



CARNAHAN · PROCTOR · CROSS, INC.

CONSULTING ENGINEERS · SURVEYORS · PLANNERS

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AUGUST 2004

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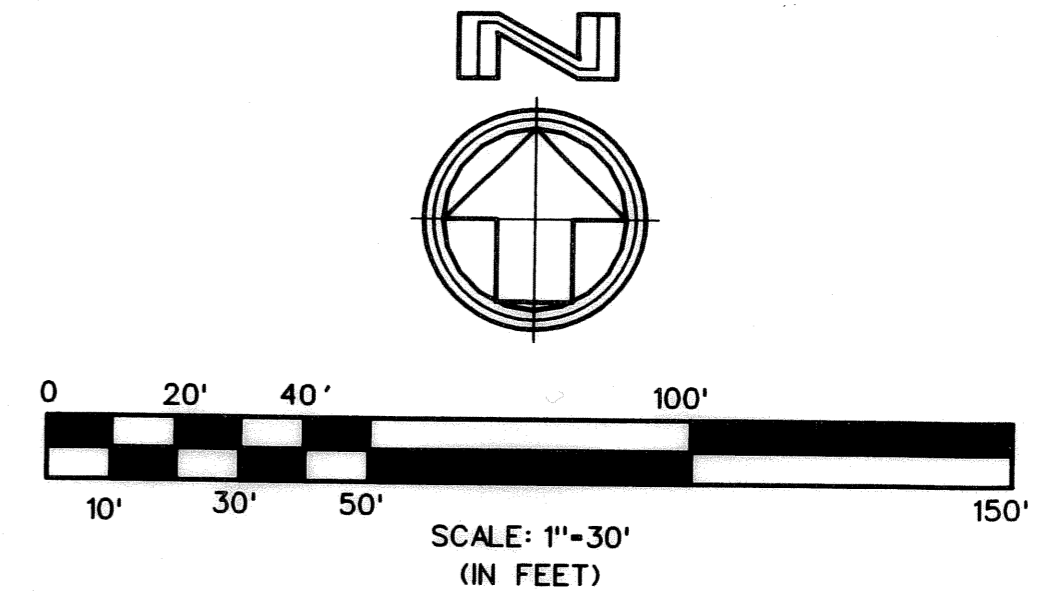
TUSCANY VILLAGE

A REPLAT OF A PORTION OF BLOCKS 1 AND 3 AND THE ADJACENT RIGHTS-OF-WAY,
"SUBDIVISION IN LOT 7-SEC.-32-TWP.46S-R43E." (PLAT BOOK 12, PAGE 83, PALM BEACH
COUNTY PUBLIC RECORDS) IN SECTION 32, TOWNSHIP 46 SOUTH,
RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

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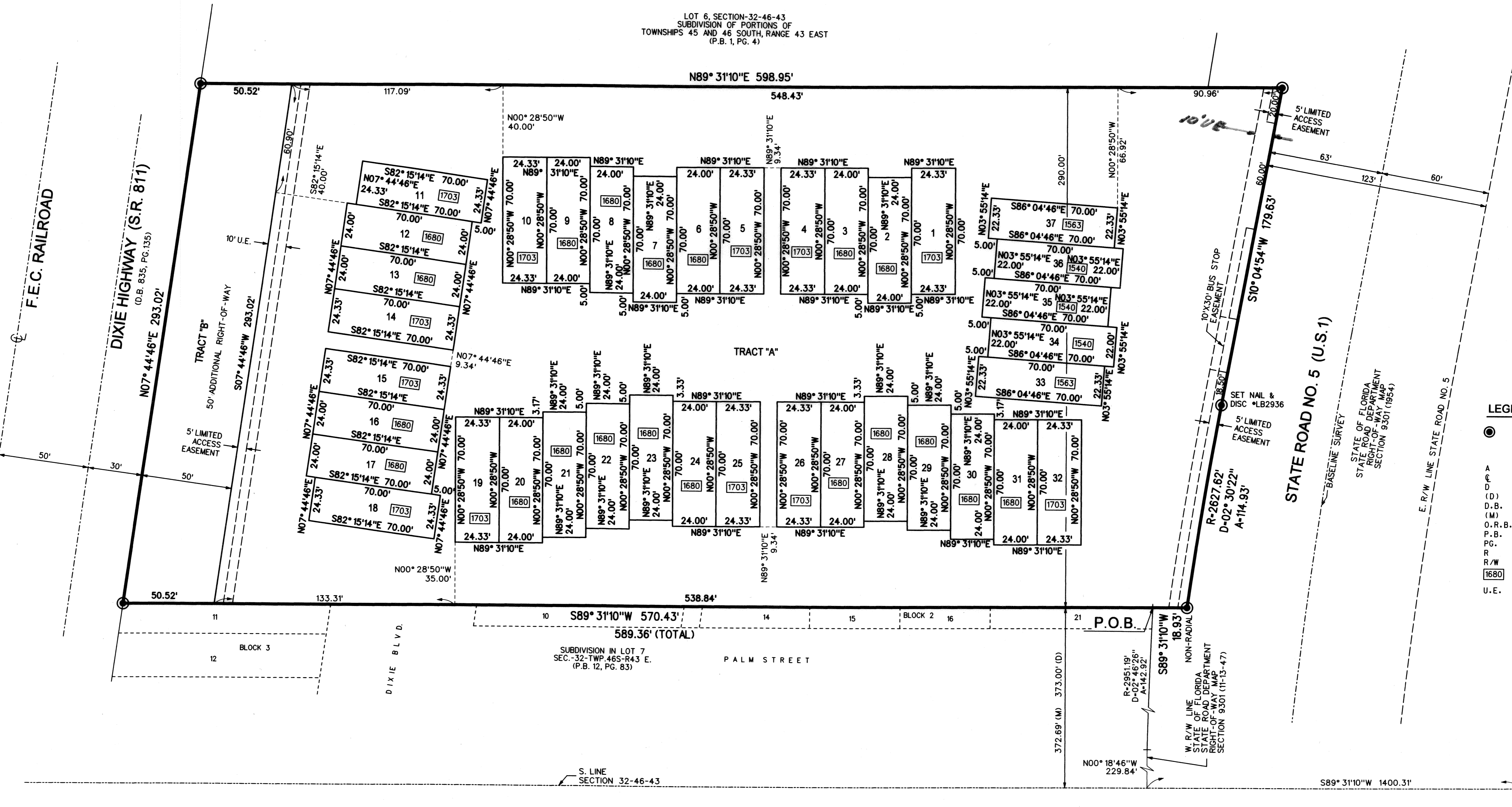
NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST HAVING A BEARING OF SOUTH 89°31'10" WEST, ACCORDING TO THE STATE PLANE COORDINATE SYSTEM, USING THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT, AS ESTABLISHED BY THE PALM BEACH COUNTY SURVEY SECTION.
- ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.).
- 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, FLORIDA.
- THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON UTILITY EASEMENTS, AS SHOWN HEREON, UNLESS APPROVED BY THE CITY OF BOCA RATON AND ANY UTILITY COMPANIES OCCUPYING SAID EASEMENTS.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF BOCA RATON ZONING REGULATIONS.



SHEET 2 OF 2

LOT 6, SECTION-32-46-43
SUBDIVISION OF PORTIONS OF
TOWNSHIPS 45 AND 46 SOUTH, RANGE 43 EAST
(P.B. 1, PG. 4)



- LEGEND:**
- SET PERMANENT REFERENCE MONUMENT (P.R.M.) 4" DIAMETER CONCRETE MONUMENT W/ CAP
 - ARC LENGTH
 - (D) CENTERLINE
 - (D) DELTA (CENTRAL ANGLE)
 - (D) DESCRIPTION
 - (D) DEED BOOK
 - (M) MEASURED
 - (O.R.B.) OFFICIAL RECORDS BOOK
 - (P.B.) PLAT BOOK
 - (PG.) PAGE(S)
 - (R) RADIUS
 - (R/W) RIGHT-OF-WAY
 - [1680] SQUARE FEET
 - U.E. UTILITY EASEMENT

P.O.C.
S.E. CORNER SECTION 32-46-43
FOUND PALM BEACH COUNTY
ENGINEERING DEPARTMENT
DISK IN CONCRETE MONUMENT