

# WYCLIFFE TRACT "I" REPLAT

520-025

147

A PLANNED UNIT DEVELOPMENT  
 BEING A PART OF WYCLIFFE GOLF AND COUNTRY CLUB (FORMERLY KNOWN AS SUNDIAL COUNTRY CLUB)  
 AND BEING A REPLAT OF LOTS 2 THROUGH 4, 6 THROUGH 15, 17 THROUGH 23, 25 THROUGH 52,  
 56 THROUGH 83 AND TRACT "L-2", WYCLIFFE TRACT I, AS RECORDED IN PLAT BOOK 77, PAGES 124 AND 125 OF  
 THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 25, TOWNSHIP 44 SOUTH,  
 RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

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 - (561)392-1991  
 AUGUST - 1997

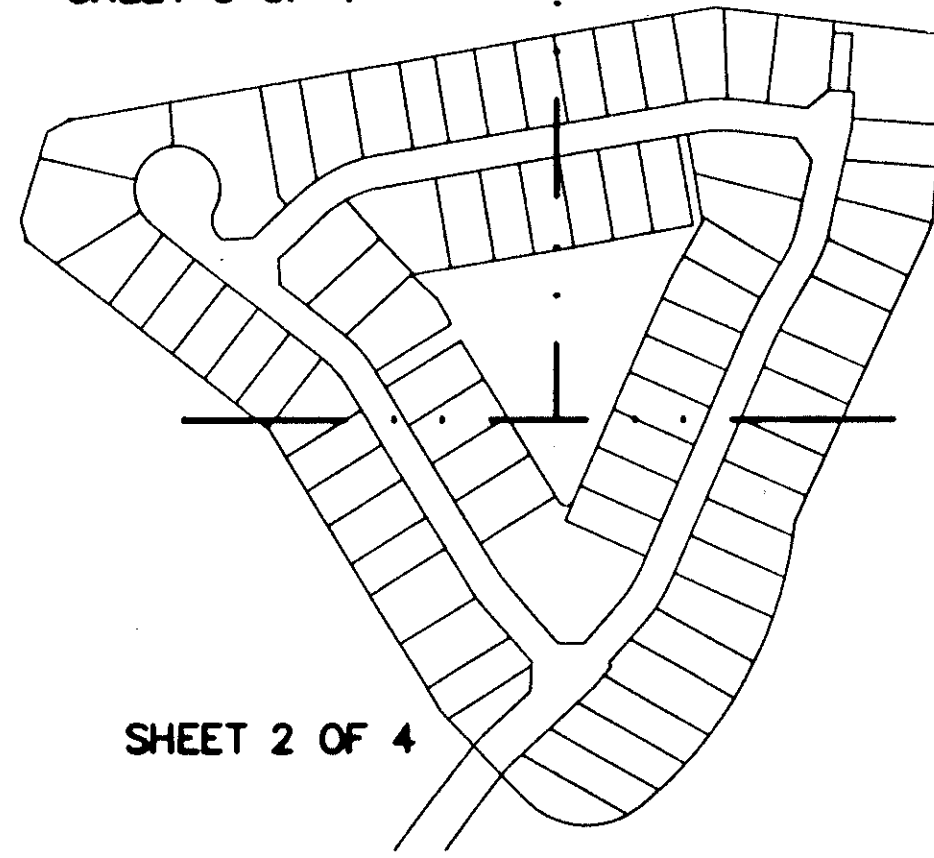
STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR  
 RECORD AT \_\_\_\_\_ M.  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 A.D. 1997 AND DULY RECORDED  
 IN PLAT BOOK \_\_\_\_\_ ON  
 PAGES \_\_\_\_\_ AND \_\_\_\_\_  
 DOROTHY H. MILKEN  
 CLERK CIRCUIT COURT  
 BY: \_\_\_\_\_  
 DEPUTY CLERK

*PET. 86-104  
 ALLOC. #0001  
 5/2/4/I  
 (SO SIDE LAKE  
 WORTH CO)*

SHEET 3 OF 4

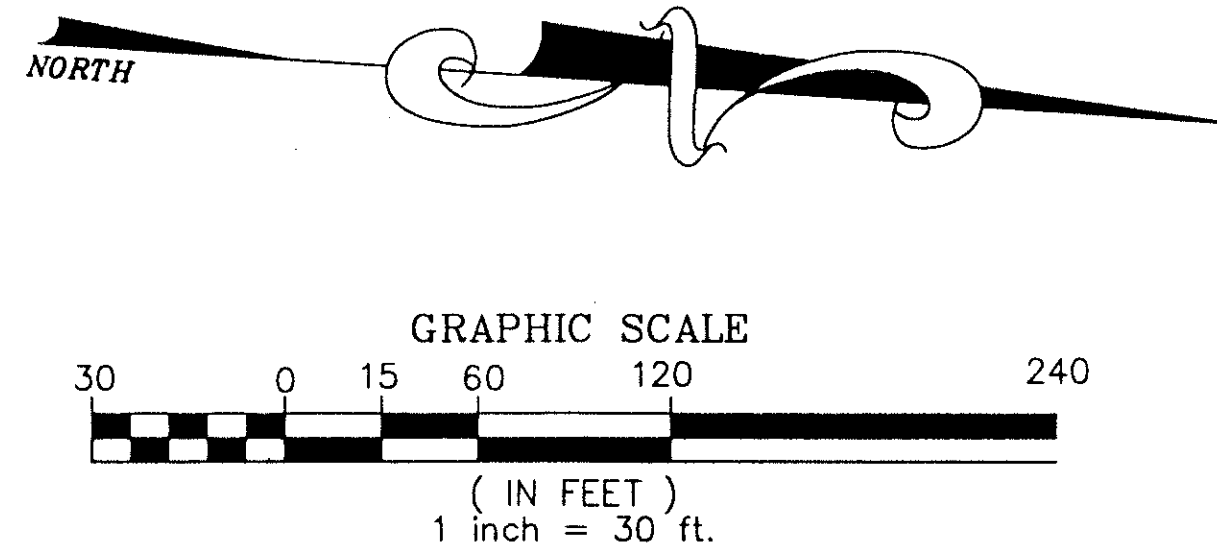
SHEET 3 OF 4

SHEET 4 OF 4



SHEET 2 OF 4

KEY MAP N.T.S.



WYCLIFFE PLAT THREE  
 TRACT "P"  
 (PB 69, PAGES 134-144)



- 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 herein are relative to "WYCLIFFE TRACT I" as recorded in Plat Book 77, Pages 124 and 125 of the Public Records of Palm Beach County, Florida, based on the West line of LOT 24 bearing N13° 32' 30" W.
  - PR.M. - indicates SET 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.
  - 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.
  - L.M.E. - DENOTES LAKE MAINTENANCE EASEMENT
  - PC - DENOTES PERMANENT CONTROL POINT NO. 5005.
  - O.H.M.E. - DENOTES OVERHANG AND MAINTENANCE EASEMENT (TYPICAL)
  - (WT) - DENOTES WYCLIFFE TRACT "I", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGES 124 AND 125 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
  - SQ.FT. - DENOTES SQUARE FEET

**NOTES  
 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 = 1.0000183  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
 GRID BEARING = PLAT BEARING (NO ROTATION)

**TABULAR DATA**

TOTAL AREA THIS PLAT	10.131 ACRES
AREA OF RESIDENTIAL	10.131 ACRES
TOTAL NUMBER OF UNITS	65 UNITS
DENSITY PROPOSED THIS PLAT	6.30 UNITS/ACRE
LAND USE SINGLE FAMILY PATIO HOME (ZERO LOT LINE)	
PETITION NO. 86-104(C)	

SUBDIVISION #  
 BOOK #  
 FLOOD ZONE B  
 QUAD # 12  
 ZONING RTD15F  
 RE 86-104  
 PUB NAME

MATCH LINE "B"  
 SEE SHEET 4 OF 4

MATCH LINE "A"  
 SEE SHEET 2 OF 4

81/147

0520-025