

WYCLIFFE TRACT "G"

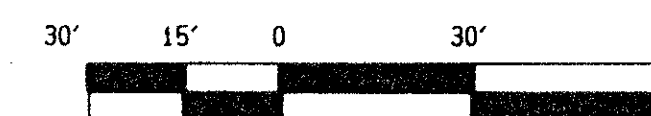
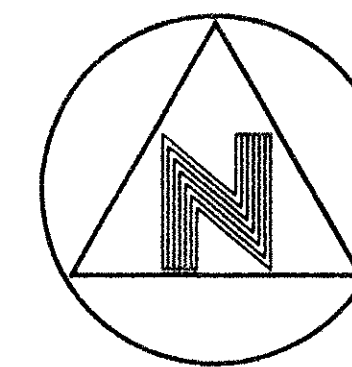
A PLANNED UNIT DEVELOPMENT

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.

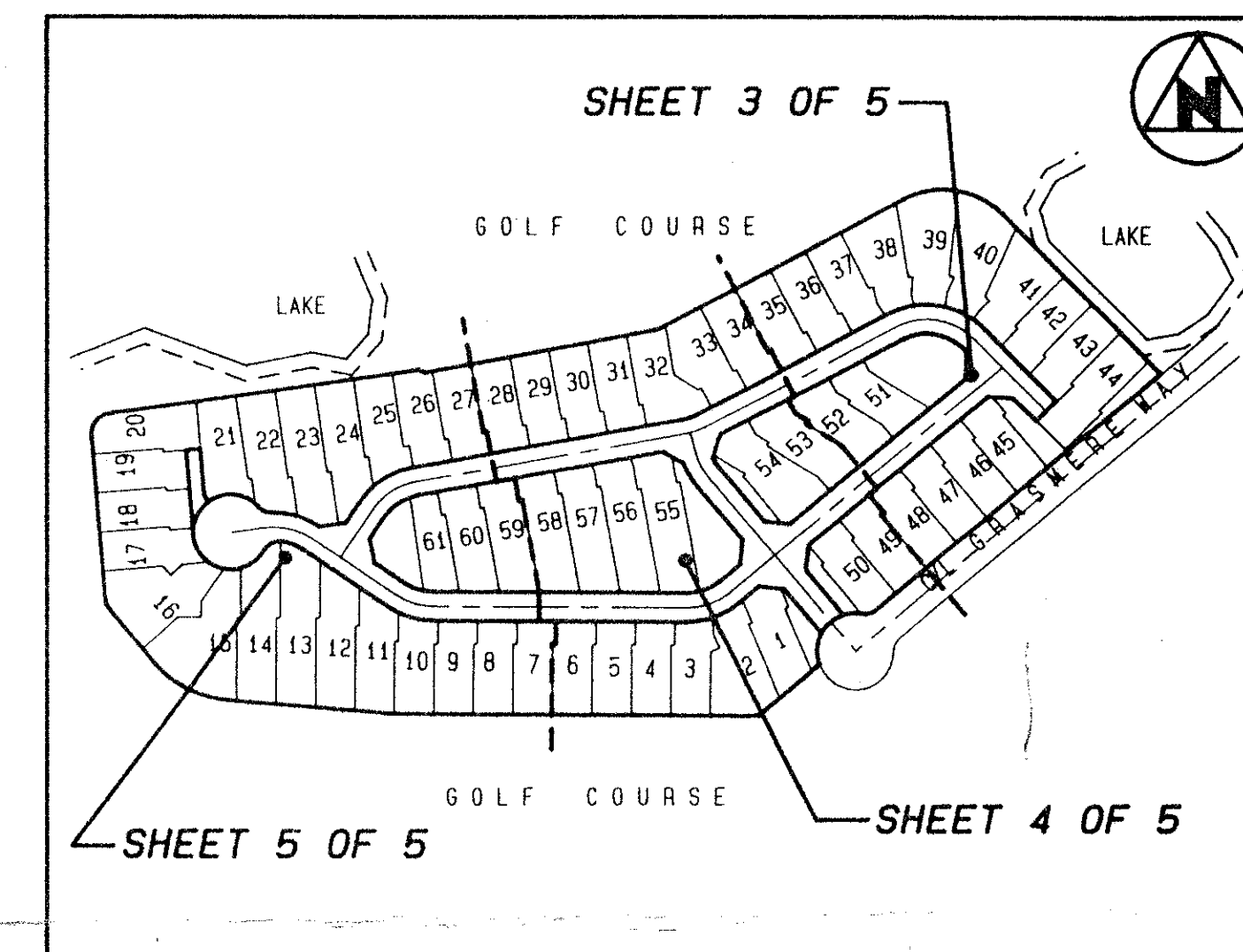
WYCLIFFE PLAT THREE
TRACT "L-19"

(PLAT BOOK 69, PAGE 134)

SCALE: 1" = 30'



GRAPHIC SCALE
IN FEET



KEY MAP
(NOT TO SCALE)

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

1. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS, CONSTRUCTION OR LANDSCAPING ON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS, MUST BE IN CONFORMANCE WITH ORDINANCES 98-10 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
3. 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.
4. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER THE CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
5. 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.
6. THERE SHALL BE NO LANDSCAPING OR STRUCTURES IN EXCESS OF 30 INCHES IN HEIGHT PLACED UPON THE LINE OF SIGHT EASEMENTS, AS SHOWN HEREON.

SURVEYOR'S NOTES AND LEGEND:

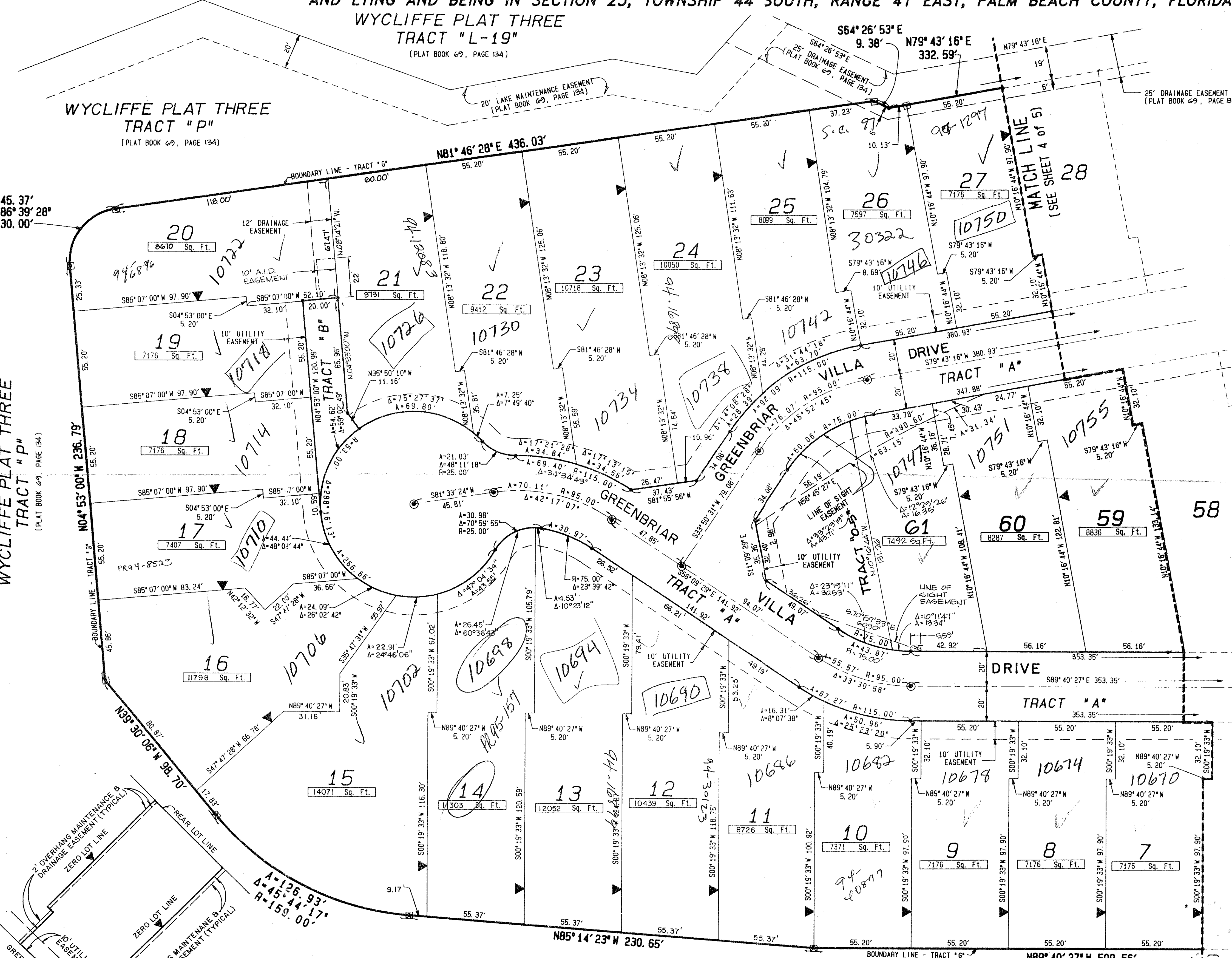
1. THE BEARINGS SHOWN OR STATED HEREON, ARE BASED ON, OR ARE RELATIVE TO THE BEARING OF SOUTH 49°59'33" WEST ALONG THE TANGENT RIGHT-OF-WAY LINE OF GRASSHOPPER WAY/TRACT "H" COMMON WITH THE BOUNDARY LINE OF TRACT "G", WYCLIFFE PLAT THREE, AS RECORDED IN PLAT BOOK 69, PAGE 134.
2. IN THOSE INSTANCES WHERE 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.
3. LINES WHICH INTERSECT CURVES ARE NOT RADIAL, UNLESS OTHERWISE NOTED
4. SQ. FT. DENOTES SQUARE FEET
5. C/L DENOTES A CENTERLINE
6. (R) DENOTES RADIAL
7. A.I.D. DENOTES ACHIEVEMENT IMPROVEMENT DISTRICT
8. [Symbol] DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.)
9. [Symbol] DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.)
10. [Symbol] DENOTES A SET LINE

THIS INSTRUMENT WAS PREPARED BY MARY ANN HAPEN, R.L.S., IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 200, PALM BEACH, FLORIDA

BENCH MARK LAND SURVEYING & MAPPING, INC.
RIVERIA BEACH, FLORIDA
WEST PALM BEACH, FLORIDA
(407) 793-9234

RECORD PLAT
WYCLIFFE TRACT "G"

DATE: 09/13/91	SHEET: 5 OF 5
SCALE: 1" = 30'	CADD FILE: WYCG-AS
DATE: 09/13/91	W.D. #: P109



DETAIL
2' OVERHANG MAINTENANCE & DRAINAGE EASEMENT
(NOT TO SCALE)

WYCLIFFE PLAT THREE
TRACT "P"
(PLAT BOOK 69, PAGE 134)

SUBDIVISION * WYCLIFFE TRACT "G"
BOOK 70 PAGE 109
FLOOD ZONE B
QUAD # 03
SE 86-104
ZIP CODE 33467
OLD NAME SAME
05/25/91

PET. 86-104A
AUG. 10001
0520-013