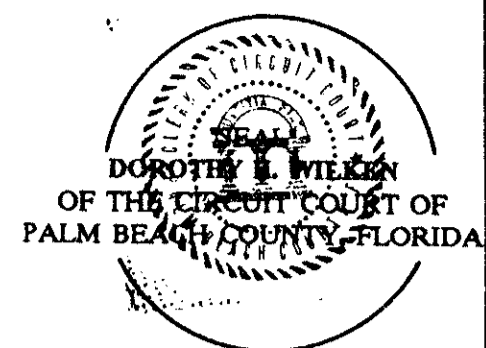


SEAL  
BOARD OF COUNTY COMMISSIONERS  
OF PALM BEACH COUNTY, FLORIDA

# WYCLIFFE TRACT "F"

0520-014



# 91

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 ONE, AS RECORDED IN PLAT BOOK 62, PAGE 8,  
AND A REPLAT OF A PORTION OF TRACT "F" 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

PETITION NO. 86-104A

SHEET 1 OF 6

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS  
THIS PLAT WAS FILED FOR RECORD AT  
11:55 AM THIS 17 DAY OF JANUARY  
A.D., 1993, AND DULY RECORDED  
IN PLAT BOOK 70  
ON PAGES 91 THROUGH 96  
DOROTHY H. WILKEN  
CLERK OF THE CIRCUIT COURT.  
By: *Jam. J. Watson, Jr.*  
DEPUTY CLERK

### DEDICATION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

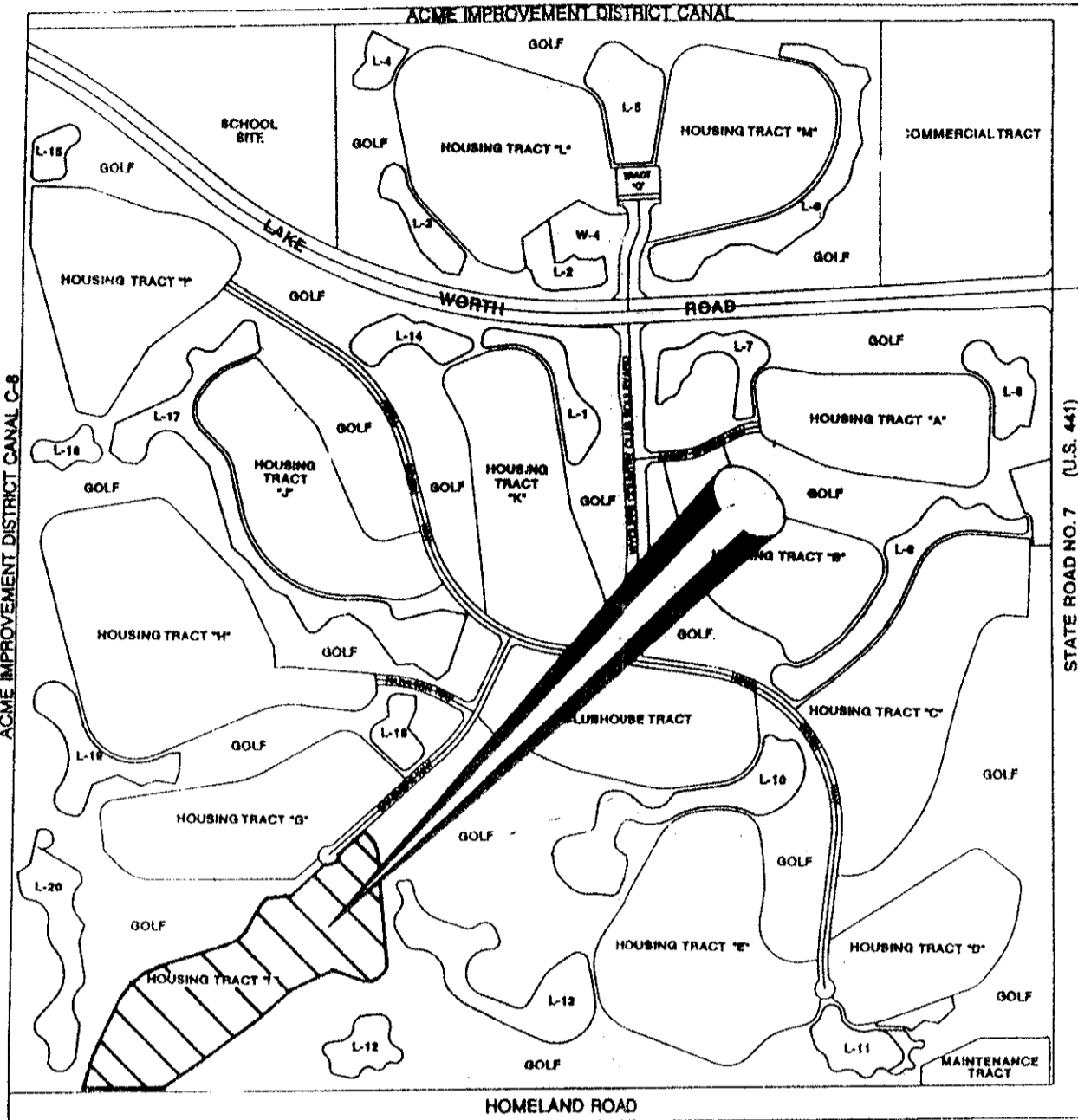
KNOW ALL MEN BY THESE PRESENTS, THAT SUNDIAL JOINT VENTURE A FLORIDA GENERAL PARTNERSHIP, AND KENCO COMMUNITIES AT WYCLIFFE, INC., A FLORIDA CORPORATION OWNERS OF THE LAND SHOWN HEREON AS "WYCLIFFE TRACT "F"; SAID LAND LYING IN SECTION 25, TOWNSHIP 44 SOUTH, RANGE 41 EAST, AND BEING A REPLAT OF A PORTION OF TRACT "P", WYCLIFFE PLAT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGE 8, AND BEING A REPLAT OF A PORTION OF TRACT "F" AND TRACT "P", WYCLIFFE PLAT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 69, PAGE 134, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE MOST NORTHERLY CORNER OF SAID TRACT "F"; THENCE, NORTH 49°59'33" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF GRASMERE WAY AS SHOWN ON SAID WYCLIFFE PLAT THREE AND ALONG THE BOUNDARY OF TRACT "P", OF SAID WYCLIFFE PLAT ONE, A DISTANCE OF 17.14 FEET; THENCE, SOUTH 40°07'27" EAST, DEPARTING SAID RIGHT OF WAY LINE AND SAID BOUNDARY LINE, A DISTANCE OF 77.81 FEET; THENCE, SOUTH 02°55'31" EAST, A DISTANCE OF 52.76 FEET TO THE INTERSECTION THEREOF WITH THE EASTERLY BOUNDARY LINE OF TRACT "P" OF SAID WYCLIFFE PLAT THREE; THENCE, CONTINUE SOUTH 02°55'31" EAST, ALONG SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 562.93 FEET; THENCE, CONTINUE SOUTH 02°55'31" EAST, DEPARTING SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 81.99 FEET; THENCE, SOUTH 76°53'02" WEST, A DISTANCE OF 759.3 FEET; THENCE, NORTH 07°35'08" WEST, A DISTANCE OF 38.77 FEET TO THE INTERSECTION THEREOF WITH THE SAID EASTERLY BOUNDARY LINE OF TRACT "P"; THENCE, CONTINUE NORTH 07°35'08" WEST, ALONG SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 122.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 120.00 FEET; THENCE, WESTERLY ALONG SAID CURVE AND DEPARTING SAID BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 46°13'59", A DISTANCE OF 96.83 FEET TO POINT OF TANGENCY; SAID POINT BEING A POINT ON THE SAID EASTERLY BOUNDARY LINE OF SAID TRACT "F"; THENCE, SOUTH 66°10'53" WEST, ALONG SAID BOUNDARY LINE, A DISTANCE OF 155.29 FEET; THENCE, SOUTH 49°27'47" WEST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 206.19 FEET; THENCE, SOUTH 52°48'11" WEST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 60.61 FEET; THENCE, SOUTH 56°01'50" WEST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 537.77 FEET; THENCE, NORTH 88°26'15" WEST, ALONG THE SOUTH BOUNDARY LINE OF SAID TRACT "F", A DISTANCE OF 396.36 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT "F"; THENCE, CONTINUE NORTH 88°26'15" WEST, DEPARTING THE BOUNDARY LINE OF SAID TRACT "F", A DISTANCE OF 27.12 FEET; THENCE, NORTH 18°06'00" EAST, A DISTANCE OF 109.04 FEET; THENCE, NORTH 26°54'00" EAST, A DISTANCE OF 349.80 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 390.00 FEET; THENCE, NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°50'00", A DISTANCE OF 318.78 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 73°44'00" EAST, A DISTANCE OF 342.33 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 184.00 FEET; THENCE, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°13'43", A DISTANCE OF 55.33 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 56°30'17" EAST, A DISTANCE OF 190.40 FEET; THENCE, NORTH 63°31'19" EAST, A DISTANCE OF 166.17 FEET; THENCE, NORTH 34°06'14" EAST, A DISTANCE OF 139.28 FEET TO A POINT ON THE SOUTHERLY CUR-DE-SAC RIGHT OF WAY LINE OF SAID GRASMERE WAY; SAID POINT BEING A POINT ON A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 53.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 27°29'07" EAST; THENCE, EASTERLY ALONG SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 117°37'28", A DISTANCE OF 108.81 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE, NORTHEASTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 50°07'54", A DISTANCE OF 21.87 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 49°59'33" EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 205.39 FEET TO THE POINT OF BEGINNING (P.O.B.).

CONTAINING: 17.64 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

- TRACT "A", RESIDENTIAL ACCESS STREET, AS SHOWN HEREON, IS HEREBY RESERVED TO FAIRMONT PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR PRIVATE ROAD PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS "O-1", "O-2", "O-3", "O-4" AND "O-5", AS SHOWN HEREON, ARE HEREBY RESERVED TO FAIRMONT PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR OPEN SPACE AND OTHER PROPER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED TO WYCLIFFE COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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 THE CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF OTHER UTILITIES, PER CHAPTER 177, FLORIDA STATUTES.
- THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- A UTILITY EASEMENT OVER TRACT "A", AND TRACT "B", IS HEREBY DEDICATED TO THE ACME IMPROVEMENT DISTRICT FOR THE PURPOSE OF ACCESS, CONSTRUCTION, AND MAINTENANCE OF THEIR UTILITY FACILITIES.
- THE A.L.D. EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED EXCLUSIVELY TO ACME IMPROVEMENT DISTRICT, FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
- THE 16 FOOT GOLF TRACT, AS SHOWN HEREON, IS HEREBY RESERVED TO THE FAIRMONT PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR PROPER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LINE OF SIGHT EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED TO THE FAIRMONT PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION IN PERPETUITY FOR THE PURPOSE OF PROVIDING VEHICULAR TRAFFIC NON-OBSTRUCTED LINE OF SIGHT AND THERE SHALL BE NO LANDSCAPING OR STRUCTURES, IN EXCESS OF 30 INCHES ABOVE THE LOWEST GROWTH OF ADJACENT PAVEMENT, PLACED UPON THESE EASEMENTS AND THESE EASEMENTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE OVERHANG MAINTENANCE & DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED TO THE LOT OWNER WHOSE BUILDING UNIT ABUTS SAID EASEMENT, OR SUCH LOT OWNERS SUCCESSORS, FOR ROOF OVERHANG, BUILDING MAINTENANCE AND CROSS DRAINAGE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "B", AS SHOWN HEREON IS HEREBY RESERVED TO FAIRMONT PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR PRIVATE DRIVEWAY PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "R", AS SHOWN HEREON, IS HEREBY RESERVED TO THE FAIRMONT PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR RECREATION AND OTHER PROPER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- AN EASEMENT FOR DRAINAGE AND UTILITIES OVER TRACT "B", AS SHOWN HEREON IS HEREBY RESERVED TO WYCLIFFE COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR DRAINAGE AND UTILITY PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.



LOCATION MAP (NOT TO SCALE)

IN WITNESS WHEREOF, SUNDIAL JOINT VENTURE HAS CAUSED THESE PRESENTS TO BE SIGNED BY PETER M. BRESTOVAN AND CYNTHIA H. PAYNE AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF CAPRICE PROPERTIES INC., A FLORIDA CORPORATION, AS GENERAL PARTNER OF, AND ON BEHALF OF SUNDIAL JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12 DAY OF February, A.D., 1993.

BY: SUNDIAL JOINT VENTURE  
A FLORIDA GENERAL PARTNERSHIP

BY: CAPRICE PROPERTIES, INC.  
A FLORIDA CORPORATION, AS GENERAL PARTNER OF AND ON BEHALF OF SUNDIAL JOINT VENTURE

ATTEST: *Cynthia H. Payne*  
CYNTHIA H. PAYNE, SECRETARY

BY: *Peter M. Brestovan*  
PETER M. BRESTOVAN, PRESIDENT

### ACKNOWLEDGMENT:

STATE OF CONNECTICUT )  
COUNTY OF FAIRFIELD ) SS BRIDGEPORT

BEFORE ME PERSONALLY APPEARED PETER M. BRESTOVAN AND CYNTHIA H. PAYNE OF CAPRICE PROPERTIES, INC., WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY OF SAID CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS 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 1ST DAY OF February, 1993.

RENAVY MISHCO, NOTARY PUBLIC

IN WITNESS WHEREOF, SUNDIAL JOINT VENTURE HAS CAUSED THESE PRESENTS TO BE SIGNED BY PETER M. BRESTOVAN AND CYNTHIA H. PAYNE AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF CMSB ENTERPRISES OF FLORIDA, INC., A FLORIDA CORPORATION, AS GENERAL PARTNER OF, AND ON BEHALF OF SUNDIAL JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15 DAY OF December, A.D., 1992.

BY: CMSB ENTERPRISES OF FLORIDA, INC.  
A FLORIDA CORPORATION

ATTEST: *Cynthia H. Payne*  
CYNTHIA H. PAYNE, SECRETARY

BY: *Peter M. Brestovan*  
PETER M. BRESTOVAN, PRESIDENT

### ACKNOWLEDGMENT:

STATE OF CONNECTICUT )  
COUNTY OF FAIRFIELD ) SS BRIDGEPORT

BEFORE ME PERSONALLY APPEARED PETER M. BRESTOVAN AND CYNTHIA H. PAYNE OF CMSB ENTERPRISES OF FLORIDA, INC., WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF SAID CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS 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 15 DAY OF December, 1992

RENAVY MISHCO, NOTARY PUBLIC

IN WITNESS WHEREOF, KENCO COMMUNITIES AT WYCLIFFE, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY KENNETH M. ENDELSON AND RICHARD FINKELSTEIN AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF SAID CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16th DAY OF December, A.D., 1992.

BY: KENCO COMMUNITIES AT WYCLIFFE, INC.  
A FLORIDA CORPORATION

ATTEST: *Richard Finkelstein*  
RICHARD FINKELSTEIN, SECRETARY

BY: *Kenneth M. Endelson*  
KENNETH M. ENDELSON, PRESIDENT

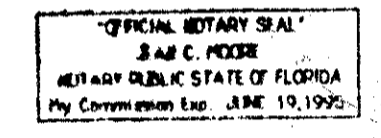
### ACKNOWLEDGMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED KENNETH M. ENDELSON AND RICHARD FINKELSTEIN OF KENCO COMMUNITIES AT WYCLIFFE, INC., A FLORIDA CORPORATION WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF SAID CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 16th DAY OF December, 1992

MY COMMISSION EXPIRES:



JEAN C. MOORE  
NOTARY PUBLIC

### APPROVALS:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

### BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF MARCH, A.D., 1993.

BY: *Mary McCarthy*  
MARY MC CARTHY, CHAIR

ATTEST: *Dorothy H. Wilken*  
DOROTHY H. WILKEN, CLERK

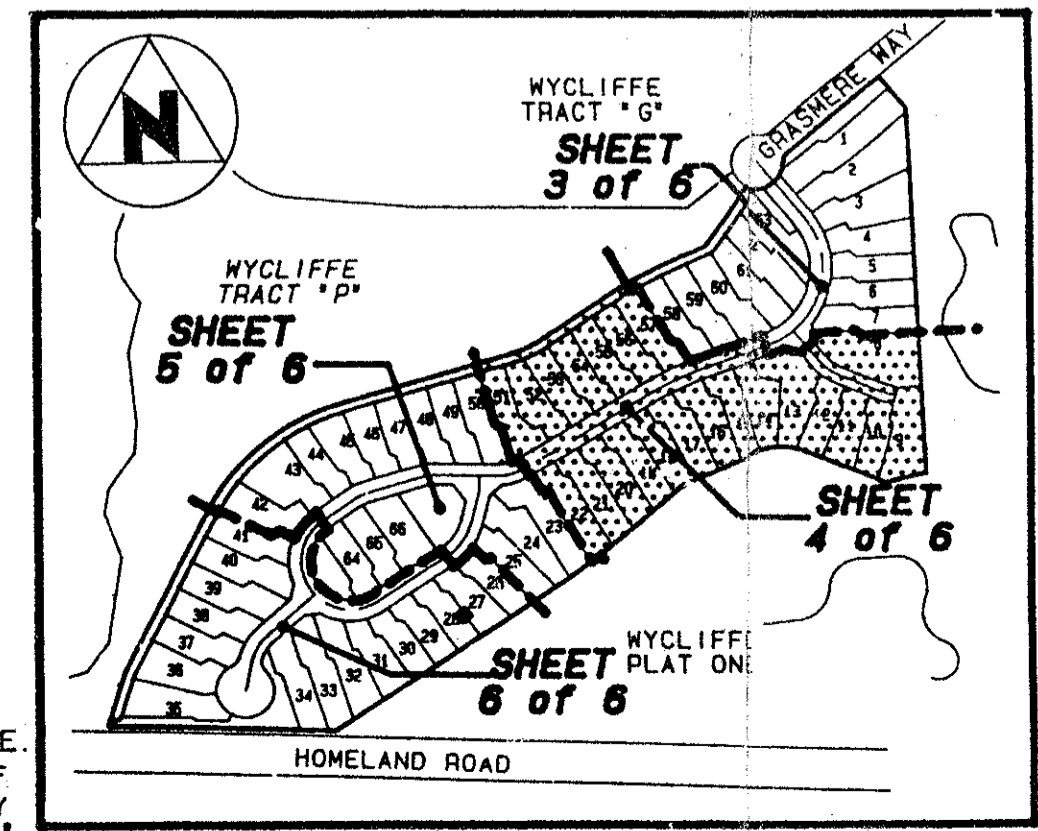
### COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF MARCH, A.D., 1993.

BY: *George T. Webb, Jr.*  
GEORGE T. WEBB, JR., COUNTY ENGINEER

### AREA TABULATIONS

TRACT "A" .....	2.15 ACRES
TRACT "B" .....	0.15 ACRE
TRACT "R" .....	0.27 ACRE
TRACT "O-1" .....	0.15 ACRE
TRACT "O-2" .....	0.05 ACRE
TRACT "O-3" .....	0.13 ACRE
TRACT "O-4" .....	0.25 ACRE
16' GOLF TRACT .....	0.61 ACRE
LOTS (66) .....	13.88 ACRES
TOTAL .....	17.64 ACRES
DENSITY .....	3.7 D.U./ACRE



KEY MAP (NOT TO SCALE)

PET. 86-104A  
ALLOT. #0001  
0520-014  
70/91

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.  
4152 WEST BLUE HERON BOULEVARD, SUITE 121  
RIVIERA BEACH, FLORIDA 33404  
PHONE: (407) 844-9859

**RECORD PLAT**  
**WYCLIFFE TRACT "F"**

DATE: 03/29/92	SHEET
SCALE: N/A	CADD FILE: WYCF-11
N.O. #: P119	1 of 6

SUBDIVISION \* Wycliffe Tract "F"  
BOOK TO PAGE 91  
FLOOD MAP \* 10003  
QUAD \* 63  
SE 86-104  
ZIP CODE 33467  
DUD NAME same  
05/14/91

TAZ = 737