

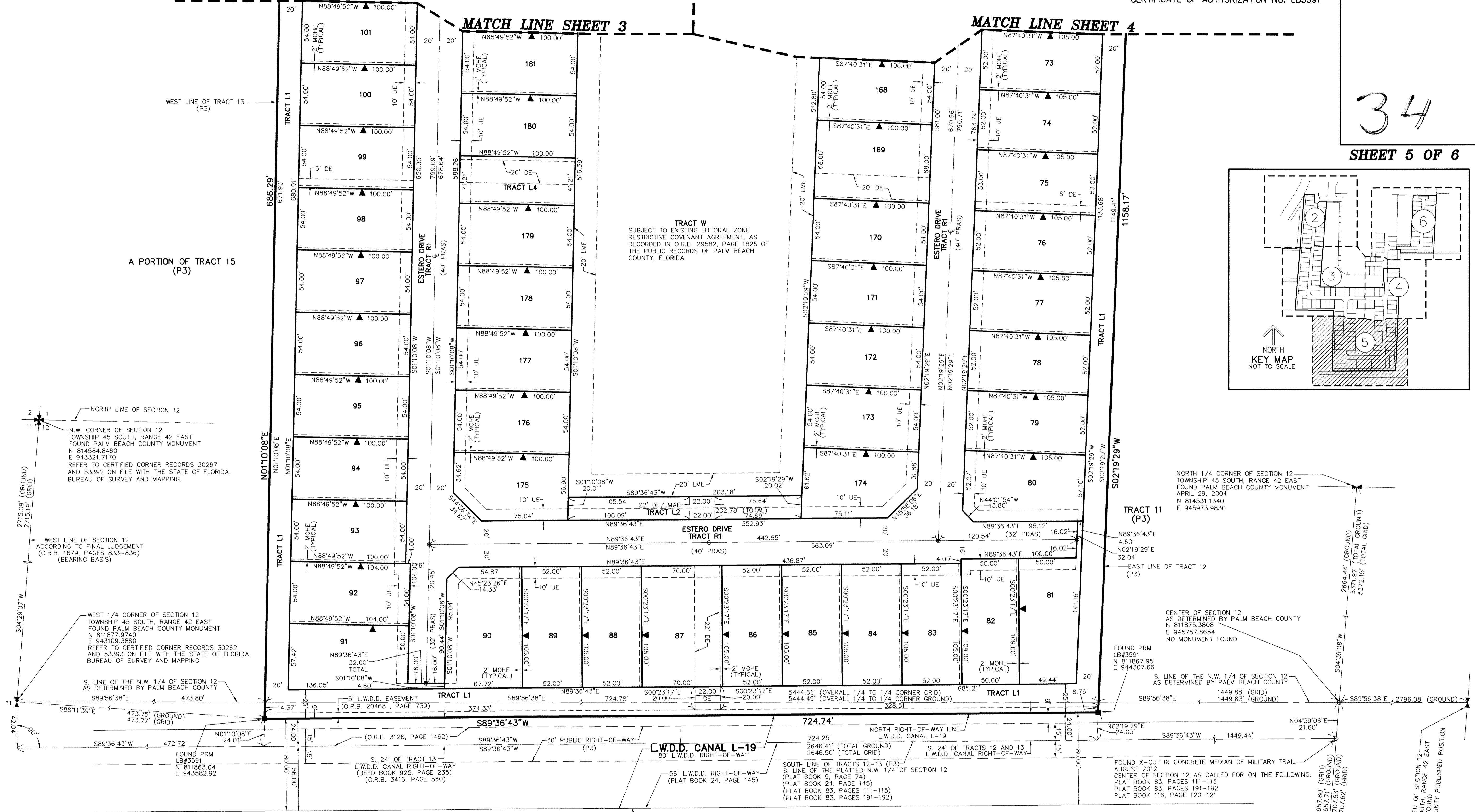
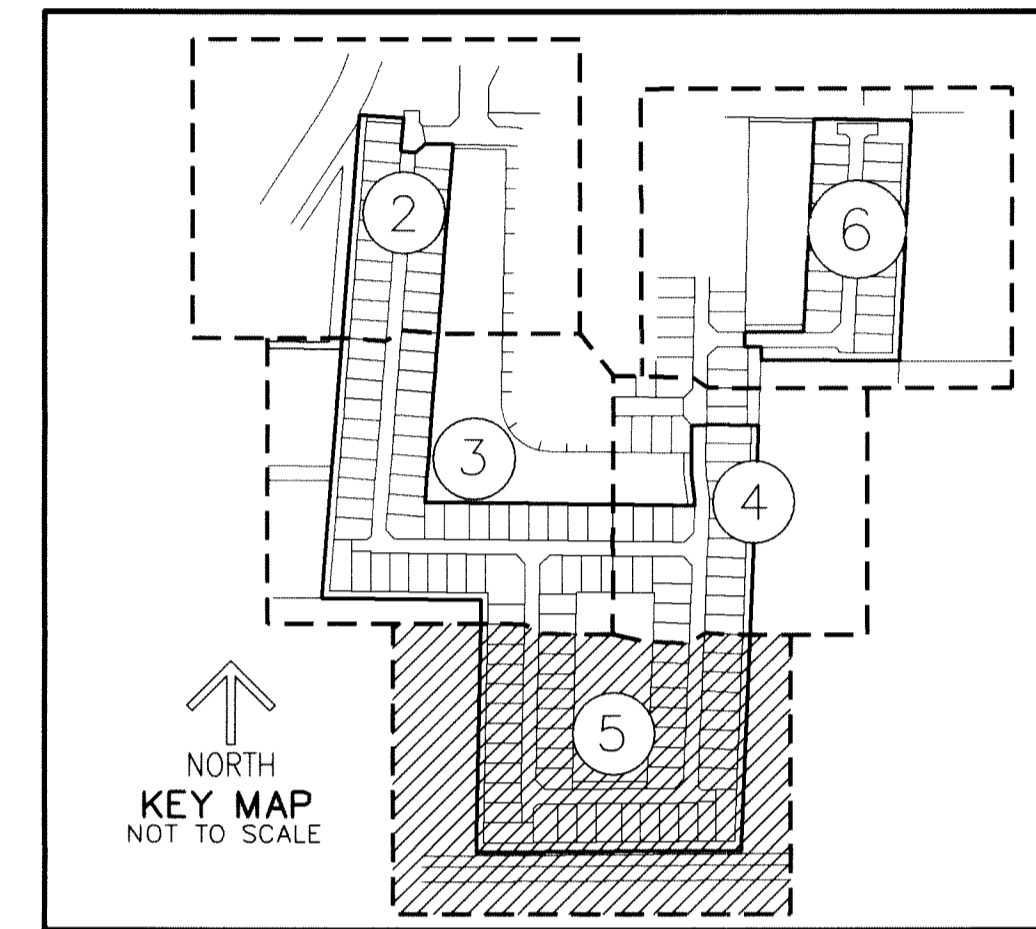
# TOSCANA ISLES P.U.D. - PLAT III

A PLANNED UNIT DEVELOPMENT  
 BEING A REPLAT OF A PORTION THE NORTHWEST ONE-QUARTER OF THE AMENDED PLAT OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST,  
 MARY A. LYMAN ET AL, AS RECORDED IN PLAT BOOK 9, PAGE 74 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
 DAVID P. LINDLEY  
 OF  
**CAULFIELD and WHEELER, INC.**  
 SURVEYORS - ENGINEERS - PLANNERS  
 7900 GLADES ROAD, SUITE 100  
 BOCA RATON, FLORIDA 33434 - (561)392-1991  
 CERTIFICATE OF AUTHORIZATION NO. LB3591

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SHEET 5 OF 6



A PORTION OF TRACT 15 (P3)  
 WEST LINE OF TRACT 13 (P3)  
 NORTH LINE OF SECTION 12  
 N.W. CORNER OF SECTION 12 TOWNSHIP 45 SOUTH, RANGE 42 EAST FOUND PALM BEACH COUNTY MONUMENT N 814584.8460 E 943321.7170 REFER TO CERTIFIED CORNER RECORDS 30267 AND 53392 ON FILE WITH THE STATE OF FLORIDA, BUREAU OF SURVEY AND MAPPING.

WEST LINE OF SECTION 12 ACCORDING TO FINAL JUDGEMENT (O.R.B. 1679, PAGES 833-836) (BEARING BASIS)  
 WEST 1/4 CORNER OF SECTION 12 TOWNSHIP 45 SOUTH, RANGE 42 EAST FOUND PALM BEACH COUNTY MONUMENT N 811877.9740 E 943109.3860 REFER TO CERTIFIED CORNER RECORDS 30262 AND 53393 ON FILE WITH THE STATE OF FLORIDA, BUREAU OF SURVEY AND MAPPING.

WEST 1/4 CORNER OF SECTION 12 TOWNSHIP 45 SOUTH, RANGE 42 EAST FOUND PALM BEACH COUNTY MONUMENT N 811877.9740 E 943109.3860 REFER TO CERTIFIED CORNER RECORDS 30262 AND 53393 ON FILE WITH THE STATE OF FLORIDA, BUREAU OF SURVEY AND MAPPING.  
 S. LINE OF THE N.W. 1/4 OF SECTION 12 AS DETERMINED BY PALM BEACH COUNTY

NORTH 1/4 CORNER OF SECTION 12 TOWNSHIP 45 SOUTH, RANGE 42 EAST FOUND PALM BEACH COUNTY MONUMENT APRIL 29, 2004 N 814531.1340 E 945973.9830

CENTER OF SECTION 12 AS DETERMINED BY PALM BEACH COUNTY N 811875.3808 E 945757.8654 NO MONUMENT FOUND

S. LINE OF THE N.W. 1/4 OF SECTION 12 AS DETERMINED BY PALM BEACH COUNTY  
 FOUND PRM LB#3591 N 811867.95 E 944307.66

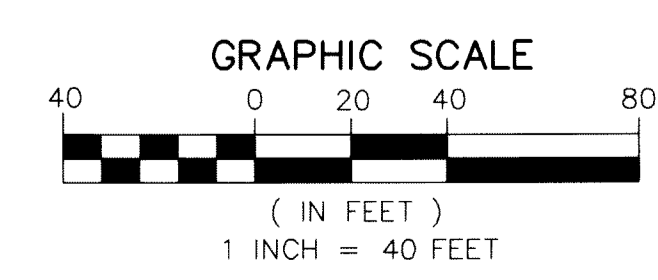
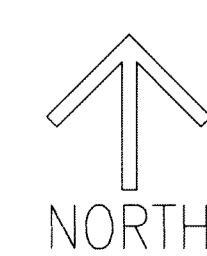
FOUND X-CUT IN CONCRETE MEDIAN OF MILITARY TRAIL AUGUST 2012  
 CENTER OF SECTION 12 AS CALLED FOR ON THE FOLLOWING:  
 PLAT BOOK 83, PAGES 111-115  
 PLAT BOOK 83, PAGES 191-192  
 PLAT BOOK 116, PAGE 120-121

EAST 1/4 CORNER OF SECTION 12 TOWNSHIP 45 SOUTH, RANGE 42 EAST NO MONUMENT FOUND PALM BEACH COUNTY PUBLISHED POSITION AUGUST 2012 N 809204.81 E 945540.54

### LEGEND/ABBREVIATIONS

- ⊙ - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- DE - DRAINAGE EASEMENT
- E - EASTING (WHEN USED WITH COORDINATES)
- FL - FLORIDA POWER & LIGHT COMPANY
- L - ARC LENGTH
- LAE - LIMITED ACCESS EASEMENT
- LB - LICENSED BUSINESS
- LMAC - LAKE MAINTENANCE ACCESS EASEMENT
- LME - LAKE MAINTENANCE EASEMENT
- LSE - LIFT STATION EASEMENT
- L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
- MOHE - MAINTENANCE AND OVERHANG EASEMENT
- N - NORTHING (WHEN USED WITH COORDINATES)
- (NR) - NON-RADIAL LINE
- O.R.B. - OFFICIAL RECORD BOOK
- PC - POINT OF CURVATURE
- PT - POINT OF TANGENCY (PRAS) - PRIVATE RESIDENTIAL ACCESS STREET
- R - RADIUS
- UE - UTILITY EASEMENT
- - INDICATES "ZERO" SIDE OF LOT LINE UNLESS OTHERWISE SHOWN HEREON, DENOTES PERMANENT REFERENCE MONUMENT
- PRM - 4" x 4" x 24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "C&W PRM LB3591"
- PRM - DENOTES FOUND PERMANENT REFERENCE MONUMENT
- PRM - 4" x 4" x 24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "PRM LB7682"
- ⊙ PCP - DENOTES PERMANENT CONTROL POINT NAIL AND METAL DISK STAMPED "PCP LB3591"
- (P1) - DENOTES TOSCANA ISLES P.U.D. - PLAT I PLAT BOOK 116, PAGES 133-136
- (P2) - DENOTES TOSCANA ISLES P.U.D. - PLAT 2 PLAT BOOK 9, PAGES 74
- (P3) - DENOTES AMENDED PLAT OF SEC.12 TWP.45S. R.42E MARY A. LYMAN ET AL PLAT BOOK 9, PAGE 74
- (PVL) - DENOTES VISTA LAGO PLAT BOOK 116, PAGES 105-108

BILTMORE TERRACE (PLAT BOOK 24, PAGE 145)



### NOTES COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID DATUM = NAD 83 (90/98 ADJUSTMENT) ZONE = FLORIDA EAST LINEAR UNIT = US SURVEY FEET COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR = 1.0000341 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 (1990 ADJUSTMENT), FLORIDA EAST ZONE.

FOUND PALM BEACH COUNTY DISK IN CONCRETE SOUTH 1/4 CORNER OF SECTION 12 TOWNSHIP 45 SOUTH, RANGE 42 EAST AUGUST 2012 PALM BEACH COUNTY PUBLISHED POSITION N 809176.6820 E 945538.2530