

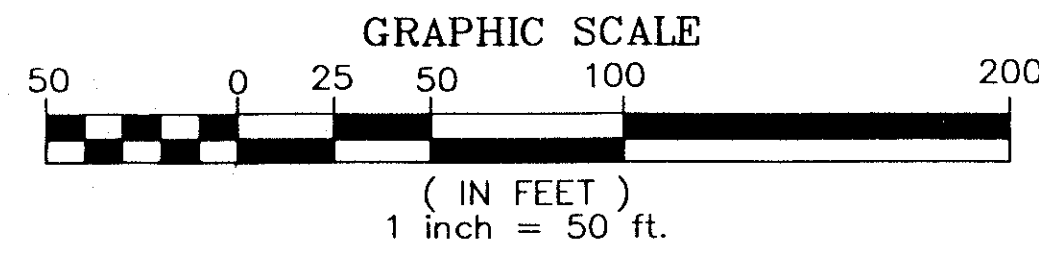
WYCLIFFE TRACT "M"

A PLANNED UNIT DEVELOPMENT
 BEING A PART OF WYCLIFFE GOLF AND COUNTRY CLUB (FORMERLY KNOWN AS SUNDIAL COUNTRY CLUB)
 AND BEING A REPLAT OF TRACTS "M" AND "Q", WYCLIFFE PLAT TWO, AS RECORDED IN
 PLAT BOOK 66, PAGES 31 THROUGH 35 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
 AND LYING IN SECTION 25, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY
 DAVID P. LINDLEY
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7301-A WEST PALMETTO PARK ROAD, SUITE 100A
 BOCA RATON, FLORIDA 33433 - (561)392-1991
 MARCH - 1997

199

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT _____ M.
 THIS _____ DAY OF _____
 A.D. 1997 AND DULY RECORDED IN
 PLAT BOOK _____ AND _____
 PAGES _____ AND _____
 DOROTHY H. WILKEN
 CLERK CIRCUIT COURT
 BY: _____
 DEPUTY CLERK



SURVEY NOTES:

- In those cases where easements of different types cross or otherwise coincide, 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 use rights granted.
- Building setback lines shall be as required by current Palm Beach County Zoning Regulations.
- No buildings or any kind of construction or trees or shrubs shall be placed on an easement without prior written consent of all easement beneficiaries and all applicable County approvals or permits as required for such encroachments.
- Approval of landscaping on utility easement, other than water and sewer, shall be only with approval of all utilities occupying same.
- Bearings shown hereon are relative to "WYCLIFFE PLAT TWO", as recorded in Plat Book 66, Pages 31-35 of the Public Records of Palm Beach County, Florida, based on the North line of Parcel "Q" bearing N89° 01' 58" E.
- P.R.M. - indicates 4" x 4" x 24" Permanent Reference Monument marked No. 5005.
- U.E. - indicates utility easement.
- D.E. - indicates drainage easement.
- (R) - indicates radial line.
- Lines intersecting curves are non-radial unless shown otherwise.
- There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Palm Beach County.
- L.M.E. - DENOTES LAKE MAINTENANCE EASEMENT
- - DENOTES PERMANENT CONTROL POINT
- OE - DENOTES OVERHANG EASEMENT
- n.t.s. - denotes not to scale
- FND - denotes found
- TYP - DENOTES TYPICAL
- LE - DENOTES LANDSCAPE EASEMENT
- WE - DENOTES WATER EASEMENT
- SE - DENOTES SEWER EASEMENT

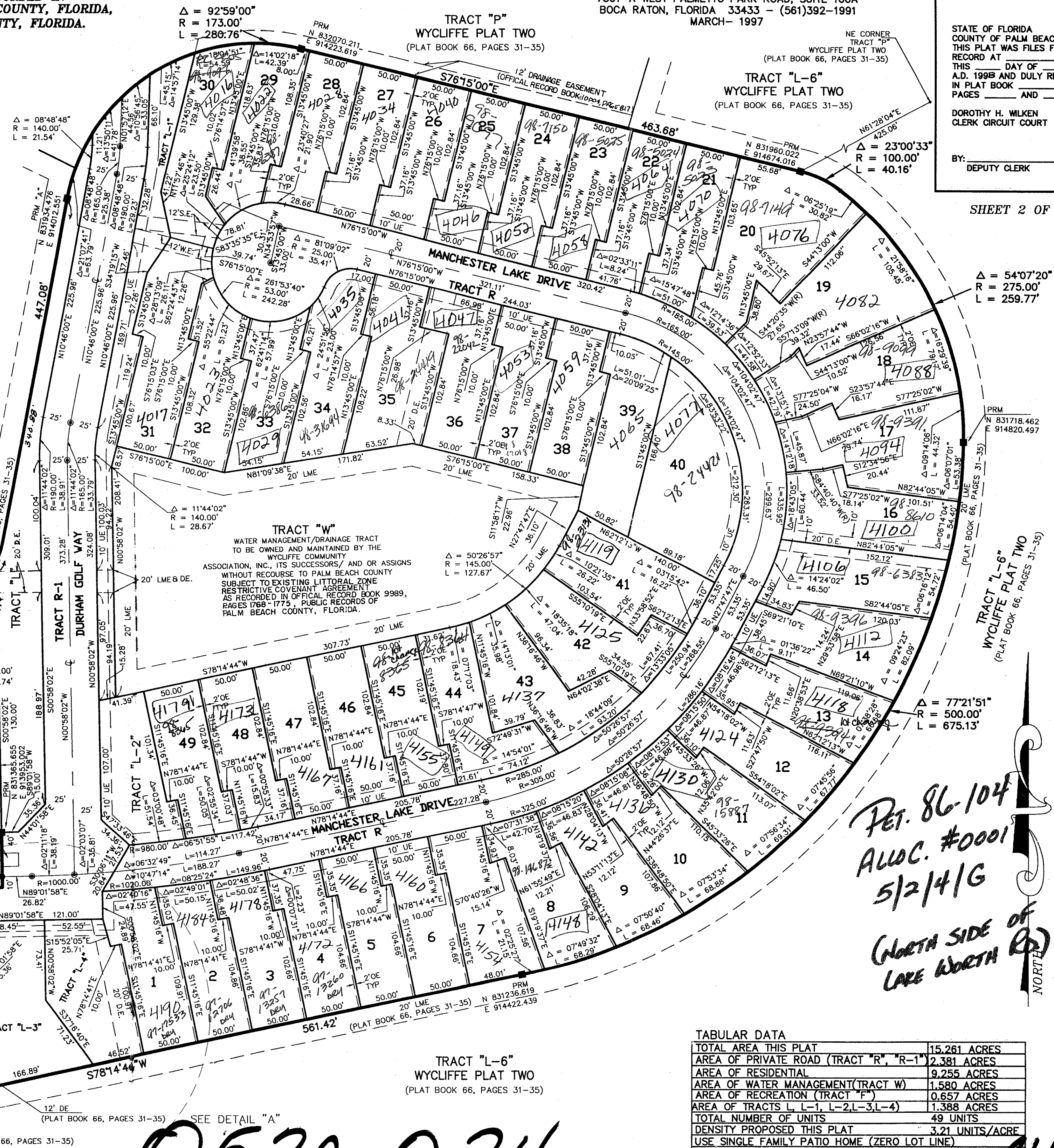
NOTES COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 1990 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION

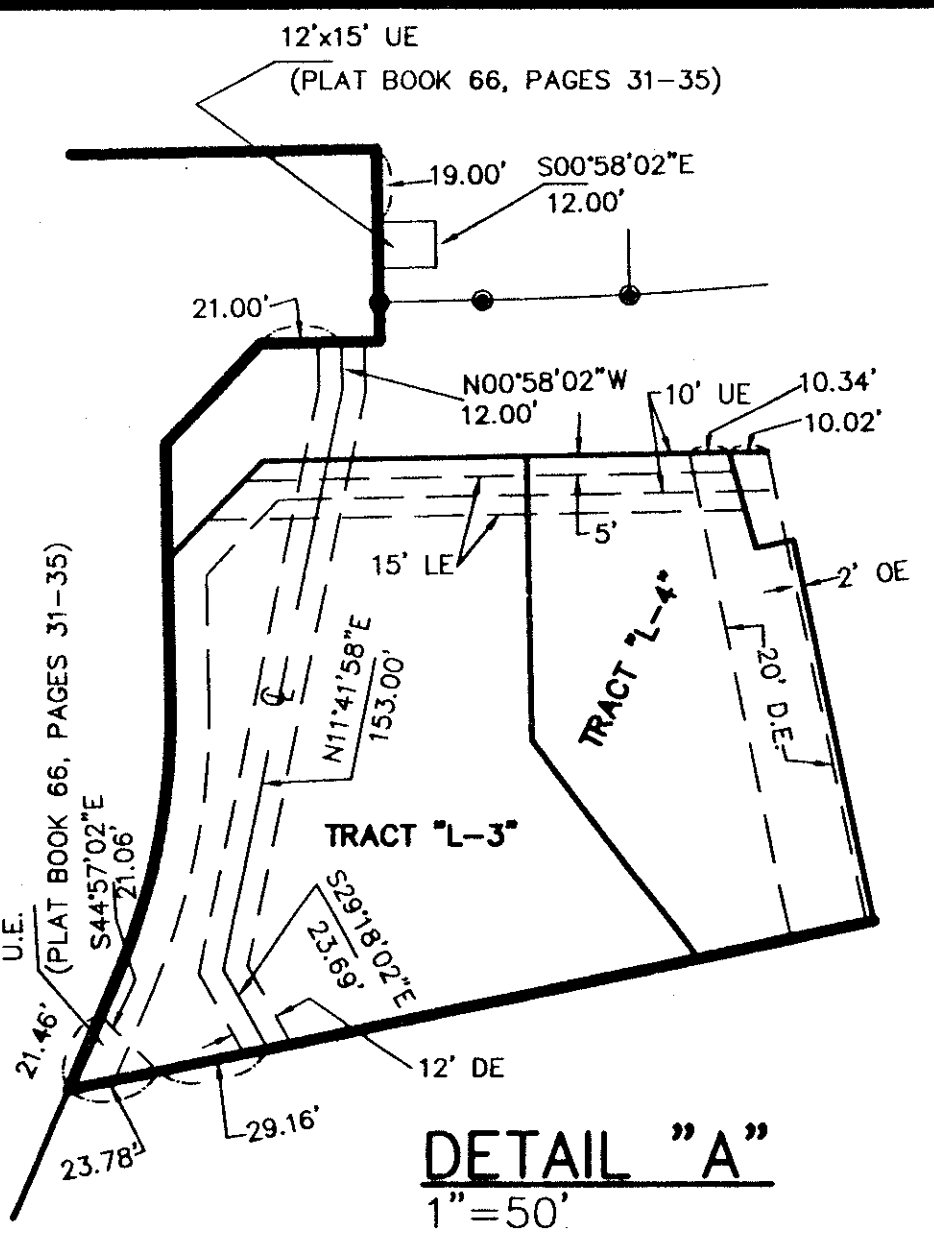
ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.0000176
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

N89°01'58"E(PLAT BEARING) 00°00'10" (COUNTER CLOCKWISE)
 N89°01'48"E(GRID BEARING) = BEARING ROTATION (PLAT TO GRID)

NORTH LINE TRACT "F"



SHEET 2 OF 2



SUBTRACTOR: CAULFIELD & WHEELER, INC.
 BOOK 199
 FLOOD ZONE B
 QUAD # 603
 SE #6-1991
 ZIP CODE 33433
 PUD NAME WYCLIFFE PLAT TWO

PET. 86-104
 ALLOC. #0001
 5/2/1996
 (NORTH SIDE OF LAKE WORTH RD)
 NORTH

TABULAR DATA	
TOTAL AREA THIS PLAT	15.261 ACRES
AREA OF PRIVATE ROAD (TRACT "R", "R-1")	2.381 ACRES
AREA OF RESIDENTIAL	9.255 ACRES
AREA OF WATER MANAGEMENT (TRACT W)	1.580 ACRES
AREA OF RECREATION (TRACT "F")	0.657 ACRES
AREA OF TRACTS L-1, L-2, L-3, L-4	1.388 ACRES
TOTAL NUMBER OF UNITS	49 UNITS
DENSITY PROPOSED THIS PLAT	3.21 UNITS/ACRE
USE SINGLE FAMILY PATIO HOME (ZERO LOT LINE)	
PETITION NO. 86-104(C)	

0520-024

8/1/1997