

# WYCLIFFE TRACT "M"

A PLANNED UNIT DEVELOPMENT  
BEING A PART OF WYCLIFFE GOLF AND COUNTRY CLUB (FORMERLY KNOWN AS SUNDIAL COUNTRY CLUB)  
AND BEING A REPLAT OF TRACTS "M" AND "Q", WYCLIFFE PLAT TWO, AS RECORDED IN  
PLAT BOOK 66, PAGES 31 THROUGH 35 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
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 "M", being a part of Wycliffe Golf and Country Club (formerly known as Sundial Country Club) and being a replat of Tract "M" AND "Q", Wycliffe Plat Two, as recorded in Plat Book 66 Pages 31 through 35 of the public records of Palm Beach County, Florida, 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 Tracts "M" and "Q", "WYCLIFFE PLAT TWO", as recorded in Plat Book 66, Pages 31 through 35, Public Records of Palm Beach County, Florida.

Said lands situate in Palm Beach County, Florida.

Containing 15.261 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 Manchester 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 and private roads 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 Wycliffe Community Association, Inc., its successors and assigns, for recreation purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

#### 6. Open Space/Landscape easements:

Tracts "L-2" and "L-4", as shown hereon, are hereby reserved for the Manchester Property Owners' Association, Inc., its successors and assigns, for open space purposes and/or entry features and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

Tracts "L", "L-1", "L-3" and landscape easements, as shown hereon, hereby are reserved for the Wycliffe Community Association, Inc. a Florida Corporation, its successors and assigns, for open purposes and are the perpetual maintenance responsibility of said corporation, its successors and assigns, without recourse to Palm Beach County.

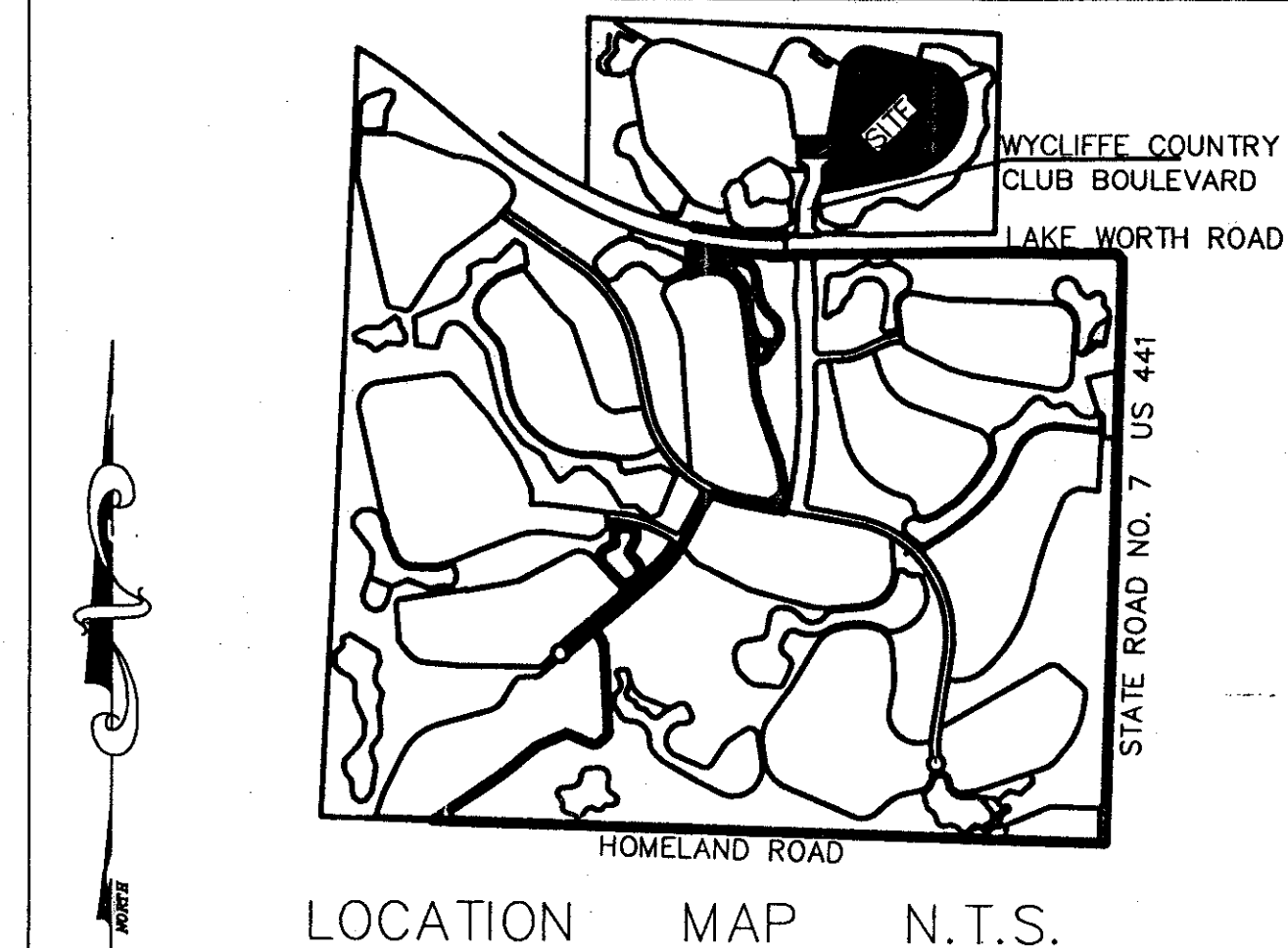
#### 7. Utility Easements:

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 Tracts "R" and "R-1" is hereby dedicated to the Acme Improvement District, its successors and assigns, for access, construction, operation, and maintenance of water and sewer facilities.

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 - (561)392-1991  
MARCH - 1997



**198**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 11:26 A.M.  
THIS 3 DAY OF February  
A.D. 1998 AND FULLY RECORDED  
IN PLAT BOOK 81 ON  
PAGES 178 AND 179  
DOROTHY H. WILKEN  
CLERK CIRCUIT COURT  
BY: Leigh L. Standley  
DEPUTY CLERK

SHEET 1 OF 2

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME personally appeared Richard Finkelstein, who is personally known to me or has produced NA as identification, 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 26<sup>th</sup> day of August, 1997.  
My commission expires: 01/18/99  
M. Elaine Browning  
Notary Public M. ELAINE BROWNING

### 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 3 day of Feb, 1998.  
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 1328 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 11 day of August, 1997.  
BY: James L. Cormier  
Vice President

STATE OF CONNECTICUT  
COUNTY OF FAIRFIELD )  
BEFORE ME personally appeared James L. Cormier, who is personally known to me or has produced NA as 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 11<sup>th</sup> day of August, 1997.  
My commission expires: 7/11/01  
Susan A. Pelletier  
Notary Public Susan A. Pelletier

### ACKNOWLEDGEMENT:

STATE OF CONNECTICUT  
COUNTY OF FAIRFIELD )  
BEFORE ME personally appeared James L. Cormier, who is personally known to me or has produced NA as 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 12<sup>th</sup> day of September, 1997.  
My commission expires: 06/19/99  
M. Elaine Browning  
Notary Public M. ELAINE BROWNING

### 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 8444 at Page 676 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 12 day of Sept, 1997.  
WITNESS my hand and official seal this 12<sup>th</sup> day of September, 1997.  
My commission expires: 06/19/99  
M. Elaine Browning  
Notary Public M. ELAINE BROWNING

First Union National Bank of Florida  
WITNESS: James D. Davis  
BY: James D. Davis  
Vice President  
WITNESS: Richard M. Satter  
PRINT Richard M. Satter  
Richard M. Satter  
Vice President

### ACME IMPROVEMENT DISTRICT ACCEPTANCE OF DEDICATION ACME IMPROVEMENT DISTRICT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE ACME IMPROVEMENT DISTRICT ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATION TO SAID ACME IMPROVEMENT DISTRICT AS STATED AND SHOWN HEREON, DATED THIS 8<sup>th</sup> DAY OF July OF 1997.

ACME IMPROVEMENT DISTRICT,  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA  
BY: Mary K. Foster  
PRINT NAME: Mary K. Foster  
ATTEST: Lyh Uiter  
PRINT NAME: Mary M. Vistor  
SECRETARY

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED Mary K. Foster AND Mary M. Vistor WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF ACME IMPROVEMENT DISTRICT, A FLORIDA POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID DISTRICT AND THAT IT WAS AFFIXED BY DUE AND REGULAR DISTRICT AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 8<sup>th</sup> DAY OF July, 1997.  
MY COMMISSION EXPIRES: 6/17/98  
BY: Anna E. Brooks  
PRINT NAME: Anna E. Brooks  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC306637

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF BROWARD )  
BEFORE ME personally appeared James D. Davis who is personally known to me or has produced FL Driver's License as 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 12<sup>th</sup> day of September, 1997.  
My commission expires: 06/19/99  
M. Elaine Browning  
Notary Public M. ELAINE BROWNING

### 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: 11/14/97  
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: 9-15-97 David P. Lindley, P.L.S.  
Reg. Land Surveyor #5005  
State of Florida

WYCLIFFE TRACT "M"  
PAGE 110  
FLOOD ZONE  
ZONING 100  
ZIP CODE 33406  
737

Seals and stamps for Kenco Communities I, Inc., Kenco Notary, People's Bank, People's Notary, First Union, County Engineer, Manchester POA, Wycliffe Community Association, Wycliffe Community Association Notary, and ACME Notary.

0520-024

9-15-97 DPO 8/1/98