

WYCLIFFE PLAT TWO TRACT "L-4" LAKE (PB 66, PAGES 31-35)
 $\Delta = 118'51.00"$
 $R = 220.00'$
 $L = 456.35'$

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" AND A PORTION OF TRACT "P", WYCLIFFE PLAT TWO, AS RECORDED IN PLAT BOOK 66, PAGE 31 THROUGH 35, AND LYING IN SECTION 25, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

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STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR RECORD AT _____ M.
 THIS _____ DAY OF _____
 A.D. 1995 AND DULY RECORDED IN PLAT BOOK _____ ON PAGES _____ AND _____
 DOROTHY H. WILKEN
 CLERK CIRCUIT COURT

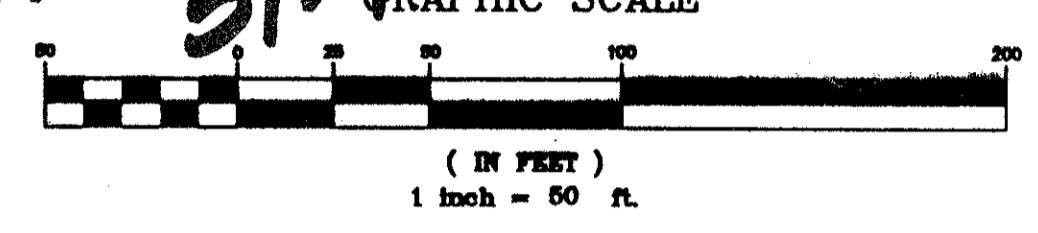
THIS INSTRUMENT PREPARED BY
 DAVID P. LINDLEY
 OF
CAULFIELD and WHEELER, INC.
 ENGINEERS - PLANNERS - SURVEYORS
 7301-A WEST PALMETTO PARK ROAD, SUITE 100A
 BOCA RATON, FLORIDA 33433 - (407)392-1991
 MAY - 1994

*PET. 86-104B
 ALLOC. #0001
 5/2/41G*

SHEET 2 OF 2

WYCLIFFE PLAT TWO TRACT "P" (PB 66, PAGES 31-35)
 EXISTING 12' D.E. (PB 66, PAGE 34)

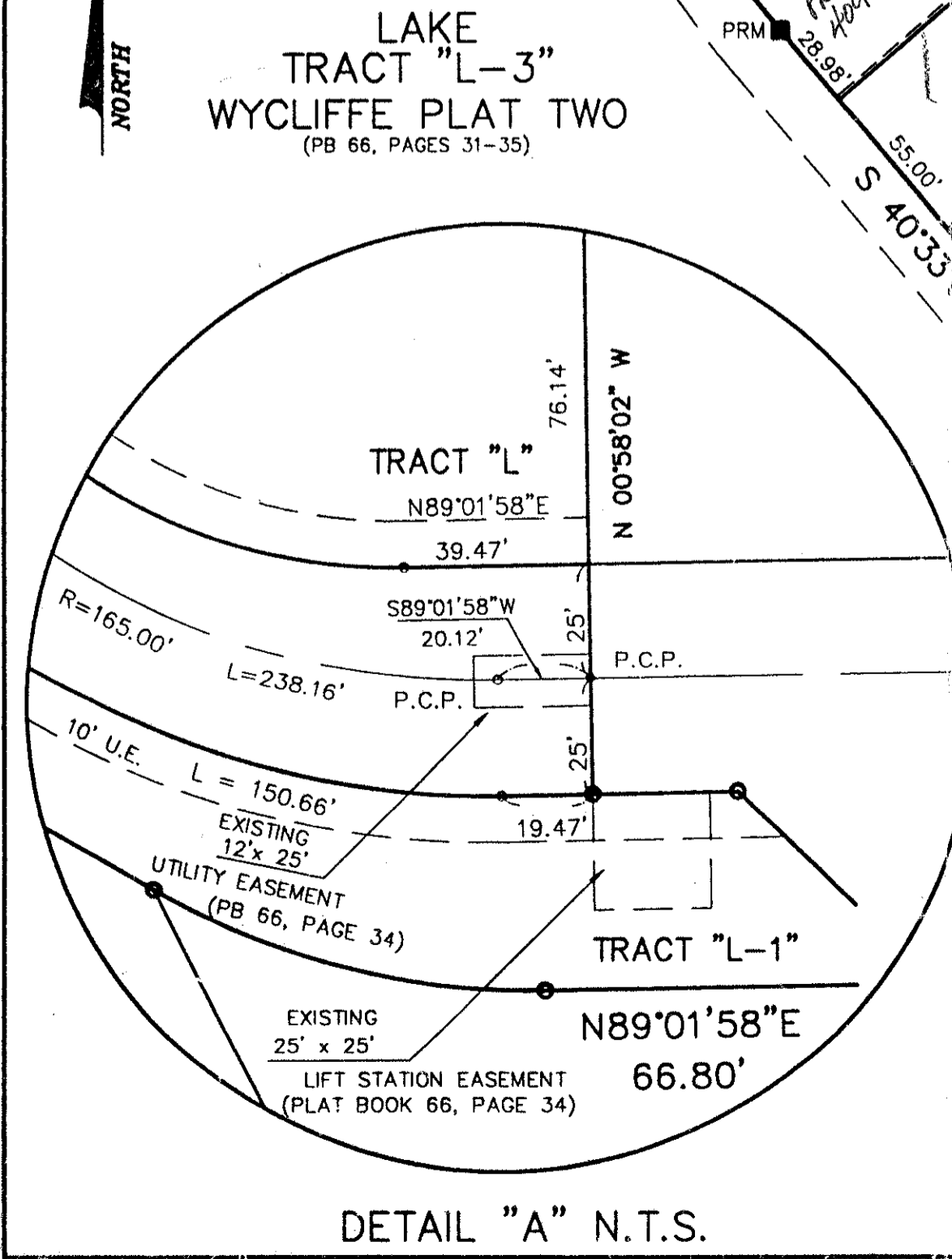
WYCLIFFE PLAT TWO TRACT "L-5" (PB 66, PAGES 31-35)
 $\Delta = 62'22.00"$
 $R = 167.00'$
 $L = 181.78'$



TABULAR DATA

TOTAL AREA THIS PLAT	18,146 ACRES
AREA OF RESIDENTIAL	12,869 ACRES
AREA OF PRIVATE ROADWAY TRACT "R"	2,118 ACRES
AREA OF OPEN SPACE (L-1, L-2)	0,244 ACRES
AREA OF WATER MANAGEMENT (TRACT W)	2,258 ACRES
AREA OF TRACT LZ	0,621 ACRES
AREA OF TRACT D	0,036 ACRES
TOTAL NUMBER OF UNITS THIS PLAT	61 UNITS
DENSITY PROPOSED THIS PLAT	3.36 UNITS/ACRE
LAND USE SINGLE FAMILY ZERO LOT LINE	

- SURVEY NOTES:
- In those cases where easements of different types cross or otherwise coincide, drainage easements shall have first priority, utility easements shall have second priority, access easements shall have third priority, and all other easements shall be subordinate to these with their priorities being determined by use rights granted.
 - Building setback lines shall be as required by current Palm Beach County Zoning Regulations.
 - No buildings or any kind of construction or trees or shrubs shall be placed on an easement without prior written consent of all easement beneficiaries and all applicable County approvals or permits as required for such encroachments.
 - Approval of landscaping on utility easement, other than water and sewer, shall be only with approval of all utilities occupying same.
 - Bearings shown hereon are relative to "WYCLIFFE PLAT TWO", as recorded in Plat Book 66, Pages 31-35 of the Public Records of Palm Beach County, Florida, based on the North line of said Plat bearing S 89° 07' 37" E.
 - - indicates 4" x 4" x 24" Permanent Reference Monument marked No. 5005.
 - U.E. - indicates utility easement.
 - D.E. - indicates drainage easement.
 - W.D.E. - indicates water distribution easement.
 - P.C.P. - indicates Permanent Control Point (nail in brass survey cap).
 - P.C.P.'s which fall in sanitary sewer manholes will be placed straddling the manhole.
 - Lines intersecting curves are non-radial unless shown otherwise.
 - There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Palm Beach County.
 - O.E. - DENOTES OVERHANG EASEMENT/MAINTENANCE EASEMENT
 - - DENOTES ZERO LOT LINE
 - L.M.E. - DENOTES LAKE MAINTENANCE EASEMENT



WYCLIFFE PLAT TWO PRESERVE AREA TRACT "W-4" (PB 66, PAGES 31-35)
 $\Delta = 30'57.25"$
 $R = 162.00'$
 $L = 87.53'$

*0520-017
 WYCLIFFE TRACT "L"
 74/129*

TAZ-736
 DIVISION OF WYCLIFFE TRACT L
 PAGE 129
 FLOOD MAP # 1000B
 ZONING AT5
 CR 86-104
 ZIP CODE 33467
 SUB NAME Wycliffe P.U.D.
 05/15/94