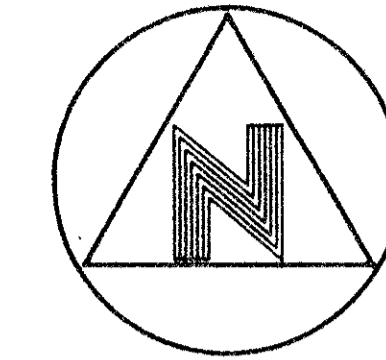


# WYCLIFFE TRACT "G" 3520-013 SHEET THREE OF FIVE

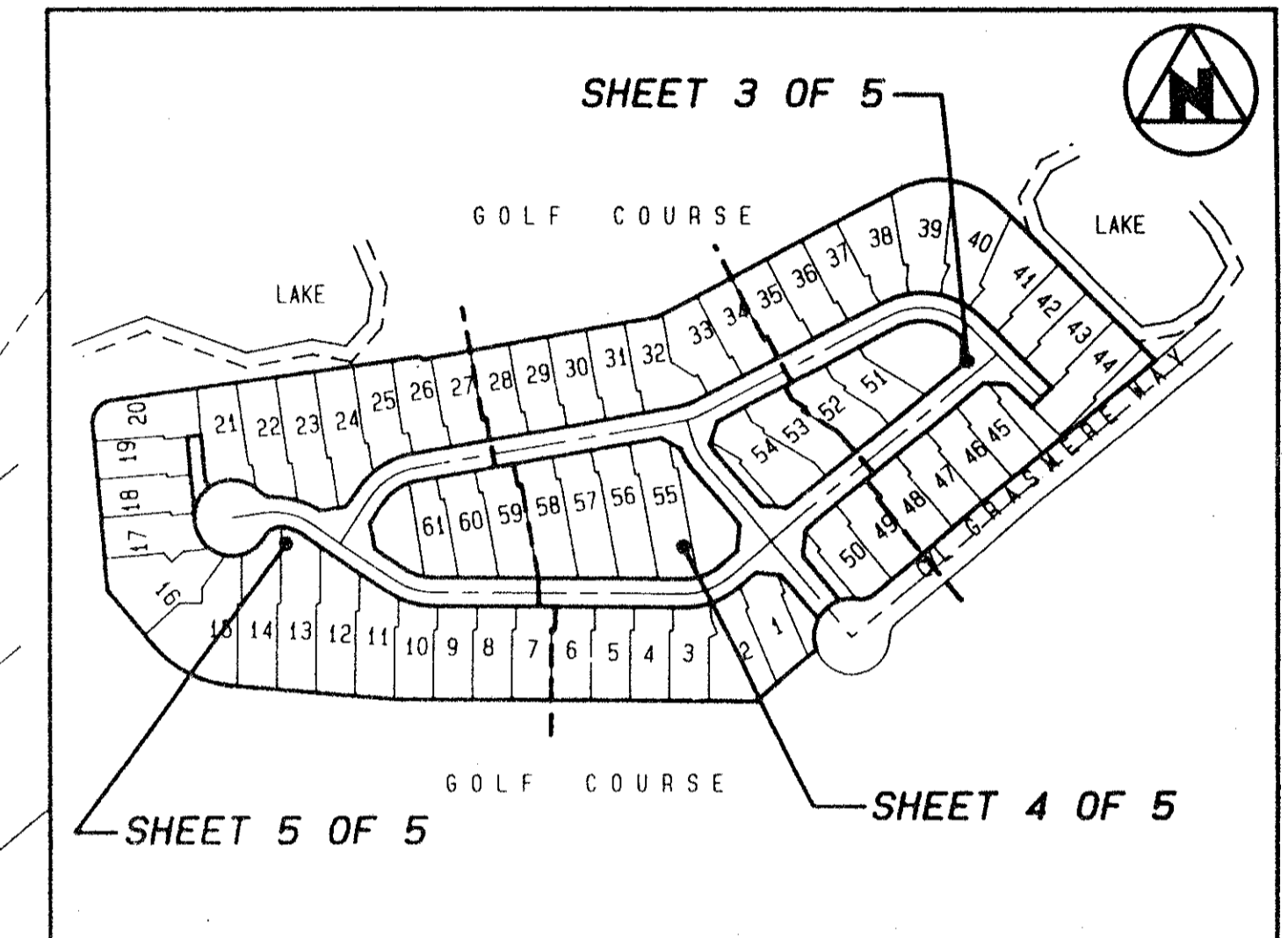
# 107

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

SCALE: 1" = 30'



GRAPHIC SCALE  
IN FEET



KEY MAP  
(NOT TO SCALE)

### 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 HEREON.

### SURVEYOR'S NOTES AND LEGEND:

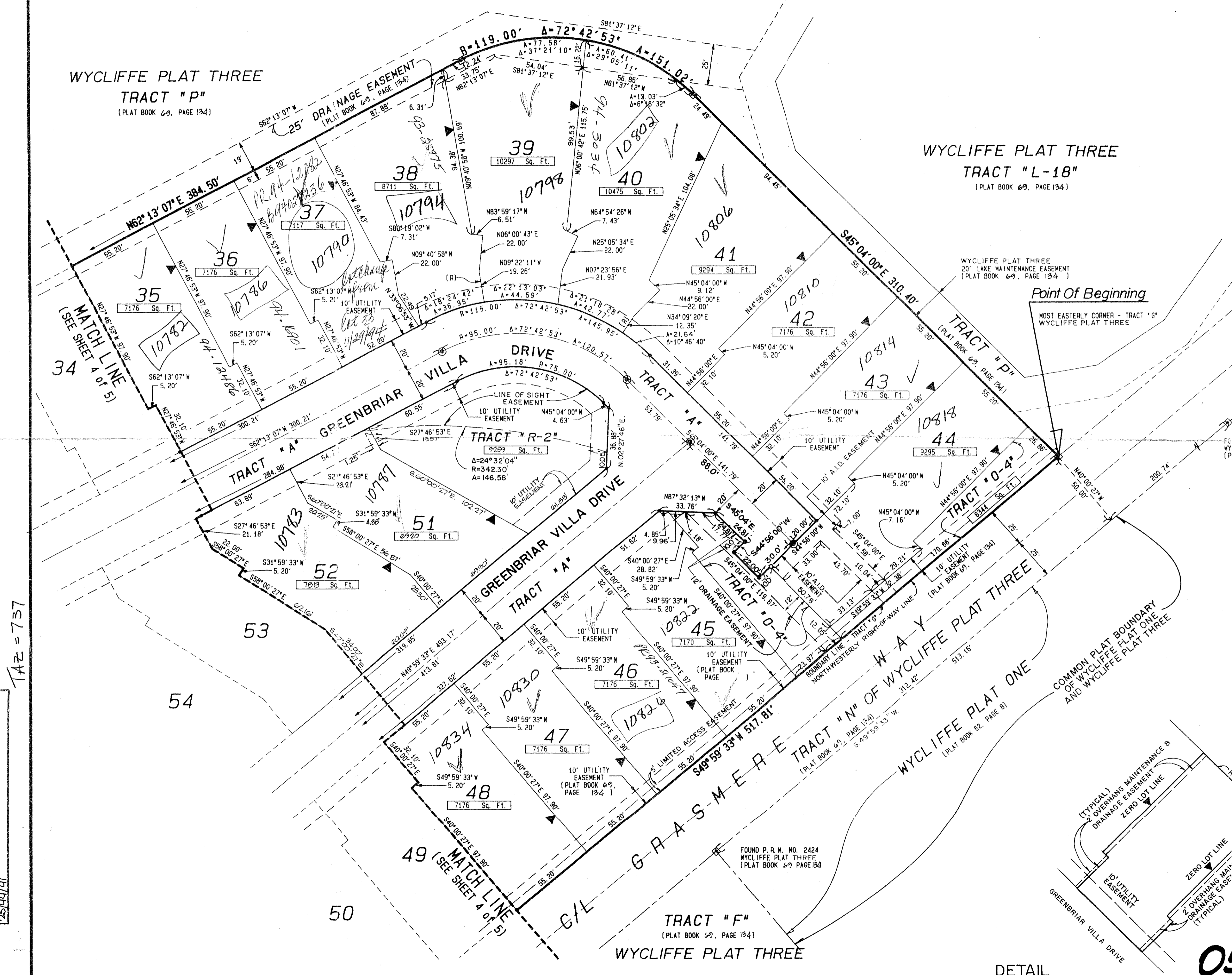
1. THE BEARINGS SHOWN OR STATED HEREON, ARE BASED ON, OR ARE RELATIVE TO THE BEARING OF SOUTH 49°59'33" WEST ALONG THE TANGENT RIGHT-OF-WAY LINE OF GRASMERE WAY/TRACT "N" COMMON WITH THE BOUNDARY LINE OF TRACT "G", WYCLIFFE PLAT THREE, AS RECORDED IN PLAT BOOK 69, PAGE 134.
2. IN THOSE INSTANCES WHERE 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.
3. LINES WHICH INTERSECT CURVES ARE NOT RADIAL, UNLESS OTHERWISE NOTED
4. SQ. FT. DENOTES SQUARE FEET
5. C/L DENOTES A CENTERLINE
6. (R) DENOTES RADIAL
7. A.I.D. DENOTES ACME IMPROVEMENT DISTRICT
8. DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.P.M.)
9. DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.)
10. DENOTES ZERO LOT LINE

*PET. 86-104A  
Alloc. #0001*

BENCH MARK  
LAND SURVEYING & MAPPING, INC.  
RIVIERA BEACH, FLORIDA

RECORD PLAT  
WYCLIFFE TRACT "G"

DATE: 04/13/93  
DRAWN: DJM/CAO  
CHECKED: C.S.  
CADD FILE: WYCL-13  
SHEET: 3 of 5



DETAIL  
2' OVERHANG MAINTENANCE & DRAINAGE EASEMENT  
(NOT TO SCALE)

0520-013

SUBDIVISION # WYCLIFFE TRACT "G"  
BOOK 107  
FLOOD MAP # 1008  
ZONING RT5  
SE 86-104  
ZIP CODE 33467  
RVD NAME SAME  
25/11/11

TAZ = 737