

TUSCAN VILLAS OF LAKE WORTH

A REPLAT OF LOTS 12 THRU 16, BLOCK 302, PALM BEACH FARMS COMPANY, PLAT NO. 2 (FORMERLY KNOWN AS THE TOWNSITE OF LUCERNE, NOW KNOWN AS LAKE WORTH); RECORDED IN PLAT BOOK 2, PAGES 29 THRU 40, LESS THE EAST FIVE FEET OF LOT 14; LESS THE WEST FIVE FEET OF LOT 15 AND LESS THAT CERTAIN PART OF LOT 16 DEEDED TO THE COUNTY OF PALM BEACH, FLORIDA AS RECORDED IN OFFICIAL RECORD BOOK 4389, PAGES 137 AND 138.

LOCATED IN SECTION 21, TOWNSHIP 44 SOUTH, RANGE 43 EAST, CITY OF LAKE WORTH PALM BEACH COUNTY, FLORIDA AUGUST, 2007 SHEET ONE OF TWO

00038-023

STATE OF FLORIDA COUNTY OF PALM BEACH This Plat was filed for record at 12:53 P.M. this 19th day of OCTOBER 2007 and duly recorded in Plat Book No. 110 on page 169.

SHARON R. BOCK, Clerk Circuit Court & Comptroller By: [Signature] D.C.

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT TUSCAN VILLAS OF LAKE WORTH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS TUSCAN VILLAS OF LAKE WORTH, A REPLAT OF LOTS 12 THRU 16, BLOCK 302, PALM BEACH FARMS COMPANY, PLAT NO. 2 (FORMERLY KNOWN AS THE TOWNSITE OF LUCERNE, NOW KNOWN AS LAKE WORTH); RECORDED IN PLAT BOOK 2, PAGES 29 THRU 40, PALM BEACH COUNTY, FLORIDA, LESS THE EAST FIVE FEET OF LOT 14; LESS THE WEST FIVE FEET OF LOT 15 AND LESS THAT CERTAIN PART OF LOT 16 DEEDED TO THE COUNTY OF PALM BEACH, FLORIDA AS RECORDED IN OFFICIAL RECORD BOOK 4389, PAGES 137 AND 138; BEING IN SECTION 21, TOWNSHIP 44 SOUTH, RANGE 43 EAST, CITY OF LAKE WORTH, COUNTY OF PALM BEACH, STATE OF FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 12, BLOCK 302, PALM BEACH FARMS COMPANY, PLAT NO. 2 (FORMERLY KNOWN AS THE TOWNSITE OF LUCERNE, NOW KNOWN AS LAKE WORTH), AS RECORDED IN PLAT BOOK 2, PAGES 29 THRU 40, IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00° 00' 00" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00° 00' 00" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 90° 00' 00" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00° 00' 00" EAST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 45° 00' 00" WEST, A DISTANCE OF 35.35 FEET; THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 110.00 FEET; THENCE NORTH 00° 00' 00" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 90° 00' 00" EAST, A DISTANCE OF 5.00 FEET; THENCE NORTH 00° 00' 00" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 90° 00' 00" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 90° 00' 00" EAST, A DISTANCE OF 135.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF LAKE WORTH, PALM BEACH, FLORIDA, AND CONTAIN 0.76 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. TRACT "A", AS SHOWN HEREON; CONSISTING OF ALL COMMON AREAS IS HEREBY DEDICATED TO THE TUSCAN VILLAS OF LAKE WORTH PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR USE AS A PRIVATE ROAD RIGHT-OF-WAY, AND FOR OTHER USES, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, LANDSCAPING, OPEN SPACE PURPOSES, SIGNAGE, PEDESTRIAN CIRCULATION AND OTHER PURPOSES PERMITTED BY SAID ASSOCIATION. SAID TRACT "A" BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF LAKE WORTH, FLORIDA, ITS SUCCESSORS AND ASSIGNS.
2. THE CLUBHOUSE PARCEL, AS SHOWN HEREON IS HEREBY DEDICATED TO THE TUSCAN VILLAS OF LAKE WORTH PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR RECREATIONAL USE AND FOR OTHER USES PERMITTED BY SAID ASSOCIATION. SAID CLUBHOUSE PARCEL BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF LAKE WORTH, FLORIDA, ITS SUCCESSORS AND ASSIGNS.
3. THE 10' WIDE UTILITY EASEMENT, AS SHOWN HEREON, IS A NON-EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED, IN PERPETUITY, TO THE CITY OF LAKE WORTH FOR ACCESS, CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITIES, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES AND RELATED APPURTENANCES.

IN WITNESS WHEREOF, TUSCAN VILLAS OF LAKE WORTH, LLC., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 17th DAY OF Sept. 2007.

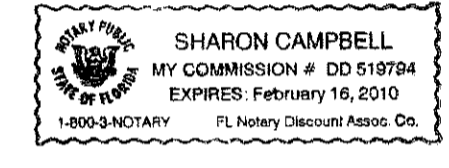
TUSCAN VILLAS OF LAKE WORTH, LLC., A FLORIDA LIMITED LIABILITY COMPANY BY: [Signature] JAMES PAISLEY, MANAGER PRINT NAME: JAMES PAISLEY, MANAGER BY: [Signature] R N HERNANDEZ, SECRETARY PRINT NAME: R N HERNANDEZ, SECRETARY WITNESS (AS TO BOTH)

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED JAMES PAISLEY AND PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER AND SECRETARY OF TUSCAN VILLAS OF LAKE WORTH, LLC., A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF Sept. 2007.

MY COMMISSION EXPIRES:



[Signature] SHARON CAMPBELL NOTARY PUBLIC: PRINT NAME: SHARON CAMPBELL PRINT NUMBER:

PROPERTY OWNERS' ASSOCIATION ACCEPTANCE

STATE OF FLORIDA COUNTY OF PALM BEACH THE TUSCAN VILLAS OF LAKE WORTH PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 17th DAY OF Sept. 2007.

TUSCAN VILLAS OF LAKE WORTH PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT

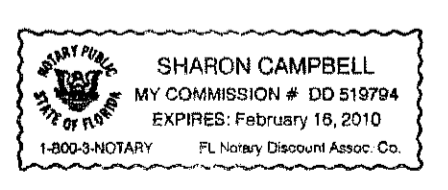
WITNESS: [Signature] BY: JAMES PAISLEY, PRESIDENT PRINT NAME: JAMES PAISLEY, PRESIDENT WITNESS: [Signature] R N HERNANDEZ PRINT NAME: R N HERNANDEZ

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY PALM BEACH BEFORE ME PERSONALLY APPEARED JAMES PAISLEY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF TUSCAN VILLAS OF LAKE WORTH PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS 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 17th DAY OF Sept. 2007.

MY COMMISSION EXPIRES:



[Signature] SHARON CAMPBELL NOTARY PUBLIC: PRINT NAME: SHARON CAMPBELL PRINT NUMBER:

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 20317 AT PAGE 0267 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY [Signature] ANGEL GUFREON, ITS V. President AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17th DAY OF Sept. 2007.

ORION BANK A FLORIDA BANKING CORPORATION BY: [Signature] ANGEL GUFREON PRINT NAME: ANGEL GUFREON WITNESS

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED [Signature] ANGEL GUFREON, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF ORION BANK, A FLORIDA BANKING CORPORATION AND ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS 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 17th DAY OF Sept. 2007.

MY COMMISSION EXPIRES:

[Signature] NOTARY PUBLIC: PRINT NAME: GREGORY R. COHEN PRINT NUMBER:

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I, GREGORY R. COHEN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO TUSCAN VILLAS OF LAKE WORTH, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES OF RECORD ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

9/17/07 DATE BY: GREGORY R. COHEN, ATTORNEY AT LAW FLORIDA BAR NUMBER: 0087270

CITY OF LAKE WORTH APPROVAL OF PLAT

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17th DAY OF Sept. 2007

BY: [Signature] JEFF CLEMENS, MAYOR CITY MANAGER BY: [Signature] JOHN T. PAXMAN, PLANNING BOARD CHAIRMAN BY: [Signature] PAMELA LOPEZ, CITY CLERK

THIS PLAT HAD BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177.081, FLORIDA STATUTES. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS.

DATE: Sept 10, 2007 BY: [Signature] MARY HANNA CLODFELTER PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO. PSM 4122

SURVEYOR'S NOTES:

- 1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE CENTERLINE OF 10TH AVENUE NORTH ASSUMED TO BEAR SOUTH 90°00'00" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
3. INC. = INCORPORATED
4. ALL DISTANCES ARE GROUND
5. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN, AND WILL IN NO CIRCUMSTANCE 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, FLORIDA.
6. 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.
7. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF LAKE WORTH ZONING REGULATIONS.
8. 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 CITY OF LAKE WORTH APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
9. THE NORTH ROOF OVERHANG OF LOT #9 DOES NOT ENCROACH UPON THE 10' UTILITY EASEMENT.
10. THE CITY OF LAKE WORTH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.s") AND MONUMENTS ACCORDING TO SEC. 177.091(9), FLORIDA STATUTES HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF CITY OF LAKE WORTH, FLORIDA.

DATE: 9/17/07 BY: [Signature] JACK H. CASLER, P.S.M. FLORIDA CERTIFICATE NO.: LS 2731 J.D.C DEVELOPMENT SERVICES, INC. LB NO. 4873 STATE OF FLORIDA

Table with 4 columns: SEAL TUSCAN VILLAS OF LAKE WORTH PROPERTY OWNERS ASSOCIATION INC., SEAL SURVEYOR, CITY OF LAKE WORTH, CITY SURVEYOR.