

WYCLIFFE TRACT "G"

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 "G", WYCLIFFE PLAT THREE, AS RECORDED IN PLAT BOOK 69, PAGE 134,
 AND LYING AND BEING IN SECTION 25, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

DEDICATION:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS
 KNOW ALL MEN BY THESE PRESENTS, THAT SUNDIAL JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, OWNER OF THE LAND SHOWN HEREBY AS "WYCLIFFE TRACT "G", SAID LAND LYING IN SECTION 25, TOWNSHIP 44 SOUTH, RANGE 41 EAST, AND BEING A REPLAT OF TRACT "G", WYCLIFFE PLAT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 69, PAGE 134, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

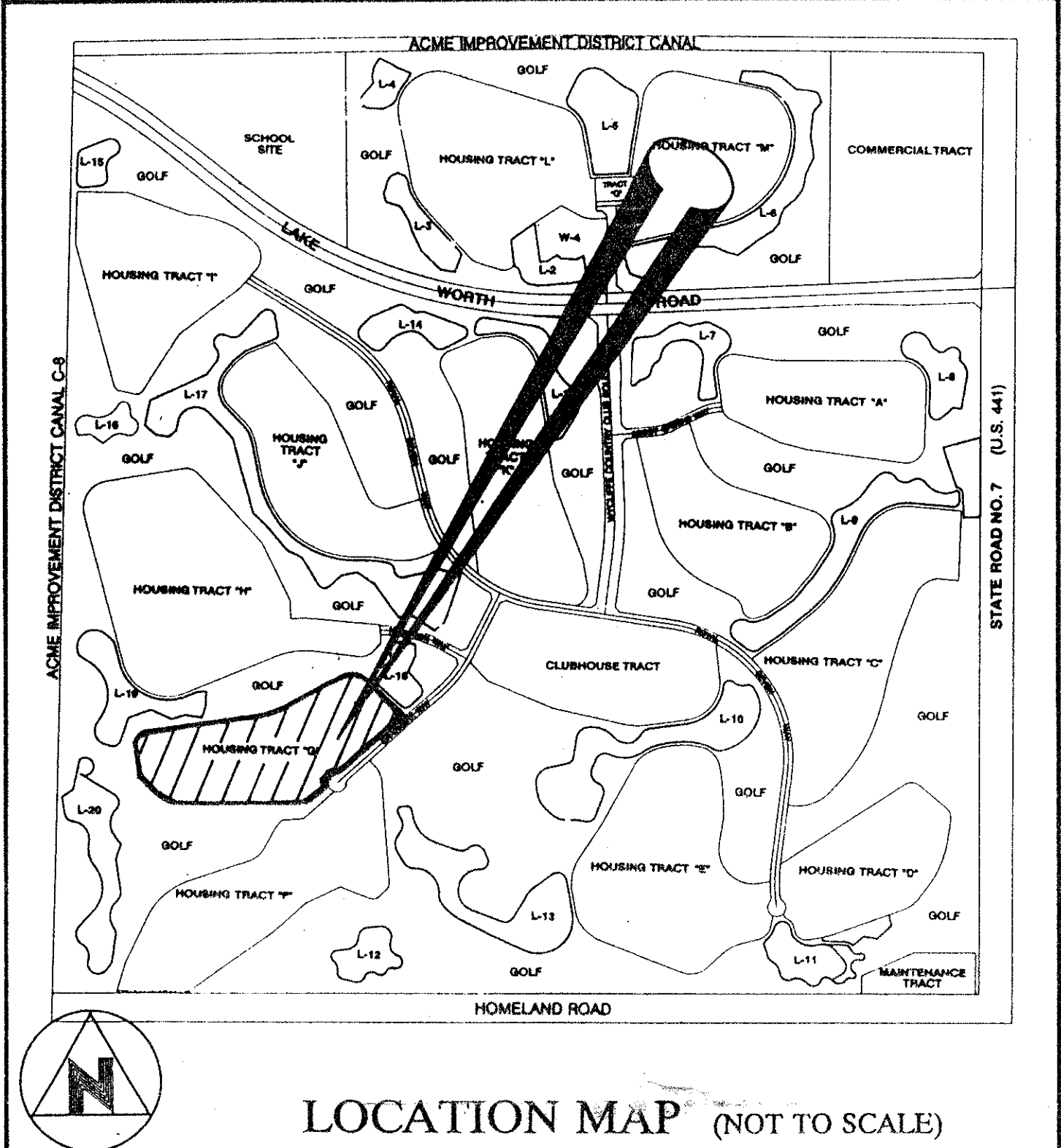
BEGINNING (P.O.B.) AT THE MOST EASTERLY CORNER OF SAID TRACT "G", THENCE, SOUTH 49°59'33" WEST, ALONG THE BOUNDARY LINE OF SAID TRACT "G" AND ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF GRASSMERE WAY AS SHOWN ON SAID PLAT OF WYCLIFFE PLAT THREE, A DISTANCE OF 517.81 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE, WESTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID BOUNDARY AND SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 50°07'54", A DISTANCE OF 21.87 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 53.00 FEET; THENCE, SOUTHWESTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID BOUNDARY AND SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 120°57'19", A DISTANCE OF 111.89 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 49°59'33" WEST, CONTINUING ALONG SAID BOUNDARY LINE AND DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 110.33 FEET; THENCE, NORTH 89°40'27" WEST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 509.56 FEET; THENCE, NORTH 85°14'23" WEST, HAVING A RADIUS OF 159.00 FEET; THENCE, NORTHWESTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 45°44'17", A DISTANCE OF 126.93 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 39°30'06" WEST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 98.70 FEET; THENCE, NORTH 04°53'00" WEST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 236.79 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET; THENCE, NORTHEASTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 86°39'28", A DISTANCE OF 45.37 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 81°46'28" EAST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 436.03 FEET; THENCE, SOUTH 04°26'53" EAST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 9.26 FEET; THENCE, NORTH 79°43'16" EAST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 332.59 FEET; THENCE, NORTH 62°13'07" EAST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 384.50 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 119.00 FEET; THENCE, EASTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 72°42'53", A DISTANCE OF 151.02 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 45°04'00" EAST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 310.40 FEET TO THE POINT OF BEGINNING (P.O.B.).

CONTAINING: 15.26 ACRES, MORE OR LESS.
 HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

- TRACT "A", 40' RESIDENTIAL ACCESS STREET, AS SHOWN HEREBY, IS HEREBY RESERVED TO THE GREENBRIAR HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR PRIVATE ROAD PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "B", DRIVEWAY TRACT, AS SHOWN HEREBY IS HEREBY RESERVED TO THE GREENBRIAR HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR PRIVATE DRIVEWAY PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "O-1", "O-2", "O-3", "O-4" AND "O-5", AS SHOWN HEREBY, ARE HEREBY RESERVED TO THE GREENBRIAR HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR OPEN SPACE AND OTHER PROPER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREBY, ARE HEREBY RESERVED TO WYCLIFFE COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS, AS SHOWN HEREBY, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES (INCLUDING CABLE TELEVISION SYSTEMS). THE INSTALLATION OF THE CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF OTHER UTILITIES, PER CHAPTER 177, FLORIDA STATUTES.
- THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREBY, ARE HEREBY DEDICATED TO PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- A UTILITY EASEMENT OVER TRACT "A", AND TRACT "B", IS HEREBY DEDICATED TO THE ACME IMPROVEMENT DISTRICT FOR THE PURPOSE OF ACCESS, CONSTRUCTION, AND MAINTENANCE OF THEIR UTILITY FACILITIES.
- TRACTS "R-1" AND "R-2", AS SHOWN HEREBY, ARE HEREBY RESERVED TO THE GREENBRIAR HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR RECREATION AND OTHER PROPER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE A.D. EASEMENTS, AS SHOWN HEREBY, ARE HEREBY DEDICATED EXCLUSIVELY TO ACME IMPROVEMENT DISTRICT, FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- THE LINE OF SIGHT EASEMENTS, AS SHOWN HEREBY, ARE HEREBY RESERVED TO THE GREENBRIAR HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, IN PERPETUITY FOR THE PURPOSE OF PROVIDING VEHICULAR TRAFFIC NON-OBSTRUCTED LINE OF SIGHT AND AS THERE SHALL BE NO LANDSCAPING OR STRUCTURES IN EXCESS OF 30 INCHES ABOVE THE LOWEST CROWN OF ADJACENT PAVEMENT LOCATION PLACED UPON THESE EASEMENTS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "B", DRIVEWAY TRACT, AS SHOWN HEREBY IS HEREBY RESERVED TO WYCLIFFE COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR DRAINAGE AND UTILITY PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE OVERHANG MAINTENANCE & DRAINAGE EASEMENTS, AS SHOWN HEREBY, ARE HEREBY RESERVED TO THE LOT OWNER WHOSE BUILDING UNIT ABUTS SAID EASEMENT, OR SUCH LOT OWNERS SUCCESSORS, FOR ROOF OVERHANG, BUILDING MAINTENANCE AND CROSS DRAINAGE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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.
- THERE SHALL BE NO LANDSCAPING OR STRUCTURES IN EXCESS OF 30 INCHES IN HEIGHT PLACED UPON THE LINE OF SIGHT EASEMENTS, AS SHOWN HEREBY.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS, NOT SHOWN ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

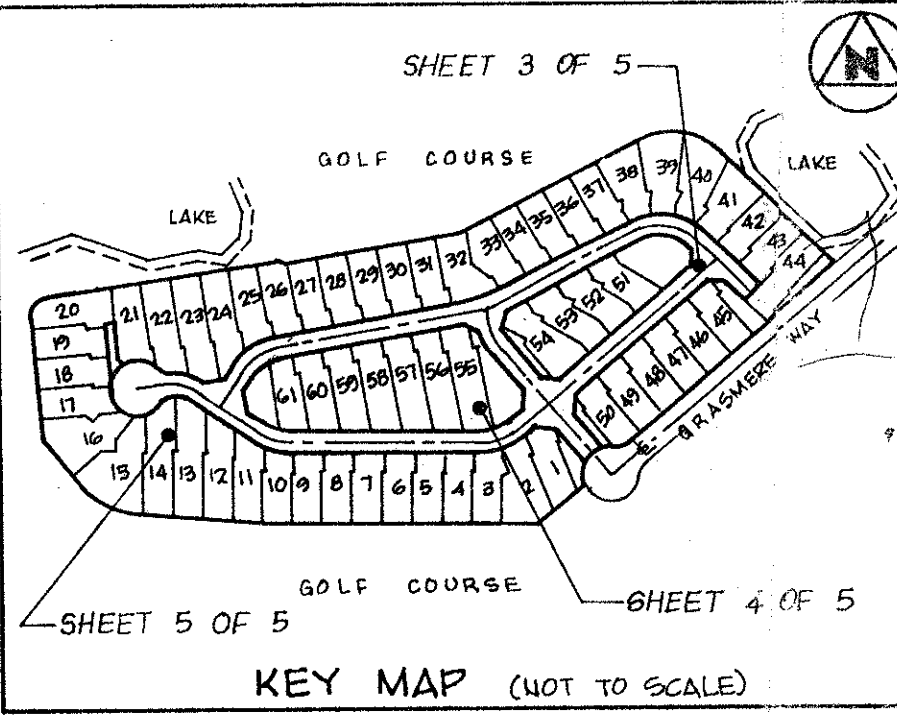


LOCATION MAP (NOT TO SCALE)

PETITION NUMBER: 86-104 (A)

AREA TABULATIONS:

TRACT "A"	=	2.61 ACRES
TRACT "B"	=	0.04 ACRE
TRACT "R-1"	=	0.15 ACRE
TRACT "R-2"	=	0.21 ACRE
TRACT "O-1"	=	0.04 ACRE
TRACT "O-2"	=	0.05 ACRE
TRACT "O-3"	=	0.05 ACRE
TRACT "O-4"	=	0.14 ACRE
TRACT "O-5"	=	0.13 ACRE
LOTS (61)	=	11.84 ACRES
TOTAL	=	15.26 ACRES
DENSITY	=	4.0 D.U./ACRE



KEY MAP (NOT TO SCALE)

IN WITNESS WHEREOF, SUNDIAL JOINT VENTURE HAS CAUSED THESE PRESENTS TO BE SIGNED BY PETER M. BRESTOVAN AND CYNTHIA H. PAYNE AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF CAPRICE PROPERTIES, INC., A FLORIDA CORPORATION, AS GENERAL PARTNER OF, AND ON BEHALF OF SUNDIAL JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 1st DAY OF February, A.D., 1993.

BY: SUNDIAL JOINT VENTURE
 A FLORIDA GENERAL PARTNERSHIP

BY: CAPRICE PROPERTIES, INC.
 A FLORIDA CORPORATION, AS GENERAL PARTNER OF AND ON BEHALF OF SUNDIAL JOINT VENTURE

ATTEST: Cynthia H. Payne, Secretary
 Peter M. Brestovan, President

STATE OF CONNECTICUT)
 COUNTY OF FAIRFIELD) ss BRIDGEPORT

BEFORE ME PERSONALLY APPEARED PETER M. BRESTOVAN AND CYNTHIA H. PAYNE OF CAPRICE PROPERTIES, INC., WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY OF SAID CORPORATION, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT 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 1st DAY OF February, 1993.
 MY COMMISSION EXPIRES: OCTOBER 31, 1997
 RENAY MISHCO
 NOTARY PUBLIC

IN WITNESS WHEREOF, CMSB ENTERPRISES OF FLORIDA, INC., A FLORIDA CORPORATION, A GENERAL PARTNER OF SUNDIAL JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY PETER M. BRESTOVAN, ITS PRESIDENT AND ATTESTED TO BY CYNTHIA H. PAYNE, ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THIS BOARD OF DIRECTORS, THIS 23rd DAY OF November, A.D., 1992.

BY: CMSB ENTERPRISES OF FLORIDA, INC.
 A FLORIDA CORPORATION
 AS GENERAL PARTNER OF SUNDIAL JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP

ATTEST: Cynthia H. Payne, Secretary
 Peter M. Brestovan, President

STATE OF CONNECTICUT)
 COUNTY OF FAIRFIELD) ss BRIDGEPORT

BEFORE ME PERSONALLY APPEARED PETER M. BRESTOVAN AND CYNTHIA H. PAYNE OF CMSB ENTERPRISES OF FLORIDA, INC., WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY OF SAID CORPORATION AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT 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 23rd DAY OF November, 1992.
 MY COMMISSION EXPIRES: OCTOBER 31, 1997
 RENAY MISHCO
 NOTARY PUBLIC

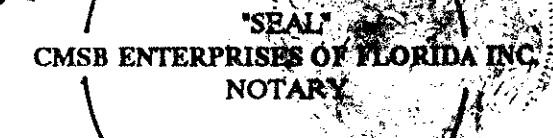
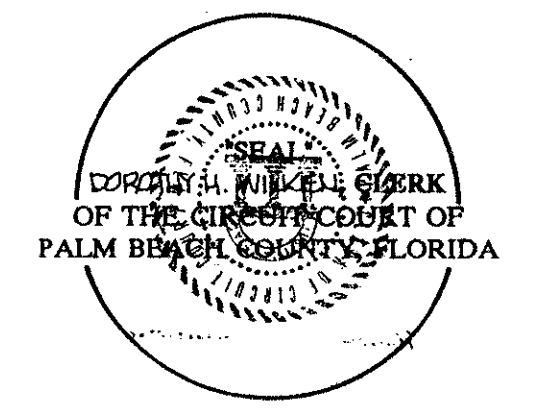
TITLE CERTIFICATION:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS

I, RICHARD B. MAC FARLAND, P.A., DULY LICENSED ATTORNEYS, IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREBY DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN SUNDIAL JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREBY; ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREBY; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 2/22/93
 BY: RICHARD B. MAC FARLAND, P.A.

State Of Florida)
 County Of Palm Beach) SS
 This Plat Was Filed For Record At 2:00 PM This 23 day of APRIL, A.D., 1993, And Duly Recorded In Plat Book 70, On Pages 105 through 109
 Dorothy H. Wilken
 Clerk Of The Circuit Court
 By: Barbara S. Platt, P.C.



PET. 86-104A
 Alloc. #0001

0520-013

70/105

BENCH MARK
 LAND SURVEYING & MAPPING, INC.
 WEST PALM BEACH, FLORIDA - RIVIERA BEACH, FLORIDA

-RECORD PLAT - WYCLIFFE TRACT "G"

OWN: 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61
 SCALE: 1/4" = 100' SIZE: 24" x 36" FB: P. 109 SHEET: 1 OF 5

SUBDIVISION # WYCLIFFE TRACT "G"
 BOOK TO PAGE 105
 FLOOD ZONES FLOOD MAP # 1008
 QUAD # 63 ZONING RTS
 SE 86-104 ZIP CODE 33467
 P.D. NAME SAME
 86-1141

T&Z = 737