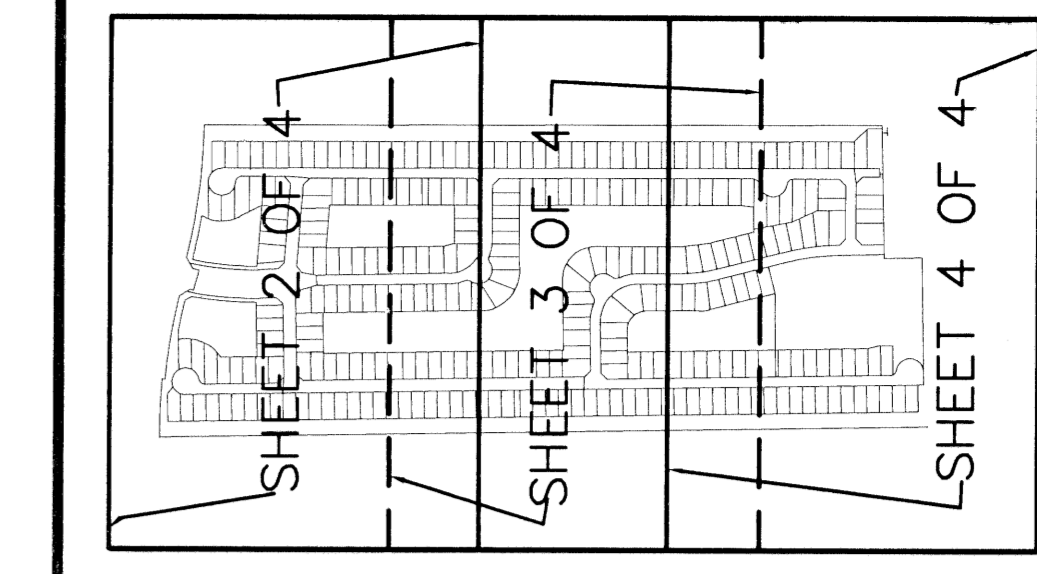


TUSCANY - PARCEL "C"

0726-003

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



81

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT _____ M.
 THIS _____ DAY OF _____
 A.D. 1999 AND DULY RECORDED
 IN PLAT BOOK _____ ON
 PAGES _____ AND _____
 DOROTHY H. WILKEN
 CLERK CIRCUIT COURT

BY: _____
 DEPUTY CLERK

SHEET 3 OF 4

KEY MAP N.T.S.

COORDINATE TABLE

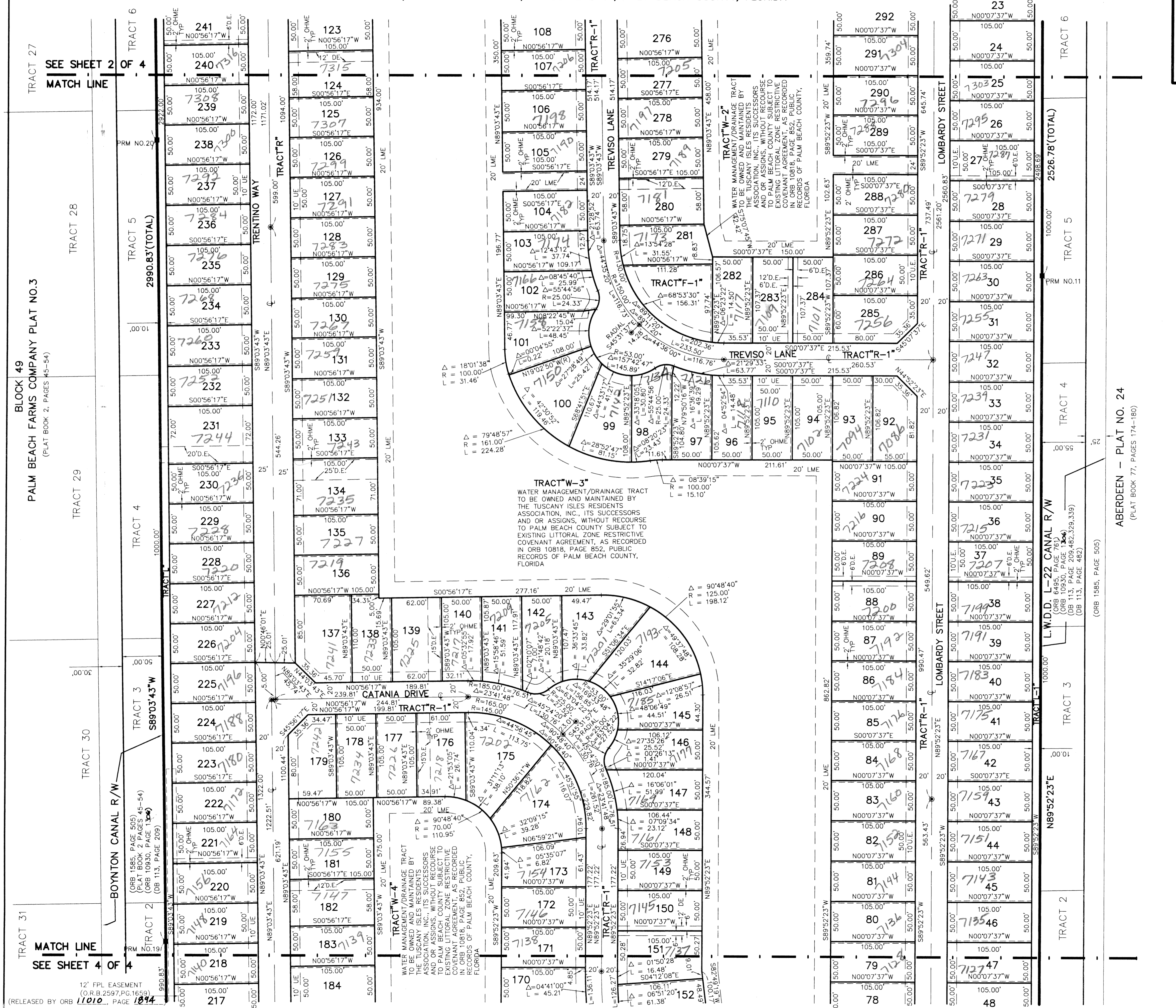
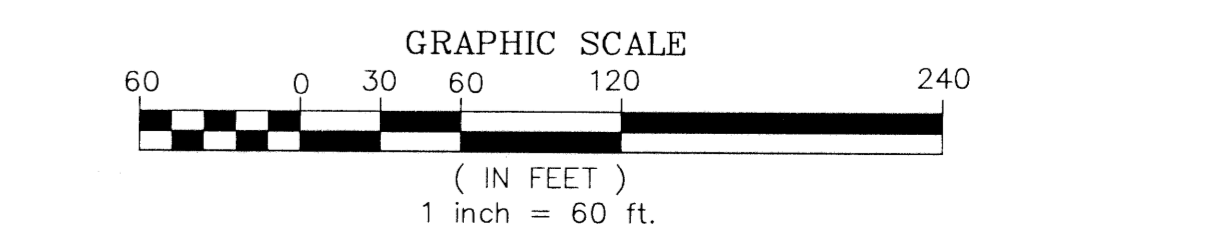
PRM NO.	NORTHING	EASTING
1	802613.326	929507.937
2	802792.251	929516.122
3	802791.206	929528.077
4	803116.474	929581.907
5	803141.799	929625.447
6	803138.615	929636.674
7	803215.583	929658.501
8	803222.740	929633.255
9	803264.844	929684.837
10	803730.068	929673.656
11	803732.284	930673.680
12	803734.500	931673.705
13	803735.667	932200.500
14	803790.790	932255.453
15	803790.921	932314.445
16	803269.554	932325.262
17	803272.226	932488.461
18	802662.299	932498.448
19	802466.070	931507.723
20	802629.698	930507.630

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.

SURVEY NOTES:

- 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.
- 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 ENROACHMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
- BEARINGS CONFORM TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT BASED UPON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 16, TOWNSHIP 45 SOUTH, RANGE 42 EAST, BEARING N89° 52'23"E.
- P.R.M. - INDICATES 4" x 4" x 24" PERMANENT REFERENCE MONUMENT MARK LB 3591.
- U.E. - INDICATES UTILITY EASEMENT.
- D.E. - INDICATES DRAINAGE EASEMENT.
- (R) - INDICATES RADIAL LINE.
- LINE INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- "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.
- L.M.E. - DENOTES LAKE MAINTENANCE EASEMENT
- - DENOTES PERMANENT CONTROL POINT
- OHME - DENOTES OVERHANG/ MAINTENANCE EASEMENT
- N.T.S. - DENOTES NOT TO SCALE
- FND - DENOTES FOUND
- TYP - DENOTES TYPICAL
- NO - DENOTES NUMBER
- MEAS - DENOTES MEASURED
- CL - DENOTES CENTERLINE
- CONC - DENOTES CONCRETE
- ORB - DENOTES OFFICIAL RECORDS BOOK
- P.O.B - DENOTES POINT OF BEGINNING.
- D.B. - DENOTES DEED BOOK
- P.G. - DENOTES PAGE
- P.B. - DENOTES PLAT BOOK
- L.W.D.D. - DENOTES LAKE WORTH DRAINAGE DISTRICT
- L.A.E. - DENOTES LIMITED ACCESS EASEMENT
- R/W - DENOTES RIGHT-OF-WAY
- LMAE - LAKE MAINTENANCE ACCESS EASEMENT



12' FPL EASEMENT
 (O.R.B 2597, PG. 1659)
 (RELEASED BY ORB 11010, PAGE 1894)

SUBDIVISION: Tuscany - Parcel C
 BLOCK: 49
 PLAT: PALM BEACH FARMS COMPANY PLAT NO. 3
 FLOOD MAP # 1854
 ZONING: PUD
 QUAD: 36+50
 SE: 97-7D
 ZIP CODE: 33437
 TRAZ: 448
 PUD NAME: Ciba-Geigy