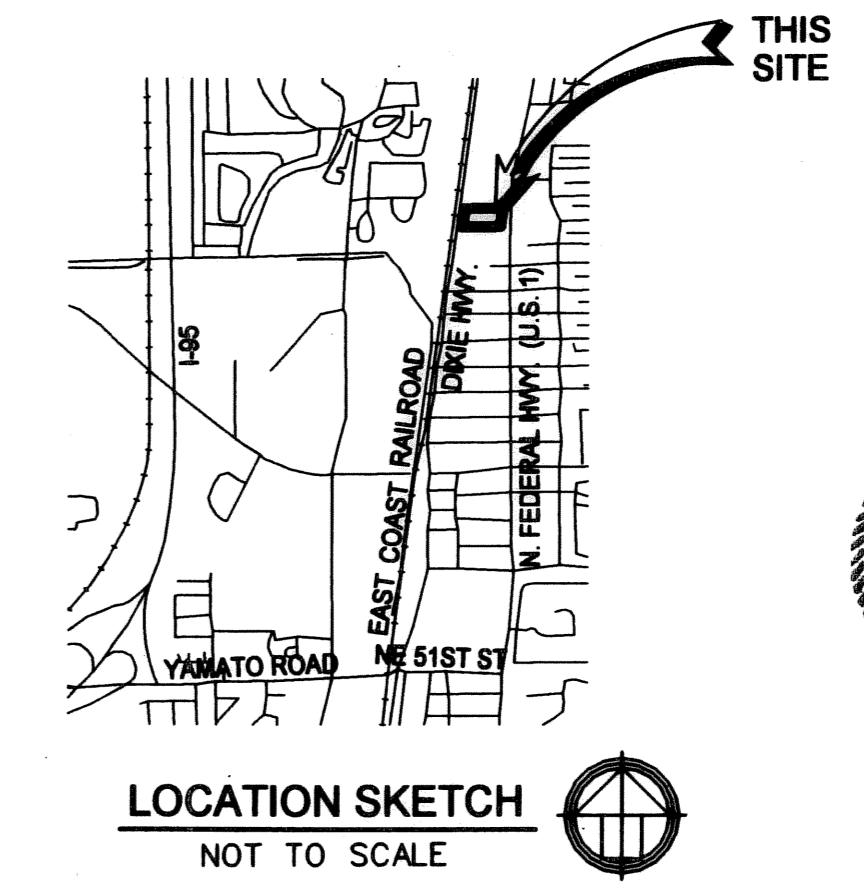


CARNAHAN · PROCTOR · CROSS, INC.
 CONSULTING ENGINEERS · SURVEYORS · PLANNERS
 6101 WEST ATLANTIC BOULEVARD, MARGATE, FLORIDA 33063
 PHONE: 954-972-3959 FAX: 954-972-4178
 AUGUST 2004 030309 DCW

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



STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT PM
 THIS 26 DAY OF OCTOBER
 2004, AND DULY RECORDED
 IN PLAT BOOK 103 ON PAGES
77 THRU 78
 DOROTHY H. WILKEN, CLERK
 BY: Alvin L. Johnson



SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT TUSCANY VILLAGE OF BOCA RATON, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON, BEING 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," ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 83 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND SHOWN HEREON AS "TUSCANY VILLAGE", A REPLAT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE SOUTH 89° 31'10" WEST, ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 1400.31 FEET; THENCE NORTH 00° 18'48" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 5 (U.S. 1) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP (SECTION 9301, DATED 11-13-47), A DISTANCE OF 229.84 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID WEST LINE, HAVING A RADIUS OF 2951.93 FEET AND A CENTRAL ANGLE OF 02° 46'26", A DISTANCE OF 142.92 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89° 31'10" WEST, ALONG A LINE 373 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF SECTION 32, A DISTANCE OF 570.43 FEET; THENCE NORTH 07° 44'46" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF DIXIE HIGHWAY AS SHOWN IN DEED BOOK 835, PAGE 135 OF SAID PUBLIC RECORDS, A DISTANCE OF 293.02 FEET; THENCE NORTH 89° 31'10" EAST, ALONG A LINE 663 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF SECTION 32, A DISTANCE OF 598.95 FEET; THENCE SOUTH 10° 04'54" WEST, ALONG A LINE 123 FEET WEST OF AND PARALLEL WITH THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD 5 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP (SECTION 9301, DATED 6-17-54), A DISTANCE OF 179.63 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID PARALLEL LINE, HAVING A RADIUS OF 2627.62 FEET AND A CENTRAL ANGLE OF 02° 30'22", A DISTANCE OF 114.93 FEET; THENCE SOUTH 89° 31'10" WEST, ALONG SAID LINE 373 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 32, A DISTANCE OF 18.93 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 3.949 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE AND RESERVE AS FOLLOWS:

- TRACT "B" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PUBLIC FOR RIGHT-OF-WAY PURPOSES.
- THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF BOCA RATON, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOCA RATON FOR THE INSTALLATION, CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, AND REPAIR OF WATER, SEWER, AND DRAINAGE, TRAFFIC CONTROL, AND OTHER FACILITIES OF THE CITY, FACILITIES OF PUBLIC UTILITIES OPERATING PURSUANT TO A FRANCHISE OR OTHER GRANT OF APPROVAL FROM THE CITY, AND ANY AND ALL OTHER USES AUTHORIZED BY THE CITY TOGETHER WITH APPURTENANCES OVER, THROUGH AND ACROSS SAID EASEMENTS. SAID EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE BUS STOP EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REMOVAL, RELOCATION, IMPROVEMENT, ACCESS AND USE OF A PUBLIC TRANSIT BUS SHELTER BOARDING AND ALIGHTING AREA. THE EASEMENT GRANTED HEREUNDER SHALL BE NON-EXCLUSIVE AND SUBORDINATE TO ANY PUBLIC UTILITY EASEMENT DEDICATED TO THE PUBLIC.

IN WITNESS WHEREOF: TUSCANY VILLAGE OF BOCA RATON, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 16 DAY OF August, 2004.

WITNESS: Lois Robinson
 PRINT NAME: Lois Robinson
 TUSCANY VILLAGE OF BOCA RATON, INC.,
 A FLORIDA CORPORATION
 BY: Owen Altman
 PRINT NAME: Owen Altman
 PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA) SS
 COUNTY OF PALM BEACH)
 BEFORE ME PERSONALLY APPEARED Owen Altman, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF TUSCANY VILLAGE OF BOCA RATON, INC., A FLORIDA CORPORATION, AND 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 16 DAY OF August, 2004.
 MY COMMISSION EXPIRES: 11/1/08
Janet M. Flynn
 NOTARY PUBLIC-STATE OF FLORIDA
 COMMISSION NO. 88083214

MORTGAGEE'S CONSENT

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 DEDICATIONS BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 16120 AT PAGE 189 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 HEREBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16 DAY OF August, 2004.

WITNESS: John R. Ryan
 PRINT NAME: John R. Ryan
 BANKATLANTIC, A FLORIDA BANKING CORPORATION
 BY: Sharon Carannante
 NAME: Sharon Carannante
 VICE PRESIDENT
 WITNESS: Alvin L. Johnson
 PRINT NAME: Alvin L. Johnson

ACKNOWLEDGEMENT

STATE OF Florida) SS
 COUNTY OF County)

BEFORE ME PERSONALLY APPEARED Sharon Carannante, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BANKATLANTIC, A FLORIDA BANKING CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID BANKATLANTIC, AND THAT THE SEAL 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 17 DAY OF August, 2004.

MY COMMISSION EXPIRES: 7-20-07
Alvin L. Johnson
 NOTARY PUBLIC - STATE OF FLORIDA
 COMMISSION NO. 88083214

TITLE CERTIFICATION

STATE OF FLORIDA) SS
 COUNTY OF County)

I, Katherine Wintersburg, 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 IN TUSCANY VILLAGE OF BOCA RATON, 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.

DATE: Aug. 17, 2004
 BY: Katherine Wintersburg
 NAME: Katherine Wintersburg
 ATTORNEY AT LAW

CITY OF BOCA RATON APPROVALS

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF BOCA RATON, FLORIDA, IN AND BY RESOLUTION DULY ADOPTED BY SAID CITY COUNCIL ON THIS 16 DAY OF August, 2004. THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF BOCA RATON IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

BY: Steven L. Abrams
 STEVEN L. ABRAMS, MAYOR
 BY: George A. Camejo
 JORGE A. CAMEJO, A.I.C.P., DEVELOPMENT SERVICES DIRECTOR
 BY: Sharma Carannante
 SHARMA CARANNANTE, CITY CLERK
 BY: Maurice C. Morel
 MAURICE C. MOREL, P.E., CITY CIVIL ENGINEER

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.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND 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 MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF BOCA RATON, FLORIDA, FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF BOCA RATON, FLORIDA.

Donna C. West 8/19/04
 DONNA C. WEST DATE
 SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. LS4290
 CARNAHAN PROCTOR CROSS, INC.
 CERTIFICATE OF AUTHORIZATION NO. LB2936

BANKATLANTIC	TUSCANY VILLAGE OF BOCA RATON, INC.	CITY OF BOCA RATON	SURVEYOR