

# WYCLIFFE PLAT TWO

0520-008

# 32

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  
 this day of  
 A.D., 19 , and duly recorded  
 in Plat Book on  
 Page And

John B. Dunkle,  
 Clerk of the Circuit Court.

By: Deputy Clerk

### MORTGAGEE'S CONSENT:

STATE OF FLORIDA )  
 ) SS  
 COUNTY OF PALM BEACH)

CARTERET SAVINGS BANK, FA, A FEDERALLY CHARTERED SAVINGS AND LOAN ASSOCIATION, 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 5829 AT PAGE 361 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, CARTERET SAVINGS BANK, FA, 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 DAY OF 19

ATTEST: Lyndon Ferguson CARTERET SAVINGS BANK, FA  
 LYNDON FERGUSON, VICE PRESIDENT

BY: Perry P. Alexander  
 PERRY P. ALEXANDER, VICE PRESIDENT

### ACKNOWLEDGMENT:

STATE OF FLORIDA )  
 ) SS  
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED Perry P. Alexander AND Lyndon Ferguson TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS V. PRESIDENT & V. PRESIDENT OF CARTERET SAVINGS BANK, FA, 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 15<sup>th</sup> DAY OF MARCH, 1990  
 MY COMMISSION EXPIRES: July 27, 1993

### TITLE CERTIFICATION:

WE, TITLE 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 IN SUNDIAL JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THE PROPERTY IS FOUND TO CONTAIN ENCUMBRANCES WHICH ARE NOT APPLICABLE AND DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY.

DATE: 3-27-90

TITLE AND RESEARCH GROUP, INC.  
 BY: Dennis R. Wilson  
 DENNIS R. WILSON, PRESIDENT,  
 FOR THE FIRM

### SURVEYOR'S CERTIFICATE:

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 COMPLIES WITH CHAPTER 2144-S OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

### Bench Mark Land Surveying & Mapping, Inc.

Dated this 14 day of DECEMBER, A.D., 1999

By: Wm. R. Van Campen  
 Wm. R. Van Campen, R.L.S.  
 Florida Registration No. 2424

### SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE BEARING OF S.89°01'58"W, AS SHOWN ON THE NORTH R/W LINE OF LAKE WORTH ROAD AS SAME IS RECORDED IN O.R.B. 5642, PAGE 1604, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
- U.E. DENOTES UTILITY EASEMENT.
- D.E. DENOTES DRAINAGE EASEMENT.
- L.A.E. DENOTES LIMITED ACCESS EASEMENT.
- P.R.M. DENOTES PERMANENT REFERENCE MONUMENT, SHOWN THUS: □
- P.C.P. DENOTES PERMANENT CONTROL POINT, SHOWN THUS: ○
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION 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.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS.
- LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 THE USE RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVES ARE NOT RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED AS RADIAL.
- THE BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, R.L.S. IN THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA 33404.

### MORTGAGEE'S CONSENT:

STATE OF CONNECTICUT )  
 ) SS  
 COUNTY OF FAIRFIELD )

MSB MORTGAGE COMPANY OF FLORIDA, 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 5678 AT PAGE 177 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, MSB MORTGAGE COMPANY OF FLORIDA, 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 19<sup>th</sup> DAY OF January, 1990

ATTEST: Peter M. Brestovan MSB MORTGAGE COMPANY OF FLORIDA, INC.  
 PETER M. BRESTOVAN, SECRETARY

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

### ACKNOWLEDGMENT:

STATE OF CONNECTICUT )  
 ) SS  
 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 MSB MORTGAGE COMPANY 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 CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19<sup>th</sup> DAY OF January, 1990  
 MY COMMISSION EXPIRES: Mar 31, 1992

### APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS  
 PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26<sup>th</sup> DAY OF JUNE, 1990

BY: Carol J. Elmquist  
 CAROL J. ELMQUIST, CHAIR

ATTEST:  
 JOHN B. DUNKLE, CLERK  
 BY: Dr. J. B. Dunkle  
 DEPUTY CLERK

COUNTY ENGINEER  
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26<sup>th</sup> DAY OF JUNE, 1990

BY: Herbert F. Kahert  
 HERBERT F. KAHERT, P.E., COUNTY ENGINEER

- SEAL  
COUNTY ENGINEER
- SEAL  
BOARD OF COUNTY COMMISSIONERS
- SEAL  
MSB MORTGAGE CO. NOTARY
- SEAL  
MSB MORTGAGE CO.
- SEAL  
CARTERET SAVINGS BANK, F.A.
- SEAL  
CARTERET SAVINGS BANK, F.A. NOTARY
- SEAL  
WM. R. VAN CAMPEN, R.L.S. 2424

0520-008  
 Plat. 86-104  
 allocation 0001

66/32

**BENCH MARK**  
 LAND SURVEYING & MAPPING, INC.  
 WEST PALM BEACH, FLORIDA - RIVIERA BEACH, FLORIDA

RECORD PLAT  
 WYCLIFFE PLAT TWO

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

OWN	CKD	DATE	WCL. NO.
SCALE	SIZE	FB #	SH-KEY

SUBDIVISION \* Wycliffe Plat 2  
 BOOK 66  
 FLOOD MAP # 100B  
 ZONING RT  
 QUAD # 63  
 SE 86-104  
 PUP NAME 25144141

TAZ 736 + 737