



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 1:32 P.M.
THIS 27 DAY OF JUNE
A.D. 1994 AND DULY RECORDED
IN PLAT BOOK 72 ON
PAGES 160 THROUGH 161

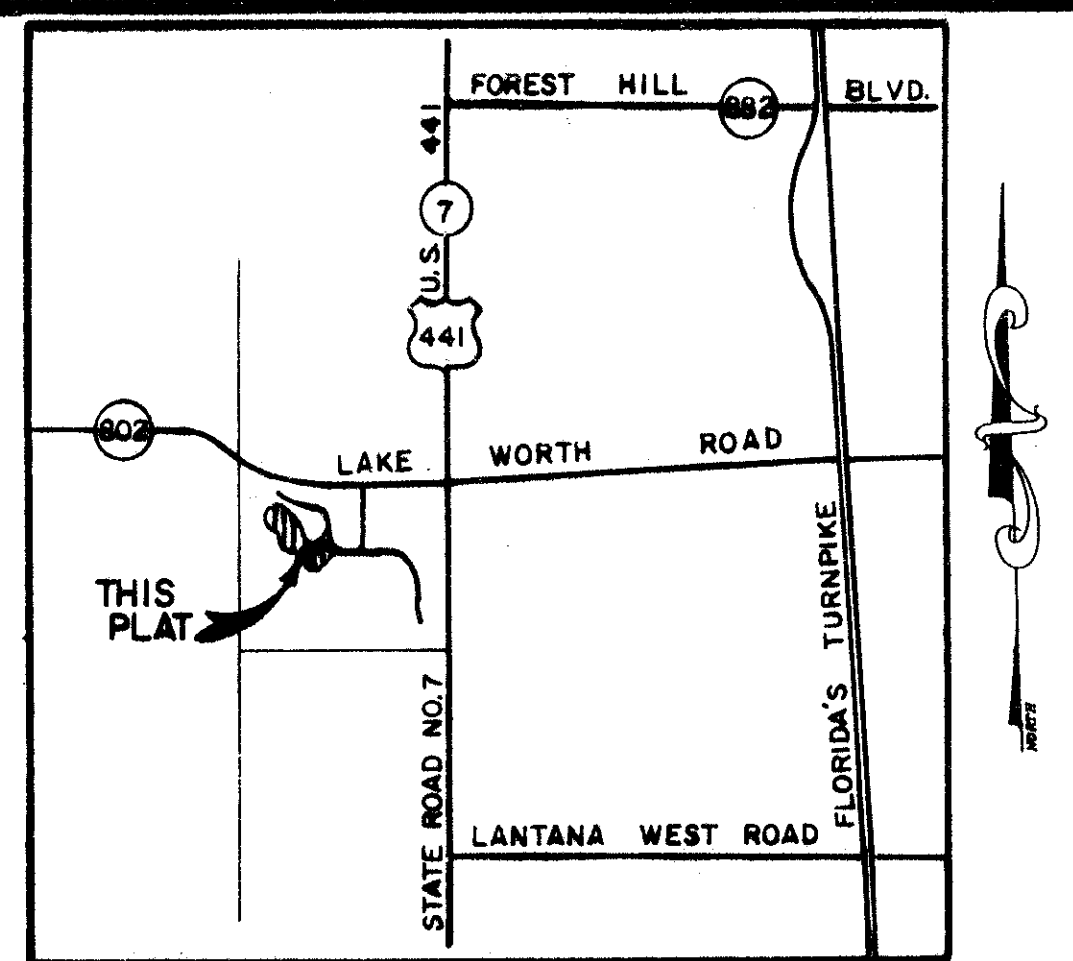
DOROTHY H. WILKEN
CLERK CIRCUIT COURT

By *Carl E. Siegel*
DEPUTY CLERK

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
ENGINEERS - PLANNERS - SURVEYORS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (407)392-1991
OCTOBER - 1993

WYCLIFFE TRACT "J"

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 "J" AND A PORTION OF 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.



LOCATION MAP, N.T.S.

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS that Kenco Communities I, Inc., a Florida Corporation, licensed to do business in Florida, the Owner of the land shown hereon, being in Section 25, Township 44S, Range 41E, Palm Beach County, Florida, shown as WYCLIFFE TRACT "J", being more particularly described as follows:

A parcel of land being all of Tract "J" and portions of Tract "P", "WYCLIFFE PLAT THREE", as recorded in Plat Book 69, Page 134, Public Records of Palm Beach County, Florida; said portions of said Tract "P" designated as Parcel 1 and Parcel 2 are more particularly described as follows:

PARCEL 1:

A parcel of land lying in Tract "P", "WYCLIFFE PLAT THREE", according to the plat thereof, as recorded in Plat Book 69, Page 134, Public Records of Palm Beach County, Florida, said parcel of land being more particularly described as follows:

COMMENCING at the most Northerly corner of Tract "J" of said "WYCLIFFE PLAT THREE"; thence South 39° 39' 03" East, along the boundary line common to said Tract "P" and Tract "J", a distance of 156.72 feet to the POINT OF BEGINNING; thence continuing along said common boundary line South 39° 39' 03" East, a distance of 167.56 feet; thence South 46° 06' 49" East, continuing along said common boundary line, a distance of 147.12 feet; thence South 19° 01' 23" East continuing along said common boundary line, a distance of 467.37 feet; thence North 14° 23' 02" West, a distance of 145.96 feet; thence North 24° 02' 18" West, a distance of 295.76 feet to a point of curvature; thence Northwesterly along the arc of a curve to the left having a radius of 245.00 feet, a central angle of 26° 04' 31", an arc length of 111.50 feet to a point of tangency; thence North 46° 06' 49" West, a distance of 232.22 feet to the POINT OF BEGINNING.

PARCEL 2:

A parcel of land lying in Tract "P", "WYCLIFFE PLAT THREE", according to the plat thereof, as recorded in Plat Book 69, Page 134, Public Records of Palm Beach County, Florida, said parcel of land being more particularly described as follows:

COMMENCING at the Northeast corner of Tract "J" of said "WYCLIFFE PLAT THREE"; thence South 80° 27' 00" West, along the common boundary line of said Tract "P" and Tract "J", a distance of 127.50 feet to the POINT OF BEGINNING; thence continuing South 80° 27' 00" West along said common boundary line, a distance of 60.90 feet; thence North 75° 25' 21" West along said common boundary line, a distance of 34.95 feet; thence North 53° 45' 40" West along said common boundary line, a distance of 86.86 feet; thence North 2° 45' 00" West along said common boundary line, a distance of 10.92 feet; thence South 62° 27' 00" East, a distance of 96.88 feet; thence South 79° 23' 52" East, a distance of 83.51 feet to the POINT OF BEGINNING.

Containing 14.6376 Acres, more or less.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- PRIVATE STREET:**
Tract "R", as shown hereon, is hereby reserved for the James Court Property Owners' Association, Inc., its successors and assigns, for private street purposes and other purposes not inconsistent with this reservation and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
- DRAINAGE EASEMENTS:**
The drainage easements as shown hereon are hereby dedicated in perpetuity for drainage purposes. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of the Wycliffe Community Association, Inc., its successors and assigns, 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 streets, including the right to utilize for proper purposes any and all drainage, lake maintenance, and lake maintenance access easements associated with said drainage system.
- Utility Easements:**
The utility easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utility facilities, including cable television systems. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities.
- A Utility Easement over Tract "R" is hereby dedicated to the Acme Improvement District for the purpose of access, construction, and maintenance of their utility facilities.
- The W.D.E. Easements, as shown hereon, are hereby dedicated exclusively to Acme Improvement District, for the purpose of construction and maintenance of utility facilities.

6. **Limited Access Easements:**
The limited access easements as shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.

7. **OPEN SPACE TRACTS:**
Tracts "L", "L-1", "L-2", and "L-3", as shown hereon, are hereby reserved for the James Court Property Owners' Association, Inc., its successors and assigns, for open space purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 31st day of January, 1994.

WITNESS: *Robert W. White*
ROBERT W. WHITE
Kenco Communities I, Inc.,
a Florida Corporation,
licensed to do business
in Florida
By: *Kenneth M. Endelson*
Kenneth M. Endelson
President

WITNESS: *M. Elaine Browning*
M. ELAINE BROWNING
Notary Public

ACKNOWLEDGEMENT:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME personally appeared Kenneth M. Endelson, who is personally known to me and /did not take an oath, and who executed the foregoing instrument as President of Kenco Communities I, Inc., a corporation, and severally acknowledged to and before me that (he,) executed such instrument as such officer 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 31st day of January, 1994.
My commission expires: *M. Elaine Browning*
Notary Public

ACCEPTANCE OF RESERVATIONS:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
The James Court Property Owners' Association, Inc. hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 31st day of January, 1994.

WITNESS: *Robert W. White*
ROBERT W. WHITE
James Court Property Owners' Association INC., A FLORIDA Corporation not for profit
By: *Richard Finkelstein*
Richard Finkelstein
President

ACKNOWLEDGEMENT:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME personally appeared Richard Finkelstein, who is personally known to me and /did not take an oath, and who executed the foregoing instrument as President of James Court Property Owners' Association, Inc., a corporation, and severally acknowledged to and before me that (he, she) executed such instrument as such officer 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 31st day of JANUARY, 1994.
My commission expires: *M. Elaine Browning*
Notary Public

ACCEPTANCE OF RESERVATIONS:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
The Wycliffe Community Association, Inc. hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 31st day of January, 1994.

WITNESS: *Robert W. White*
ROBERT W. WHITE
By: *Richard Finkelstein*
Richard Finkelstein
President

ACKNOWLEDGEMENT: M. ELAINE BROWNING
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME personally appeared Richard Finkelstein, who is personally known to me and /did not take an oath, and who executed the foregoing instrument as President of Wycliffe Community Association, Inc., a corporation, and severally acknowledged to and before me that (he,) executed such instrument as such officer 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 31st day of January, 1994.
My commission expires: *M. Elaine Browning*
Notary Public

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:
This plat is hereby approved for record this 21 day of June, 1994.
ATTEST: *Mary McCarty*
MARY MCCARTY, CHAIR
DOROTHY H. WILKEN, CLERK

COUNTY APPROVALS:
Notary Public Seal: *M. Elaine Browning*
Notary Public, State of Florida
My Commission Exp. June 18, 1995
No. 0214060

MORTGAGEE'S CONSENT:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
The undersigned hereby certifies that it is the holder of Two mortgages, upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgages which are recorded in Official Records Book 7826 of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

WITNESS: *Robert W. White*
ROBERT W. WHITE
By: *George T. Webb, P.E.*
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

WYCLIFFE TRACT "J" SURVEYOR'S CERTIFICATE:
This is to 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 is accurate to the best of my knowledge and belief; that Permanent Reference Monuments (P.R.M.'s) have been placed as required by law and that Permanent Control Points (P.C.P.'s) will be set under the guarantees posted with the Palm Beach County Board of County Commissioners for the Required Improvements; and, further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes as amended, and the ordinances of Palm Beach County, Florida.

WITNESS: *Robert W. White*
ROBERT W. WHITE
By: *Peter M. Brestovan*
PETER M. BRESTOVAN
FIRST VICE PRESIDENT

WYCLIFFE TRACT "J" SURVEYOR'S CERTIFICATE:
This is to 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 is accurate to the best of my knowledge and belief; that Permanent Reference Monuments (P.R.M.'s) have been placed as required by law and that Permanent Control Points (P.C.P.'s) will be set under the guarantees posted with the Palm Beach County Board of County Commissioners for the Required Improvements; and, further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes as amended, and the ordinances of Palm Beach County, Florida.

WITNESS: *Robert W. White*
ROBERT W. WHITE
By: *Peter M. Brestovan*
PETER M. BRESTOVAN
FIRST VICE PRESIDENT

Seals and stamps of various entities:

- KENCO COMMUNITIES, INC.
- KENCO NOTARY
- PEOPLES BANK
- PEOPLES NOTARY
- BOARD OF COUNTY COMMISSIONERS
- COUNTY ENGINEER
- JAMES COURT ASSOCIATION
- JAMES COURT NOTARY
- WYCLIFFE COMMUNITY ASSOCIATION
- WYCLIFFE NOTARY
- DAVID P. LINDLEY, P.L.S., Reg. Land Surveyor #5005, State of Florida
- Carl E. Siegel, Attorney at Law, Licensed in Florida
- Notary Public Seal: *M. Elaine Browning*
- Notary Public Seal: *Richard Finkelstein*
- Notary Public Seal: *George T. Webb, P.E.*
- Notary Public Seal: *Peter M. Brestovan*

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ALLOC. #0001

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