

TUSCANY - PARCEL "D"

0726-002

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

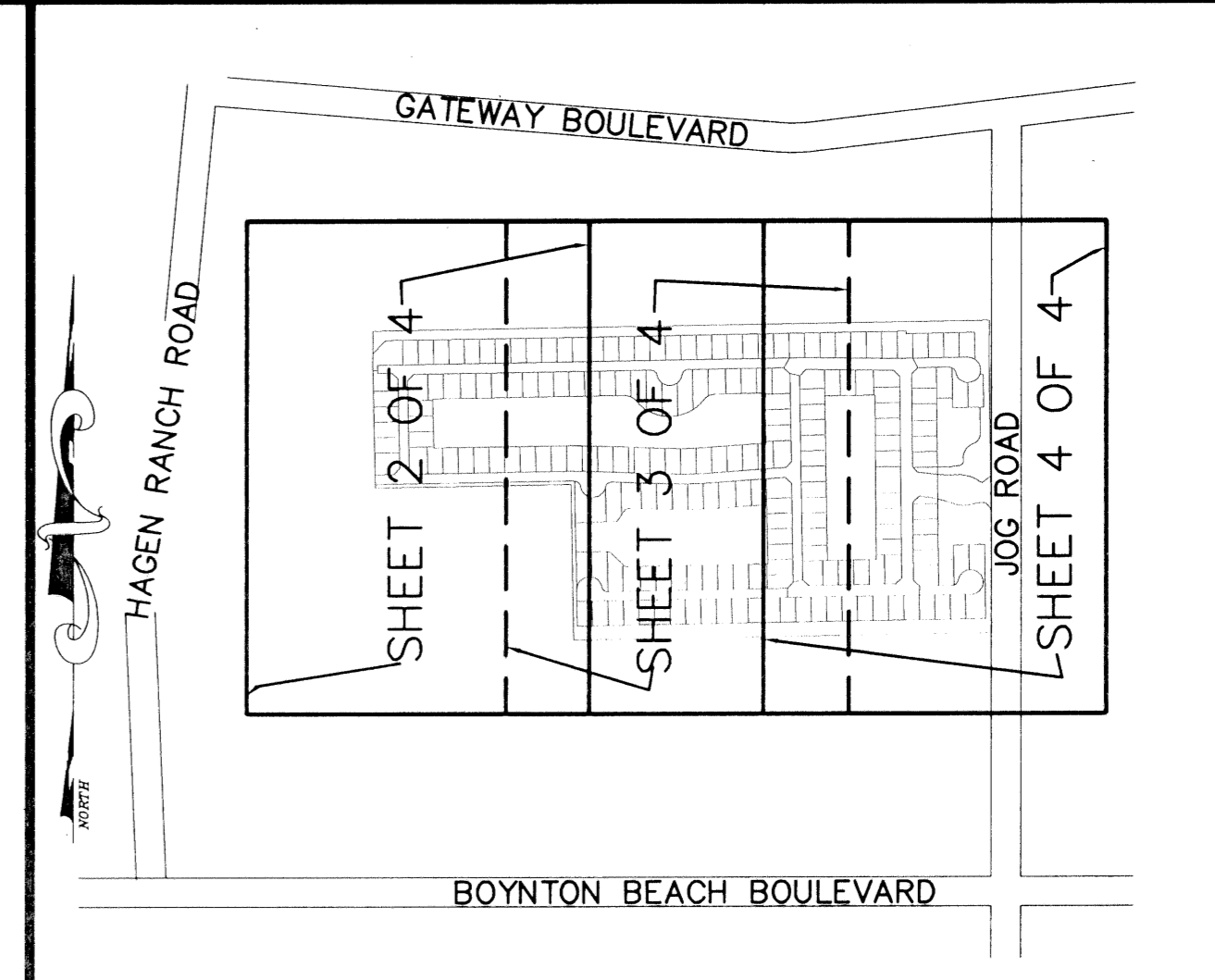
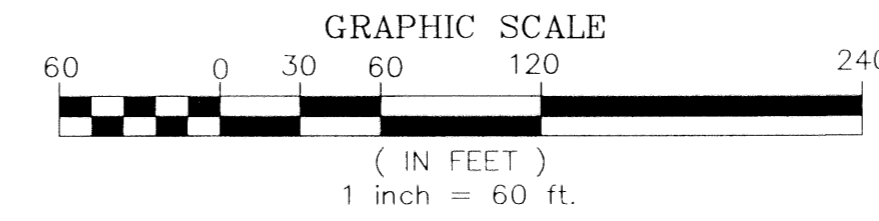
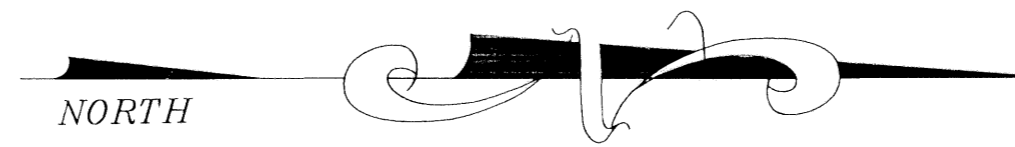
NOTES COORDINATES, BEARINGS AND DISTANCES

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.

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



169

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT _____ M.
 THIS _____ DAY OF _____
 A.D. 1998, AND DULY RECORDED
 IN PLAT BOOK _____ AND
 PAGES _____ ON _____
 DOROTHY H. WILKEN
 CLERK CIRCUIT COURT

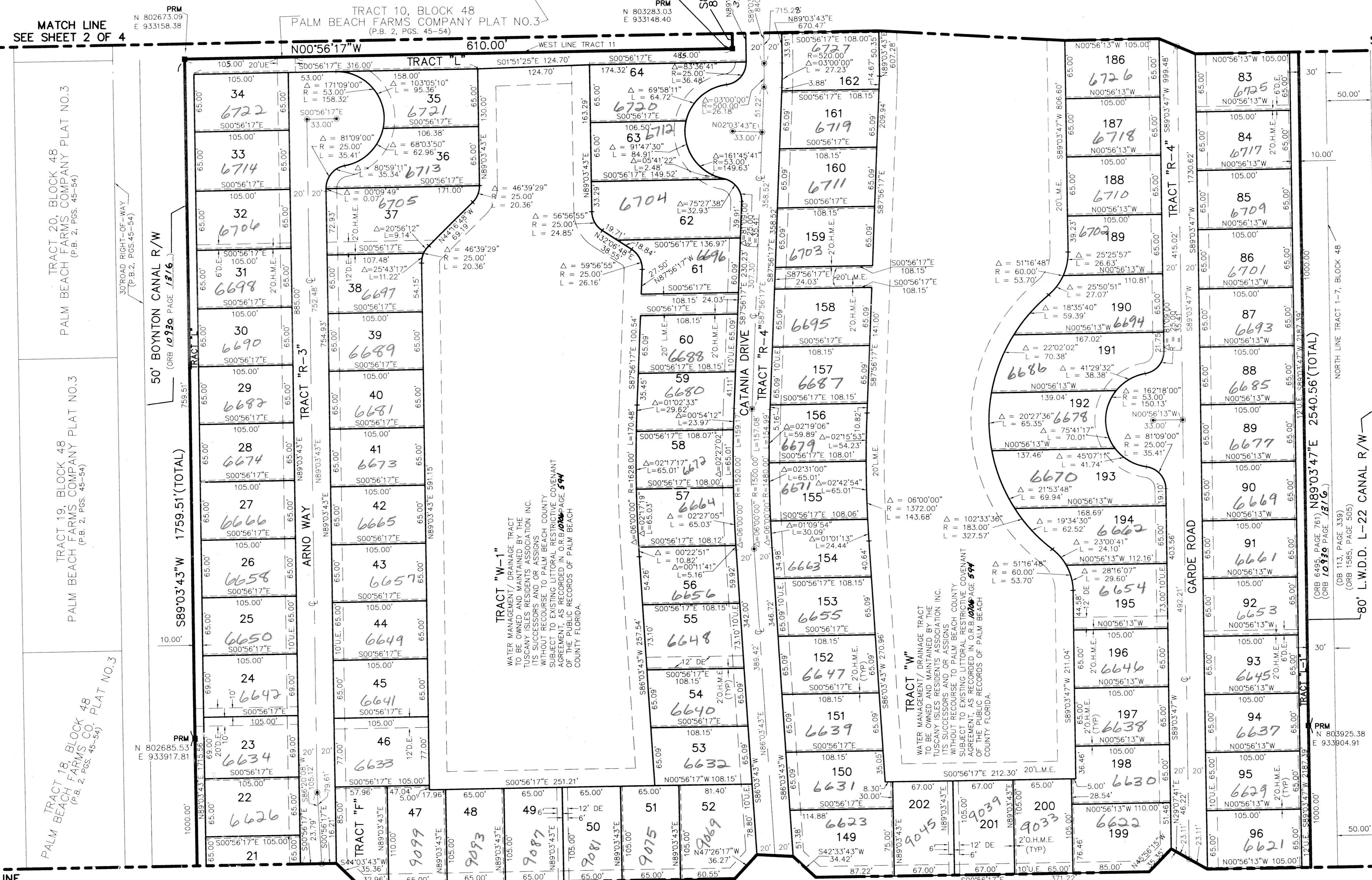
BY: _____
 DEPUTY CLERK

SHEET 3 OF 4

LOCATION/KEY MAP N.T.S.

MATCH LINE
 SEE SHEET 2 OF 4

MATCH LINE
 SEE SHEET 2 OF 4



TRACT 20, BLOCK 48
 PALM BEACH FARMS COMPANY PLAT NO.3
 (P.B. 2, PGS. 45-54)

TRACT 19, BLOCK 48
 PALM BEACH FARMS COMPANY PLAT NO.3
 (P.B. 2, PGS. 45-54)

TRACT 18, BLOCK 48
 PALM BEACH FARMS CO. PLAT NO.3
 (P.B. 2, PGS. 45-54)

TRACT "W-1"
 WATER MANAGEMENT / DRAINAGE TRACT
 TO BE OWNED AND MAINTAINED BY THE
 TUSCANY ISLES RESIDENTS ASSOCIATION, INC.
 ITS SUCCESSORS AND OR ASSIGNS
 WITHOUT RECOURSE TO PALM BEACH COUNTY
 SUBJECT TO EXISTING LITTORAL RESTRICTIVE COVENANT
 AGREEMENT AS RECORDED IN O.R.B. PAGE 594
 OF THE PUBLIC RECORDS OF PALM BEACH
 COUNTY FLORIDA.

TRACT "W"
 WATER MANAGEMENT / DRAINAGE TRACT
 TO BE OWNED AND MAINTAINED BY THE
 TUSCANY ISLES RESIDENTS ASSOCIATION, INC.
 ITS SUCCESSORS AND OR ASSIGNS
 WITHOUT RECOURSE TO PALM BEACH COUNTY
 SUBJECT TO EXISTING LITTORAL RESTRICTIVE COVENANT
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 OF THE PUBLIC RECORDS OF PALM BEACH
 COUNTY FLORIDA.

SUBDIVISION
 Tuscany - Parcel D
 BOOK 24
 PAGE 1169
 FLOOD MAP# 18254
 FLOOD ZONE B
 ZONING RYS 15E
 QUAD# 34-35
 SE 97-78
 TAZ 442
 PUD NAME Ciba Geigy

MATCH LINE
 SEE SHEET 4 OF 4

MATCH LINE
 SEE SHEET 4 OF 4