

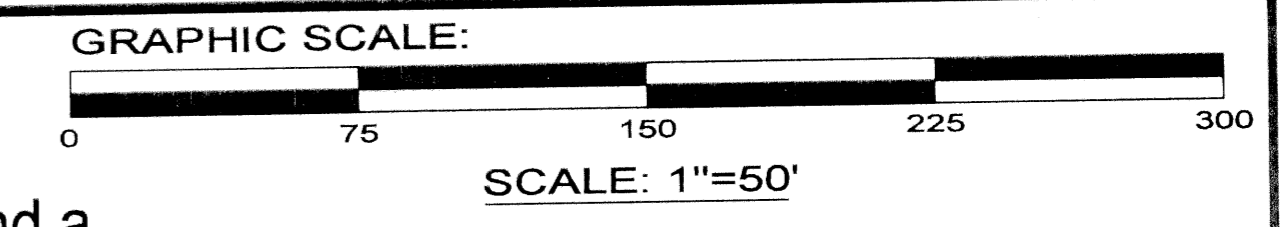
**NOTE:**  
 Portions of Steiner Road Vacated per Ordinance No. R-2000-1208, recorded in Official Records Book 12014, Page 1265, Palm Beach County Records, Florida.

**SURVEYOR'S NOTES:**

1. 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 splinted 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, Florida.
2. Bearings shown hereon are based upon the STATE PLANE COORDINATE SYSTEM - TRANSVERSE MERCATOR - FLORIDA EAST ZONE, along the North Line of Section 2 - 46 - 42, Palm Beach County, Florida, having a bearing of North 89°02'14" East.
3. Coordinates shown hereon are based upon the STATE PLANE COORDINATE SYSTEM - TRANSVERSE MERCATOR - FLORIDA EAST ZONE, 1983 projection, with the NAD 1990 adjustment. The Scale Factor used is 1.0000346.
4. Bearings shown are Grid Bearing, Distances shown are Ground distance.
5. No Buildings or any kind of construction or trees or shrubs shall be placed on any Easement without prior written approval of all Easement beneficiaries and all applicable County approvals or permits as required for such Encroachments.
6. In those cases where Easements of different types cross or overlap, 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 determined by the use of rights granted.
7. The Building Setbacks and Site Regulations shall comply with the Approved Master Plan and Current Palm Beach County Zoning Regulations.

LEIDER, P.U.D.  
**TUSCANY BAY**

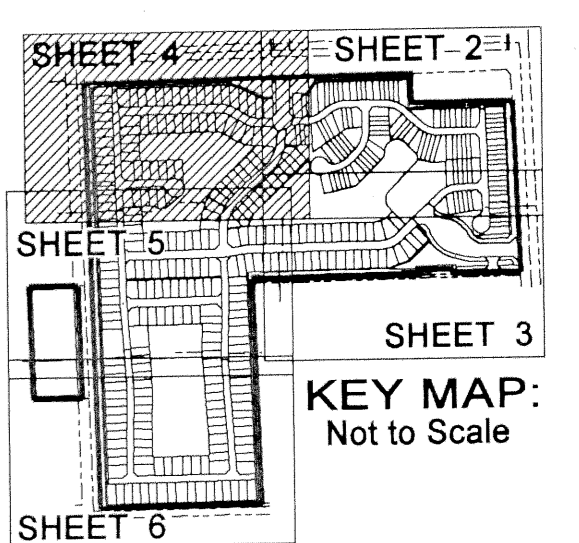
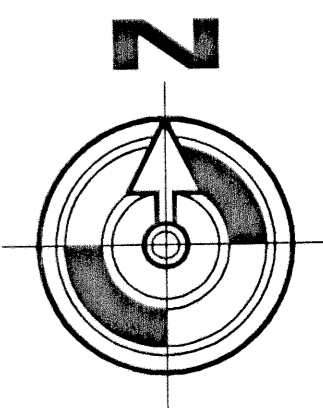
A Subdivision of a Portion of the Northeast 1/4 of Section 2, Township 46 South, Range 42 East, and a Portion of the Northwest 1/4 of Section 2, Township 46 South, Range 42 East, Palm Beach County, Florida.



State of Florida } ss  
 County of Palm Beach }  
 This Plat was Filed for Record  
 at this day  
 of 200  
 and Duly Recorded in Plat Book  
 on Pages  
 and  
 Dorothy H. Wilken, Clerk  
 By: \_\_\_\_\_ D.C.

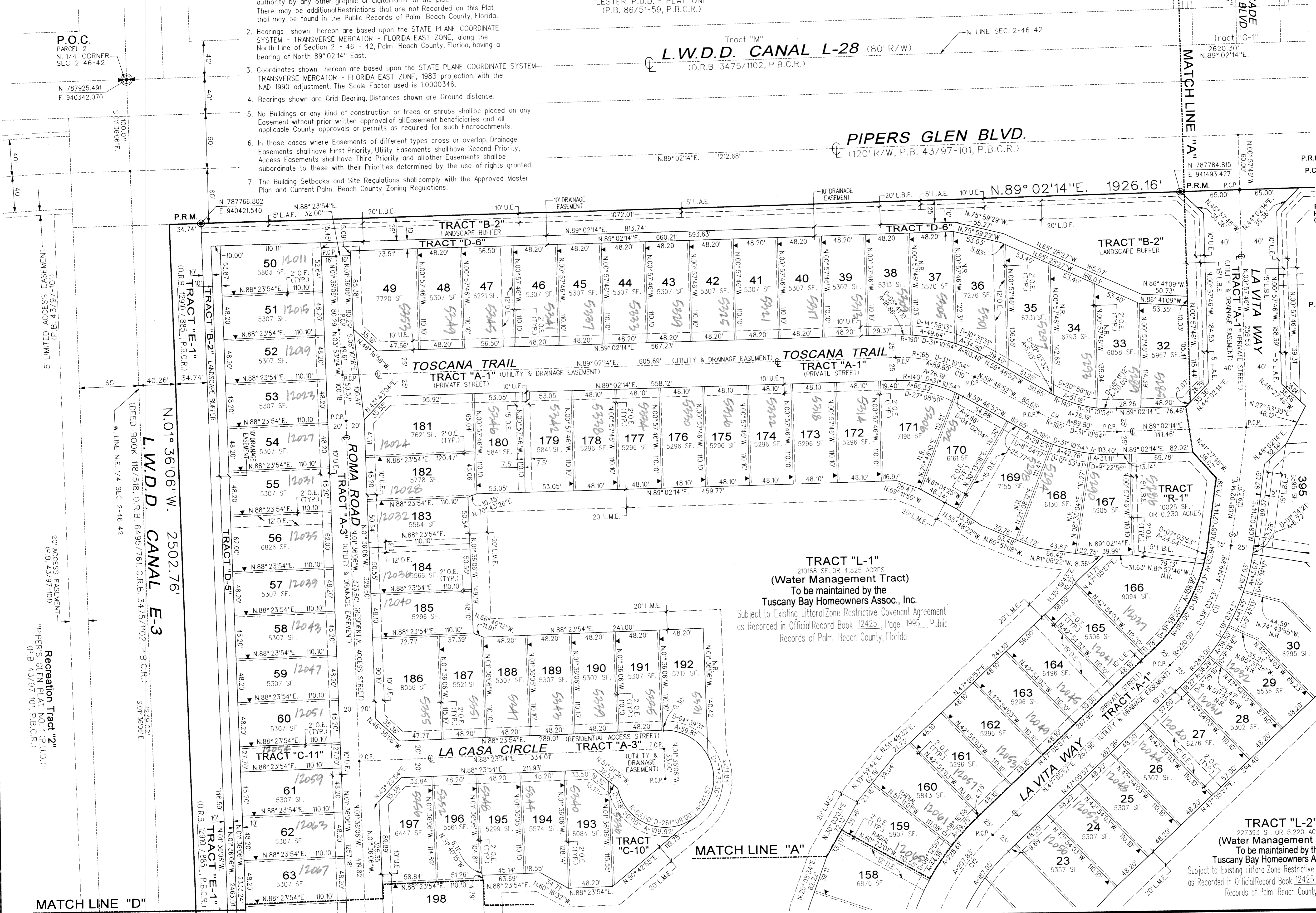
Sheet 4 of 6 Sheets

- PLAT LEGEND:**
- P.R.M. (C) Denotes Set Permanent Reference Monument (P.R.M.) P.L.S. No. 5061
  - P.C.P. (C) Denotes Permanent Control Point
  - C Denotes Centerline
  - A Denotes Arc length
  - R Denotes Radius
  - D Denotes Delta (central angle)
  - P.O.B. Denotes Point of Beginning
  - P.O.C. Denotes Point of Commencement
  - O.R.B. Denotes Official Records Book
  - N.B. Denotes Plat Book
  - N.R. Denotes Non-Radial
  - L.A.E. Denotes Limited Access Easement
  - L.B.E. Denotes Landscape Buffer Easement
  - L.M.E. Denotes Lake Maintenance Easement
  - D.E. Denotes Drainage Easement
  - R/W Denotes Right-of-Way
  - SEC Denotes Section
  - SF Denotes Square Feet
  - U.E. Denotes Utility Easement
  - O.H.E. Denotes Overhang Easement
  - TYP Denotes Typical
  - P.B.C.R. Denotes Palm Beach County Records



**CHORD TABLE:**

NO.	CHORD BEARING	DISTANCE
C1	N. 71°44'11" W.	197.09'
C2	N. 66°52'38" E.	117.92'
C3	N. 69°42'14" W.	119.59'
C4	N. 68°25'49" W.	112.72'
C5	N. 22°13'39" E.	125.82'
C6	N. 60°42'43" E.	91.36'
C7	N. 71°10'16" E.	95.88'
C8	N. 71°09'30" E.	95.81'
C9	N. 75°22'19" W.	88.69'
C10	N. 75°22'19" W.	88.69'
C11	N. 27°34'05" E.	147.10'
C12	N. 23°17'01" E.	201.90'
C13	N. 85°17'42" E.	42.98'
C14	N. 67°30'49" E.	125.01'
C15	N. 00°57'19" W.	185.55'
C16	N. 01°36'02" W.	174.48'



**TRACT "L-1"**  
 210168 SF. OR 4.825 ACRES  
 (Water Management Tract)  
 To be maintained by the  
 Tuscany Bay Homeowners Assoc., Inc.  
 Subject to Existing Littoral Zone Restrictive Covenant Agreement  
 as Recorded in Official Record Book 12425, Page 1995, Public  
 Records of Palm Beach County, Florida

**TRACT "L-2"**  
 227393 SF. OR 5.220 ACRES  
 (Water Management Tract)  
 To be maintained by the  
 Tuscany Bay Homeowners Assoc., Inc.  
 Subject to Existing Littoral Zone Restrictive Covenant Agreement  
 as Recorded in Official Record Book 12425, Page 1995, Public  
 Records of Palm Beach County, Florida

MATCH LINE "D"

MATCH LINE "A"