JULY, A.D., NINETEEN HUNDRED NINETY TWO

0520-009

SHEET EIGHT OF ELEVEN

- Wycliffe Plat Three -

141

LYING IN SECTION 25, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

(SEE SHEET 7 of 11)
MATCH LINE
C/L
(SEE SHEET 6 of 11)
MATCH LINE

LAKE WORTH ROAD EXTENSION (120' R/W)
(ORB 5642, Pg. 1604)
NORTHERLY R/W LINE, LAKE WORTH ROAD EXTENSION
R=2924.79'
Δ=28°37'08"
A=1460.91'
A=1067.50'
A=393.41'
25' LANDSCAPE BUFFER EASEMENT
5' LIMITED ACCESS EASEMENT
60'
WYCLIFFE PLAT TWO
(P.B. 66, PP. 31-35)
RADIAL N11°11'26"E
SET 2424 P.R.M.
N18°53'51"E 59.28' RADIAL
TRACT "P"
20' LAKE MAINTENANCE EASEMENT
69.78' N62°08'00"E
57.48' N79°40'00"E
76.39' S77°53'00"E
62.43' S63°00'00"E
62.42' S83°07'00"E
S65°52'00"E 192.91'
20' LAKE MAINTENANCE EASEMENT
52.98' N50°05'00"E
TRACT "L-14"
(2.16 Acres)
20' MAINTENANCE EASEMENT (O.R.B. 5949 Pg. 1760-1761)
TO BE MAINTAINED BY WYCLIFFE COMMUNITY ASSOCIATION INC., WITHOUT RECOURSE TO PALM BEACH COUNTY.
S.82°26'32"E. 431.84'
℄ 26' DRAINAGE EASEMENT (O.R.B. 5949, Pg. 1760-1761)
S08°28'13"E 50.07'
184.12' N02°44'10"E
WESTERLY BOUNDARY WYCLIFFE PLAT ONE
S69°25'27"W 60.49'
S84°37'04"W 86.40'
R=197.00'
Δ=87°58'51"
A=302.50'
FOUND 4567 PRM (0.19'N. & 0.12'W.)
SET 2424 P.R.M.
N69°25'27"E 188.32'
58.40' N37°14'00"E
NOT RADIAL N14°10'00"W 55.47'
RADIAL S60°40'26"W
A=104.03'
A=5°55'00"
A=398.93'
A=37.64'
N49°06'32"E 300.89'
NOT RADIAL S72°25'00"W 58.63'
S60°14'00"W 62.75'
S84°03'00"W 59.48'
N56°36'00"W 75.46'
N45°17'00"W 78.83'
S90°00'00"W 57.75'
S63°21'00"W 70.43'
S54°32'00"W 63.81'
79.91'
20' LAKE MAINTENANCE EASEMENT
S41°46'00"W 71.08'
S65°23'12"E 495.63'
A=126.86'
S43°37'44"W 11.90'
S69°34'49"W 190.00'
C/L 12' DRAINAGE EASEMENT
S34°03'21"W 20.53' NOT RADIAL
C/L 25' DRAINAGE EASEMENT
ROYAL
R=815.00'
R=840.00'
A=133.43'45"
A=143.43'45"
A=680.18'
A=641.10'
A=622.02'
A=433.43'45"
A=455.12'
5' LIMITED ACCESS EASEMENT
5' LIMITED ACCESS EASEMENT
TRACT "P"
TRACT "P"
N46°06'49"W. 147.12'
C/L 12' DRAINAGE EASEMENT
N19°01'23"W. 575.06'
46.32' N19°01'23"W.
10' UTILITY EASEMENT
10' UTILITY EASEMENT
DEVON
TRACT "N"
WAY
25
25
A=139.91'
Δ=95°35'21"
R=78.00'
N26°00'00"W 159.88'
R=129.00'
Δ=72°45'00"
A=163.85'
TRACT "K"
SUBJECT TO REPLATTING PRIOR TO DEVELOPMENT
(16.01 Acres)
WYCLIFFE PLAT ONE
(P.B. 62, Pp. 8 - 13)
FOUND 4567 PRM (0.14'N. & 0.07'W.)
N07°24'05"W 638.88'
WESTERLY BOUNDARY - WYCLIFFE PLAT ONE
MATCH LINE
(SEE SHEET 9 of 11)
MATCH LINE
(SEE SHEET 9 of 11)
(SEE SHEET 6 of 11)
MATCH LINE

60' 30' 0 60' 120'
GRAPHIC SCALE

KEY MAP
(N.T.S.)
SHEET 7
SHEET 6
SHEET 8
SHEET 5
SHEET 9
SHEET 4
SHEET 10
SHEET 3
SHEET 11
TRACT "I"
TRACT "H"
TRACT "J"
TRACT "K"
TRACT "G"
TRACT "F"

LEGEND:

A.I.D.E.	INDICATES ACME IMPROVEMENT DISTRICT EASEMENT
C/L	INDICATES CENTERLINE
O.R.B.	INDICATES OFFICIAL RECORDS BOOK
P.C.P. ⊙	INDICATES A PERMANENT CONTROL POINT
Pg.	INDICATES PAGE
Pp.	INDICATES PAGE THROUGH PAGE
P.R.M. ⊡	INDICATES PERMANENT REFERENCE MONUMENT
R/W	INDICATES RIGHT OF WAY
SEC.	INDICATES SECTION
MON.	INDICATES MONUMENT
P.B.	INDICATES PLAT BOOK

6/9/141

THIS INSTRUMENT WAS PREPARED BY WILLIAM R. VAN CAMPEN, R.L.S., IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA

BENCH MARK
LAND SURVEYING & MAPPING, INC.
RIVIERA BEACH, FLORIDA (407) 848-2102
WEST PALM BEACH, FLORIDA (407) 793-3234

Record Plat
Wycliffe Plat Three

DRAWN: DJM/DMS	CHECKED: K.S.	DATE:	SHEET
SCALE: 1" = 60'	CAD FILE: 82-A8	R.L.S. # P-0800	8 of 11

0520-009

TAZ=736

BOOK 69 PAGE 141
FLOOD MAP # 1003
FLOOD ZONE B
ZONING RTS
QUAD 28
ZIP CODE 33467
SE 86-104
PHP 25/44/41 same