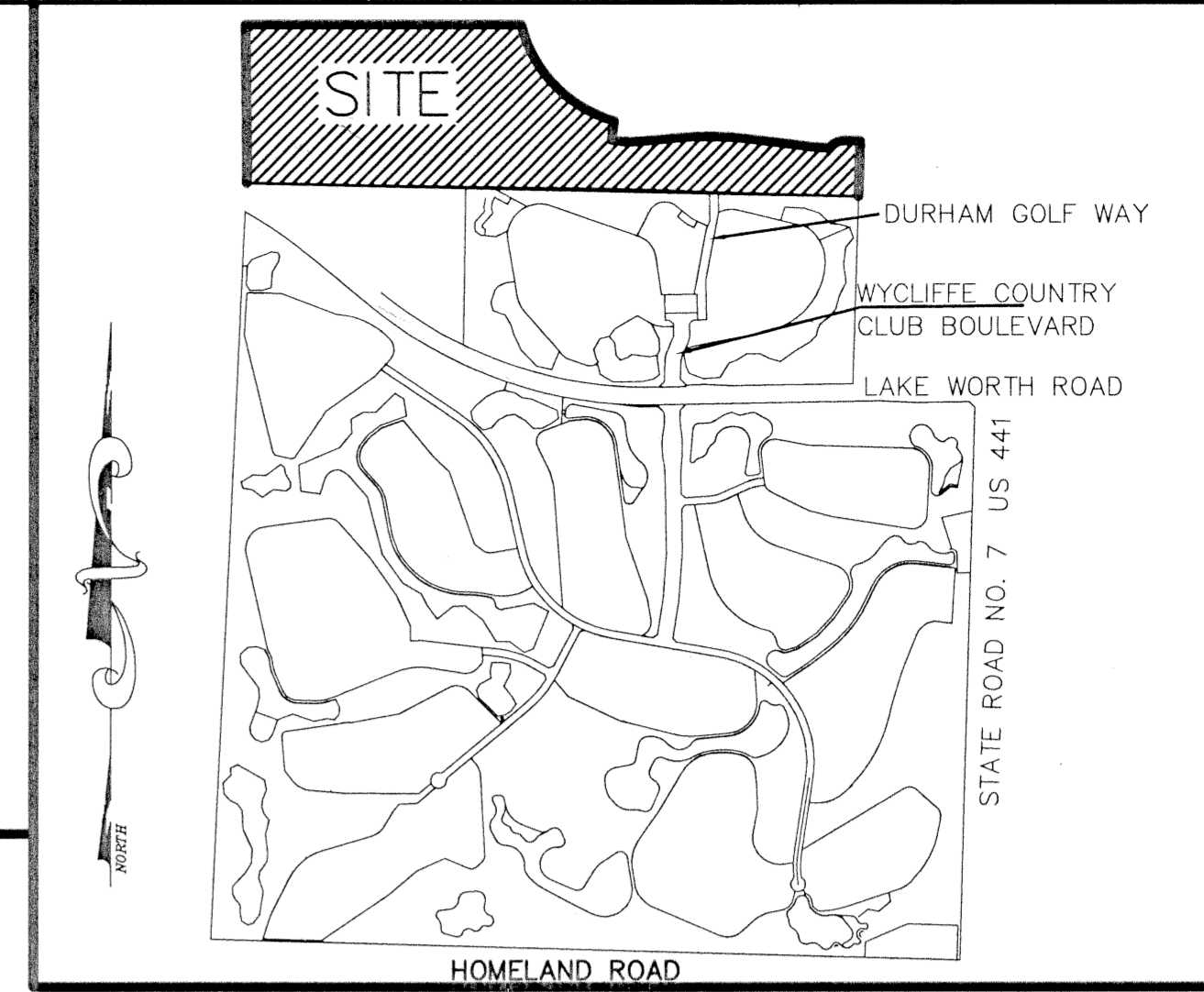
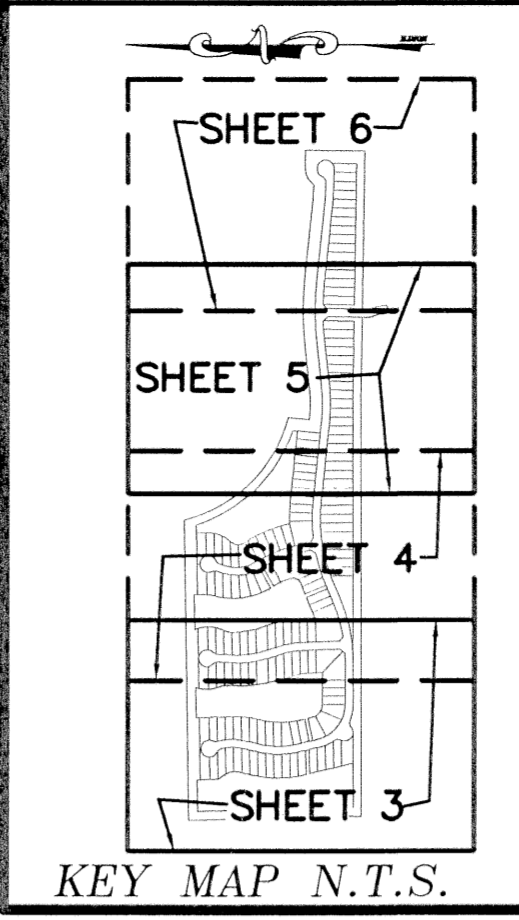


WYCLIFFE TRACT "N"

A PLANNED UNIT DEVELOPMENT
BEING A PART OF WYCLIFFE GOLF AND COUNTRY CLUB (FORMERLY KNOWN AS SUNDIAL COUNTRY CLUB)
AND BEING A REPLAT OF A PORTION OF TRACT "P", WYCLIFFE PLAT TWO, AS RECORDED IN
PLAT BOOK 66, PAGES 31 THROUGH 35 AND A REPLAT OF A PORTION OF TRACTS 29 THROUGH 31, BLOCK 26 AND THE 25.00 FOOT
WIDE RIGHT-OF-WAYS ADJACENT THERETO, "PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES
45 THROUGH 54 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTIONS 24
AND 25, TOWNSHIP 44 SOUTH, RANGE 41 EAST, ALL LYING IN SECTIONS 24 AND 25, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM
BEACH COUNTY, FLORIDA

0520-026



59

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:56 AM
THIS 27th DAY OF JANUARY
A.D. 1999 AND DULY RECORDED
IN PLAT BOOK 66 ON
PAGES 54 AND 57

DOROTHY H. WILKEN
CLERK CIRCUIT COURT

BY: *L. H. Stoll*
DEPUTY CLERK

SHEET 1 OF 6

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 "N", BEING A PART OF WYCLIFFE GOLF AND COUNTRY CLUB (FORMERLY KNOWN AS SUNDIAL COUNTRY CLUB) AND BEING A REPLAT OF A PORTION OF TRACT "P", "WYCLIFFE PLAT TWO", AS RECORDED IN PLAT BOOK 66, PAGES 31 THROUGH 35 AND A REPLAT OF A PORTION OF TRACTS 29 THROUGH 31, BLOCK 26 AND THE 25.00 FOOT WIDE RIGHT-OF-WAYS ADJACENT THERETO, "PALM BEACH FARMS COMPANY PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTIONS 24 AND 25, TOWNSHIP 44 SOUTH, RANGE 41 EAST, ALL LYING IN SECTIONS 24 AND 25, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACTS 29, 30 AND 31, BLOCK 26, AND THE 25.00 FOOT WIDE ROAD RIGHT-OF-WAY LYING WEST OF SAID TRACT 29 AND SOUTH OF SAID TRACTS 29, 30 AND 31, "THE PALM BEACH FARMS COMPANY PLAT NO. 3", ALL AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PORTION OF SECTIONS 24 AND 25, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF "WYCLIFFE PLAT TWO", AS RECORDED IN PLAT BOOK 66, PAGES 31 THROUGH 35 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N 88°02'58" W ALONG THE NORTH LINE OF SAID "WYCLIFFE PLAT TWO", A DISTANCE OF 982.63 FEET; THENCE S01°57'02"W, DISTANCE OF 10.53 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 15°35'34", AN ARC DISTANCE OF 40.82 FEET TO A POINT OF TANGENCY; THENCE S13°38'32"E, A DISTANCE OF 59.99 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 15°35'34", AN ARC DISTANCE OF 40.82 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF SAID "WYCLIFFE PLAT TWO"; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S33°19'33"E, HAVING A RADIUS OF 173.00 FEET, A CENTRAL ANGLE OF 24°46'57", AN ARC DISTANCE OF 74.83 FEET TO A POINT; THENCE N01°57'02"E, A DISTANCE OF 54.88 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 15°35'34", AN ARC DISTANCE OF 27.21 FEET TO A POINT OF TANGENCY; THENCE N13°38'32"W, A DISTANCE OF 59.99 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 15°35'34", AN ARC DISTANCE OF 54.43 FEET TO A POINT OF TANGENCY; THENCE N01°57'02"E, A DISTANCE OF 10.53 FEET TO A POINT OF INTERSECTION WITH SAID NORTH LINE OF "WYCLIFFE PLAT TWO"; THENCE N88°02'58"W ALONG SAID NORTH LINE, A DISTANCE OF 535.93 FEET; THENCE N 89°07'32" W, CONTINUING ALONG SAID NORTH LINE AND A LINE 75.00 FEET SOUTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 24, A DISTANCE OF 2590.39 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 25; THENCE N 02°40'22" E ALONG SAID WEST LINE, A DISTANCE OF 75.04 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 24; THENCE N 00°33'34" W ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 24, A DISTANCE OF 998.73 FEET; THENCE N 89°59'50" E, A DISTANCE OF 1874.92 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 76°34'40" E, HAVING A RADIUS OF 905.00 FEET, A CENTRAL ANGLE OF 60°27'45", AN ARC DISTANCE OF 955.02 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE S 06°49'34" W, A DISTANCE OF 131.05 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE; THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N 08°04'19" E, HAVING A RADIUS OF 900.00 FEET, A CENTRAL ANGLE OF 13°09'27", AN ARC DISTANCE OF 206.68 FEET TO A POINT OF TANGENCY; THENCE N 84°54'52" E, A DISTANCE OF 261.82 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2100.00 FEET, A CENTRAL ANGLE OF 12°11'32", AN ARC DISTANCE OF 446.87 FEET TO A POINT OF TANGENCY; THENCE S 82°53'36" E, A DISTANCE OF 448.25 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1400.00 FEET, A CENTRAL ANGLE OF 04°52'55", AN ARC DISTANCE OF 119.29 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 53°48'43" E, HAVING A RADIUS OF 128.00 FEET, A CENTRAL ANGLE OF 55°31'16", AN ARC DISTANCE OF 124.04 FEET TO A POINT OF TANGENCY; THENCE S 88°17'27" E, A DISTANCE OF 103.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY PROJECTION OF THE EAST LINE OF SAID "WYCLIFFE PLAT TWO"; THENCE S 01°42'33" W ALONG SAID NORTHERLY PROJECTION, A DISTANCE OF 371.44 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, CONTAINING 69.564 ACRES OF LAND, MORE OR LESS.

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

- Water Management Tract:**
Tracts "W-1", "W-2" and "W-3" as shown hereon, are hereby reserved for the Wycliffe Community Association, Inc., its successors and assigns, for stormwater management and drainage purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County. Subject to existing Littoral Zone Restrictive Covenant Agreement, as recorded in ORB 10328, Page 233 through 250, Public Records of Palm Beach County, Florida.

- 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.

- Private Street:**
Tract "R", as shown hereon, is hereby reserved for the Manchester Lakes Property Owners' Association, Inc., its successors and assigns, 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.
The Village of Wellington shall have the right, but not the obligation, to maintain a portion of the drainage system between Tract "W" and the Acme Improvement District right-of-way recorded in Deed Book 1037, Page 690 including the right to utilize for proper purposes any and all drainage, lake maintenance access easements and private roads associated with said drainage system.

- Private Street:**
Tract "R-1", as shown hereon, is hereby reserved for the Wycliffe Community Association, Inc., its successors and assigns, 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.

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

- Recreation Areas:**
Tracts "F" and "F-1", as shown hereon, are hereby reserved for the Manchester Lakes Property Owners' Association, Inc., its successors and assigns, for recreation purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

- Open Space:**
Tract "L" as shown hereon, is hereby reserved for the Wycliffe Community 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.

- Open Space:**
Tracts "L-1" and "L-2" as shown hereon, are hereby reserved for the Manchester Lakes Property Owners' Association, Inc., its successors and assigns, for open space purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

- 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.

- 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 access, construction, operation, and maintenance of water and sewer facilities.

- Water and Sewer Easements:**
The water and sewer easements, as shown hereon, are dedicated to the Acme Improvement District, its successors and assigns, for access, construction, operation, and maintenance of water and sewer facilities and are the perpetual maintenance obligation of said district, its successors and assigns.

- Lift Station Easement**
The lift station easement as shown hereon is hereby dedicated in perpetuity to Acme Improvement District, its successors and assigns, for lift station access, construction, operation, maintenance and related purposes.

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
SEPTEMBER - 1997

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 21 day of may, 1998.

WITNESS: *Thomas I. Fukuda*
PRINT: **THOMAS I. FUKUDA**
WITNESS: *Karin Telaroli*
PRINT: **KARIN TELAROLI**

Kenco Communities I, Inc.,
a Florida Corporation
BY: *Kenneth M. Endelson*
PRINT: **Kenneth M. Endelson**
President

ACKNOWLEDGEMENT:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME personally appeared Kenneth M. Endelson, who is personally known to me or has produced na as identification, and who executed the foregoing instrument as President of Kenco Communities I, Inc., a Florida 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 21st day of may, 1998.



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 26 day of JANUARY, 1998, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEY & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

George T. Webb, P.E.
County Engineer BY: *Seory T. Webb*

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 10408, at Page 477 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 2nd day of JUNE, 1998.

WITNESS: *Carol Field*
PRINT: **CAROL FIELD**
WITNESS: *Robert Good*
PRINT: **ROBERT GOOD**

BY: *Albert Fils*
PRINT: **ALBERT FILS**
Senior Vice President

ACKNOWLEDGEMENT:
STATE OF FLORIDA)
COUNTY OF BROWARD)

BEFORE ME personally appeared ALBERT FILS, 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 2nd day of June, 1998.

COMMISSION No. CC 617378
My Commission Expires: SEP 29 2001

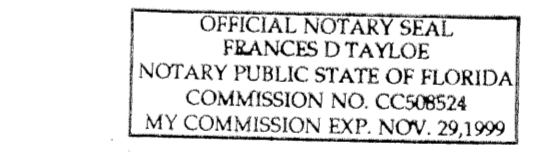
Helen M. Salter
Notary Public **HELEN M. SALTER**

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 14th DAY OF July, 1998.

ACME IMPROVEMENT DISTRICT,
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
BY: *Carmine A. Priore*
PRINT NAME: **Carmine A. Priore, DDS**
PRESIDENT
ATTEST: *Mary A. Viator*
PRINT NAME: **Mary A. Viator**
SECRETARY

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED CARMINE A. PRIORE D.D.S. AND MARY M. VIATOR, 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 14 DAY OF JULY, 1998.
MY COMMISSION EXPIRES: Nov. 29, 1999



BY: *Frances D. Tayloe*
PRINT NAME: **FRANCES D. TAYLOE**
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC 508524

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: 12/2/98
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), AND MONUMENTS ACCORDING TO SEC. 177.091(5), F.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.

WITNESS my hand and official seal this 11/16/98 day of NOVEMBER, 1998.
COMMISSION No. CC 617378
My Commission Expires: SEP 29 2001

David P. Lindley
Notary Public **DAVID P. LINDLEY**
Reg. Land Surveyor #5005
State of Florida

SUBDIVISION WYCLIFFE TRACT N
PAGE 59
BOOK 64
PLAT MAP # 008
SECTION 6
ZONING PUD
S.S. 26-104
ZIP CODE 33467
PLAT NAME Wycliffe

