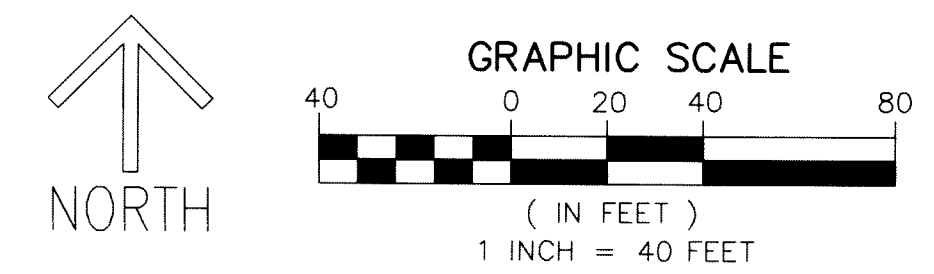
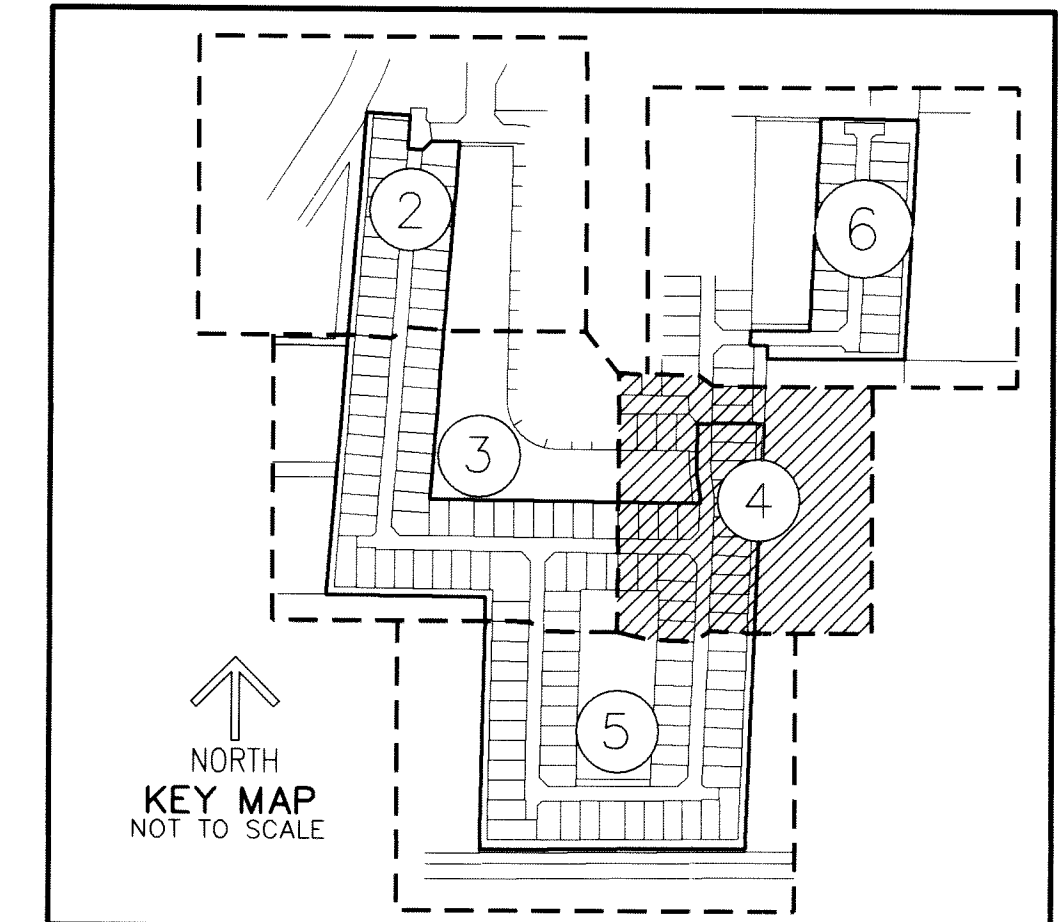
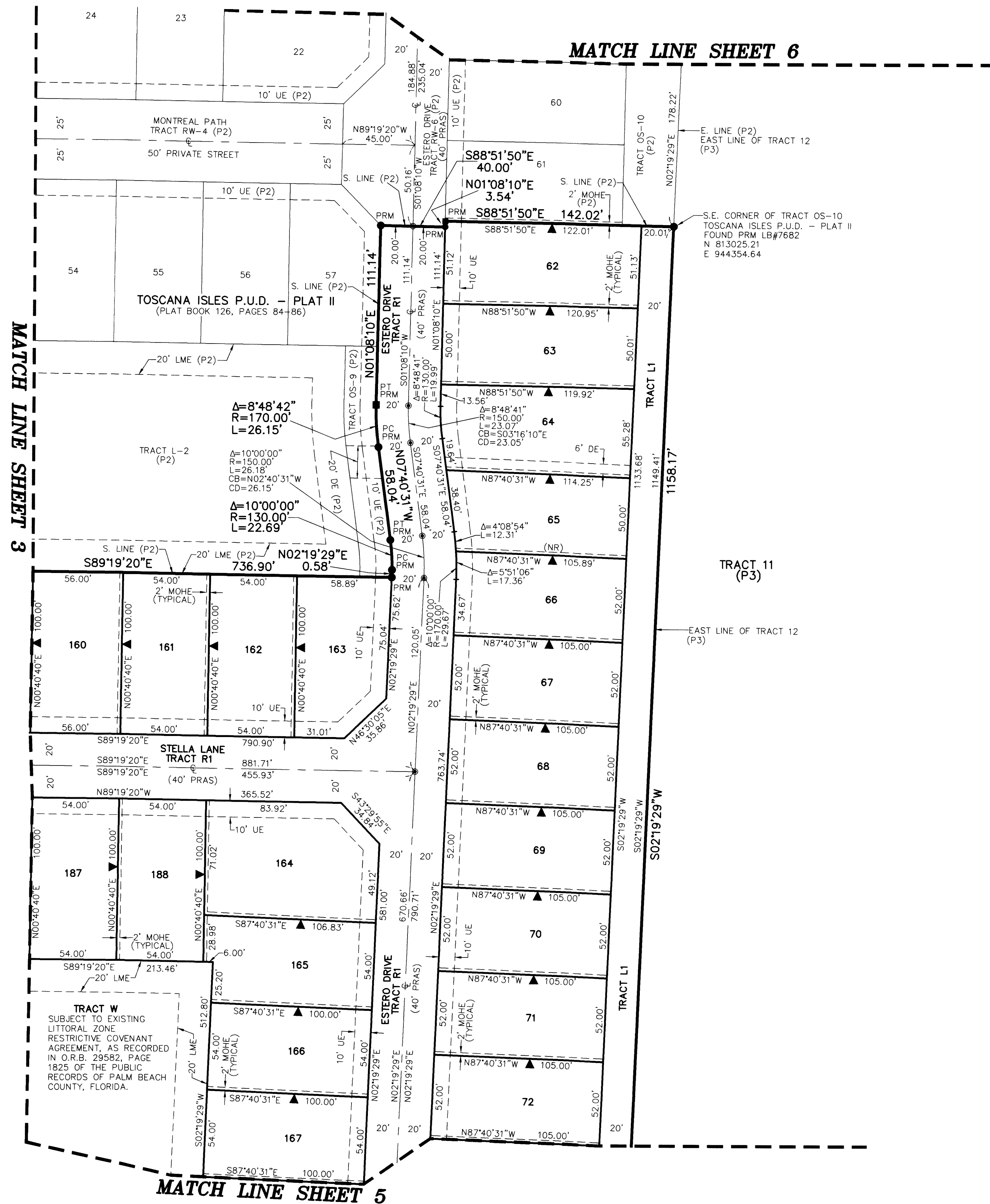


THIS INSTRUMENT PREPARED BY
 DAVID P. LINDLEY
 OF
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 BOCA RATON, FLORIDA 33434 - (561)392-1991
 CERTIFICATE OF AUTHORIZATION NO. LB3591

TOSCANA ISLES P.U.D. - PLAT III

A PLANNED UNIT DEVELOPMENT
 BEING A REPLAT OF A PORTION THE NORTHWEST ONE-QUARTER 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

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 SHEET 4 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
 CL - 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
 L - 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 - NOTHING (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
 ■ - PRM - UNLESS OTHERWISE SHOWN HEREON, DENOTES PERMANENT REFERENCE MONUMENT
 ● - PRM - DENOTES FOUND PERMANENT REFERENCE MONUMENT
 ● - PRM - DENOTES PERMANENT REFERENCE MONUMENT WITH ALUMINUM DISK STAMPED "C&W PRM LB3591"
 ● - PRM - DENOTES PERMANENT REFERENCE 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