

WYCLIFFE TRACT "F"

A PLANNED UNIT DEVELOPMENT

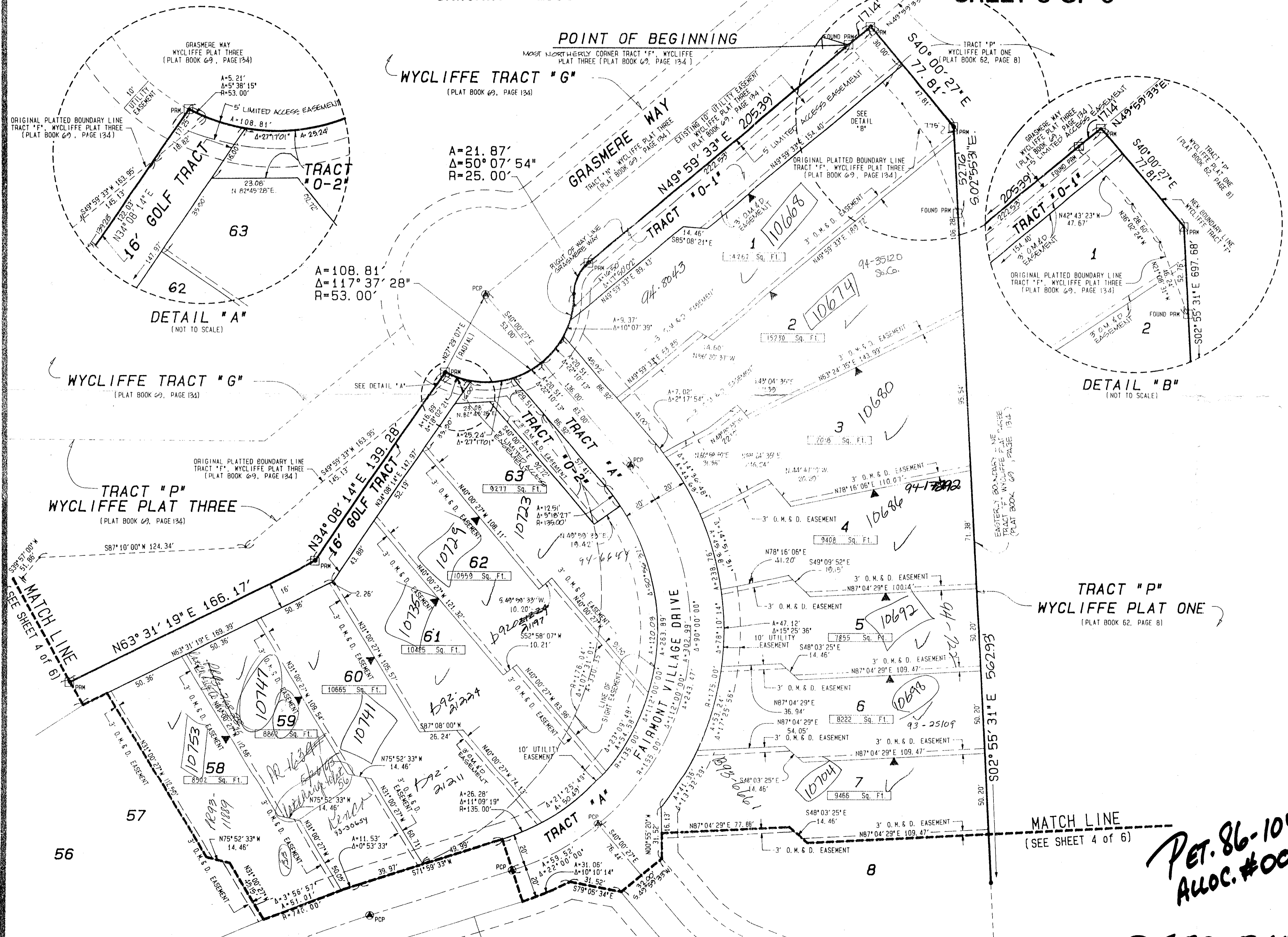
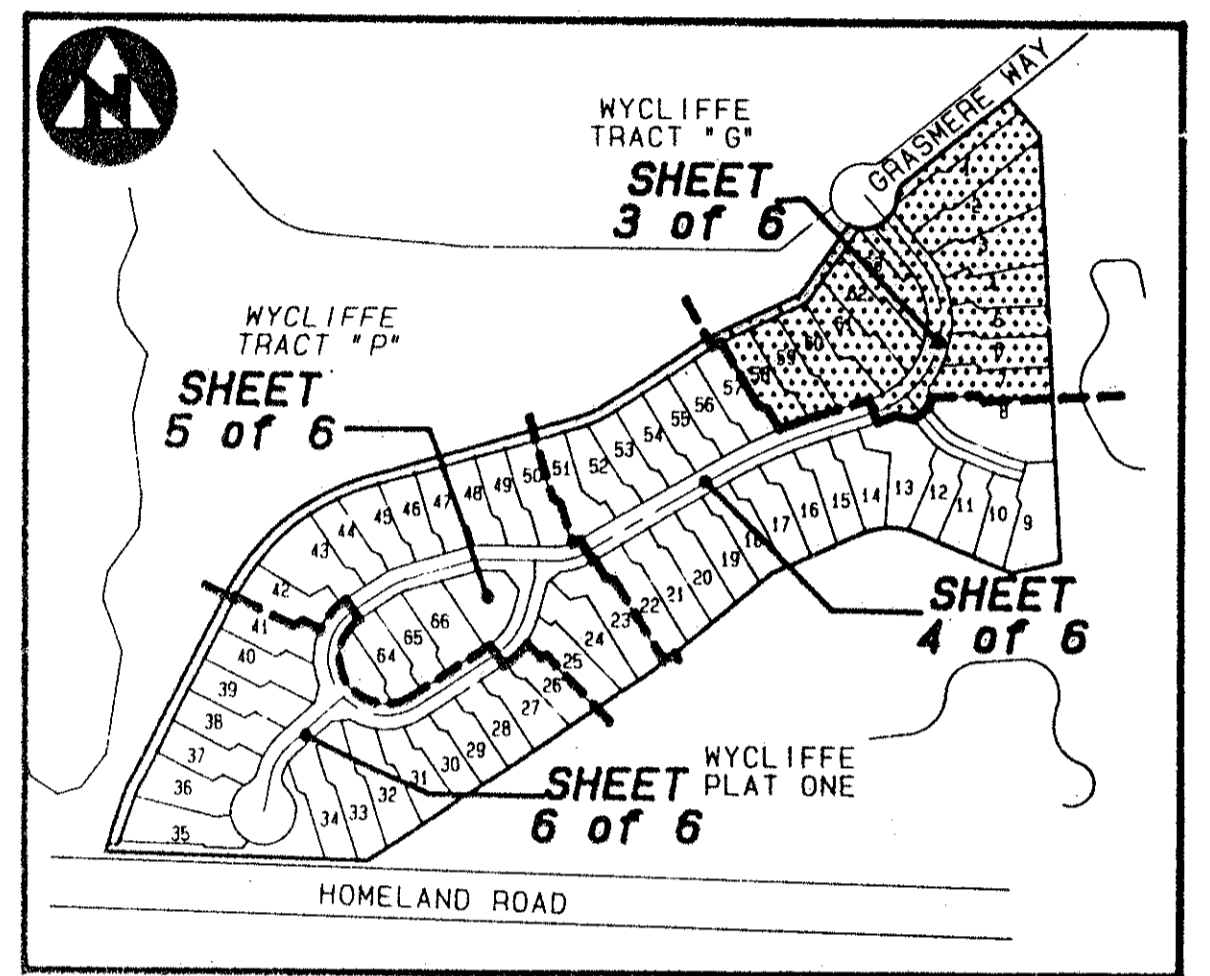
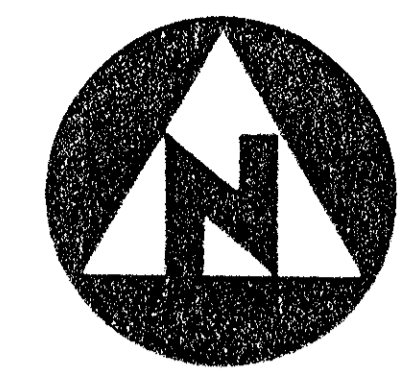
BEING A PART OF WYCLIFFE GOLF AND COUNTRY CLUB (FORMERLY KNOWN AS SUNDIAL COUNTRY CLUB),
AND BEING A REPLAT OF A PORTION OF TRACT "P", WYCLIFFE PLAT ONE, AS RECORDED IN PLAT BOOK 62, PAGE 8,
AND A REPLAT OF A PORTION OF TRACT "F" AND TRACT "P", WYCLIFFE PLAT THREE, AS RECORDED IN PLAT BOOK 69, PAGE 134,
AND LYING IN SECTION 25, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

JANUARY 1993

SHEET 3 OF 6

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- GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
 - 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 ORDINANCES 86-10 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
 - 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.
 - LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER THE CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
 - 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.
 - NOTICES THERE MAY BE ADDITIONAL RESTRICTIONS, NOT SHOWN ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 - THERE SHALL BE NO LANDSCAPING OR STRUCTURES IN EXCESS OF 30 INCHES IN HEIGHT PLACED UPON THE LINE OF SIGHT EASEMENTS, AS SHOWN HERON.

- SURVEYOR'S NOTES AND LEGEND:
- BEARINGS SHOWN OR STATED HEREON, ARE BASED ON, OR ARE RELATIVE TO THE BEARING OF SOUTH 49°59'33" WEST ALONG THE TANGENT RIGHT-OF-WAY LINE OF GRASMERE WAY/TRACT "M" COMMON WITH THE BOUNDARY LINE OF TRACT "F", WYCLIFFE PLAT THREE, AS RECORDED IN PLAT BOOK 69, PAGE 134.
 - IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P.) POSITION, STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED P.C.P. POSITION.
 - POINTS WHICH INTERSECT CURVES ARE RADIAL, UNLESS OTHERWISE NOTED
 - SQ. FT. DENOTES SQUARE FEET
 - C/L DENOTES A CENTERLINE
 - A.I.D. DENOTES ACHIEVEMENT DISTRICT
 - O.M. & D. DENOTES OVERHAND MAINTENANCE AND DRAINAGE
 - PRM PERMANENT REFERENCE MONUMENT 4" x 4" x 24" CONCRETE MONUMENT NO. 2424
 - PCP PERMANENT CONTROL POINT CARRIAGE BOLT AND WASHER NO. 2424
 - 0 DENOTES ZERO LOT LINE

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 33404-5658

RECORD PLAT
WYCLIFFE TRACT "F"

DRAWN: 02/07/92	CHECKED:	DATE: 07/27/92	SHEET
SCALE: 1" = 30'	CADD FILE: WYCF-ASB*	W.O. #: 6119	3 of 6

SUBDIVISION: Wycliffe Tract "F"
BOOK: 70
PAGE: 93
FLOOD ZONE: B
QUAD: 602
SE: 86-104
PUP NAME: same
ZIP CODE: 33467

PET. 86-104A
ALOC. #0001
0520-014