

# TUSCANY - PARCEL A/B REPLAT

A PLANNED UNIT DEVELOPMENT BEING A PART CIBA GEIGY PUD  
 A REPLAT OF TRACTS A, B, C, D, E, G, H AND L-4, "TUSCANY PARCEL A/B"  
 AS RECORDED IN PLAT BOOK 89, PAGES 145 THROUGH 148 OF THE PUBLIC RECORDS  
 OF PALM BEACH COUNTY, FLORIDA LYING IN SECTIONS 20 AND 21, TOWNSHIP 45 SOUTH, RANGE 42 EAST,  
 PALM BEACH COUNTY, FLORIDA

### 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.

### DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT ANSCA HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, THE OWNER OF THE LAND SHOWN HEREON AS TUSCANY - PARCEL A/B REPLAT BEING A REPLAT OF ALL OF TRACTS A, B, C, D, E, G, H AND TRACT "L-4", "TUSCANY PARCEL A/B" AS RECORDED IN PLAT BOOK 89, PAGES 145 THROUGH 148 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 20 AND 21, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA,  
 CONTAINING 15.672 ACRES / 682,669 SQUARE FEET, MORE OR LESS.

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

### 1. OVERHANG/MAINTENANCE EASEMENTS:

OVERHANG/MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE ADJUTING LOT OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR MAINTENANCE OF ROOF OVERHANGS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

### 2. BUFFER TRACT

TRACT "L", AS SHOWN HEREON IS HEREBY RESERVED FOR THE TUSCANY ISLES RESIDENTS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE 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 PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19th DAY OF June, 2001.

ANSCA HOMES OF FLORIDA, INC.,  
 A FLORIDA CORPORATION,  
 BY: Charles S. Scardina  
 CHARLES S. SCARDINA  
 PRESIDENT  
 WITNESS: Elizabeth M. Nero  
 PRINT Elizabeth M. Nero  
 WITNESS: Gerardine Iacovo  
 PRINT Gerardine Iacovo

### ACKNOWLEDGMENT:

STATE OF FLORIDA)  
 COUNTY OF PALM BEACH)  
 BEFORE ME PERSONALLY APPEARED CHARLES S. SCARDINA, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ANSCA HOMES OF FLORIDA, INC., A FLORIDA 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 19th DAY OF June, 2001.

MY COMMISSION EXPIRES:

Ellen Schapiro  
 ELLEN SCHAPIRO  
 Notary Public - State of Florida  
 My Commission Expires Jun 5, 2005  
 Commission # 00031626

### MORTGAGEES CONSENT

STATE OF FLORIDA (OHIO)  
 COUNTY OF PALM BEACH (Cuyahoga)  
 THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 12250, AT PAGE 1935 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON, IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15th DAY OF JUNE, 2001.

WITNESS: Scott Valore  
 NAME Scott Valore  
 WITNESS: William J. Yirawa  
 NAME William J. Yirawa  
 BY: Eric D. Edlund  
 NAME Eric D. Edlund  
 VICE PRESIDENT

### ACKNOWLEDGMENT:

STATE OF FLORIDA (OHIO)  
 COUNTY OF PALM BEACH (Cuyahoga)  
 BEFORE ME PERSONALLY APPEARED Eric D. Edlund, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF OHIO SAVINGS BANK, 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 15th DAY OF June, 2001.

MY COMMISSION EXPIRES: 1-31-06

Patricia L. Seinstadt  
 PATRICIA L. SEINSTADT, Notary Public  
 State of Ohio - Cuyahoga County  
 My Commission Exp. Jan. 31, 2006

### COUNTY ENGINEER:

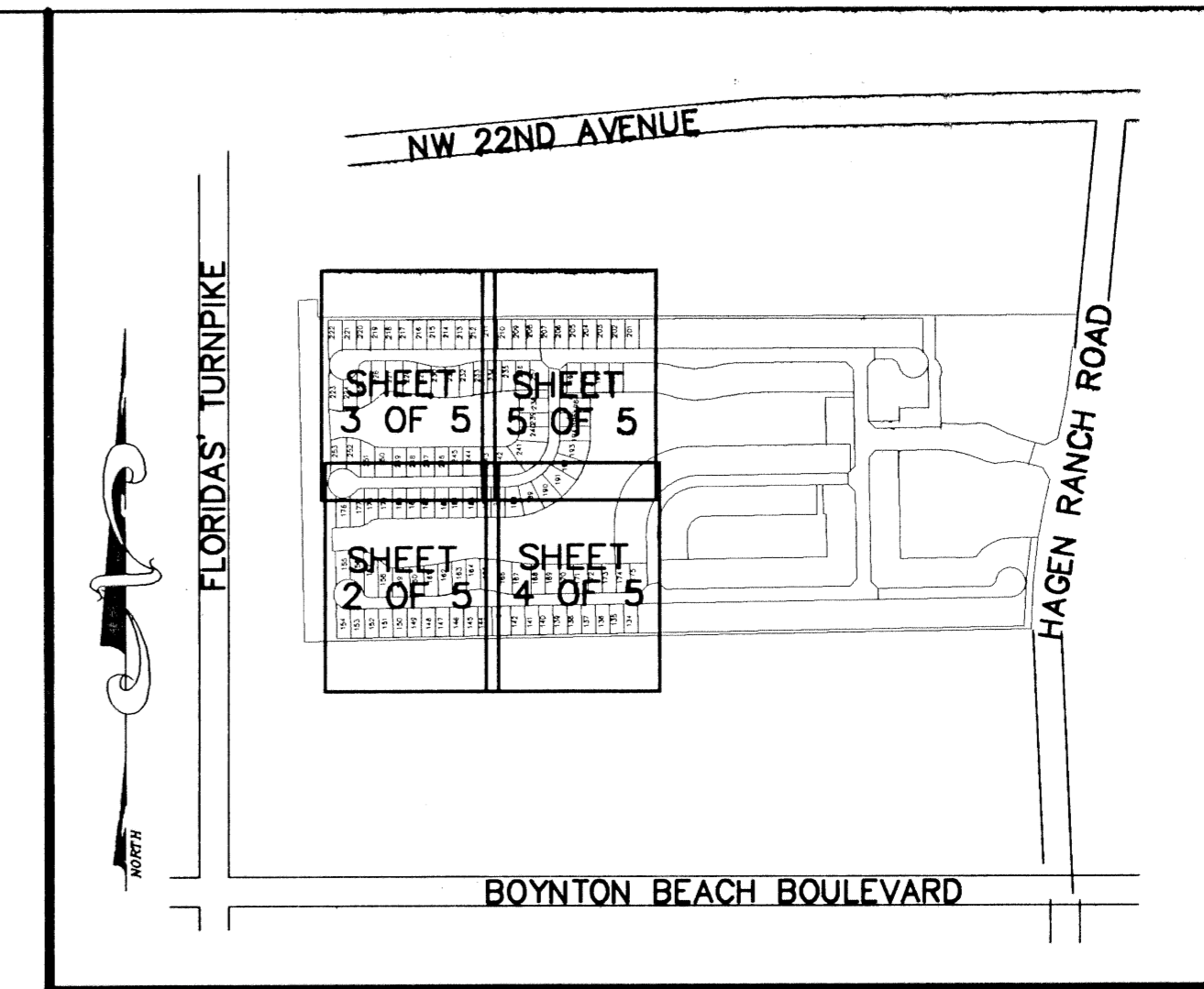
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33 AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 31st DAY OF June, 2001, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: George T. Webb  
 GEORGE T. WEBB, P.E.  
 COUNTY ENGINEER

### ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)  
 COUNTY OF PALM BEACH)  
 THE TUSCANY ISLES RESIDENTS ASSOCIATION, INC., A FLORIDA CORPORATION 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 19th DAY OF June, 2001.

WITNESS: Elizabeth M. Nero  
 ELIZABETH M. NERO  
 WITNESS: Gerardine Iacovo  
 GERARDINE IACOVO  
 BY: Charles S. Scardina  
 Charles S. Scardina



LOCATION/KEY MAP N.T.S.

### TABULAR DATA(PHASE 2)

|  |                 |
|--|-----------------|
| TOTAL AREA THIS PLAT                         | 15.672 ACRES    |
| AREA OF TRACT L                              | 0.051 ACRES     |
| AREA OF RESIDENTIAL                          | 15.621 ACRES    |
| TOTAL NUMBER OF UNITS                        | 120 UNITS       |
| DENSITY THIS PLAT                            | 7.66 UNITS/ACRE |
| USE SINGLE FAMILY PATIO HOME (ZERO LOT LINE) |                 |
| PETITION NO. PDD 97-78                       |                 |

THIS INSTRUMENT PREPARED BY  
 DAVID P. LINDLEY

OF  
**CAULFIELD and WHEELER, INC.**  
 SURVEYORS - ENGINEERS - PLANNERS  
 7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
 BOCA RATON, FLORIDA 33433 - (561)392-1991  
 JANUARY - 2001

### ACKNOWLEDGMENT:

STATE OF FLORIDA)  
 COUNTY OF PALM BEACH)  
 BEFORE ME PERSONALLY APPEARED CHARLES S. SCARDINA, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF TUSCANY ISLES RESIDENTS ASSOCIATION, INC., A FLORIDA 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 19th DAY OF June, 2001.

MY COMMISSION EXPIRES:

Ellen Schapiro  
 NOTARY PUBLIC

### TITLE CERTIFICATION:

STATE OF FLORIDA)  
 COUNTY OF PALM BEACH)  
 I, MITCHELL A. SHERMAN, PA, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO ANSCA HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 6/21/01  
Mitchell A. Sherman  
 MITCHELL A. SHERMAN  
 ATTORNEY AT LAW  
 LICENSED IN FLORIDA

### SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9), WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 6/21/01  
David P. Lindley  
 DAVID P. LINDLEY, P.L.S.  
 REG. LAND SURVEYOR #5005  
 STATE OF FLORIDA  
 LB #3591

93  
 STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR  
 RECORD 19th DAY OF June  
 A.D. 2001 AND DULY RECORDED  
 IN PLAT BOOK 91 ON  
 PAGES 93 Thru  
 DOROTHY H. WILKEN  
 CLERK CIRCUIT COURT  
 BY: Michelle Rogers  
 DEPUTY CLERK

SHEET 1 OF 5

ANSCA HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, NOTARY  
 ANSCA HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, NOTARY  
 COUNTY ENGINEER  
 TUSCANY ISLES RESIDENTS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT  
 TUSCANY ISLES RESIDENTS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT  
 MORTGAGEE  
 MORTGAGEE NOTARY  
 SURVEYOR

91-10  
 93  
 50  
 930 Ciba Geigy PUD  
 FED NOTES  
 1854  
 38457