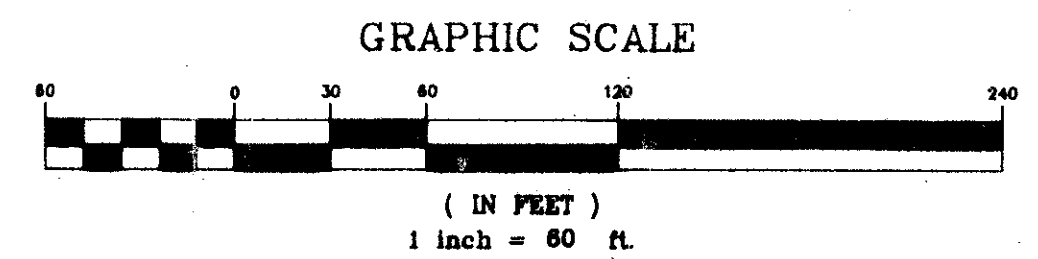


WYCLIFFE TRACT "J"

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 "J" AND A PORTION OF TRACT "P", WYCLIFFE PLAT THREE, AS RECORDED IN
 PLAT BOOK 69, PAGE 134, 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.
 ENGINEERS - PLANNERS - SURVEYORS
 7301-A WEST PALMETTO PARK ROAD, SUITE 100A
 BOCA RATON, FLORIDA 33433 - (407)392-1991
 OCTOBER - 1993



STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT _____
 THIS _____ DAY OF _____
 A.D. 1994 AND DULY RECORDED
 IN PLAT BOOK _____ ON
 PAGES _____ THROUGH _____
 DOROTHY H. WILKEN
 CLERK CIRCUIT COURT

BY: _____
DEPUTY CLERK

SHEET 2 OF 2

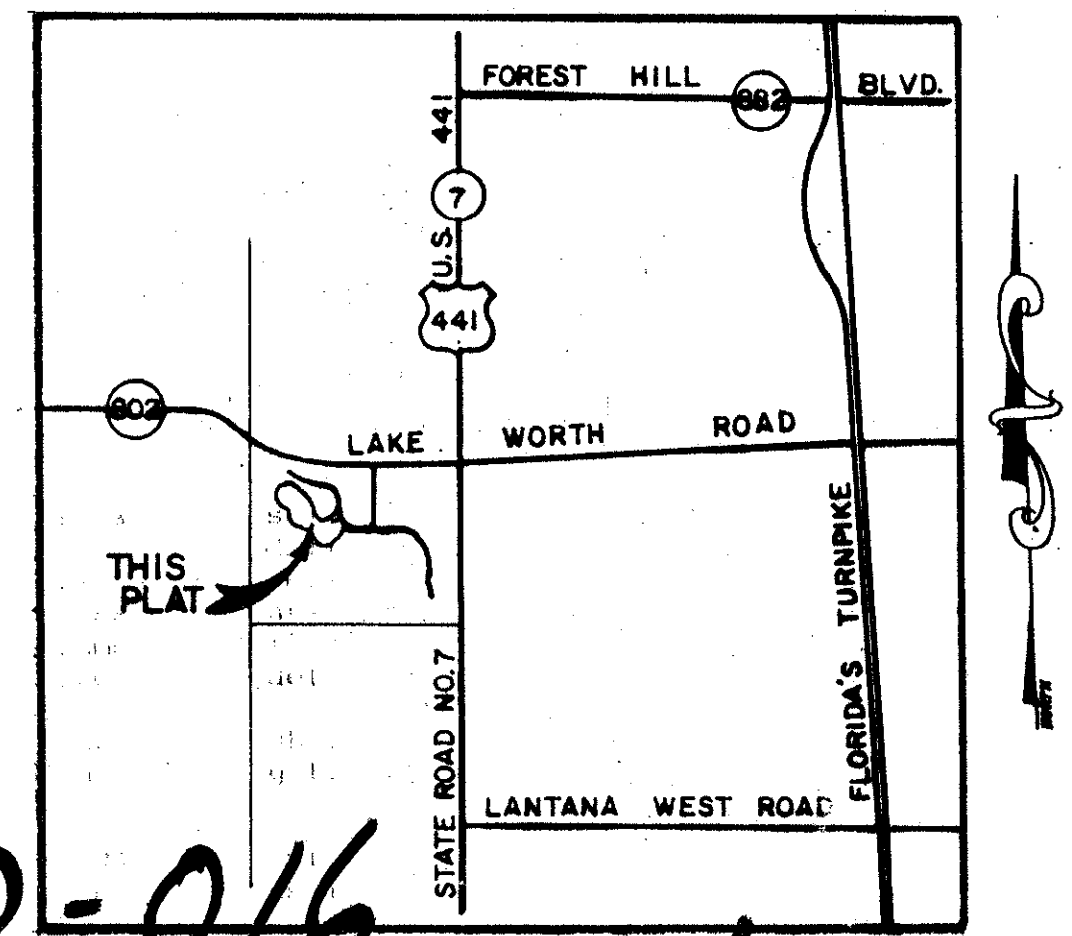
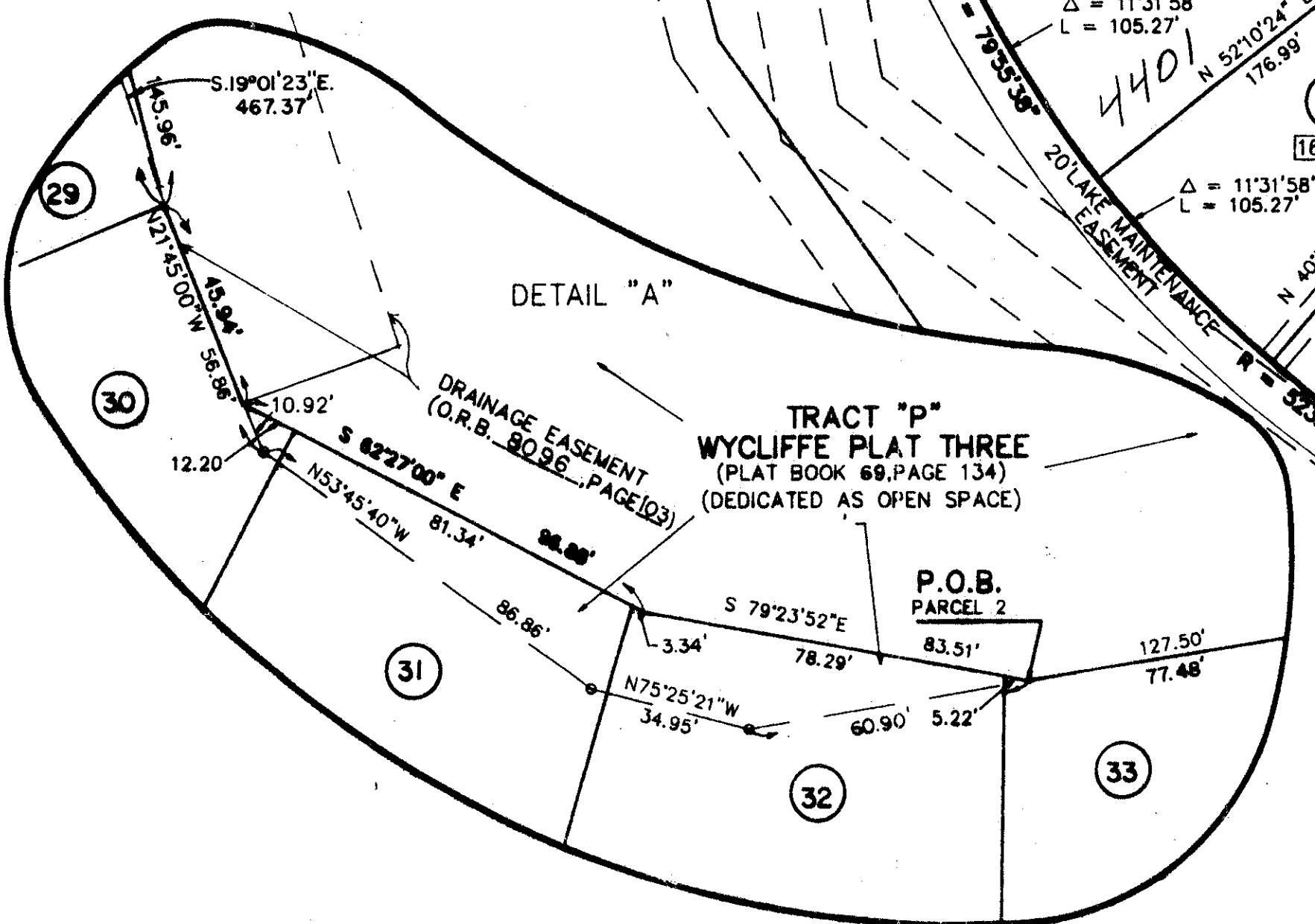
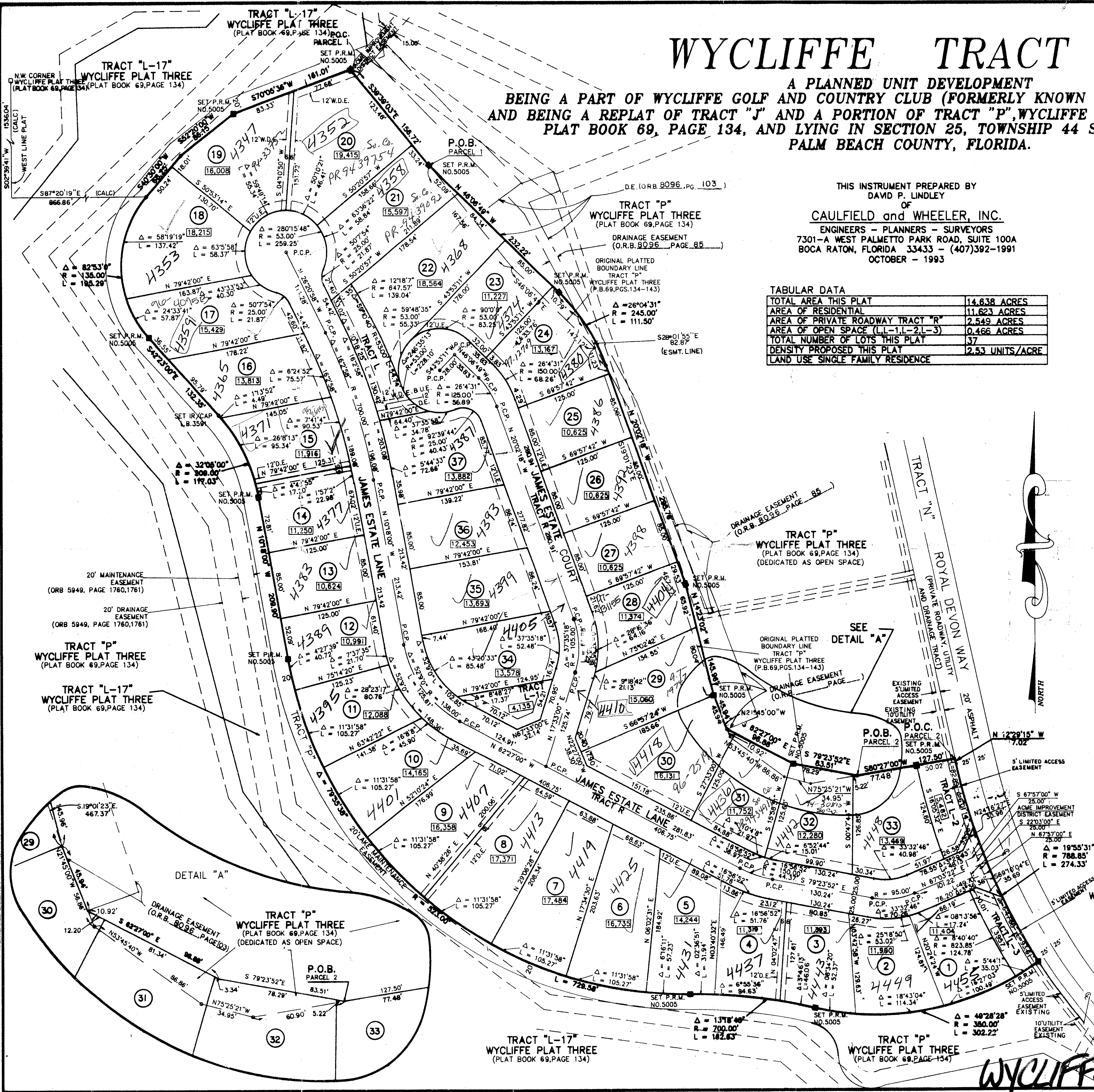
*PET. 86-104(A)
 ALLOC. #0001*

TABULAR DATA

TOTAL AREA THIS PLAT	14.638 ACRES
AREA OF RESIDENTIAL	11.623 ACRES
AREA OF PRIVATE ROADWAY TRACT "R"	2.549 ACRES
AREA OF OPEN SPACE (LL-1, L-2, L-3)	0.466 ACRES
TOTAL NUMBER OF LOTS THIS PLAT	37
DENSITY PROPOSED THIS PLAT	2.53 UNITS/ACRE
LAND USE SINGLE FAMILY RESIDENCE	

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 building 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 PLAT THREE", as recorded in Plat Book 69, Page 134 of the Public Records of Palm Beach County, Florida, based on the West line bearing S02°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.



Subdivision: Wycliffe Tract "J"
 Book 72 B
 Page 161
 Flood Map No. 1008
 Zone: R-1S/BE
 S.F.P. 86-104(A)
 ZIF: 33-4107 22-1-4
 PUB. DATE: 03-17-93
 DATE: 7-7-97

0520-016

WYCLIFFE TRACT "J" 72/161