

# WYCLIFFE TRACT "F"

0520-014

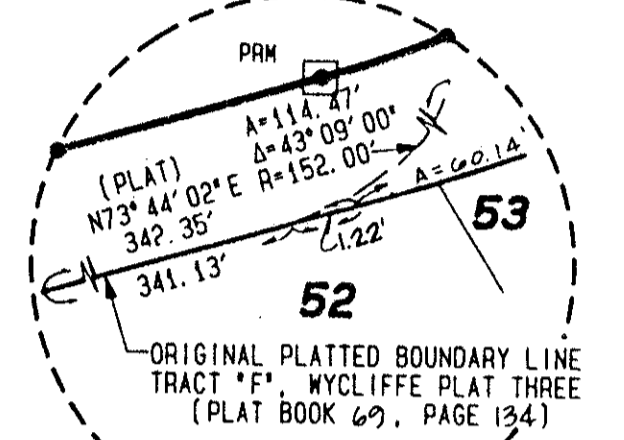
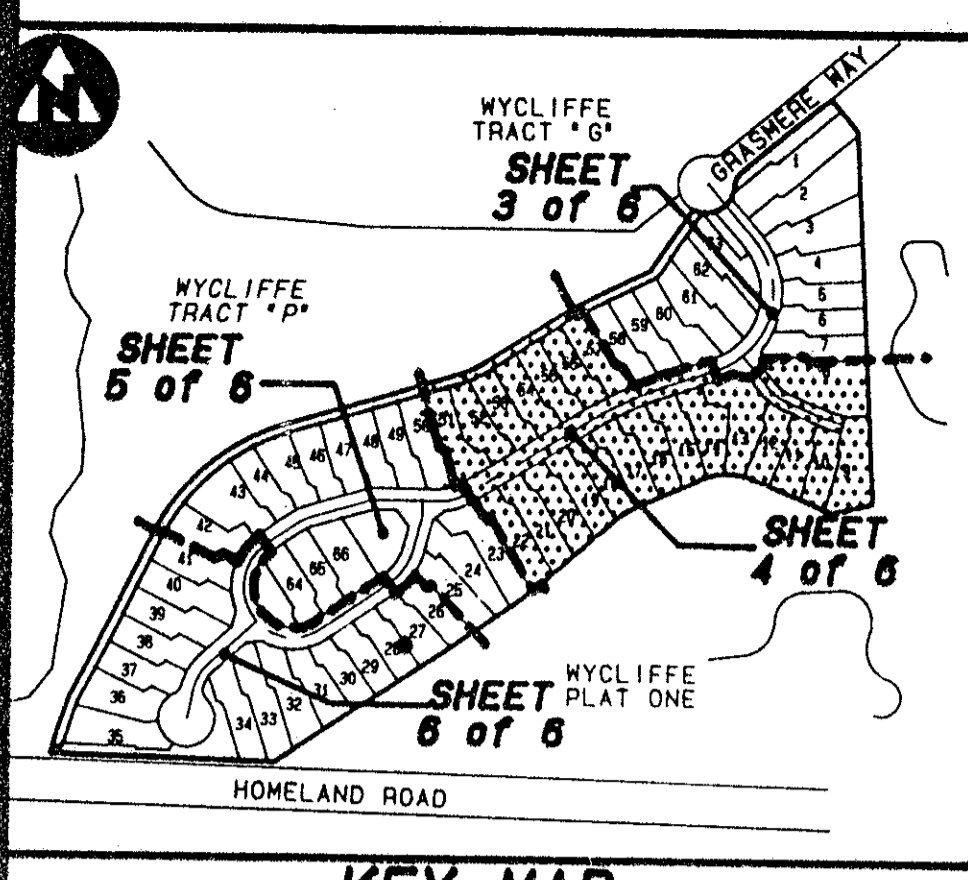
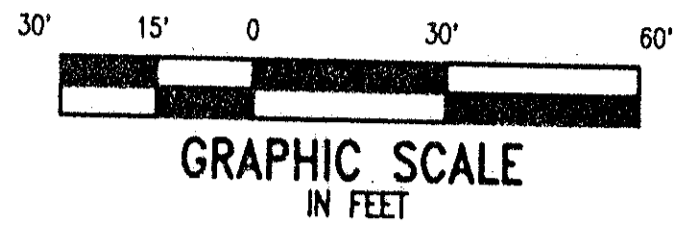
94

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 ONE, AS RECORDED IN PLAT BOOK 62, PAGE 8,  
 AND A REPLAT OF A PORTION OF TRACT "F" AND 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.

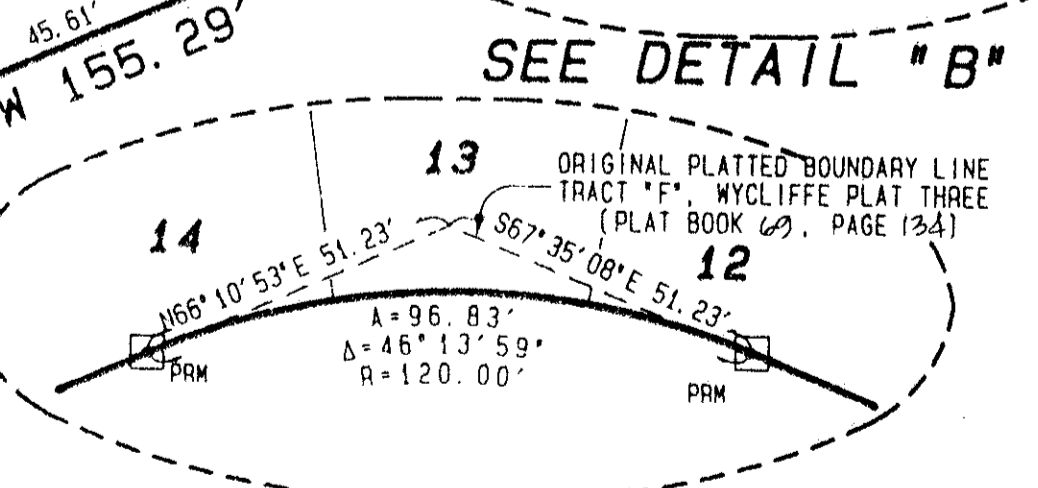
WYCLIFFE PLAT THREE  
 (PLAT BOOK 69, PAGE 134)

SHEET 4 OF 6

JANUARY 1993



DETAIL "A"  
 (NOT TO SCALE)



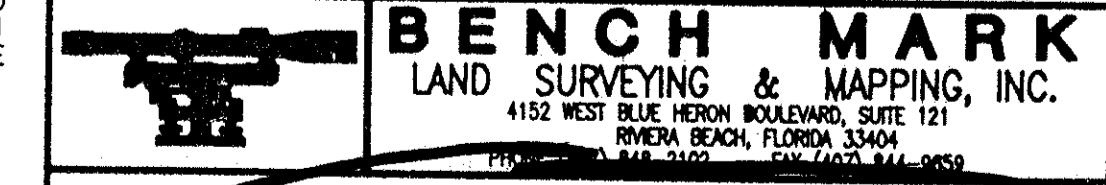
DETAIL "B"

SUBDIVISION \* Wycliffe Tract "F"  
 BOOK 70 PAGE 94  
 FLOOD ZONE B FLOOD MAP # 165B  
 GUAD # 32 ZONING RTS  
 SE 86-104 ZIP CODE 33415  
 RPD NAME 251414141  
 SURV

- GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
  - THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS, MUST BE IN CONFORMANCE WITH ORDINANCE 86-10 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
  - THERE SHALL BE NO TREES OR SHRUBS PLACED UPON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER OR SEWER USE, OR UPON DRAINAGE, LAKE MAINTENANCE OR LAKE MAINTENANCE ACCESS EASEMENTS.
  - LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER THE CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
  - WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
  - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS, NOT SHOWN ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
  - THERE SHALL BE NO LANDSCAPING OR STRUCTURES IN EXCESS OF 30 INCHES IN HEIGHT PLACED UPON THE LINE OF SIGHT EASEMENTS, AS SHOWN HERON.

- SURVEYOR'S NOTES AND LEGEND:
- BEARINGS SHOWN OR STATED HEREON, ARE BASED ON, OR ARE RELATIVE TO THE BEARING OF SOUTH 49°53'33" WEST ALONG THE TANGENT RIGHT-OF-WAY LINE OF GRASMERE WAY/TRACT "N" COMMON WITH THE BOUNDARY LINE OF TRACT "F", WYCLIFFE PLAT THREE, AS RECORDED IN PLAT BOOK 69, PAGE 134.
  - IN THOSE INSTANCES WHERE UTILITY/DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P.) POSITION, STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED P.C.P. POSITION.
  - LINE WHICH INTERSECT CURVES ARE RADIAL, UNLESS OTHERWISE NOTED
  - SQ. FT. DENOTES SQUARE FEET
  - C/L DENOTES A CENTERLINE
  - A.I.D. DENOTES ACHIEVEMENT DISTRICT
  - D.M.S.D. DENOTES OVERHANG MAINTENANCE AND DRAINAGE
  - PRM PERMANENT REFERENCE MONUMENT - 4" x 4" x 24" CONCRETE MONUMENT NO. 2424
  - PCP PERMANENT CONTROL POINT CARRIAGE BOLT AND WASHER NO. 2424
  - 0 DENOTES ZERO LOT LINE

THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, II AND FOR THE OFFICES OF BENCHMARK LAND SURVEYING & MAPPING, INC. 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA



RECORD PLAT  
**WYCLIFFE TRACT "F"**

SCALE: 1" = 30'  
 DATE: 01/27/93  
 SHEET: 94 OF 96

PET. 86-104  
 AUC.  
 #0001

0520-014

WYCLIFFE PLAT ONE  
 (PLAT BOOK 62, PAGE 8)

70/94

T&Z = 737

(SEE SHEET 3 OF 6)  
 MATCH LINE

TRACT "P"  
 WYCLIFFE PLAT ONE  
 (PLAT BOOK 62, PAGE 8)

EASTERLY BOUNDARY LINE THREE  
 (PLAT BOOK 69, PAGE 134)

S.02°55'31"E

81.9'

79.93'

576°53'02"W

N.67°35'08"W

122.48'

38.77'

502.93'

123.26'

123.26'

123.26'

123.26'

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