

# TUSCANY - PARCEL "D"

A PLANNED UNIT DEVELOPMENT BEING A PART CIBA GEIGY PUD

BEING A REPLAT OF TRACTS 1 THROUGH 6, AND 11 THROUGH 15 AND A PORTION OF TRACT 7, BLOCK 48, "PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 15 AND 22, 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  
JULY - 1998

**TABULAR DATA**

TOTAL AREA THIS PLAT	62.05 ACRES
AREA OF ROAD (TRACTS R THROUGH R-4)	14.23 ACRES
AREA OF RESIDENTIAL	28.90 ACRES
AREA OF LAKES (TRACTS W THROUGH W-3)	14.82 ACRES
AREA OF RECREATION (TRACT "F" AND "F-1")	0.38 ACRES
AREA OF TRACTS L, L-1	3.72 ACRES
TOTAL NUMBER OF UNITS	202 UNITS
DENSITY THIS PLAT	3.26 UNITS/ACRE
USE SINGLE FAMILY PATIO HOME (ZERO LOT LINE)	
PETITION NO. <u>97-78</u>	

**DEDICATION AND RESERVATIONS:**

KNOW ALL MEN BY THESE PRESENTS THAT LEVITT HOMES INCORPORATED, DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THE OWNER OF THE LAND SHOWN HEREON AS TUSCANY - PARCEL "D" A PLANNED UNIT DEVELOPMENT BEING A PART CIBA GEIGY PUD BEING A REPLAT OF TRACTS 1 THROUGH 6 AND 11 THROUGH 15 AND A PORTION OF TRACT 7, BLOCK 48, "PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 15 AND 22, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 11, BLOCK 48; THENCE S89°03'43"W ALONG THE SOUTH LINE OF SAID TRACTS 5, 6 AND 7, BLOCK 48, A DISTANCE OF 823.22 FEET; THENCE N07°11'19"W, A DISTANCE OF 521.46 FEET; THENCE N00°04'08"W, A DISTANCE OF 58.97 FEET; THENCE N44°54'41"E, A DISTANCE OF 71.02 FEET TO A POINT OF INTERSECTION WITH A LINE 30.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACTS 1 THROUGH 7, BLOCK 48; THENCE N89°03'47"E ALONG SAID PARALLEL LINE, A DISTANCE OF 2540.56 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF THAT 120.00 FOOT WIDE RIGHT-OF-WAY FOR "JOG ROAD", AS RECORDED IN OFFICIAL RECORDS BOOK 1207, PAGE 361 OF SAID PUBLIC RECORDS; THENCE S00°20'28"W CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 109.58 FEET; THENCE S00°41'13"E ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1130.29 FEET; THENCE S89°03'43"W ALONG A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID TRACTS 11 THROUGH 15, BLOCK 48, A DISTANCE OF 1759.57 FEET; THENCE N00°56'17"W ALONG THE WEST LINE OF SAID TRACT 11, BLOCK 48, A DISTANCE OF 610.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, CONTAINING 2,703,060 SQUARE FEET/62.05 ACRES, MORE OR LESS.

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

**1. WATER MANAGEMENT TRACT:**

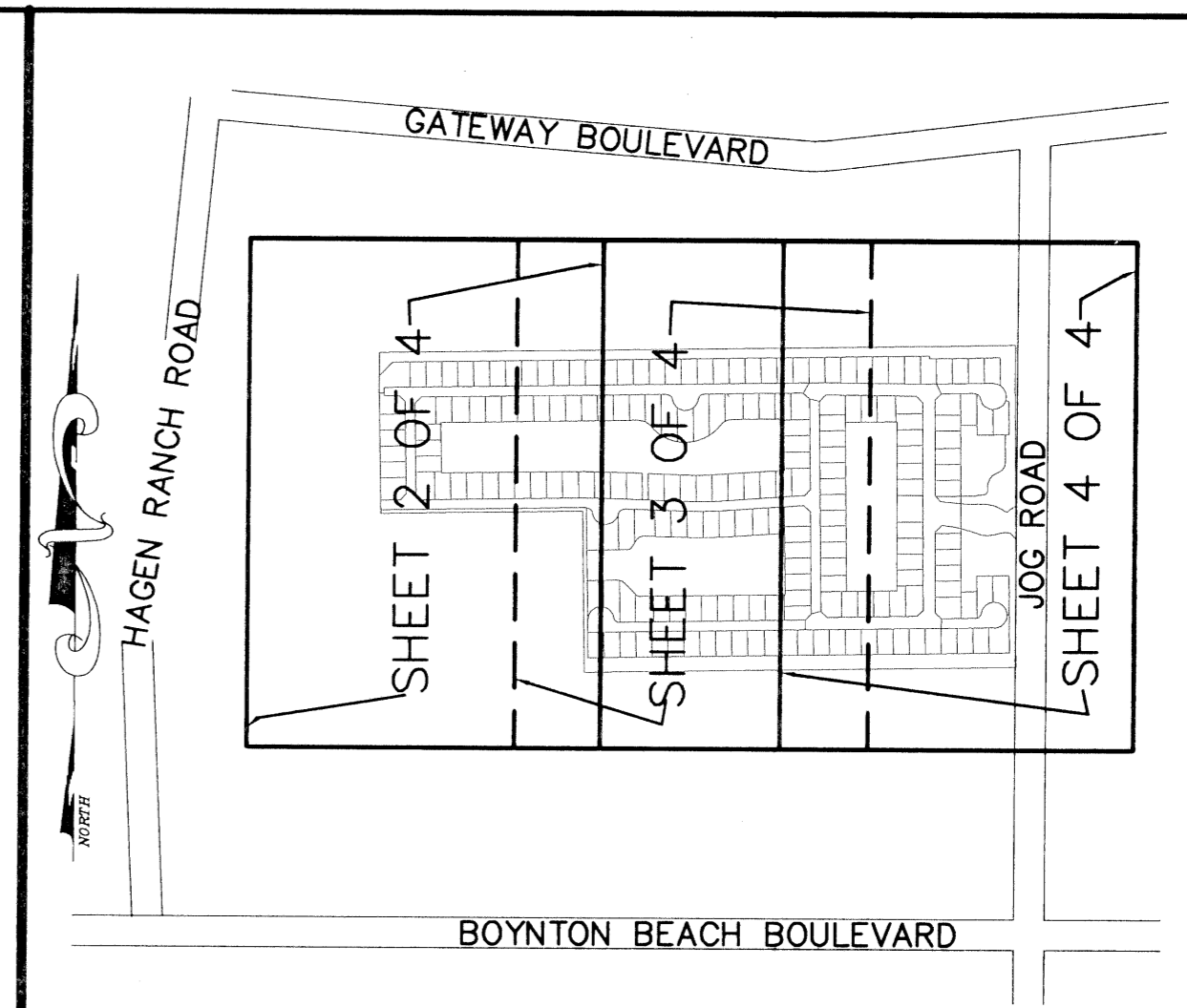
TRACTS "W", "W-1", "W-2", AND "W-3", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE TUSCANY ISLES RESIDENTS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 10700, PAGE 594, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**2. DRAINAGE AND LAKE MAINTENANCE 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 TUSCANY ISLES RESIDENTS 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 TUSCANY ISLES RESIDENTS 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.



**167**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 13:57 P.M.  
THIS 13 DAY OF April  
A.D. 1999 AND DULY RECORDED  
IN PLAT BOOK 84 ON  
PAGES 167 AND 170

DOROTHY H. WILKEN  
CLERK CIRCUIT COURT

BY: Deborah J. Stovick  
DEPUTY CLERK

**SHEET 1 OF 4**

**DEDICATION AND RESERVATIONS CONTINUED:**

**3. PRIVATE STREET**

TRACT "R" AS SHOWN HEREON IS HEREBY RESERVED FOR THE TUSCANY ISLES RESIDENTS 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.

**4. RESIDENTIAL ACCESS STREET:**

TRACTS "R-1", "R-2", "R-3" AND "R-4" AS SHOWN HEREON ARE RESERVED FOR THE TUSCANY ISLES RESIDENTS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS RESIDENTIAL ACCESS STREETS 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.

**5. 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.

**6. RECREATION AREAS:**

TRACTS "F" AND "F-1" AS SHOWN HEREON ARE HEREBY RESERVED FOR THE TUSCANY ISLES RESIDENTS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

**7. BUFFER TRACTS**

TRACTS "L" AND "L-1" AS SHOWN HEREON ARE HEREBY RESERVED FOR THE TUSCANY ISLES RESIDENTS 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.

**8. 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.

**9. ROADWAY CONSTRUCTION EASEMENT:**

THE ROADWAY CONSTRUCTION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF PERFORMING ANY AND ALL CONSTRUCTION ACTIVITIES ASSOCIATED WITH ADJACENT THROUGHFARE ROAD.

**10. 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.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 12 DAY OF October, 1998.

LEVITT HOMES INCORPORATED,  
A DELAWARE CORPORATION,  
LICENSED TO DO BUSINESS IN FLORIDA

WITNESS: Melissa Capova BY: H/T  
PRINT Melissa Capova HARRY T. SLEEK  
WITNESS: Mary Ellen Gabrielle PRINT Mary Ellen Gabrielle SENIOR VICE PRESIDENT

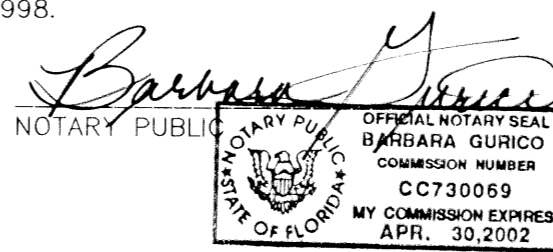
**ACKNOWLEDGMENT:**

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 SENIOR VICE PRESIDENT OF LEVITT HOMES INCORPORATED, A DELAWARE 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 12 DAY OF October, 1998.

MY COMMISSION EXPIRES: 7-30-02



**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 10357, AT PAGE 286 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 19 DAY OF October, 1998.

WITNESS: Sharon Anderson BY: June B. Wood  
NAME Sharon Anderson NAME June B. Wood  
WITNESS: Allison R. Dalla Torre VICE PRESIDENT

**ACKNOWLEDGMENT:**

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED June Wood, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF NationsBank, 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 19th DAY OF October, 1998.

MY COMMISSION EXPIRES: 12/15/01



**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 DAY OF 13 April, 1999 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

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

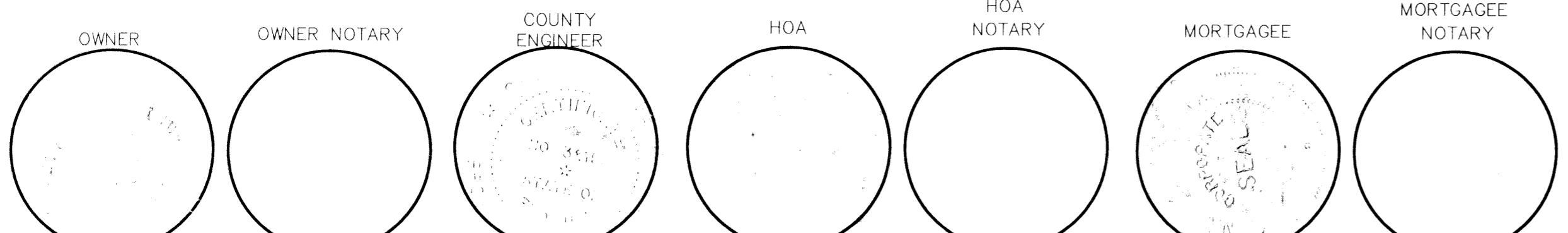
**ACCEPTANCE OF RESERVATIONS:**

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

THE TUSCANY ISLES RESIDENTS ASSOCIATION, INC. 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 12 DAY OF October, 1998.

TUSCANY ISLES RESIDENTS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: Melissa Capova BY: H/T  
WITNESS: Mary Ellen Gabrielle HARRY T. SLEEK, PRESIDENT VICE



**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.

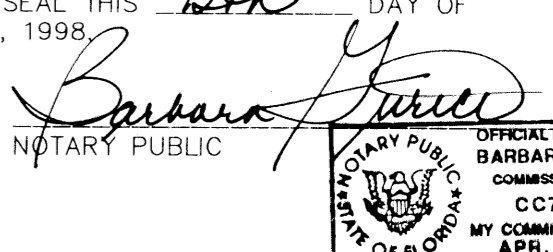
**ACKNOWLEDGMENT:**

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED HARRY T. SLEEK, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS VICE IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF LEVITT HOMES INCORPORATED, A DELAWARE 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 21 DAY OF October, 1998.

MY COMMISSION EXPIRES: 4-30-02



**TITLE CERTIFICATION:**

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

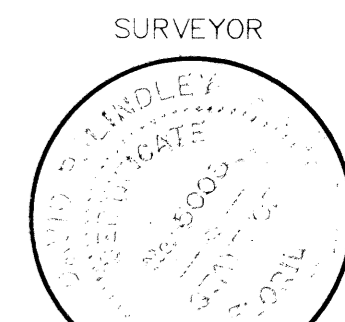
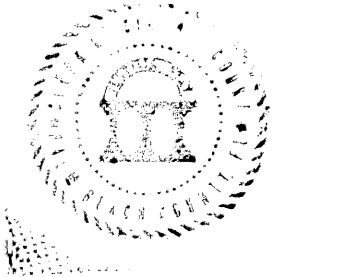
I, Matthew A. Shauman, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO LEVITT HOMES INCORPORATED, A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; 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: 1/19/99  
NAME: Matthew A. Shauman  
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: 2-10-99  
NAME: David P. Lindley  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591



SUBDIVISION 1000000000  
PAGE 167  
BOOK 84  
FLOOD MAP # 185A  
FLOOD ZONE 6  
QUAD # 34135  
SE 97-78  
TAZ 442  
PUD NAME Ciba - Geigy  
ZONING R.T. 15F  
ZIP CODE 33437