

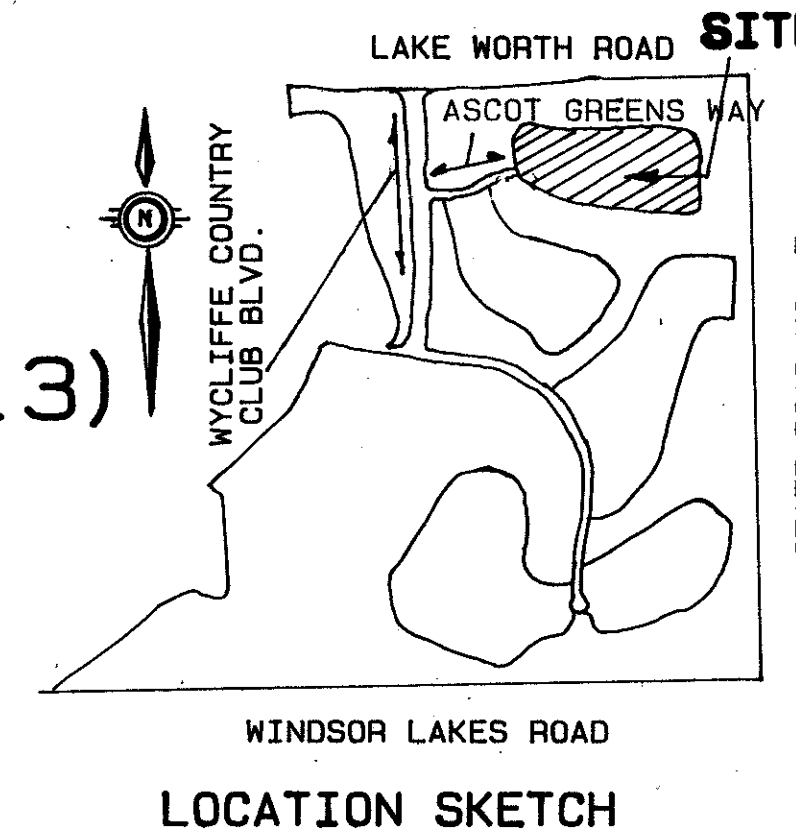
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132

**WYCLIFFE - PARCEL A**  
 BEING PART OF WYCLIFFE GOLF AND COUNTRY CLUB, P.U.D.  
 A REPLAT OF TRACT A OF "WYCLIFFE PLAT ONE" (P.B. 62, PGS. 8-13)  
 SITUATE IN SECTION 25, TOWNSHIP 44 SOUTH, RANGE 41 EAST  
 PALM BEACH COUNTY, FLORIDA

SEPTEMBER , 1989

SHEET 1 OF 2



STATE OF FLORIDA  
 COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD 11:33 a.m. THIS 19 DAY OF DEC. AD, 1989 AND DULY RECORDED IN PLAT BOOK 64 ON PAGES 132 AND 133.

JOHN B. DUNKLE, CLERK  
 BY *Barbara A. Gurel*, D.C.

CIRCUIT COURT SEAL

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WOODMERE HOMES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "WYCLIFFE - PARCEL A", SITUATE IN SECTION 25, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF TRACT A, 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 PARCEL CONTAINS 12.219 ACRES MORE OR LESS.

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

- TRACT A, AS SHOWN HEREON IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, ANDOVER AT WYCLIFFE CONDOMINIUM ASSOCIATION, INC., A NOT-FOR-PROFIT CORP., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES, 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, ANDOVER AT WYCLIFFE CONDOMINIUM 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.
- TRACTS C & D AS SHOWN HEREON ARE HEREBY RESERVED BY AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF WOODMERE HOME, INC. A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR RESIDENTIAL HOUSING AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS F & G AS SHOWN HEREON ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF ANDOVER AT WYCLIFFE CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND OTHER PROPER PURPOSES AND IS HEREBY RESTRICTED AGAINST ANY CONSTRUCTION INHIBITING THE DRAINAGE OF THESE TRACTS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT E, THE RECREATION TRACT, AS SHOWN HEREON IS HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, ANDOVER AT WYCLIFFE CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION 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 WYCLIFFE COMMUNITY 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.
- THE A.I.D. UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED EXCLUSIVELY IN PERPETUITY TO ACME IMPROVEMENT DISTRICT FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- THE EMERGENCY VEHICLE ACCESS EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF, ANDOVER AT WYCLIFFE CONDOMINIUM ASSOCIATION, INC. A NOT-FOR-PROFIT CORP., ITS SUCCESSORS AND ASSIGNS, FOR EMERGENCY VEHICLE ACCESS PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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 PEDESTRIAN PATHWAY EASEMENT IS HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF ANDOVER AT WYCLIFFE CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR PEDESTRIAN USE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, WOODMERE HOMES, INC. A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE-PRESIDENT AND ATTESTED TO BY ITS SECRETARY, AND THE CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16th DAY OF October 1989.

WOODMERE HOMES, INC.  
 ATTEST: *Alfred G. West* BY: *Harry T. Slek*  
 ALFRED G. WEST, SECRETARY HARRY T. SLEEK, SENIOR VICE PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED HARRY T. SLEEK AND ALFRED G. WEST 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 WOODMERE HOMES, INC., A FLORIDA CORPORATION, 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 16th DAY OF October 1989.  
 MY COMMISSION EXPIRES: April 30, 1990 *Barbara Gurel*  
 NOTARY PUBLIC

**MORTGAGEE'S CONSENT**

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH )

BANKATLANTIC, A FEDERAL SAVINGS BANK, 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 RECORDED IN OFFICIAL RECORD BOOK 6062 AT PAGE 552, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, BANKATLANTIC, A FEDERAL SAVINGS BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Exec Vice Pres AND ATTESTED TO BY ITS Secy Vice Pres AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 24th DAY OF October 1989.

BANKATLANTIC  
 ATTEST: *John Thompson* BY: *Marcia K. Snyder*  
 JOHN THOMPSON SENIOR VICE PRESIDENT MARCIA K. SNYDER EXEC. VICE PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED Marcia Snyder and John Thompson TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Exec Vice Pres AND Secy Vice Pres OF BANKATLANTIC A FEDERAL SAVINGS BANK 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 24th DAY OF October 1989.  
 MY COMMISSION EXPIRES: April 8, 1991 *Jan A. Powers*  
 NOTARY PUBLIC

**TITLE CERTIFICATION**

I, RICHARD B. MACFARLAND A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO WOODMERE HOMES, INC., A FLORIDA CORPORATION, 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 THERE ARE NO OTHER ENCUMBRANCES OF RECORD THAT WOULD AFFECT THE SUBDIVISION OF THIS PROPERTY.

DATE: October 20, 1989  
 BY: *Richard B. MacFarland*  
 RICHARD B. MACFARLAND, P.A.

**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 17 DAY OF October 1989.  
 STEVEN T. KRAUER  
 PROFESSIONAL LAND SURVEYOR  
 FLORIDA CERTIFICATE NO. 4722

**P.U.D. TABLE**

TOTAL ACREAGE	12.22 ACRES
DENSITY	8.18 D.U.
UNITS	100 UNITS
BUILDING COVERAGE	2.50 AC.
OPEN SPACE	7.58 AC.
ROADS	2.14 AC.
REC. AREA	1.39 AC.
ZONING PET. NO.	86-104 (A)

TAZ 737  
 SUBDIVISION *Wycliffe Golf and Country Club P.U.D.*  
 BOOK 64 PAGE 132  
 FLOOD ZONE 13  
 FLOOD MAP #100B  
 CHASE R-T  
 86-104  
 PRO VARS *Wycliffe Golf and Country Club P.U.D.*  
 25/11/14/1

SEAL WOODMERE HOMES, INC. SEAL NOTARY PUBLIC SEAL BANKATLANTIC SEAL NOTARY PUBLIC SEAL PROFESSIONAL LAND SURVEYOR SEAL COUNTY ENGINEER SEAL BOARD OF COUNTY COMMISSIONERS

**APPROVALS**

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

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12th DAY OF December 1989.

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

ATTEST:  
 JOHN B. DUNKLE, CLERK  
*John B. Dunkle*  
 DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 12th DAY OF December 1989.

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

**SURVEYOR'S NOTES:**

- ALL BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF S01°28'38" M ALONG THE EAST LINE OF "WYCLIFF PLAT ONE" (P.B. 62, PGS. 8 THROUGH 13)  
 U.E. DENOTES UTILITY EASEMENT.  
 D.E. DENOTES DRAINAGE EASEMENT.  
 A.I.D. U.E. DENOTES ACME IMPROVEMENT DISTRICT UTILITY EASE.  
 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 TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE, MAINTENANCE, OR MAINTENANCE ACCESS 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. SMITH IN THE OFFICES OF STANLEY CONSULTANTS OF FLORIDA, INC., 2000 LOMBARD STREET, WEST PALM BEACH, FLORIDA 33407

0520-007

64/132

**STANLEY CONSULTANTS OF FLORIDA, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 2000 LOMBARD STREET, WEST PALM BEACH, FLORIDA 33407

DRAWN	D.L.S.	DATE	9/14/89
CHECKED	S.T.K.	SCALE	NONE
DRAWING NO.	VOL. PLAT 9 10092PL		

WYCLIFFE GOLF AND COUNTRY CLUB P.U.D.