

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD _____ DAY OF _____
AD, 2001 AND DULY RECORDED
IN PLAT BOOK _____ ON PAGES
_____ AND _____
DOROTHY H. WILKEN, CLERK
BY: _____, D.C.

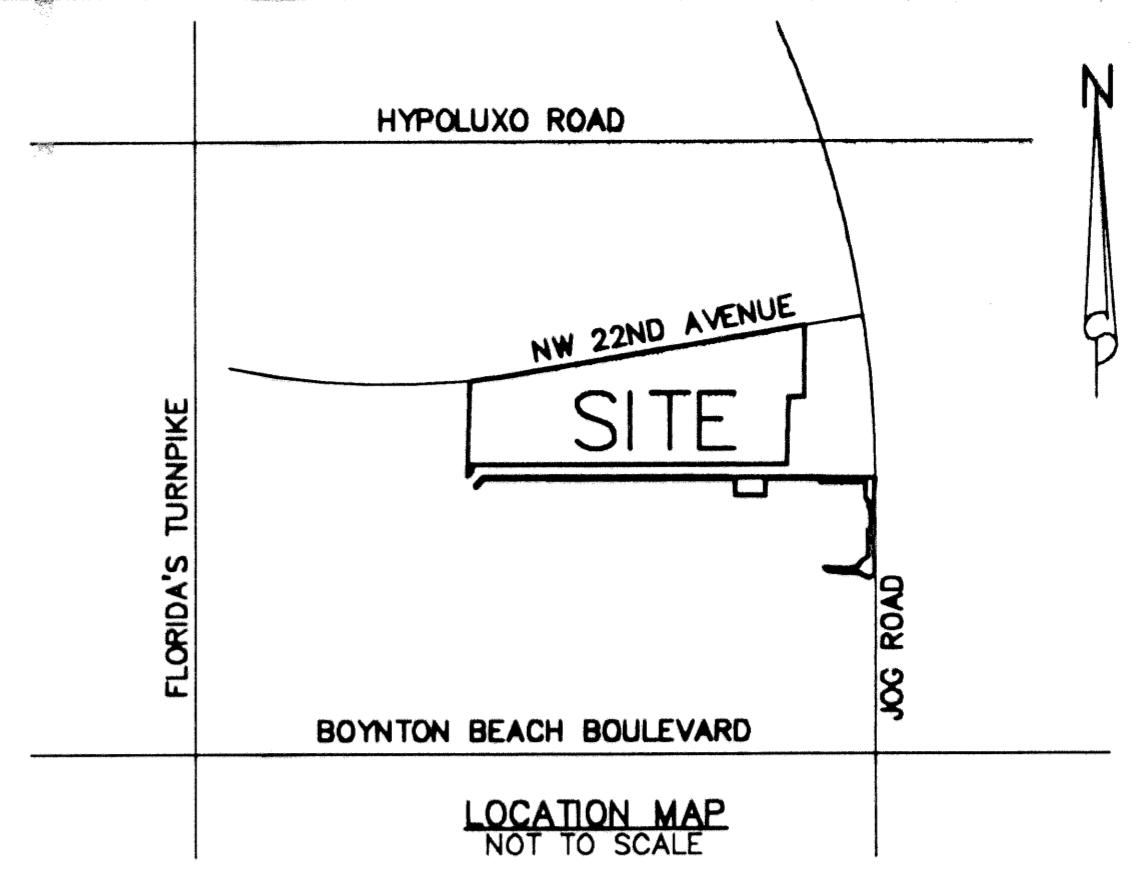
CIRCUIT COURT SEAL

TUSCANY - PARCEL "E"

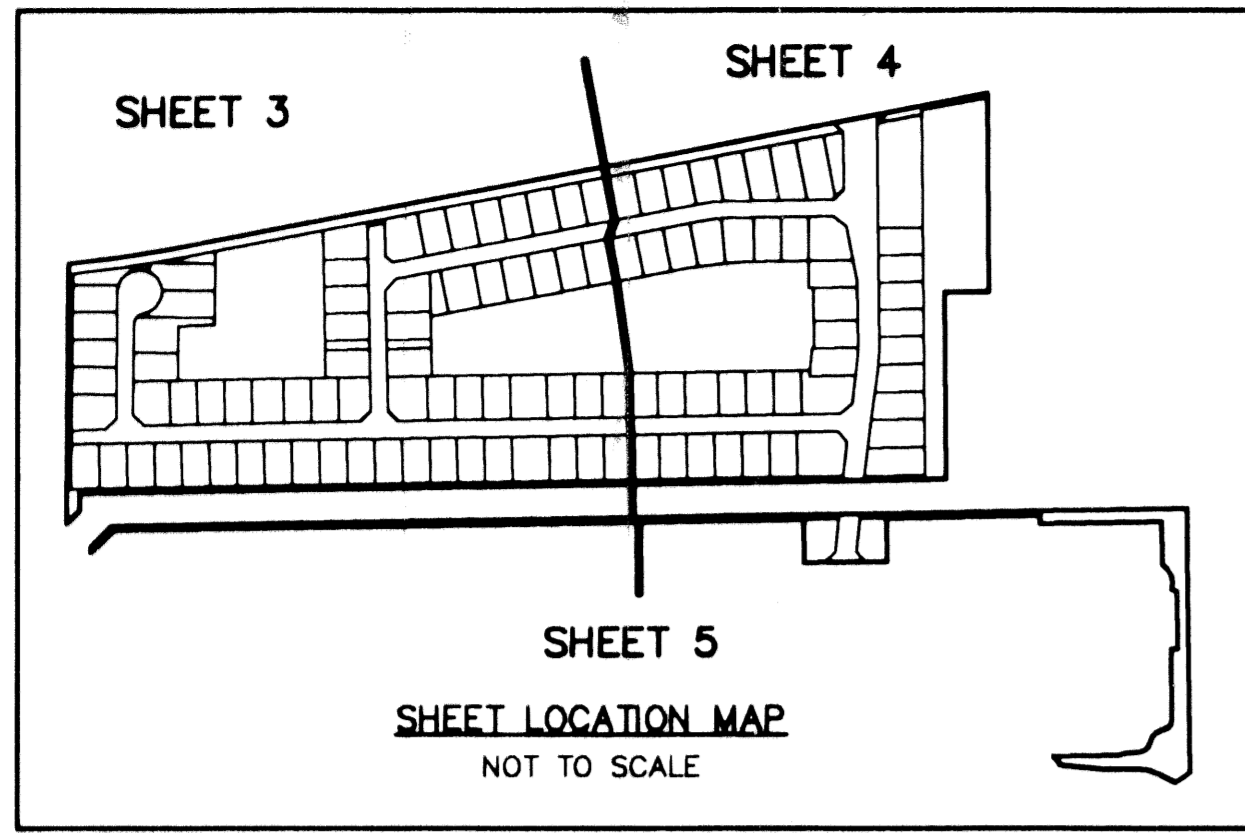
A PLANNED UNIT DEVELOPMENT BEING A PART OF CIBA GEIGY PUD

BEING A REPLAT OF TRACT "V", ABERDEEN-PLAT NO. 24, AS RECORDED IN PLAT BOOK 77, PAGES 174 THROUGH 180, INCLUSIVE, ALSO A PORTION OF PLAT NO. 1, LE CHALET (P.U.D.), AS RECORDED IN PLAT BOOK 31, PAGES 166 THROUGH 167, INCLUSIVE, AND TRACT "L-1", LOTS 96 THROUGH 98, INCLUSIVE, TUSCANY - PARCEL "D", AS RECORDED IN PLAT BOOK 84, PAGES 167 THROUGH 170, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTIONS 15 AND 16, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

MAY, 2001 SHEET 2 OF 5



LOCATION MAP
NOT TO SCALE



SHEET 5
SHEET LOCATION MAP
NOT TO SCALE

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE UNDERSIGNED, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2321 AT PAGE 244 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, Bank of America 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 10th DAY OF August, 2001.

WITNESS: Karen Hansen BY: June B. Wood
Sine B. Wood

WITNESS: Kathryn Radtke

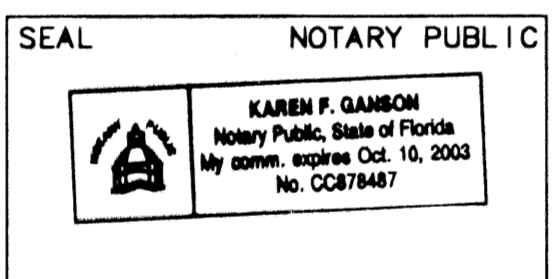
ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED June B. Wood WHO IS PERSONALLY KNOWN TO ME, ~~OR HAS PRODUCED AS IDENTIFICATION~~ AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF Bank of America, N.A. 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 10th DAY OF August, 2001.

MY COMMISSION EXPIRES: Oct. 10, 2003 Karen F. Gansh
DATE NOTARY PUBLIC



SURVEYOR'S NOTES

1. ALL BEARINGS SHOWN HEREON REFER TO A GRID BEARING OF SOUTH 89° 03'47" WEST ALONG THE SOUTH LINE OF PLAT NO. 1 LE CHALET (P.U.D.), AS RECORDED IN PLAT BOOK 31, PAGES 166 THROUGH 167, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

2. ALL DISTANCES SHOWN ARE GROUND DISTANCES. COORDINATES SHOWN HEREON ARE NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT, GEODETIC CONTROL AS ESTABLISHED AND ADOPTED BY THE PALM BEACH COUNTY SURVEY SECTION (SEE COORDINATE/BEARING/DISTANCE NOTE SHEET 2 OF 5).

3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 THE USE RIGHTS GRANTED.

THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.

4. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

5. NOTE: 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 THIS COUNTY.

6. ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.

7. WANTMAN GROUP, INC. LICENSED AUTHORIZATION NO. LB-7055.

SURVEYOR'S CERTIFICATION

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 SECTION 177.091(9), F.S., 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.

THIS 8th DAY OF AUGUST, 2001
Robin B. Petzold
ROBIN B. PETZOLD
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4567

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, Michelle A. Sherman, P.A., 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 LEVITT HOMES INCORPORATED, A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; AND 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.

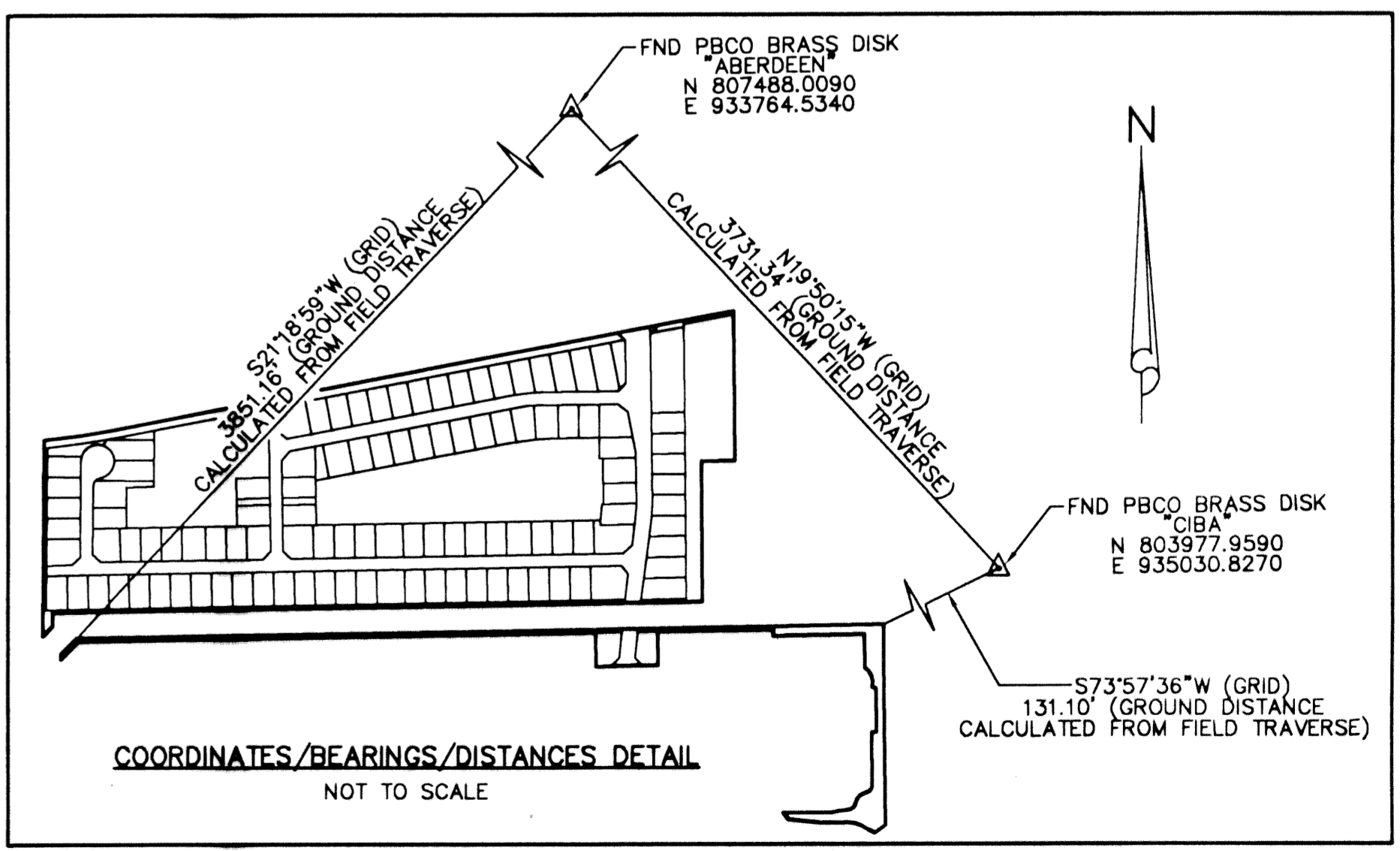
DATE: 8-8-01 BY: Michelle A. Sherman
Attorney at Law
PA, FLSB

LEGEND:

- C/L = CENTERLINE
- BE = BUFFER EASEMENT
- DB = DEED BOOK
- D = DELTA (CENTRAL) ANGLE
- DE = DRAINAGE EASEMENT
- FND = FOUND
- L = ARC LENGTH
- LAE = LIMITED ACCESS EASEMENT
- LMAE = LAKE MAINTENANCE ACCESS EASEMENT
- LME = LAKE MAINTENANCE EASEMENT
- NO. = NUMBER
- OHME = OVERHANG MAINTENANCE EASEMENT
- ORB = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- PG(S) = PAGE(S)
- POB = POINT OF BEGINNING
- PUD = PLANNED UNIT OF DEVELOPMENT
- R = RADIUS
- R/W (TYP) = RIGHT-OF-WAY
- TYP = TYPICAL
- UE = UTILITY EASEMENT
- = SET 4"x4" CONCRETE MONUMENT
- = SET PERMANENT CONTROL POINT
- = SET PERMANENT CONTROL POINT "LB#7055"

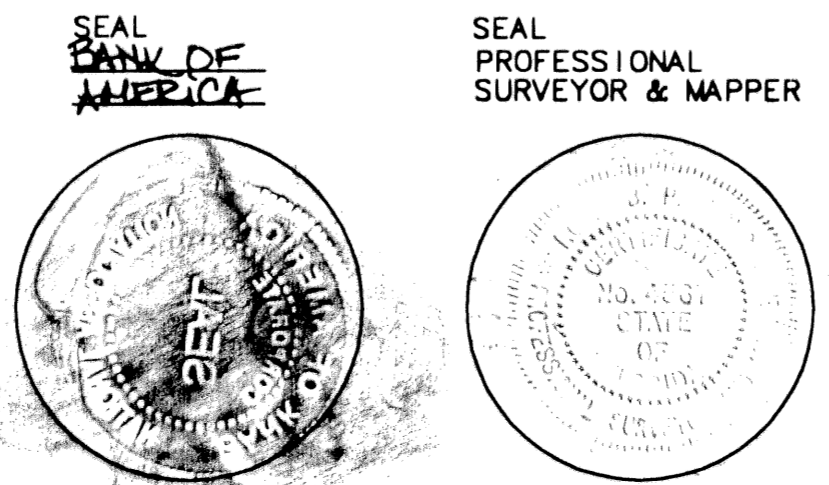
COORDINATES/BEARINGS/DISTANCES NOTE:

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINER UNIT = US SURVEY FOOT
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000287
GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
BEARINGS SHOWN ARE GRID, NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE



COORDINATES/BEARINGS/DISTANCES DETAIL
NOT TO SCALE

SUBDIVISION Tuscany Parcel E
BOOK 91 PAGE 140
PLANNED UNIT DEVELOPMENT
CLASS # 34 ZONING RS 185A
SHEET 4 OF 5
JOB NO. 33437



Wantman Group, Inc.
Engineering ♦ Surveying ♦ Mapping
901 NORTHPOINT PARKWAY, SUITE 204
WEST PALM BEACH, FL 33407
(561) 687-2220 phone (561) 687-1110 fax
CERT No. 6091 - LB No. 7055

CAD	K:\LEVITT\TUSCANY\DWG\TUSCRP02			
REF	K:\LEVITT\TUSCANY\DWG\TUSCMG01			
FLD	RP/AB	FB. 000	PG. 00	JOB 00-036A
OFF	AJP			DATE 12/05/00
CKD	RBP	SHEET 2	OF 5	DWG 00-020