

TUSCANY - PARCEL A/B

A PLANNED UNIT DEVELOPMENT BEING A PART CIBA GEIGY PUD
 BEING A REPLAT OF PORTIONS OF TRACTS 8 THROUGH 16 AND A PORTION OF THAT CERTAIN 30 FOOT ROAD
 RIGHT OF WAY LYING BETWEEN TRACTS 8 AND 9, BLOCK 49, PALM BEACH FARMS CO. PLAT NO. 3, SECTIONS 20 AND 21, TOWNSHIP 45 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT
 THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS
 OF PALM BEACH COUNTY, FLORIDA

0726-004

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT ANSCA HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, THE OWNERS OF THE LAND SHOWN HEREON AS TUSCANY - PARCEL A/B A PLANNED UNIT DEVELOPMENT BEING A PART CIBA GEIGY PUD BEING A REPLAT OF PORTIONS OF TRACTS 8 THROUGH 16, AND A PORTION OF THAT CERTAIN 30 FOOT ROAD RIGHT OF WAY LYING BETWEEN TRACTS 8 AND 9, BLOCK 49, PALM BEACH FARMS CO. PLAT NO. 3, SECTIONS 20 AND 21, TOWNSHIP 45 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 21, SAME BEING THE CENTERLINE OF HAGEN RANCH ROAD AS SHOWN ON ABERDEEN-PLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGES 11-22, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2202.00 FEET (A RADIAL LINE TO SAID POINT BEARS NORTH 89°51'06" EAST); THENCE SOUTHERLY ALONG SAID CENTERLINE AND SAID ARC THROUGH A CENTRAL ANGLE OF 02°06'15", AN ARC DISTANCE OF 80.87 FEET TO A LINE BEING 55.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 49; THENCE SOUTH 89°52'23" WEST ALONG SAID PARALLEL LINE, 40.03 FEET TO THE POINT OF BEGINNING, SAME BEING THE WESTERLY RIGHT OF WAY LINE OF HAGEN RANCH ROAD AS RECORDED IN OFFICIAL RECORD BOOK 9904, PAGES 855 THROUGH 857, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAME BEING A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2162.00 FEET (A RADIAL LINE TO SAID POINT BEARS SOUTH 88°00'19" EAST); THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND SAID ARC THROUGH A CENTRAL ANGLE OF 03°00'40", AN ARC LENGTH OF 113.62 FEET; THENCE THE FOLLOWING SEVEN (7) COURSES CONTINUING ALONG WESTERLY RIGHT OF WAY LINE OF SAID HAGEN RANCH ROAD ACCORDING TO OFFICIAL RECORD BOOK 9904, PAGES 860 THROUGH 862, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; (1) NORTH 84°59'39" WEST, 12.00 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2150.00 FEET, (A RADIAL LINE TO SAID POINT BEARS SOUTH 84°59'39" EAST); (2) SOUTHERLY THROUGH A CENTRAL ANGLE OF 08°47'39", AN ARC LENGTH OF 330.00 FEET; (3) SOUTH 59°48'58" WEST, 50.37 FEET; (4) NORTH 74°10'04" WEST, 37.11 FEET; (5) SOUTH 15°49'56" WEST, 80.00 FEET; (6) SOUTH 74°10'04" EAST, 51.68 FEET; (7) SOUTH 30°06'32" EAST, 48.68 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2240.00 FEET (A RADIAL LINE TO SAID POINT BEARS NORTH 76°03'28" WEST); THENCE SOUTHERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID HAGEN RANCH ROAD ACCORDING TO OFFICIAL RECORD BOOK 9904 PAGES 855 THROUGH 857 AND OFFICIAL RECORD BOOK 9904, PAGES 848 THROUGH 850, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SOUTHERLY THROUGH A CENTRAL ANGLE OF 13°44'31", AN ARC LENGTH OF 537.24 FEET TO A LINE BEING 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID TRACTS 9 THROUGH 16; THENCE SOUTH 89°03'43" WEST ALONG SAID PARALLEL LINE, 2575.44 FEET TO A LINE BEING 40.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT 16; THENCE NORTH 00°56'17" WEST ALONG SAID PARALLEL LINE, 1215.00 FEET TO A POINT OF INTERSECTION WITH A LINE BEING 55.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 49; THENCE NORTH 89°03'43" EAST ALONG SAID PARALLEL LINE, 67.53 FEET; THENCE SOUTH 00°00'04" EAST ALONG SAID PARALLEL LINE, 61.86 FEET; THENCE NORTH 89°52'23" EAST ALONG SAID PARALLEL LINE, 2693.14 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 69.199 ACRES / 3,014,311 SQUARE FEET, MORE OR LESS.

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

- WATER MANAGEMENT TRACT:**
TRACTS "W", "W-1" and "W-2" AS SHOWN HEREON ARE HEREBY RESERVED FOR THE PONTE VECCHIO HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 11985, PAGES 282-299, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- DRAINAGE, LAKE MAINTENANCE, ACCESS EASEMENTS:**
THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PONTE VECCHIO HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
THE LAKE MAINTENANCE EASEMENTS AND THE LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE PONTE VECCHIO HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT(S) FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- PRIVATE STREET**
TRACT "R" AS SHOWN HEREON IS HEREBY RESERVED FOR THE PONTE VECCHIO HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- RESIDENTIAL ACCESS STREET:**
TRACTS "R-1", "R-2", "R-3", "R-4", "R-5" and "R-6" AS SHOWN HEREON ARE RESERVED FOR THE PONTE VECCHIO HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS RESIDENTIAL ACCESS STREETS FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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
 APRIL - 2000

TABULAR DATA	
TOTAL AREA THIS PLAT	69.199 ACRES
AREA OF ROAD (TRACTS R THROUGH R-6)	9.736 ACRES
AREA OF RESIDENTIAL	17.434 ACRES
AREA OF LAKES (TRACTS W THROUGH W-2)	12.724 ACRES
AREA OF TRACT "F"	3.890 ACRES
AREA OF TRACT "CV"	4.409 ACRES
AREA OF TRACTS L THROUGH L-4	5.564 ACRES
AREA OF TRACTS A,B,C,D,E,G AND H	15.442 ACRES
TOTAL NUMBER OF UNITS	133 UNITS
DENSITY THIS PLAT	1.92 UNITS/ACRE
USE SINGLE FAMILY PATIO HOME (ZERO LOT LINE)	
PETITION NO. PDD 97-78	

DEDICATION AND RESERVATIONS CONTINUED:

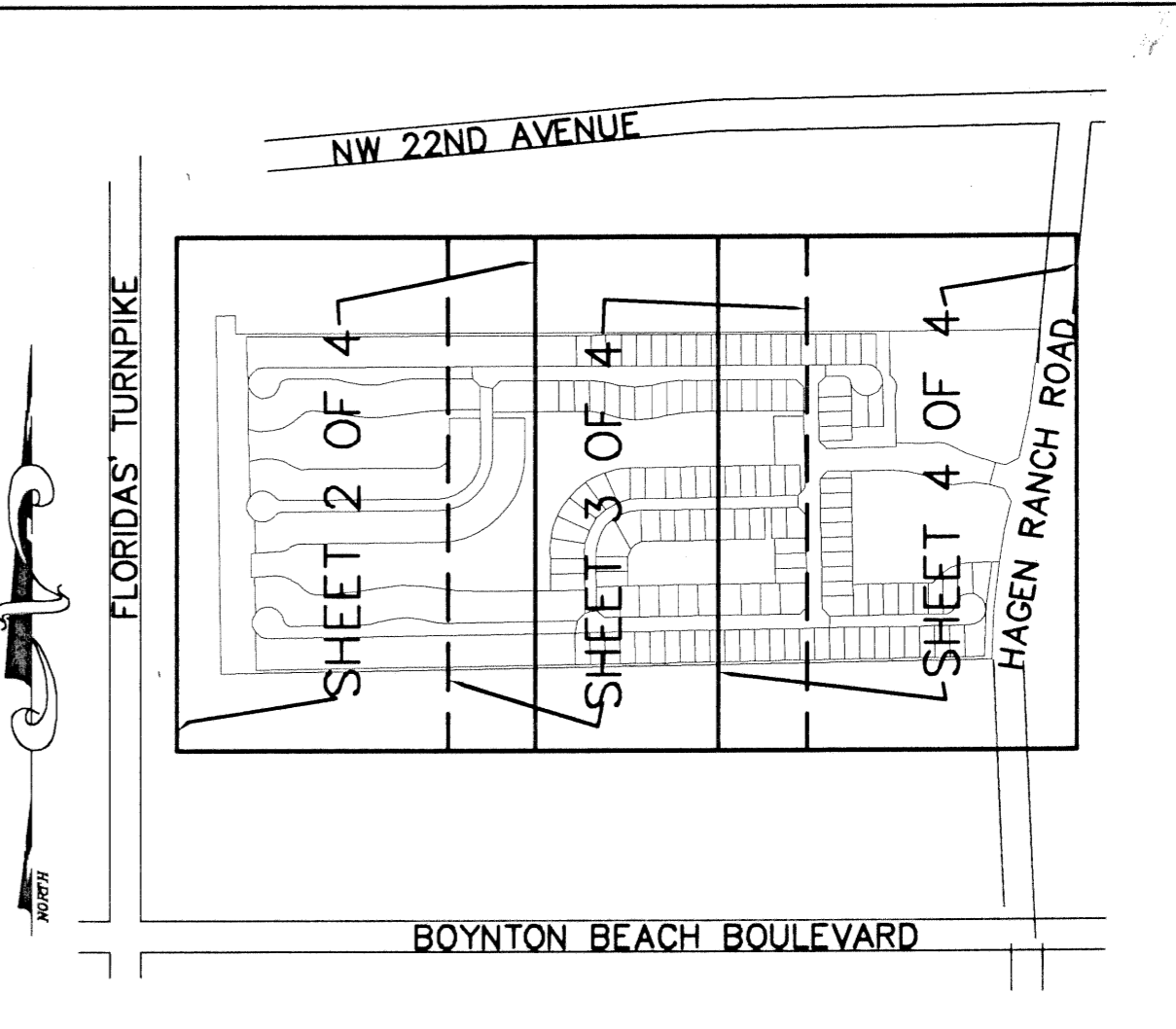
- OVERHANG/MAINTENANCE EASEMENTS:**
OVERHANG/MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE ABUTTING LOT OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR MAINTENANCE OF ROOF OVERHANGS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- RECREATION AREA:**
TRACTS "F" AS SHOWN HEREON IS HEREBY RESERVED FOR THE PONTE VECCHIO HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- LIFT STATION EASEMENT:**
THE LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS FOR LIFT STATION RELATED PURPOSES.
- BUFFER TRACTS**
TRACTS "L", "L-1", "L-2", "L-3" and "L-4" AS SHOWN HEREON ARE HEREBY RESERVED FOR THE PONTE VECCHIO HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- UTILITY EASEMENTS:**
THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- LIMITED ACCESS EASEMENTS:**
THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- BUFFER EASEMENTS:**
THE BUFFER EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR THE PONTE VECCHIO HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- FUTURE DEVELOPMENT PARCELS:**
TRACTS "A", "B", "C", "D", "E", "G" and "H" AS SHOWN HEREON ARE HEREBY RESERVED FOR ANSCA HOMES OF FLORIDA, INC., ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- FUTURE CIVIC PARCEL:**
TRACT "CV" AS SHOWN HEREON IS HEREBY RESERVED FOR ANSCA HOMES OF FLORIDA, INC., ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 8TH DAY OF December, 2000.

WITNESS: Jeffrey Hows PRINT
Charles S. Scardina PRINT
 ANSCA HOMES OF FLORIDA, INC., A FLORIDA CORPORATION.
 BY: Charles S. Scardina PRESIDENT

OWNER: [Seal] OWNER NOTARY: [Seal] COUNTY ENGINEER: [Seal] HOA: [Seal] HOA NOTARY: [Seal] MORTGAGEE: [Seal] MORTGAGEE NOTARY: [Seal]

WITNESS: Charles Scardina PRINT
Michelle A. Sherman PRINT
 HARRY T. SLEEK, PRESIDENT



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STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR RECORD AT 1:57 P.M. THIS 13TH DAY OF February A.D. 2000 AND DULY RECORDED IN PLAT BOOK 97 ON PAGES 145 thru 148.

DOROTHY H. WILKEN
 CLERK CIRCUIT COURT

BY: Suzanne Wilken
 DEPUTY CLERK

SHEET 1 OF 4

ACKNOWLEDGMENT:

STATE OF FLORIDA
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED CHARLES S. SCARDINA, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ANSCA HOMES OF FLORIDA, INC., A FLORIDA CORPORATION AND SEVERALLY 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 WAS 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 8TH DAY OF December, 2000.

MY COMMISSION EXPIRES: April 30, 2001

Elizabeth M. Nero
 NOTARY PUBLIC

MORTGAGEES CONSENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS 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 RECORDS BOOK 12162, AT PAGE 292, 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 ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 30TH DAY OF November, 2000.

WITNESS: John Bennisinger NAME John Bennisinger
Edward C. Resler BY: Edward C. Resler NAME EDWARD C. RESLER VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED Edward C. Resler WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF NOVARIS SEEDS, INC., AND SEVERALLY 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 WAS 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 30TH DAY OF November, 2000.

MY COMMISSION EXPIRES: April 30, 2001

Elizabeth M. Nero
 NOTARY PUBLIC

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 21ST DAY OF January, 2001, 2001, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: George T. Webb
 GEORGE T. WEBB, P.E.
 COUNTY ENGINEER

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
 COUNTY OF PALM BEACH)

THE PONTE VECCHIO HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 8TH DAY OF December, 2000.

WITNESS: Charles Scardina
Michelle A. Sherman
 HARRY T. SLEEK, PRESIDENT

LOCATION/KEY MAP N.T.S.



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.

ACKNOWLEDGMENT:

STATE OF FLORIDA
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED HARRY T. SLEEK, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PONTE VECCHIO HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, AND SEVERALLY 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 WAS 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 8TH DAY OF December, 2000.

MY COMMISSION EXPIRES: April 30, 2001

Elizabeth M. Nero
 NOTARY PUBLIC

TITLE CERTIFICATION:

STATE OF FLORIDA
 COUNTY OF PALM BEACH)

I, MITCHELL A. SHERMAN, PA, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO ANSCA HOMES OF FLORIDA, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW 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.

DATED: 12/18/00

Mitchell A. Sherman
 MITCHELL A. SHERMAN
 ATTORNEY AT LAW
 LICENSED IN FLORIDA

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) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9), WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 12/18/00

David P. Lindley
 DAVID P. LINDLEY, P.L.S.
 REG. LAND SURVEYOR #5005
 STATE OF FLORIDA
 LB #3591

SURVEYOR

DESCRIPTION: Tuscany - Parcel A/B
 BOOK 89 PAGE 145
 FLOOD MAP # 185A
 ZONING PUD
 QUAD # 50
 ZIP CODE 33437
 TAZ 949.4.10.30
 PUD NAME: CIBA GEIGY PUD