WYCLIFE TRACT

(PART OF WYCLIFFE GOLF AND COUNTRY CLUB, FORMERLY KNOWN AS SUNDIAL COUNTRY CLUB, P.U.D.)
BEING A REPLAT OF ALL OF TRACT E, AND A PORTION OF TRACT P, WYCLIFFE PLAT ONE, PLAT BOOK 62, PAGES 8-13,
LYING IN SECTION 25, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

MORTGAGEE'S CONSENT:

COUNTY OF PALM BEACH)

CARTERET SAVINGS BANK, FA, A FEDERALLY CHARTERED SAVINGS AND LOAN ASSOCIATION, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 5829 AT PAGE 361 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, CARTERET, SAVINGS BANK, FA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS WE PRESIDENT AND ATTESTED TO BY ITS WICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14^{TH} day of

ACKNOWLEDGMENT:

BEFORE ME PERSONALLY APPEARED MARY MANN AND MANN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND VICE PRESIDENT OF CARTERET SAVINGS BANK, FA, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 PAY OF JUNE , 1989

MY COMMISSION EXPIRES: 3/9/93

TITLE CERTIFICATION:

WE. TITLE AND RESEARCH GROUP, INC., A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN SUNDIAL JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON: THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THE PROPERTY IS FOUND TO CONTAIN ENCUMBRANCES WHICH ARE NOT APPLICABLE AND DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY.

TITLE AND RESEARCH GROUP, INC

DATE: 6-6-89

BY: DENNIS R. WILSON, PRESIDENT, FOR THE FIRM

SURVEYOR'S CERTIFICATE:

I HEREBY 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 COMPLIES WITH CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS: THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Bench Mark Land Surveying & Mapping, Inc.

A.D., 1989.

Florida Registration No. 2424

SURVEYOR'S NOTES:

- 1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT OF WAY LINE OF HOMELAND ROAD (S. BB°26'38"E.). AS SHOWN ON
- WYCLIFFE PLAT ONE (P.B. 62, Pp. 8-13). 2. U.E. DENOTES UTILITY EASEMENT.
- 3. D.E. DENOTES DRAINAGE EASEMENT.
- 4. L.A.E. DENOTES LIMITED ACCESS EASEMENT 5. P.R.M. DENOTES PERMANENT REFERENCE MONUMENT, SHOWN THUS:
- 6. P.C.P. DENOTES PERMANENT CONTROL POINT, SHOWN THUS:
- 7. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY
- 8. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS.
- 9. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- 10 IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 THE USE RIGHTS GRANTED.
- 11. ALL LINES WHICH INTERSECT CURVES ARE NOT RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED AS RADIAL
- 12. THE BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS
- 13. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS
- THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, R.L.S. IN THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA 33404.

MORTGAGEE'S CONSENT:

MSB MORTGAGE COMPANY OF FLORIDA, INC., A FLORIDA CORPORATION, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 5678 AT PAGE 897 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, MSB MORTGAGE COMPANY OF FLORIDA, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS M DAY OF May , 1989.

MSB MORTGAGE COMPANY OF FLORIDA, INC

ACKNOWLEDGMENT:

FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 19 DAY OF May 1989

MY COMMISSION EXPIRES: War. 31 1997

REVISIONS

APPROVALS

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

THIS BLAT IS HEREBY APPROVED FOR RECORD THIS TO DAY OF SEPREMENTS

MAN OF THE BOARD OF COUNTY COMMISSIONERS

JOHN B. DUNKLE, CLERK

P.U.D. DATA

TOTAL ACREAGE 20.6990 AC. TOTAL DWELLING UNITS 48 DU 2.3 DU/AC

State Of Florida County Of Palm Beach) This Plat was filed for record at _, this__day of_ A.D., 1989, and duly recorded in Plat Book John B. Dunkle, Clerk of the Circuit Court.

,Deputy Clerk

BOARD OF COUNTY COMMISSIONERS

MSB MORTGAGE CO.

"SEAL" MSB MORTGAGE CO.

CARTERET SAVINGS BANK, F.A.

CARTERET SAVINGS BANK, F.A. NOTARY

MM. R. VAN CAMPEN, R.L.

was prepared by Wm. R. Van Campen, R.L.S., in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 W. Blue Heron Boulevard Suite 121, Riviera Beach, Florida



A ENT PALMEBLACH, FLORIDA — RIVIERA BEAGH, ELORÌ

RECORD PLAT WYCLIFFE TRACT

WO. NO. F