

WYCLIFFE TRACT "F"

0520-014

92

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 "P", WYCLIFFE PLAT ONE, AS RECORDED IN PLAT BOOK 62, PAGE 8,
 AND A REPLAT OF A PORTION OF TRACT "F" 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 6

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 HEREBY, 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 HEREOF.

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 14th DAY OF December, A.D., 1992.

MSB MORTGAGE COMPANY OF FLORIDA, INC.

ATTEST: Cynthia H. Payne, Secretary
 BY: 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 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 15th DAY OF December, 1992.

MY COMMISSION EXPIRES: OCTOBER 31, 1997

Renay Mishico, Notary Public

MORTGAGEE'S CONSENT:

STATE OF FLORIDA)
 COUNTY OF BROWARD) ss

FIRST UNION NATIONAL BANK OF FLORIDA HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREOF, 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 MODIFIED UNDER MORTGAGE SPREADING AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 7456, PAGE 432 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREOF.

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 16th DAY OF December, A.D., 1992.

FIRST UNION NATIONAL BANK OF FLORIDA

ATTEST: Sally Willmott, Assistant Secretary
 BY: Robin A. Carr, Vice President

ACKNOWLEDGMENT:

STATE OF FLORIDA)
 COUNTY OF BROWARD) ss

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 16th DAY OF December, 1992.

MY COMMISSION EXPIRES:

Peter D. Slavis, Notary Public

Peter D. Slavis, Notary Public

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) ss

I HEREBY CERTIFY, THAT THE PLAT SHOWN HEREOF 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 HEREOF IS IN COMPLIANCE WITH CHAPTER 211H-6, F.A.C.

BENCH MARK LAND SURVEYING & MAPPING, INC.

DATE: 12-10-92

Wm. R. Van Campen, R.L.S. 2424

SURVEYOR'S NOTES:

1. BEARINGS SHOWN OR STATED HEREOF, BASED ON OR RELATIVE TO THE BEARING OF SOUTH 49°59'33" WEST ALONG THE TANGENT RIGHT OF WAY LINE OF GRASSMERE WAY/TRACT "N", COMMON WITH THE BOUNDARY LINE OF TRACT "F", WYCLIFFE PLAT THREE, AS RECORDED IN PLAT BOOK 69, PAGE 134.
2. [] DENOTES A #2424 PERMANENT REFERENCE MONUMENT (P.R.M.)
3. [] DENOTES A #2424 PERMANENT 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 IN HEIGHT PLACED UPON THE LINE OF SIGHT EASEMENTS, AS SHOWN HEREOF.
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)
 COUNTY OF PALM BEACH) ss

WYCLIFFE COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE RESERVATIONS TO SAID CORPORATION AS STATED AND SHOWN HEREOF, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREOF, DATED THIS 10th DAY OF December, 1992.

WYCLIFFE COMMUNITY ASSOCIATION, A FLORIDA NOT-FOR-PROFIT CORPORATION

ATTEST: Paulette R. Mortimer, Secretary
 BY: Richard A. Jerman, President

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) ss

BEFORE ME PERSONALLY APPEARED RICHARD A. JERMAN, PRESIDENT, AND PAULETTE R. MORTIMER, SECRETARY, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND SECRETARY OF WYCLIFFE COMMUNITY ASSOCIATION, 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 10th DAY OF December, 1992.

MY COMMISSION EXPIRES: MAY 10, 1995

Marlene M. De Thuis, Notary Public # C0098818

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) ss

FAIRMONT PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION HEREBY ACCEPTS THE RESERVATIONS TO SAID CORPORATION AS STATED AND SHOWN HEREOF, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREOF, DATED THIS 16th DAY OF December, 1992.

FAIRMONT PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION

ATTEST: Richard Finkelstein, Secretary
 BY: Kenneth M. Endelson, President

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) ss

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 FAIRMONT 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 16th DAY OF December, 1992.

MY COMMISSION EXPIRES:

Jean C. Moore, Notary Public # 119450

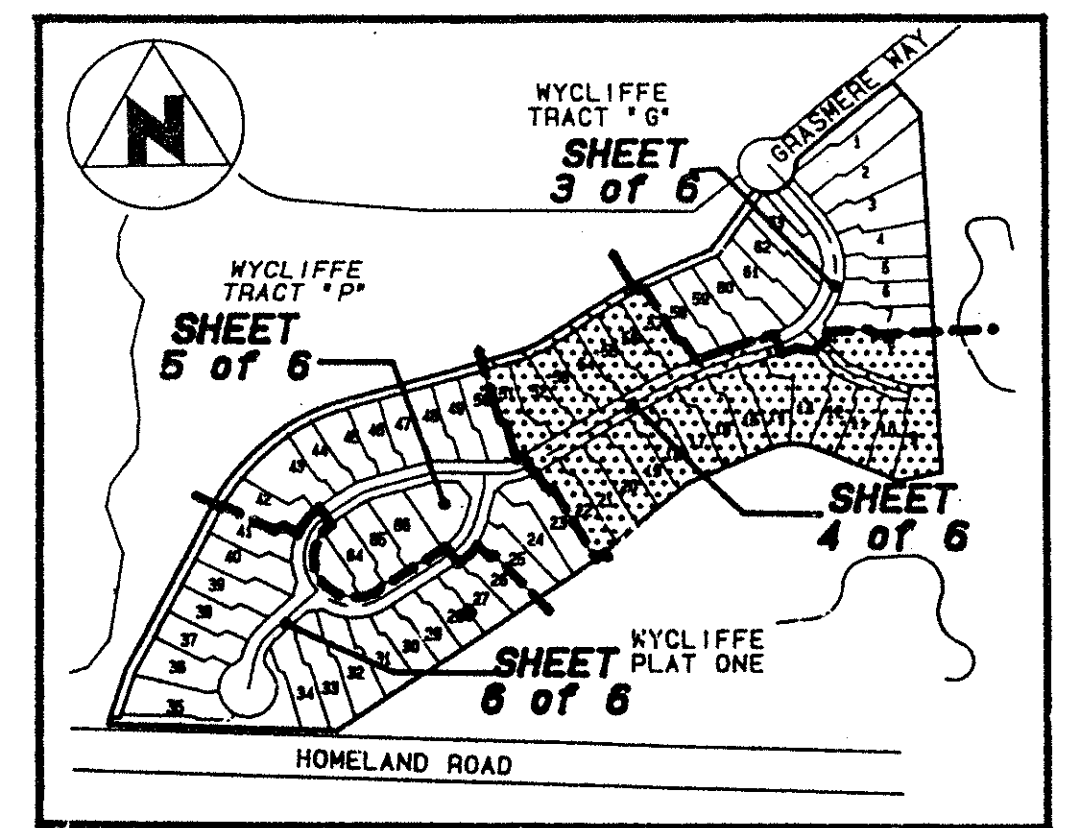
TITLE CERTIFICATION:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) ss

I, RICHARD B. MAC FARLAND, P.A., DULY LICENSED ATTORNEYS, IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREOF 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 ENCLUMBERED BY THE MORTGAGES SHOWN HEREOF; ALL MORTGAGES NOT SATISFIED OR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREOF; 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

Richard B. MacFarland, P.A.



SUBDIVISION - Wycliffe Tract "F"
 BOOK 70
 FLOOD ZONE B
 QUAD - 603
 SE 26-104
 ZIP CODE 33404
 PUD NAME same
 05/14/93

TAZ = 737

Wm. R. Van Campen, R.L.S. #2424

FAIRMONT PROPERTY OWNERS ASSOCIATION, INC.

PET. 86-104A
 ALLOC. # 0001

0520-014

THIS INSTRUMENT WAS PREPARED BY WILLIAM 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

BENCH MARK LAND SURVEYING & MAPPING, INC.
 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA 33404
 (407) 848-2102 FAX (407) 844-9559

RECORD PLAT
WYCLIFFE TRACT "F"

DATE: 03/20/92
 SHEET: 2 OF 6

MSB MORTGAGE CO. OF FLORIDA, INC.

MSB MORTGAGE CO. OF FLORIDA, INC. NOTARY

WYCLIFFE COMMUNITY ASSOCIATION

WYCLIFFE COMMUNITY ASSOCIATION

WYCLIFFE COMMUNITY ASSOCIATION NOTARY

FIRST UNION NATIONAL BANK OF FLORIDA

FIRST UNION NATIONAL BANK OF FLORIDA NOTARY