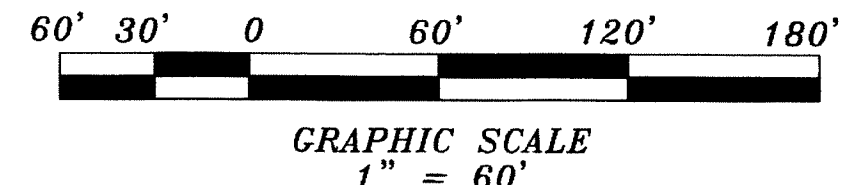
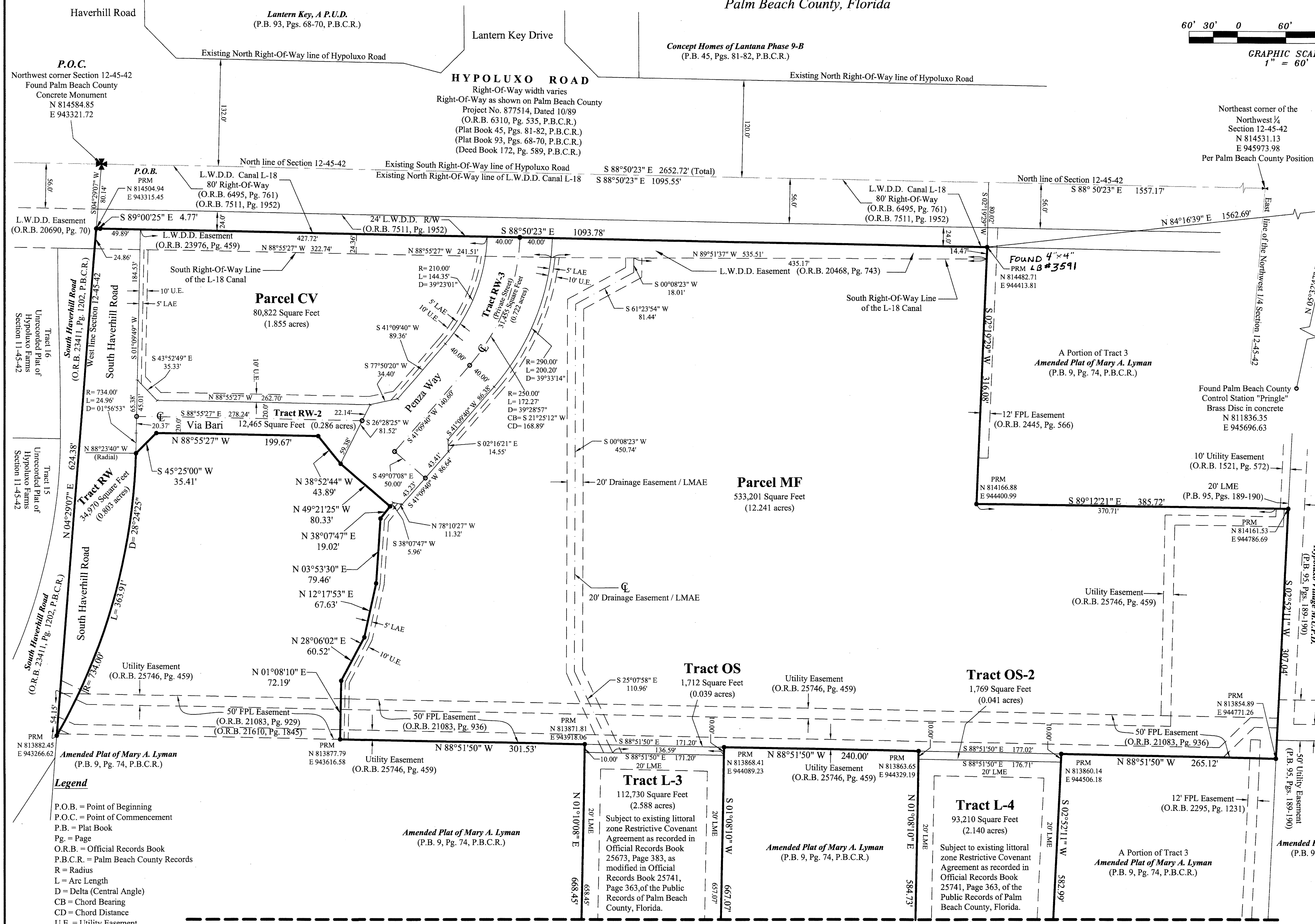


0931-004

# Toscana Isles P.U.D. - Plat I

Being a replat of a portion of the amended plat of the Mary A. Lyman Subdivision of Section 12, Township 45 South, Range 42 East, according to the plat thereof, as recorded in Plat Book 9, Page 74, of the Public Records of Palm Beach County, Florida

135



State of Florida  
 County of Palm Beach  
 This Plat was filed for record at this day of A.D. 2013, and duly recorded in Plat Book on Pages and

Sharon R. Bock  
 Clerk and Comptroller

By: Deputy Clerk

Sheet 3 of 4

Found Palm Beach County Control Station "James" Brass Disc in concrete  
 N 814638.53  
 E 945968.73

Found Palm Beach County Control Station "Pringle" Brass Disc in concrete  
 N 811836.35  
 E 945696.63

- Surveyor's Notes**
- 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.
  - In those cases where easements of different types cross or otherwise coincide, 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 use rights granted.
  - The building setback lines shall be as required by current Palm Beach County Zoning Regulations.
  - No buildings, or any kind of construction, or trees or shrubs shall be placed on an easement without prior written consent of all easement beneficiaries and all applicable County approvals or permits as required for such encroachments.
  - Approval of landscaping on a utility easement, excluding water and sewer, shall only be with approval of all utilities occupying said easement.
  - Bearing Reference:** The grid bearings shown hereon, are referenced to the North line of Section 12-45-42. Said line bears South 88°50'23" East.

### Coordinates, Bearings and Distances

- The coordinates shown hereon are State Plane Coordinates (Transverse Mercator Projection), Florida East Zone, North American Datum 1983 (1990 Adjustment).
- All distances are ground, all coordinates are grid, and measured in U.S. Survey feet.
- Bearings as shown hereon are Grid Datum, NAD 83 1990 Adjustment, Florida East Zone.
- Ground Distance x Scale Factor = Grid Distance.
- Scale Factor: 1.0000341**

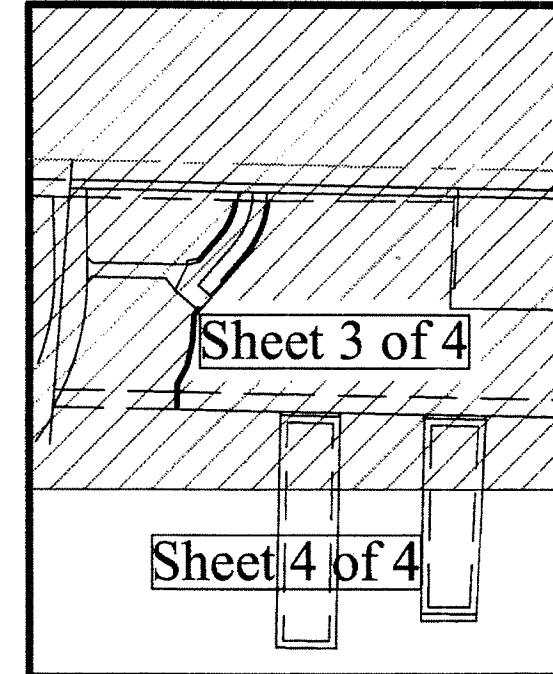
**Legend**

P.O.B. = Point of Beginning  
 P.O.C. = Point of Commencement  
 P.B. = Plat Book  
 Pg. = Page  
 O.R.B. = Official Records Book  
 P.B.C.R. = Palm Beach County Records  
 R = Radius  
 L = Arc Length  
 D = Delta (Central Angle)  
 CB = Chord Bearing  
 CD = Chord Distance  
 U.E. = Utility Easement  
 LAE = Limited Access Easement  
 LME = Lake Maintenance Easement

● P.R.M. = Set 4" x 4" x 24" concrete Permanent Reference Monument with brass cap marked LB 7682  
 ○ Permanent Control Point = Set nail and 1" aluminum cap marked LB 7682  
 P.U.D. = Planned Unit Development  
 C = Centerline  
 LMAE = Lake Maintenance Access Easement

**Plat Vacation Note:** The Plat of Isola Bella Isles-Phase 1, recorded in Plat Book 111, Page 119 of the Public Records of Palm Beach County, Florida has been abandoned and vacated pursuant to Resolution No. R-2013-0190 adopted by the Board of County Commissioners of Palm Beach County, February 5, 2013 and recorded in Official Records Book 25816 at Page 1595 of the Public Records of Palm Beach County, Florida. The Resolution further abandons and closes the utility and drainage easements described in Exhibit 1 and 1.B attached thereto.

Match Line (See Sheet 4 of 4)



**DJG Surveying and Mapping, Inc.**  
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