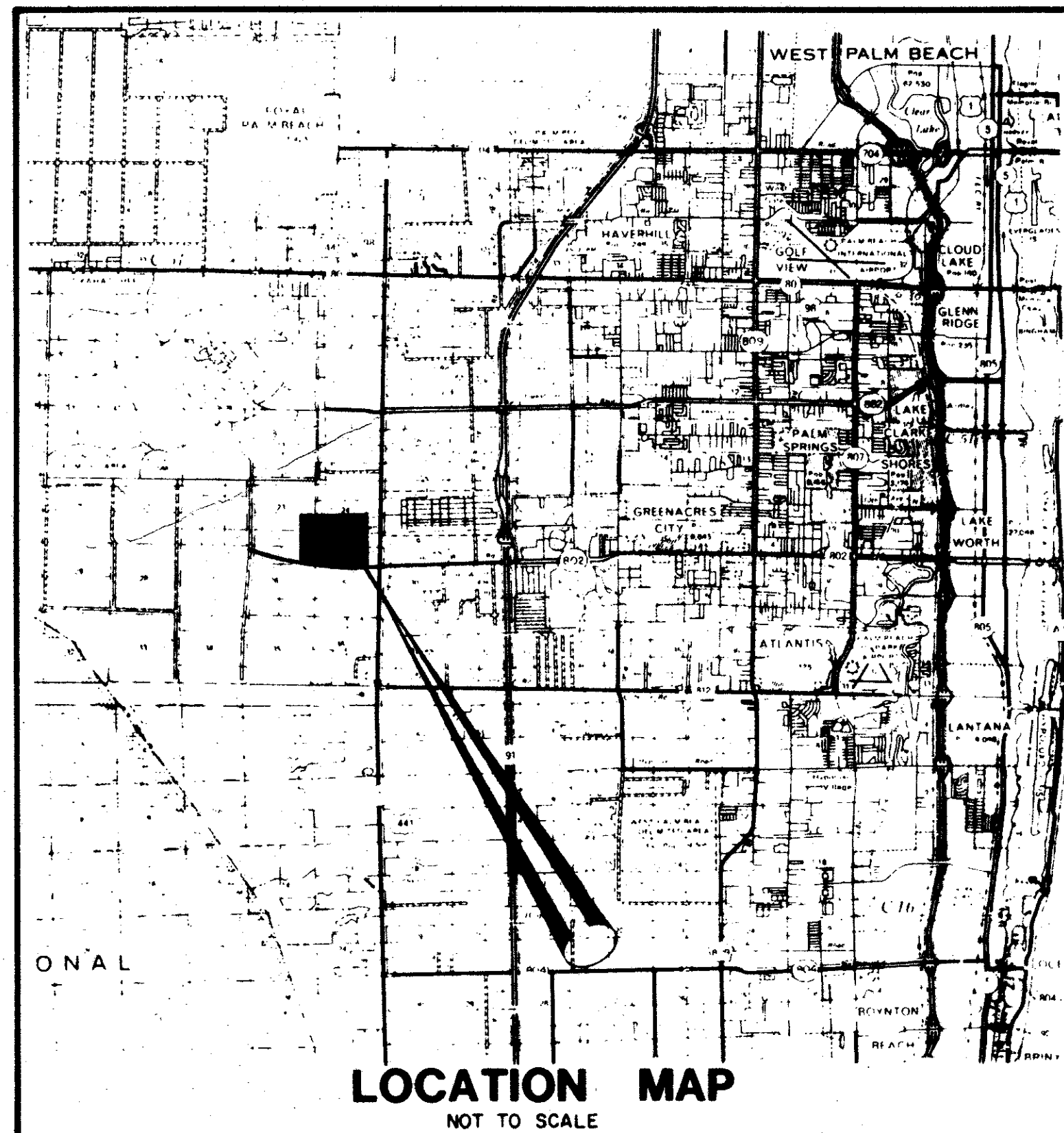
This Plat was filed for record at
 11:30 A.M. this 5 day of July
 A.D. 1990 and duly recorded
 in Plat Book 31 on
 Page 31 and 35
 there

John B. Dunkle,
 Clerk of the Circuit Court

By *Subira Q. Platt*
 Deputy Clerk

AREA TABULATIONS

TRACT "N" (R/W)	1.48 ACRES
TRACT "L"	18.15 ACRES
TRACT "M"	14.80 ACRES
TRACT "O"	0.66 ACRES
LAKES	44.41 ACRES
TOTAL	79.30 ACRES



DEDICATION:

STATE OF FLORIDA)
) SS
 COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS THAT, SUNDIAL JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON AS "WYCLIFFE PLAT TWO", SITUATE IN SECTION 25, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25; THENCE, NORTH 88°02'48" WEST, ALONG THE NORTH LINE OF SAID SECTION 25, SAID NORTH SECTION LINE ALSO BEING THE NORTH RIGHT OF WAY LINE OF THE 75.00 FOOT ACME IMPROVEMENT DISTRICT RIGHT OF WAY, AS RECORDED IN OFFICIAL RECORD BOOK 1081, PAGE 623, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1016.97 FEET, THENCE, SOUTH 01°42'43" WEST, DEPARTING SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 75.00 FEET TO THE INTERSECTION THEREOF, WITH THE SOUTH RIGHT OF WAY LINE OF SAID 75.00 FOOT ACME IMPROVEMENT DISTRICT RIGHT OF WAY, AND THE POINT OF BEGINNING (P.O.B.):

THENCE, CONTINUE SOUTH 01°42'43" WEST, A DISTANCE OF 1286.51 FEET TO THE INTERSECTION THEREOF, WITH THE NORTH RIGHT OF WAY LINE OF LAKE WORTH ROAD EXTENSION, AS RECORDED IN OFFICIAL RECORD BOOK 5642, PAGE 1604, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, SOUTH 89°01'58" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 826.31 FEET; THENCE, NORTH 87°06'37" WEST, ALONG THE NORTH ADDITIONAL RIGHT OF WAY LINE OF SAID LAKE WORTH ROAD EXTENSION, AS RECORDED IN OFFICIAL RECORD BOOK 6036, PAGE 335, A DISTANCE OF 178.40 FEET; THENCE, SOUTH 89°01'58" WEST, CONTINUE ALONG SAID NORTH ADDITIONAL RIGHT OF WAY LINE, A DISTANCE OF 134.00 FEET; THENCE, SOUTH 00°58'02" WEST, A DISTANCE OF 12.00 FEET TO THE INTERSECTION THEREOF, WITH THE AFOREMENTIONED NORTH RIGHT OF WAY LINE OF LAKE WORTH ROAD EXTENSION; (AS RECORDED IN OFFICIAL RECORD BOOK 5642, PAGE 1604, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA); THENCE, SOUTH 89°01'58" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 219.02 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2804.79 FEET; THENCE, WESTERLY ALONG SAID CURVE AND SAID NORTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 27°13'22", A DISTANCE OF 1332.63 FEET TO THE END OF SAID CURVE; THENCE, NORTH 00°52'23" EAST, DEPARTING SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1090.22 FEET TO THE INTERSECTION THEREOF WITH THE SOUTH RIGHT OF WAY LINE OF SAID 75.00 FOOT ACME IMPROVEMENT DISTRICT RIGHT OF WAY; THENCE, SOUTH 89°07'37" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1099.56 FEET; THENCE, SOUTH 88°02'48" EAST, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1568.56 FEET TO THE POINT OF BEGINNING.

CONTAINING: 79.30 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS

- TRACT "N", THE TRACT FOR PRIVATE ROAD PURPOSES, AS SHOWN HEREON IS HEREBY DEDICATED TO WYCLIFFE COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, DRAINAGE AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "L", "M" AND "O", AS SHOWN HEREON ARE HEREBY RESERVED BY SUNDIAL JOINT VENTURE, A FLORIDA PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL HOUSING, RECREATION AND OTHER PROPER PURPOSES AND MUST BE REPLATTED PRIOR TO DEVELOPMENT. SAID TRACTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SUNDIAL JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, ITS DESIGNATED GRANTEEES AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SAID MAINTENANCE OBLIGATION SHALL BE READDRESSSED IN ACCORDANCE WITH THE PALM BEACH COUNTY SUBDIVISION AND PLATTING REGULATION ORDINANCES AT THE TIME OF REPLATTING.
- TRACTS "L 2" THROUGH "L 6", THE WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY DEDICATED TO WYCLIFFE COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE EASEMENT AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "P" AS SHOWN HEREON, ARE HEREBY RESERVED BY AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SUNDIAL JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND OTHER PROPER PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "L 4P", "L 5P" AND "L 6P", AS SHOWN HEREON, ARE HEREBY DEDICATED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES TO WYCLIFFE COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS SECTIONS, OR TO CHEMICALLY OR PHYSICALLY REMOVE, DAMAGE DESTROY, CUT OR TRIM ANY PLANTS WITHIN SAID TRACTS WITHOUT THE PRIOR WRITTEN CONSENT OF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT.
- THE LANDSCAPE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO WYCLIFFE COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPING, BUFFER AND OTHER PROPER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE 20' LAKE MAINTENANCE EASEMENTS (L.M.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO WYCLIFFE COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES (INCLUDING CABLE TELEVISION SYSTEMS).
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE MAINTENANCE OBLIGATION OF WYCLIFFE COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- LAKE MAINTENANCE ACCESS EASEMENTS, ARE HEREBY GRANTED OVER TRACTS "P", AND ARE HEREBY DEDICATED TO WYCLIFFE COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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.
- THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO ACME IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS FOR LIFT STATION AND RELATED PURPOSES.
- PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
- THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS, FOR THE CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- TRACT "W-4", THE CONSERVATION AREA, AS SHOWN HEREON, IS HEREBY DECLARED A COMMON AREA. IT SHALL BE THE PERPETUAL RESPONSIBILITY OF WYCLIFFE COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND MAY IN NO WAY BE ALTERED FROM ITS NATURAL STATE. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION AREA INCLUDE, BUT ARE NOT LIMITED TO CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND, DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH, REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION, EXCAVATION, DREDGING, OR REMOVAL OF SOIL MATERIAL, DIKING OR FENCING, AND ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.

ACKNOWLEDGMENT:

STATE OF FLORIDA)
) SS
 COUNTY OF PALM BEACH)

BEFORE ME, PERSONALLY APPEARED HARVEY GELLER AND JOHN C. CSAPO, 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. U.S., 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 CORPORATIONS.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26 DAY OF MARCH, 1990

MY COMMISSION EXPIRES: 12/31/92 NOTARY PUBLIC

ACKNOWLEDGMENT:

STATE OF CONNECTICUT)
) SS BRIDGEPOR
 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 CMSB ENTERPRISES 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 CORPORATIONS.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF January, 1990

MY COMMISSION EXPIRES: Mar 31, 1992 NOTARY PUBLIC

MORTGAGEE'S CONSENT:

STATE OF FLORIDA)
) SS
 COUNTY OF ST. LUCIE)

STRAZZULLA BROS. CO., 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 5878 AT PAGE 617 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, STRAZZULLA BROS. CO., 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 17th DAY OF MARCH, 1990

ATTEST: *John F. Strazzulla*
 JOHN F. STRAZZULLA, SECRETARY

BY: *Joseph P. Strazzulla*
 JOSEPH P. STRAZZULLA, PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA)
) SS
 COUNTY OF ST. LUCIE)

BEFORE ME PERSONALLY APPEARED JOSEPH P. STRAZZULLA AND JOHN F. STRAZZULLA, 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 STRAZZULLA BROS. CO., 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 19th DAY OF MARCH, 1990

MY COMMISSION EXPIRES: 7/1/92 NOTARY PUBLIC

IN WITNESS WHEREOF, SUNDIAL JOINT VENTURE HAS CAUSED THESE PRESENTS TO BE SIGNED BY THIS GENERAL PARTNERS, SUNDIAL ASSOCIATES OF PALM BEACH, A FLORIDA GENERAL PARTNERSHIP, AND CMSB ENTERPRISES OF FLORIDA, INC., A FLORIDA CORPORATION, THIS 26 DAY OF MARCH, 1990

SUNDIAL JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP

BY: SUNDIAL ASSOCIATES OF PALM BEACH, A FLORIDA GENERAL PARTNERSHIP, AS GENERAL PARTNER
 BY: TRIPLE J. U.S., INC., A FLORIDA CORPORATION, AS GENERAL PARTNER OF SUNDIAL ASSOCIATES OF PALM BEACH
 WITH AUTHORITY OF ITS BOARD OF DIRECTORS

ATTEST: *John C. Csapo*
 JOHN C. CSAPO, SECRETARY

BY: *Harvey Geller*
 HARVEY GELLER, PRESIDENT

AND BY:

CMSB ENTERPRISES OF FLORIDA, INC., A FLORIDA CORPORATION, AS GENERAL PARTNER
 AS GENERAL PARTNER, WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

ATTEST: *Peter M. Brestovan*
 PETER M. BRESTOVAN, SECRETARY

BY: *David E.A. Carson*
 DAVID E.A. CARSON, PRESIDENT

BENCH MARK
 LAND SURVEYING & MAPPING, INC.

WEST PALM BEACH, FLORIDA RIVIERA BEACH, FLORIDA

RECORD PLAT
 WYCLIFFE PLAT TWO

OWN	CRD	DATE	WB. NO.
SCALE	SIZE	PS	SHEET 1 OF 5

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

T&Z 736 + 737

SUBDIVISION - Wycliffe Plat 2
 BOOK 66 PAGE 31
 FLOOD MAP # 1006
 ZONING RT
 QUAD # 63
 SE 86-104
 PUD NAME 25144141

0520-008
 Pet. 86-104
 allocation 0001

66/31