

TUSCANY - PARCEL "C"

0726-003

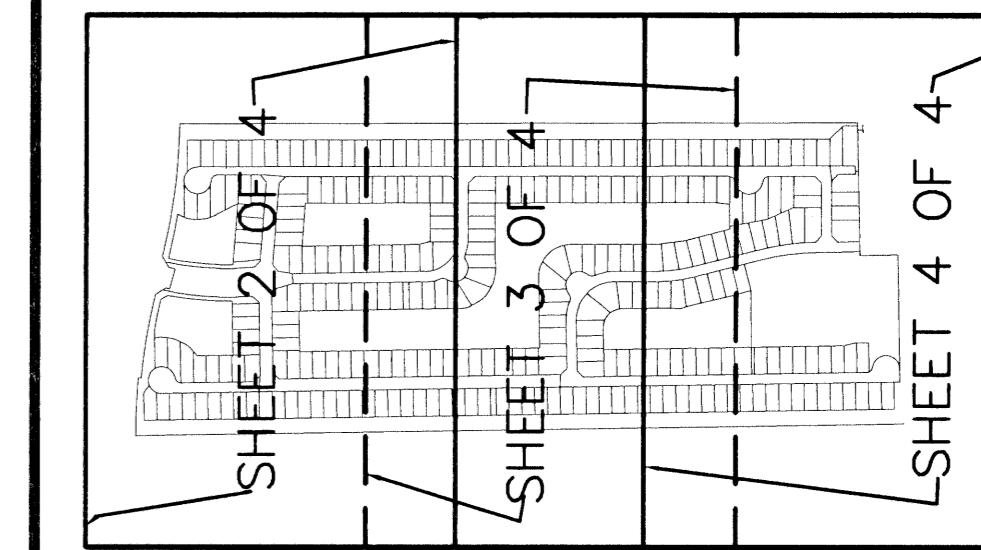
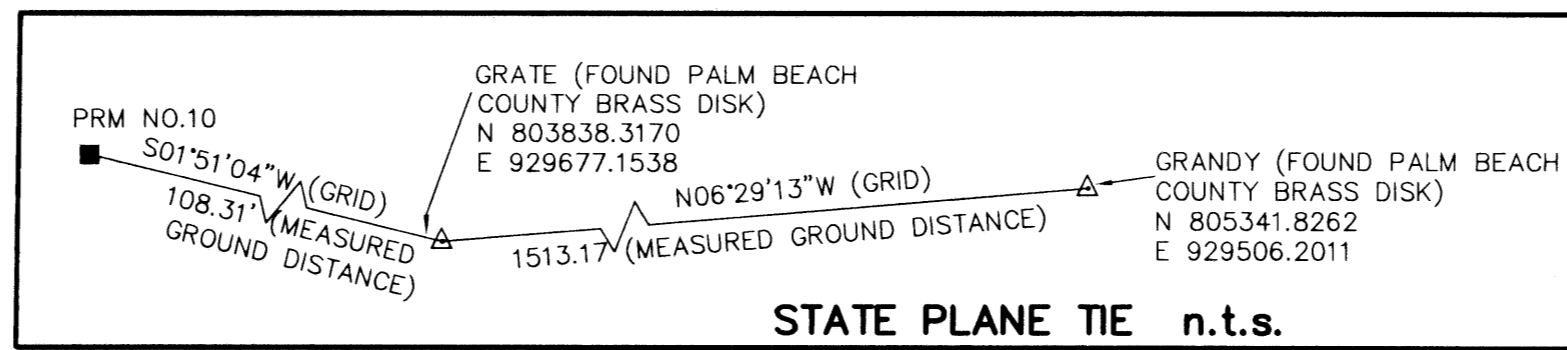
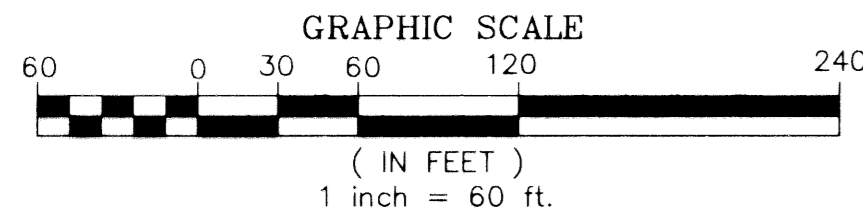
BEING A REPLAT OF TRACTS 1 THROUGH 7 AND A PORTION OF TRACT 8, BLOCK 49 AND THE 50.00 FOOT WIDE RIGHT-OF-WAY ADJACENT TO SAID TRACT 1 AND A PORTION OF TRACTS 7 AND 8, BLOCK 48, "PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 21 AND 22, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

80

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

SHEET 2 OF 4



KEY MAP N.T.S.

COORDINATE TABLE

PRM NO.	NORTHING	EASTING
1	802613.326	929507.937
2	802792.251	929516.122
3	802791.206	929528.077
4	803116.474	929581.907
5	803141.799	929625.447
6	803138.615	929636.674
7	803215.583	929658.501
8	803222.742	929633.255
9	803264.844	929608.637
10	803730.068	929673.656
11	803732.284	930673.680
12	803734.500	931673.705
13	803735.667	932200.500
14	803790.790	932255.453
15	803790.921	932314.445
16	803269.554	932325.262
17	803272.226	932488.461
18	802662.299	932498.448
19	802646.070	931507.723
20	802629.698	930507.830

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 = 1.0000287
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990
 ADJUSTMENT, FLORIDA EAST ZONE.

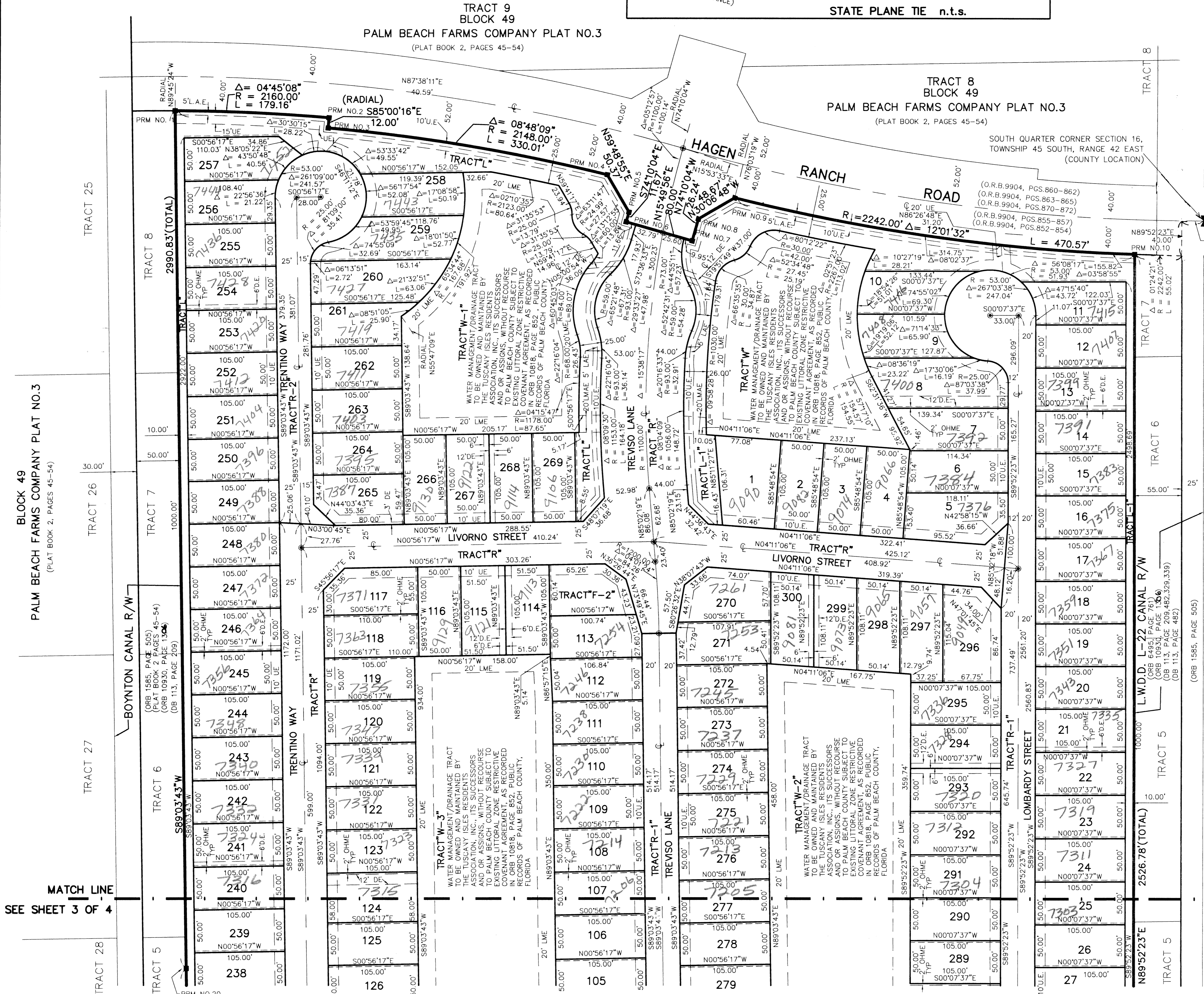
TABULAR DATA

TOTAL AREA THIS PLAT	71,056 ACRES
AREA OF ROAD (TRACTS R THROUGH R-2)	10,397 ACRES
AREA OF RESIDENTIAL	38,421 ACRES
AREA OF LAKES (TRACTS W THROUGH W-4)	14,188 ACRES
AREA OF TRACTS "F", "F-1", "F-2"	5,176 ACRES
AREA OF TRACTS L-1	2,874 ACRES
TOTAL NUMBER OF UNITS	300 UNITS
DENSITY THIS PLAT	4.22 UNITS/ACRE
USE SINGLE FAMILY PATIO HOME (ZERO LOT LINE)	
PETITION NO. PDD 97-78	

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, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT. 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 SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 16, TOWNSHIP 45 SOUTH, RANGE 42 EAST, BEARING N89° 52' 23.3"E.
- P.R.M. - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED NO. LB 3591.
- U.E. - INDICATES UTILITY EASEMENT.
- D.E. - INDICATES DRAINAGE EASEMENT.
- (R) - INDICATES RADIAL LINE.
- LINE INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES 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.
- L.M.E. - DENOTES LAKE MAINTENANCE EASEMENT
- (P) - 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
- C - DENOTES CENTERLINE
- CONC - DENOTES CONCRETE
- ORB - DENOTES OFFICIAL RECORD BOOK
- POB - DENOTES POINT OF BEGINNING.
- DEED - DENOTES DEED BOOK
- PG. - DENOTES PAGE
- P.B. - DENOTES PLAT BOOK
- L.W.D.D. - DENOTES LAKE WORTH DRAINAGE DISTRICT
- L.A.E. - DENOTES LIMITED ACCESS EASEMENT
- R/W - DENOTES RIGHT-OF-WAY
- LMAE - LAKE MAINTENANCE ACCESS EASEMENT

ABERDEEN - PLAT NO. 24
 (PLAT BOOK 77, PAGES 174-180)



BLOCK 49
 PALM BEACH FARMS COMPANY PLAT NO. 3
 (PLAT BOOK 2, PAGES 45-54)

MATCH LINE
 SEE SHEET 3 OF 4

SUBDIVISION Tuscany-Parcel C
 BOOK 85 PAGE 80
 FLOOD ZONE B FLOOD MAP # 185A
 QUAD # 35-50 ZONING PUD
 SE 97-78 ZIP CODE 33437
 TAZ 478
 PUD NAME Ciba-Craig