

0520-018

WYCLIFFE TRACT "H"

127

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 "H" AND A PORTION OF TRACT "P", WYCLIFFE PLAT THREE, AS RECORDED IN
PLAT BOOK 69, PAGE 134, AND LYING IN SECTION 26, TOWNSHIP 44 SOUTH, RANGE 41 EAST,
PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 1996 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____

DOROTHY H. WILKEN
CLERK CIRCUIT COURT

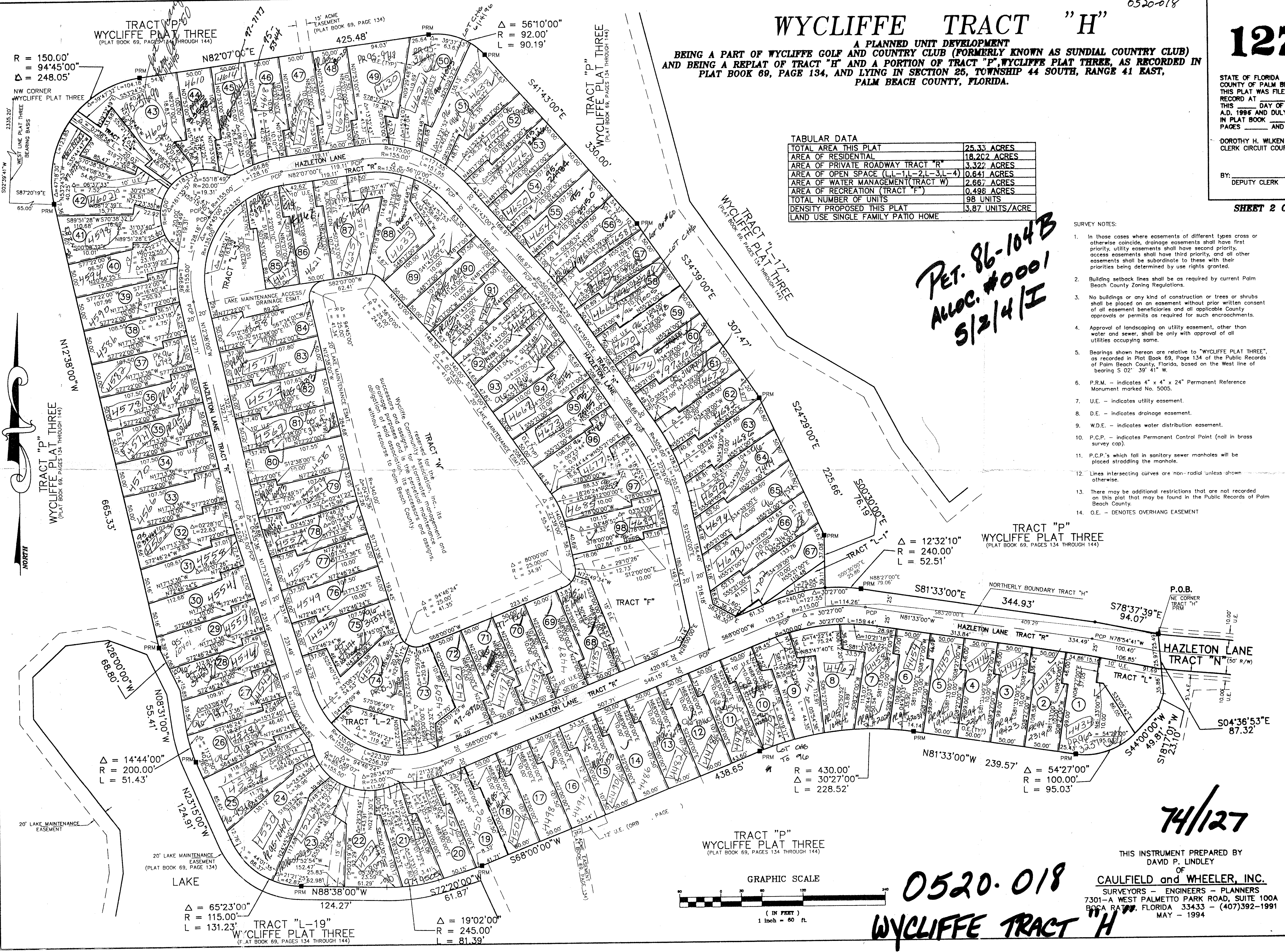
BY: _____
DEPUTY CLERK

SHEET 2 OF 2

TABULAR DATA	
TOTAL AREA THIS PLAT	25.33 ACRES
AREA OF RESIDENTIAL	18.262 ACRES
AREA OF PRIVATE ROADWAY TRACT "R"	3.322 ACRES
AREA OF OPEN SPACE (LL-1, L-2, L-3, L-4)	0.641 ACRES
AREA OF WATER MANAGEMENT (TRACT W)	2.667 ACRES
AREA OF RECREATION (TRACT "F")	0.498 ACRES
TOTAL NUMBER OF UNITS	98 UNITS
DENSITY PROPOSED THIS PLAT	3.87 UNITS/ACRE
LAND USE SINGLE FAMILY PATIO HOME	

*PET. 86-104B
ALOC. #0001
5/2/4/I*

- SURVEY 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, access easements shall have third 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 an utility easement, other than water and sewer, shall be only with approval of all utilities occupying same.
 - Bearings shown hereon are relative to "WYCLIFFE PLAT THREE", as recorded in Plat Book 69, Page 134 of the Public Records of Palm Beach County, Florida, based on the West line of bearing S 02° 39' 41" W.
 - P.R.M. - indicates 4" x 4" x 24" Permanent Reference Monument marked No. 5005.
 - U.E. - indicates utility easement.
 - D.E. - indicates drainage easement.
 - W.D.E. - indicates water distribution 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.
 - Lines intersecting curves are non-radial unless shown otherwise.
 - There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Palm Beach County.
 - O.E. - DENOTES OVERHANG EASEMENT



SUBDIVISION: Wycliffe Tract "H"
 BOOK 74 FLOOD MAP # 100B
 ZONING R1S
 ROAD # 63
 JE 86-104
 PVD NAME Wycliffe PUD
 25/11/94

TAZ-737

0520-018
WYCLIFFE TRACT "H"

74/127

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 33443 - (407)392-1991
 MAY - 1994