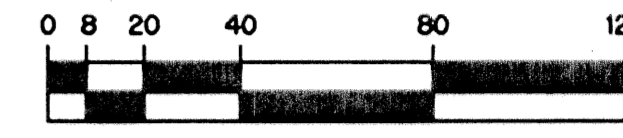


# TUSCANY AT ABACOA

BEING A REPLAT OF TRACT, RN1B1 ACCORDING TO THE PLAT OF ABACOA PLAT NO. 3,  
 AS RECORDED IN PLAT BOOK 88, PAGES 154 THROUGH 159 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
 LYING IN SECTIONS 14 AND 23, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA  
 SHEET 3 OF 8 JULY, 2002



SCALE: 1" = 40'

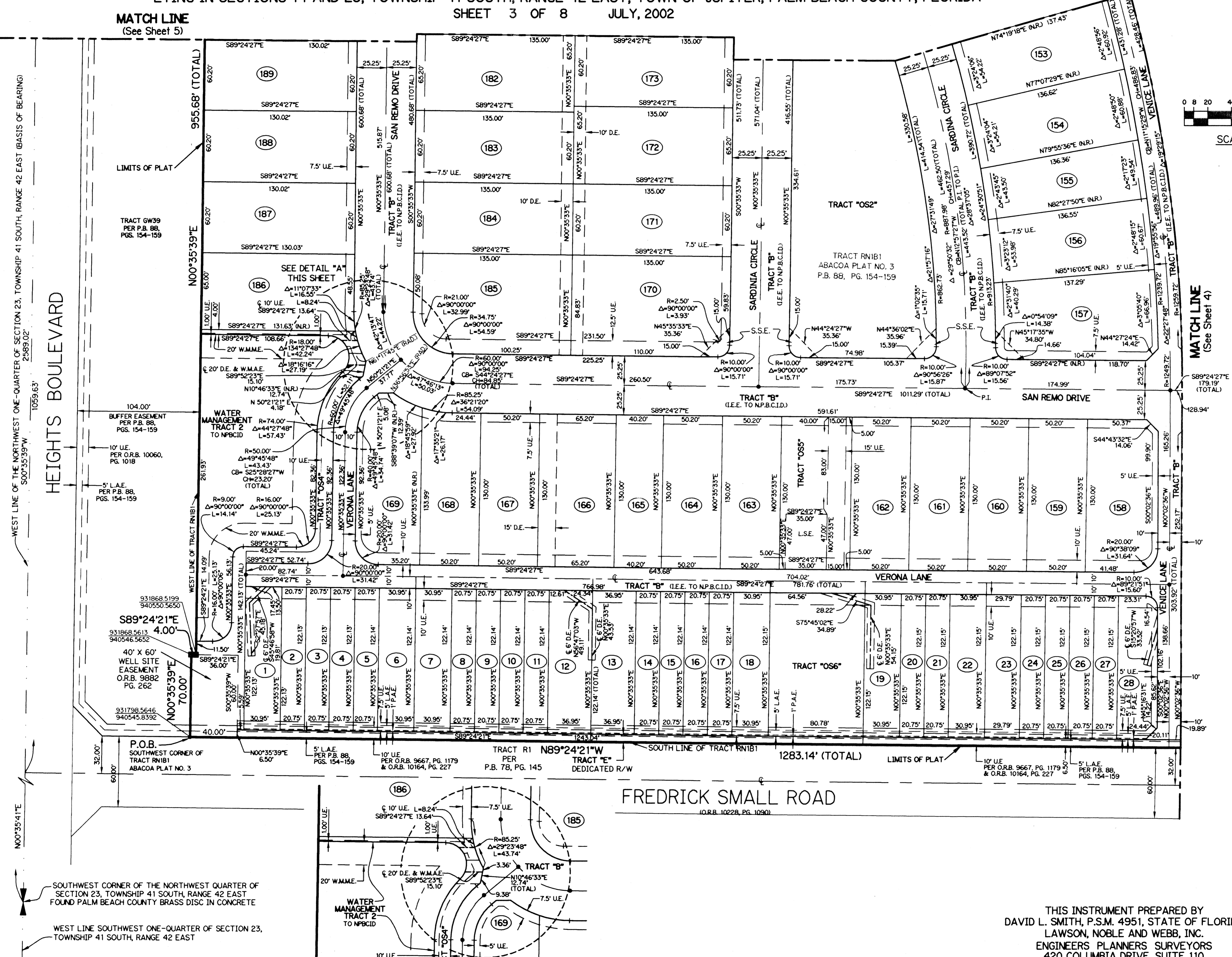
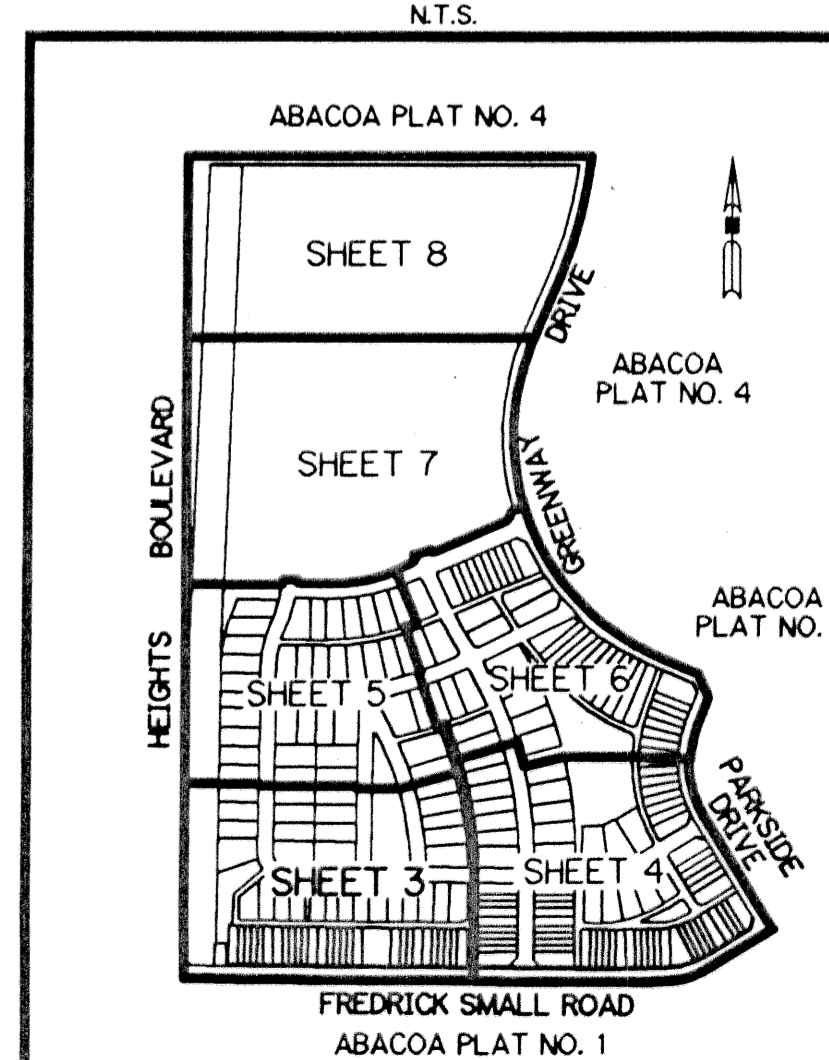
**LEGEND:**

- P.R.M. - PERMANENT REFERENCE MONUMENT
- - SET PERMANENT CONTROL POINT, L.B. #6674
- - SET PARKER KALON NAIL AND P.R.M. DISK #6674
- - SET PERMANENT REFERENCE MONUMENT, L.B. #6674
- - FOUND P.R.M. #26
- Δ - DELTA ANGLE
- P.I. - POINT OF INTERSECTION
- C - CENTERLINE
- D.B. - DEED BOOK
- D.E. - DRAINAGE EASEMENT
- L - ARC LENGTH
- L.A.E. - LIMITED ACCESS EASEMENT
- P.A.E. - PEDESTRIAN ACCESS EASEMENT
- N.T.S. - NOT TO SCALE
- O.R.B. - OFFICIAL RECORD BOOK
- P.B. - PLAT BOOK
- P.G.S. - PAGES
- R - RADIUS
- S.E. - SIDEWALK EASEMENT
- U.E. - UTILITY EASEMENT
- E 931379.1119 - DENOTES STATE PLANE COORDINATES
- E 785294.7754 - DENOTES STATE PLANE COORDINATES
- N.P.B.C.I.D. - NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
- (RAD) - RADIAL
- CB - CHORD BEARING
- CH - CHORD DISTANCE
- S.S.E. - SAFE SIGHT EASEMENT
- W.M.M.E. - WATER MANAGEMENT MAINTENANCE EASEMENT
- W.M.A.E. - WATER MANAGEMENT ACCESS EASEMENT
- S.T. - SURVEY TIE
- L.S.E. - LIFT STATION EASEMENT
- (NR) - NON-RADIAL
- (R.F.) - RADIAL TO FRONT LOT LINE
- (R.R.) - RADIAL TO REAR LOT LINE
- I.E.E. - INGRESS AND EGRESS EASEMENT
- N.P.B.C.I.D. - NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

**NOTE:**

COORDINATES SHOWN ARE GRID COORDINATES  
 DATUM = NAD 83 (1990 ADJUSTMENT)  
 ZONE = FLORIDA EAST ZONE  
 LINEAR UNIT = U.S. SURVEY FEET  
 COORDINATE SYSTEM 1983 STATE PLANE  
 TRANSVERSE MERCATOR PROJECTION  
 ALL DISTANCES ARE GROUND  
 SCALE FACTOR = 1.0000077  
 N 00°35'39" W (PLAT BEARING)  
 N 00°35'41" W (GRID BEARING)  
 00°00'02" = COUNTERCLOCKWISE BEARING ROTATION, PLAT TO GRID

**KEY MAP**



MATCH LINE  
(See Sheet 5)

LIMITS OF PLAT

TRACT GW39  
PER P.B. 88,  
PGS. 154-159

HEIGHTS BOULEVARD

WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 41 SOUTH, RANGE 42 EAST (BASIS OF BEARING)  
2583.02'

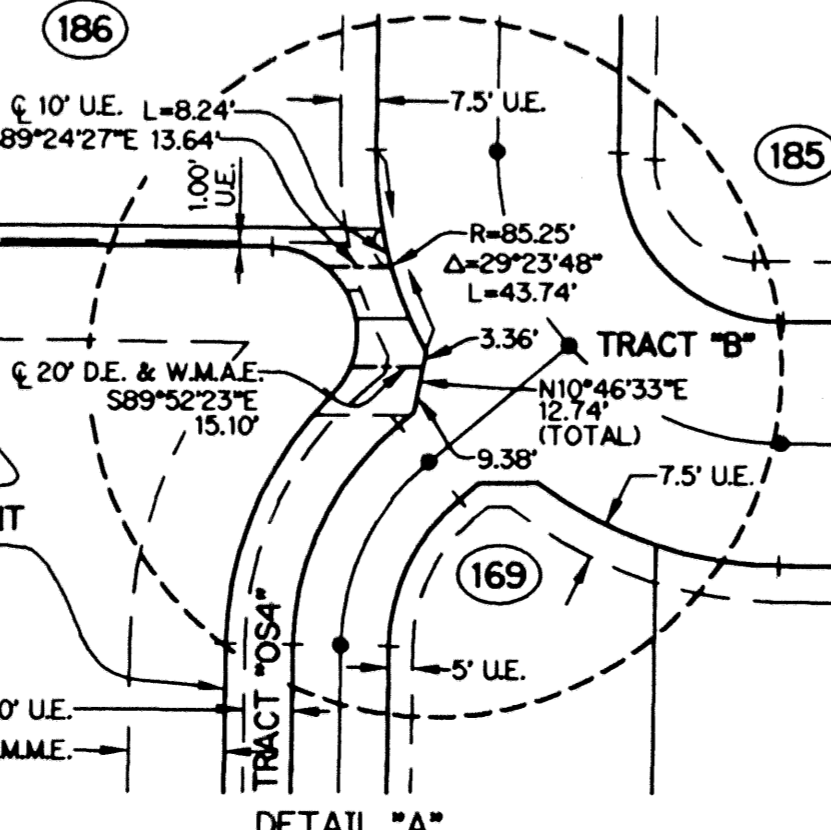
WEST LINE OF TRACT RN1B1  
1059.63'

40' X 60' WELL SITE EASEMENT  
O.R.B. 9882  
PG. 262

P.O.B. SOUTHWEST CORNER OF TRACT RN1B1  
ABACOA PLAT NO. 3

SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 41 SOUTH, RANGE 42 EAST  
FOUND PALM BEACH COUNTY BRASS DISC IN CONCRETE

WEST LINE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 41 SOUTH, RANGE 42 EAST



FREDRICK SMALL ROAD  
(O.R.B. 10228, PG. 1090)

THIS INSTRUMENT PREPARED BY  
 DAVID L. SMITH, P.S.M. 4951, STATE OF FLORIDA  
 LAWSON, NOBLE AND WEBB, INC.  
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 LB 6674