

WYCLIFFE TRACT "K"

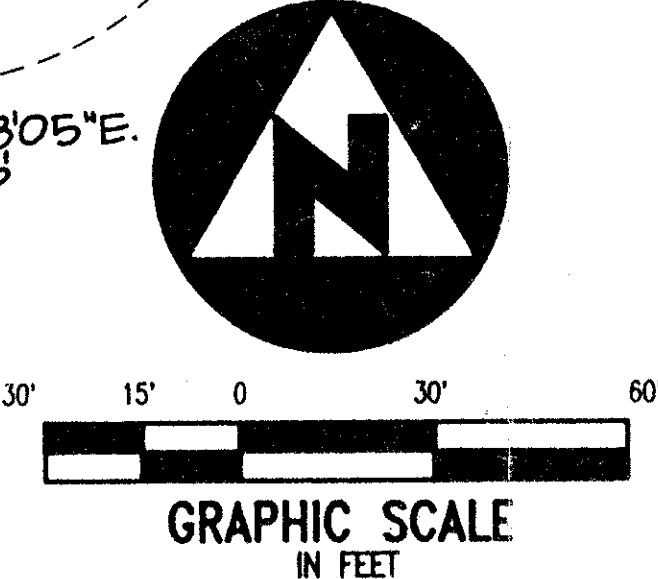
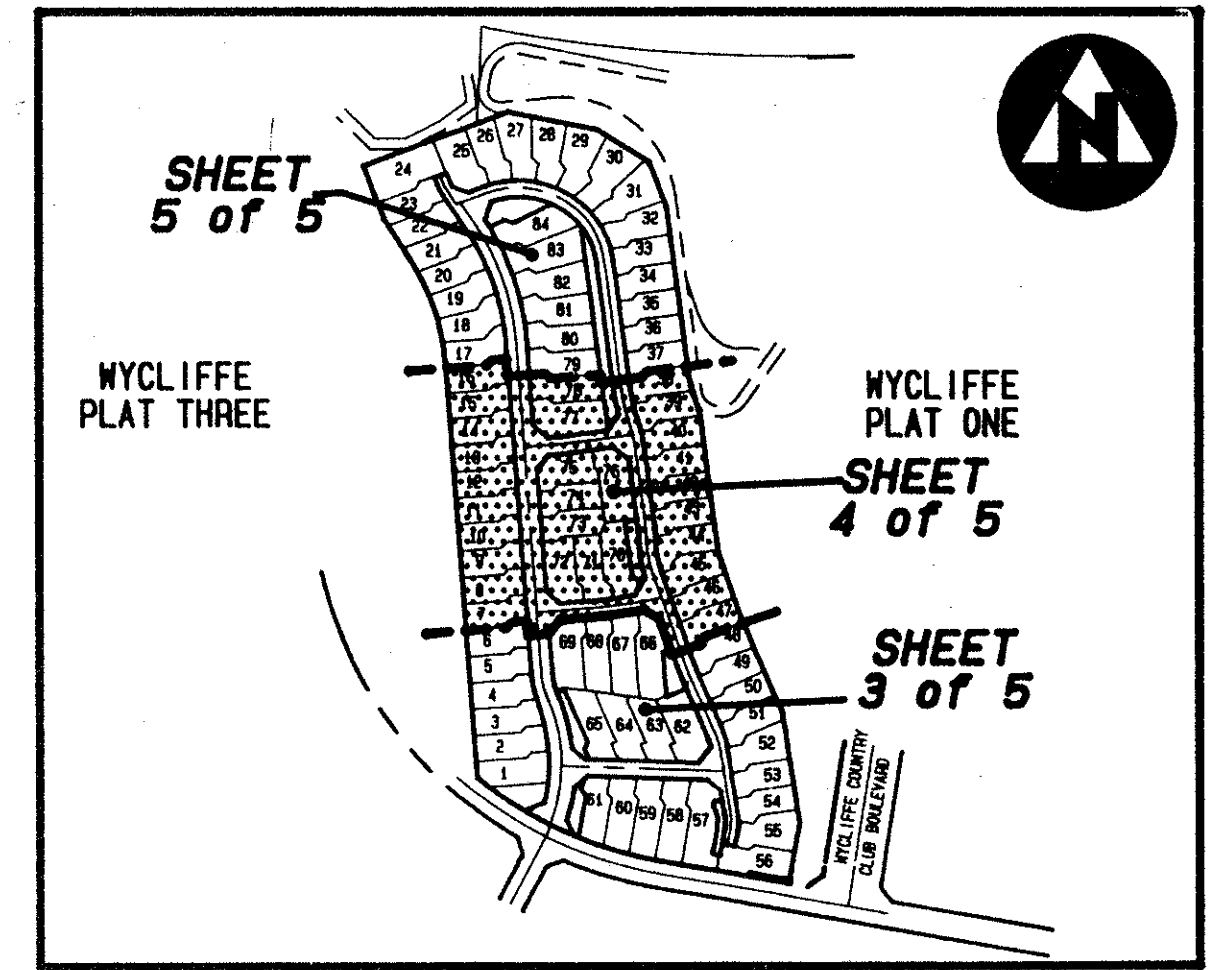
0520-015

84

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 "Q", WYCLIFFE PLAT ONE, AS RECORDED IN PLAT BOOK 62, PAGE 8,
 AND A REPLAT OF A PORTION OF TRACT "K" AND TRACT "P", 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.

JANUARY, 1993

SHEET 4 OF 5



- GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
 - THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS, MUST BE IN CONFORMANCE WITH ORDINANCES 86-10 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
 - THERE SHALL BE NO TREES OR SHRUBS PLACED UPON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER OR SEWER USE OR UPON DRAINAGE, LAKE MAINTENANCE OR LAKE MAINTENANCE ACCESS EASEMENTS.
 - LANDSCAPING OR UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER THE CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
 - WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
 - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS, NOT SHOWN ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 - THERE SHALL BE NO LANDSCAPING OR STRUCTURES IN EXCESS OF 30 INCHES IN HEIGHT PLACED UPON THE LINE OF SIGHT EASEMENTS, AS SHOWN HEREON.

- SURVEYOR'S NOTES AND LEGEND:
- BEARINGS SHOWN OR STATED HEREON, ARE BASED ON, OR ARE RELATIVE TO THE BEARING OF NORTH 80°02'03" WEST ALONG THE TANGENT RIGHT-OF-WAY LINE OF ROYAL DEVON WAY/TRACT "K" COMMON WITH THE BOUNDARY LINE OF TRACT "K", WYCLIFFE PLAT THREE, AS RECORDED IN PLAT BOOK 62, PAGE 134.
 - IN THOSE INSTANCES WHERE UTILITY OR DRAINAGE STRUCTURES ARE CONSTRUCTED IN CONFLICT WITH THE PLATTED PERMANENT CONTROL POINTS (P.C.P.), POSITION STRADDLERS MONUMENTED AS PERMANENT CONTROL POINTS WILL BE SET TO REFERENCE THE PLATTED P.C.P. POSITION.
 - POINTS WHICH INTERSECT CURVES ARE RADIAL, UNLESS OTHERWISE NOTED
 - SQ. FT. DENOTES SQUARE FEET
 - C/L DENOTES A CENTERLINE
 - A.I.D. DENOTES ACME IMPROVEMENT DISTRICT
 - O.M. & D. DENOTES OVERHANG MAINTENANCE AND DRAINAGE
 - PERMANENT REFERENCE MONUMENT 4" x 4" x 24" CONCRETE MONUMENT NO. 2424
 - PCP PERMANENT CONTROL POINT CARRIAGE BOLT AND WASHER NO. 2424
 - ▶ DENOTES ZERO LOT LINE

SUBDIVISION * Wycliffe Tract "K"
 BOOK 70 PAGE 84
 FLOOD ZONE B FLOOD MAP # 1008
 QUAD # 63 ZONING RTS
 SE 86-104 ZIP CODE 33467
 PUD NAME same
 25/44/41

MATCH LINE
 (SEE SHEET 3 of 5)
 PET. 86-104A
 ALLOC #0001
 0520-015

BENCH MARK
 LAND SURVEYING & MAPPING, INC.
 4152 WEST BLUE HERON BOULEVARD, SUITE 121
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RECORD PLAT
WYCLIFFE TRACT "K"

DATE: 05/01/92 SHEET: 4 of 5
 SCALE: 1" = 30' CAD FILE: WYCF-42 W.O. # 1132