

TUSCANY - PARCEL A/B REPLAT

A PLANNED UNIT DEVELOPMENT BEING A PART CIBA GEIGY PUD
A REPLAT OF TRACTS A, B, C, D, E, G, H AND L-4, "TUSCANY PARCEL A/B"
AS RECORDED IN PLAT BOOK 89, PAGES 145 THROUGH 148 OF THE PUBLIC RECORDS
OF PALM BEACH COUNTY, FLORIDA LYING IN SECTIONS 20 AND 21, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA

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
JANUARY - 2001

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.

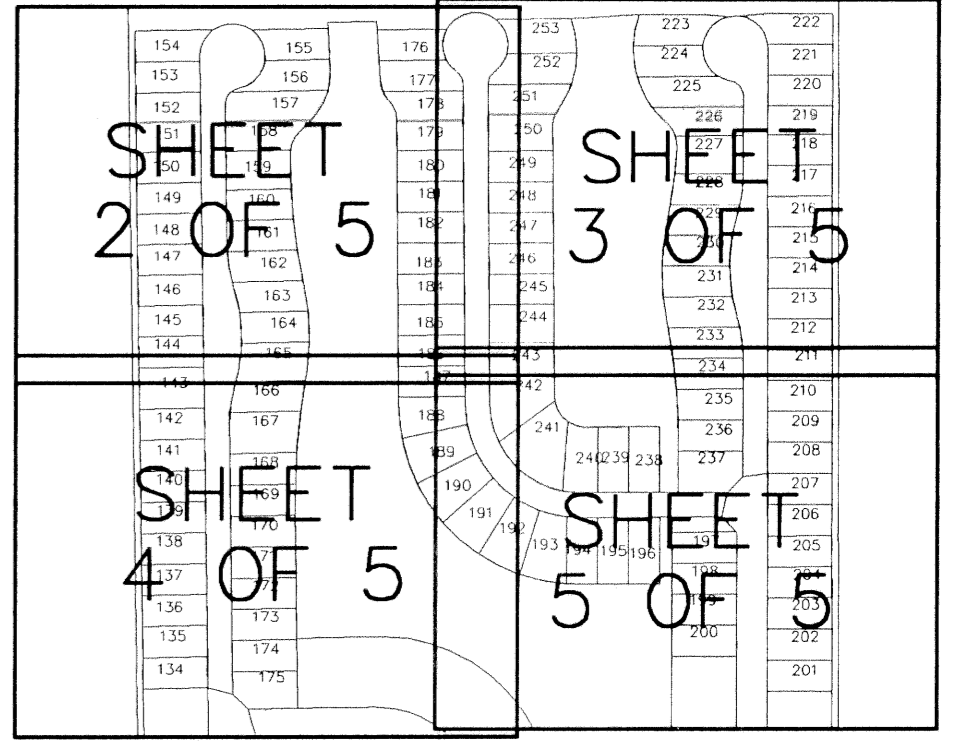
94

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 2001 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ AND _____

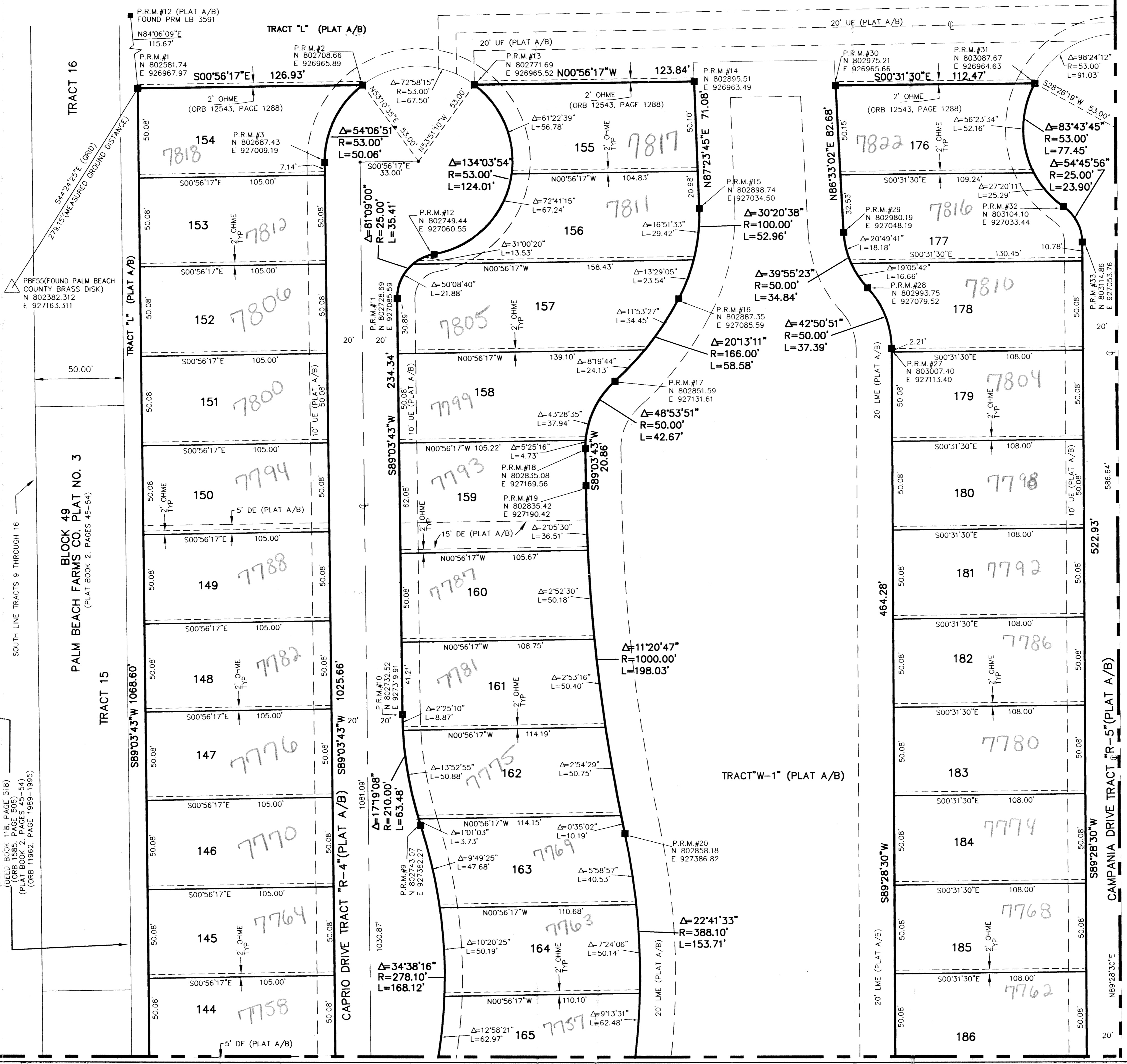
DOROTHY H. WILKEN
CLERK CIRCUIT COURT

BY: _____
DEPUTY CLERK

SHEET 2 OF 5



KEY MAP N.T.S.



- 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 NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 21, TOWNSHIP 45 SOUTH, RANGE 42 EAST, BEARING N89°52'23"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 SUPPLEMENTED 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
 - OP - DENOTES PERMANENT CONTROL POINT PER (PLAT A/B)
 - OH - DENOTES OVERHANG / MAINTENANCE EASEMENT
 - N.T.S. - DENOTES NOT TO SCALE
 - FND - DENOTES FOUND
 - TYP - DENOTES TYPICAL
 - NO - DENOTES NUMBER
 - POB - DENOTES POINT OF BEGINNING
 - A.B. - DENOTES DEED BOOK
 - PG. - DENOTES PAGE
 - P.B. - DENOTES PLAT BOOK
 - L.W.D. - DENOTES LAKE WORTH DRAINAGE DISTRICT
 - R/W - DENOTES RIGHT-OF-WAY
 - (PLAT A/B) - "TUSCANY PARCEL A/B", PLAT BOOK 89, PAGES 145-148.

Tuscany - Parcel A/B replat
91
185A
PUD
ZIP CODE 33513
TAG # 950
PUD NAME Ciba Geigy PUD

MATCH LINE SEE SHEET 4 OF 5