

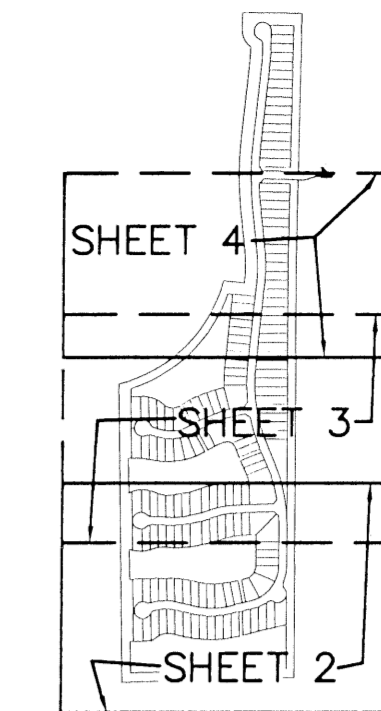
WYCLIFFE TRACT "N" REPLAT

0520-027

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 WYCLIFFE TRACT "N", AS RECORDED IN PLAT BOOK 84, PAGES 59 THROUGH 64 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 24 AND 25, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

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 - 1999

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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 2000 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____

DOROTHY H. WILKEN
CLERK CIRCUIT COURT

BY: _____
DEPUTY CLERK

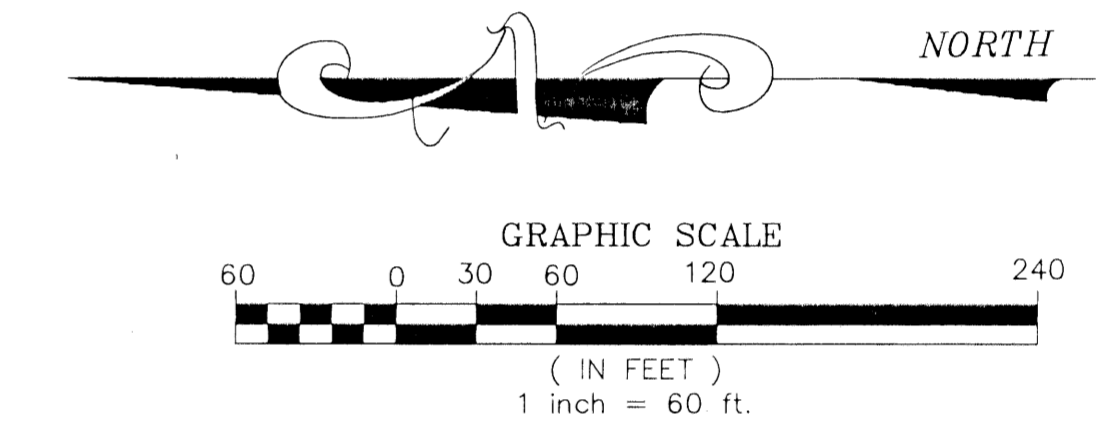
KEY MAP N.T.S.

SHEET 2 OF 4

TABULAR DATA	
TOTAL AREA THIS PLAT	20.83 ACRES
AREA OF RESIDENTIAL	18.38 ACRES
AREA OF RECREATION (TRACT "Z")	0.90 ACRES
AREA OF TRACTS L-1 - L-23	1.55 ACRES
TOTAL NUMBER OF UNITS	105 UNITS
DENSITY PROPOSED THIS PLAT	5.71 UNITS/ACRE
USE SINGLE FAMILY PATIO HOME (ZERO LOT LINE)	
PETITION NO. - PDD 86-104C	

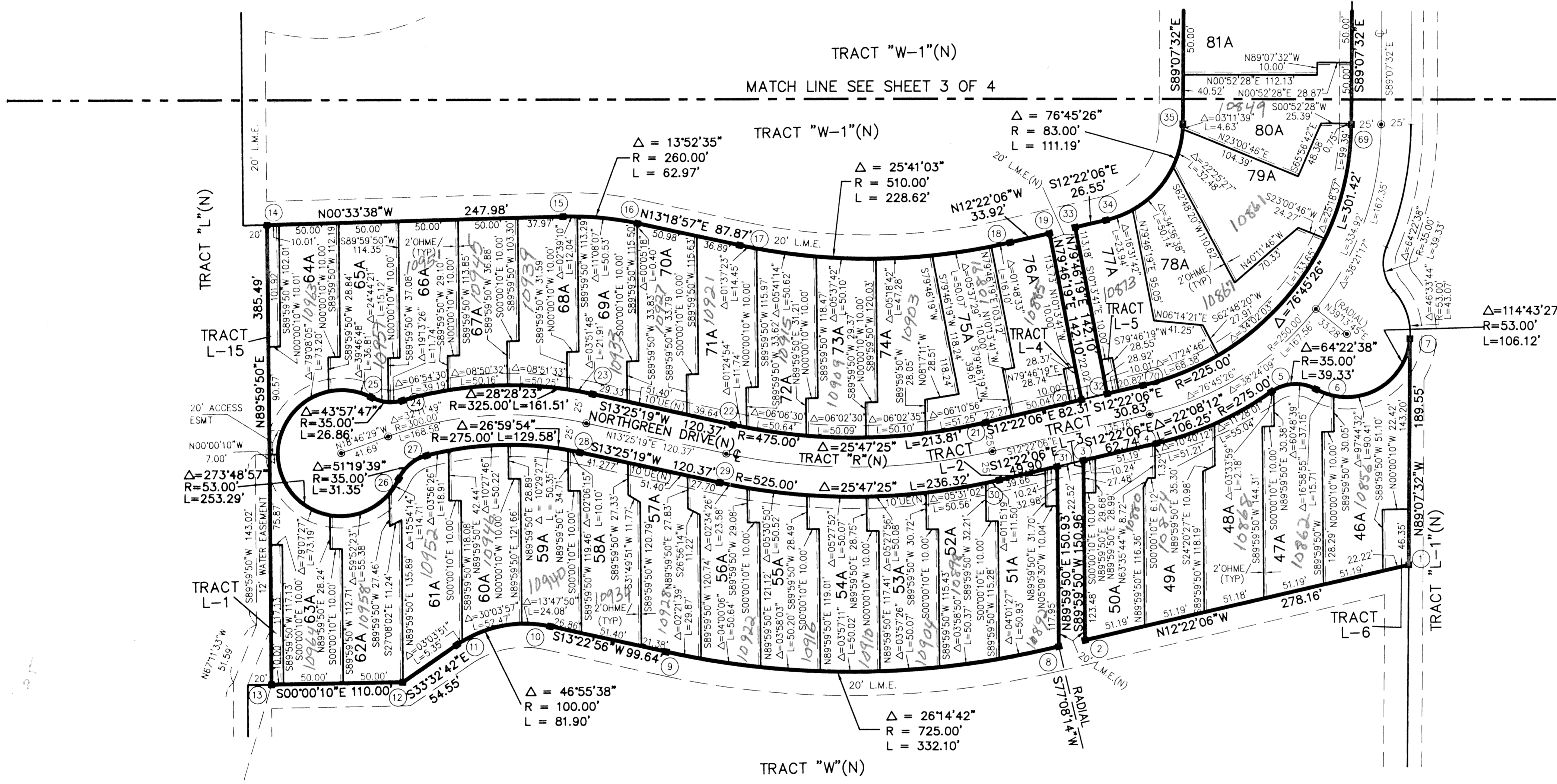
NOTES COORDINATES, BEARINGS AND DISTANCES

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 = 1.000165
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS = GRID



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 CONFORM TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT BASED UPON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST, BEARING N 00° 33' 34" W.
- P.R.M. - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED NO. 3591.
- U.E. - INDICATES UTILITY EASEMENT.
- D.E. - INDICATES DRAINAGE EASEMENT.
- (R) - INDICATES RADIAL LINE.
- LINE INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- "NOTICE" 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
- ⊙ - DENOTES PERMANENT CONTROL POINT PER WYCLIFFE TRACT "N" (PLAT BOOK 84, PAGES 59-64)
- OHME - DENOTES OVERHANG/ MAINTENANCE EASEMENT
- N.T.S. - DENOTES NOT TO SCALE
- FND - DENOTES FOUND
- TYP - DENOTES TYPICAL
- NO - DENOTES NUMBER
- MEAS - DENOTES MEASURED
- ⊕ - DENOTES CENTERLINE
- CONC - DENOTES CONCRETE
- ORB - DENOTES OFFICIAL RECORDS BOOK
- (N) - DENOTES WYCLIFFE TRACT "N", AS RECORDED IN PLAT BOOK 84, PAGES 59-64 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.



SUBDIVISION WYCLIFFE TRACT "N"
BOOK 87
PAGE 155
FLOOD MAP # 100A
ZONING RS
QUAD # 63
SE
737
FUD NAME

P.R.M. # 5005
NORTHWEST CORNER
TRACT "L" WYCLIFFE TRACT "N"
(PLAT BOOK 84, PAGES 59-64)