

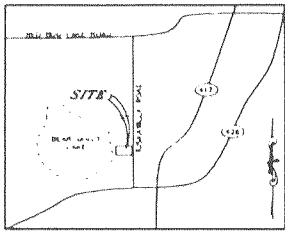
# LOCATION MAP

# TUSCANY ISLAND SUBDIVISION



# TUSCANY ISLAND

## SECTION 36, TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA



**DESCRIPTION**  
THE NORTH 300 FEET OF THE SOUTH 400 FEET OF THE NORTHEAST 1/4 OF SECTION 36 TOWNSHIP 21 SOUTH, RANGE 30 EAST, BEING LOTS 2 AND 3 OF SURVEY FOR R.E. PERINO, AS RECORDED IN DEED BOOK 151, PAGE 118, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LESS THE EAST 25 FEET FOR ROAD RIGHT-OF-WAY UNDER ORB 3814, PAGES 1181-1182.

AND LESS  
A PARCEL OF LAND IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36 TOWNSHIP 21 SOUTH, RANGE 30 EAST BEING A PART OF LOT 2 AND LOT 3 OF THE SURVEY FOR R.E. PERINO AS RECORDED IN DEED BOOK 151, PAGE 118, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36 TOWNSHIP 21 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, THENCE RUN NORTH 89°30'32" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 125 FEET TO THE EASTING WEST RIGHT-OF-WAY LINE OF TUSCANY ISLAND ROAD AS SHOWN ON THE RIGHT-OF-WAY MAP OF SEMINOLE COUNTY PROJECT NO. 70, FILED IN THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, UNDER ORB 1214, PAGES 1214-1215, THENCE RUN NORTH 00°10'32" WEST ALONG SAID EASTING WEST RIGHT-OF-WAY LINE 105.00 FEET TO THE POINT OF BEGINNING, ON THE NORTH LINE OF THE SOUTH 400 FEET OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, THENCE RUN NORTH 89°32' WEST ALONG SAID NORTH LINE 28.83 FEET, THENCE RUN NORTH 29°15' EAST 300.25 FEET TO THE NORTH LINE OF THE SOUTH 400 FEET OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, THENCE RUN SOUTH 89°32' EAST ALONG SAID NORTH LINE OF THE SOUTH 400 FEET A DISTANCE OF 124.92 FEET TO THE EXISTING WEST RIGHT-OF-WAY LINE, THENCE RUN SOUTH 00°00' EAST 300.00 FEET TO THE POINT OF BEGINNING.

LESS  
THE SOUTH 100 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND: THE NORTH 300 FEET OF THE SOUTH 400 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 30 EAST, BEING LOTS 2 AND 3 OF THE SURVEY FOR R.E. PERINO, AS RECORDED IN DEED BOOK 151, PAGE 118, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LESS THE EAST 25 FEET FOR ROAD RIGHT-OF-WAY TOGETHER WITH:

THAT PART OF LOT 4 AND A PART OF A 25' DRAINAGE OF SURVEY FOR R.E. PERINO, AS RECORDED IN DEED BOOK 151, PAGE 118, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND THAT PART OF AN EASEMENT IN LARGES, LANDSCAPE, UTILITY, LANDSCAPE, AND WALL EASEMENT AS RECORDED IN DEED BOOK 151, PAGE 118, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 4 WITH THE EXISTING MONUMENTED SECTION R/W LINE OF TUSCANY ISLAND ROAD, THENCE RUN N 89°32'4" E ALONG THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 306.83 FEET, THENCE RUN N 00°10'32" E, A DISTANCE OF 80.00 FEET, THENCE RUN S 89°31'17" E, A DISTANCE OF 219.70 FEET, THENCE RUN N 00°10'32" E, A DISTANCE OF 40.11 FEET TO THE NORTH LINE OF SAID 25' DRAINAGE AND SOUTH LINE OF LOT 10 OF SAID SURVEY FOR R.E. PERINO, THENCE RUN S 89°38'38" E ALONG THE NORTH LINE OF SAID 25' DRAINAGE AND SOUTH LINE OF LOT 10 TO A DISTANCE OF 332.42 FEET TO THE INTERSECTION OF THE NORTH LINE OF SAID 25' DRAINAGE WITH THE SOUTH LINE OF SAID LOT 10 WITH THE EXISTING MONUMENTED SECTION R/W LINE OF TUSCANY ISLAND ROAD, THENCE RUN S 01°28'15" W ALONG SAID EXISTING MONUMENTED SECTION R/W LINE OF TUSCANY ISLAND ROAD, A DISTANCE OF 124.88 FEET TO THE POINT OF BEGINNING AND BEING SUBJECT TO AN EGRESS EASEMENT UNDER THE NORTH 25 FEET THEREOF.

THE UNDEVELOPED UNIMPROVED PROPERTY CONTAINS 4 ACRES OF LAND, MORE OR LESS.

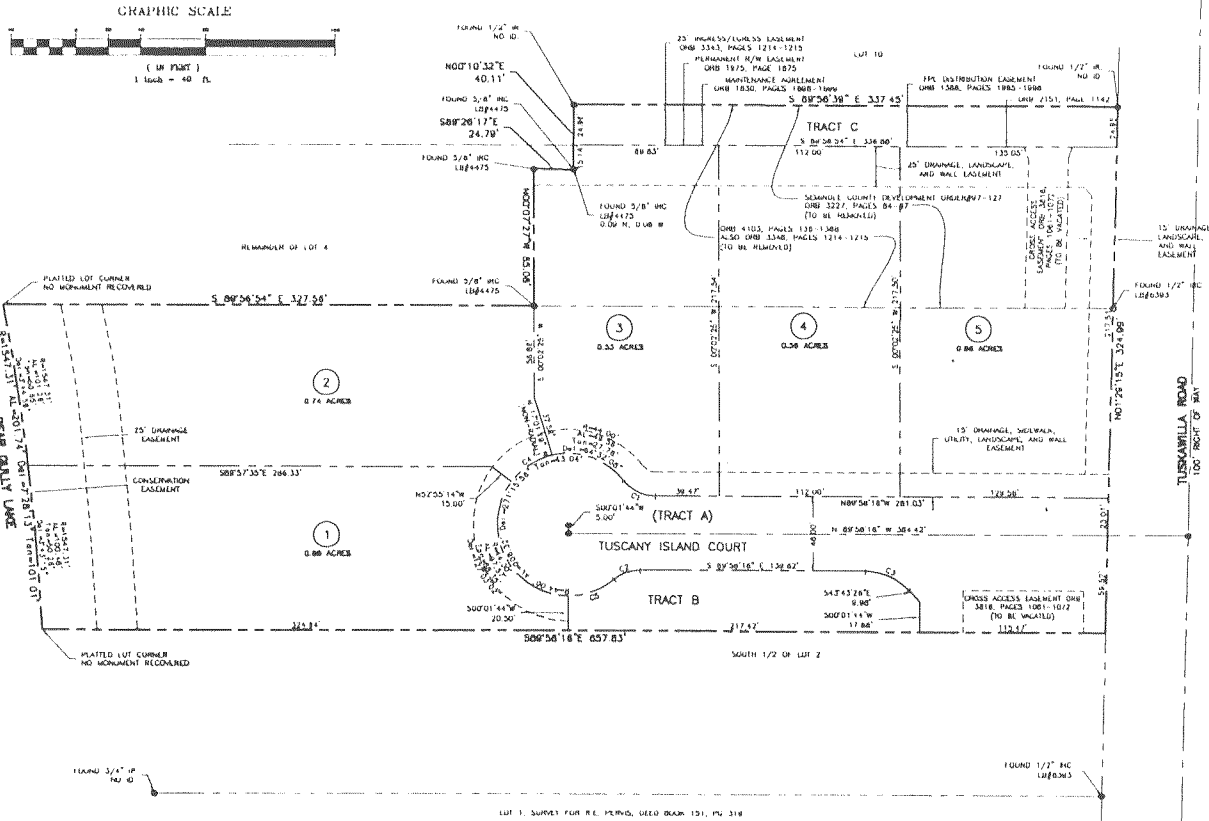
**GENERAL NOTES**

- EXCEPT AS PROVIDED IN THE DEDICATION APPEARING ON THIS PLAT, NO EGRESS, UTILITY, LANDSCAPE, UTILITY, LANDSCAPE, AND WALL EASEMENTS OR RIGHTS ARE DEDICATED TO SEMINOLE COUNTY OR THE PUBLIC.
- THE LAND OF TUSCANY ISLAND SHALL BE SUBJECT TO THE DEDICATION OF COMMONS AND RESTRICTIONS FOR TUSCANY ISLAND AS RECORDED IN ORB 3814, PAGES 1181-1182.
- TRACT "A" IS A PRIVATE RIGHT-OF-WAY WITH A PAVED STREET AND IS NOT DEDICATED TO THE PUBLIC. A LIMITED EASEMENT FOR WALKWAYS AND EGRESS IS HEREBY DEDICATED TO THE PUBLIC. PUBLIC OVER AND UNDER SAID PRIVATE STREET TRACT "A" IS ALSO A UTILITY, LANDSCAPE AND DRAINAGE TRACT TO BE OWNED AND MAINTAINED AS COMMON PROPERTY BY THE TUSCANY ISLAND HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSAIGNS.
- AN EASEMENT 15 FEET IN WIDTH IS RESERVED ALONG ALL FRONT LOT LINES FOR THE PURPOSES OF PROVIDING FOR SIDEWALKS, DRAINAGE, LANDSCAPING AND UTILITIES AND MAINTENANCE OF PRIVATE AND PUBLIC UTILITIES, INCLUDING HYDRO-PUMP UNDERGROUND CABLE T.V. AND UNDERGROUND TELEPHONE. IN THE EVENT THAT SUCH EASEMENT RIGHT SHALL NOT PREVENT ACCESS TO THE LOTS AND THE EASEMENT USER SHALL BE RESPONSIBLE FOR THE EASEMENT.
- PORTIONS OF LOTS 1 AND 2 ARE SUBJECT TO A CONSERVATION EASEMENT EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, PURSUANT TO THE PROVISIONS OF SECTION 304.06, FLORIDA STATUTES.
- TRACT "B" IS A SEMINOLE FIRE FIGHTING COMMAND AREA, LANDSCAPING, SIDEWALK, UTILITY, AND UTILITY TRACT TO BE OWNED AND MAINTAINED BY THE TUSCANY ISLAND HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSAIGNS.
- TRACT "C" IS A COMMON AREA, WALKWAYS AND UTILITY EASEMENT TRACT TO BE OWNED BY THE TUSCANY ISLAND HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSAIGNS AND IS SUBJECT TO THE EASEMENTS AND RESTRICTIONS RECORDED IN ORB 3343, PAGES 1214-1215, ORB 1830, PAGES 1830-1831, AND ORB 2151, PAGE 1142.

ZONING: R-1A	MINIMUM	PROVIDED
LOT SIZE	11,700 SF	21,780 SF
WIDTH AT BUILDING SETBACK LINE	30 FT	100 FT
MINIMUM SIDEWALK WIDTH	1,500 SF	3,540 SF
FRONT YIELD	25 FT	25 FT
REAR YIELD	25 FT	25 FT
SIDE STREET YIELD	10 FT	10 FT
REAR YIELD	30 FT	30 FT
DEAR GULLY LANE YIELD	30 FT	30 FT
PLUR SCREEN ENCLOSURE	25 FT	25 FT

FUTURE LARGED USE: LOW DENSITY RESIDENTIAL (LDH) - 4 DU/DAC

**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 THIS COUNTY.



CLAVE	PHOTOS	CURVE ANGLE	CHORD LENGTH	CHORD BEARING
C1	25.00	112.20°	22.45	217.70 S64.14 S27.1
C2	25.00	38.62°	37.37	S27.12 17.7°
C3	37.00	48.14°	28.87	29.86 N82.52 1.7°
C4	1.00	124.32°	1.00	S27.12 17.7°
C5	4.00	128.24°	30.58	29.96 N70.72 17.1°

### LEGEND

- INDICATES PERMANENT REFERENCE MONUMENT (4" x 1" CONCRETE MONUMENT)
- SHAPED TRIANGLE - P.L.S. MARK SET
- INDICATES PERMANENT CONTROL POINT (WALL & EGG - STAMPED PL-3)
- INDICATES IRON ROD AND CAP SIZE AND MARKED AS SHOWN
- W-HOUSING
- W-TANGENT
- ALL - ARC LENGTH OF CURVE
- OF - CHORD TANG
- W - IRON ROD
- W - IRON ROD (EAST MEASUREMENT)
- W - PUBLIC DRAINAGE AND UTILITY EASEMENT
- W - TYPICAL
- R/W - RIGHT OF WAY
- P.O.B. - POINT OF BEGINNING

### PRELIMINARY PREPARED BY:

FLETS & BENNETT ENGINEERING, INC.  
2002 FIRST AVE., SUITE 303  
INDIAN HARBOR BEACH, FLORIDA 32937  
PH: (321) 777-2701 FAX: (321) 779-2173  
1185451

CLAYTON A. BENNETT  
PE# 53129

SHEET 2 OF 7  
SECTION 36 TWP. 21 S., RANGE 30 E.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, the owner in fee simple of the lands described in:

### TUSCANY ISLAND

Heretby dedicates to the public for the perpetual use of the public an easement granting access to emergency vehicles and easements for the installation and maintenance of utilities as described in the general notes or graphically shown. No other easements are dedicated or granted to the public, it being the intention of the undersigned that all streets and other easements and common areas be privately owned and maintained and that the public and Seminole County have no right or interest therein.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed and attested to by the officer named below and its corporate seal to be affixed hereto on:

BY \_\_\_\_\_ COMPANY NAME  
NAME \_\_\_\_\_

Signed and attested in the presence of:  
\_\_\_\_\_  
(Print name)

\_\_\_\_\_  
(Print name)

STATE OF FLORIDA COUNTY OF SEMINOLE

THIS IS TO CERTIFY, that the foregoing instrument was acknowledged before me this 5th day of 2023 by managing partner of Via Tuscany Development, LLC, a private limited liability company a Florida Corporation. He is personally known to me and did not take an oath. IN WITNESS WHEREOF, I hereunto set my hand and seal on the above date.

(Print name)  
NOTARY PUBLIC  
County and State attest  
My Commission Expires \_\_\_\_\_

### CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, does hereby certify that the foregoing instrument was prepared by the surveyor shown in the foregoing plat; and that said plat was prepared under his direction and supervision and that said plat complies with all of the survey requirements of Chapter 177, part 1, Florida Statutes, and that said land is located in Seminole County, Florida.

Registration No. \_\_\_\_\_

ANGELINE, INC.  
721 WINDSOR DRIVE  
ORLANDO, FL 32808  
PHONE: (407) 880-1727  
FAX: (407) 880-8087

Certificate of Authorization Number \_\_\_\_\_

### CERTIFICATE OF REVIEWING SURVEYOR FOR SEMINOLE COUNTY

I HEREBY CERTIFY, that I have examined the foregoing plat and find that it is in conformity with Chapter 177, part 1, Florida Statutes.

Surveyor: \_\_\_\_\_

### CERTIFICATE OF ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY That the Board of County Commissioners hereby accept of easements and areas dedicated for public use on the plat.

Chairman of the Board \_\_\_\_\_

Deft of the Board \_\_\_\_\_

### CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that an \_\_\_\_\_ the foregoing plat was approved by the Board of County Commissioners of Seminole County, Florida.

Chairman of the Board \_\_\_\_\_

### CERTIFICATE OF CLERK

I HEREBY CERTIFY, that I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on \_\_\_\_\_ at \_\_\_\_\_ Fee No. \_\_\_\_\_

Deft of the Circuit Court \_\_\_\_\_

in and for Seminole County, Fla.

CLAYTON A. BENNETT  
PE# 53129