

WYCLIFFE PLAT THREE

A P.U.D.

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

JULY, 1992

SHEET 1 OF 11

0520-009

134

"SEAL"
MILTON T. BAUER, CLERK
OF THE CIRCUIT COURT OF
PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THIS PLAT WAS FILED FOR RECORD AT
2:58 PM THIS 15 DAY OF OCT

A.D., 1992, AND DULY RECORDED

IN PLAT BOOK 69

ON PAGES 134 THROUGH 144

MILTON T. BAUER
CLERK OF THE CIRCUIT COURT
of Palm Beach County, Florida
Deputy Clerk

DEDICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

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

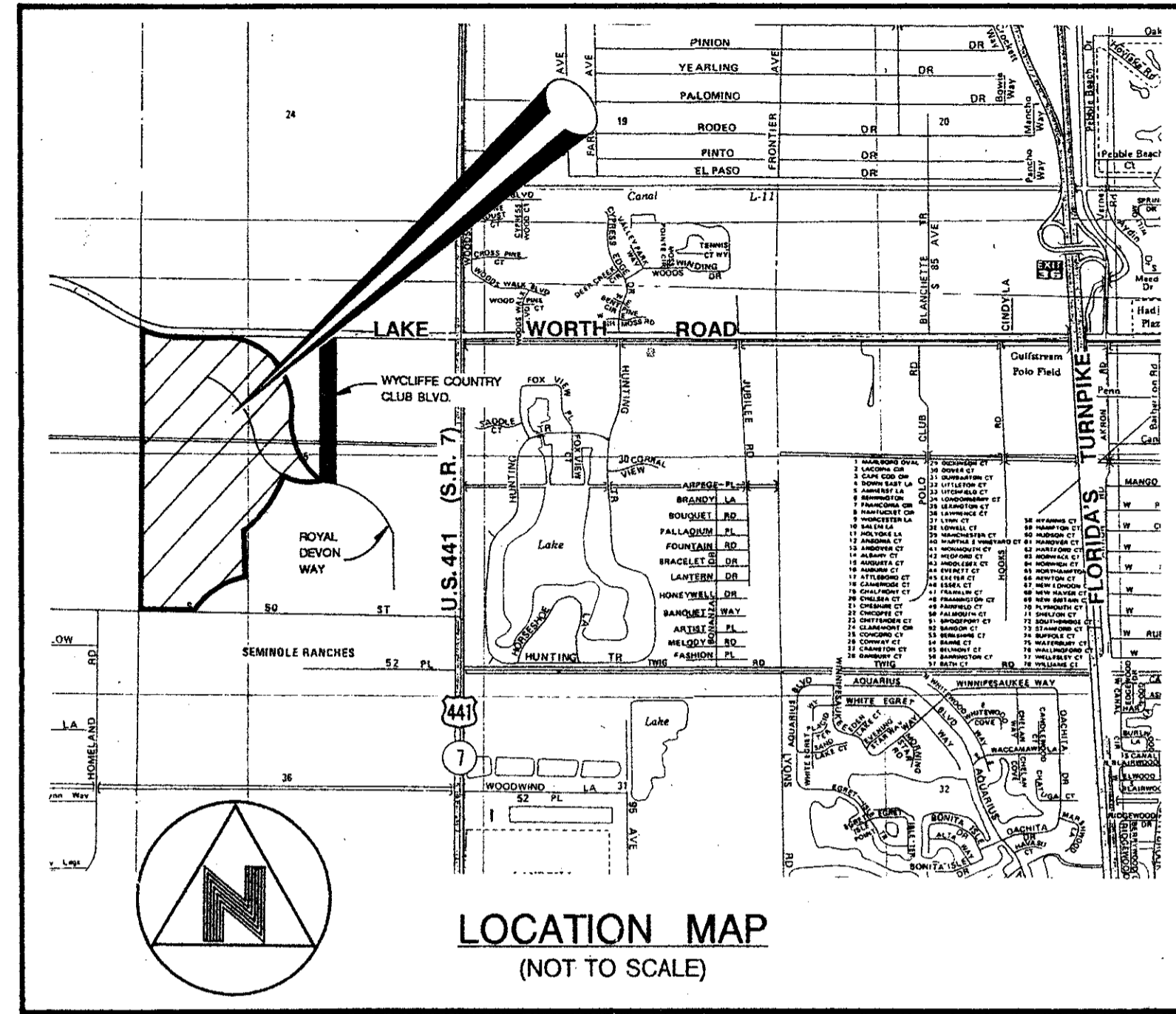
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 25; THENCE, SOUTH 88°26'15" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 25, A DISTANCE OF 737.66 FEET; THENCE, NORTH 01°33'45" EAST, DEPARTING THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 25, A DISTANCE OF 153.00 FEET TO THE INTERSECTION THEREOF WITH THE NORTHERLY RIGHT-OF-WAY LINE OF HOMETOWN ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 5642, PAGE 1593, ET. SEQ., PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID POINT BEING THE SOUTHWEST CORNER OF WYCLIFFE PLAT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGES 8 THROUGH 13, INCLUSIVE, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID POINT BEING THE POINT OF BEGINNING (P.O.B.)

THENCE, NORTH 56°01'30" EAST, ALONG THE BOUNDARY OF SAID WYCLIFFE PLAT ONE, A DISTANCE OF 558.56 FEET; THENCE, NORTH 52°48'11" EAST, CONTINUING ALONG THE BOUNDARY OF SAID WYCLIFFE PLAT ONE, A DISTANCE OF 60.61 FEET; THENCE, NORTH 49°27'47" EAST, CONTINUING ALONG THE BOUNDARY OF SAID WYCLIFFE PLAT ONE, A DISTANCE OF 206.19 FEET; THENCE, NORTH 66°10'33" EAST, CONTINUING ALONG THE BOUNDARY OF SAID WYCLIFFE PLAT ONE, A DISTANCE OF 206.52 FEET; THENCE, SOUTH 67°35'08" EAST, CONTINUING ALONG THE BOUNDARY OF SAID WYCLIFFE PLAT ONE, A DISTANCE OF 173.71 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 51.00 FEET; THENCE, EASTERLY ALONG SAID CURVE, CONTINUING ALONG THE BOUNDARY OF SAID WYCLIFFE PLAT ONE, THROUGH A CENTRAL ANGLE OF 64°37'55", A DISTANCE OF 57.53 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 47°46'57" EAST, CONTINUING ALONG THE BOUNDARY OF SAID WYCLIFFE PLAT ONE, A DISTANCE OF 52.82 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 51.00 FEET; THENCE, NORTHERLY ALONG SAID CURVE, CONTINUING ALONG THE BOUNDARY OF SAID WYCLIFFE PLAT ONE, THROUGH A CENTRAL ANGLE OF 50°42'28", A DISTANCE OF 45.14 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 02°55'31" WEST, CONTINUING ALONG THE BOUNDARY OF SAID WYCLIFFE PLAT ONE, A DISTANCE OF 562.93 FEET; THENCE, NORTH 21°08'31" WEST, CONTINUING ALONG THE BOUNDARY OF SAID WYCLIFFE PLAT ONE, A DISTANCE OF 46.24 FEET; THENCE, NORTH 36°02'24" WEST, CONTINUING ALONG THE BOUNDARY OF SAID WYCLIFFE PLAT ONE, A DISTANCE OF 28.60 FEET; THENCE, NORTH 42°43'23" WEST, CONTINUING ALONG THE BOUNDARY OF SAID WYCLIFFE PLAT ONE, A DISTANCE OF 47.67 FEET; THENCE, NORTH 49°59'33" EAST, CONTINUING ALONG THE BOUNDARY OF SAID WYCLIFFE PLAT ONE, A DISTANCE OF 513.16 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 51.00 FEET; THENCE, NORTHEASTERLY ALONG SAID CURVE, CONTINUING ALONG THE BOUNDARY OF SAID WYCLIFFE PLAT ONE, THROUGH A CENTRAL ANGLE OF 22°09'39", A DISTANCE OF 313.64 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 27°50'03" EAST, CONTINUING ALONG THE BOUNDARY OF SAID WYCLIFFE PLAT ONE, A DISTANCE OF 322.56 FEET; THENCE, NORTH 70°37'52" EAST, CONTINUING ALONG THE BOUNDARY OF SAID WYCLIFFE PLAT ONE, A DISTANCE OF 33.97 FEET TO A POINT ON A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 788.86 FEET, AND WHOSE RADIUS POINT BEARS NORTH 23°25'40" EAST; THENCE, EASTERLY ALONG SAID CURVE, CONTINUING ALONG THE BOUNDARY OF SAID WYCLIFFE PLAT ONE, THROUGH A CENTRAL ANGLE OF 13°27'43", A DISTANCE OF 185.35 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 80°02'03" EAST, CONTINUING ALONG THE BOUNDARY OF SAID WYCLIFFE PLAT ONE, A DISTANCE OF 281.82 FEET; THENCE, NORTH 09°57'57" EAST, CONTINUING ALONG THE BOUNDARY OF SAID WYCLIFFE PLAT ONE, A DISTANCE OF 50.00 FEET; THENCE, NORTH 80°02'03" WEST, CONTINUING ALONG THE BOUNDARY OF SAID WYCLIFFE PLAT ONE, A DISTANCE OF 78.18 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 100.00 FEET, AND WHOSE RADIUS POINT BEARS NORTH 21°34'51" WEST; THENCE, NORTHEASTERLY ALONG SAID CURVE, CONTINUING ALONG THE BOUNDARY OF SAID WYCLIFFE PLAT ONE, THROUGH A CENTRAL ANGLE OF 76°58'12", A DISTANCE OF 134.34 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 08°33'33" WEST, CONTINUING ALONG THE BOUNDARY OF SAID WYCLIFFE PLAT ONE, A DISTANCE OF 143.85 FEET; THENCE, NORTH 19°18'16" WEST, CONTINUING ALONG THE BOUNDARY OF SAID WYCLIFFE PLAT ONE, A DISTANCE OF 448.74 FEET; THENCE, NORTH 07°24'05" WEST, CONTINUING ALONG THE BOUNDARY OF SAID WYCLIFFE PLAT ONE, A DISTANCE OF 638.88 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 197.00 FEET; THENCE, NORTHWESTERLY ALONG SAID CURVE, CONTINUING ALONG THE BOUNDARY OF SAID WYCLIFFE PLAT ONE, THROUGH A CENTRAL ANGLE OF 87°58'51", A DISTANCE OF 302.50 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 84°37'04" WEST, CONTINUING ALONG THE BOUNDARY OF SAID WYCLIFFE PLAT ONE, A DISTANCE OF 86.40 FEET; THENCE, SOUTH 69°25'27" WEST, CONTINUING ALONG THE BOUNDARY OF SAID WYCLIFFE PLAT ONE, A DISTANCE OF 60.49 FEET; THENCE, NORTH 02°44'10" EAST, CONTINUING ALONG THE BOUNDARY OF SAID WYCLIFFE PLAT ONE, A DISTANCE OF 184.12 FEET TO THE INTERSECTION THEREOF WITH THE CURVED SOUTHERLY RIGHT-OF-WAY LINE OF LAKE WORTH ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 5642, PAGE 1694, ET. SEQ., PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID POINT LYING ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2924.79 FEET, AND WHOSE RADIUS POINT BEARS NORTH 11°11'26" EAST; THENCE, NORTHWESTERLY ALONG SAID CURVE, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID LAKE WORTH ROAD, THROUGH A CENTRAL ANGLE OF 28°37'08", A DISTANCE OF 146.91 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 50°11'26" WEST, CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY SAID LAKE WORTH ROAD, A DISTANCE OF 554.40 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2804.79 FEET; THENCE, NORTHWESTERLY ALONG SAID CURVE, CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY SAID LAKE WORTH ROAD, THROUGH A CENTRAL ANGLE OF 10°34'13", A DISTANCE OF 517.45 FEET TO THE END OF SAID CURVE, AND THE INTERSECTION THEREOF WITH THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 25; THENCE, SOUTH 02°39'41" WEST, ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 25, A DISTANCE OF 2425.09 FEET TO THE WEST ONE-QUARTER CORNER OF SAID SECTION 25; THENCE, SOUTH 02°39'52" WEST, ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 25, A DISTANCE OF 2540.45 FEET TO THE INTERSECTION THEREOF WITH THE NORTHERLY CURVED RIGHT-OF-WAY LINE OF SAID HOMETOWN ROAD, SAID POINT LYING ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1876.44 FEET, AND WHOSE RADIUS POINT BEARS NORTH 03°21'38" EAST; THENCE, EASTERLY ALONG SAID CURVE, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HOMETOWN ROAD, THROUGH A CENTRAL ANGLE OF 01°47'53", A DISTANCE OF 58.88 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 88°26'15" EAST, CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HOMETOWN ROAD, AND ALONG A LINE 155.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 25, A DISTANCE OF 675.79 FEET TO THE POINT OF BEGINNING (P.O.B.)

CONTAINING 210.16 ACRES, MORE OR LESS

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

- TRACTS "F", "G", "H", "I", "J" AND "K", AS SHOWN HEREON ARE HEREBY RESERVED TO SUNDIAL JOINT VENTURE, A FLORIDA PARTNERSHIP, 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 GRANTEE 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-14" THROUGH "L-20", INCLUSIVE, THE WATER MANAGEMENT TRACTS AS SHOWN HEREON, ARE HEREBY RESERVED TO WYCLIFFE COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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 "L-19" AND "L-20", AS SHOWN HEREON, ARE HEREBY RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES TO WYCLIFFE COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. FURTHERMORE, 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 RESOURCE MANAGEMENT.
- TRACT "N", THE TRACT FOR PRIVATE ROAD PURPOSES, AS SHOWN HEREON IS HEREBY RESERVED TO WYCLIFFE COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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.
- TRACT "P", AS SHOWN HEREON, IS HEREBY RESERVED TO SUNDIAL JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, FOR OPEN SPACE AND OTHER PROPER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF WYCLIFFE COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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 COUNTY MAINTAINED ROADS.
- THE 20' LAKE MAINTENANCE EASEMENTS (L.M.E.), AS SHOWN HEREON, ARE HEREBY RESERVED TO WYCLIFFE COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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.
- A LAKE MAINTENANCE ACCESS EASEMENT IS HEREBY GRANTED TO WYCLIFFE COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR ACCESS PURPOSES OVER ALL OF TRACT "P".
- THE LANDSCAPE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED 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 LIMITED ACCESS EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE A.D.E. EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO ACME IMPROVEMENT DISTRICT, FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF WATER LINE FACILITIES AND SANITARY SEWER FACILITIES.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES (INCLUDING CABLE TELEVISION SYSTEMS).



PETITION NO. 86-104A

IN WITNESS WHEREOF, SUNDIAL JOINT VENTURE HAS CAUSED THESE PRESENTS TO BE SIGNED BY RICHARD A. JERMAN AND M. ELAINE BROWNING, AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF BRIDGER CORPORATION, A FLORIDA CORPORATION, AS GENERAL PARTNER OF, AND ON BEHALF OF SUNDIAL ASSOCIATES OF PALM BEACH, A FLORIDA GENERAL PARTNERSHIP, AS GENERAL PARTNER OF, AND ON BEHALF OF SUNDIAL JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23RD DAY OF July, A.D., 1992.

BY: SUNDIAL JOINT VENTURE

A FLORIDA GENERAL PARTNERSHIP
BY: SUNDIAL ASSOCIATES OF PALM BEACH
A FLORIDA GENERAL PARTNERSHIP, AS GENERAL PARTNER OF AND ON BEHALF OF SUNDIAL JOINT VENTURE
BY: BRIDGER CORPORATION
A FLORIDA CORPORATION, AS GENERAL PARTNER OF AND ON BEHALF OF SUNDIAL ASSOCIATES OF PALM BEACH

ATTEST: M. Elaine Browning BY: Richard A. Jerman
M. ELAINE BROWNING, SECRETARY RICHARD A. JERMAN, PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23RD DAY OF July, A.D., 1992, BY RICHARD A. JERMAN AND M. ELAINE BROWNING, PRESIDENT AND SECRETARY, RESPECTIVELY, OF BRIDGER CORPORATION, WHO ARE PERSONALLY KNOWN TO ME.

Walter H. DeThuis

NOTARY PUBLIC
CC098818
MY COMMISSION EXPIRES: MAY 10, 1995

IN WITNESS WHEREOF, CMSB ENTERPRISES OF FLORIDA, INC., A FLORIDA CORPORATION, A GENERAL PARTNER OF SUNDIAL JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY PETER M. BRESTOVAN, ITS PRESIDENT AND ATTORNEY, BY CYNTHIA H. PAYNE, ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THIS BOARD OF DIRECTORS, THIS 17TH DAY OF August, A.D., 1992.

BY: CMSB ENTERPRISES OF FLORIDA, INC.

A FLORIDA CORPORATION
AS GENERAL PARTNER OF SUNDIAL JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP

ATTEST: Cynthia H. Payne BY: Peter M. Brestovan
CYNTHIA H. PAYNE, SECRETARY PETER M. BRESTOVAN, PRESIDENT

ACKNOWLEDGMENT:

STATE OF CONNECTICUT)
COUNTY OF FAIRFIELD) SS BRIDGEPORT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17TH DAY OF August, A.D., 1992, BY PETER M. BRESTOVAN AND CYNTHIA H. PAYNE, PRESIDENT AND SECRETARY, RESPECTIVELY, OF CMSB ENTERPRISES OF FLORIDA, INC., WHO ARE PERSONALLY KNOWN TO ME.

Renay Mishco

RENAV MISHCO
NOTARY PUBLIC
MY COMMISSION EXPIRES: Oct 31, 1997

AREA TABULATIONS:

TRACT "F"	=	17.42 ACRES
TRACT "G"	=	5.26 ACRES
TRACT "H"	=	25.18 ACRES
TRACT "I"	=	15.75 ACRES
TRACT "J"	=	14.40 ACRES
TRACT "K"	=	16.01 ACRES
TRACT "L-14"	=	2.16 ACRES
TRACT "L-15"	=	0.97 ACRES
TRACT "L-16"	=	0.91 ACRES
TRACT "L-17"	=	8.48 ACRES
TRACT "L-18"	=	1.34 ACRES
TRACT "L-19"	=	2.70 ACRES
TRACT "L-20"	=	2.60 ACRES
TRACT "L-19P"	=	0.60 ACRES
TRACT "L-20P"	=	1.30 ACRES
TRACT "N"	=	5.78 ACRES
TRACT "P"	=	192.20 ACRES
TOTAL ACREAGE	=	210.16 ACRES

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

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 IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; 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, AND FURTHER, THAT THE BOUNDARY SURVEY ENCOMPASSING THE PROPERTY SHOWN HEREON IS IN COMPLIANCE WITH CHAPTER 21HH-6, F.A.C.

BENCH MARK LAND SURVEYING & MAPPING, INC.

DATE: 7-14-92 BY: Wm. R. Van Campen
WM. R. VAN CAMPEN, R.L.S. 2424

SURVEYOR'S NOTES:

- BEARINGS SHOWN OR STATED HEREON, ARE BASED ON, OR ARE RELATIVE TO THE BEARING OF NORTH 88°26'15" WEST ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 41 EAST, STATE PLANE GRID AZIMUTHS, FLORIDA EAST ZONE, PALM BEACH COUNTY ENGINEERING DEPARTMENT, SURVEY SECTION DATUM.
 - ⊙ DENOTES A #2424 PERMANENT REFERENCE MONUMENT (P.R.M.)
 - ⊙ DENOTES A #2424 PERMANENT CONTROL POINT (P.C.P.)
 - IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P.) POSITION, STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED P.C.P. POSITION.
 - 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 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA, 33404. TELEPHONE (407) 848-2102.
- GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:**
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
 - THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR 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, FLORIDA.
 - THERE SHALL BE NO TREES OR SHRUBS PLACED UPON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER OR SEWER USE, OR UPON DRAINAGE, LAKE MAINTENANCE OR LAKE MAINTENANCE ACCESS EASEMENTS.
 - LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER THE CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
 - WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
 - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS, NOT SHOWN ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

APPROVALS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13 DAY OF Oct, A.D., 1992.

BY: Katman
KAREN T. MARCUS, CHAIR

ATTEST: Milton T. Bauer
MILTON T. BAUER, CLERK

BY: George T. Webb
GEORGE T. WEBB, P.E., COUNTY ENGINEER

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13 DAY OF Oct, A.D., 1992.

BY: George T. Webb
GEORGE T. WEBB, P.E., COUNTY ENGINEER

PET. 86-104
COLLECT
ALLOC. #0001

69/134

BOUNDARY PLAT
EACH PARCEL MUST
BE REPLATTED!

0520-009

THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC. 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA 33404. TELEPHONE (407) 848-2102.

BENCH MARK
LAND SURVEYING & MAPPING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 121
RIVIERA BEACH, FLORIDA 33404
PHONE (407) 848-2102

RECORD PLAT
WYCLIFFE PLAT THREE

DATE: 04/92 SHEET 11

FLOOD ZONE B, ZONING DISTRICT SE 80-104, ZIP CODE 33467, PUD NAME SAME, QUAD # 03, ZIP CODE 33467, PUD NAME SAME, 25/14/91

TAZ = 736