

WYCLIFFE - PARCEL D

SITUATE IN SECTION 25, TOWNSHIP 44 SOUTH, RANGE 41 EAST PALM BEACH COUNTY, FLORIDA

BEING PART OF WYCLIFFE GOLF AND COUNTRY CLUB, P.U.D. A REPLAT OF TRACT D OF "WYCLIFFE PLAT ONE" AS RECORDED IN P.B. 62, PGS. 8-13 JUNE, 1989 SHEET 1 OF 2

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD THIS 29th DAY OF JUNE, 1989 AND DULY RECORDED IN PLAT BOOK 69 ON PAGES 69 AND 70

JOHN B. DUNKLE, CLERK
BY: *Richard J. West*, D.C.

CIRCUIT COURT SEAL

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WHITMAN HOMES, LTD., A DELAWARE LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS "WYCLIFFE - PARCEL D", SITUATE IN SECTION 25, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF TRACT D, AS SHOWN ON SAID PLAT OF "WYCLIFFE PLAT ONE" AS RECORDED IN PLAT BOOK 62, PAGES 8 THROUGH 13 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 11.48911 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- TRACTS A, THE TRACT FOR PRIVATE ROAD PURPOSES AS SHOWN HEREON IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE DOVER AT WYCLIFFE HOME OWNERS ASSOCIATION, INC., A NOT-FOR-PROFIT CORP., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT B THE ACCESS TRACT, AS SHOWN HEREON IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE DOVER AT WYCLIFFE HOME OWNERS ASSOCIATION, INC., A NOT-FOR-PROFIT CORP., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, UTILITY, DRAINAGE AND OTHER PROPER PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES (INCLUDING CABLE TELEVISION).
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, THE DOVER AT WYCLIFFE HOME OWNERS ASSOCIATION, INC., A NOT-FOR-PROFIT CORP., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS C AND D, THE LANDSCAPE BUFFERS, ARE HEREBY DEDICATED IN PERPETUITY TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF DOVER AT WYCLIFFE HOME OWNERS ASSOCIATION, INC., A NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPING AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT E, F, G AND H, ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, DOVER AT WYCLIFFE HOME OWNERS ASSOCIATION, INC., A NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR COMMON AREA AND OTHER PROPER PURPOSES, WITH OUT RECOURSE TO PALM BEACH COUNTY.
- THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
- THE 3 FOOT MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE ADJACENT HOMEOWNERS FOR PEDESTRIAN ACCESS, BUILDING MAINTENANCE AND LOT DRAINAGE PURPOSES.

IN WITNESS WHEREOF, WHITMAN HOMES, LTD., A DELAWARE LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, ACP DEVELOPMENT COMPANY, AN ILLINOIS CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, THIS 19th DAY OF JUNE, 1989.

WHITMAN HOMES, LTD., A DELAWARE LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA.

BY: ACP DEVELOPMENT COMPANY, AN ILLINOIS CORPORATION, AS GENERAL PARTNER.

ATTEST: *Beatrice T. Williams* ASSISTANT SECRETARY
BY: *Christopher Cleary* VICE-PRESIDENT
CHRISTOPHER CLEARY

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED *Christopher Cleary* AND *Beatrice T. Williams* TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AS VICE-PRESIDENT AND ASSISTANT SECRETARY OF ACP DEVELOPMENT COMPANY, AND ACKNOWLEDGED 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 19th DAY OF JUNE, 1989.

MY COMMISSION EXPIRES: *March 29, 1991* *Yolanda Infante* NOTARY PUBLIC

TITLE CERTIFICATION

WE, GOLD COAST TITLE, A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE PROPERTY HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO WHITMAN HOMES, LTD.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY A MORTGAGE IN FAVOR OF GOLD COAST SAVINGS BANK AS RECORDED IN O.R. BOOK 6062, PAGE 587, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

GOLD COAST TITLE COMPANY
A FLORIDA CORPORATION

DATE: 5/24/89 BY: *J. Herman Dance* J. HERMAN DANCE, PRESIDENT

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

GOLD COAST SAVINGS BANK, A FLORIDA 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 6062 AT PAGE 587 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, GOLD COAST SAVINGS BANK, A FLORIDA SAVINGS AND LOAN ASSOCIATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE-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 29th DAY OF MAY, 1989.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF MAY, 1989.

ATTEST: *Marilyn Luecke* BY: *John Lehman*
MARILYN LUECKE SENIOR VICE-PRESIDENT
SECRETARY JOHN LEHMAN

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN LEHMAN AND MARILYN LUECKE TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AS SENIOR VICE-PRESIDENT AND SECRETARY OF GOLD COAST SAVINGS BANK, A FLORIDA SAVINGS AND LOAN ASSOCIATION, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID SAVINGS AND LOAN ASSOCIATION AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID SAVINGS AND LOAN ASSOCIATION AND THAT IT WAS AFFIXED HERETO BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID SAVINGS AND LOAN ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30th DAY OF MAY, 1989.

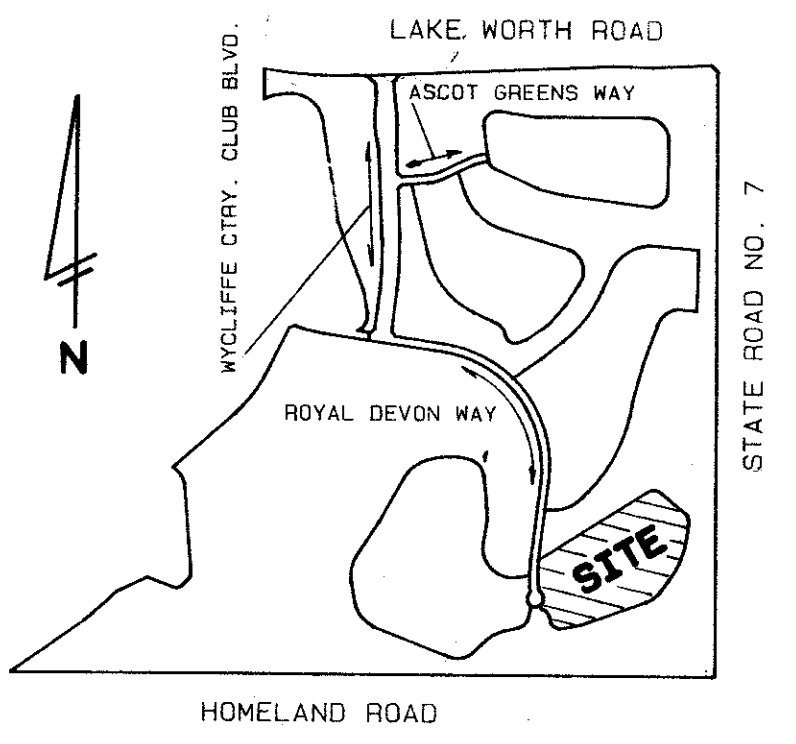
MY COMMISSION EXPIRES *Sept 15, 1991* *Candy Miley* NOTARY PUBLIC

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 COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 6th DAY OF JUNE, 1989.

Robin B. Petzold
ROBIN B. PETZOLD
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4547



LOCATION SKETCH
1"=1200'

SUBDIVISION * Wycliffe Parcel D
BOOK 69
PAGE 69
FLOOD MAP # 100B
ZONING # S 86-104
QUAD # 63
ZIP CODE 33467
TDS 737

SEAL ACP DEVELOPMENT COMPANY SEAL NOTARY PUBLIC SEAL GOLD COAST TITLE SEAL GOLD COAST SAVINGS BANK SEAL PROFESSIONAL LAND SURVEYOR SEAL COUNTY ENGINEER

APPROVALS

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25th DAY OF JULY, 1989.

BY: *Carol Elmquist* CAROL J. ELMQUIST, CHAIRMAN

ATTEST: JOHN B. DUNKLE, CLERK

BY: *Debra Cowart* DEBRA COWART, DEPUTY CLERK BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25th DAY OF JULY, 1989.

BY: *Herbert F. Kahlert* HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N01°28'38"E ALONG THE EAST LINE OF WYCLIFFE PLAT ONE (P.B. 62, PGS. 8 THROUGH 13)
- U.E. DENOTES UTILITY EASEMENT.
D.E. DENOTES DRAINAGE EASEMENT.
L.A.E. DENOTES LIMITED ACCESS EASEMENT.
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT SET, SHOWN THUS: .
P.C.P. DENOTES PERMANENT CONTROL POINT SET, SHOWN THUS: .
- 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.
- THERE SHALL BE NO STRUCTURES, TREES, NOR SHRUBS PLACED ON DRAINAGE EASEMENTS.
- LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- 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.
- ALL LINES WHICH INTERSECT CURVES ARE NON-RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY DAVID L. SM STANLEY/WANTMAN, INC., 2000 LOMBARD STREET, WEST F PALM BEACH, FL 33407

P.U.D. TABLE

TOTAL ACREAGE	11.49 ACRES
DENSITY	3.92 D.U.
UNITS	45 UNITS
BUILDING COVERAGE	3.17 AC.
OPEN SPACE	0.37 AC.
ROADS	1.49 AC.
ZONING PETITION NO.	86-104 (A)

05
2627
573
RFI
749

STANLEY/WANTMAN, INC.
2000 LOMBARD STREET, WEST PALM BEACH, FL 33407 (407) 842-7444

DRAWN D.L.S. APRIL 1989
CHECKED R.B.P. SCALE N/A
DRAWING NO. 09948PL

WYCLIFFE - PARCEL D
PART OF WYCLIFFE GOLF
AND COUNTRY CLUB P.U.D.