

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY

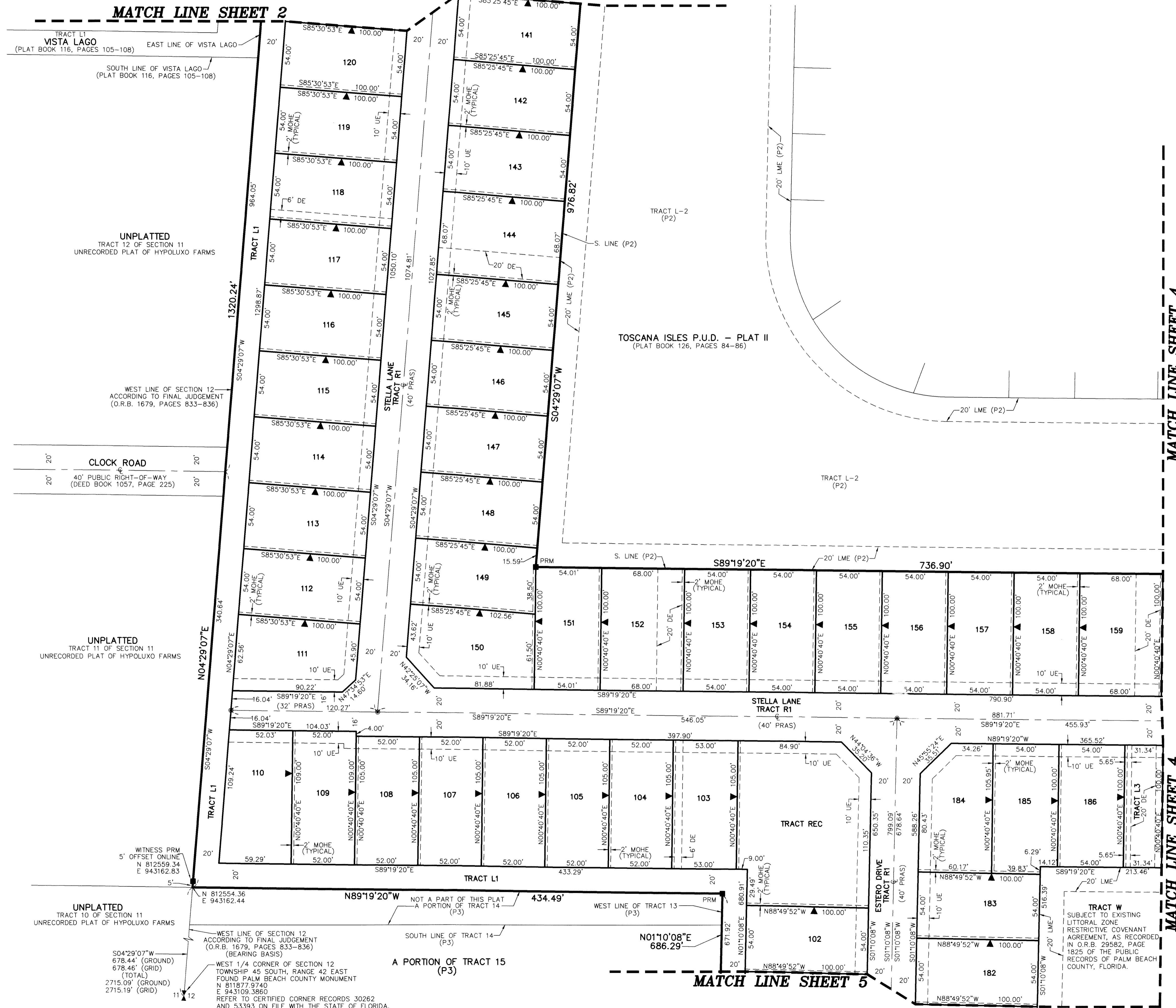
TOSCANA ISLES P.U.D. - PLAT III

A PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF A PORTION THE NORTHWEST ONE-QUARTER OF THE AMENDED PLAT OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
MARY A. LYMAN ET AL, AS RECORDED IN PLAT BOOK 9, PAGE 74 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

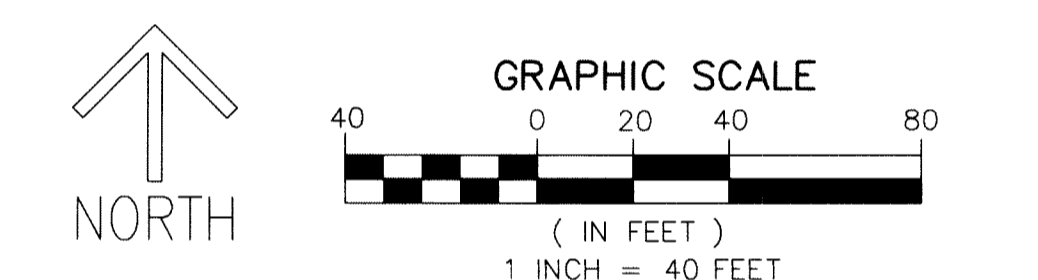
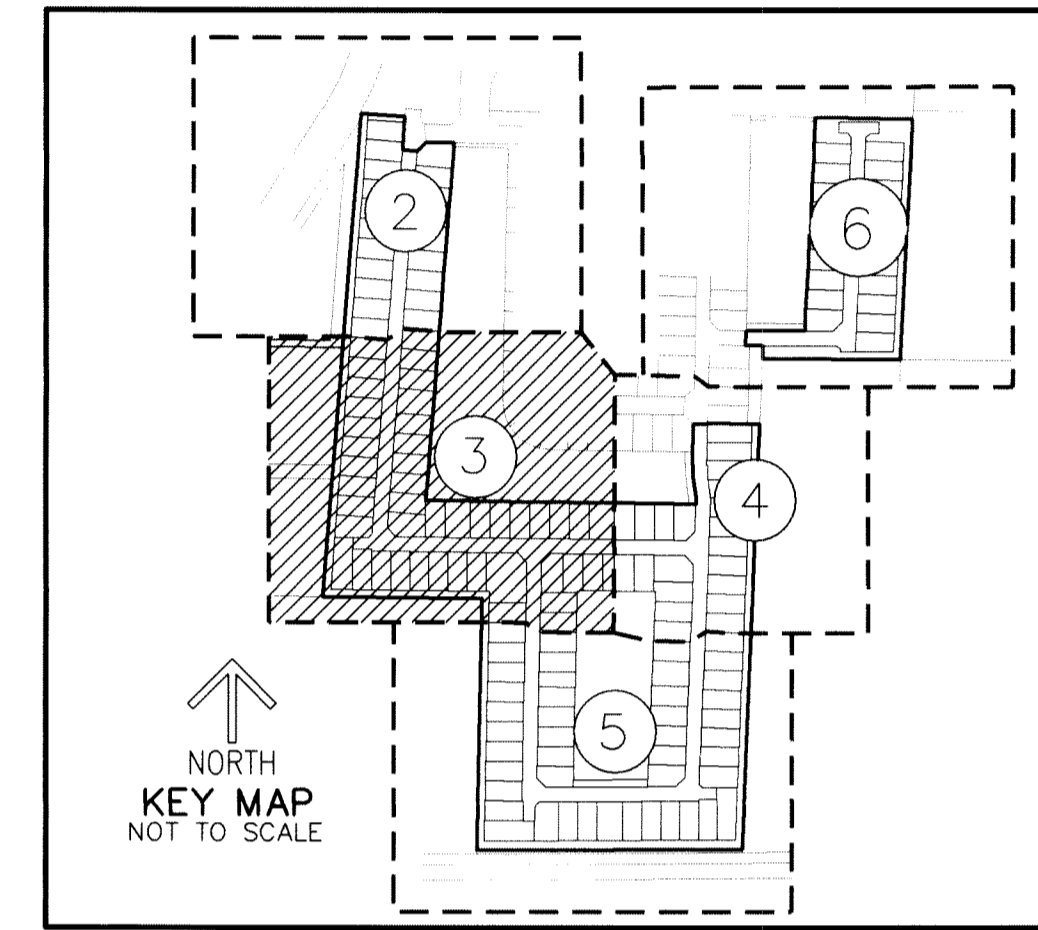
CAULFIELD and WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591



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SHEET 3 OF 6



NOTES
COORDINATES, BEARINGS AND DISTANCES
 COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 (90/98 ADJUSTMENT)
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.0000341
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,
 NAD 83 (1990 ADJUSTMENT), FLORIDA EAST ZONE.

LEGEND/ABBREVIATIONS

- ⊕ - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- DE - DRAINAGE EASEMENT
- E - EASTING (WHEN USED WITH COORDINATES)
- FPL - FLORIDA POWER & LIGHT COMPANY
- LA - ARC LENGTH
- LAE - LIMITED ACCESS EASEMENT
- LB - LICENSED BUSINESS
- LMAE - LAKE MAINTENANCE ACCESS EASEMENT
- LME - LAKE MAINTENANCE EASEMENT
- LSE - LIFT STATION EASEMENT
- L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
- MOHE - MAINTENANCE AND OVERHANG EASEMENT
- N - NORTHING (WHEN USED WITH COORDINATES)
- (NR) - NON-RADIAL LINE
- O.R.B. - OFFICIAL RECORD BOOK
- PC - POINT OF CURVATURE
- PT - POINT OF TANGENCY
- (PRAS) - PRIVATE RESIDENTIAL ACCESS STREET
- R - RADIUS
- UE - UTILITY EASEMENT
- ⊳ - INDICATES "ZERO" SIDE OF LOT LINE UNLESS OTHERWISE SHOWN HEREON.
- PRM - DENOTES PERMANENT REFERENCE MONUMENT 4" x 4" x 24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "C&W PRM LB3591"
- PRM - DENOTES FOUND PERMANENT REFERENCE MONUMENT 4" x 4" x 24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "PRM LB7632"
- PCP - DENOTES PERMANENT CONTROL POINT NAIL AND METAL DISK STAMPED "PCP LB3591"
- (P1) - DENOTES TOSCANA ISLES P.U.D. - PLAT I PLAT BOOK 116, PAGES 133-136
- (P2) - DENOTES TOSCANA ISLES P.U.D. - PLAT 2 PLAT BOOK 126, PAGES 84-86
- (P3) - DENOTES AMENDED PLAT OF SEC.12 TWP.45S. R.42E MARY A. LYMAN ET AL PLAT BOOK 9, PAGE 74
- (PVL) - DENOTES VISTA LAGO PLAT BOOK 116, PAGES 105-108

A PORTION OF TRACT 15 (P3)
 WEST 1/4 CORNER OF SECTION 12 TOWNSHIP 45 SOUTH, RANGE 42 EAST FOUND PALM BEACH COUNTY MONUMENT N 811877.9740 E 943108.3860 REFER TO CERTIFIED CORNER RECORDS 30262 AND 53393 ON FILE WITH THE STATE OF FLORIDA, BUREAU OF SURVEY AND MAPPING.