

WYCLIFFE TRACT "C" REPLAT

0520-020

66

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 PARCEL "C" AT WYCLIFFE, AS RECORDED IN
 PLAT BOOK 64, PAGES 156 THROUGH 159, AND LYING IN SECTION 25, TOWNSHIP 44 SOUTH, RANGE 41 EAST,
 PALM BEACH COUNTY, FLORIDA.

TRACT "W-2"
 WYCLIFFE PLAT ONE
 (PLAT BOOK 62, PAGES 8-13)

FND PBC STATION
 WYCLIFFE
 N 829426.658
 E 916004.686

FND PBC STATION
 LAKE 441
 N 830770.789
 E 916032.402

TRACT "P"
 WYCLIFFE PLAT ONE
 (PLAT BOOK 62, PAGES 8-13)

$\Delta = 93^{\circ}29'05"$
 $R = 55.00'$
 $L = 89.74'$

TABULAR DATA

TOTAL AREA THIS PLAT	8.37 ACRES
AREA OF RESIDENTIAL	8.37 ACRES
TOTAL NUMBER OF UNITS	62 UNITS
LAND USE LR-1	

THIS INSTRUMENT PREPARED BY
 DAVID P. LINDLEY
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7301-A WEST PALMETTO PARK ROAD, SUITE 100A
 BOCA RATON, FLORIDA 33433 - (407)392-1991
 AUGUST - 1994

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT _____ M.
 THIS _____ DAY OF _____
 A.D. 1994 AND DULY RECORDED
 IN PLAT BOOK _____ ON
 PAGES _____ AND _____
 DOROTHY H. WILKEN
 CLERK CIRCUIT COURT
 BY: _____
 DEPUTY CLERK

SHEET 2 OF 3

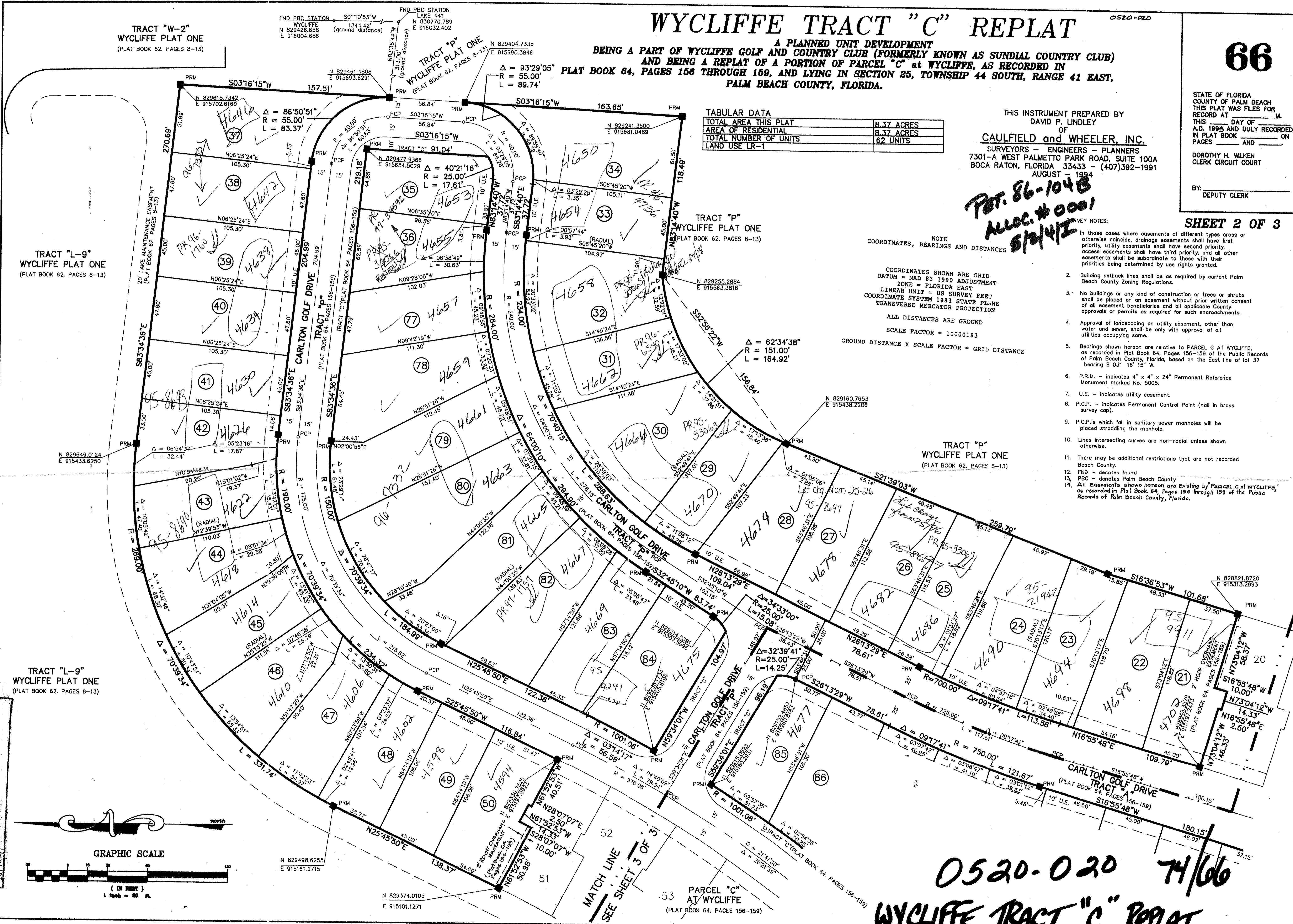
*RET. 86-104B
 ALLOC. # 0001
 5/24/92*

TRACT "L-9"
 WYCLIFFE PLAT ONE
 (PLAT BOOK 62, PAGES 8-13)

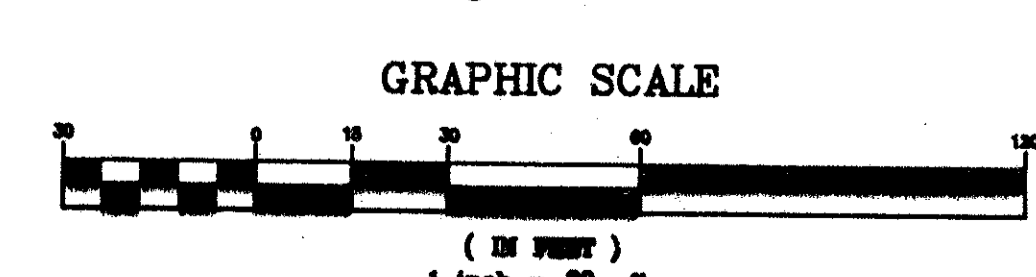
TRACT "L-9"
 WYCLIFFE PLAT ONE
 (PLAT BOOK 62, PAGES 8-13)

NOTE
 COORDINATES, BEARINGS AND DISTANCES
 COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 1990 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 10000183
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

- VEY NOTES:
- In those cases where easements of different types cross or otherwise coincide, drainage easements shall have first priority, utility easements shall have second priority, and all other easements shall be subordinate to these with their priorities being determined by use rights granted.
 - Building setback lines shall be as required by current Palm Beach County Zoning Regulations.
 - No buildings or any kind of construction or trees or shrubs shall be placed on an easement without prior written consent of all easement beneficiaries and all applicable County approvals or permits as required for such encroachments.
 - Approval of landscaping on utility easement, other than water and sewer, shall be only with approval of all utilities occupying same.
 - Bearings shown hereon are relative to PARCEL C AT WYCLIFFE, as recorded in Plat Book 64, Pages 156-159 of the Public Records of Palm Beach County, Florida, based on the East line of lot 37 bearing S 03° 16' 15" W.
 - P.R.M. - indicates 4" x 4" x 24" Permanent Reference Monument marked No. 5005.
 - U.E. - indicates utility easement.
 - P.C.P. - indicates Permanent Control Point (nail in brass survey cap).
 - P.C.P.'s which fall in sanitary sewer manholes will be placed straddling the manhole.
 - There may be additional restrictions that are not recorded Beach County.
 - FND - denotes found
 - PBC - denotes Palm Beach County
 - All easements shown hereon are Existing by "PARCEL C at WYCLIFFE" as recorded in Plat Book 64, Pages 156 through 159 of the Public Records of Palm Beach County, Florida.



TRACT "W-2"
 WYCLIFFE PLAT ONE
 (PLAT BOOK 62, PAGES 8-13)



MATCH LINE
 SEE SHEET 3 OF 3

PARCEL "C"
 AT WYCLIFFE
 (PLAT BOOK 64, PAGES 156-159)

0520-020 7/1/06
 WYCLIFFE TRACT "C" REPLAT