

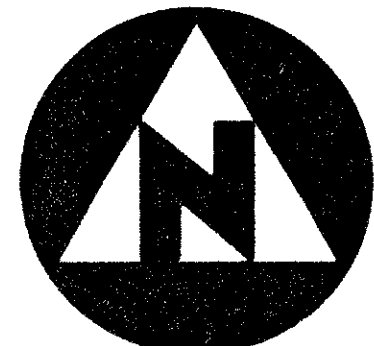
WYCLIFFE TRACT "F"

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.

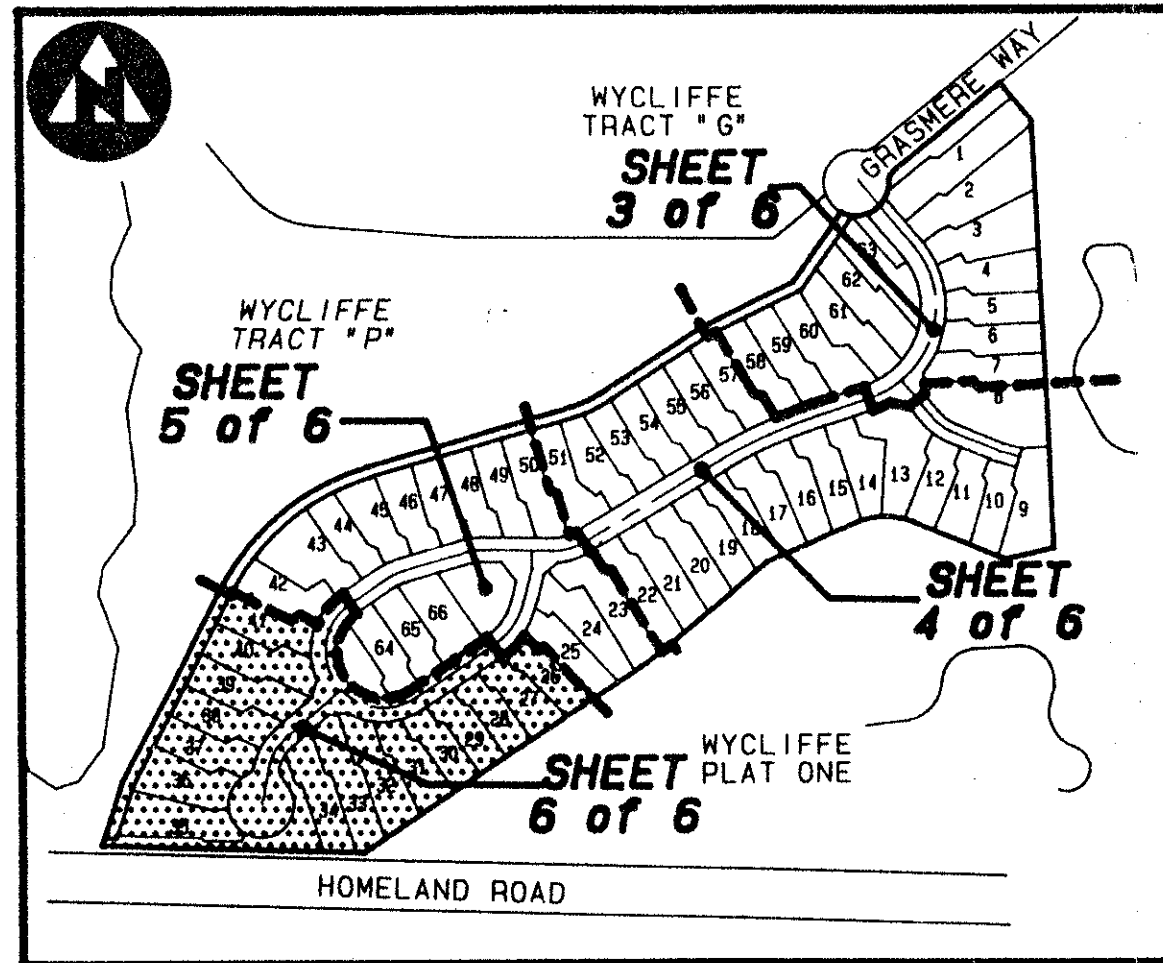
JANUARY 1993

SHEET 6 OF 6

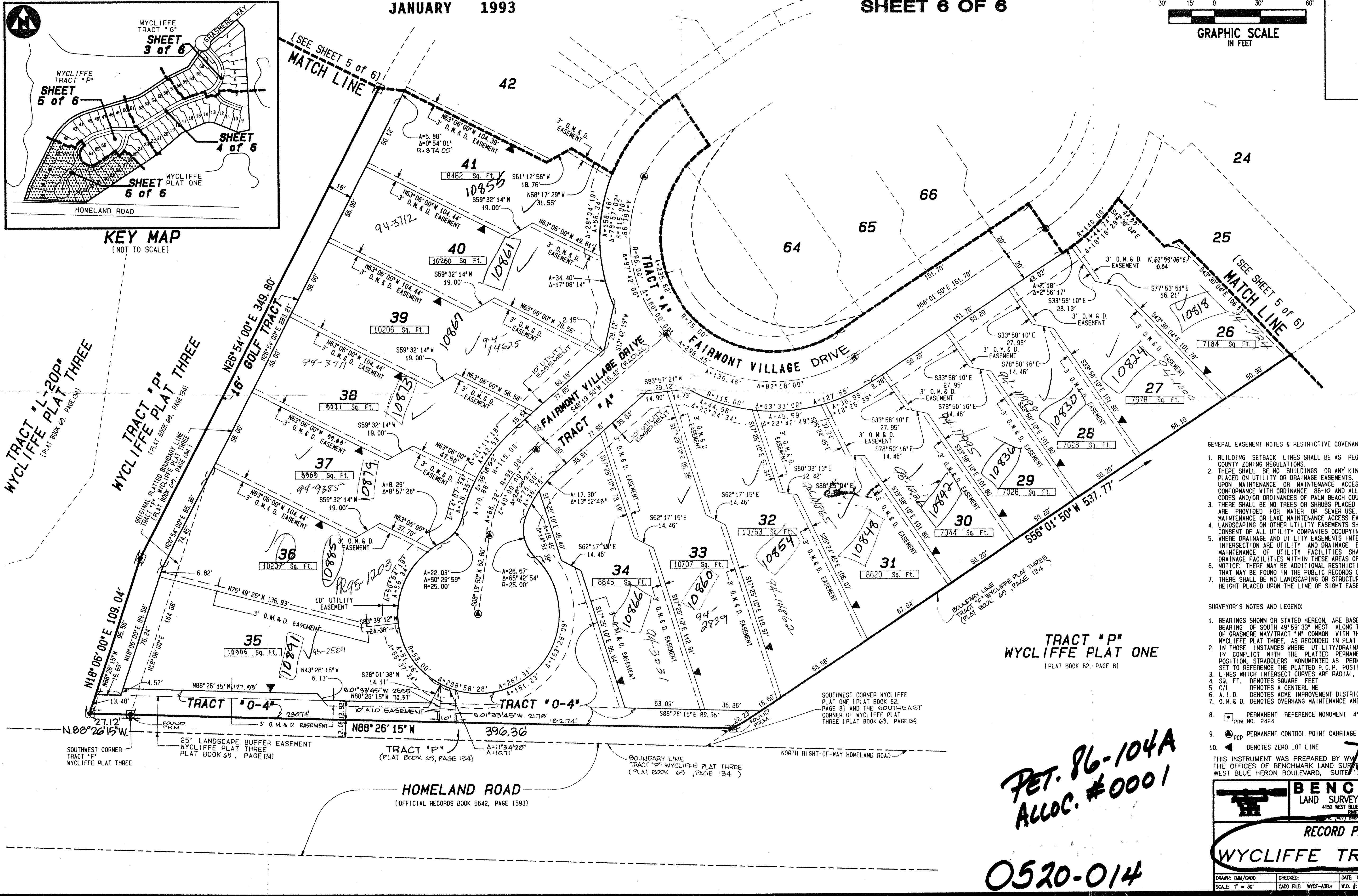


GRAPHIC SCALE IN FEET

96



KEY MAP (NOT TO SCALE)



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 ORDINANCE 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 THE 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.
- NOTICE: 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 HERON, ARE BASED ON, OR ARE RELATIVE TO THE BEARING OF SOUTH 49°59'33" WEST ALONG THE TANGENT RIGHT-OF-WAY LINE OF GRASSHIRE 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 ACME IMPROVEMENT DISTRICT
- O.M.&D. DENOTES OVERHANG MAINTENANCE AND DRAINAGE
- PERMANENT REFERENCE MONUMENT 4" x 4" x 24" CONCRETE MONUMENT PRM NO. 2424
- PCP PERMANENT CONTROL POINT CARRIAGE BOLT AND WASHER NO. 2424
- PCP DENOTES ZERO LOT LINE

THIS INSTRUMENT WAS PREPARED BY W.M. ANGLIM, INC. AND FOR THE OFFICES OF BENCHMARK LAND SURVEYING & MAPPING, INC. 4152 WEST BLUE HERON BOULEVARD, SUITE 121, PALM BEACH, FLORIDA

BENCHMARK
LAND SURVEYING & MAPPING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 121
PALM BEACH, FLORIDA 33414

RECORD PLAT
WYCLIFFE TRACT "F"

DRAWN: DM/COO	CHECKED:	DATE: 07/27/92	SHEET
SCALE: 1" = 30'	CADD FILE: WYCF-AB8	W.O.F. p119	6 OF 6

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

SUBDIVISION # Wycliffe Tract "F"
BOOK 70 PAGE 96
FLOOD ZONE 0
QUAD # 62
SE 86-104
ZIP CODE 33417
PID NAME SAME
25-141

TAZ = 737