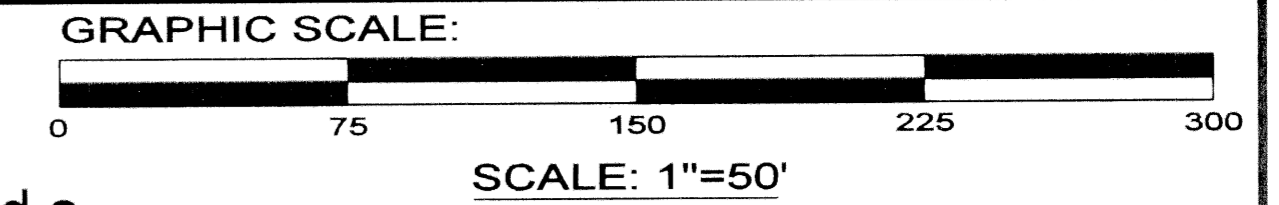


0778-001 This Instrument Prepared by
 Thomas R. Palbick of
HAGER PALBICKE AND ASSOCIATES, INC.
 Professional Land Surveyors
 Certificate of Authorization No. 6772
 3850 N.W. Boca Raton Blvd. Boca Raton, Florida 33431
 Phone: (561) 395-3600 Fax: (561) 395-2237 E-Mail: hwajh@bellsouth.net

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.

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.



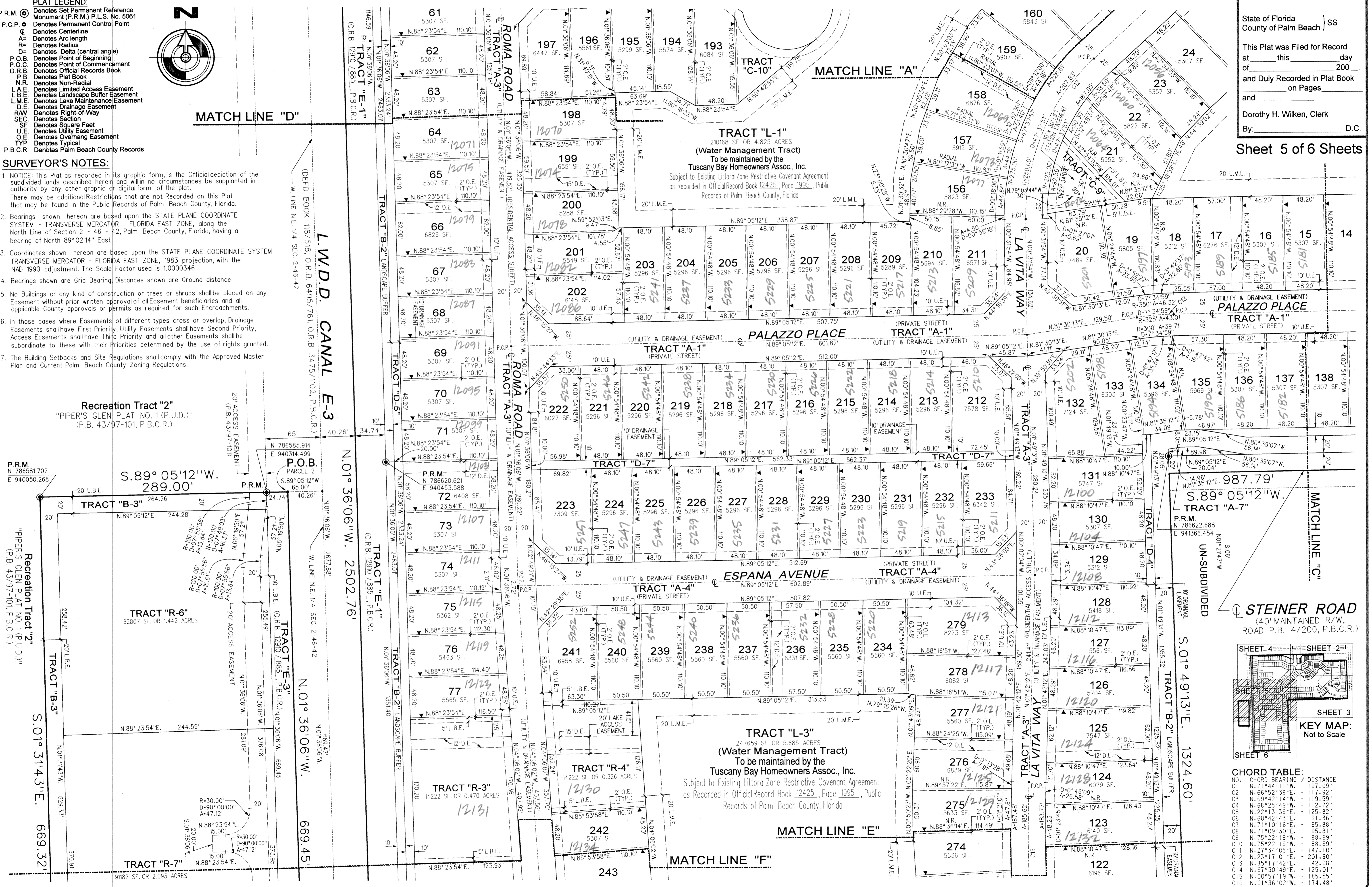
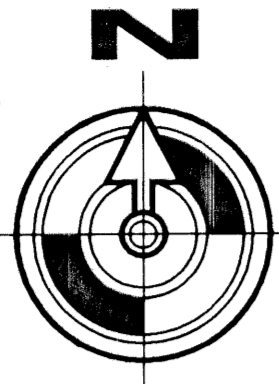
State of Florida
 County of Palm Beach } SS
 This Plat was Filed for Record
 at this day
 of 200
 and Duly Recorded in Plat Book
 on Pages
 and
 Dorothy H. Wilken, Clerk
 By: D.C.

Sheet 5 of 6 Sheets

- PLAT LEGEND:**
 P.R.M. (C) Denotes Set Permanent Reference Monument (P.R.M.) P.L.S. No. 5361
 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
 P.B. Denotes Plat Book
 N.R. Denotes Non-Radial
 L.A. Denotes Limited Access Easement
 L.B.M. 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.E. Denotes Overlapping Easement
 TYP Denotes Typical
 P.B.C.R. Denotes Palm Beach County Records

SURVEYOR'S NOTES:

- 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 supplanted 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.
- 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.
- 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.
- Bearings shown are Grid Bearing, Distances shown are Ground distance.
- 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.
- 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.
- The Building Setbacks and Site Regulations shall comply with the Approved Master Plan and Current Palm Beach County Zoning Regulations.



Recreation Tract "2"
 "PIPER'S GLEN PLAT NO. 1 (P.U.D.)"
 (P.B. 43/97-101, P.B.C.R.)

Recreation Tract "2"
 "PIPER'S GLEN PLAT NO. 1 (P.U.D.)"
 (P.B. 43/97-101, P.B.C.R.)

Recreation Tract "2"
 "PIPER'S GLEN PLAT NO. 1 (P.U.D.)"
 (P.B. 43/97-101, P.B.C.R.)

TRACT "R-6"
 62807 SF. OR 1.442 ACRES

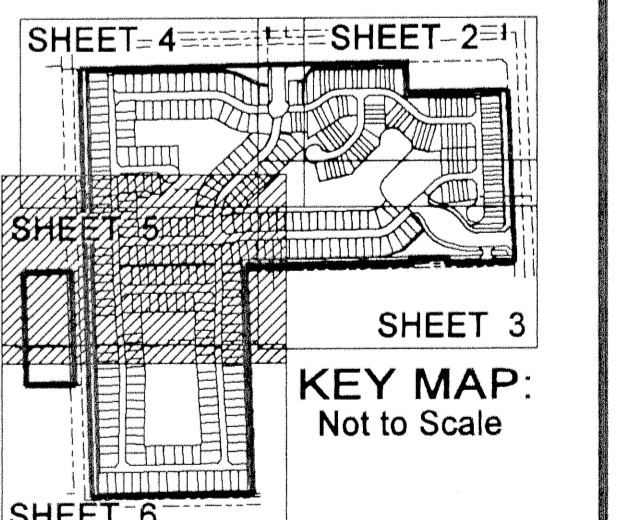
TRACT "R-3"
 14222 SF. OR 0.470 ACRES

TRACT "R-7"
 9182 SF. OR 2.093 ACRES

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-3"
 247659 SF. OR 5.685 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

STEINER ROAD
 (40' MAINTAINED R/W,
 ROAD P.B. 4/200, P.B.C.R.)



CHORD TABLE:

NO.	CHORD BEARING	DISTANCE
C1	N.71°44'11"W.	197.09'
C2	N.66°52'38"E.	117.32'
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°09'36"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'

TUSCANY BAY
 PAGE 5
 FLOOD MAP # 205B
 ZONING PUD
 LEAD # 30
 SE
 TAZ 455
 PUD NAME LEIDER