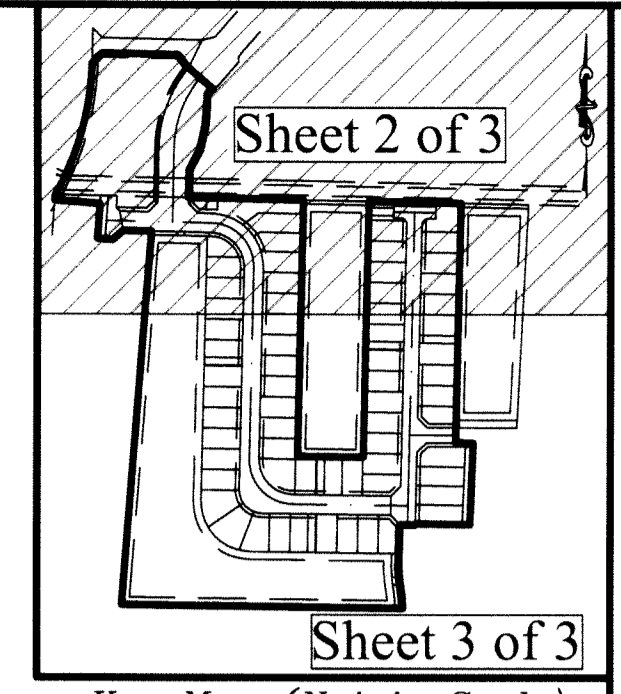


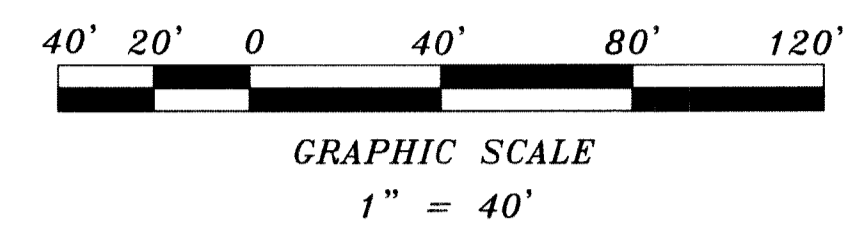
Toscana Isles P.U.D. - Plat II

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



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Sheet 2 of 3

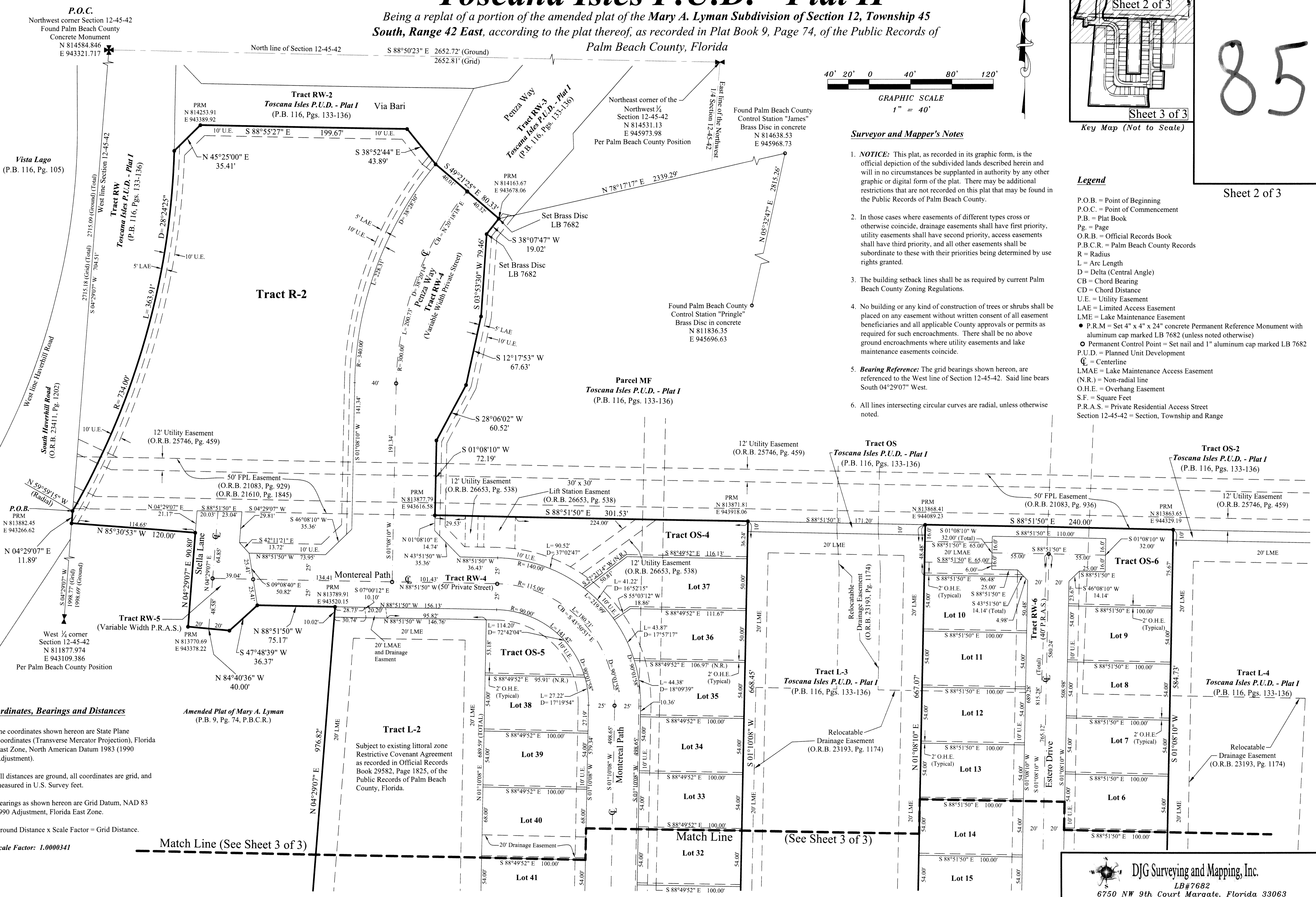


Surveyor and Mapper's Notes

- 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 building or any kind of construction of trees or shrubs shall be placed on any easement without written consent of all easement beneficiaries and all applicable County approvals or permits as required for such encroachments. There shall be no above ground encroachments where utility easements and lake maintenance easements coincide.
- Bearing Reference:** The grid bearings shown hereon, are referenced to the West line of Section 12-45-42. Said line bears South 04°29'07" West.
- All lines intersecting circular curves are radial, unless otherwise noted.

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 aluminum cap marked LB 7682 (unless noted otherwise)
- Permanent Control Point = Set nail and 1" aluminum cap marked LB 7682
- P.U.D. = Planned Unit Development
- ⊕ = Centerline
- LMAE = Lake Maintenance Access Easement
- (N.R.) = Non-radial line
- O.H.E. = Overhang Easement
- S.F. = Square Feet
- P.R.A.S. = Private Residential Access Street
- Section 12-45-42 = Section, Township and Range



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

Amended Plat of Mary A. Lyman (P.B. 9, Pg. 74, P.B.C.R.)

Tract L-2
Subject to existing littoral zone Restrictive Covenant Agreement as recorded in Official Records Book 29582, Page 1825, of the Public Records of Palm Beach County, Florida.

Match Line (See Sheet 3 of 3)

Match Line (See Sheet 3 of 3)

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