

WYCLIFFE TRACT "H"

BEING A PART OF WYCLIFFE GOLF AND COUNTRY CLUB (FORMERLY KNOWN AS SUNDIAL COUNTRY CLUB) AND BEING A REPLAT OF TRACT "H" AND A PORTION OF 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.

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS that Kenco Communities I, Inc., a Florida Corporation, licensed to do business in Florida, the Owner of the land shown hereon as WYCLIFFE TRACT "H", being a part of Wycliffe Golf and Country Club (formerly known as Sundial Country Club) and being a replat of Tract "H" and a portion of Tract "P", Wycliffe Plat Three, as recorded in Palm Beach County, Florida in Plat Book 69, Page 134 and lying in Section 25, Township 44 South, Range 41 East, Palm Beach County, being more particularly described as follows:

A parcel of land being all of Tract "H" and portions of Tract "P", "WYCLIFFE PLAT THREE", as recorded in Plat Book 69, Pages 134 through 144, Public Records of Palm Beach County, Florida; said portions of said Tract "P" being more particularly described as follows:

TRACT "H", "WYCLIFFE PLAT THREE", according to the plat thereof, as recorded in Plat Book 69, Pages 134 through 144 of the Public Records of Palm Beach County, Florida.

TOGETHER WITH

A portion of Tract "P", "WYCLIFFE PLAT THREE", according to the plat thereof, as recorded in Plat Book 69, Pages 134 through 144 of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

BEGINNING at the Northeast corner of Tract "H" of said "WYCLIFFE PLAT THREE"; thence N 78° 37' 39" W, a distance of 94.07 feet; thence N 81° 33' 00" W, a distance of 344.93 feet to a point of curvature; thence Westerly along the arc of a curve to the left having a radius of 240.00 feet, a central angle of 12° 32' 10", an arc distance of 52.51 feet to a point of intersection with the boundary of aforesaid Tract "H"; thence S 00° 30' 00" E, a distance of 25.86 feet; thence N 88° 27' 00" E, a distance of 79.06 feet; thence S 83° 20' 00" E, a distance of 409.29 feet to the POINT OF BEGINNING. (The previous three courses and distances are along the boundary line of said Tract "H").

Said lands situate in Palm Beach County, Florida.

Containing 25.33 Acres, more or less.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1. Residential Access Street:

Tract "R", as shown hereon, is hereby reserved for the Huntington Property Owners Association, Inc., its successors and assigns, as a residential access street for private street purposes and other purposes not inconsistent with this reservation and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

2. Water Management Tract:

Tract "W", as shown hereon, is hereby reserved for the Wycliffe Community Association, Inc., its successors and assigns, for stormwater management and drainage purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

3. Drainage and Lake Maintenance/Access Easements:

The drainage easements, as shown hereon, are hereby dedicated in perpetuity for drainage purposes. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of the Wycliffe Community Association, Inc., its successors and assigns, without recourse to Palm Beach County.

The lake maintenance and lake maintenance access easements, as shown hereon, are hereby reserved for the Wycliffe Community Association, Inc., its successors and assigns, for access to stormwater management and drainage facilities located within the associated water management tract(s) for purposes of performing any and all maintenance activities pursuant to the maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

Palm Beach County shall have the right, but not the obligation, to maintain any portion of the drainage system encompassed by this plat which is associated with the drainage of public streets, including the right to utilize for proper purposes any and all drainage, lake maintenance, and lake maintenance access easements associated with said drainage system.

4. Overhang Easements:

Overhang easements, as shown hereon, are hereby reserved for the abutting lot owners, their successors and assigns, for maintenance of roof overhangs.

5. Recreation Areas:

Tract "F", as shown hereon, is hereby reserved for the Huntington Property Owners Association, Inc., its successors and assigns, for recreational purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

6. Open Space/Landscape Buffer Tracts:

Tracts "L", "L-1", "L-2", "L-3", and "L-4", as shown hereon, are hereby reserved for the Huntington Property Owners Association, Inc., its successors and assigns, for open space purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

7. Utility Easements:

The utility easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utility facilities, including cable television systems. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities.

8. Acme Improvement District Easements:

A water and sewer easement over Tract "R" is hereby dedicated to the Acme Improvement District, its successors and assigns, for the construction, operation, and maintenance of water and sewer facilities.

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 31st day of October, 1994.

Kenco Communities I, Inc., a Florida Corporation.

WITNESS: Mary Ruth Peeke, MARY RUTH PEEKE, Notary Public, STATE OF FLORIDA, No. CC 114060. Kenneth M. Endelson, President.

WITNESS: M. Elaine Browning, ACKNOWLEDGEMENT: M. ELAINE BROWNING, Notary Public, STATE OF FLORIDA, No. CC 114060. COUNTY OF PALM BEACH.

BEFORE ME personally appeared Kenneth M. Endelson, who is personally known to me or has produced identification and did not take an oath, and who executed the foregoing instrument as President of Kenco Communities I, Inc., a corporation, and severally acknowledged to and before me that he executed such instrument as such officer 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 31st day of October, 1994.

My commission expires: JUNE 18, 1995. M. Elaine Browning, Notary Public, STATE OF FLORIDA, No. CC 114060. M. ELAINE BROWNING.

ACCEPTANCE OF RESERVATIONS: STATE OF FLORIDA, COUNTY OF PALM BEACH.

The Huntington Property Owners Association, Inc. hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 10th day of November, 1994.

Huntington Property Owners Association, Inc., a Florida Corporation not for profit. WITNESS: Mary Ruth Peeke, MARY RUTH PEEKE, Notary Public, STATE OF FLORIDA, No. CC 114060. SAL V. SPANO, President.

STATE OF FLORIDA, COUNTY OF PALM BEACH.

BEFORE ME personally appeared SAL V. SPANO, who is personally known to me or has produced identification and did not take an oath, and who executed the foregoing instrument as President of Huntington Property Owners Association, Inc., a corporation, and severally acknowledged to and before me that he/she executed such instrument as such officer 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 November, 1994.

My commission expires: 6/18/95. M. Elaine Browning, Notary Public, STATE OF FLORIDA, No. CC 114060.

ACCEPTANCE OF RESERVATIONS: STATE OF FLORIDA, COUNTY OF PALM BEACH.

The Wycliffe Community Association, Inc. hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 26th day of October, 1994.

Wycliffe Community Association, Inc., a Florida Corporation not for profit. WITNESS: M. Elaine Browning, Notary Public, STATE OF FLORIDA, No. CC 114060. M. ELAINE BROWNING.

BEFORE ME personally appeared Sal V. Spano, who is personally known to me or has produced identification and did not take an oath, and who executed the foregoing instrument as President of Wycliffe Community Association, Inc., a corporation, and severally acknowledged to and before me that he executed such instrument as such officer 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 26th day of October, 1994.

My commission expires: JUNE 18, 1995. M. Elaine Browning, Notary Public, STATE OF FLORIDA, No. CC 114060. M. ELAINE BROWNING.

COUNTY APPROVALS: BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA.

This plat is hereby approved for record this 7th day of March, 1995.

ATTEST: Dorothy H. Wilken, Clerk, Deputy Clerk.

COUNTY ENGINEER: This plat is hereby approved for record this 7th day of March, 1995.

MORTGAGEE'S CONSENT:

STATE OF CONNECTICUT, COUNTY OF NEW HAVEN.

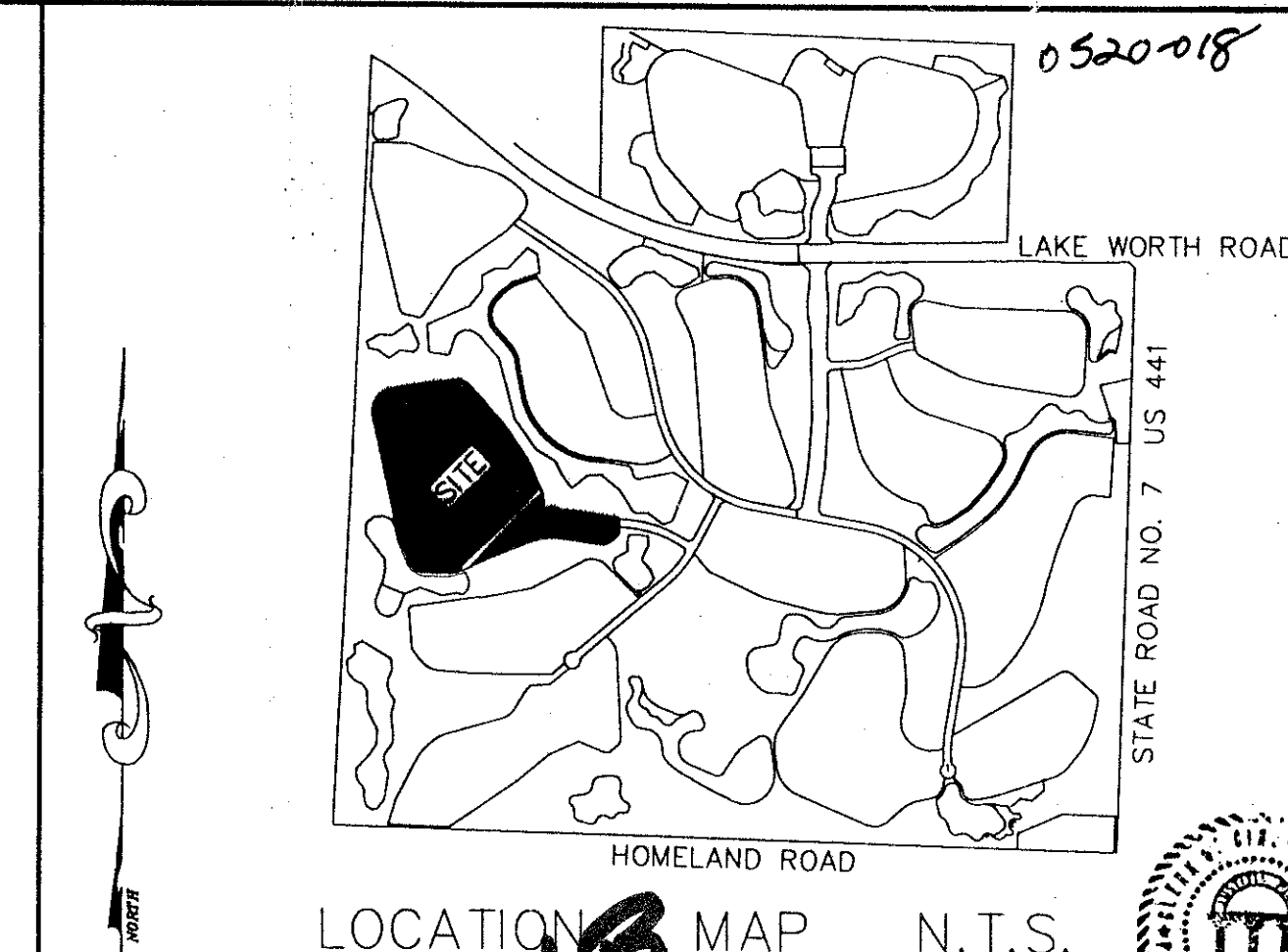
The undersigned hereby certifies that it is the holder of a mortgage, upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Records Book 7826 at Pages 1257 and 1358 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon. IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice President and its corporate seal to be affixed heron by and with the authority of its Board of Directors this 26th day of October, 1994.

WITNESS: Michael Weinstock, Michael Weinstock, Notary Public, STATE OF CONNECTICUT, COUNTY OF NEW HAVEN. James S. Jennings, James S. Jennings, Notary Public, STATE OF CONNECTICUT, COUNTY OF NEW HAVEN.

BEFORE ME personally appeared James L. Cormier, who is personally known to me or has produced identification and did not take an oath, and who executed the foregoing instrument as Vice President of Peoples Bank, a Connecticut Banking Corporation, and severally acknowledged to and before me that he executed such instrument as such officer 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 28th day of October, 1994.

My commission expires: APRIL 30, 1997. James S. Jennings, Notary Public, JENNINGS.



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STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 4:28 P.M. THIS 9 DAY OF MARCH A.D. 1995 AND DULY RECORDED IN PLAT BOOK 74 ON PAGES 126 AND 127

DOROTHY H. WILKEN CLERK CIRCUIT COURT

By: David P. Lindley, DEPUTY CLERK

SHEET 1 OF 2

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 MAY - 1994

MORTGAGEE'S CONSENT: STATE OF FLORIDA, COUNTY OF BROWARD.

The undersigned hereby certifies that it is the holder of a mortgage, upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Records Book 8444 at Page 676 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon. IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice President and its corporate seal to be affixed heron by and with the authority of its Board of Directors this 7th day of November, 1994.

WITNESS: Sandra V. Rice, Sandra V. Rice, Notary Public, STATE OF FLORIDA, No. CC 160514. Keith R. Schlicher, Keith R. Schlicher, Vice President.

WITNESS: Pete Van Wyk, Pete Van Wyk, Notary Public, STATE OF BROWARD, COUNTY OF Broward.

BEFORE ME personally appeared KEITH R. SCHLICHER who is personally known to me or has produced identification and did not take an oath, and who executed the foregoing instrument as Vice President of First Union National Bank, a Florida Banking Corporation, and severally acknowledged to and before me that she executed such instrument as such officer 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 7th day of November, 1994.

My commission expires: 12/15/95. Sandra V. Rice, Notary Public, STATE OF FLORIDA, No. CC 160514. SAUNDRA V. RICE, # CC 160514.

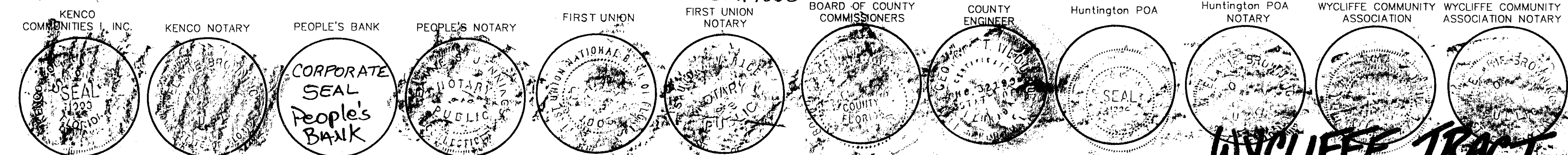
I, Carl E. Siegel, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property; that I find the title to the property hereon described to be vested in Kenco Communities I, Inc.; that the current taxes have been paid; and that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

DATED: 11/1/95. Carl E. Siegel, Attorney at Law, Licensed in Florida.

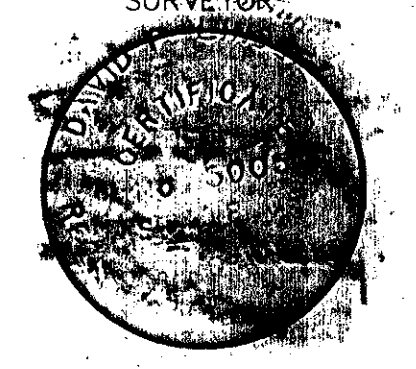
SURVEYOR'S CERTIFICATE:

This is to certify that the plat shown hereon 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 Permanent Reference Monuments (P.R.M.'s) have been placed as required by law and that Permanent Control Points (P.C.P.'s) will be set under the guarantees posted with the Palm Beach County Board of County Commissioners for the Required Improvements; and, further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of Palm Beach County, Florida.

1994/11 David P. Lindley, P.L.S., Reg. Land Surveyor #5005 State of Florida. South County PR#95-20040 Lot 63 SURVEYOR



0520-018 74/126



TAZ - 737
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FLOOD MAP # 100B
ZONING R1S
QUAD # 63
SE 86-104
P.L.S. NAME WYCLIFFE P.U.D.
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