

WYCLIFFE PLAT THREE

0520-009

135

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 2 OF 13

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THE WYCLIFFE COMMUNITY ASSOCIATION, INC. HEREBY ACCEPTS THE RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 18 DAY OF August, 1992.

WYCLIFFE COMMUNITY ASSOCIATION, INC.
A FLORIDA CORPORATION

ATTN: Paulette R. Mortimer SECRETARY
Richard A. Jerman PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED RICHARD A. JERMAN AND PAULETTE R. MORTIMER, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND SECRETARY OF WYCLIFFE COMMUNITY ASSOCIATION, INC., A 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 18 DAY OF August, 1992.

MY COMMISSION EXPIRES: MAY 10, 1992

Richard M. O'Hara
NOTARY PUBLIC
#CC090018

MORTGAGEE'S CONSENT:

STATE OF FLORIDA)
COUNTY OF ST. LUCIE) SS

STRAZZULLA BROS. CO., INC., A FLORIDA CORPORATION, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON, AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5678 AT PAGE 617, AS MODIFIED BY THAT CERTAIN NOTE AND MORTGAGE MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 7029 AT PAGE 879 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, STRAZZULLA BROS. CO., INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOSEPH P. STRAZZULLA, ITS PRESIDENT AND ATTESTED TO BY JOHN F. STRAZZULLA, ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 5th DAY OF August, A.D., 1992.

STRAZZULLA BROS. CO., INC.
A FLORIDA CORPORATION

ATTN: John F. Strazzulla SECRETARY
BY: Joseph P. Strazzulla PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF ST. LUCIE) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF August, A.D., 1992, BY JOSEPH P. STRAZZULLA AND JOHN F. STRAZZULLA, PRESIDENT AND SECRETARY, RESPECTIVELY, OF STRAZZULLA BROS. CO., INC., WHO ARE PERSONALLY KNOWN TO ME.

James A. Pounds
JAMES A. POUNDS
NOTARY PUBLIC
#CC 207813
MY COMMISSION EXPIRES: JULY 1, 1996

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

WE, BROAD & CASSEL, DULY LICENSED ATTORNEYS 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; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THAT THE PROPERTY IS FOUND TO CONTAIN ENCUMBRANCES WHICH ARE NOT APPLICABLE TO AND DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY.

BROAD & CASSEL

DATE: August 16, 1992
BY: Richard B. MacFarland, P.A.

MORTGAGEE'S CONSENT:

STATE OF CONNECTICUT)
COUNTY OF FAIRFIELD) ss Bridgeport

MSB MORTGAGE COMPANY OF FLORIDA, INC., A FLORIDA CORPORATION, HEREBY CERTIFIES THAT IT IS A HOLDER OF TWO MORTGAGES UPON THE PROPERTY DESCRIBED HEREON, AND DOES HEREBY CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 5681 AT PAGE 897 AND OFFICIAL RECORDS BOOK 5829, AT PAGE 361, AS ASSIGNED TO MSB MORTGAGE COMPANY OF FLORIDA, INC. BY ASSIGNMENT OF MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 6971 AT PAGE 1723 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, MSB MORTGAGE COMPANY OF FLORIDA, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY PETER M. BRESTOVAN, ITS PRESIDENT AND ATTESTED TO BY CYNTHIA H. PAYNE, ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17th DAY OF August, A.D., 1992.

MSB MORTGAGE COMPANY OF FLORIDA, INC.

ATTN: Cynthia H. Payne SECRETARY
BY: Peter M. Brestovan PRESIDENT

ACKNOWLEDGMENT:

STATE OF CONNECTICUT)
COUNTY OF FAIRFIELD) ss BRIDGEPORT

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

Renay Mishco
RENA Y MISHCO
NOTARY PUBLIC

MY COMMISSION EXPIRES: Oct 31, 1997

ASSIGNEE CONSENT:

STATE OF FLORIDA)
COUNTY OF ST. LUCIE) SS

FIRST UNION NATIONAL BANK OF FLORIDA HEREBY CERTIFIES THAT IT IS THE ASSIGNEE OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON, AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AND AGREES THAT THE COLLATERAL ASSIGNMENT OF MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 7041, PAGE 1423 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, FIRST UNION NATIONAL BANK OF FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOHN K. GATES, ITS VICE PRESIDENT AND ATTESTED TO BY DORIS B. BLOEHM, ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 6th DAY OF August, A.D., 1992.

FIRST UNION NATIONAL BANK OF FLORIDA

ATTN: Doris B. Bloehm VICE PRESIDENT
BY: John K. Gates VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF ST. LUCIE) SS

BEFORE ME PERSONALLY APPEARED DORIS B. BLOEHM AND JOHN K. GATES, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS VICE PRESIDENT AND VICE PRESIDENT OF FIRST UNION NATIONAL BANK OF FLORIDA, 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 6th DAY OF August, 1992.

MY COMMISSION EXPIRES: Nov 29, 1994
John J. Grant
NOTARY PUBLIC
#CC07697

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
THIS PLAT WAS FILED FOR RECORD AT
THIS DAY OF
A.D., 1992, AND DULY RECORDED
IN PLAT BOOK
ON PAGES THROUGH
MILTON T. BAUER
CLERK OF THE CIRCUIT COURT.
BY: DEPUTY CLERK

"SEAL"
WYCLIFFE COMMUNITY
ASSOCIATION, INC.

"SEAL"
STRAZZULLA BROS. CO., INC.

"SEAL"
STRAZZULLA BROS. CO., INC.
NOTARY

"SEAL"
MSB MORTGAGE CO. OF FLORIDA, INC.

"SEAL"
MSB MORTGAGE CO. OF FLORIDA, INC.
NOTARY

"SEAL"
FIRST UNION NATIONAL
BANK OF FLORIDA

"SEAL"
FIRST UNION NATIONAL
BANK OF FLORIDA
NOTARY

69/135

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 33406
PHONE: (407) 882-2100 FAX: (407) 882-2101

RECORD PLAT
WYCLIFFE PLAT THREE

DRAWN BY: CHECKED: DATE: 01/92
SCALE: N/A CAD FILE: WYCS-A W.D. #: 2 of 11

BOOK 69
FLOOD ZONE B
QUAD # 63
SE 80-10A
PUD NAME SAME
TAZ=736

0520-009