

WYCLIFFE TRACT "I"

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 "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.

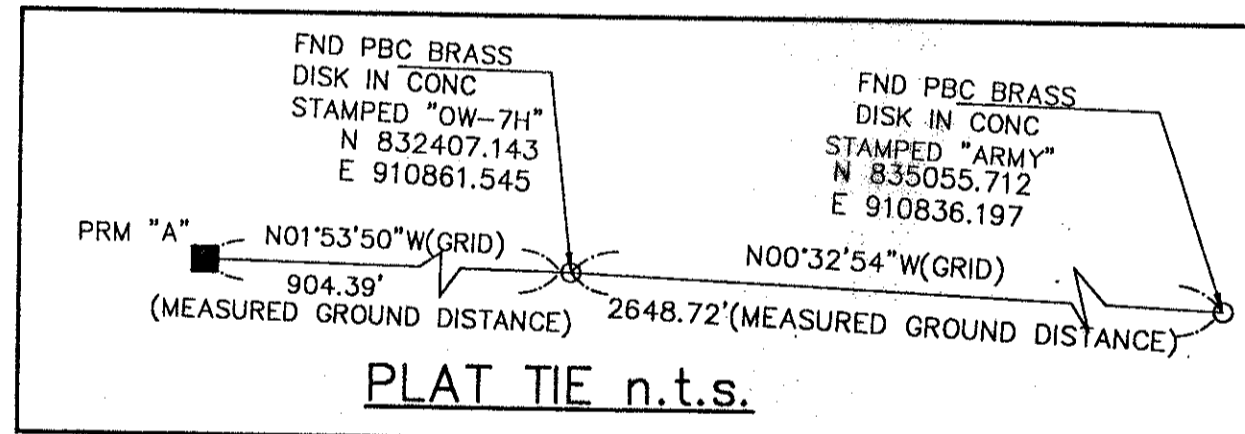
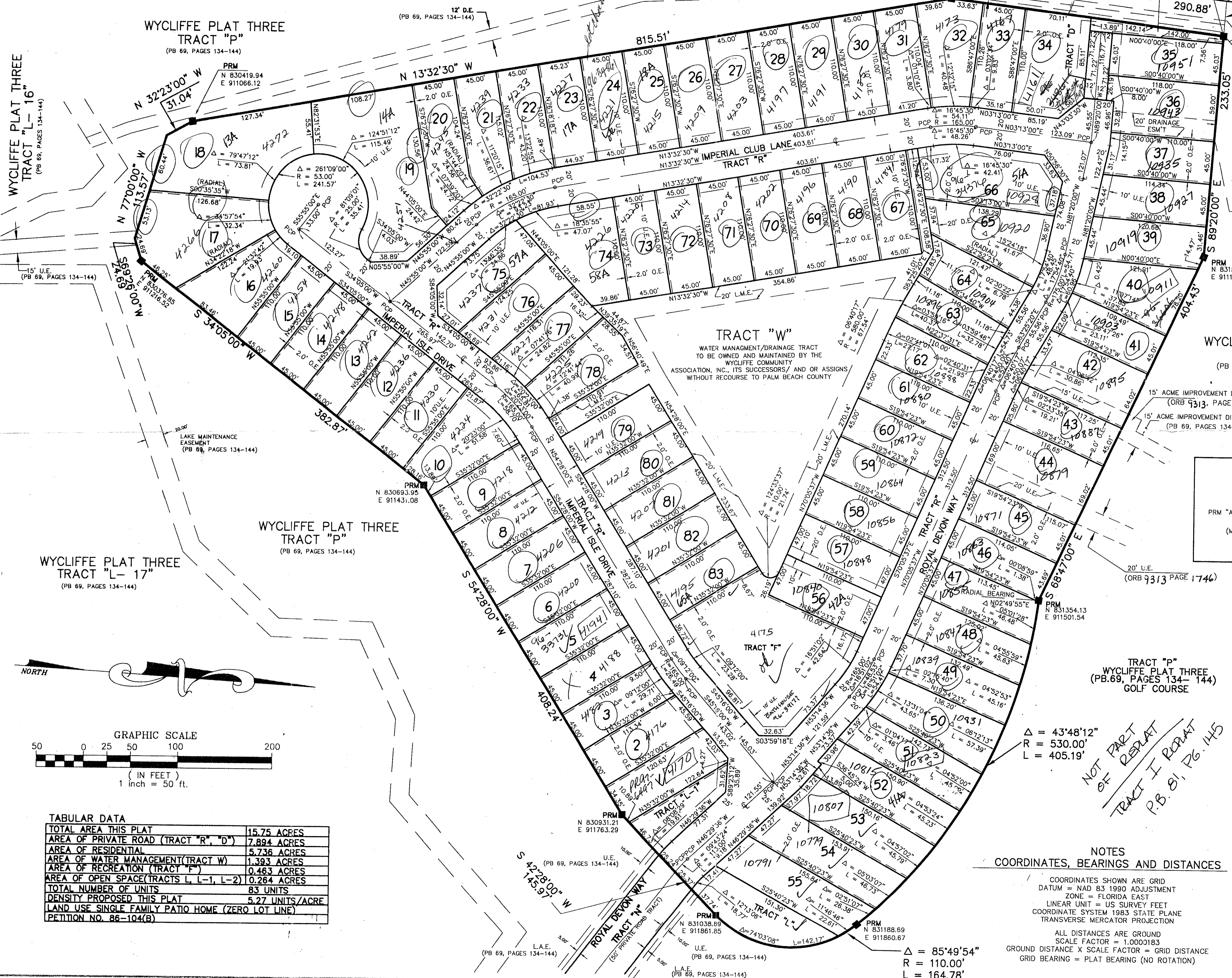
ACME IMPROVEMENT DISTRICT CANAL C-8
 WEST LINE PLAT
 (DEED BOOK 1037, PAGE 690)

125

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
 BY: _____
 DEPUTY CLERK

SHEET 2 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



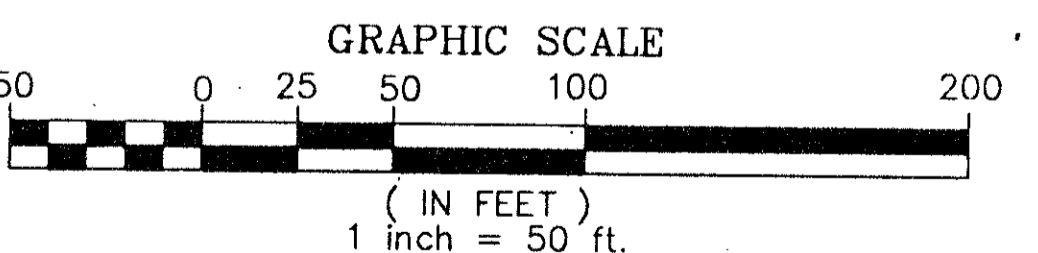
0520-022

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 THREE", as recorded in Plat Book 69, Page 134 of the Public Records of Palm Beach County, Florida, based on the West line of said plat bearing S 02° 39' 41" W.
- P.R.M. - 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.
- 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.
- L.M.E. - DENOTES LAKE MAINTENANCE EASEMENT
- PCP - DENOTES PERMANENT CONTROL POINT
- OE - DENOTES OVERHANG EASEMENT

NOTES
 COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 1990 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.000183
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 GRID BEARING = PLAT BEARING (NO ROTATION)



TABULAR DATA

TOTAL AREA THIS PLAT	15.75 ACRES
AREA OF PRIVATE ROAD (TRACT "R", "D")	7.894 ACRES
AREA OF RESIDENTIAL	5.736 ACRES
AREA OF WATER MANAGEMENT (TRACT W)	1.393 ACRES
AREA OF RECREATION (TRACT T)	0.463 ACRES
AREA OF OPEN SPACE (TRACTS L-1, L-2)	0.264 ACRES
TOTAL NUMBER OF UNITS	83 UNITS
DENSITY PROPOSED THIS PLAT	5.27 UNITS/ACRE
LAND USE SINGLE FAMILY PATIO HOME (ZERO LOT LINE)	
PETITION NO. 86-104(B)	

SUBDIVISION: WYCLIFFE
 BOOK 77 PAGE 125
 FLOOD MAP # 1018
 ZONING RTS
 MAP # 63
 ZIP CODE 33467
 BE 86-104
 PUB NAME WYCLIFFE GOLF AND COUNTRY CLUB

Revised 10-94

IMPACT FEE
 Per. 86-104B
 \$0000
 5/21/95

TRACT "P"
 WYCLIFFE PLAT THREE
 (PB.69, PAGES 134-144)
 GOLF COURSE

NOT PART
 OF REPLAT
 TRACT I BECAT
 P.B. 81, PG. 145

Δ = 43°48'12"
 R = 530.00'
 L = 405.19'

Δ = 85°49'54"
 R = 110.00'
 L = 164.78'