

139

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD ON 18:29 August
THIS 18 DAY OF August
AD, 2001 AND DULY RECORDED
IN PLAT BOOK 91 ON PAGES
139-143
DOROTHY WILKINSON, CLERK
BY: *[Signature]* D.C.



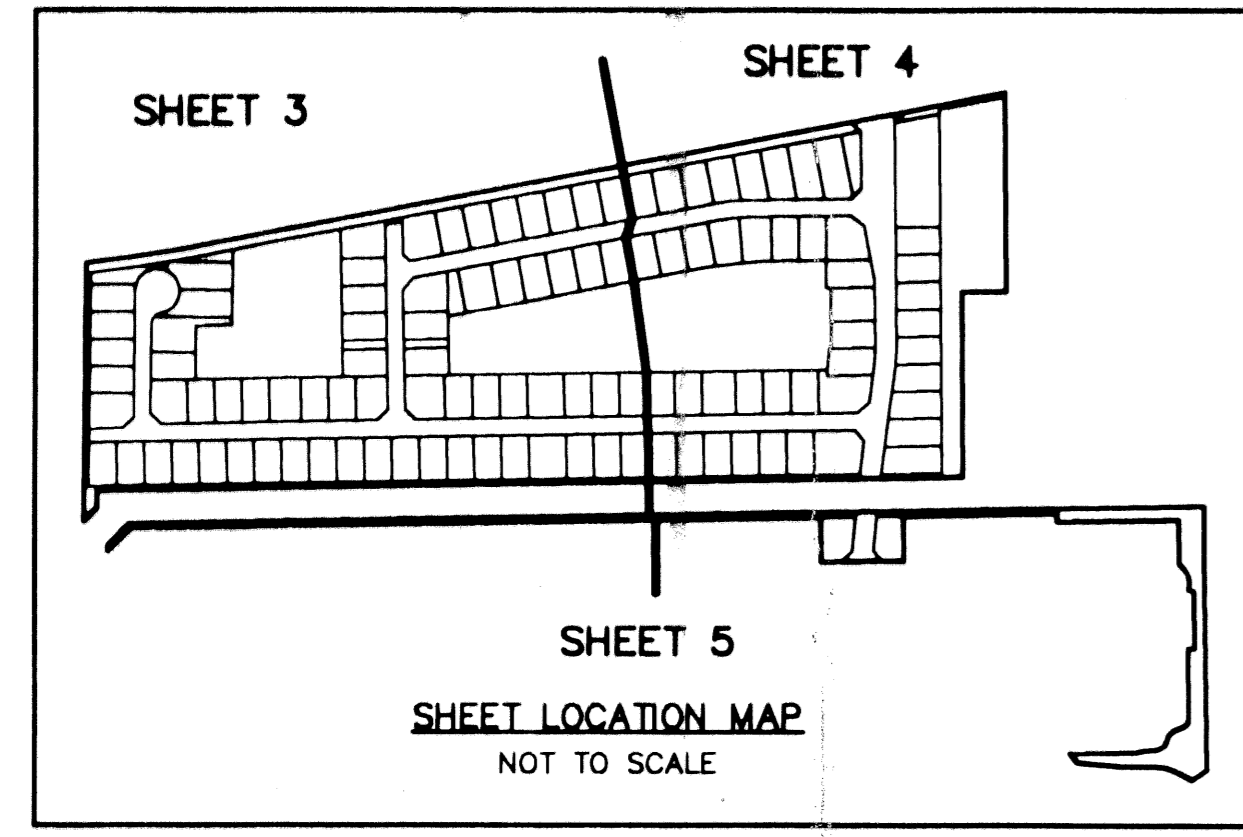
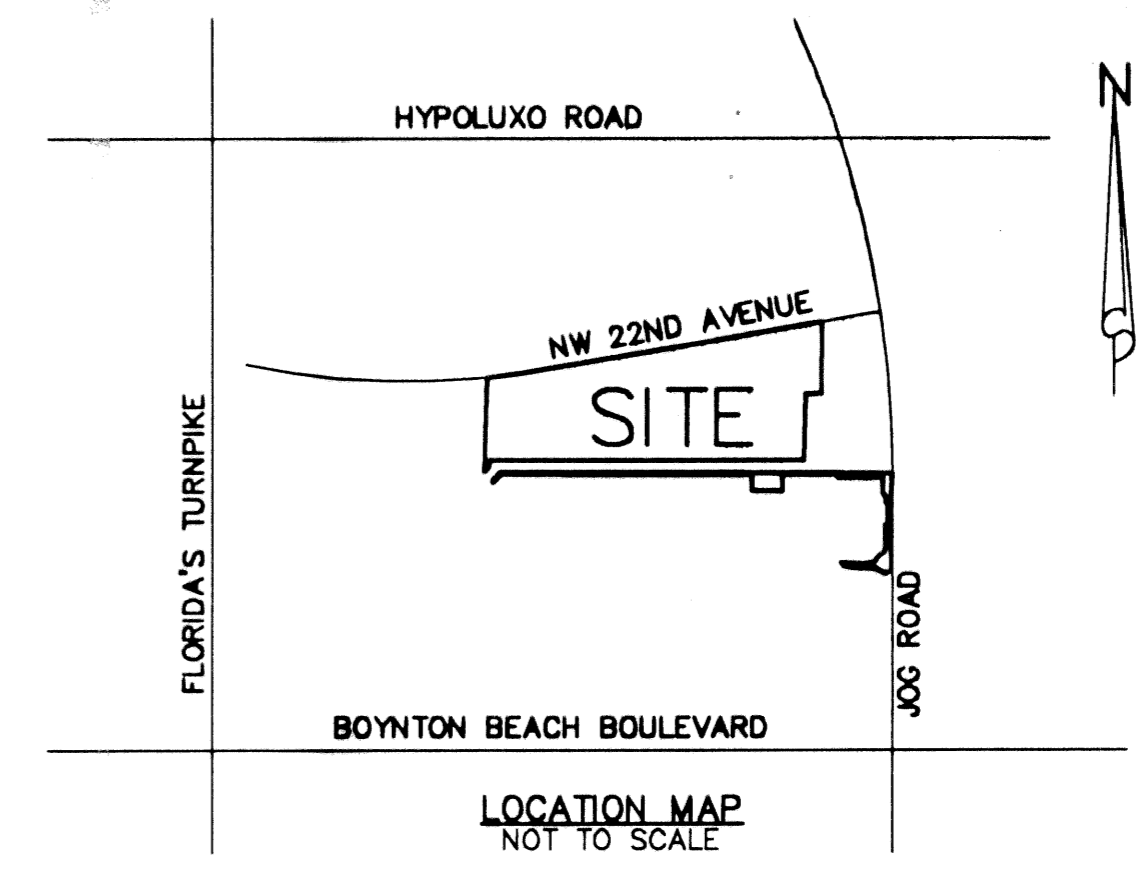
CIRCUIT COURT SEAL

TUSCANY - PARCEL "E"

A PLANNED UNIT DEVELOPMENT BEING A PART OF CIBA GEIGY PUD

BEING A REPLAT OF TRACT "V", ABERDEEN-PLAT NO. 24, AS RECORDED IN PLAT BOOK 77, PAGES 174 THROUGH 180, INCLUSIVE, ALSO A PORTION OF PLAT NO. 1, LE CHALET (P.U.D.), AS RECORDED IN PLAT BOOK 31, PAGES 166 THROUGH 167, INCLUSIVE, AND TRACT "L-1", LOTS 96 THROUGH 98, INCLUSIVE, TUSCANY - PARCEL "D", AS RECORDED IN PLAT BOOK 84, PAGES 167 THROUGH 170, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTIONS 15 AND 16, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

MAY, 2001 SHEET 1 OF 5



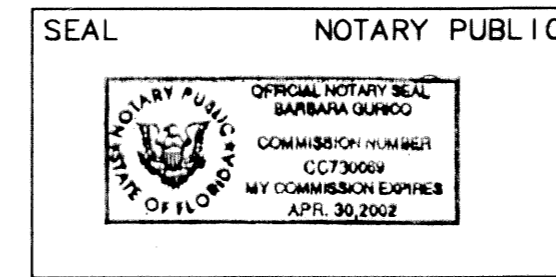
ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED HARRY T. SLEEK WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF LEVITT HOMES, INCORPORATED, A DELAWARE 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 7 DAY OF August, 2001.

MY COMMISSION EXPIRES: 4-30-02 DATE [Signature] NOTARY PUBLIC



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 7 DAY OF August, 2001.

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

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

WITNESS: [Signature] BY: [Signature]
HARRY T. SLEEK, PRESIDENT

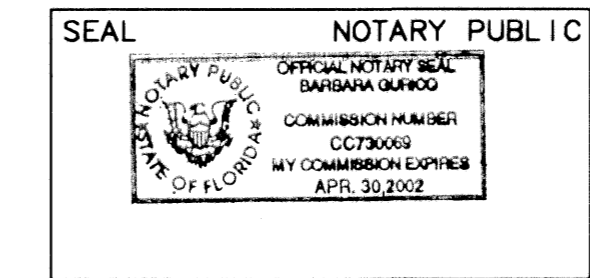
ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED HARRY T. SLEEK WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF TUSCANY ISLES RESIDENTS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 7 DAY OF August, 2001.

MY COMMISSION EXPIRES: 4-30-02 DATE [Signature] NOTARY PUBLIC



TABULAR DATA:

PETITION NO.: 97-78
USE: SINGLE FAMILY PATIO HOME (ZERO LOT LINE)

TOTAL AREA:	37.053 ACRES
TOTAL NUMBER OF UNITS:	111 UNITS
DENSITY:	3.00 UNITS/ACRE
ROADS:	5.036 ACRES
LAKES:	6.643 ACRES
OPEN SPACE:	3.885 ACRES
PRESERVE:	2.100 ACRES
RECREATION:	0.635 ACRES
RESIDENTIAL:	18.754 ACRES

APPROVALS

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 15 DAY OF Aug, 2001, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

BY: [Signature]
GEORGE T. WEBB, P.E., COUNTY ENGINEER

LEGEND:

- C/L = CENTERLINE
- BE = BUFFER EASEMENT
- DB = DEED BOOK
- D = DELTA (CENTRAL) ANGLE
- DE = DRAINAGE EASEMENT
- FND = FOUND
- L = ARC LENGTH
- LAE = LIMITED ACCESS EASEMENT
- LMAE = LAKE MAINTENANCE ACCESS EASEMENT
- LME = LAKE MAINTENANCE EASEMENT
- NO. = NUMBER
- OHME = OVERHANG MAINTENANCE EASEMENT
- ORB = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- PG(S) = PAGE(S)
- POB = POINT OF BEGINNING
- PUD = PLANNED UNIT OF DEVELOPMENT
- R = RADIUS
- R/W = RIGHT-OF-WAY
- (TYP) = TYPICAL
- UE = UTILITY EASEMENT
- = SET 4"x4" CONCRETE MONUMENT
- = LB#7055 UNLESS OTHERWISE NOTED
- = SET PERMANENT CONTROL POINT
- = LB#7055

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT LEVITT HOMES INCORPORATED, A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THE OWNER OF THE LAND SHOWN HEREON AS TUSCANY - PARCEL "E", BEING A REPLAT OF TRACT "V", ABERDEEN-PLAT NO. 24, AS RECORDED IN PLAT BOOK 77, PAGES 174 THROUGH 180, INCLUSIVE, ALSO A PORTION OF PLAT NO. 1, LE CHALET (P.U.D.), AS RECORDED IN PLAT BOOK 31, PAGES 166 THROUGH 167, INCLUSIVE, AND TRACT "L-1", LOTS 96 THROUGH 98, INCLUSIVE, TUSCANY PARCEL - "D", AS RECORDED IN PLAT BOOK 84, PAGES 167 THROUGH 170, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 15 AND 16, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PLAT NO. 1 LE CHALET (P.U.D.); THENCE NORTH 00°20'28" EAST ALONG THE WEST LINE OF SAID PLAT NO. 1, A DISTANCE OF 571.34 FEET TO THE NORTH LINE OF SAID PLAT NO. 1; THENCE NORTH 79°09'19" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1978.50 FEET; THENCE SOUTH 00°22'58" EAST, DEPARTING SAID NORTH LINE, A DISTANCE OF 472.44 FEET; THENCE SOUTH 89°37'02" WEST, A DISTANCE OF 104.50 FEET; THENCE SOUTH 00°22'58" EAST, A DISTANCE OF 440.24 FEET TO THE SOUTH LINE OF SAID PLAT; THENCE SOUTH 89°03'47" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1848.41 FEET TO THE POINT OF BEGINNING. TOGETHER WITH: TRACT "V", ABERDEEN-PLAT NO. 24, AS RECORDED IN PLAT BOOK 77, PAGES 174 THROUGH 180, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TOGETHER WITH TRACT "L-1", LOTS 96 THROUGH 98, INCLUSIVE, TUSCANY PARCEL "D", AS RECORDED IN PLAT BOOK 84, PAGES 167 THROUGH 170, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 1,614,023 SQUARE FEET OR 37.053 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACTS A AND M, AS SHOWN HEREON, ARE 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 ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. TRACT A-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE TUSCANY ISLES RESIDENTS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET 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.

3. TRACT O, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

4. TRACT R-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR TUSCANY ISLES RESIDENTS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

5. TRACTS LK-1 AND LK-2, THE WATER MANAGEMENT TRACTS, 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 RECORD BOOK 12476, PAGES 1935 THROUGH 1946, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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.

6. THE OVERHANG MAINTENANCE EASEMENTS (OHME), AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE ABUTTING LOT OWNER, THEIR SUCCESSORS AND ASSIGNS, FOR MAINTENANCE OF ROOF OVERHANGS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

7. THE LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

8. TRACT P-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR TUSCANY ISLES RESIDENTS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR CONSERVATION EASEMENT PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO EXISTING CONSERVATION AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 12263, PAGES 1946 THROUGH 1949, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

9. THE UTILITY EASEMENTS (UE), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

10. THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR TUSCANY ISLES RESIDENTS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

11. 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.

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 STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

12. THE LAKE MAINTENANCE EASEMENTS (LME) AND LAKE MAINTENANCE ACCESS EASEMENTS (LMAE) AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE TUSCANY ISLES RESIDENTS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO AND FROM STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS 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 STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

13. TRACTS B, C, D, E, F, G, H, K, L AND N, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE TUSCANY ISLES RESIDENTS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

14. TRACTS I, AND J, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE TUSCANY ISLES RESIDENTS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED, HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 7 DAY OF August, 2001.

LEVITT HOMES INCORPORATED,
A DELAWARE CORPORATION,
LICENSED TO DO BUSINESS IN FLORIDA

WITNESS: [Signature] BY: [Signature]
HARRY T. SLEEK
SENIOR VICE PRESIDENT

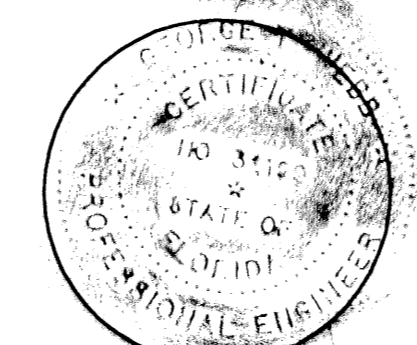
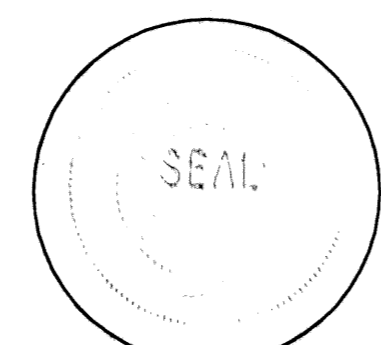
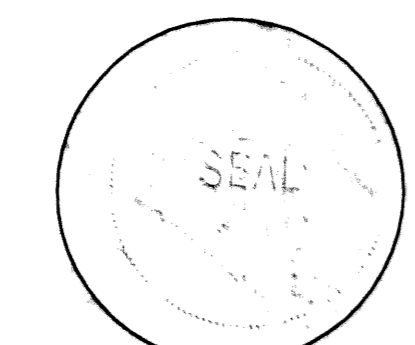
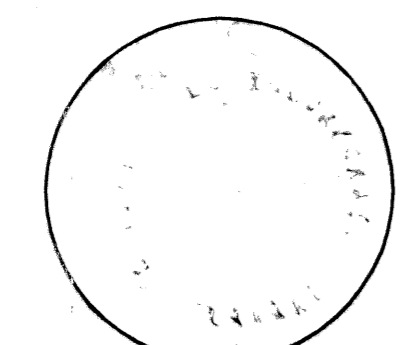
WITNESS: [Signature]

SEAL
LEVITT HOMES
INCORPORATED

SEAL
TUSCANY ISLES
RESIDENTS ASSOC., INC.

SEAL
NOTARY PUBLIC

SEAL
COUNTY ENGINEER



Wantman Group, Inc.
Engineering ♦ Surveying ♦ Mapping
901 NORTHPOINT PARKWAY, SUITE 204
WEST PALM BEACH, FL 33407
(561) 687-2220 phone (561) 687-1110 fax
CERT No. 6091 - LB No. 7055

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REF	K:\LEVITT\TUSCANY\DWG\TUSCMG01		
FLD	RP/AB	FB 000 PG. 00	JOB 00-036A
OFF	AJP		DATE 12/05/00
CKD	RBP	SHEET 1 OF 5	DWG 00-020

TUSCANY PARCEL E
PAGE 139
PLANNED UNIT DEVELOPMENT
ZONING RS
ZIP CODE 33437
442