

WYCLIFFE TRACT "K"

0520-015

82

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 2 OF 5

STATE OF FLORIDA)
) SS
 COUNTY OF PALM BEACH)
 THIS PLAT WAS FILED FOR RECORD AT
 _____ THIS _____ DAY OF _____
 A.D., 1993, AND DULY RECORDED
 IN PLAT BOOK _____
 ON PAGES _____ THROUGH _____
 DOROTHY H. WILKEN
 CLERK OF THE CIRCUIT COURT.
 BY: _____ DEPUTY CLERK

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 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 581 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 SUSAN E. LENNON MERRITT, ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20th DAY OF JANUARY, A.D., 1993.

ATTEST: Susan E. Lennon Merritt
 SUSAN E. LENNON MERRITT, SECRETARY

BY: Peter M. Brestovan
 PETER M. BRESTOVAN, PRESIDENT

ACKNOWLEDGMENT:

STATE OF CONNECTICUT)
) SS
 COUNTY OF FAIRFIELD)

BEFORE ME PERSONALLY APPEARED PETER M. BRESTOVAN AND SUSAN E. LENNON MERRITT, OF MSB MORTGAGE COMPANY OF FLORIDA, A FLORIDA CORPORATION, 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 20 DAY OF January 1993.

MY COMMISSION EXPIRES: OCTOBER 31, 1997.

Renay Mishco
 RENAY MISHCO
 NOTARY PUBLIC

MORTGAGEE'S CONSENT:

STATE OF FLORIDA)
) SS
 COUNTY OF BROWARD)

FIRST UNION NATIONAL BANK OF FLORIDA HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES 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 MASTER MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 7400, PAGE 317 AND IN OFFICIAL RECORD BOOK 7491, PAGE 819 MODIFIED UNDER MORTGAGE SPREADING AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 7514, PAGE 1063 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 ROBIN A. CARR, ITS VICE PRESIDENT AND ATTESTED TO BY SALLY WILLMOTT, ITS ASSISTANT SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 18th DAY OF January, A.D., 1993.

ATTEST: Sally Willmott
 SALLY WILLMOTT, ASSISTANT SECRETARY

BY: Robin A. Carr, V.P.
 ROBIN A. CARR, VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA)
) SS
 COUNTY OF BROWARD)

BEFORE ME PERSONALLY APPEARED ROBIN A. CARR AND SALLY WILLMOTT WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY 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 15th DAY OF January 1993.

MY COMMISSION EXPIRES: _____

Shonda M. Carmack
 SHONDA M. CARMACK
 NOTARY PUBLIC
 Commission # AA650887

TITLE CERTIFICATION:

STATE OF FLORIDA)
) SS
 COUNTY OF PALM BEACH)

I, RICHARD B. MAC FARLAND, P.A., DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN SUNDIAL JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP AND KENCO COMMUNITIES AT WYCLIFFE, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 01/14/93

BY: Richard B. MacFarland
 RICHARD B. MAC FARLAND, P.A.

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA)
) SS
 COUNTY OF PALM BEACH)

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-4, F.A.C.

DATE: 1-11-93

BY: Wm. R. Van Campen
 WM. R. VAN CAMPEN, R.L.S. 2424

SURVEYOR'S NOTES:

1. BEARINGS SHOWN OR STATED HEREON, BASED ON OR RELATIVE TO THE BEARING OF NORTH 80°02'03" WEST ALONG THE TANGENT RIGHT-OF-WAY LINE OF ROYAL DEVON WAY/TRACT "N" COMMON WITH THE BOUNDARY LINE OF TRACT "K", WYCLIFFE PLAT THREE, AS RECORDED IN PLAT BOOK 69, PAGE 134.
 2. (□) DENOTES SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.)
 3. (⊙) DENOTES A #2424 PERMANENT REFERENCE CONTROL POINT (P.C.P.)
 4. 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:**
1. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
 2. 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 86-10 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
 3. 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.
 4. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER THE CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
 5. 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.
 6. THERE SHALL BE NO LANDSCAPING OR STRUCTURES IN EXCESS OF 30 INCHES, ABOVE THE LOWEST CROWN OF ADJACENT PAVEMENT, IN HEIGHT PLACED UPON THE LINE OF SIGHT EASEMENTS, AS SHOWN HEREON.
 7. NOTICE THERE MAY BE ADDITIONAL RESTRICTIONS, NOT SHOWN ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)
) SS
 COUNTY OF PALM BEACH)

WYCLIFFE COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION HEREBY ACCEPTS THE RESERVATIONS TO SAID CORPORATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 12th DAY OF January 1993.

ATTEST: Paulette R. Mortimer
 PAULETTE R. MORTIMER, SECRETARY

BY: Richard A. Jerman
 RICHARD A. JERMAN, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
) SS
 COUNTY OF PALM BEACH)

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 FLORIDA NOT-FOR-PROFIT 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 12th DAY OF January 1993.

MY COMMISSION EXPIRES: MAY 10, 1995.

Marlene M. De Thuin
 MARLENE M. DE THUIN
 NOTARY PUBLIC
 #CC098818

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)
) SS
 COUNTY OF PALM BEACH)

THE KENSINGTON PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION 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 15th DAY OF January 1993.

ATTEST: Richard Finkelstein
 RICHARD FINKELSTEIN, SECRETARY

BY: Kenneth M. Endelson
 KENNETH M. ENDELSON, PRESIDENT

ACKNOWLEDGEMENT:

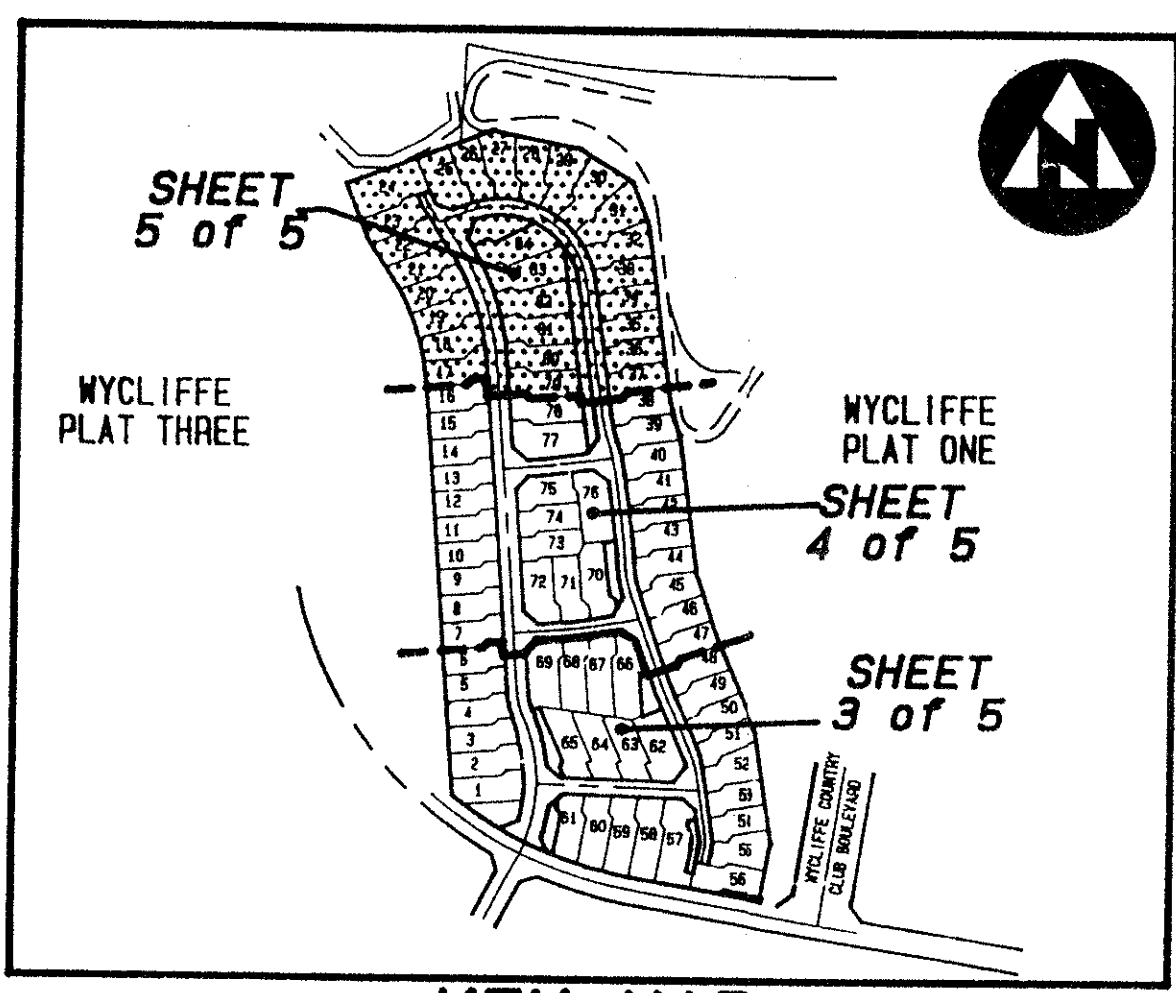
STATE OF FLORIDA)
) SS
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED KENNETH M. ENDELSON AND RICHARD FINKELSTEIN, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND SECRETARY OF THE KENSINGTON PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT 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 13th DAY OF January 1993.

MY COMMISSION EXPIRES: JUNE 19, 1995.

Jean C. Moore
 JEAN C. MOORE
 NOTARY PUBLIC



OFFICIAL NOTARY SEAL
 JEAN C. MOORE
 NOTARY PUBLIC STATE OF FLORIDA
 My Commission Exp. 06/19/95

PET. 86-104A
 Alloc. #0001

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

RECORD PLAT
 WYCLIFFE TRACT "K"

DATE: 08/01/92
 SCALE: N/A
 CAD FILE: WYCF-A2
 W.O. # p132
 2 of 5

SUBDIVISION # WYCLIFFE TRACT "K"
 BOOK 70 PAGE 82
 FLOOD MAP # 10008
 QUAD # 63 ZONING RTS
 SE 86-104 ZIP CODE 33467
 PUD NAME SAME
 25 JAN 93

TAZ-737

