

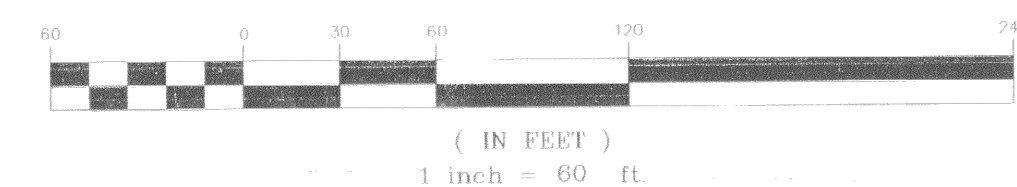
TUSCANY AT HAMMOCK DUNES

A PORTION OF GOVERNMENT SECTION 3, TOWNSHIP 11 SOUTH, RANGE 31 EAST, BEING A PORTION OF PARCEL 16-B, TOGETHER WITH A PORTION OF PARCEL 1-D SITUATED IN FLAGLER COUNTY, FLORIDA
A PORTION OF THE HAMMOCK DUNES DRI PROJECT



NORTH ARROW

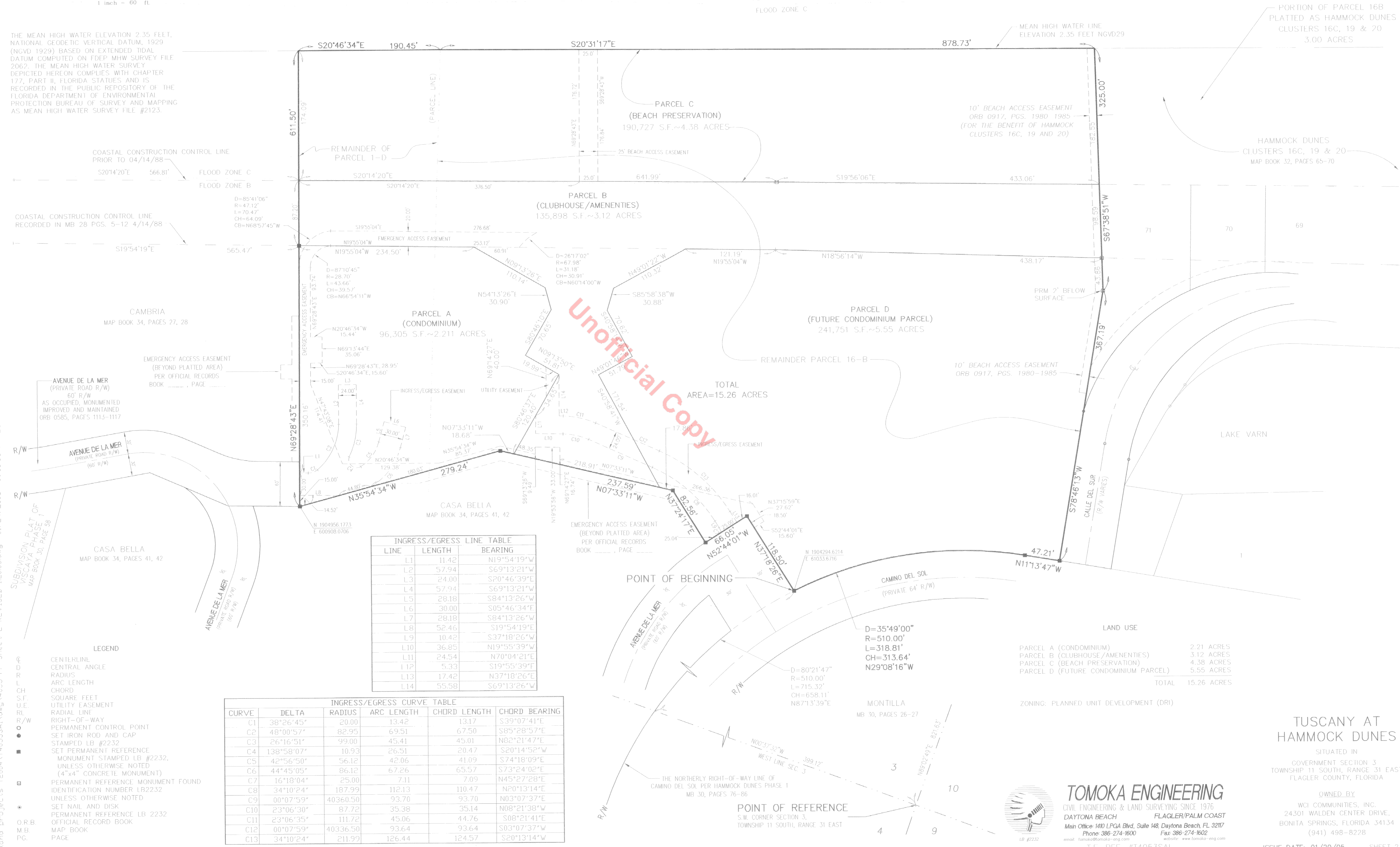
GRAPHIC SCALE



FLOOD ZONE VII
FLOOD ZONE A9

FLOOD ZONE A9
FLOOD ZONE C

THE MEAN HIGH WATER ELEVATION 2.35 FEET, NATIONAL GEODETIC VERTICAL DATUM, 1929 (NGVD 1929) BASED ON EXTENDED TIDAL DATUM COMPUTED ON FDEP MHW SURVEY FILE 2062. THE MEAN HIGH WATER SURVEY DEPICTED HEREON COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES AND IS RECORDED IN THE PUBLIC REPOSITORY OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF SURVEY AND MAPPING AS MEAN HIGH WATER SURVEY FILE #2123.



INGRESS/EGRESS LINE TABLE

LINE	LENGTH	BEARING
L1	11.42	N19°54'19"W
L2	57.94	S69°13'21"W
L3	24.00	S20°46'39"E
L4	57.94	S69°13'21"W
L5	28.18	S84°13'26"W
L6	30.00	S05°46'34"E
L7	28.18	S84°13'26"W
L8	52.46	S19°54'19"E
L9	10.42	S37°18'26"W
L10	36.85	N19°55'39"W
L11	24.54	N70°04'21"E
L12	5.33	S19°55'39"E
L13	17.42	N37°18'26"E
L14	55.58	S69°13'26"W

INGRESS/EGRESS CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	38°26'45"	20.00	13.42	13.17	S39°07'41"E
C2	48°00'57"	82.95	69.51	67.50	S85°28'57"E
C3	26°16'51"	99.00	45.41	45.01	N82°21'47"E
C4	138°58'07"	10.93	26.51	20.47	S20°14'52"W
C5	42°56'50"	56.12	42.06	41.09	S74°18'09"E
C6	44°45'05"	86.12	67.26	65.57	S73°24'02"E
C7	16°18'04"	25.00	7.11	7.09	N45°27'28"E
C8	34°10'24"	187.99	112.13	110.47	N20°13'14"E
C9	00°07'59"	40360.50	93.70	93.70	N03°07'37"E
C10	23°06'30"	87.72	35.38	35.14	N08°21'38"W
C11	23°06'35"	111.72	45.06	44.76	S08°21'41"E
C12	00°07'59"	40336.50	93.64	93.64	S03°07'37"W
C13	34°10'24"	211.99	126.44	124.57	S20°13'14"W

LAND USE

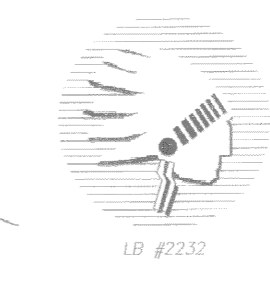
PARCEL A (CONDOMINIUM)	2.21 ACRES
PARCEL B (CLUBHOUSE/AMENITIES)	3.12 ACRES
PARCEL C (BEACH PRESERVATION)	4.38 ACRES
PARCEL D (FUTURE CONDOMINIUM PARCEL)	5.55 ACRES
TOTAL	15.26 ACRES

ZONING: PLANNED UNIT DEVELOPMENT (DRI)

TUSCANY AT HAMMOCK DUNES

SITUATED IN
GOVERNMENT SECTION 3
TOWNSHIP 11 SOUTH, RANGE 31 EAST
FLAGLER COUNTY, FLORIDA

OWNED BY
WCI COMMUNITIES, INC.
24301 WALDEN CENTER DRIVE,
BONITA SPRINGS, FLORIDA 34134
(941) 498-8278



TOMOKA ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING SINCE 1976
DAYTONA BEACH FLAGLER/PALM COAST
Main Office: 1410 LPGA Blvd., Suite 148, Daytona Beach, FL 32117
Phone: 386-274-1600 Fax: 386-274-1602
email: tomoka@tomoka-eng.com website: www.tomoka-eng.com
LB #2232

T.E. REF. #14053SAI

MAJOR PROJECTS: TE004\T4083541\mg4053-fp Sheet 2 REVISED 120.05.dwg 01/24/2005 09:15:58 AM EST