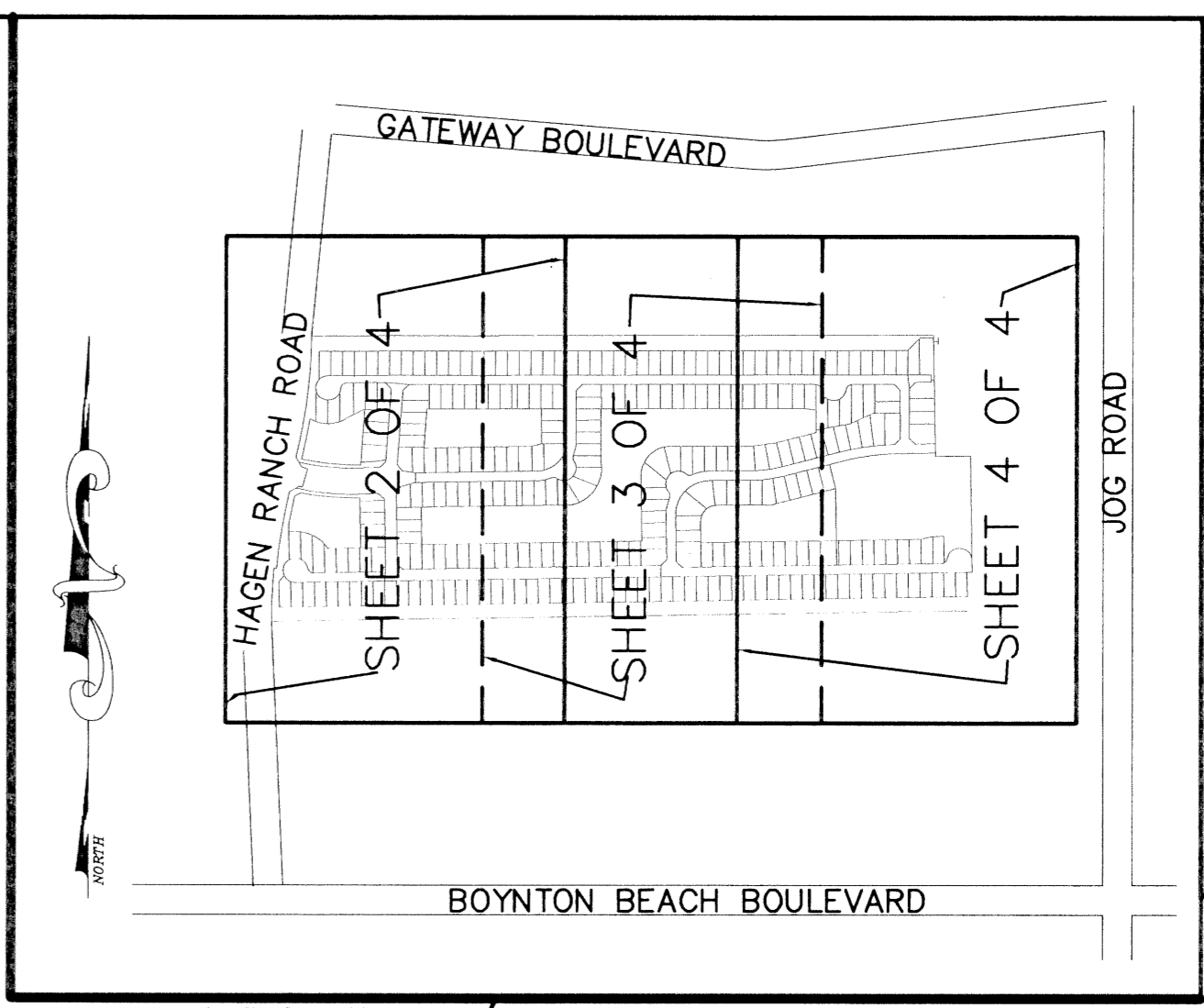


TUSCANY - PARCEL "C"

A PLANNED UNIT DEVELOPMENT BEING A PART CIBA GEIGY PUD BEING A REPLAT OF TRACTS 1 THROUGH 7 AND A PORTION OF TRACT 8, BLOCK 49 AND THE 50.00 FOOT WIDE RIGHT-OF-WAY ADJACENT TO SAID TRACT 1 AND A PORTION OF TRACTS 7 AND 8, 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 21 AND 22, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

79



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:11 AM
THIS 13th DAY OF JULY
A.D. 1999 AND DULY RECORDED
IN PLAT BOOK 2 ON
PAGES 45 AND 48

DOROTHY H. WILKEN
CLERK CIRCUIT COURT

By: *David P. Lindley*
DEPUTY CLERK

SHEET 1 OF 4

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT ANSCA HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, THE OWNERS OF THE LAND SHOWN HEREON AS TUSCANY - PARCEL "C" A PLANNED UNIT DEVELOPMENT BEING A PART CIBA GEIGY PUD BEING A REPLAT OF TRACTS 1 THROUGH 7 AND A PORTION OF TRACT 8, BLOCK 49 AND THE 50.00 FOOT WIDE RIGHT-OF-WAY ADJACENT TO SAID TRACT 1 AND A PORTION OF TRACTS 7 AND 8, 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 21 AND 22, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 8, BLOCK 48; THENCE S00°56'17"E ALONG THE EAST LINE OF SAID TRACT 8, BLOCK 48, A DISTANCE OF 610.00 FEET TO A POINT OF INTERSECTION WITH A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT 8, BLOCK 48; THENCE S89°03'43"W ALONG SAID PARALLEL LINE, A DISTANCE OF 2990.83 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF "HAGEN RANCH ROAD", AS RECORDED IN OFFICIAL RECORDS BOOK 9904, PAGES 855 THROUGH 859 OF SAID PUBLIC RECORDS; THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S89°45'24"E, HAVING A RADIUS OF 2160.00 FEET, A CENTRAL ANGLE OF 04°45'08", AN ARC DISTANCE OF 179.16 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE AND THE EASTERLY RIGHT-OF-WAY LINE OF "HAGEN RANCH ROAD", AS RECORDED IN OFFICIAL RECORDS BOOK 9904, PAGES 866 THROUGH 869 OF SAID PUBLIC RECORDS; THENCE S85°00'16"E, A DISTANCE OF 12.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S85°00'16"E, HAVING A RADIUS OF 2148.00 FEET, A CENTRAL ANGLE OF 08°48'09", AN ARC DISTANCE OF 330.01 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE N59°48'55"E, A DISTANCE OF 50.37 FEET; THENCE S74°10'04"E, A DISTANCE OF 11.67 FEET; THENCE N15°49'56"E, A DISTANCE OF 80.00 FEET; THENCE N74°10'04"W, A DISTANCE OF 26.24 FEET; THENCE N30°06'48"W, A DISTANCE OF 48.67 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE (THE PREVIOUS SEVEN COURSES AND DISTANCES WERE ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF "HAGEN RANCH ROAD", AS RECORDED IN OFFICIAL RECORDS BOOK 9904, PAGES 866 THROUGH 869); THENCE NORTHEASTERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF "HAGEN RANCH ROAD", AS RECORDED IN OFFICIAL RECORDS BOOK 9904, PAGES 855 THROUGH 859 ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N76°03'19"W, HAVING A RADIUS OF 2242.00 FEET, A CENTRAL ANGLE OF 12°01'32", AN ARC DISTANCE OF 470.57 FEET TO A POINT OF INTERSECTION WITH A LINE 55.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 8, BLOCK 49; THENCE N89°52'23"E ALONG SAID PARALLEL LINE, A DISTANCE OF 2526.78 FEET; THENCE N44°54'41"E, A DISTANCE OF 77.83 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF TRACT 7, BLOCK 48; THENCE N89°52'23"E ALONG SAID NORTH LINE, A DISTANCE OF 58.99 FEET; THENCE S01°11'19"E, A DISTANCE OF 521.46 FEET; THENCE N89°03'43"E, A DISTANCE OF 163.22 FEET TO THE POINT OF BEGINNING

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, CONTAINING 3,095,188 SQUARE FEET/71.056 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", "W-3" AND "W-4" 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 10818, PAGE 852, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

2. DRAINAGE, LAKE MAINTENANCE, ACCESS 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.

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" AND "R-2" 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 ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED CHARLES S. SCARDINA, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ANSCA HOMES OF FLORIDA, INC., A FLORIDA 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 9th DAY OF April, 1999

MY COMMISSION EXPIRES:

Laura E. Sanchirico
NOTARY PUBLIC



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 11010, AT PAGE 1839 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 HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9th DAY OF APRIL, 1999

WITNESS:

Charles S. Scardina
NAME: CHARLES S. SCARDINA
NAME: CHARLES S. SCARDINA

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED Carmen de Essaye WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF Nations Bank, 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 9th DAY OF April, 1999

MY COMMISSION EXPIRES:

Laura E. Sanchirico
NOTARY PUBLIC



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

By: *George 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 15 DAY OF April, 1999

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

WITNESS: *Harry T. Slek*
BY: *Harry T. Slek*
HARRY T. SLEEK, PRESIDENT

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:

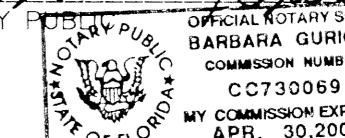
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED HARRY T. SLEEK, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF TUSCANY ISLES RESIDENTS ASSOCIATION, INC., A 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 15 DAY OF April, 1999

MY COMMISSION EXPIRES:

Barbara Gurico
NOTARY PUBLIC



TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, Mitchell 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 ANSCA HOMES OF FLORIDA, 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.

DATED: 5/9/99

Mitchell A. Sherman
MITCHELL A. SHERMAN, P.A.
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: 4/21/99

David P. Lindley
DAVID P. LINDLEY, P.L.S.
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

SURVEYOR

OWNER	OWNER NOTARY	COUNTY ENGINEER	HOA	HOA NOTARY	MORTGAGEE	MORTGAGEE NOTARY

LAURA E. SANCHIRICO
MY COMMISSION # CC 668172
EXPIRES: June 23, 2001
Bonded thru Notary Public Underwriters

SUBDIVISION Tuscany-Parcel C
BOOK 85
PAGE 79
FLOOD MAP # 185A
FLDZ ZONE B
ZONING PUD
QUAD # 36+50
38 97.78
TAG. 448
PUD NAME CIBA-Geigy