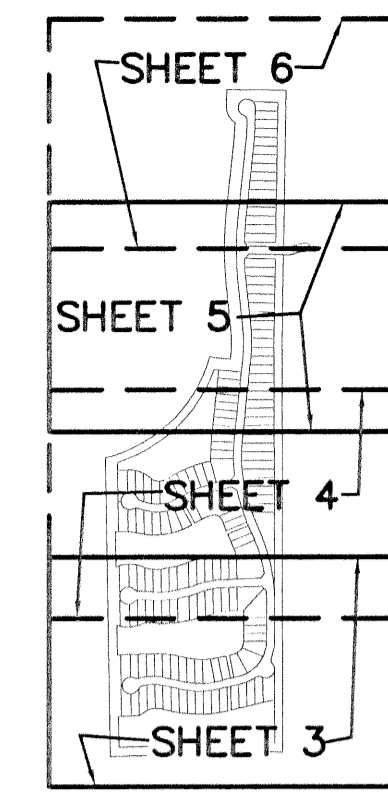


WYCLIFFE TRACT "N"

0520-026

61

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



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 1999 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____
DOROTHY H. WILKEN
CLERK CIRCUIT COURT
BY: _____
DEPUTY CLERK

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

SEE SHEET 3 OF 5
MATCH LINE

TABULAR DATA

TOTAL AREA THIS PLAT	69.564 ACRES
AREA OF PRIVATE ROAD (TRACT "R")	8.115 ACRES
AREA OF RESIDENTIAL	29.555 ACRES
AREA OF LAKES (TRACTS W THROUGH W-3)	16.557 ACRES
AREA OF RECREATION (TRACT "F" AND "F-1")	1.516 ACRES
AREA OF TRACTS L-1, L-2	13.821 ACRES
TOTAL NUMBER OF UNITS	150 UNITS
DENSITY PROPOSED THIS PLAT	2.16 UNITS/ACRE
USE SINGLE FAMILY PATIO HOME (ZERO LOT LINE)	
PETITION NO. 86-104(C)	

SHEET 3 OF 6

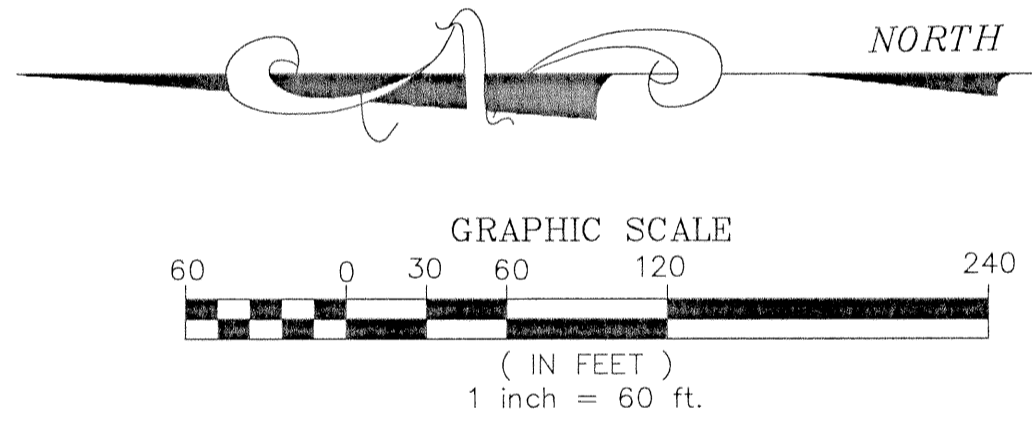
NOTES COORDINATES, BEARINGS AND DISTANCES

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 = 1.0000165
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

$\frac{N89^{\circ}07'32''W(\text{PLAT BEARING})}{N89^{\circ}07'32''W(\text{GRID BEARING})} = \frac{00^{\circ}00'00''}{00^{\circ}00'00''} = \text{BEARING ROTATION}$
 (COUNTER CLOCKWISE) (PLAT TO GRID)

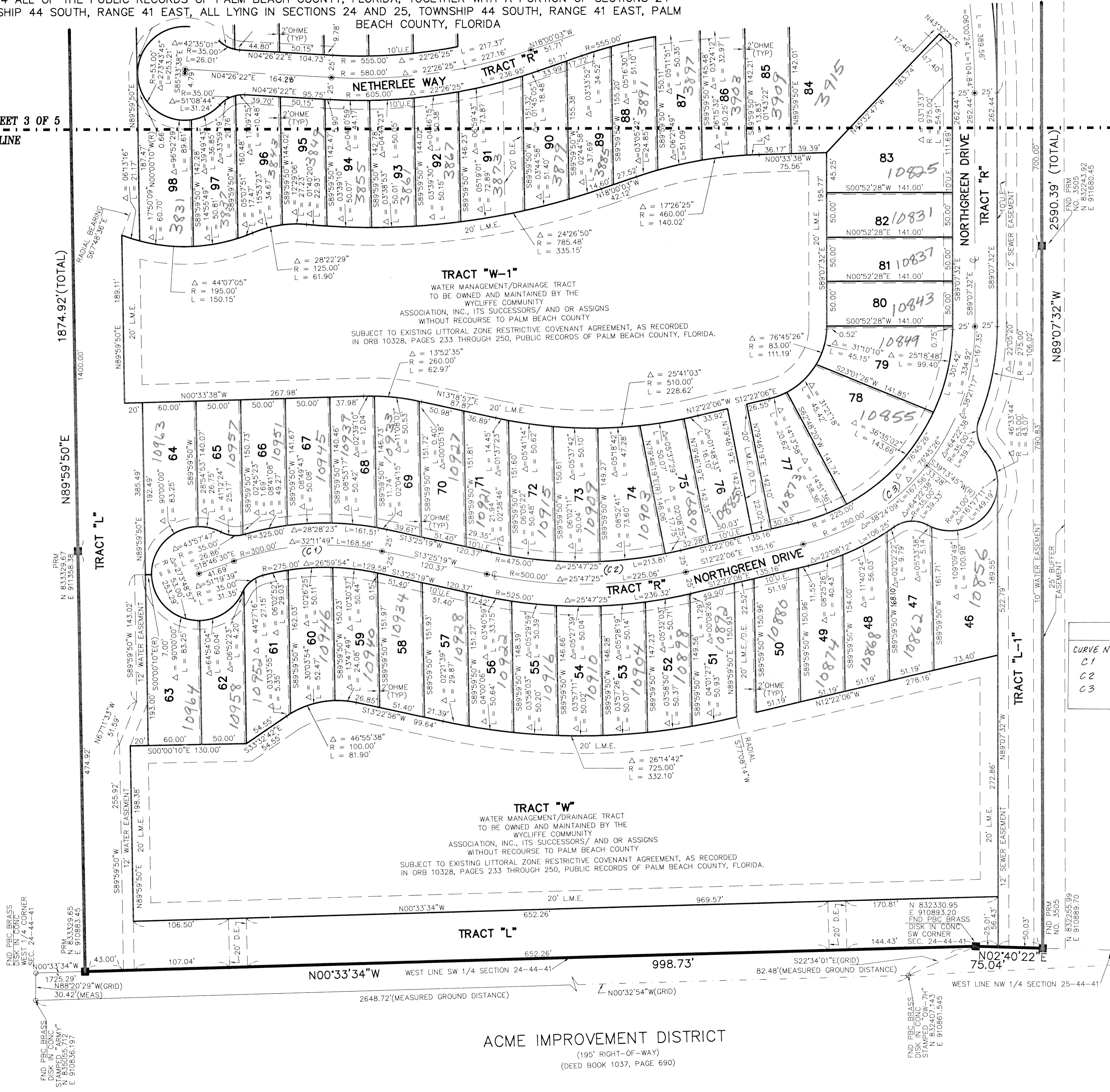
SOUTH LINE OF PLAT



CURVE TABLE

CURVE NO.	CHORD DISTANCE	CHORD BEARING
C1	166.37	S02°40'36"E
C2	223.17	S00°31'37"W
C3	310.43	S50°44'49"E

- 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. 5005.
 - U.E. - indicates utility easement.
 - D.E. - indicates drainage easement.
 - (R) - indicates radial line.
 - Lines 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
 - OHME - DENOTES OVERHANG/ MAINTENANCE EASEMENT
 - n.t.s. - denotes not to scale
 - FND - denotes found
 - TYP - DENOTES TYPICAL
 - NO - DENOTES NUMBER
 - MEAS - DENOTES MEASURED
 - CL - DENOTES CENTERLINE
 - CONC - DENOTES CONCRETE
 - ORB - DENOTES OFFICIAL RECORDS BOOK
 - THE PALM BEACH FARMS COMPANY PLAT NO. 3 RIGHT-OF-WAYS THAT LIE WITHIN THIS PLAT ARE ABANDONED BY ORB 9238 PAGE 1678 OF PALM BEACH COUNTY, FLORIDA.
 - POB - DENOTES POINT OF BEGINNING.



ACME IMPROVEMENT DISTRICT
(195' RIGHT-OF-WAY)
(DEED BOOK 1037, PAGE 690)