

SEAL  
BOARD OF COUNTY COMMISSIONERS  
OF PALM BEACH COUNTY, FLORIDA

# WYCLIFFE TRACT "K"

0520-015

81

SEAL  
DOROTHY H. WILKEN, CLERK  
OF THE CIRCUIT COURT OF  
PALM BEACH COUNTY, FLORIDA

A PLANNED UNIT DEVELOPMENT  
BEING A PART OF WYCLIFFE GOLF AND COUNTRY CLUB (FORMERLY KNOWN AS SUNDIAL COUNTRY CLUB),  
AND BEING A REPLAT OF A PORTION OF TRACT "Q", WYCLIFFE PLAT ONE, AS RECORDED IN PLAT BOOK 62, PAGE 8,  
AND A REPLAT OF A PORTION OF TRACT "K" AND TRACT "P", WYCLIFFE PLAT THREE, AS RECORDED IN PLAT BOOK 69, PAGE 134,  
AND LYING IN SECTION 25, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

JANUARY 1993

SHEET 1 OF 5

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS  
THIS PLAT WAS FILED FOR RECORD AT  
10:32 AM THIS 19 DAY OF MARCH  
A.D., 1993, AND DULY RECORDED  
IN PLAT BOOK 70  
ON PAGES 81 THROUGH 85  
DOROTHY H. WILKEN  
CLERK OF THE CIRCUIT COURT  
BY Dawn Martin  
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, AND KENCO COMMUNITIES AT WYCLIFFE, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS "WYCLIFFE TRACT "K"; SAID LAND LYING IN SECTION 25, TOWNSHIP 44 SOUTH, RANGE 41 EAST, BEING A PART OF WYCLIFFE GOLF AND COUNTRY CLUB (FORMERLY KNOWN AS SUNDIAL COUNTRY CLUB) AND BEING A REPLAT OF A PORTION OF TRACT "Q", WYCLIFFE PLAT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGE 8, AND BEING A REPLAT OF A PORTION OF TRACT "K" AND TRACT "P", WYCLIFFE PLAT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 69, PAGE 134, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY BOUNDARY LINE OF SAID WYCLIFFE PLAT THREE WITH THE CENTERLINE OF ROYAL DEVON WAY AS SHOWN ON SAID PLAT OF WYCLIFFE PLAT THREE; THENCE, NORTH 80°02'03" WEST, ALONG THE CENTERLINE OF SAID ROYAL DEVON WAY, A DISTANCE OF 35.68 FEET; THENCE, NORTH 09°57'57" EAST, DEPARTING SAID CENTERLINE, A DISTANCE OF 23.00 FEET TO THE INTERSECTION THEREOF WITH THE NORTH RIGHT OF WAY LINE OF SAID ROYAL DEVON WAY FOR A POINT OF BEGINNING;

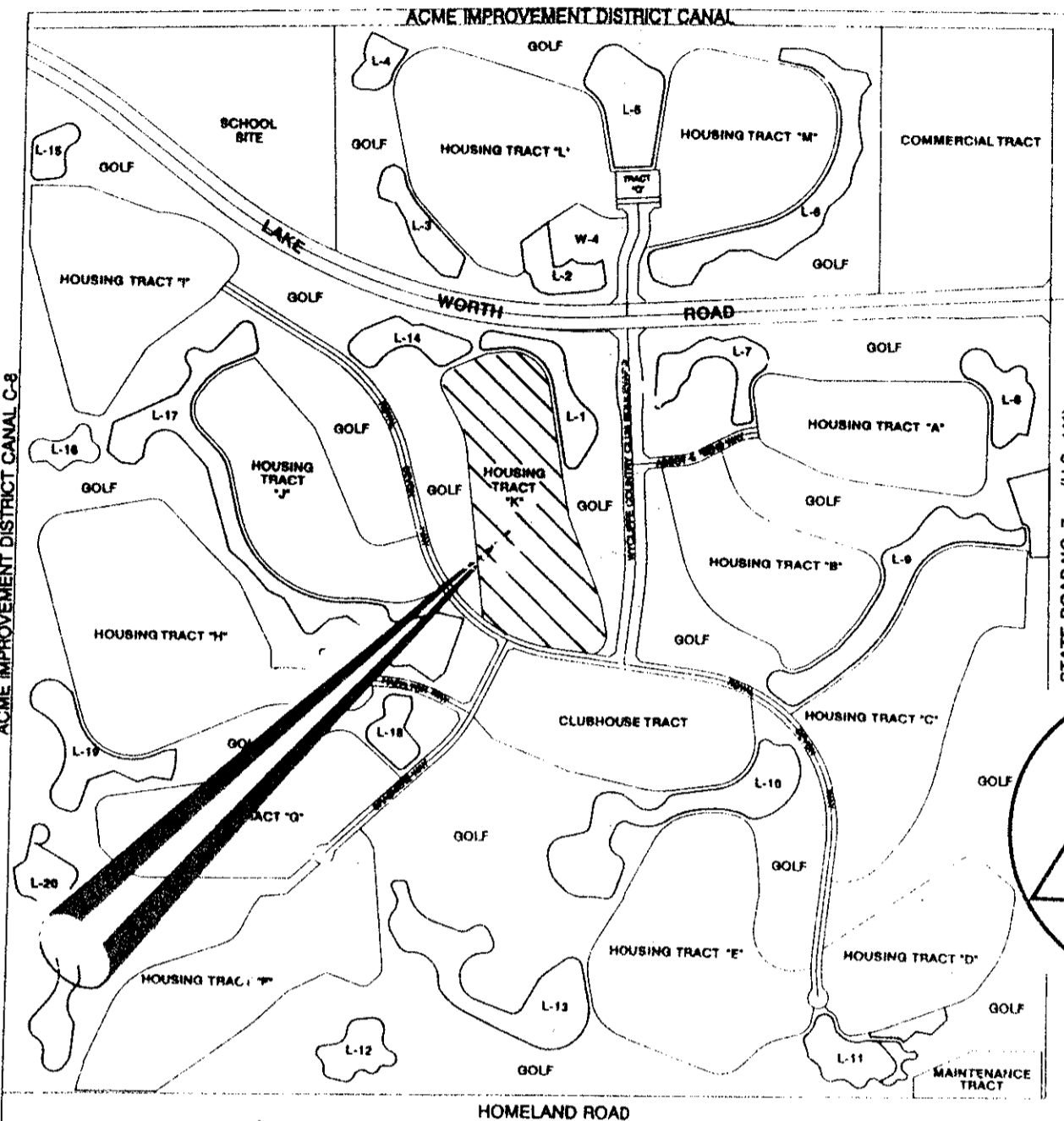
THENCE, NORTH 80°02'03" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 246.14 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 738.85 FEET; THENCE, NORTHWESTERLY ALONG SAID CURVE AND ALONG SAID NORTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 29°26'13", A DISTANCE OF 379.60 FEET TO THE END OF SAID CURVE; THENCE, NORTH 04°15'00" WEST, DEPARTING SAID RIGHT OF WAY LINE AND ALONG A LINE 5 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE WESTERLY BOUNDARY OF SAID TRACT "K", A DISTANCE OF 131.60; THENCE, NORTH 49°15'01" WEST, A DISTANCE OF 7.07 FEET; THENCE, NORTH 04°15'00" WEST ALONG A LINE 10 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE WESTERLY BOUNDARY OF SAID TRACT "K", A DISTANCE 664.90 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 425.00 FEET; THENCE, NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°40'26", A DISTANCE OF 212.69 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 32°55'26" WEST, A DISTANCE OF 89.15 FEET; THENCE, NORTH 05°19'14" WEST, A DISTANCE OF 114.02 FEET; THENCE, NORTH 69°25'27" EAST, A DISTANCE OF 70.61 FEET TO THE INTERSECTION THEREOF WITH THE NORTHERLY BOUNDARY LINE OF SAID TRACT "K"; THENCE, CONTINUE NORTH 69°25'27" EAST, ALONG SAID TRACT BOUNDARY LINE, A DISTANCE OF 127.83 FEET TO THE INTERSECTION THEREOF WITH THE PLAT BOUNDARY LINE COMMON WITH SAID WYCLIFFE PLAT ONE AND WYCLIFFE PLAT THREE; THENCE, NORTH 69°25'27" EAST, ALONG SAID COMMON PLAT BOUNDARY LINE, A DISTANCE OF 60.49 FEET; THENCE, SOUTH 79°21'10" EAST, DEPARTING SAID COMMON PLAT BOUNDARY LINE, A DISTANCE OF 174.67 FEET; THENCE, SOUTH 58°04'25" EAST, A DISTANCE OF 115.36 FEET; THENCE, SOUTH 23°35'01" EAST, A DISTANCE OF 75.69 FEET TO THE INTERSECTION THEREOF WITH THE SAID COMMON PLAT BOUNDARY LINE; THENCE, SOUTH 07°24'05" EAST, ALONG SAID COMMON BOUNDARY LINE, A DISTANCE OF 377.55 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 57.00 FEET; THENCE, SOUTHEASTERLY, DEPARTING SAID COMMON PLAT BOUNDARY LINE, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°35'41", A DISTANCE OF 30.44 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 15°58'05" EAST, A DISTANCE OF 20.66 FEET; THENCE, SOUTH 07°24'05" EAST ALONG A LINE 11 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE EASTERLY LINE OF SAID TRACT "K", A DISTANCE OF 264.07 FEET TO THE INTERSECTION THEREOF WITH THE SAID COMMON PLAT BOUNDARY LINE; THENCE, SOUTH 19°18'16" EAST ALONG SAID COMMON PLAT BOUNDARY LINE, A DISTANCE OF 138.58 FEET; THENCE, SOUTH 23°31'06" EAST, DEPARTING SAID COMMON PLAT BOUNDARY LINE, A DISTANCE OF 185.54 FEET; THENCE, SOUTH 08°33'03" EAST, A DISTANCE OF 73.07 FEET TO THE INTERSECTION THEREOF WITH THE SAID COMMON PLAT BOUNDARY LINE; THENCE, SOUTH 08°33'03" EAST, ALONG SAID COMMON PLAT BOUNDARY LINE, A DISTANCE OF 143.85 FEET; THENCE, SOUTH 09°57'57" WEST, DEPARTING SAID COMMON PLAT BOUNDARY LINE, A DISTANCE OF 116.97 FEET TO THE POINT OF BEGINNING (P.O.B.).

CONTAINING: 16.28 ACRES, MORE OR LESS.

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

- TRACT "A", RESIDENTIAL ACCESS STREET, AS SHOWN HEREON, IS HEREBY RESERVED FOR KENSINGTON PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR PRIVATE ROAD PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "B" AND "C", AS SHOWN HEREON ARE HEREBY RESERVED FOR THE KENSINGTON PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR PRIVATE DRIVEWAY PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "O-1", "O-2", "O-3", "O-4", "O-5", "O-6", "O-7", "O-8", "O-9", AND "O-10", AS SHOWN HEREON, ARE HEREBY RESERVED FOR KENSINGTON PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR OPEN SPACE AND OTHER PROPER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR WYCLIFFE COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, 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 INSTALLATION OF THE CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES PER CHAPTER 177, FLORIDA STATUTES.
- 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.
- A UTILITY EASEMENT OVER TRACTS "A", "B", AND "C" ARE HEREBY DEDICATED TO THE ACME IMPROVEMENT DISTRICT FOR THE PURPOSE OF ACCESS, CONSTRUCTION, AND MAINTENANCE OF THEIR UTILITY FACILITIES.
- THE A.I.D. EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED EXCLUSIVELY TO ACME IMPROVEMENT DISTRICT, FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- THE LINE OF SIGHT EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE KENSINGTON PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION IN PERPETUITY FOR THE PURPOSE OF PROVIDING VEHICULAR TRAFFIC NON-OBSTRUCTED LINE OF SIGHT AND THERE SHALL BE NO LANDSCAPING OR STRUCTURES IN EXCESS OF 30 INCHES, ABOVE THE LOWEST CROWN OF ADJACENT PAVEMENT, PLACED UPON THESE EASEMENTS AND THESE EASEMENTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE OVERHANG MAINTENANCE & DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE LOT OWNER WHOSE BUILDING UNIT ABUTS SAID EASEMENT, OR SUCH LOT OWNERS SUCCESSORS, FOR ROOF OVERHANG, BUILDING MAINTENANCE AND CROSS DRAINAGE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- AN EASEMENT FOR DRAINAGE AND UTILITY OVER TRACTS "B" AND "C", AS SHOWN HEREON IS HEREBY RESERVED FOR WYCLIFFE COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR DRAINAGE AND UTILITY PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

### PETITION NUMBER 86-104A



LOCATION MAP (NOT TO SCALE)

IN WITNESS WHEREOF, KENCO COMMUNITIES AT WYCLIFFE, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY KENNETH M. ENDELSON AND RICHARD FINKELSTEIN AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF SAID CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19th DAY OF JANUARY, A.D., 1993

BY: KENCO COMMUNITIES AT WYCLIFFE, INC.  
A FLORIDA CORPORATION

ATTEST: Richard Finkelstein, SECRETARY  
BY: Kenneth M. Endelson, PRESIDENT

### ACKNOWLEDGMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED KENNETH M. ENDELSON AND RICHARD FINKELSTEIN OF KENCO COMMUNITIES AT WYCLIFFE, INC., A FLORIDA CORPORATION WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, 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 13th DAY OF JANUARY, 1993

MY COMMISSION EXPIRES: OCTOBER 31, 1997

JEAN C. MOORE  
NOTARY PUBLIC

IN WITNESS WHEREOF, SUNDIAL JOINT VENTURE HAS CAUSED THESE PRESENTS TO BE SIGNED BY PETER M. BRESTOVAN AND CYNTHIA H. PAYNE AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF CAPRICE PROPERTIES, INC., AS GENERAL PARTNER OF, AND ON BEHALF OF SUNDIAL JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, AND ITS SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17th DAY OF February, A.D., 1993.

BY: SUNDIAL JOINT VENTURE  
A FLORIDA GENERAL PARTNERSHIP

BY: CAPRICE PROPERTIES, INC.  
A FLORIDA CORPORATION, AS GENERAL PARTNER OF AND ON BEHALF OF SUNDIAL JOINT VENTURE

ATTEST: Cynthia H. Payne, SECRETARY  
Peter M. Brestovan, PRESIDENT

### ACKNOWLEDGMENT:

STATE OF CONNECTICUT )  
COUNTY OF FAIRFIELD ) ss BRIDGEPORT

BEFORE ME PERSONALLY APPEARED PETER M. BRESTOVAN AND CYNTHIA H. PAYNE OF CAPRICE PROPERTIES, INC., WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY OF SAID CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID 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 17th DAY OF February, 1993

MY COMMISSION EXPIRES: OCTOBER 31, 1997

Renay Mishco  
NOTARY PUBLIC

IN WITNESS WHEREOF, SUNDIAL JOINT VENTURE HAS CAUSED THESE PRESENTS TO BE SIGNED BY PETER M. BRESTOVAN AND CYNTHIA H. PAYNE AS PRESIDENT AND SECRETARY, RESPECTIVELY, 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 18th DAY OF December, 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, SECRETARY  
Peter M. Brestovan, PRESIDENT

### ACKNOWLEDGMENT:

STATE OF CONNECTICUT )  
COUNTY OF FAIRFIELD ) ss Bridgeport

BEFORE ME PERSONALLY APPEARED PETER M. BRESTOVAN AND CYNTHIA H. PAYNE OF CMSB ENTERPRISES OF FLORIDA, INC., WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF SAID CORPORATION AND 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 18th DAY OF December, 1992

MY COMMISSION EXPIRES: OCTOBER 31, 1997

Renay Mishco  
NOTARY PUBLIC

### 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 16 DAY OF March, A.D., 1993.

BY: Mary McPartly, CLERK

ATTEST: Dorothy H. Wilken, CLERK

BY: Stephen Berger, DEPUTY CLERK

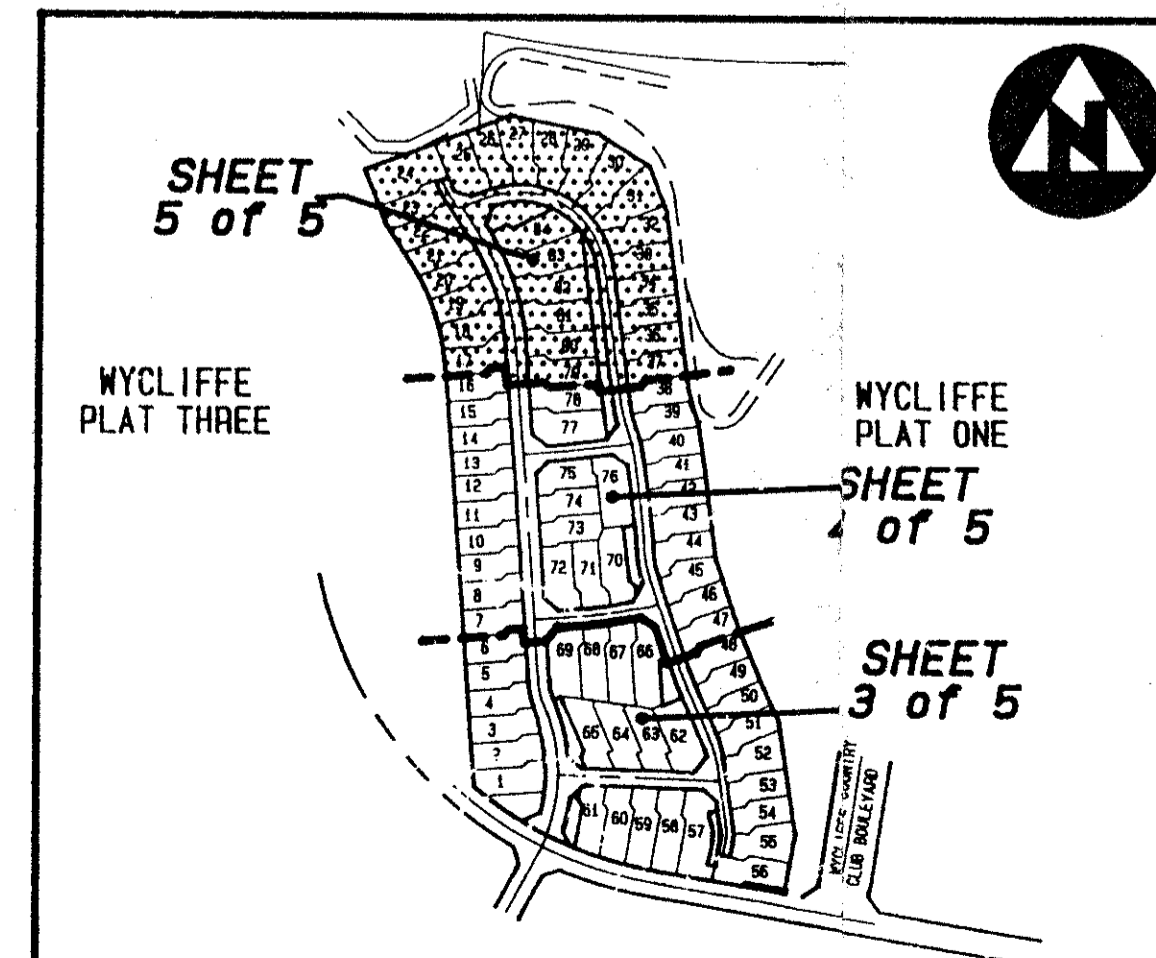
### COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF March, A.D., 1993.

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

### AREA TABULATIONS:

TRACT "A"	= 2.76 ACRES
TRACT "B"	= 0.07 ACRE
TRACT "C"	= 0.04 ACRE
TRACT "O-1"	= 0.03 ACRE
TRACT "O-2"	= 0.02 ACRE
TRACT "O-3"	= 0.05 ACRE
TRACT "O-4"	= 0.08 ACRE
TRACT "O-5"	= 0.06 ACRE
TRACT "O-6"	= 0.05 ACRE
TRACT "O-7"	= 0.06 ACRE
TRACT "O-8"	= 0.17 ACRE
TRACT "O-9"	= 0.12 ACRE
TRACT "O-10"	= 0.01 ACRE
LOTS (84)	= 12.76 ACRES
TOTAL	= 16.28 ACRES
DENSITY	= 5.2 D.U./ACRE



KEY MAP (NOT TO SCALE)

0520-015  
PET. 86-104A  
ALOC. #0001 70/81  
THIS INSTRUMENT WAS PREPARED BY WM. R. VANCAMPEN, IN AND FOR THE OFFICES OF BENCHMARK LAND SURVEYING & MAPPING, INC. 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA

BENCHMARK  
LAND SURVEYING & MAPPING, INC.  
4152 WEST BLUE HERON BOULEVARD, SUITE 121  
RIVIERA BEACH, FLORIDA 33404  
PHONE: (407) 841-9559

RECORD PLAT  
WYCLIFFE TRACT "K"

SCALE: N/A CAD FILE: WYCF-A2 DATE: 08/01/92 SHEET: 1 OF 5

WYCLIFFE TRACT "K"  
SUBDIVISION \*  
BOOK 70  
FLOOD MAP #1008  
ZONING RTS  
QUAD # 63  
SE 86-104  
PUD NAME same  
2544161

TAB = 737

SEAL  
CAPRICE PROPERTIES, INC.  
NOTARY

SEAL  
CAPRICE PROPERTIES, INC.  
NOTARY

SEAL  
DOROTHY H. WILKEN  
CLERK OF THE CIRCUIT COURT  
OF PALM BEACH COUNTY, FLORIDA

SEAL  
CMSB ENTERPRISES OF FLORIDA, INC.  
NOTARY

SEAL  
CMSB ENTERPRISES OF FLORIDA, INC.  
NOTARY

SEAL  
KENCO COMMUNITIES AT WYCLIFFE, INC.  
NOTARY

SEAL  
KENCO COMMUNITIES AT WYCLIFFE, INC.  
NOTARY

SEAL  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER OF  
PALM BEACH COUNTY, FLORIDA