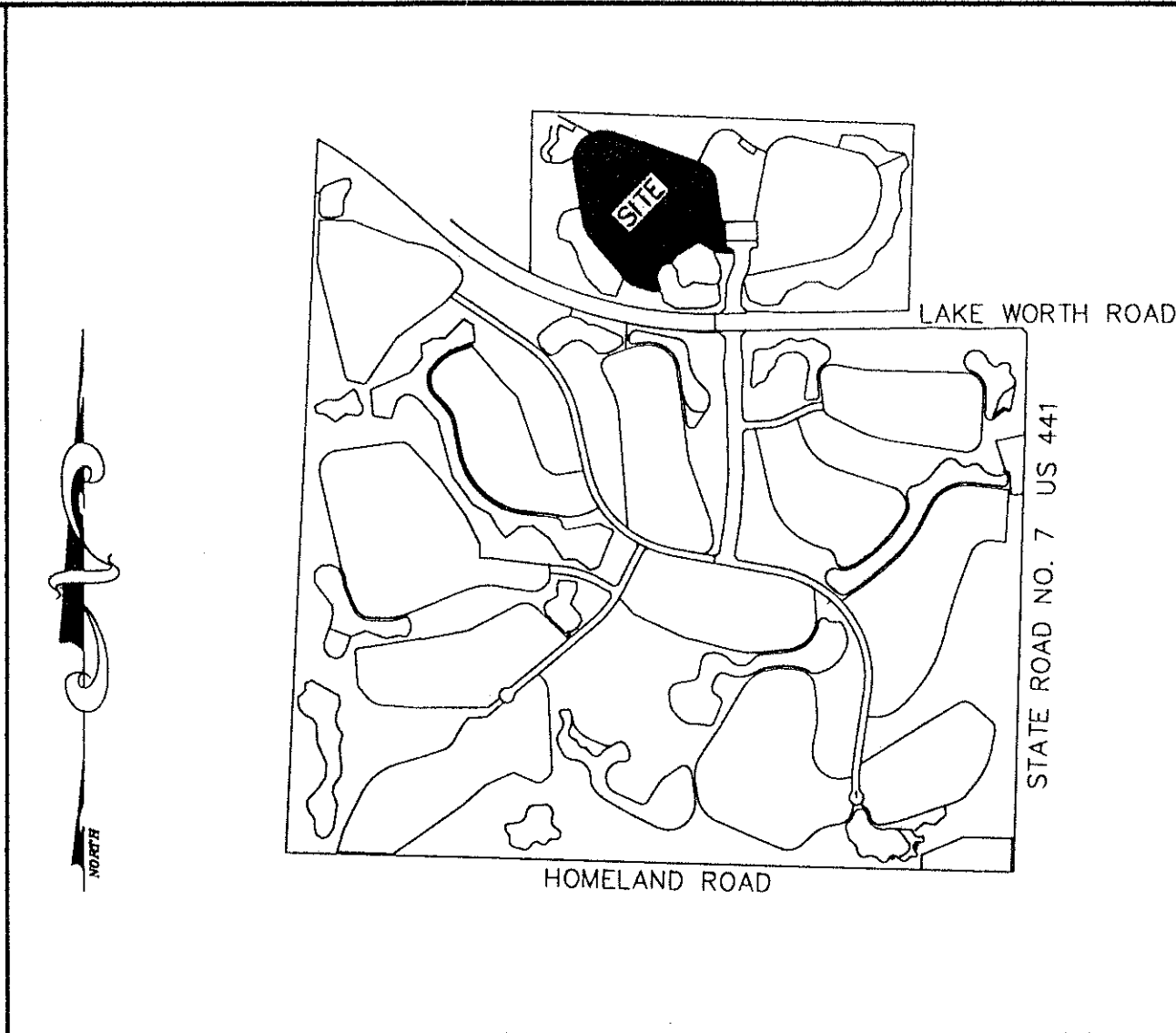


THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (407)392-1991  
MAY - 1994



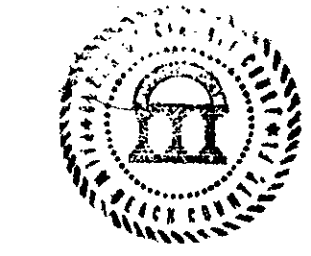
# WYCLIFFE TRACT "L"

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 "L", WYCLIFFE PLAT TWO, AS RECORDED IN  
PLAT BOOK 66, PAGES 31 THROUGH 35, AND LYING IN SECTION 25, TOWNSHIP 44 SOUTH, RANGE 41 EAST,  
PALM BEACH COUNTY, FLORIDA.

0520-017

# 128

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 2:23 P.M.  
THIS 9 DAY OF MARCH  
A.D. 1995 AND DULY RECORDED  
IN PLAT BOOK 74  
PAGES 128 AND 129



DOROTHY H. WILKEN  
CLERK CIRCUIT COURT

BY: *Sal V. Spano*  
DEPUTY CLERK

SHEET 1 OF 2

### 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 as WYCLIFFE TRACT "L", being a part of Wycliffe Golf and Country Club (formerly known as Sundial Country Club) and being a replat of Tract "L", Wycliffe Plat Two, as recorded in Palm Beach County, Florida in Plat Book 66, Pages 31 through 35 and lying in Section 25, Township 44 South, Range 41 East, Palm Beach County, being more particularly described as follows:

TRACT "L", "WYCLIFFE PLAT TWO", according to the plat thereof, as recorded in Plat Book 66, Pages 31 through 35 of the Public Records of Palm Beach County, Florida.

Said lands situate in Palm Beach County, Florida.

Containing 18.15 Acres, more or less.  
Have caused the same to be surveyed and plotted as shown hereon and do hereby dedicate as follows:

#### 1. Residential Access Street:

Tract "R", as shown hereon, is hereby reserved for the Laurel Estates Property Owners' Association, Inc., its successors and assigns, as a residential access street 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.

#### 2. Driveway Tracts:

Tract D, as shown hereon, is hereby reserved for the Laurel Estates Property Owners' Association, Inc., its successors and assigns, as a driveway tract serving abutting lots for ingress, egress, utilities, drainage, 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.

#### 3. Water Management Tracts:

Tract "W", as shown hereon, is hereby reserved for the Wycliffe Community Association, Inc., its successors and assigns, for stormwater management and drainage purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

#### 4. Drainage Lake Maintenance/Access 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.

The lake maintenance and lake maintenance access easements, as shown hereon, are hereby reserved for the Wycliffe Community Association, Inc., its successors and assigns, for access to stormwater management and drainage facilities located within the associated water management tract(s) for purposes of performing any and all maintenance activities pursuant to the maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

#### 5. Overhang Easements/Maintenance Easements:

Overhang easements, as shown hereon, are hereby reserved for the abutting lot owners, their successors and assigns, for maintenance and roof overhangs.

#### 6. Open Space/Landscape Buffer Tracts:

Tracts "L", "L-1", and "L-2", as shown hereon, are hereby reserved for the Laurel Estates 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.

#### 7. 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.

#### 8. Acme Improvement District Easements:

A water and sewer easement over Tract "R" is hereby dedicated to the Acme Improvement District, its successors and assigns, for the construction, operation, and maintenance of water and sewer facilities.

#### 9. Littoral Zone/Preservation/Conservation Areas:

Tract "L2", as shown hereon, is hereby reserved for littoral zone and water management purposes for the Wycliffe Community Association, Inc., its successors and assigns, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to Palm Beach County. It is a punishable violation of Palm Beach County laws, ordinances, codes, regulations and approvals to alter the approved slopes, contours or cross-sections, or to chemically or physically remove, damage, destroy, cut or trim any plants within said tract without the prior written consent of the Palm Beach County Department of Environmental Resources Management.

LOCATION MAP N.T.S.

#### 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 2nd day of NOVEMBER, 1994.

Wycliffe Community Association, Inc., a Florida Corporation not for profit

WITNESS: *Mary Ruth Peck* BY: *Sal V. Spano*  
MARY RUTH PECK Sal V. Spano  
WITNESS: *M. Elaine Browning* President  
ACKNOWLEDGEMENT: M. Elaine Browning

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME personally appeared Sal V. Spano, who is personally known to me or has produced identification 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 2nd day of NOVEMBER, 1994.

My commission expires: 6/10/95  
COUNTY APPROVALS: Notary Public M. Elaine Browning #CC 114060

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

This plat is hereby approved for record this 7 day of MARCH, 1995  
BY: *Ken Foster*  
Ken Foster, Chair

#### ATTEST:

Dorothy H. Wilken, Clerk

BY: *Victoria Bwatt*  
Victoria Bwatt, Deputy Clerk

#### COUNTY ENGINEER:

This plat is hereby approved for record this 7 day of MARCH, 1995  
BY: *George Webb*  
George Webb, P.E., County Engineer

#### MORTGAGEE'S CONSENT:

STATE OF CONNECTICUT )  
COUNTY OF SARFIELD ) NEW HAVEN

The undersigned hereby certifies that it is the holder of a mortgage, 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 mortgage which is recorded in Official Records Book 18246 at Pages 12525-12528 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon. IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its VICE PRESIDENT and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 9 day of NOVEMBER, 1994.

People's Bank, a Connecticut Banking Corporation  
WITNESS: *John L. Cormier* BY: *John L. Cormier*  
John L. Cormier Vice President  
WITNESS: *Lisa A. Burgess*  
Lisa A. Burgess

WYCLIFFE COMMUNITY ASSOCIATION WYCLIFFE COMMUNITY ASSOCIATION NOTARY  
LAUREL ESTATES POA LAUREL ESTATES POA NOTARY  
COUNTY ENGINEER LAUREL ESTATES POA

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 2nd day of NOVEMBER, 1994.

WITNESS: *Judy Matthews* BY: *Kenneth M. Endelson*  
JUDY MATTHEWS, Secretary Kenneth M. Endelson, President  
WITNESS: *M. Elaine Browning*  
M. Elaine Browning

#### ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME personally appeared Kenneth M. Endelson, who is personally known to me or has produced identification 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 2nd day of NOVEMBER, 1994.

My commission expires: 4/10/95  
Notary Public M. Elaine Browning #CC 114060

#### ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

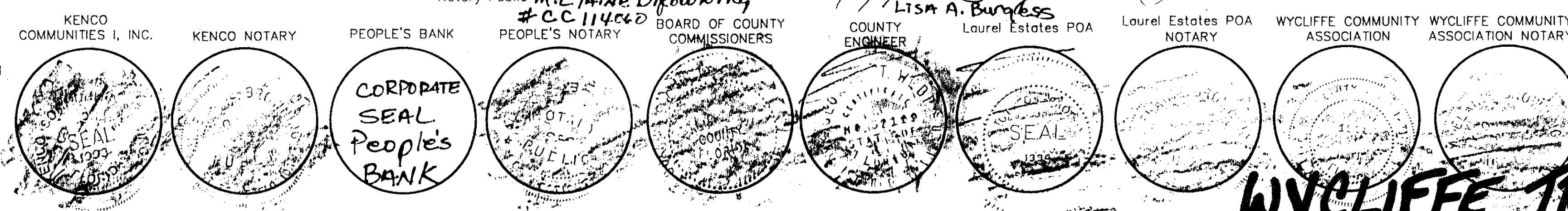
The Laurel Estates Property Owners' Association, Inc. hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 10th day of NOVEMBER, 1994.

WITNESS: *Mary Ruth Peck* BY: *Sal V. Spano*  
MARY RUTH PECK Sal V. Spano  
WITNESS: *M. Elaine Browning*  
M. Elaine Browning

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
BEFORE ME personally appeared SAL V. SPANO who is personally known to me or has produced identification and did not take an oath, and who executed the foregoing instrument as President of Laurel Estates 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 10th day of NOVEMBER, 1994.

My commission expires: 4/10/95  
Notary Public M. Elaine Browning #CC 114060



#### MORTGAGEE'S CONSENT:

STATE OF FLORIDA )  
COUNTY OF )

The undersigned hereby certifies that it is the holder of a mortgage, 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 mortgage which is recorded in Official Records Book 8444 at Page 6276 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon. IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 7th day of NOVEMBER, 1994.

First Union National Bank of Florida  
WITNESS: *Sandra V. Rice* BY: *Keith L. Schiefer*  
SAUNDRA V. RICE Keith L. Schiefer  
WITNESS: *Pete Van Wyk* Vice President  
ACKNOWLEDGEMENT: Pete Van Wyk

STATE OF FLORIDA )  
COUNTY OF Broward )

BEFORE ME personally appeared Keith Schiefer who is personally known to me or has produced identification and did not take an oath, and who executed the foregoing instrument as Vice President of First Union National Bank of Florida, a Florida Banking 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 7th day of NOVEMBER, 1994.

My commission expires: 12/10/95  
Notary Public SAUNDRA V. RICE #CC 160514

#### ACKNOWLEDGEMENT:

STATE OF CONNECTICUT )  
COUNTY OF PALM BEACH ) New Haven

BEFORE ME personally appeared James L. Cormier, who is personally known to me or has produced identification and did not take an oath, and who executed the foregoing instrument as Vice President of Peoples Bank, a Connecticut Banking 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 9th day of NOVEMBER, 1994.

My commission expires: 2/28/96  
Notary Public LISAB A. Burgess

#### TITLE CERTIFICATION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

I, Carl E. Siegel, 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 Kenco Communities I, Inc.; that the current taxes have been paid; and that all mortgages not satisfied or released of record not otherwise terminated by law are shown hereon; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

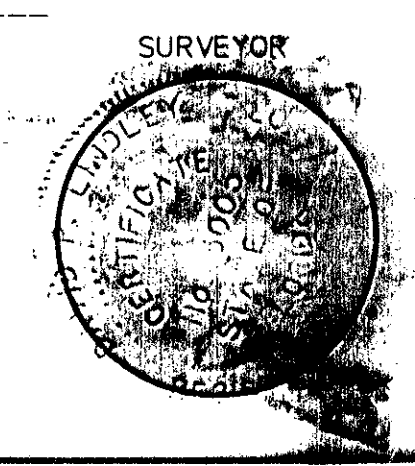
DATED: 11/1/95  
BY: *Carl E. Siegel*  
Carl E. Siegel  
Attorney at Law  
Licensed in Florida

#### 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.

DATE: 11/10/94  
BY: *David P. Lindley*  
David P. Lindley, P.L.S.  
Reg. Land Surveyor #5005  
State of Florida

0520-017  
WYCLIFFE TRACT "L" 74/128



BOOK 74 PAGE 128  
FLOOD HAZ. # 100B  
FLOOD ZONE B  
QUAD # 63  
ZONING KTS  
SE 86-104 ZIP CODE 33467  
PLAT NAME Wycliffe P.U.O.  
SUBDIVISION # Wycliffe

T-73C