

WYCLIFFE TRACT "I"

0520-022

7-1-1996 2:32pm 96-265248

BEING A PART OF WYCLIFFE GOLF AND COUNTRY CLUB (FORMERLY KNOWN AS SUNDIAL COUNTRY CLUB) AND BEING A REPLAT OF TRACT "I", 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.

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 "I", being a part of Wycliffe Golf and Country Club (formerly known as Sundial Country Club) and being a replat of Tract "I", Wycliffe Plat Three, as recorded in Palm Beach County, Florida in Plat Book 69, Page 134 and lying in Section 25, Township 44 South, Range 41 East, Palm Beach County, being more particularly described as follows:

A parcel of land being all of Tract "I", "WYCLIFFE PLAT THREE", as recorded in Plat Book 69, Page 134 through 144, Public Records of Palm Beach County, Florida. Said lands situate in Palm Beach County, Florida. Containing 15.75 Acres, more or less.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1. Residential Access Street:
Tract "R", as shown hereon, is hereby reserved for the Imperial Isle 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. Water Management Tract:
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.

3. Drainage and Lake Maintenance 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 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.

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.

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

5. Recreation Areas:
Tract "F", as shown hereon, is hereby reserved for the Imperial Isle Property Owners' Association, Inc., its successors and assigns, for recreational purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

6. Open Space/Landscape Buffer Tracts:
Tracts "L-1" and "L-2", as shown hereon, are hereby reserved for the Imperial Isle 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.

Tract "L", as shown hereon, is hereby reserved for the Kenco Communities I, Inc. a Florida Corporation, its successors and assigns, for golf course and entry feature purposes and is the perpetual maintenance responsibility of said corporation, 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.

10. Driveway Tracts:
Tract D, as shown hereon, is hereby reserved for the Imperial Isle 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.

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 13th day of February, 1996.

Witness: Helen Venetucci, Kenneth M. Endelson, President
Witness: Seth Shulman

ACKNOWLEDGEMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Kenneth M. Endelson, who is personally known to me or has produced adequate identification, 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 13th day of February, 1996.
My commission expires: M. Elaine Browning, Notary Public

ACCEPTANCE OF RESERVATIONS:
STATE OF FLORIDA
COUNTY OF PALM BEACH

The Imperial Isle 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 12th day of February, 1996.

Witness: Nancy Walsh, Tommy L. Bruner, President
Witness: Stella J. Munn

ACKNOWLEDGEMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Tommy L. Bruner, who is personally known to me or has produced adequate identification, and who executed the foregoing instrument as President of Imperial Isle Property Owners' 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 12th day of February, 1996.
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 13th day of February, 1996.

Witness: Denise Makostas, Paulette R. Mortimer, Vice President
Witness: Derek Hughes

ACKNOWLEDGEMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Paulette R. Mortimer, who is personally known to me or has produced adequate identification, and who executed the foregoing instrument as President of Wycliffe Community Association, Inc., a corporation, and severally acknowledged to and before me that 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 13th day of February, 1996.
My commission expires: M. Elaine Browning, Notary Public

COUNTY ENGINEER:
This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Sec. 177.071(2), F.S., this 30th day of July, 1996.

By: George T. Webb, P.E., County Engineer

MORTGAGEE'S CONSENT:
STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

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 7826, at Pages 1257 and 1288 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 6th day of February, 1996.

Witness: James L. Cormier, Vice President

ACKNOWLEDGEMENT:
STATE OF CONNECTICUT
COUNTY OF FAIRFIELD

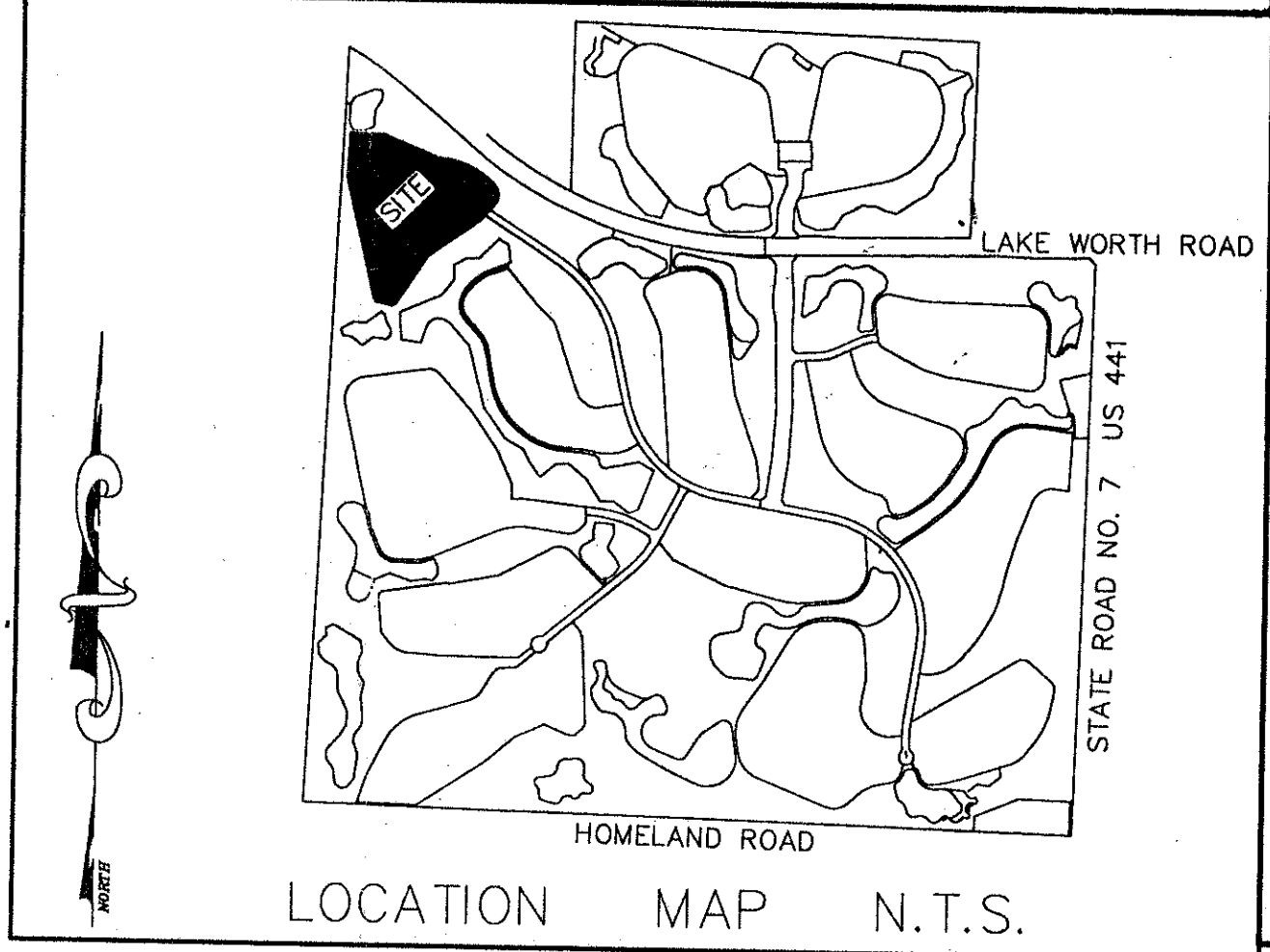
BEFORE ME personally appeared James L. Cormier, who is personally known to me or has produced adequate identification, and who executed the foregoing instrument as Vice President of People's Bank, a Connecticut Banking Corporation, and severally acknowledged to and before me that he executed such instrument 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 6th day of February, 1996.
My commission expires: 4/30/97, Jeanne J. Tadcliff, Notary Public

MORTGAGEE'S CONSENT:
STATE OF FLORIDA
COUNTY OF BROWARD

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 8944, at Page 6710 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 1st day of March, 1996.

Witness: Pete Van Wyk, Joseph P. Rado, Vice President



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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 2:32 P.M. THIS 31 DAY OF JULY A.D. 1996 AND DULY RECORDED IN PLAT BOOK 79 PAGES 124 AND 125

DOROTHY H. WILKEN
CLERK CIRCUIT COURT
By: Deputy Clerk

SHEET 1 OF 2



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
OCTOBER - 1995

0520-022

ACKNOWLEDGEMENT:
STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME personally appeared KATHA R. SCHLICHTER, who is personally known to me or has produced adequate identification, and who executed the foregoing instrument as Vice President of First Union National Bank, a Florida Banking 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 1st day of March, 1996.
My commission expires: Debra K. Hamilton, Notary Public

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 nor 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: 5/20/96
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 guarantee 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: 3/20/96
David P. Lindley, P.L.S., Reg. Land Surveyor #5005, State of Florida

SUBDIVISION: WYCLIFFE
BOOK: 77
PAGE: 124
FLOOD ZONE: B
ZONING: R1S
DEAD END: 3346-7
ZIP CODE: 33407
3346-104 WYCLIFFE GOLF AND COUNTRY CLUB
PUB NAME: WYCLIFFE GOLF AND COUNTRY CLUB

