

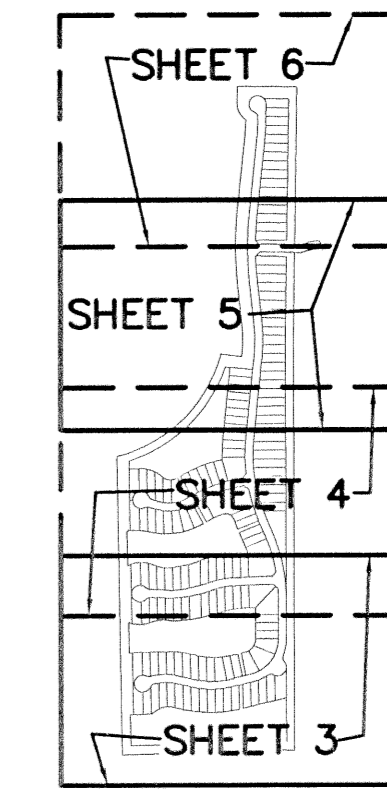
WYCLIFFE TRACT "N"

0520-026

62

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 TRACT "P", WYCLIFFE PLAT TWO, AS RECORDED IN
 PLAT BOOK 66, PAGES 31 THROUGH 35 AND A REPLAT OF A PORTION OF TRACTS 29 THROUGH 31, BLOCK 26 AND THE 25.00 FOOT
 WIDE RIGHT-OF-WAYS ADJACENT THERETO, "PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES
 45 THROUGH 54 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTIONS 24
 AND 25, TOWNSHIP 44 SOUTH, RANGE 41 EAST, ALL LYING IN SECTIONS 24 AND 25, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM
 BEACH COUNTY, FLORIDA

SEE SHEET 5 OF 6
 MATCH LINE



STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT _____ M.
 THIS _____ DAY OF _____
 A.D. 1999 AND DULY RECORDED
 IN PLAT BOOK _____ ON
 PAGES _____ AND _____

DOROTHY H. WILKEN
 CLERK CIRCUIT COURT

BY: _____
 DEPUTY CLERK

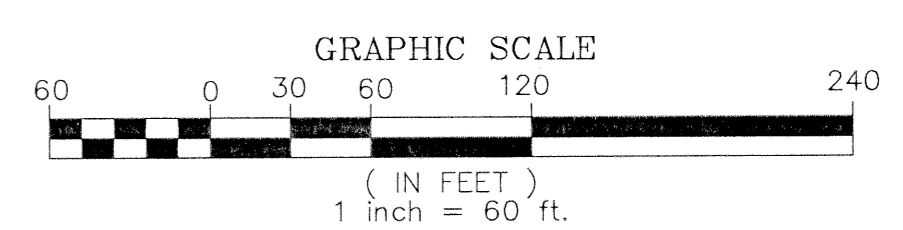
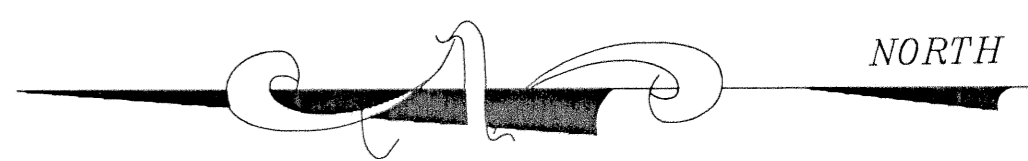
SHEET 4 OF 6



CURVE TABLE

CURVE NO.	CHORD DISTANCE	CHORD BEARING
C4	225.71'	N. 06°46'50"W
C5	175.86'	S. 09°16'50"E
C6	387.10'	N. 79°42'52"E
C7	500.66'	N. 82°41'25"E
C8	205.33'	N. 03°52'05"W
C9	222.47'	N. 20°07'20"W

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
 SEPTEMBER - 1997



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 conform to the Florida State Plane Coordinate System, Transverse Mercator Projection, East Zone, on the North American Datum of 1983, 1990 Adjustment based upon the West line of the Southwest one-quarter (SW 1/4) of Section 24, Township 44 South, Range 41 East, bearing N 00° 33' 34" W.
- P.R.M. - indicates 4" x 4" x 24" Permanent Reference Monument Number 5005.
- U.E. - indicates utility easement.
- D.E. - indicates drainage easement.
- (R) - indicates radial line.
- Lines intersecting curves are non-radial unless shown otherwise.
- "NOTICE" 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
- OHME - DENOTES OVERHANG/MAINTENANCE EASEMENT
- n.t.s. - denotes not to scale
- FND - denotes found
- TYP - DENOTES TYPICAL
- NO - DENOTES NUMBER
- MEAS - DENOTES MEASURED
- ⊕ - DENOTES CENTERLINE
- CONC - DENOTES CONCRETE
- ORB - DENOTES OFFICIAL RECORDS BOOK
- THE PALM BEACH FARMS COMPANY PLAT NO. 3 RIGHT-OF-WAYS THAT LIE WITHIN THIS PLAT ARE ABANDONED BY ORB 9238 PAGE 1678 OF PALM BEACH COUNTY, FLORIDA.
- POB - DENOTES POINT OF BEGINNING.

MATCH LINE
 SEE SHEET 3 OF 6

TRACT "P"
 WYCLIFFE PLAT TWO
 (PLAT BOOK 66, PAGES 31 THROUGH 35)

TRACT "L-1"
 25' LANDSCAPE BUFFER
 10' WATER EASEMENT
 700.00'

TRACT "K"
 ELEMENTARY SCHOOL "K"
 (PLAT BOOK 68, PAGES 165 THROUGH 166)

25' BUFFER EASEMENT
 2590.39' (TOTAL)
 12' SEWER ESMT.

ACREAGE

ACREAGE
 R = 905.00'
 Δ = 60°27'45"

TRACT "W-2"
 WATER MANAGEMENT/DRAINAGE TRACT
 TO BE OWNED AND MAINTAINED BY THE
 WYCLIFFE COMMUNITY
 ASSOCIATION, INC., ITS SUCCESSORS/ AND OR ASSIGNS
 WITHOUT RECOURSE TO PALM BEACH COUNTY
 SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED
 IN ORB 10328, PAGES 233 THROUGH 250, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACT "W-3"
 WATER MANAGEMENT/DRAINAGE TRACT
 TO BE OWNED AND MAINTAINED BY THE
 WYCLIFFE COMMUNITY
 ASSOCIATION, INC., ITS SUCCESSORS/ AND OR ASSIGNS
 WITHOUT RECOURSE TO PALM BEACH COUNTY
 SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED
 IN ORB 10328, PAGES 233 THROUGH 250, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACT "F"

TRACT "F-1"

TRACT "R"

TRACT "R"