

WYCLIFFE TRACT "I" REPLAT

520-025

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.

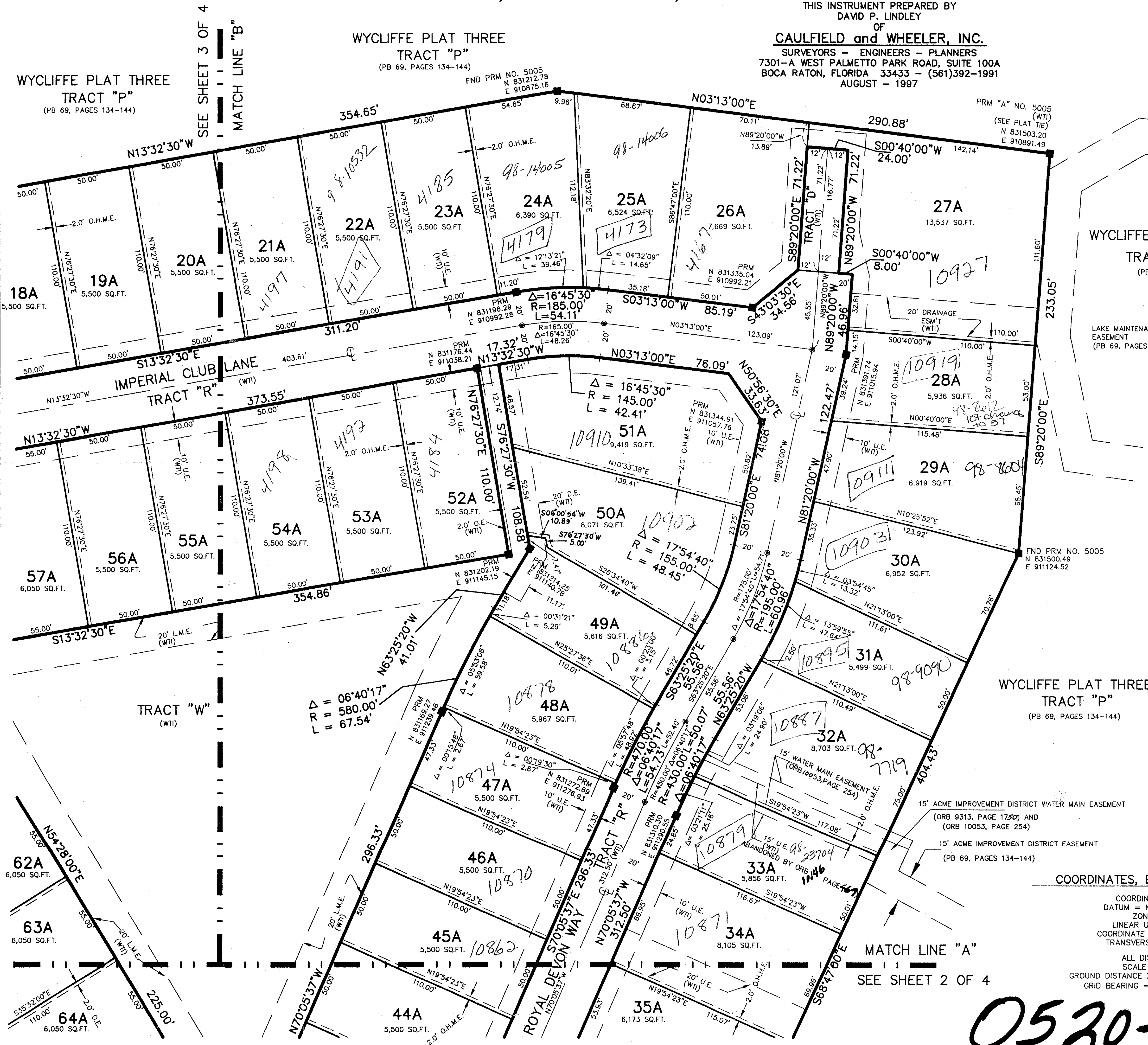
THIS INSTRUMENT PREPARED BY
 DAVID P. LINDLEY
 OF

CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7301-A WEST PALMETTO PARK ROAD, SUITE 100A
 BOCA RATON, FLORIDA 33433 - (561)392-1991
 AUGUST - 1997

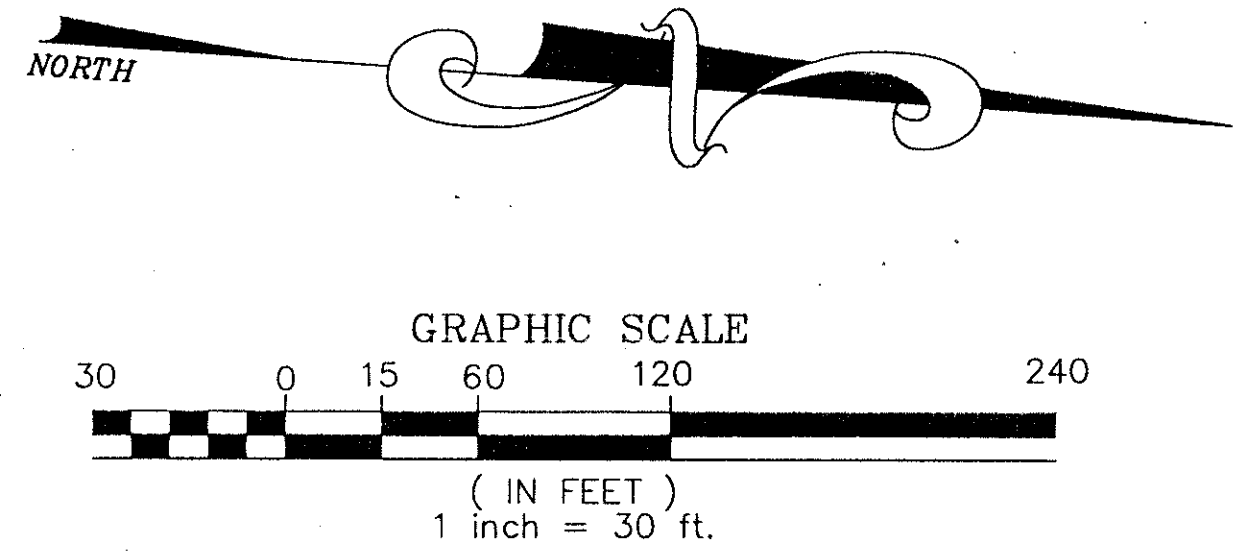
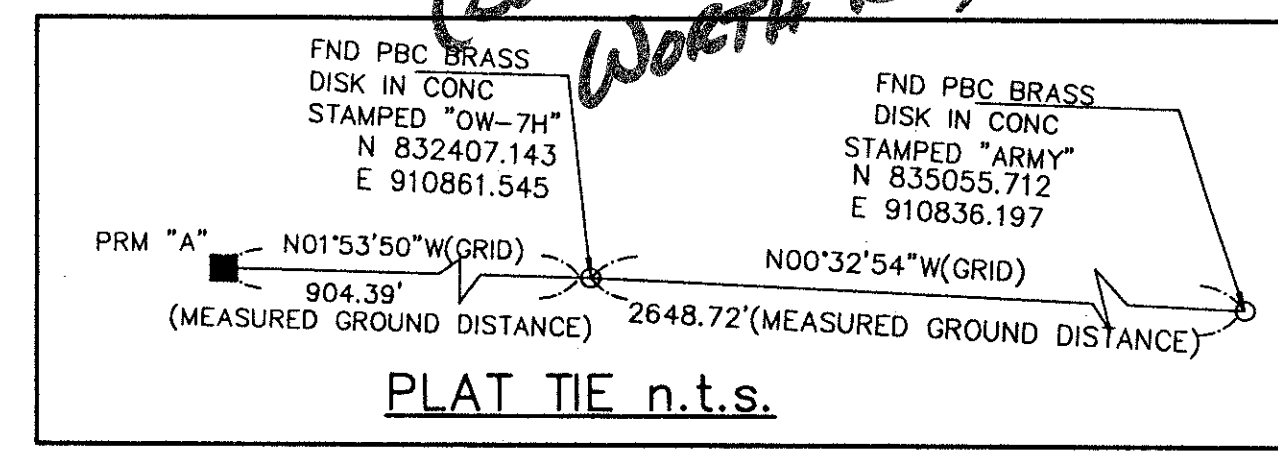
SHEET 3 OF 4 | SHEET 4 OF 4

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. WILKEN
 CLERK CIRCUIT COURT

BY: _____
 DEPUTY CLERK



KEY MAP N.T.S. *PET. 86-104*
AVENUE #0001
5/2/1/I
(S. SIDE LAKE WORTH RD)



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)	

- 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 on utility easement, other than water and sewer, shall be only with approval of all utilities occupying same.
 - Bearings shown hereon 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.
 - P.R.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
 - ⊙ - DENOTES PERMANENT CONTROL POINT NO. 5005
 - O.H.M.E. - DENOTES OVERHANG AND MAINTENANCE EASEMENT (TYPICAL)
 - (WTI) - 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)

0520-025

81/148

SUBDIVISION # _____
 BOOK _____
 FLOOD ZONE _____
 FLOOD MAP # _____
 ZONING _____
 ROAD # _____
 DE _____
 PUB NAME _____
 PAGE _____
 ZIP CODE 33417