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Instrument# 2011-085728 # 1
Book: 6595
Page: 1101

This Instrument Prepared By:
Jeffrey C. Sweet, Esquire
595 W. Granada Blvd., Suite A
Ormond Beach, FL 32174

THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM OF TUSCANY SQUARE I, A CONDOMINIUM

The undersigned, Tuscany Square LLC, a Florida limited liability company, (hereafter "Developer") hereby amends the Declaration of Condominium of Tuscany Square I, a Condominium as follows:

WHEREAS, on September 27, 2006, Developer recorded a Declaration of Condominium for Tuscany Square I, a Condominium ("the Condominium"), dated September 25, 2006, in Official Record Book 5922, page 1207, Public Records of Volusia County, Florida (hereafter "Declaration"); and

WHEREAS, the Declaration provides that the Developer has the right to make changes deemed necessary by the Developer in the Condominium Drawings and the Declaration without the joinder of any other party; provided the Developer has not transferred control of the Association to the Non-Developer Unit Owners and provided (a) there is no change to the exterior of the building; and (b) there is no material alteration or modification regarding the appurtenances to a Unit and (c) provided there is no change in the proportion or percentage of which a Unit Owner shares in the Common Expenses and owns Common Surplus; and

WHEREAS, Developer has now determined to record the Surveyor's Certificate for the residential units in the Condominium; and

WHEREAS, the Developer has not transferred control of the Association to the Non-Developer Unit Owners; and

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WHEREAS, the Declaration has previously been amended by First Amendment to Declaration of Condominium dated May 1st, 2008 and recorded in Official Record Book 6226, page 1826, Public Records of Volusia County, Florida; and

WHEREAS, the Declaration was further amended by Second Amendment to Declaration of Condominium of Tuscany Square I, a Condominium, dated December 12, 2009, and recorded in Official Record Book 6430, page 376, Public Records of Volusia County, Florida; which Second Amendment included the Surveyor's Certificate for all Commercial Units on the first floor.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Declaration is amended as follows:

1. Recitations. The above recitations are true and correct.

2. Modification of Condominium Drawings. The pages to Exhibit Number 1 to the Declaration recorded at Official Record Book 5922, page 1248 depicting the Residential Units are hereby amended and supplemented as provided in attached Schedule A. Henceforth, attached Schedule A, labeled Exhibit 1, Declaration of Condominium, Residential Units 210-435 inclusive, Tuscany Square, a Condominium situated in New Smyrna Beach, Florida, shall be deemed to supplement the pages of the Declaration referenced above.

3. Effective Date. The Amendments to the Declaration of Condominium described herein shall be deemed effective as of September 27, 2006.

4. Joinder. Tuscany Square I Condominium Association, Inc., a non-profit Florida corporation and Tuscany Town Center Association, Inc., a non-profit Florida corporation and Venetian Bay of New Smyrna Beach, LLC, a Florida limited liability company, have joined in this Amendment to signify their consent and acquiescence to the terms and conditions contained

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herein.

WITNESS our hands and seals this 29th day of April, 2011.

Witness
Printed Name
Witness
Printed Name

TUSCANY SQUARE, LLC,
a Florida Limited Liability Company by
Venetian Bay Development, Inc., a Florida
corporation, its Manager

By:
Jerry S. Johnson, President

Witness
Printed Name
Witness
Printed Name

TUSCANY SQUARE I CONDOMINIUM
ASSOCIATION, INC., a Florida corporation

By:
Jerry S. Johnson, President

Witness
Printed Name
Witness
Printed Name

TUSCANY TOWN CENTER ASSOCIATION,
INC., a Florida corporation

By:
Jerry S. Johnson, President

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VENETIAN BAY OF NEW SMYRNA BEACH, LLC, a Florida Limited Liability Company

Witness

Printed Name

Witness

Printed Name

By: _____
Jerry S. Johnson, Manager

STATE OF FLORIDA

COUNTY OF VOLUSIA

I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Jerry S. Johnson as President of Venetian Bay Development, Inc., the Manager of Tuscany Square, LLC, a Florida limited liability company, the President of Tuscany Square I Condominium Association, Inc., a Florida corporation, the President of Tuscany Town Center Association, Inc., a Florida corporation and the Manager of Venetian Bay of New Smyrna Beach, LLC, a Florida limited liability company, who is personally known to me or ( ) who has produced his U.S. drivers license as identification and who did not take an oath.

Dated this 29th day of April, 2011.

Notary Public

PENNY KING EVERY
Commission # EE 063929
Expires March 29, 2015
Bonded Thru Troy Fain Insurance [redacted]19

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Exhibit "1"

DECLARATION OF CONDOMINIUM, RESIDENTIAL UNITS 210 THROUGH 435, INCLUSIVE, TUSCANY SQUARE 1, A CONDOMINIUM

Situated In New Smyrna Beach, Volusia County, Florida

SCHEDULE

SHEET NUMBER	CONTENTS
1.	SCHEDULE & SURVEYOR'S CERTIFICATE
2.	SURVEYOR'S NOTES, LEGEND & LEGAL DESCRIPTION
3.	OVERALL SECOND FLOOR PLAN
4.	UNIT #210
5.	UNIT #211
6.	UNIT #212
7.	UNITS #213 & #214
8.	UNIT #215
9.	UNIT #216
10.	UNIT #217
11.	UNIT #218
12.	UNIT #219
13.	UNIT #220
14.	UNIT #221
15.	UNIT #222
16.	UNIT #223
17.	UNIT #224
18.	UNIT #225
19.	UNIT #226
20.	UNIT #227
21.	UNIT #228
22.	UNIT #229
23.	UNITS #230 & #231
24.	UNIT #232
25.	UNIT #233
26.	UNITS #234 & #235
27.	OVERALL THIRD FLOOR PLAN
28.	UNIT #310
29.	UNIT #311
30.	UNIT #312
31.	UNITS #313 & #314
32.	UNIT #315
33.	UNIT #316
34.	UNIT #317
35.	UNIT #318
36.	UNIT #319
37.	UNIT #320
38.	UNIT #321
39.	UNIT #322
40.	UNIT #323
41.	UNIT #324
42.	UNIT #325
43.	UNIT #326
44.	UNIT #327
45.	UNIT #328
46.	UNIT #329
47.	UNITS #330 & #331
48.	UNIT #332
49.	UNIT #333
50.	UNITS #334 & #335
51.	OVERALL FOURTH FLOOR PLAN
52.	UNIT #410
53.	UNIT #411
54.	UNIT #412
55.	UNITS #413 & #414
56.	UNIT #415
57.	UNIT #416
58.	UNIT #417
59.	UNIT #418
60.	UNIT #419
61.	UNIT #420
62.	UNIT #421
63.	UNIT #422
64.	UNIT #423
65.	UNIT #424
66.	UNIT #425
67.	UNIT #426
68.	UNIT #427
69.	UNIT #428
70.	UNIT #429
71.	UNITS #430 & #431
72.	UNIT #432
73.	UNIT #433
74.	UNITS #434 & #435
75. TO 96.	ELEVATIONS & WALL SECTIONS

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SHEETS 1 THROUGH 96, INCLUSIVE, WHICH COMPROMISE THIS EXHIBIT "1", IS A CORRECT REPRESENTATION OF THE IMPROVEMENTS DESCRIBED HEREIN INCLUDING THE COMMON ELEMENTS, LIMITED COMMON ELEMENTS AND THE CONDOMINIUM UNITS, AND THAT THE CONSTRUCTION OF SAID IMPROVEMENTS IS SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL, TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM FOR RESIDENTIAL UNITS 210 THROUGH 435, INCLUSIVE, TUSCANY SQUARE 1, A CONDOMINIUM, DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT WITHIN THE CONDOMINIUM CAN BE DETERMINED FROM THESE MATERIALS.

BRYAN E. FRIES, P.S.M. #5602
LICENSED BUSINESS #7222

29 APRIL, 2011
(SIGNATURE DATE)

LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, RESIDENTIAL UNITS 210 THROUGH 435, INCLUSIVE

PREPARED FOR:
MR. JEFFREY C. SWEET, ESQUIRE
#595 WEST GRANADA BOULEVARD, SUITE A
ORMOND BEACH, FLORIDA

PARTY CHIEF:	SCALE:
BRYAN E. FRIES	NO SCALE
DRAWN BY: JEFFREY E. FRIES	JOB NUMBER: [redacted]
CHECKED BY: BRYAN E. FRIES	FILE NUMBER: L08-2011

J. B. FRIES & ASSOCIATES, INC.
Professional Surveyor & Mapper
#3435 West State Road #40
Ormond Beach, Florida 32174
Phone: (386) 671-1700
Fax: (386) 671-1931
Email: info@jbfries.com

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GENERAL NOTES :

No overhead or underground features shown except as noted.

Record dimensions are shown in parenthesis – field measurements are not.

This survey and plat not valid without the signature and original raised seal of a Florida Licensed Survey and Mapper.

There may be additional restrictions and/or other matters not shown hereon that may be found in the Public Records of Volusia County, Florida.

The expected land use, as classified in the Minimum Technical Standards (5J–17, Florida Administrative Code) is "Commercial/High Risk". The minimum relative distance accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.

This survey not complete without all sheets 1 through 96.

Field Survey Date: April 26, 2011 to April 29, 2011.

LEGAL DESCRIPTION:

RESIDENTIAL UNITS 210 THROUGH 435 INCLUSIVE, TUSCANY SQUARE 1, A CONDOMINIUM, OF RECORD IN OFFICIAL RECORDS BOOK 5922, PAGES 1207 THROUGH 1349 INCLUSIVE, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

LEGEND :

C.E. = Common Element

L.C.E. = Limited Common Element

LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, RESIDENTIAL UNITS 210 THROUGH 435, INCLUSIVE

PREPARED FOR:

MR. JEFFREY C. SWEET, ESQUIRE
#595 WEST GRANADA BOULEVARD
ORMOND BEACH, FLORIDA

PARTY CHIEF: BRYAN E. FRIES	SCALE: NO SCALE
DRAWN BY: JEFFREY E. FRIES	JOB NUMBER: [redacted]
CHECKED BY: BRYAN E. FRIES	FILE NUMBER: L09–2011

J. B. FRIES & ASSOCIATES, INC.
Professional Surveyor & Mapper
#3435 West State Road #40
Ormond Beach, Florida 32174
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Email: info@jbfries.com

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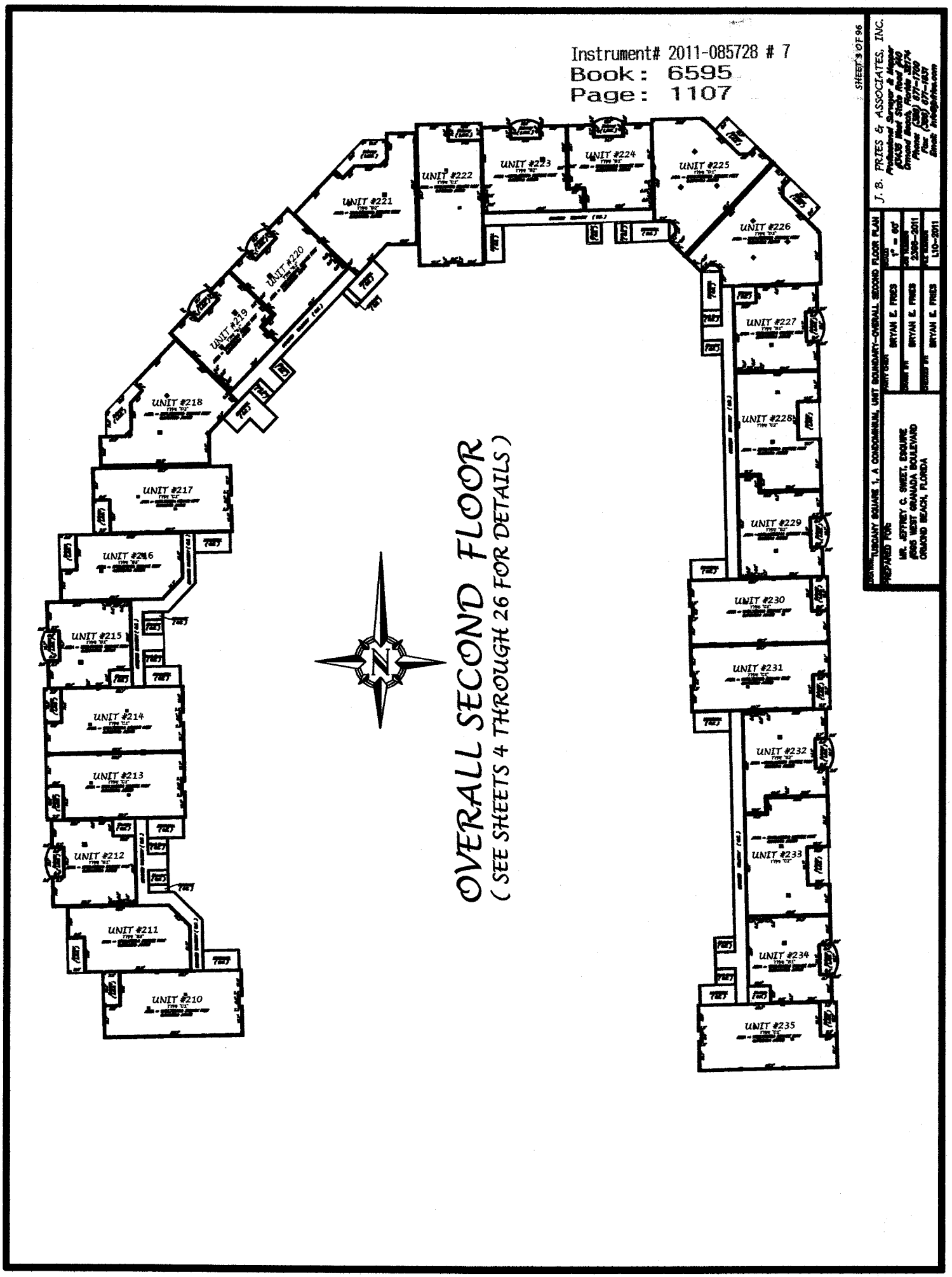
Page: 1107



SHEET 3 OF 96

J. B. FRIES & ASSOCIATES, INC.
Professional Surveyor & Mapper
(OLDS West Granada Blvd. Suite 204
Ormond Beach, Florida 32174
Phone: (386) 677-1709
Fax: (386) 677-1637
Email: info@jbfries.com

TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY-OVERALL SECOND FLOOR PLAN

PREPARED FOR:
MR. JEFFREY C. SWEET, ESQUIRE
(935 WEST GRANADA BOULEVARD
ORMOND BEACH, FLORIDA

DRAWN BY:	BRYAN E. FRIES	SCALE: 1" = 60'
CHECKED BY:	BRYAN E. FRIES	FIELD BOOK: 2396-2011
PROJECT #:	BRYAN E. FRIES	FILE NUMBER: L10-2011

7

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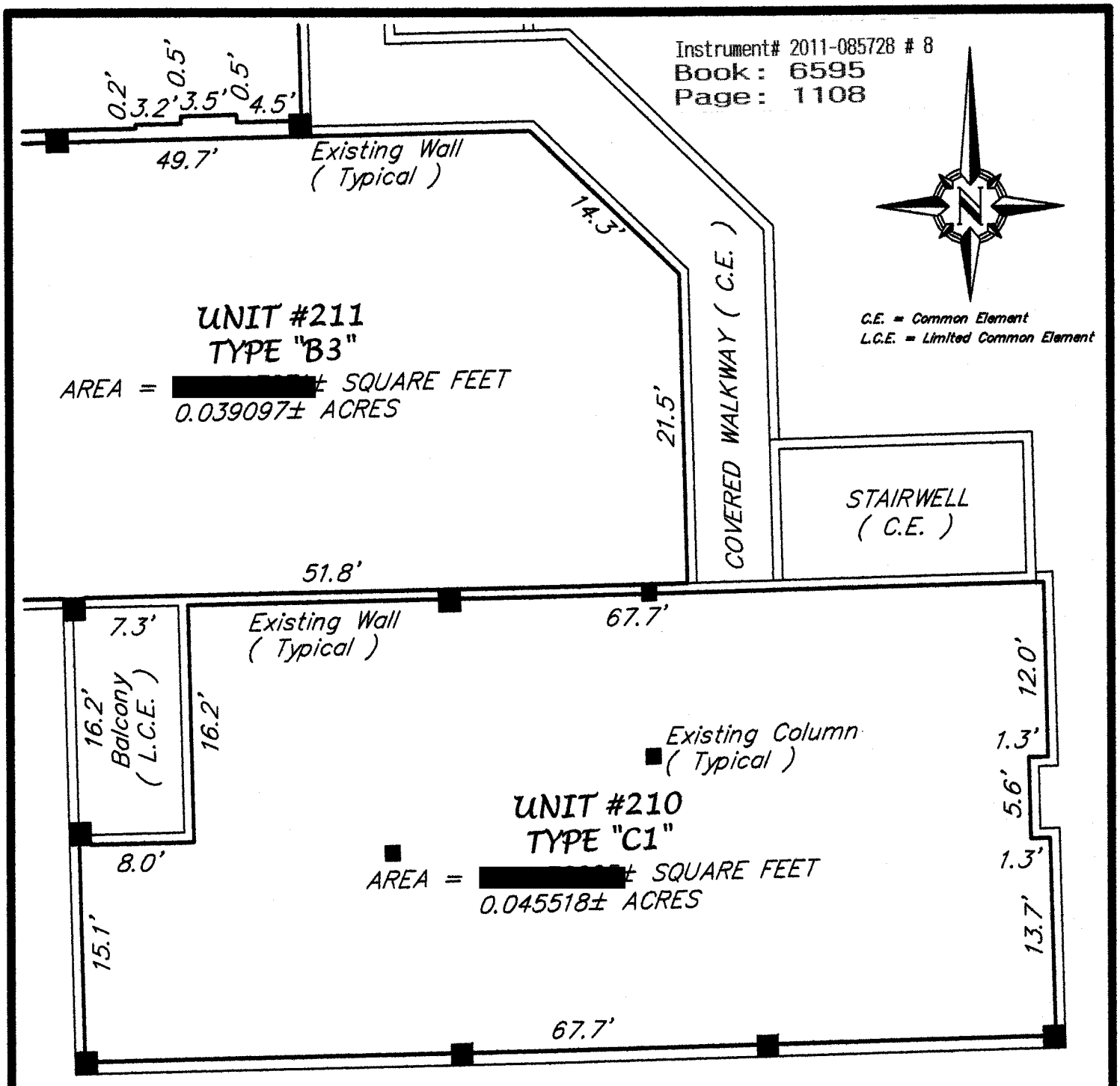

SHEET 4 OF 96

LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY – RESIDENTIAL UNIT 210			
PREPARED FOR: MR. JEFFREY C. SWEET, ESQUIRE #595 WEST GRANADA BOULEVARD ORMOND BEACH, FLORIDA	PARTY CHIEF: BRYAN E. FRIES	SCALE: 1" = 10'	J. B. FRIES & ASSOCIATES, INC. Professional Surveyor & Mapper #3435 West State Road #40 Ormond Beach, Florida 32174 Phone: (386) 671-1700 Fax: (386) 671-1931 Email: info@jbfries.com
	DRAWN BY: JEFFREY E. FRIES	JOB NUMBER: [redacted]	
	CHECKED BY: BRYAN E. FRIES	FILE NUMBER: L11-2011	

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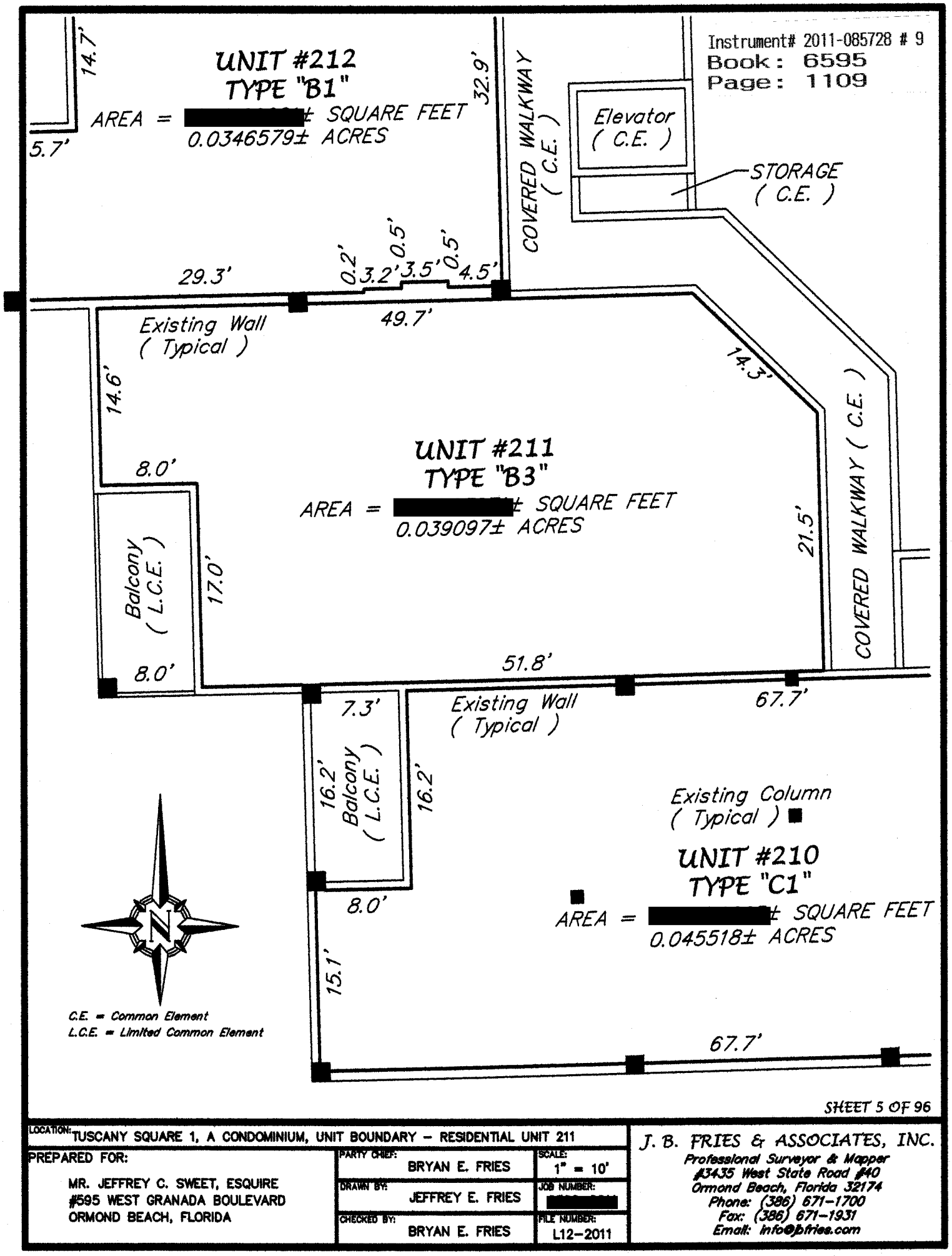

SHEET 5 OF 96

LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY – RESIDENTIAL UNIT 211

PREPARED FOR:
MR. JEFFREY C. SWEET, ESQUIRE
#595 WEST GRANADA BOULEVARD
ORMOND BEACH, FLORIDA

PARTY CHIEF: BRYAN E. FRIES		SCALE: 1" = 10'
DRAWN BY: JEFFREY E. FRIES		JOB NUMBER: [redacted]
CHECKED BY: BRYAN E. FRIES		FILE NUMBER: L12-2011

J. B. FRIES & ASSOCIATES, INC.
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Email: info@jbfries.com

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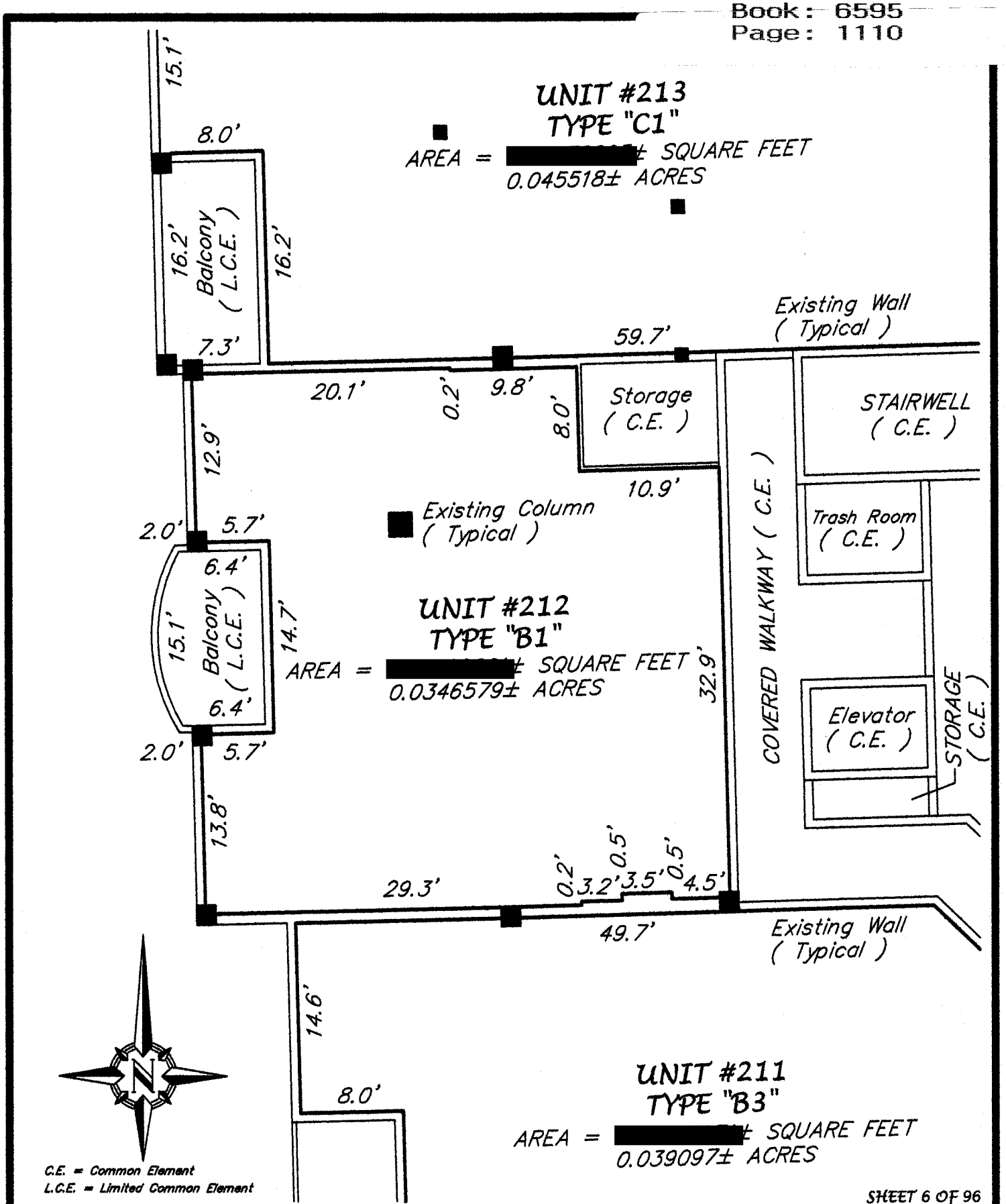
Book: 6595
Page: 1110



SHEET 6 OF 96

LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY – RESIDENTIAL UNIT 212

PREPARED FOR:
MR. JEFFREY C. SWEET, ESQUIRE
#595 WEST GRANADA BOULEVARD
ORMOND BEACH, FLORIDA

PARTY CHIEF: BRYAN E. FRIES		SCALE: 1" = 10'
DRAWN BY: JEFFREY E. FRIES		JOB NUMBER: [redacted]
CHECKED BY: BRYAN E. FRIES		FILE NUMBER: L13-2011

J. B. FRIES & ASSOCIATES, INC.
Professional Surveyor & Mapper
#3435 West State Road #40
Ormond Beach, Florida 32174
Phone: (386) 671-1700
Fax: (386) [redacted]
Email: info@jbfries.com

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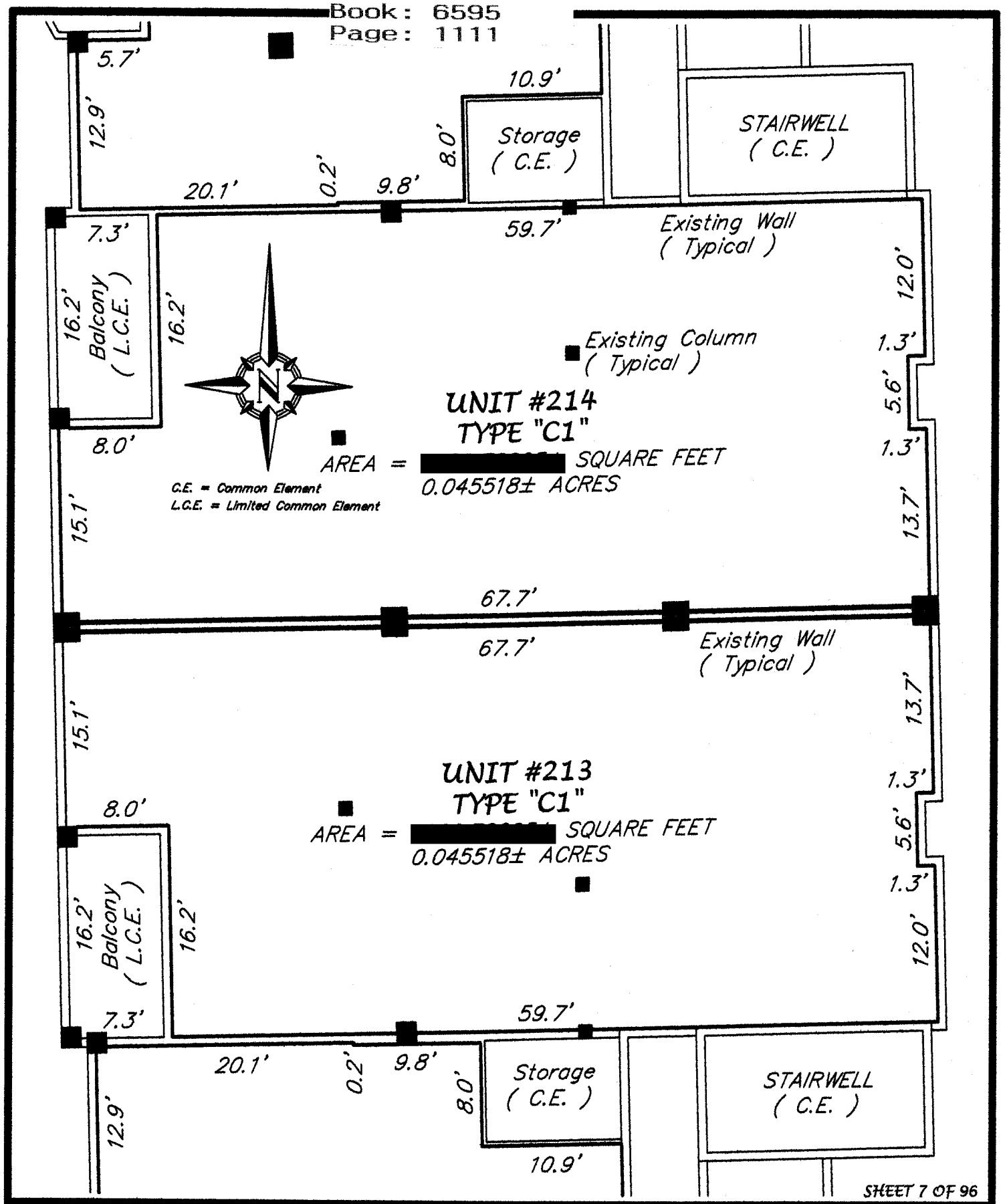
Book: 6595
Page: 1111



SHEET 7 OF 96

LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY–RESIDENTIAL UNITS 213 & 214

PREPARED FOR:
MR. JEFFREY C. SWEET, ESQUIRE
#595 WEST GRANADA BOULEVARD
ORMOND BEACH, FLORIDA

PARTY CHIEF: BRYAN E. FRIES		SCALE: 1" = 10'
DRAWN BY: JEFFREY E. FRIES		JOB NUMBER: [redacted]
CHECKED BY: BRYAN E. FRIES		FILE NUMBER: L14–2011

J. B. FRIES & ASSOCIATES, INC.
Professional Surveyor & Mapper
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Ormond Beach, Florida 32174
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Fax: (386) 671–1931
Email: info@jbfries.com

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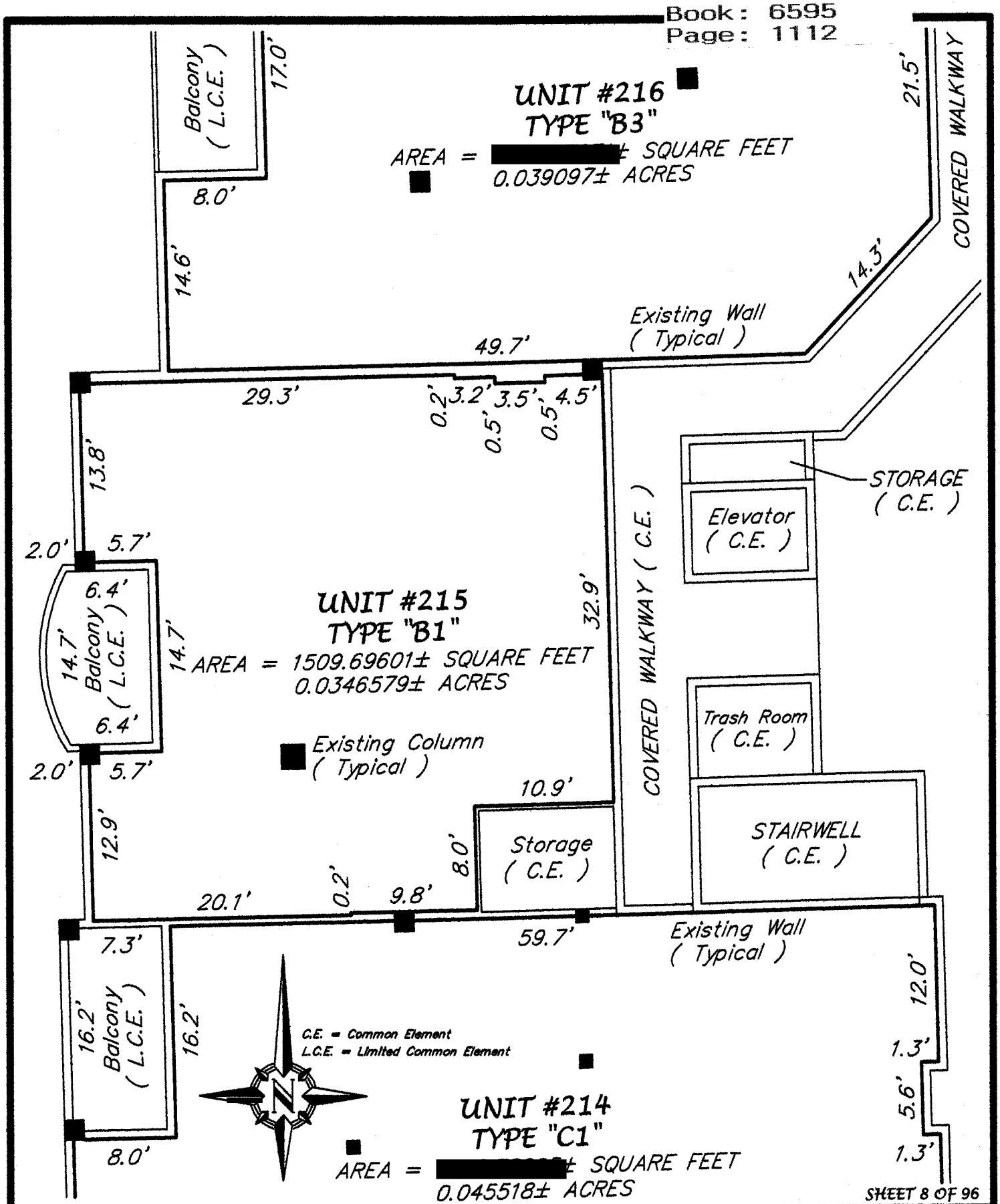
Instrument# 2011-085728 # 12
Book: 6595
Page: 1112



SHEET 8 OF 96

LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY – RESIDENTIAL UNIT 215

PREPARED FOR:
MR. JEFFREY C. SWEET, ESQUIRE
#595 WEST GRANADA BOULEVARD
ORMOND BEACH, FLORIDA

PARTY CHIEF: BRYAN E. FRIES		SCALE: 1" = 10'
DRAWN BY: JEFFREY E. FRIES		JOB NUMBER: [redacted]
CHECKED BY: BRYAN E. FRIES		FILE NUMBER: L15-2011

J. B. FRIES & ASSOCIATES, INC.
Professional Surveyor & Mapper
#3435 West State Road #40
Ormond Beach, Florida 32174
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Fax: (386) 671-1931
Email: info@jbfries.com

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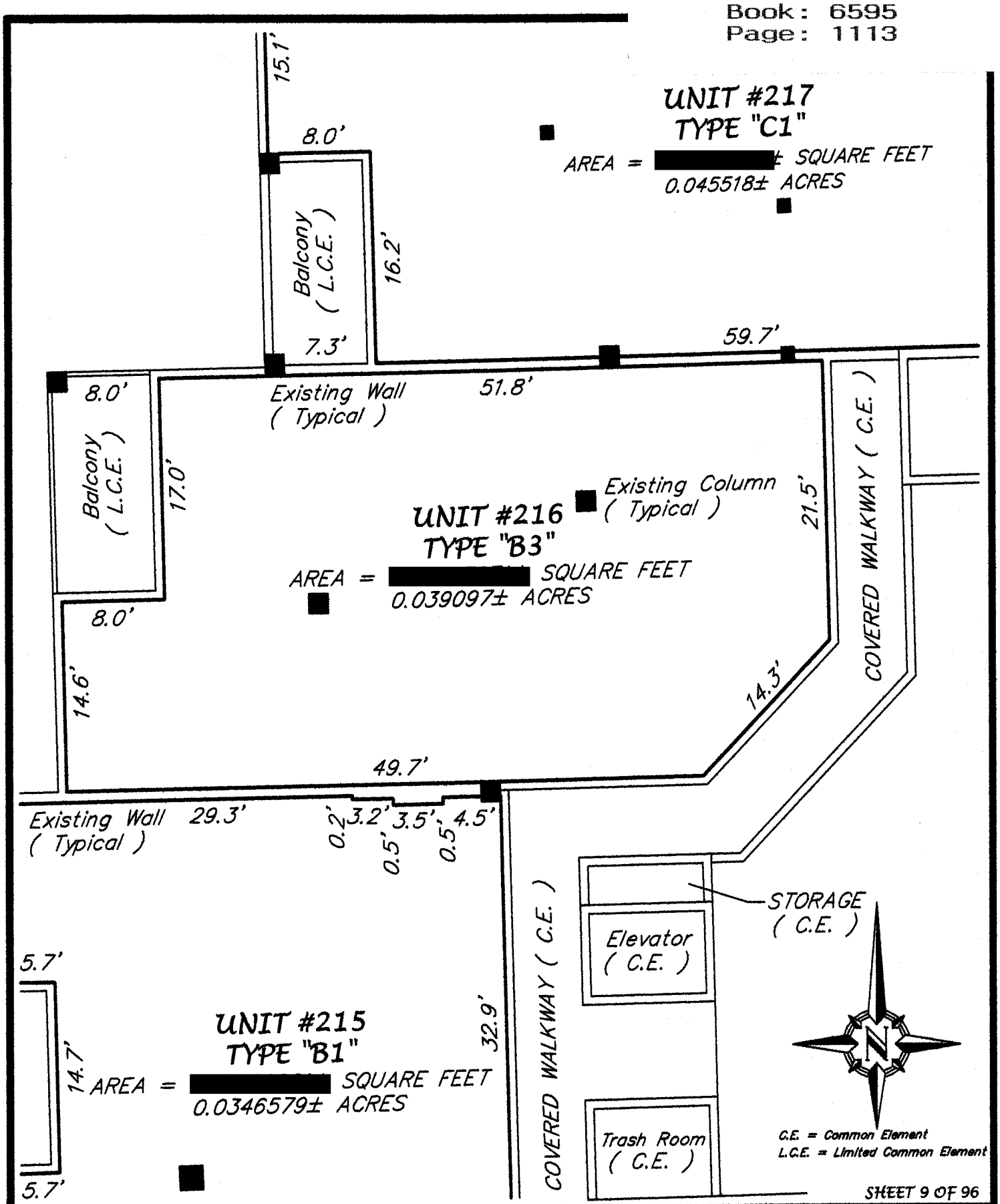
Instrument# 2011-085728 # 13
Book: 6595
Page: 1113



SHEET 9 OF 96

LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY – RESIDENTIAL UNIT 216

PREPARED FOR:
MR. JEFFREY C. SWEET, ESQUIRE
#595 WEST GRANADA BOULEVARD
ORMOND BEACH, FLORIDA

PARTY CHIEF: BRYAN E. FRIES	SCALE: 1" = 10'
DRAWN BY: JEFFREY E. FRIES	JOB NUMBER: [redacted]
CHECKED BY: BRYAN E. FRIES	FILE NUMBER: L16-2011

J. B. FRIES & ASSOCIATES, INC.
Professional Surveyor & Mapper
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Ormond Beach, Florida 32174
Phone: (386) 671-1700
Fax: (386) 671-1931
Email: info@jbfries.com

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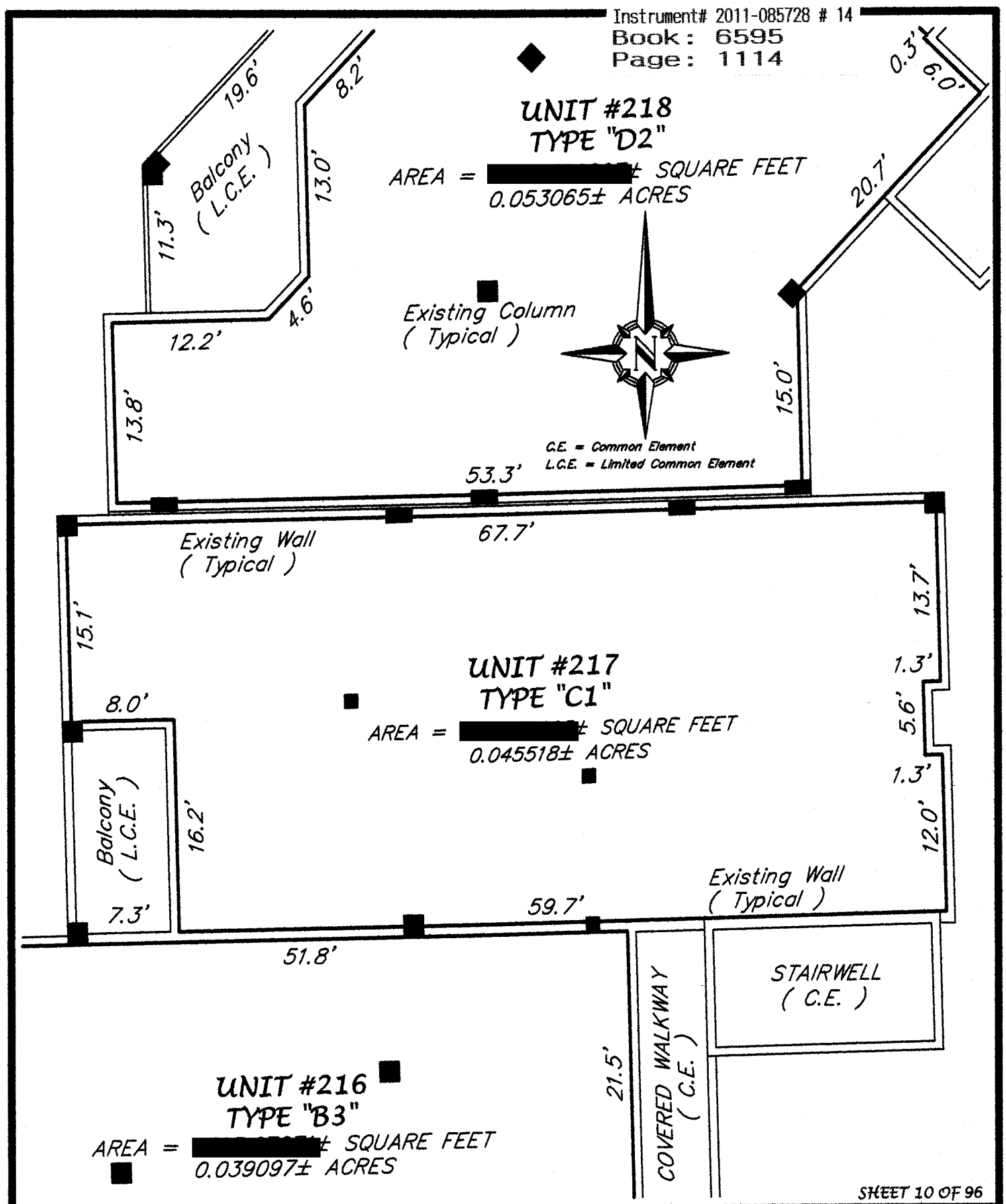

LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY – RESIDENTIAL UNIT 217

PREPARED FOR:
MR. JEFFREY C. SWEET, ESQUIRE
#595 WEST GRANADA BOULEVARD
ORMOND BEACH, FLORIDA

PARTY CHIEF: BRYAN E. FRIES		SCALE: 1" = 10'
DRAWN BY: JEFFREY E. FRIES		JOB NUMBER: [redacted]
CHECKED BY: BRYAN E. FRIES		FILE NUMBER: L17-2011

J. B. FRIES & ASSOCIATES, INC.
Professional Surveyor & Mapper
#3435 West State Road #40
Ormond Beach, Florida 32174
Phone: (386) 671-1700
Fax: (386) 671-1931
Email: info@jbfries.com

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Instrument# 2011-085728 # 15
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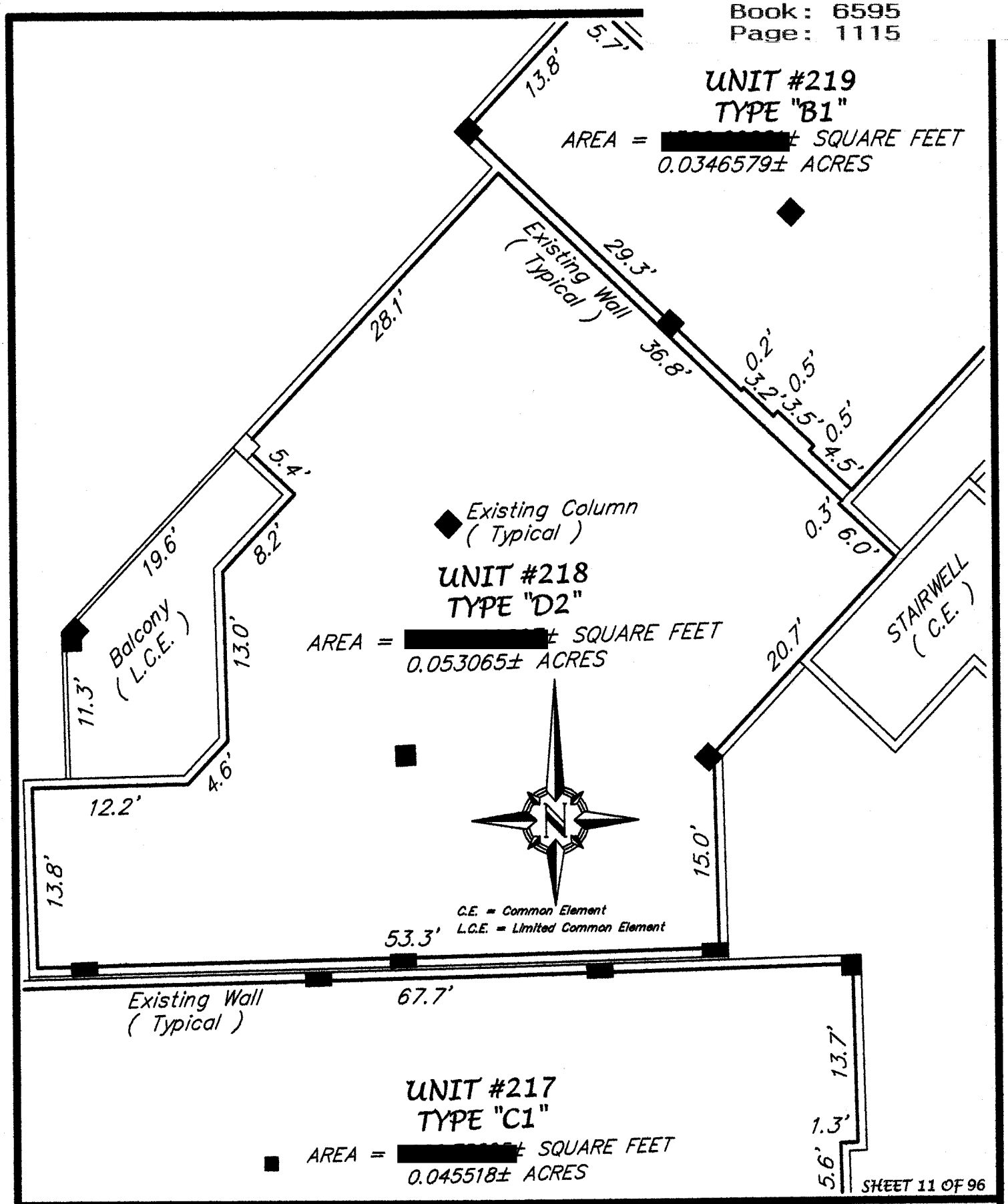
Page: 1115



SHEET 11 OF 96

LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY – RESIDENTIAL UNIT 218

PREPARED FOR:
MR. JEFFREY C. SWEET, ESQUIRE
#595 WEST GRANADA BOULEVARD
ORMOND BEACH, FLORIDA

PARTY CHIEF: BRYAN E. FRIES	SCALE: 1" = 10'	
DRAWN BY: JEFFREY E. FRIES	JOB NUMBER: [redacted]	
CHECKED BY: BRYAN E. FRIES	FILE NUMBER: L18-2011	

J. B. FRIES & ASSOCIATES, INC.
Professional Surveyor & Mapper
#3435 West State Road #40
Ormond Beach, Florida 32174
Phone: (386) 671-1700
Fax: (386) 671-1931
Email: info@jbfries.com

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Instrument# 2011-085728 # 16
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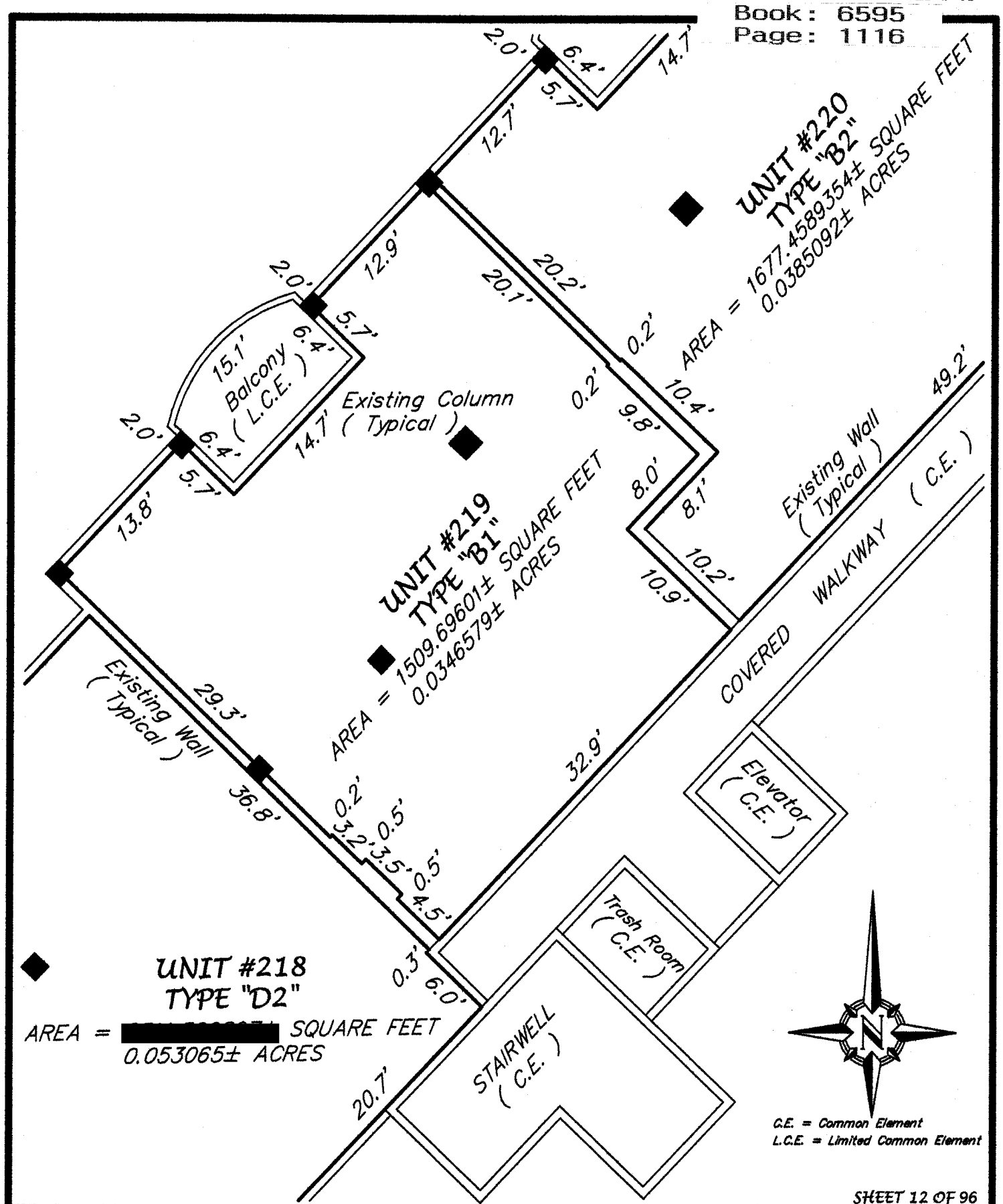

SHEET 12 OF 96

LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY – RESIDENTIAL UNIT 219

PREPARED FOR:
MR. JEFFREY C. SWEET, ESQUIRE
#595 WEST GRANADA BOULEVARD
ORMOND BEACH, FLORIDA

PARTY CHIEF: BRYAN E. FRIES		SCALE: 1" = 10'
DRAWN BY: JEFFREY E. FRIES		JOB NUMBER: [redacted]
CHECKED BY: BRYAN E. FRIES		FILE NUMBER: L19-2011

J. B. FRIES & ASSOCIATES, INC.
Professional Surveyor & Mapper
#3435 West State Road #40
Ormond Beach, Florida 32174
Phone: (386) 671-1700
Fax: (386) 671-1931
Email: info@jbfries.com

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Instrument# 2011-085728 # 17
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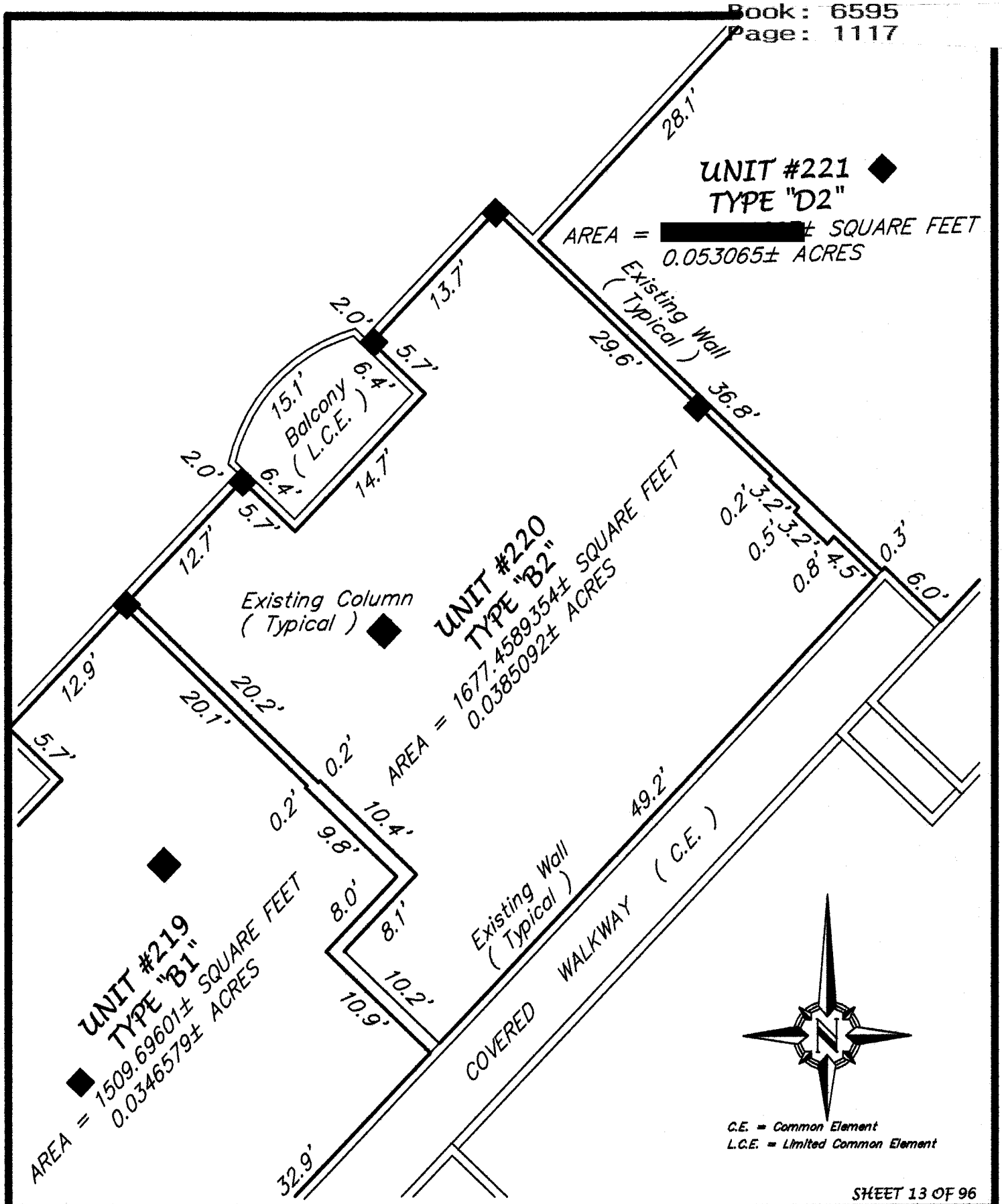
Page: 1117



SHEET 13 OF 96

LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY - RESIDENTIAL UNIT 220

PREPARED FOR:
MR. JEFFREY C. SWEET, ESQUIRE
#595 WEST GRANADA BOULEVARD
ORMOND BEACH, FLORIDA

PARTY CHIEF: BRYAN E. FRIES		SCALE: 1" = 10'
DRAWN BY: JEFFREY E. FRIES		JOB NUMBER: [redacted]
CHECKED BY: BRYAN E. FRIES		FILE NUMBER: L20-2011

J. B. FRIES & ASSOCIATES, INC.
Professional Surveyor & Mapper
#3435 West State Road #40
Ormond Beach, Florida 32174
Phone: (386) 671-1700
Fax: (386) 671-1931
Email: info@jbfries.com

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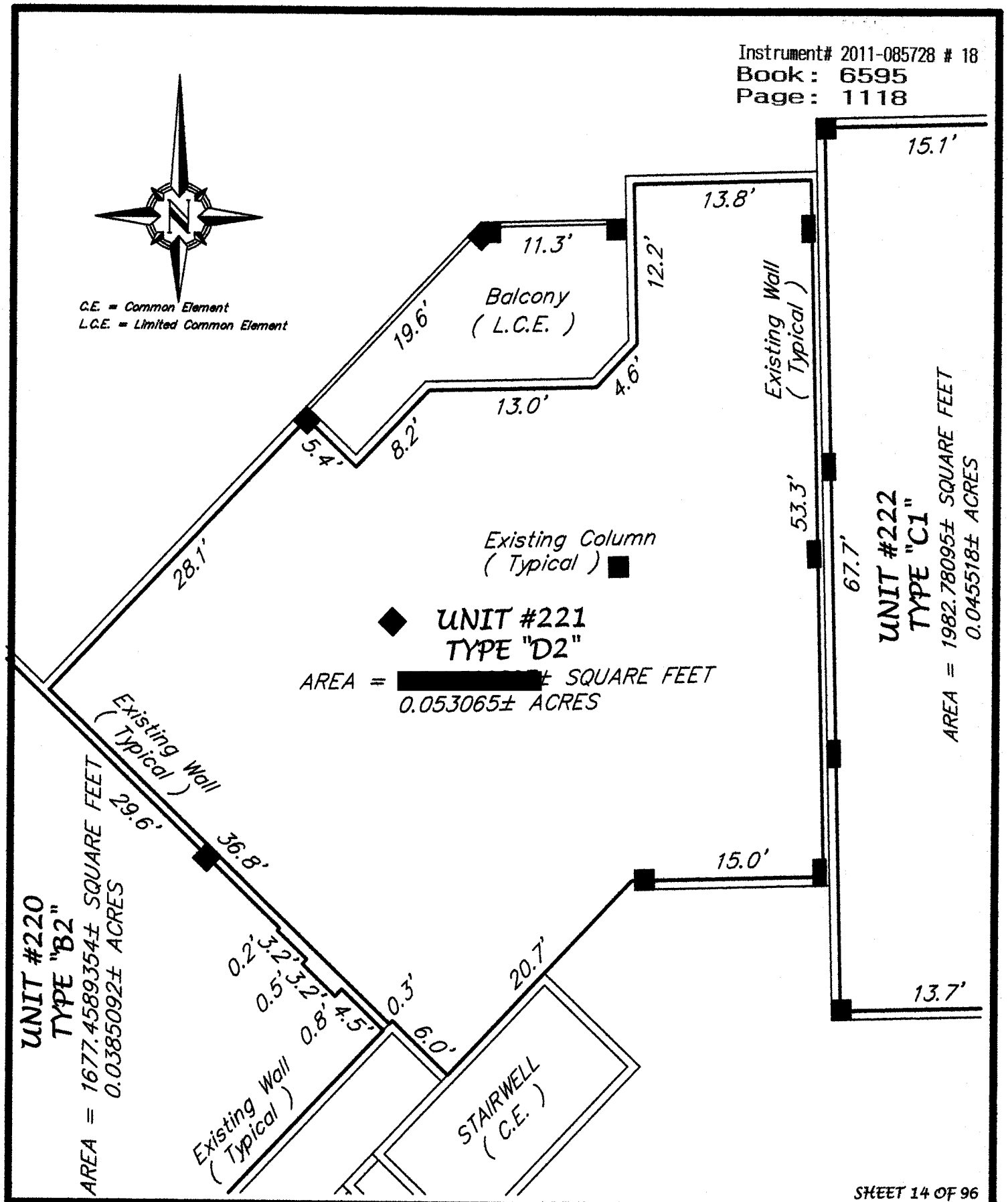

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Instrument# 2011-085728 # 19
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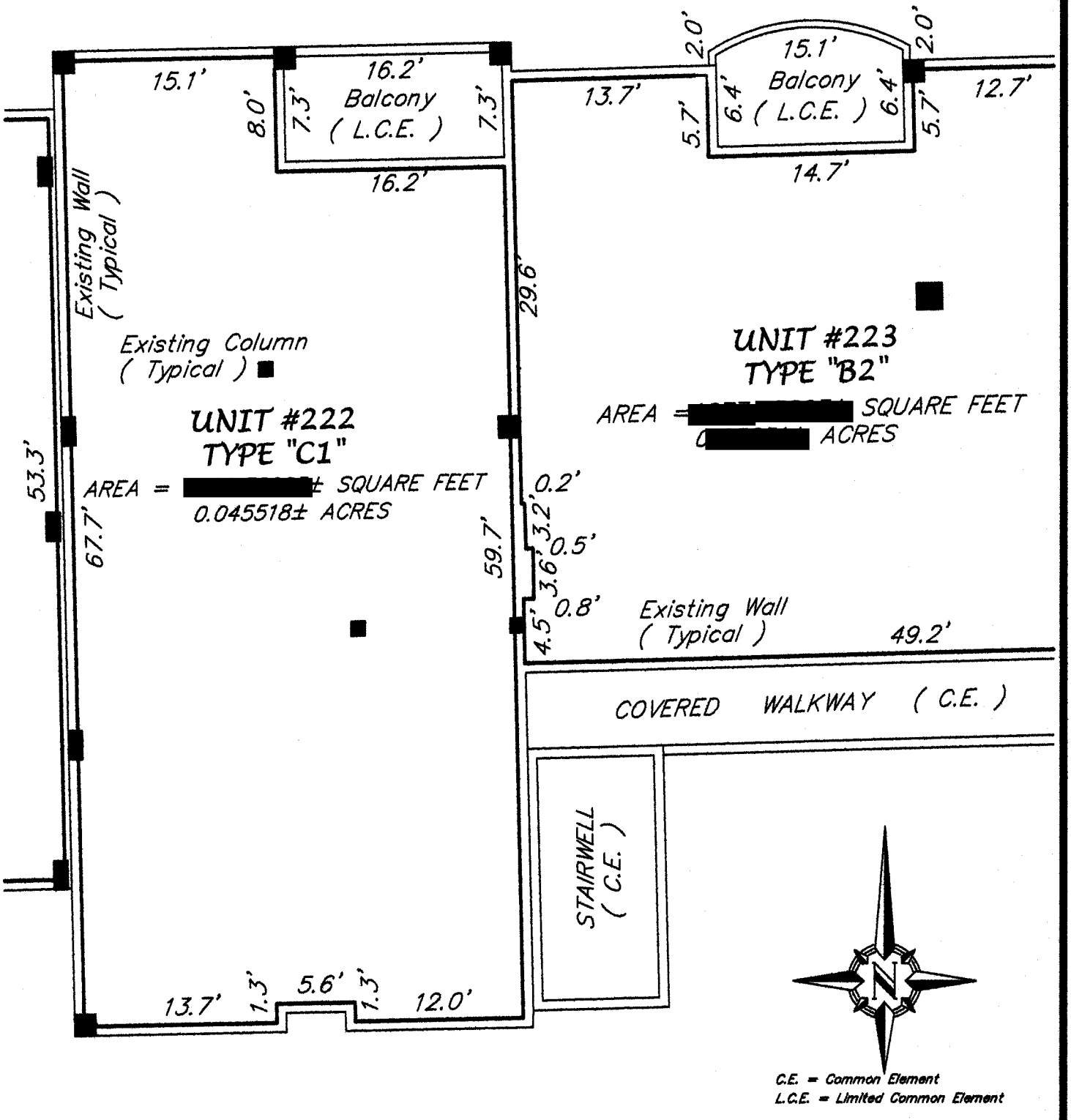

C.E. = Common Element
L.C.E. = Limited Common Element

SHEET 15 OF 96

LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY – RESIDENTIAL UNIT 222

PREPARED FOR:
MR. JEFFREY C. SWEET, ESQUIRE
#595 WEST GRANADA BOULEVARD
ORMOND BEACH, FLORIDA

PARTY CHIEF: BRYAN E. FRIES		SCALE: 1" = 10'
DRAWN BY: JEFFREY E. FRIES		JOB NUMBER: [redacted]
CHECKED BY: BRYAN E. FRIES		FILE NUMBER: L22-2011

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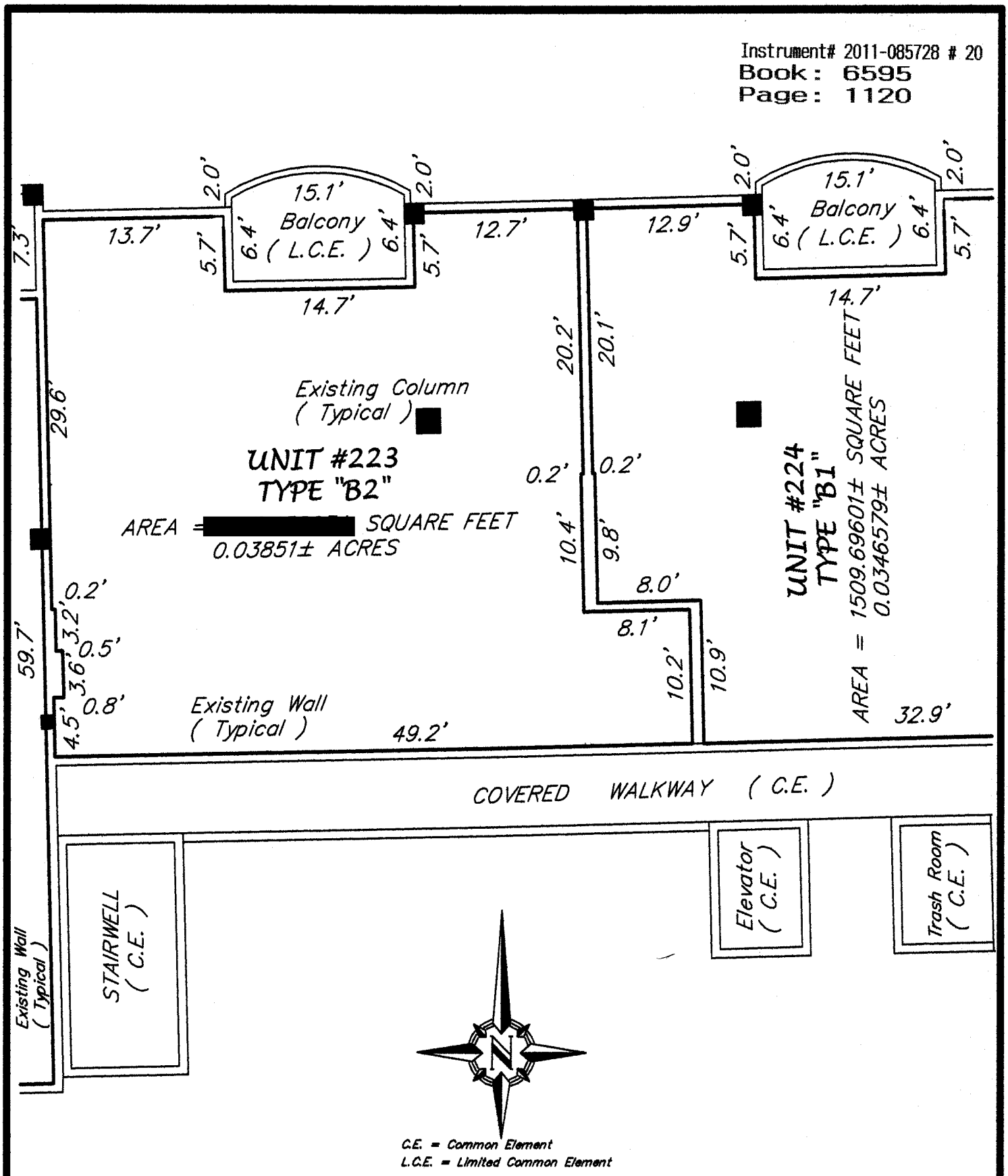
Fax: (386) 671-1931
Email: info@jbfries.com

Best Available Image

Instrument# 2011-085728 # 20
Book: 6595
Page: 1120



C.E. = Common Element
L.C.E. = Limited Common Element

SHEET 16 OF 96

LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY – RESIDENTIAL UNIT 223

PREPARED FOR:
MR. JEFFREY C. SWEET, ESQUIRE
#595 WEST GRANADA BOULEVARD
ORMOND BEACH, FLORIDA

PARTY CHIEF: BRYAN E. FRIES		SCALE: 1" = 10'
DRAWN BY: JEFFREY E. FRIES		JOB NUMBER: [redacted]
CHECKED BY: BRYAN E. FRIES		FILE NUMBER: L23-2011

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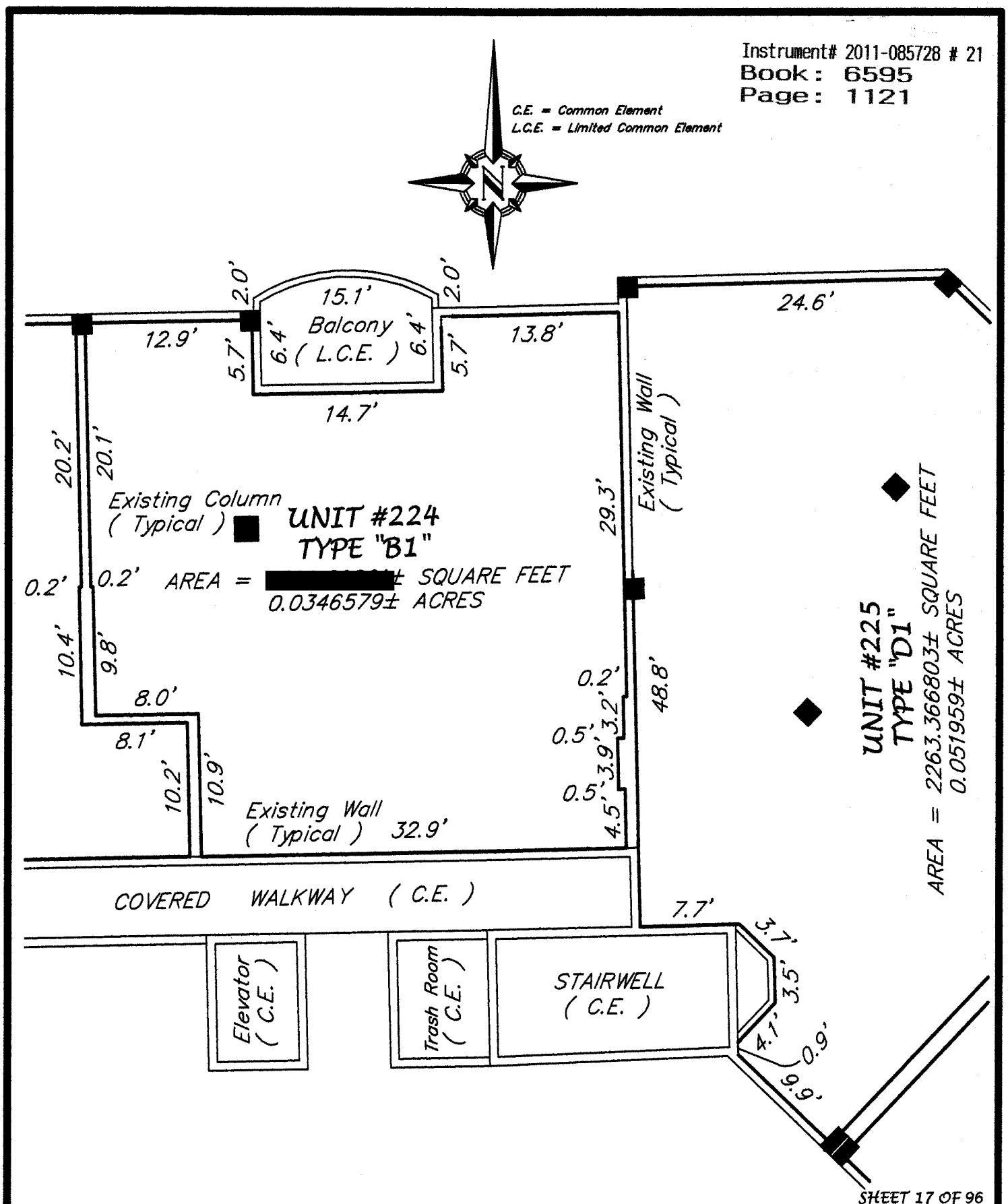

LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY – RESIDENTIAL UNIT 224

PREPARED FOR:

MR. JEFFREY C. SWEET, ESQUIRE
#595 WEST GRANADA BOULEVARD
ORMOND BEACH, FLORIDA

PARTY CHIEF: BRYAN E. FRIES		SCALE: 1" = 10'
DRAWN BY: JEFFREY E. FRIES		JOB NUMBER: [redacted]
CHECKED BY: BRYAN E. FRIES		FILE NUMBER: L24-2011

J. B. FRIES & ASSOCIATES, INC.
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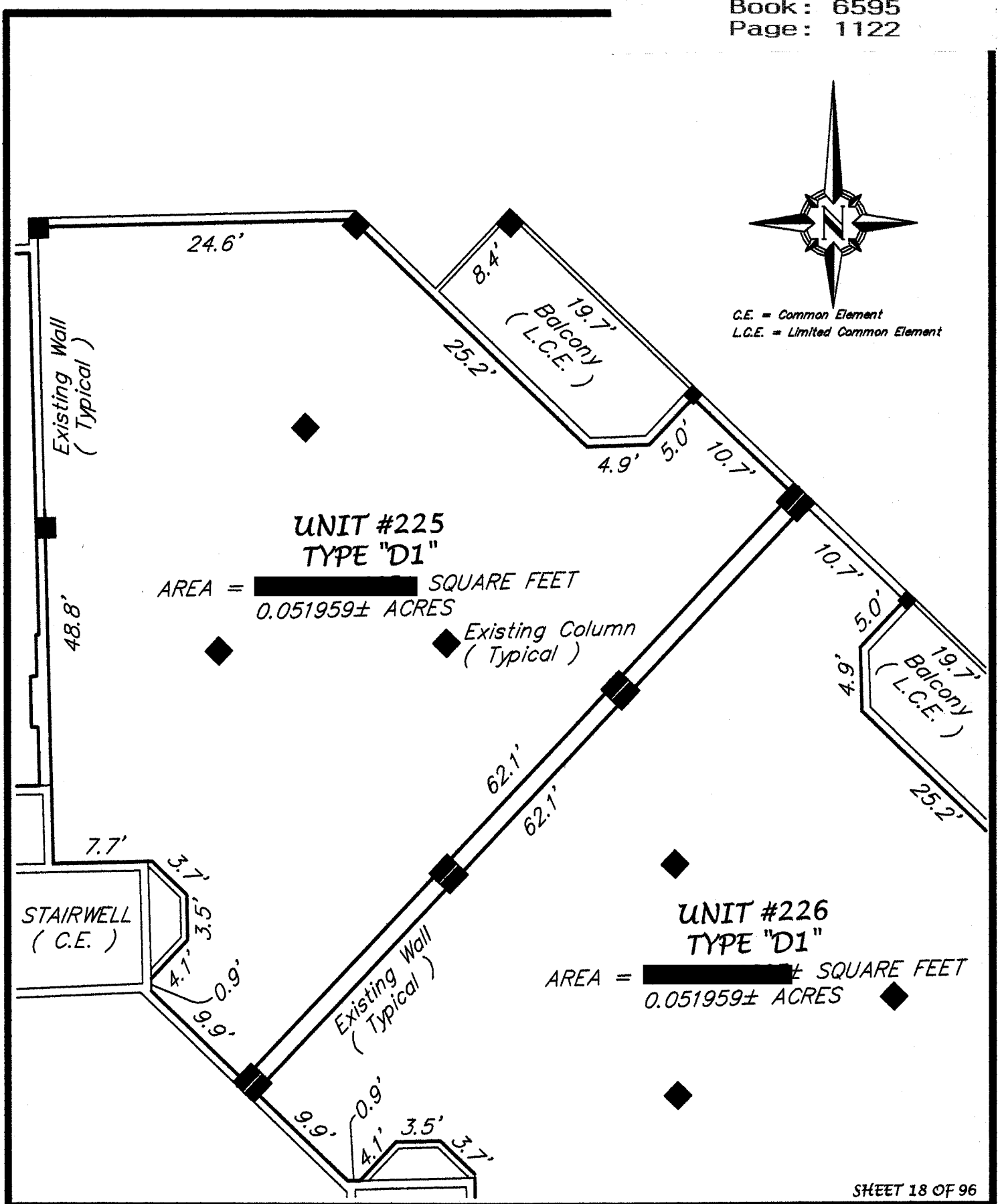
Instrument# 2011-085728 # 22
Book: 6595
Page: 1122



SHEET 18 OF 96

LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY – RESIDENTIAL UNIT 225

PREPARED FOR:
MR. JEFFREY C. SWEET, ESQUIRE
#595 WEST GRANADA BOULEVARD
ORMOND BEACH, FLORIDA

PARTY CHIEF: BRYAN E. FRIES	SCALE: 1" = 10'
DRAWN BY: JEFFREY E. FRIES	JOB NUMBER: 2396-2011
CHECKED BY: BRYAN E. FRIES	FILE NUMBER: L25-2011

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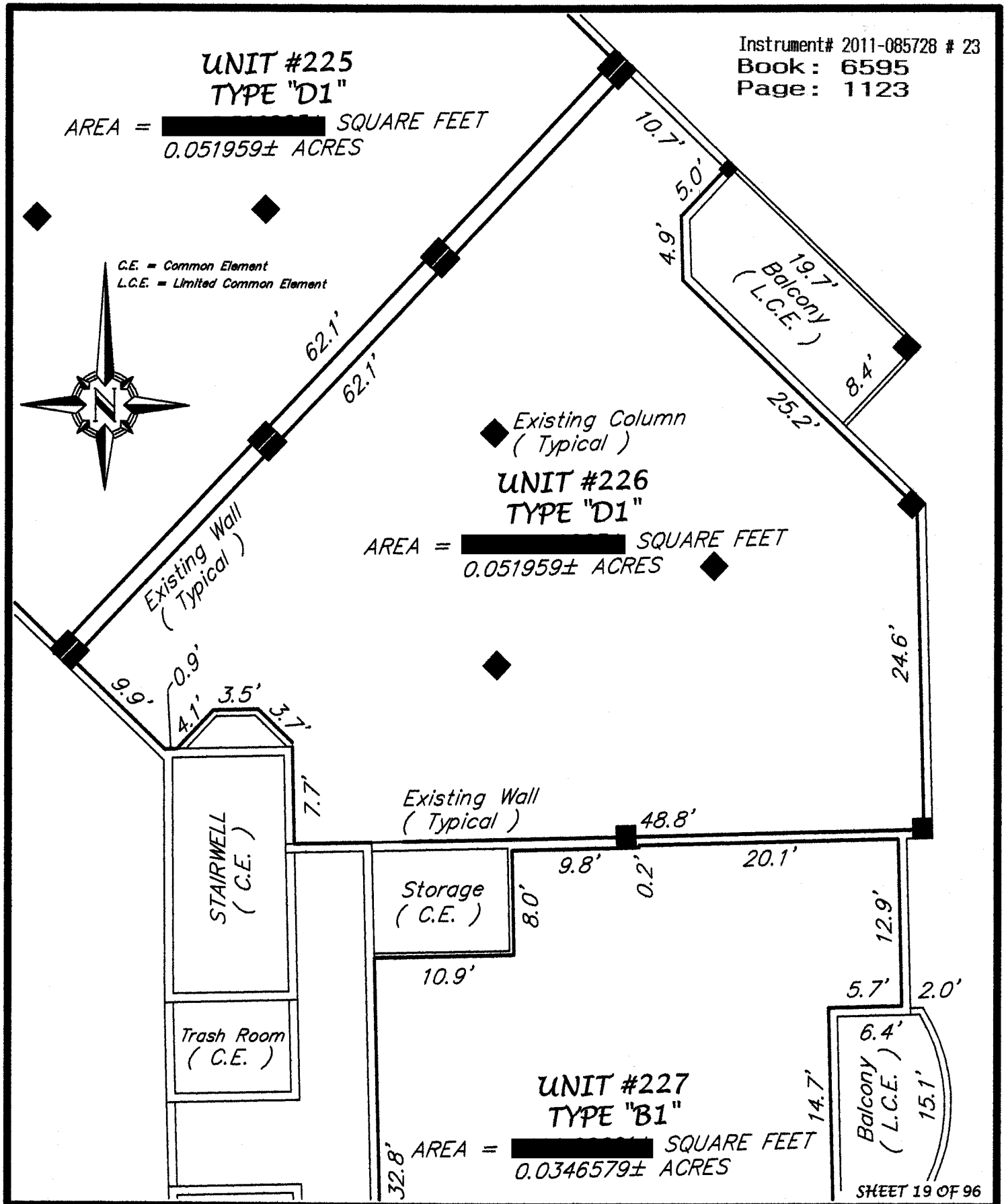

LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY – RESIDENTIAL UNIT 226

PREPARED FOR:

MR. JEFFREY C. SWEET, ESQUIRE
#595 WEST GRANADA BOULEVARD
ORMOND BEACH, FLORIDA

PARTY CHIEF: BRYAN E. FRIES		SCALE: 1" = 10'
DRAWN BY: JEFFREY E. FRIES		JOB NUMBER: [redacted]
CHECKED BY: BRYAN E. FRIES		FILE NUMBER: [redacted]

J. B. FRIES & ASSOCIATES, INC.
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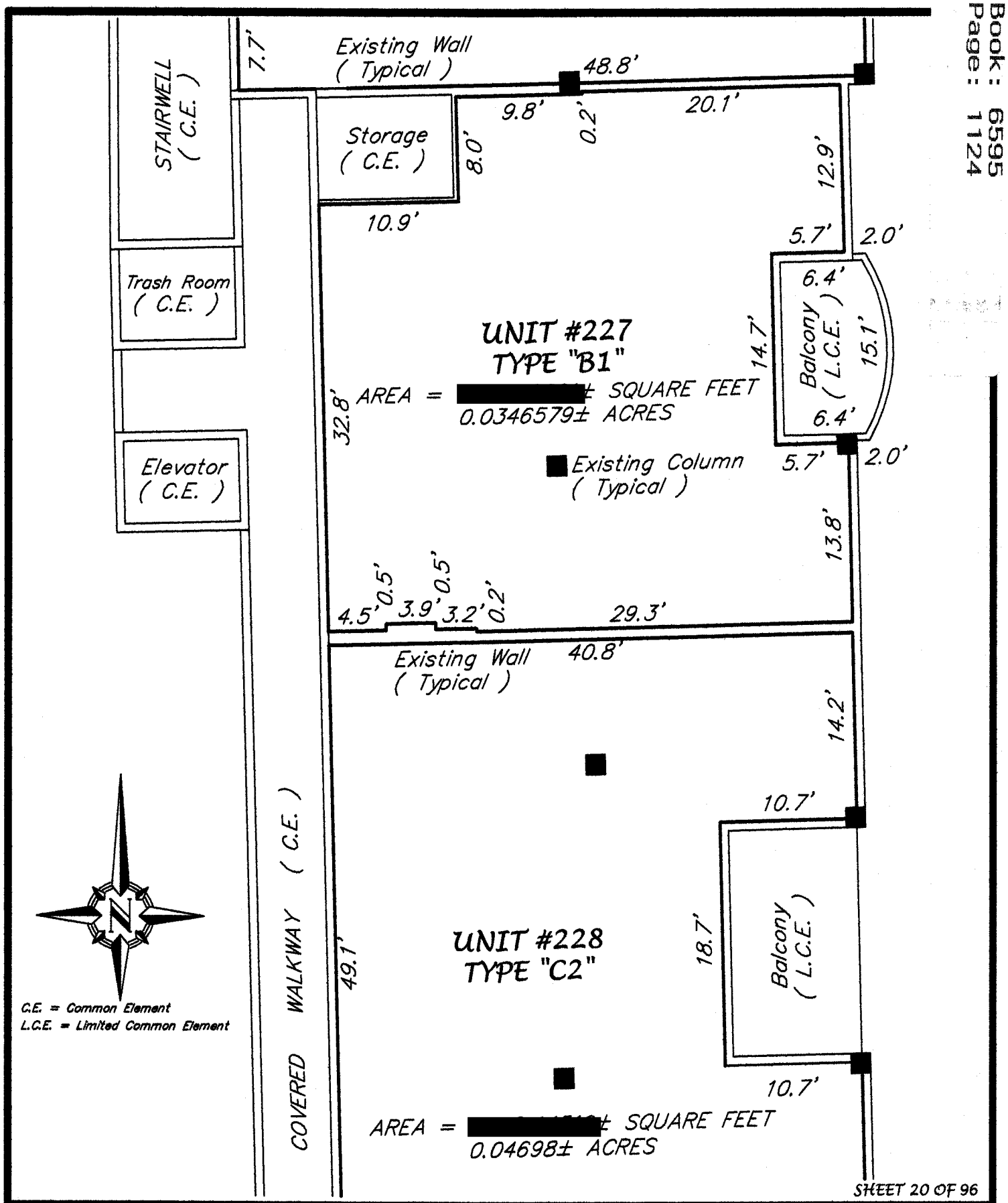
Instrument# 2011-085728 # 24
Book: 6595
Page: 1124



SHEET 20 OF 96

LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY – RESIDENTIAL UNIT 227

PREPARED FOR:
MR. JEFFREY C. SWEET, ESQUIRE
#595 WEST GRANADA BOULEVARD
ORMOND BEACH, FLORIDA

PARTY CHIEF: BRYAN E. FRIES		SCALE: 1" = 10'
DRAWN BY: JEFFREY E. FRIES		JOB NUMBER: [redacted]
CHECKED BY: BRYAN E. FRIES		FILE NUMBER: L27-2011

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Instrument# 2011-085728 # 25
Book: 6595
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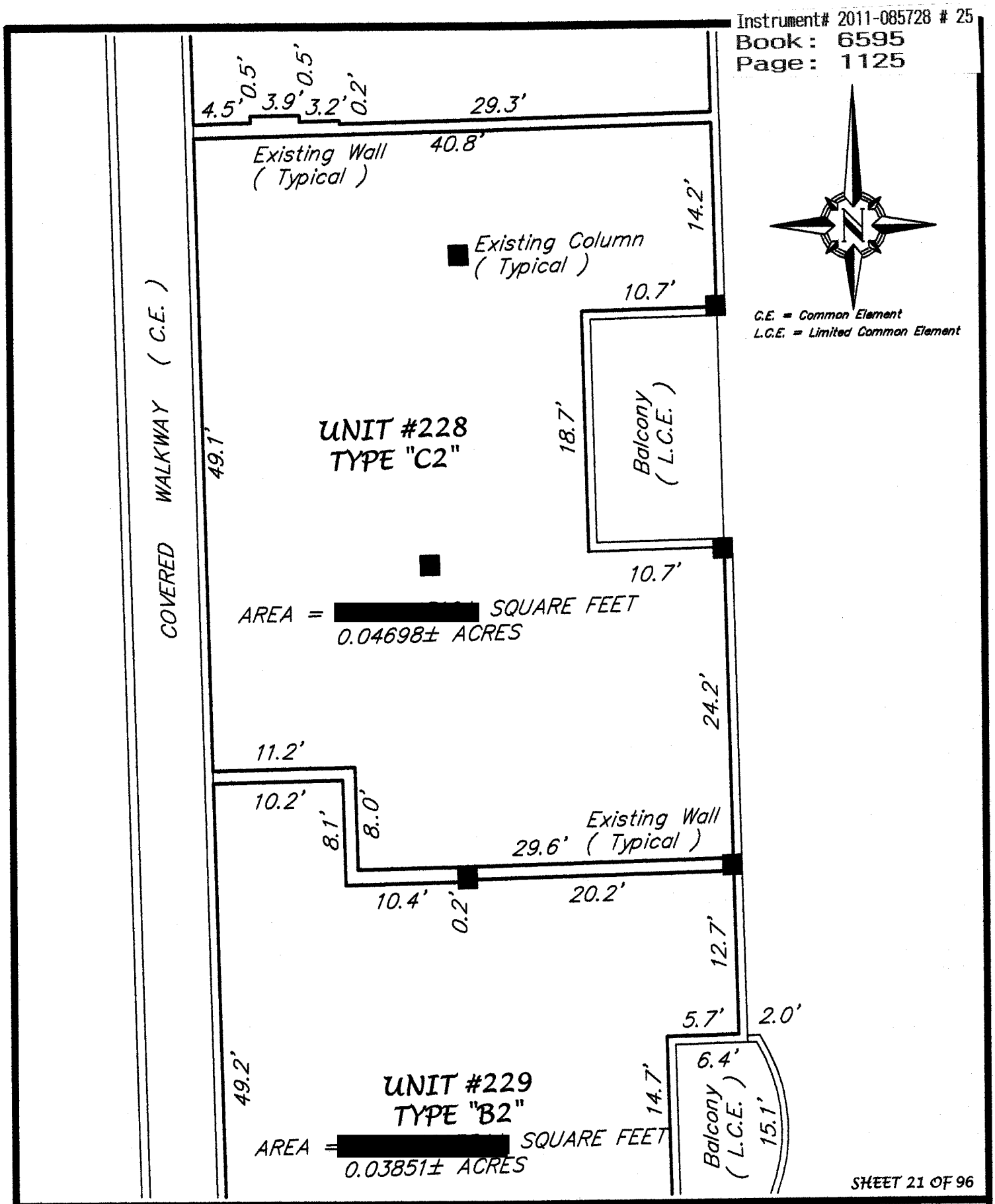

SHEET 21 OF 96

LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY – RESIDENTIAL UNIT 228

PREPARED FOR:
MR. JEFFREY C. SWEET, ESQUIRE
#595 WEST GRANADA BOULEVARD
ORMOND BEACH, FLORIDA

PARTY CHIEF: BRYAN E. FRIES	SCALE: 1" = 10'
DRAWN BY: JEFFREY E. FRIES	JOB NUMBER: [redacted]
CHECKED BY: BRYAN E. FRIES	FILE NUMBER: L28-2011

J. B. FRIES & ASSOCIATES, INC.
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Email: info@jbfries.com

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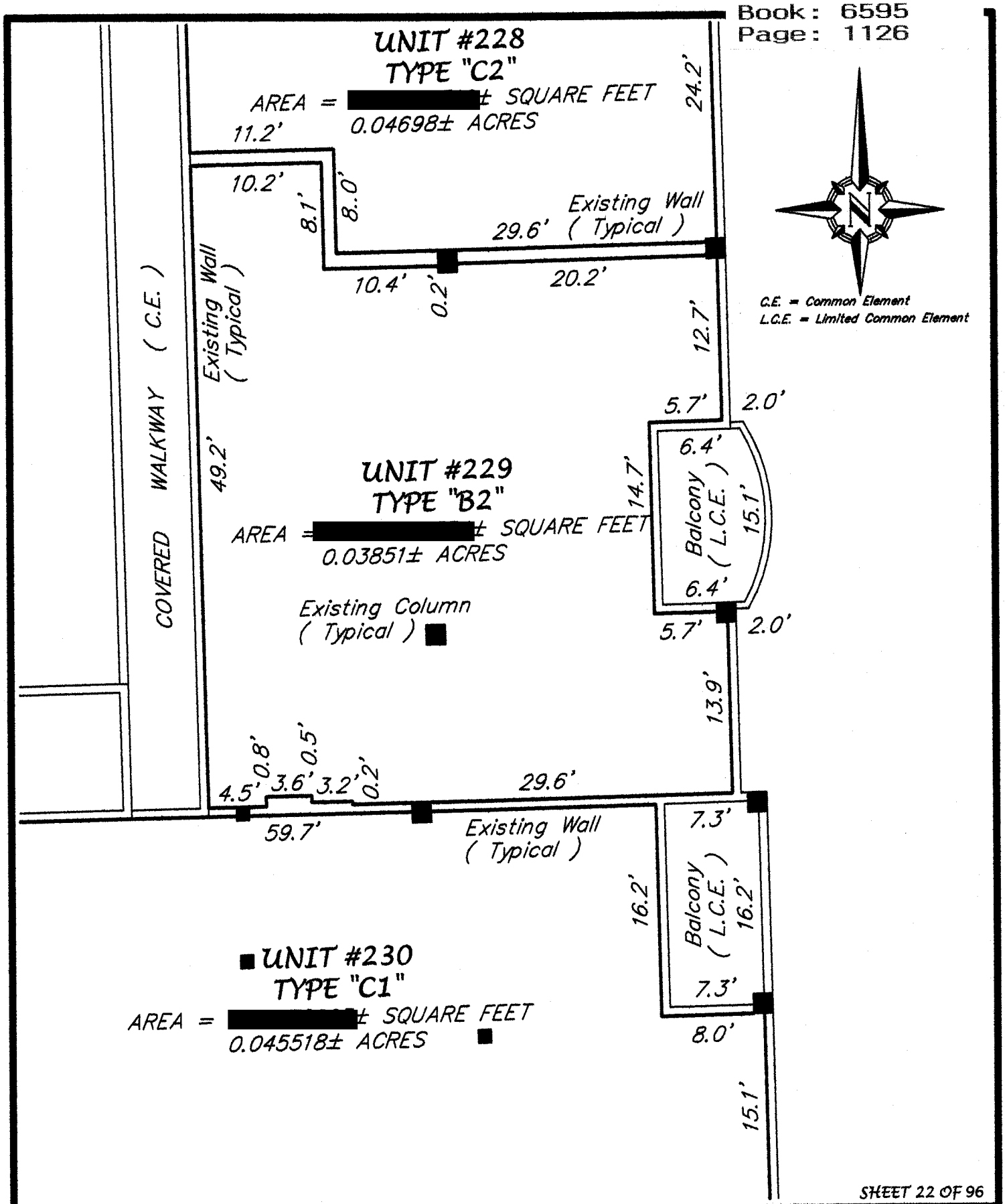
Instrument# 2011-085728 # 26
Book: 6595
Page: 1126



SHEET 22 OF 96

LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY – RESIDENTIAL UNIT 229

PREPARED FOR:
MR. JEFFREY C. SWEET, ESQUIRE
#595 WEST GRANADA BOULEVARD
ORMOND BEACH, FLORIDA

PARTY CHIEF: BRYAN E. FRIES	SCALE: 1" = 10'
DRAWN BY: JEFFREY E. FRIES	JOB NUMBER: [redacted]
CHECKED BY: BRYAN E. FRIES	FILE NUMBER: L29-2011

J. B. FRIES & ASSOCIATES, INC.
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Book: 6595
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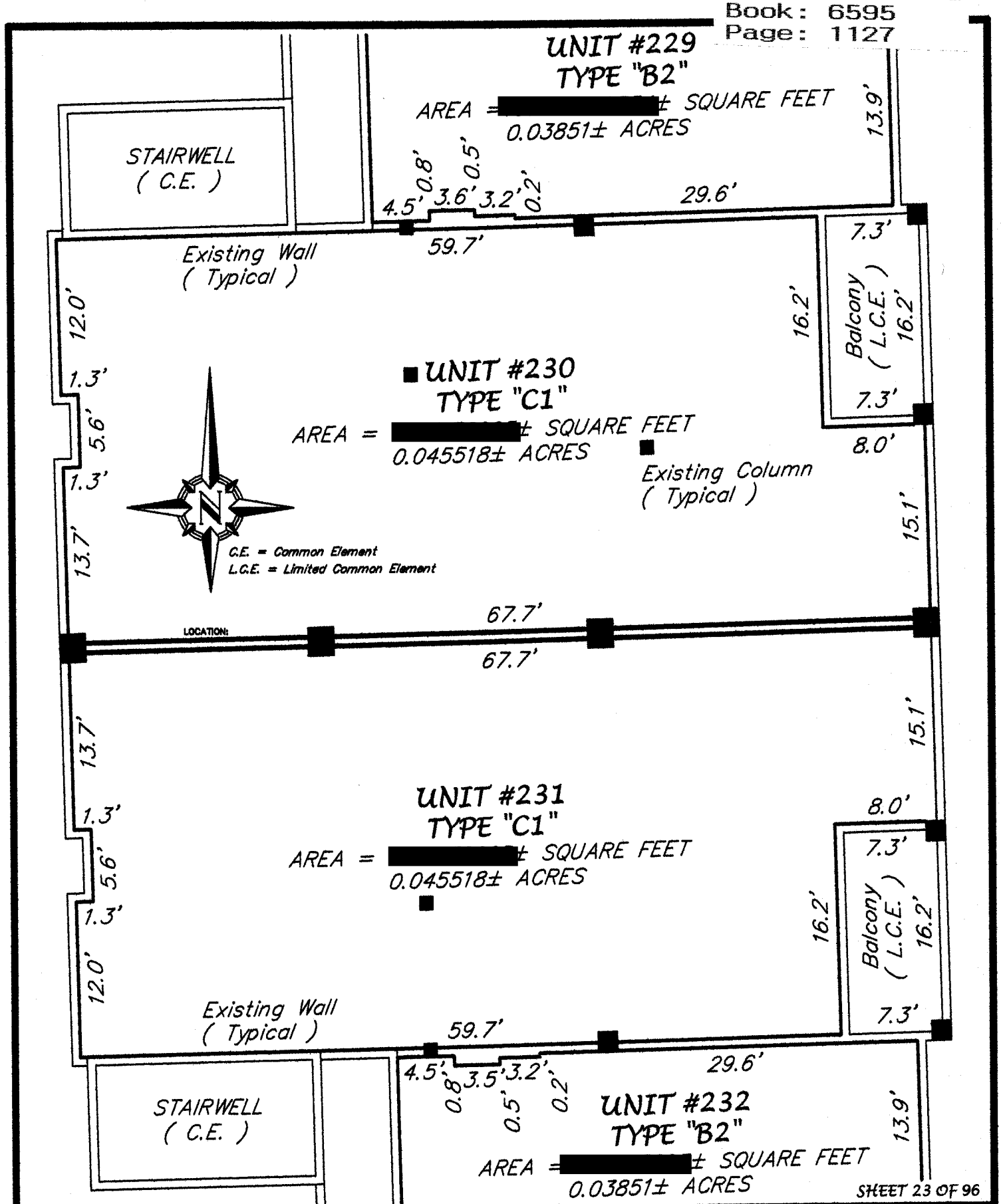

SHEET 23 OF 96

LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY–RESIDENTIAL UNITS 230 & 231

PREPARED FOR:
MR. JEFFREY C. SWEET, ESQUIRE
#595 WEST GRANADA BOULEVARD
ORMOND BEACH, FLORIDA

PARTY CHIEF: BRYAN E. FRIES
SCALE: 1" = 10'
DRAWN BY: JEFFREY E. FRIES
JOB NUMBER: [redacted]
CHECKED BY: BRYAN E. FRIES
FILE NUMBER: [redacted]

J. B. FRIES & ASSOCIATES, INC.
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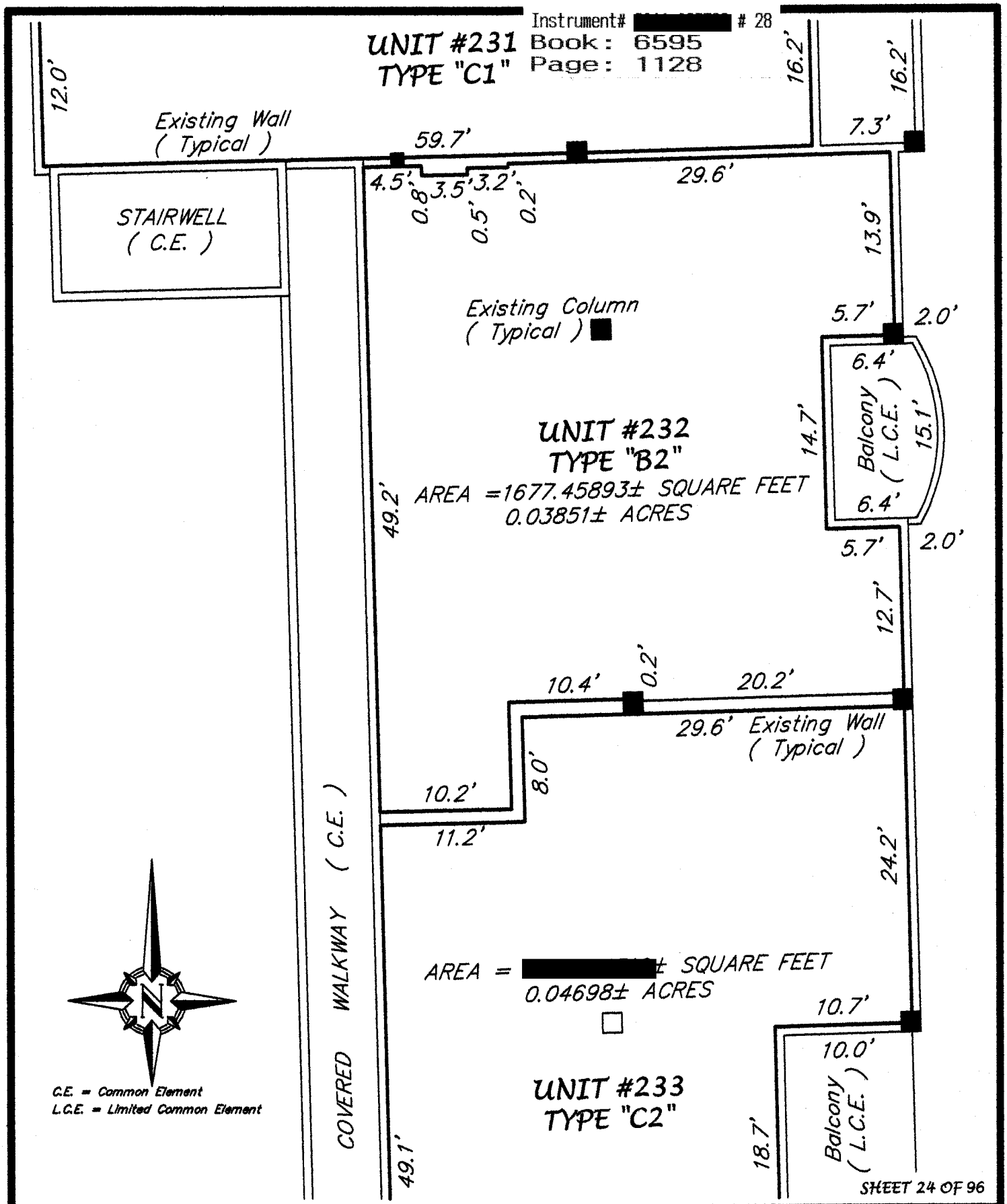
Best Available Image



LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY – RESIDENTIAL UNIT 232

PREPARED FOR:
MR. JEFFREY C. SWEET, ESQUIRE
#595 WEST GRANADA BOULEVARD
ORMOND BEACH, FLORIDA

PARTY CHIEF: BRYAN E. FRIES		SCALE: 1" = 10'
DRAWN BY: JEFFREY E. FRIES		JOB NUMBER: [redacted]
CHECKED BY: BRYAN E. FRIES		FILE NUMBER: L31-2011

J. B. FRIES & ASSOCIATES, INC.
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Fax: (386) 671-1931
Email: info@jbfries.com

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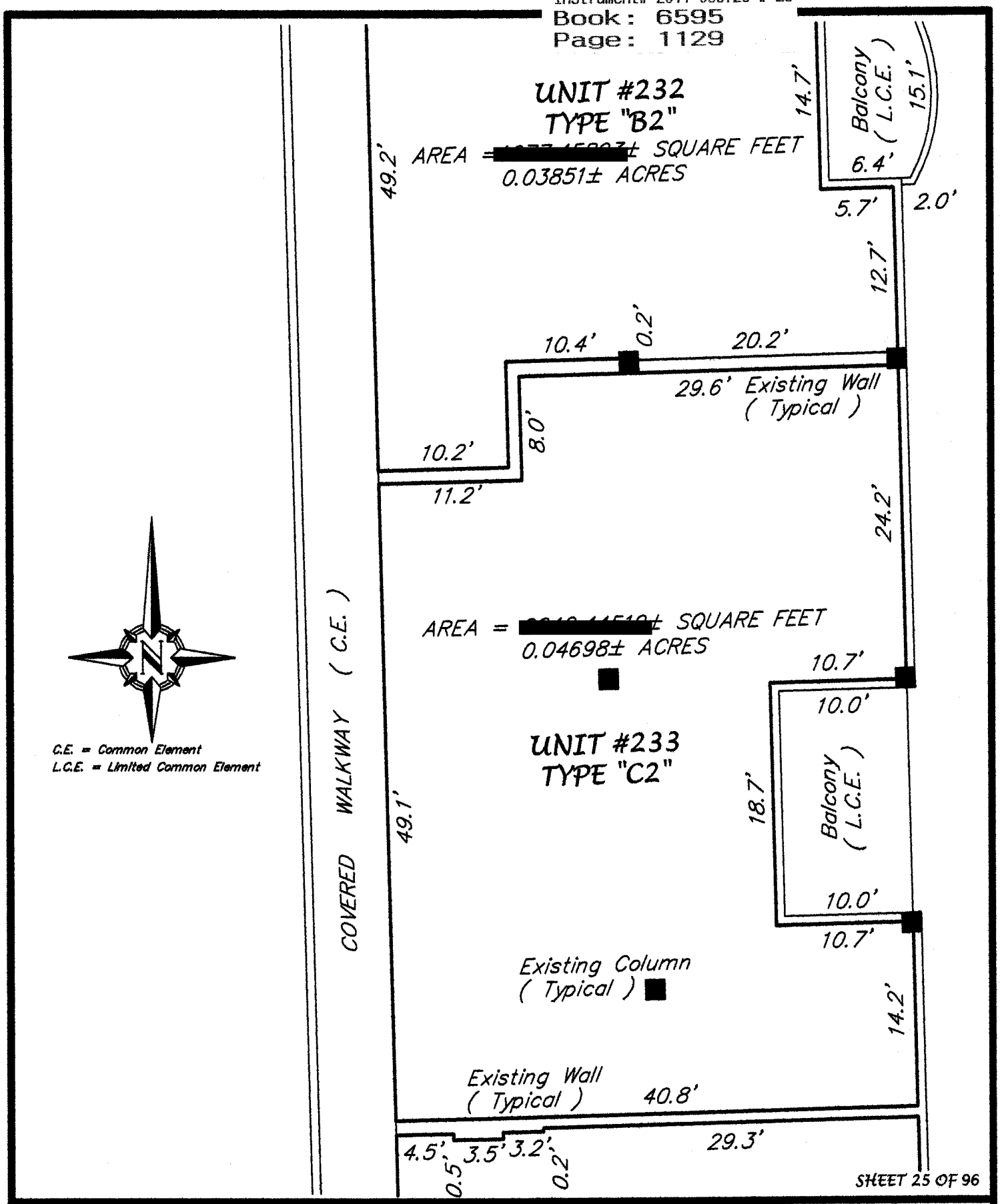
Instrument# 2011-085728 # 29
Book: 6595
Page: 1129



SHEET 25 OF 96

LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY - RESIDENTIAL UNIT 233

PREPARED FOR:
MR. JEFFREY C. SWEET, ESQUIRE
#595 WEST GRANADA BOULEVARD
ORMOND BEACH, FLORIDA

PARTY CHIEF: BRYAN E. FRIES	SCALE: 1" = 10'
DRAWN BY: JEFFREY E. FRIES	JOB NUMBER: [redacted]
CHECKED BY: BRYAN E. FRIES	FILE NUMBER: L32-2011

J. B. FRIES & ASSOCIATES, INC.
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Fax: (386) 671-1931
Email: info@jbfries.com

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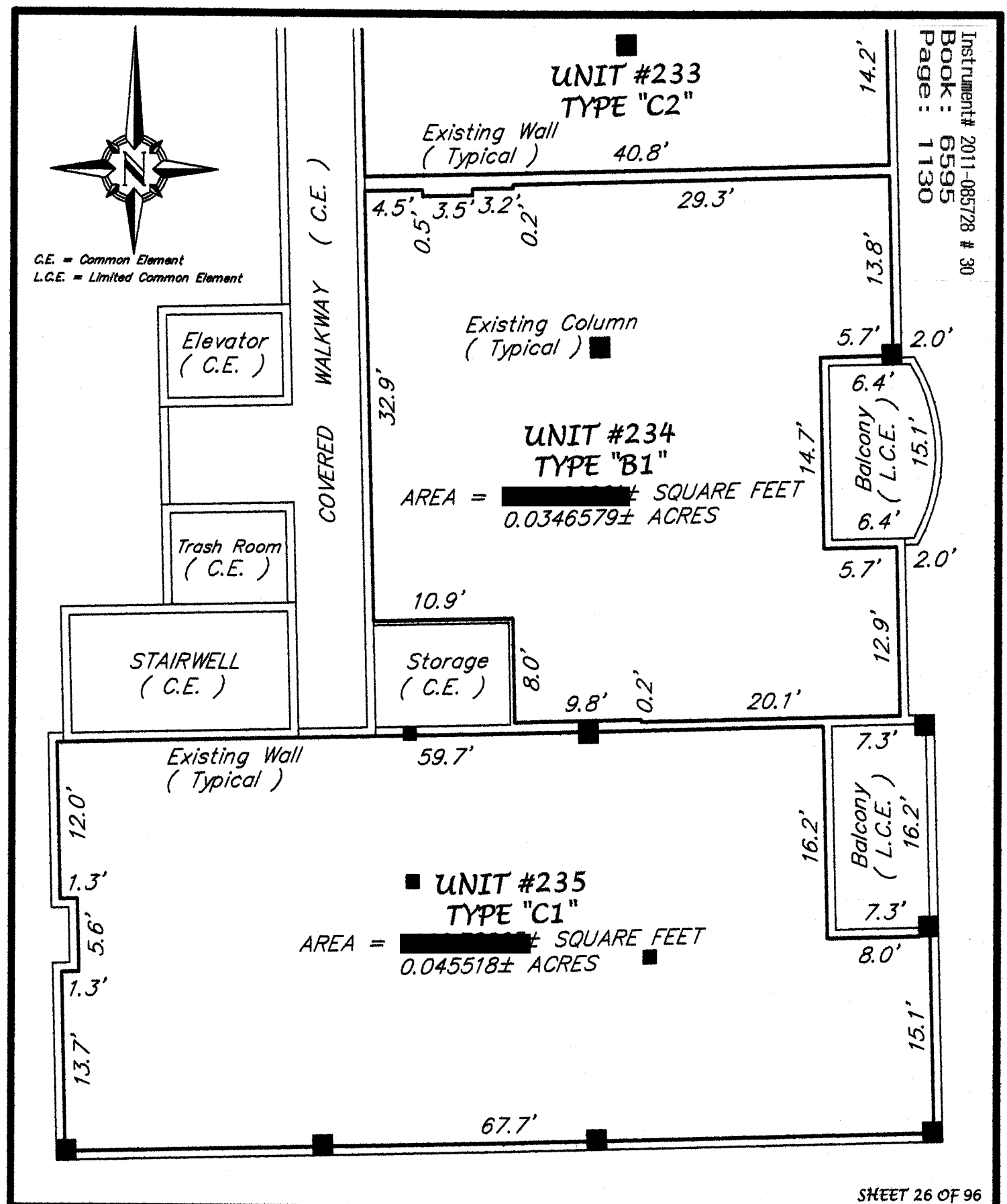

SHEET 26 OF 96

LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY–RESIDENTIAL UNITS 234 & 235			
PREPARED FOR: MR. JEFFREY C. SWEET, ESQUIRE #595 WEST GRANADA BOULEVARD ORMOND BEACH, FLORIDA	PARTY CHIEF: BRYAN E. FRIES	SCALE: 1" = 10'	J. B. FRIES & ASSOCIATES, INC. Professional Surveyor & Mapper #3435 West State Road #40 Ormond Beach, Florida 32174 Phone: (386) 671-1700 Fax: (386) 671-1931 Email: info@jbfries.com
	DRAWN BY: JEFFREY E. FRIES	JOB NUMBER: [redacted]	
	CHECKED BY: BRYAN E. FRIES	FILE NUMBER: L33-2011	

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Instrument# 2011-085728 # 31
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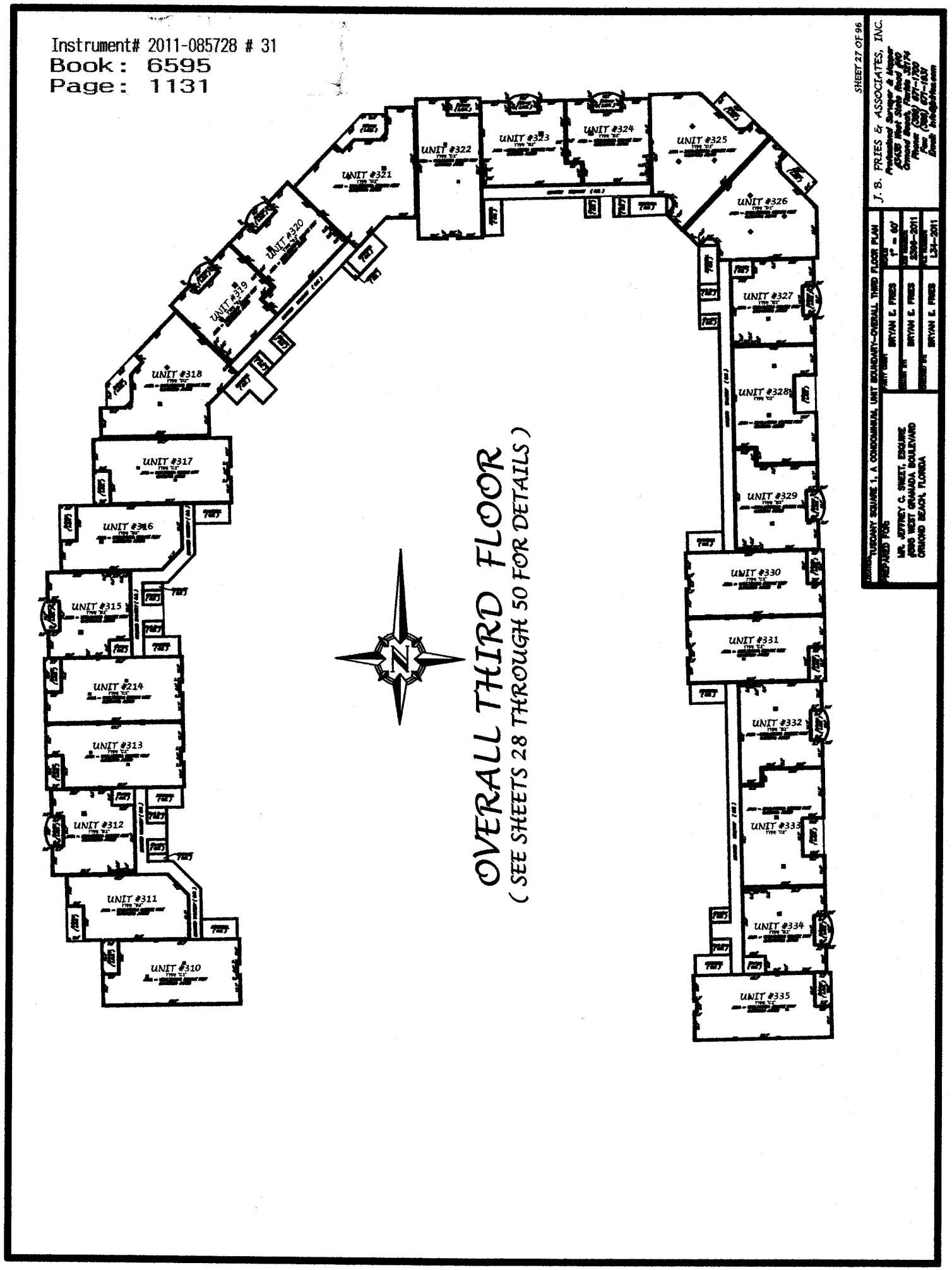

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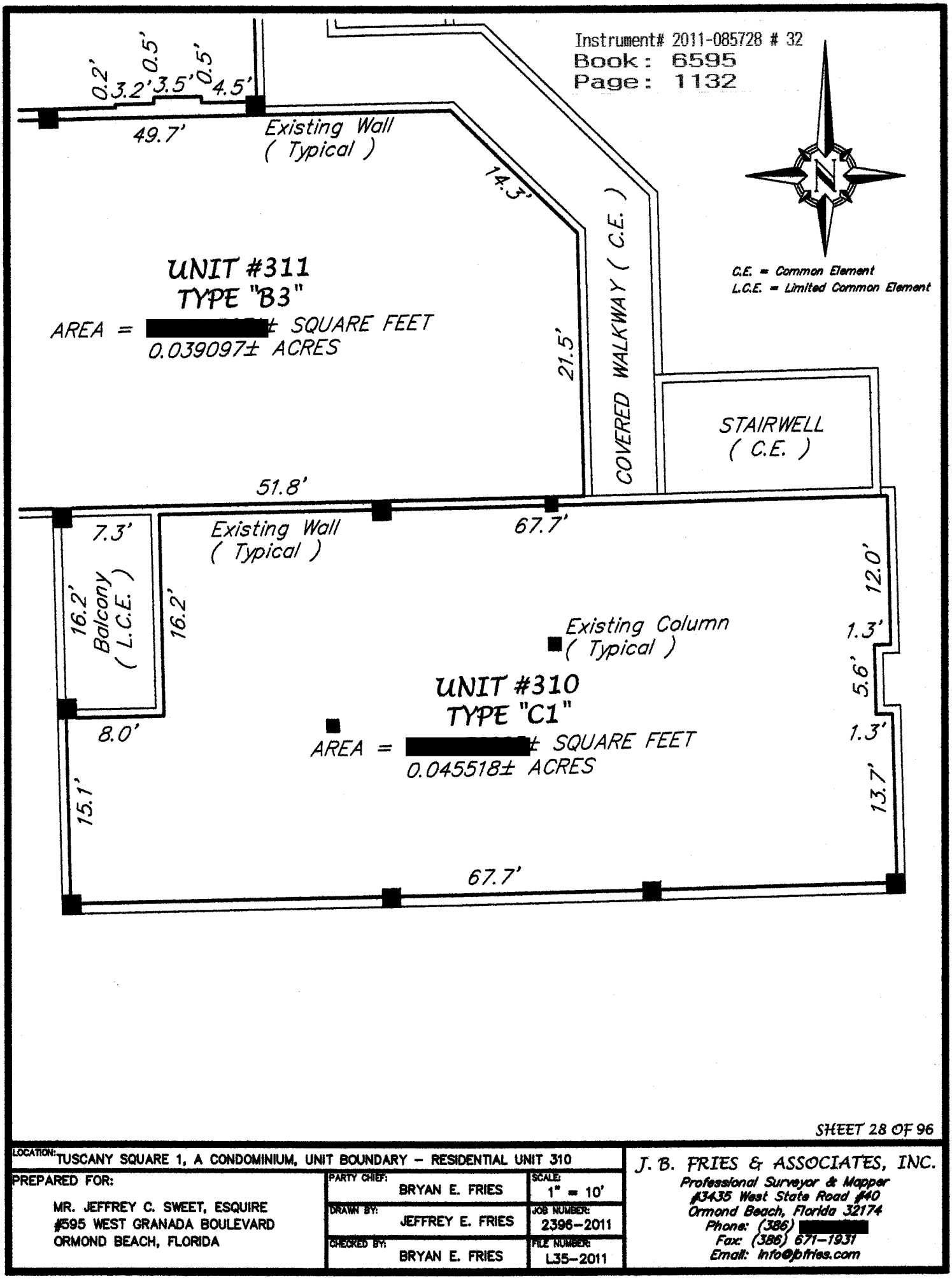

SHEET 28 OF 96

LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY – RESIDENTIAL UNIT 310			J. B. FRIES & ASSOCIATES, INC.
PREPARED FOR: MR. JEFFREY C. SWEET, ESQUIRE #595 WEST GRANADA BOULEVARD ORMOND BEACH, FLORIDA	PARTY CHIEF: BRYAN E. FRIES	SCALE: 1" = 10'	Professional Surveyor & Mapper #3435 West State Road #40 Ormond Beach, Florida 32174 Phone: (386) [redacted] Fax: (386) 671-1931 Email: info@jbfries.com
	DRAWN BY: JEFFREY E. FRIES	JOB NUMBER: 2396-2011	
	CHECKED BY: BRYAN E. FRIES	FILE NUMBER: L35-2011	

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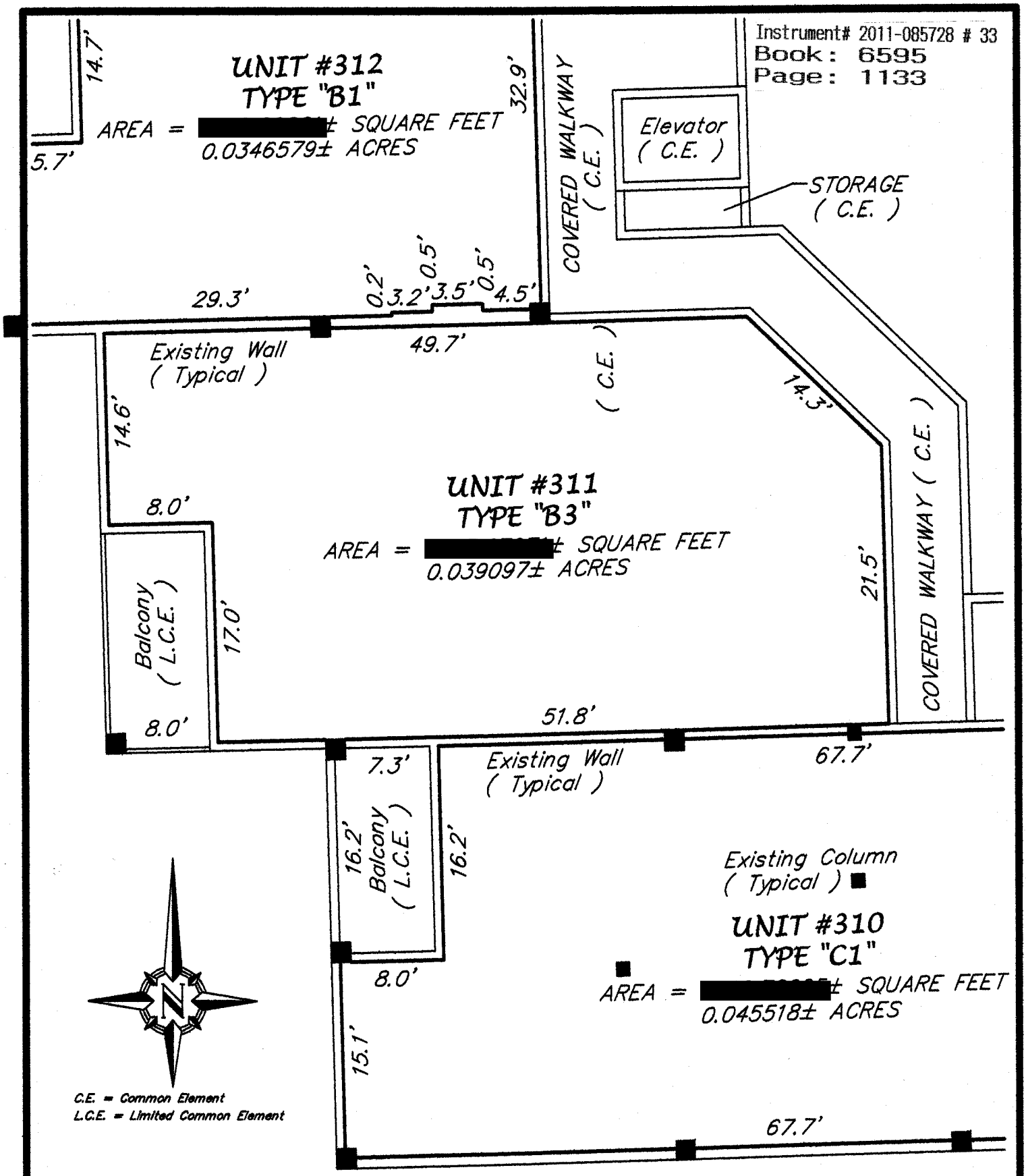

SHEET 29 OF 96

LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY – RESIDENTIAL UNIT 311

PREPARED FOR:

MR. JEFFREY C. SWEET, ESQUIRE
#595 WEST GRANADA BOULEVARD
ORMOND BEACH, FLORIDA

PARTY CHIEF: BRYAN E. FRIES		SCALE: 1" = 10'
DRAWN BY: JEFFREY E. FRIES		JOB NUMBER: [redacted]
CHECKED BY: BRYAN E. FRIES		FILE NUMBER: L36-2011

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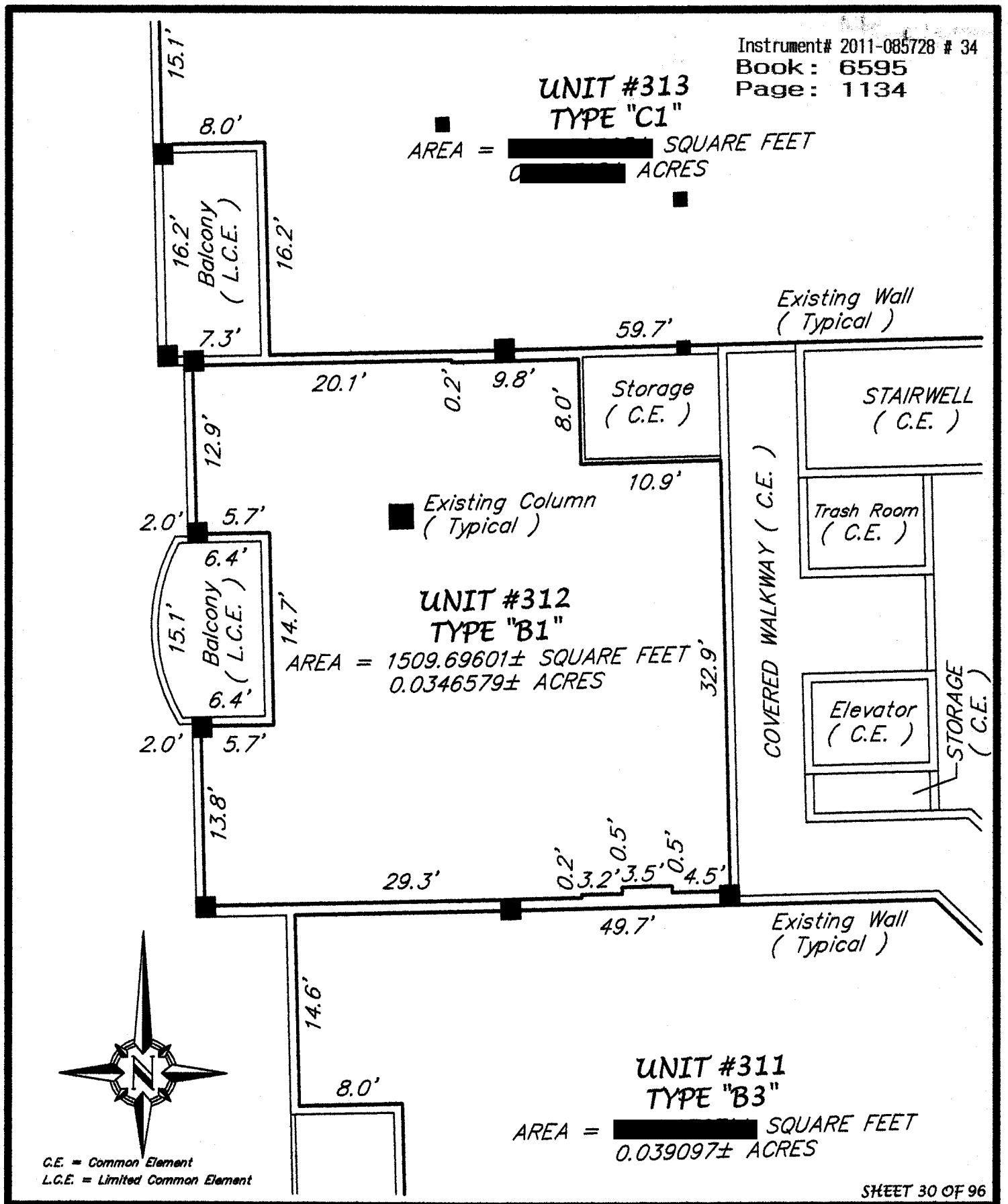

SHEET 30 OF 96

LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY – RESIDENTIAL UNIT 312

PREPARED FOR:

MR. JEFFREY C. SWEET, ESQUIRE
#595 WEST GRANADA BOULEVARD
ORMOND BEACH, FLORIDA

PARTY CHIEF: BRYAN E. FRIES		SCALE: 1" = 10'
DRAWN BY: JEFFREY E. FRIES		JOB NUMBER: [redacted]
CHECKED BY: BRYAN E. FRIES		FILE NUMBER: L37-2011

J. B. FRIES & ASSOCIATES, INC.
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Fax: (386) 671-1931
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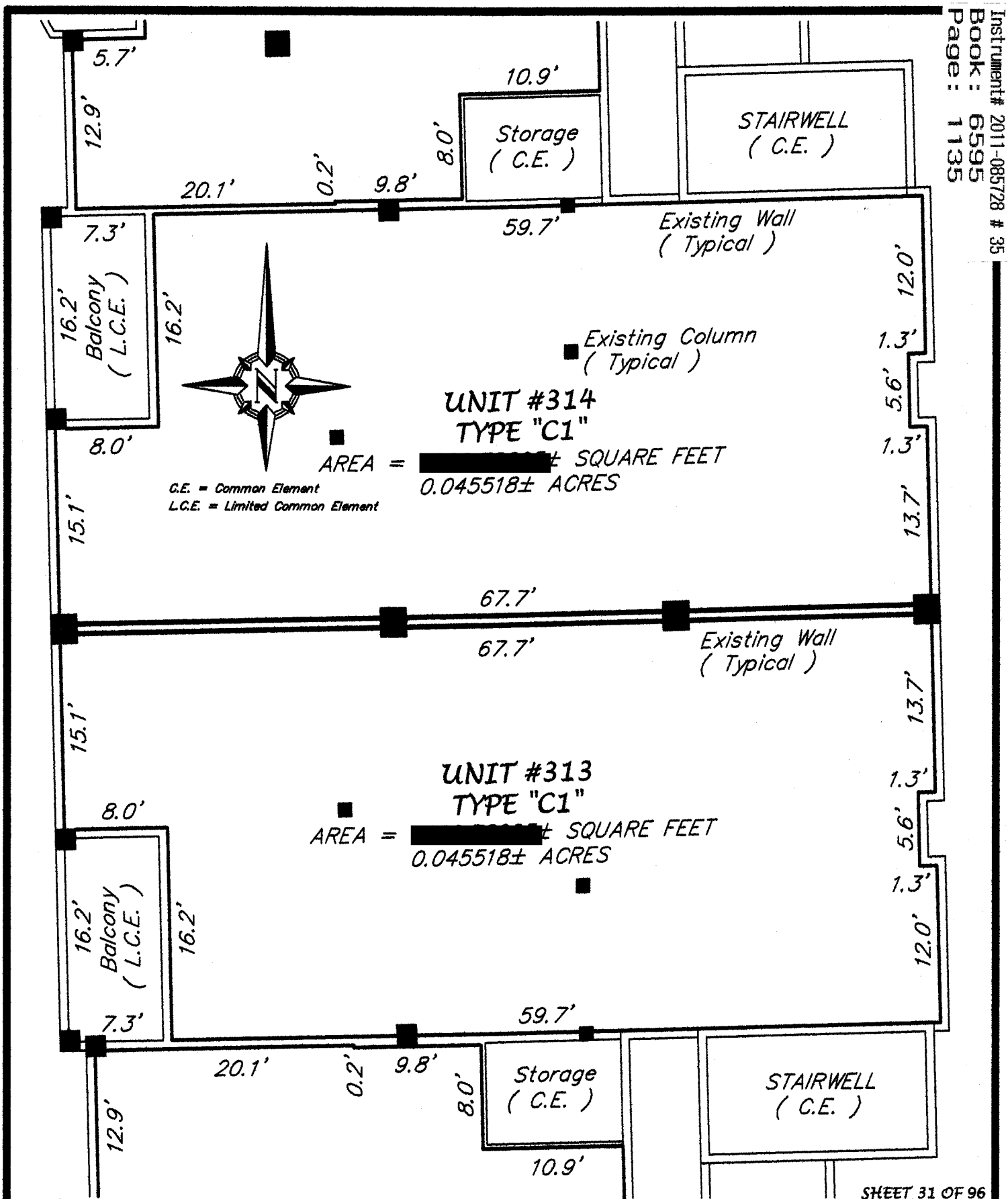
Instrument# 2011-085728 # 35
Book: 6595
Page: 1135



SHEET 31 OF 96

LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY–RESIDENTIAL UNITS 313 & 314

PREPARED FOR:

MR. JEFFREY C. SWEET, ESQUIRE
#595 WEST GRANADA BOULEVARD
ORMOND BEACH, FLORIDA

PARTY CHIEF: BRYAN E. FRIES		SCALE: 1" = 10'
DRAWN BY: JEFFREY E. FRIES		JOB NUMBER: 2396–2011
CHECKED BY: BRYAN E. FRIES		FILE NUMBER: L38–2011

J. B. FRIES & ASSOCIATES, INC.
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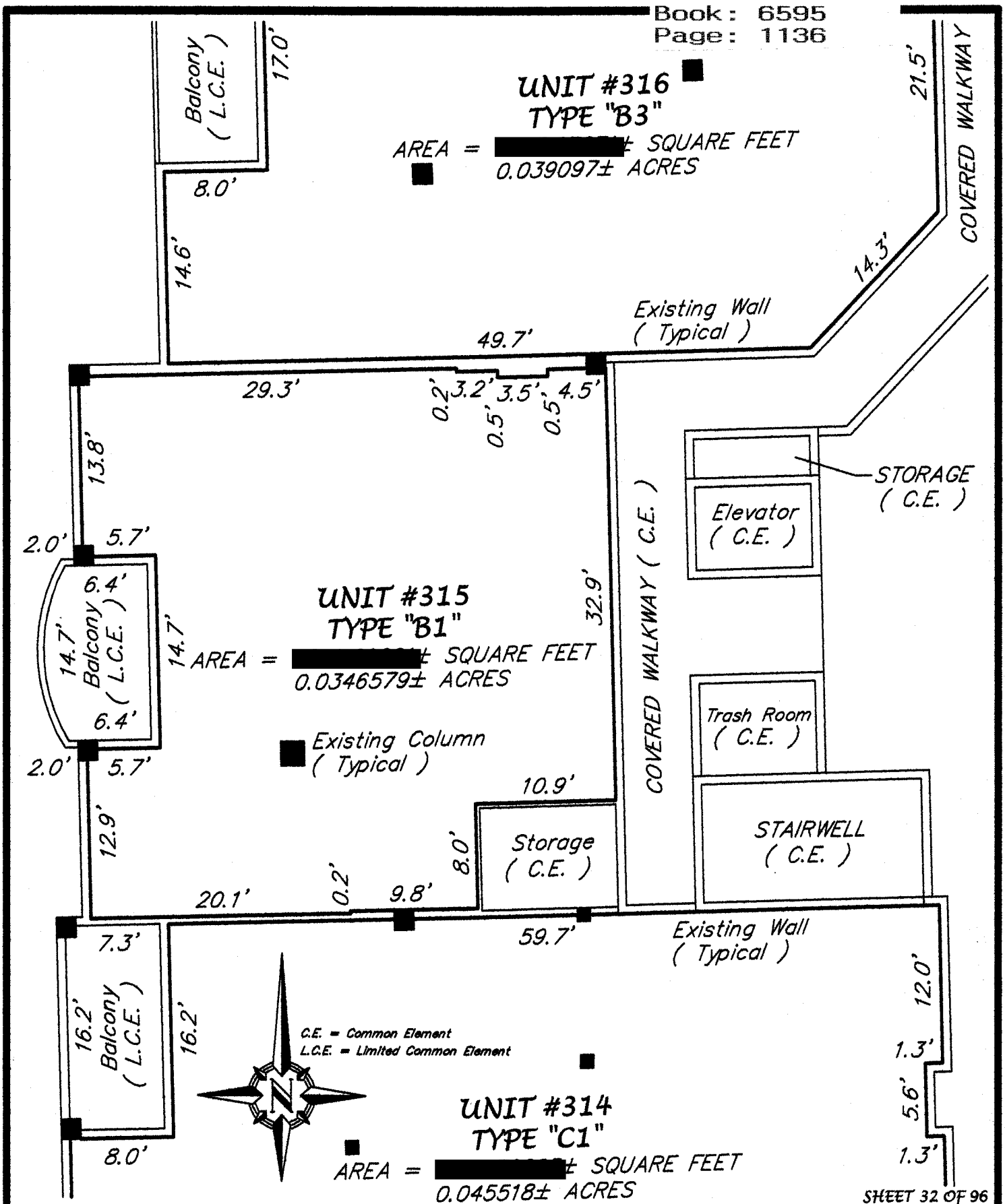
Instrument# 2011-085728 # 36
Book: 6595
Page: 1136



SHEET 32 OF 96

LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY – RESIDENTIAL UNIT 315

PREPARED FOR:

MR. JEFFREY C. SWEET, ESQUIRE
#595 WEST GRANADA BOULEVARD
ORMOND BEACH, FLORIDA

PARTY CHIEF: BRYAN E. FRIES	SCALE: 1" = 10'
DRAWN BY: JEFFREY E. FRIES	JOB NUMBER: [redacted]
CHECKED BY: BRYAN E. FRIES	FILE NUMBER: [redacted]

J. B. FRIES & ASSOCIATES, INC.
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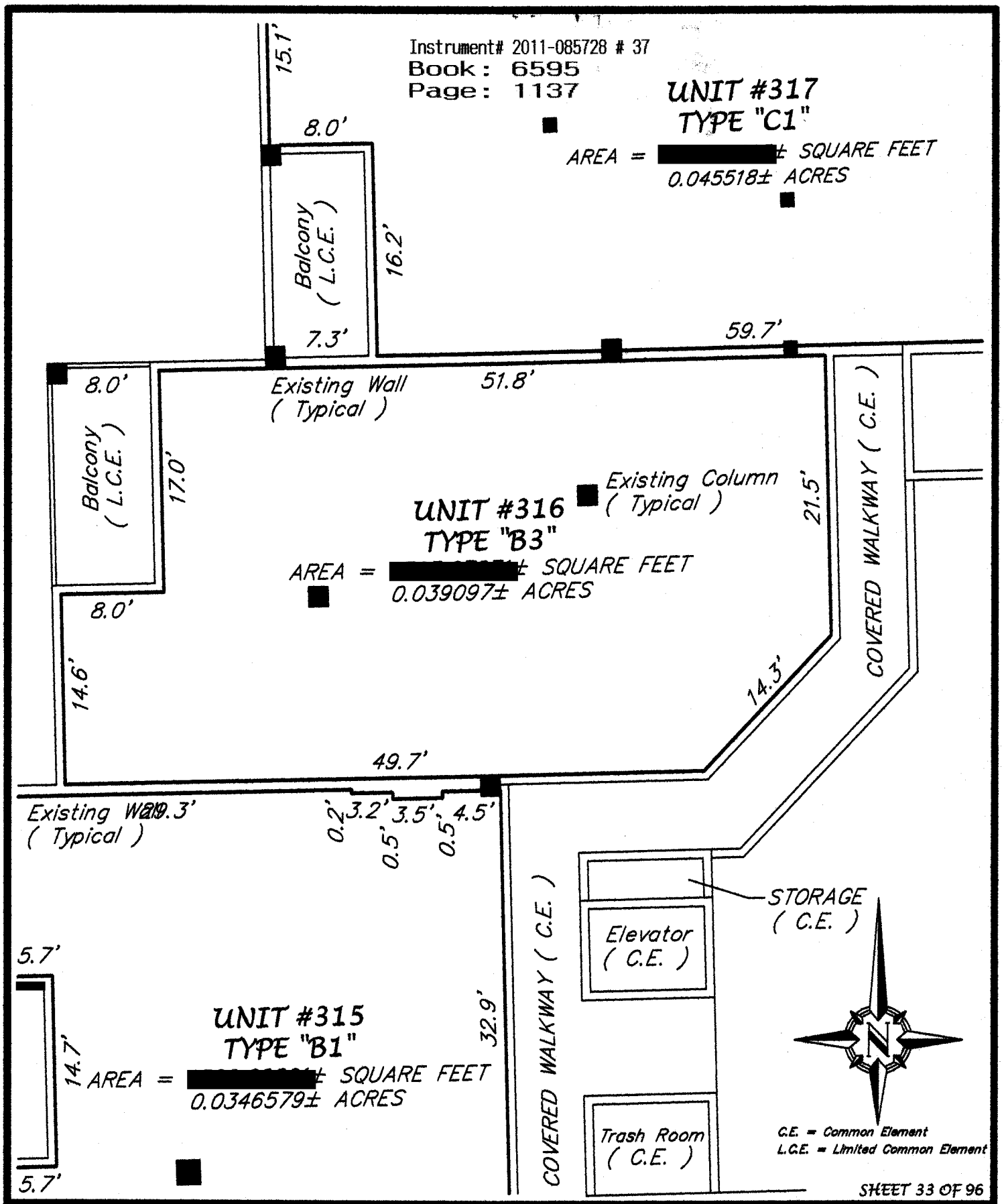
Best Available Image



LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY – RESIDENTIAL UNIT 316

PREPARED FOR:
MR. JEFFREY C. SWEET, ESQUIRE
#595 WEST GRANADA BOULEVARD
ORMOND BEACH, FLORIDA

PARTY CHIEF: BRYAN E. FRIES		SCALE: 1" = 10'
DRAWN BY: JEFFREY E. FRIES		JOB NUMBER: [redacted]
CHECKED BY: BRYAN E. FRIES		FILE NUMBER: L40-2011

J. B. FRIES & ASSOCIATES, INC.
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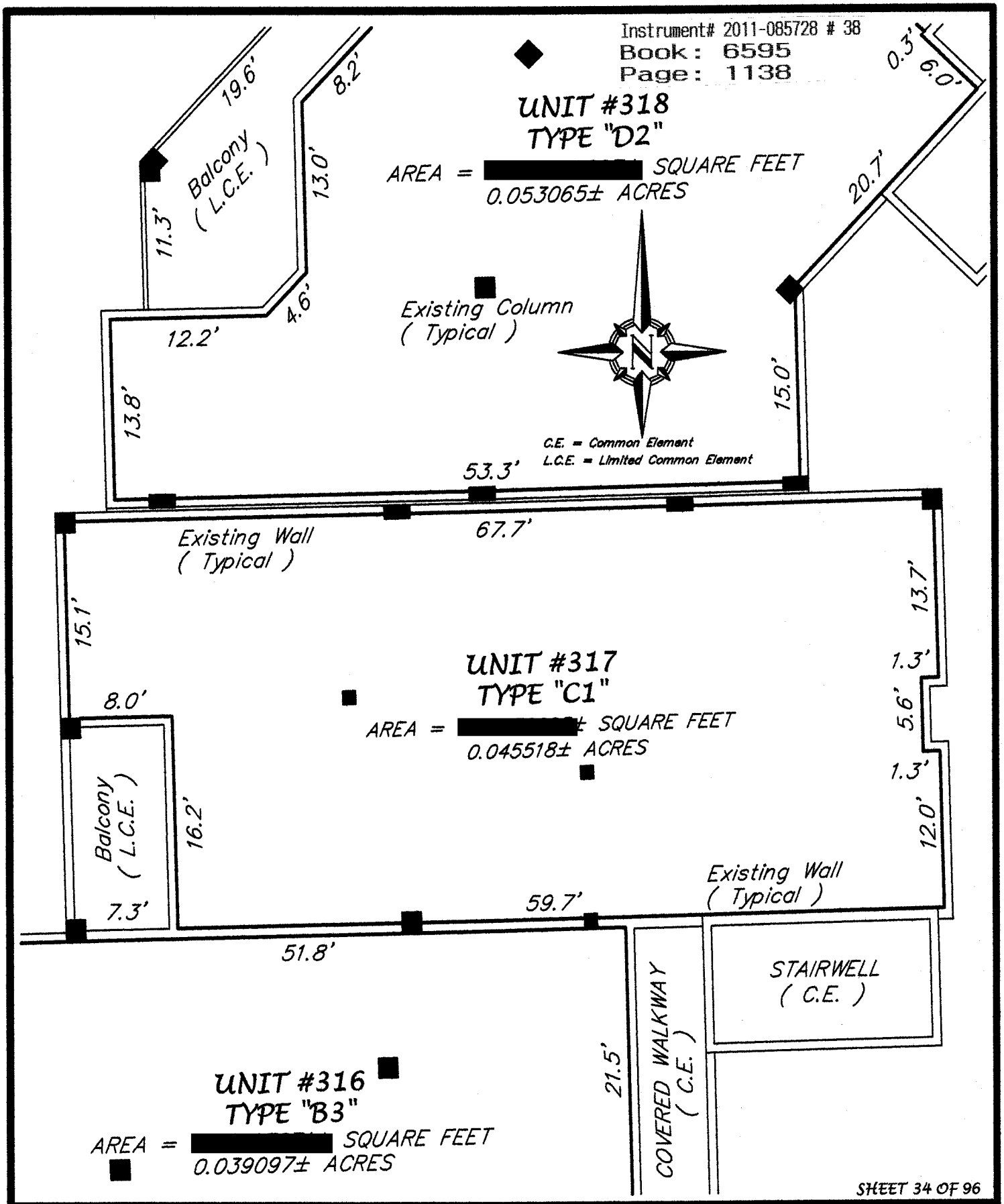

SHEET 34 OF 96

LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY – RESIDENTIAL UNIT 317

PREPARED FOR:
MR. JEFFREY C. SWEET, ESQUIRE
#595 WEST GRANADA BOULEVARD
ORMOND BEACH, FLORIDA

PARTY CHIEF: BRYAN E. FRIES	SCALE: 1" = 10'
DRAWN BY: JEFFREY E. FRIES	JOB NUMBER: [redacted]
CHECKED BY: BRYAN E. FRIES	FILE NUMBER: L41-2011

J. B. FRIES & ASSOCIATES, INC.
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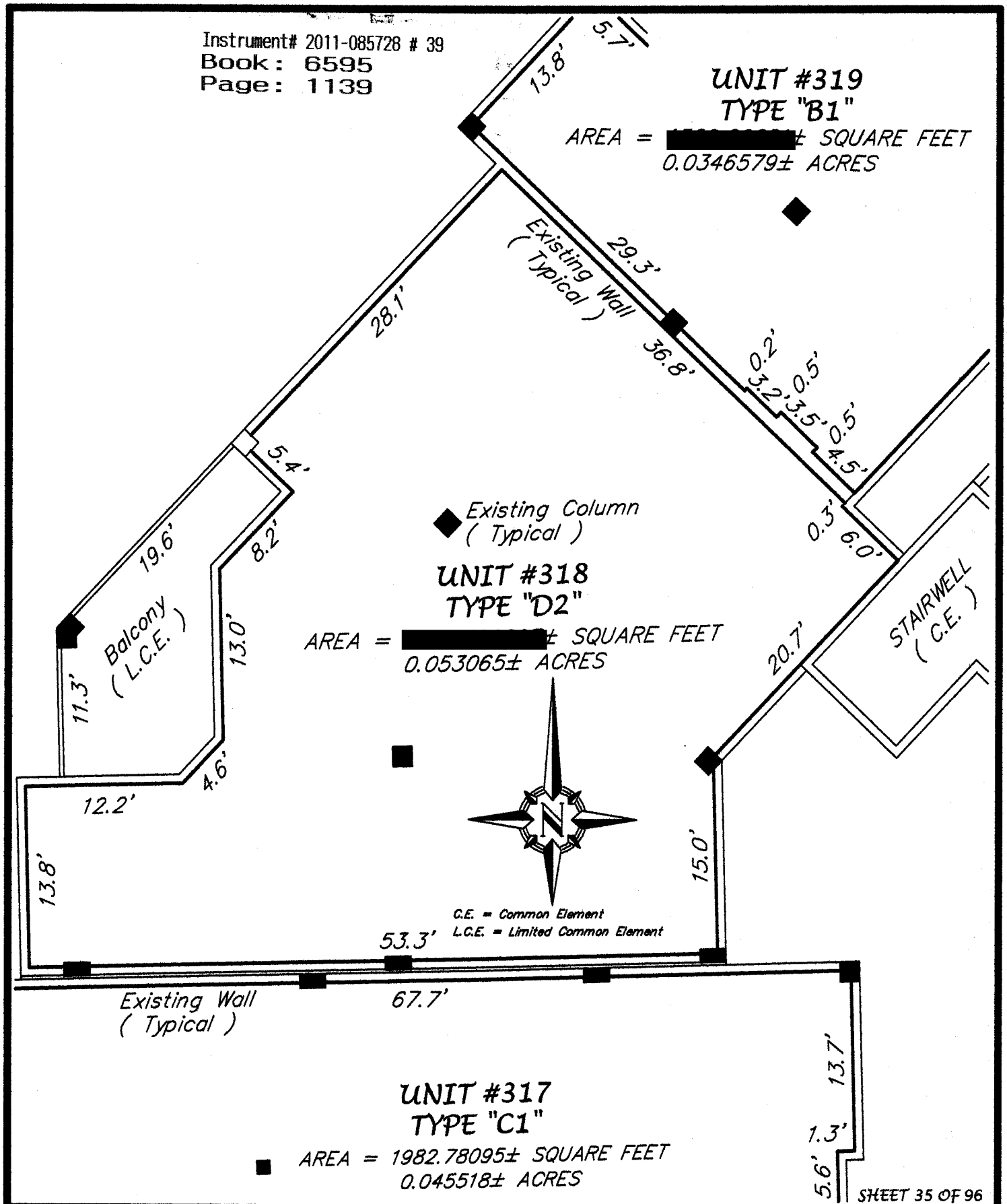

SHEET 35 OF 96

LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY – RESIDENTIAL UNIT 318

PREPARED FOR:
MR. JEFFREY C. SWEET, ESQUIRE
#595 WEST GRANADA BOULEVARD
ORMOND BEACH, FLORIDA

PARTY CHIEF: BRYAN E. FRIES		SCALE: 1" = 10'
DRAWN BY: JEFFREY E. FRIES		JOB NUMBER: 2396–2011
CHECKED BY: BRYAN E. FRIES		FILE NUMBER: L42–2011

J. B. FRIES & ASSOCIATES, INC.
Professional Surveyor & Mapper
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Email: info@jbfries.com

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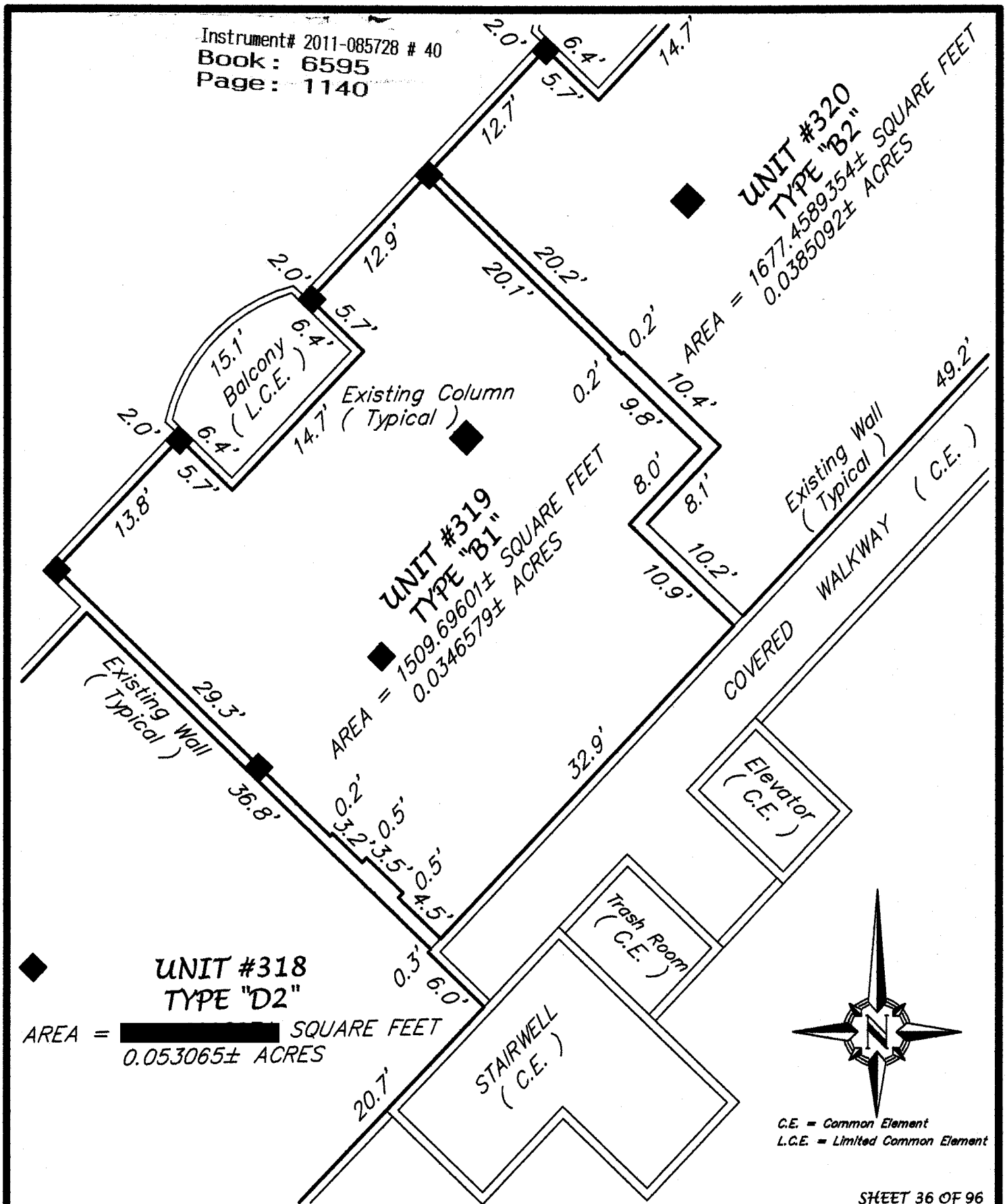

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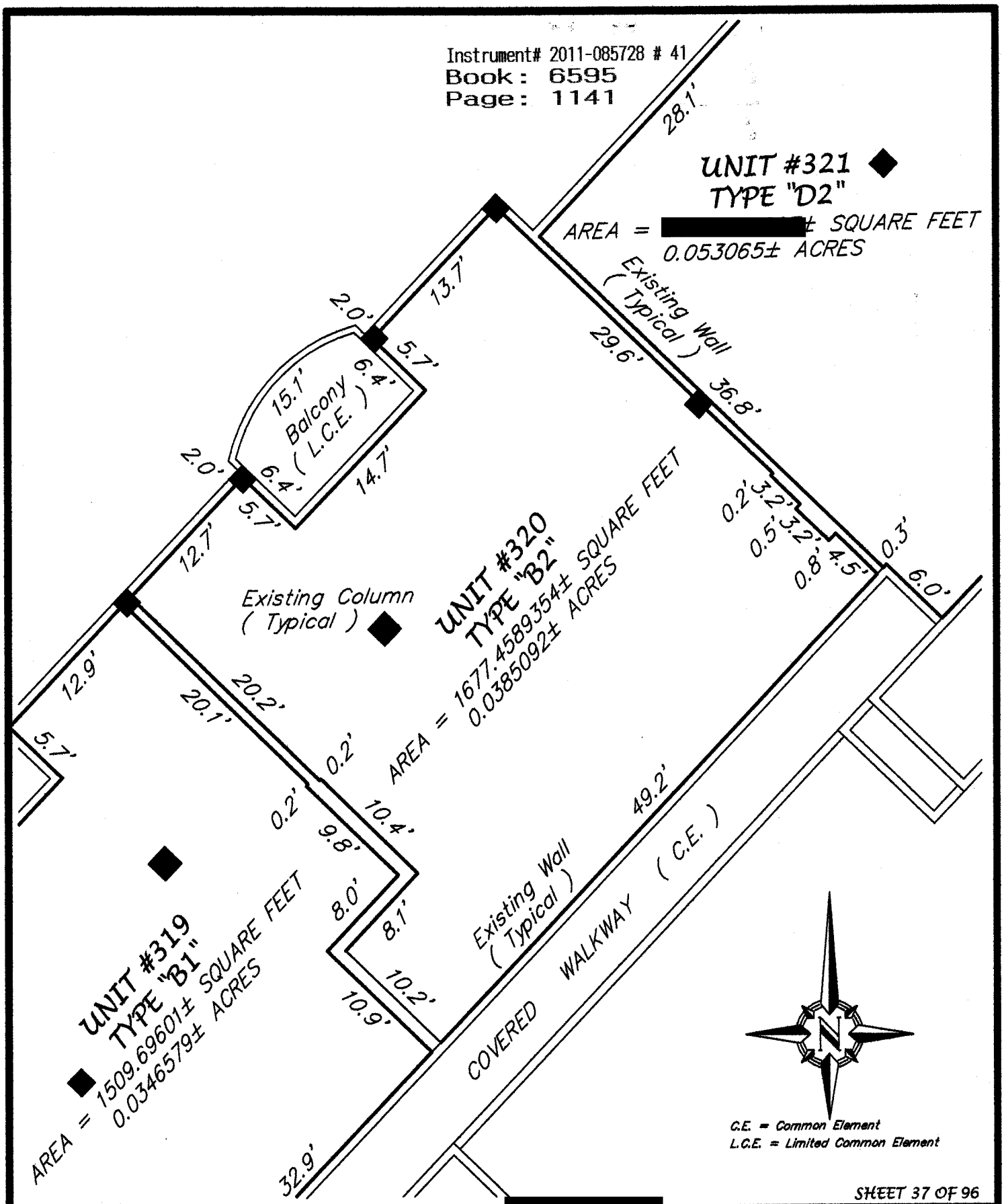

SHEET 37 OF 96

LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY – RESIDENTIAL UNIT 320 [redacted]

PREPARED FOR:
MR. JEFFREY C. SWEET, ESQUIRE
#595 WEST GRANADA BOULEVARD
ORMOND BEACH, FLORIDA

PARTY CHIEF: BRYAN E. FRIES		SCALE: 1" = 10'
DRAWN BY: JEFFREY E. FRIES		JOB NUMBER: [redacted]
CHECKED BY: BRYAN E. FRIES		FILE NUMBER: L44-2011

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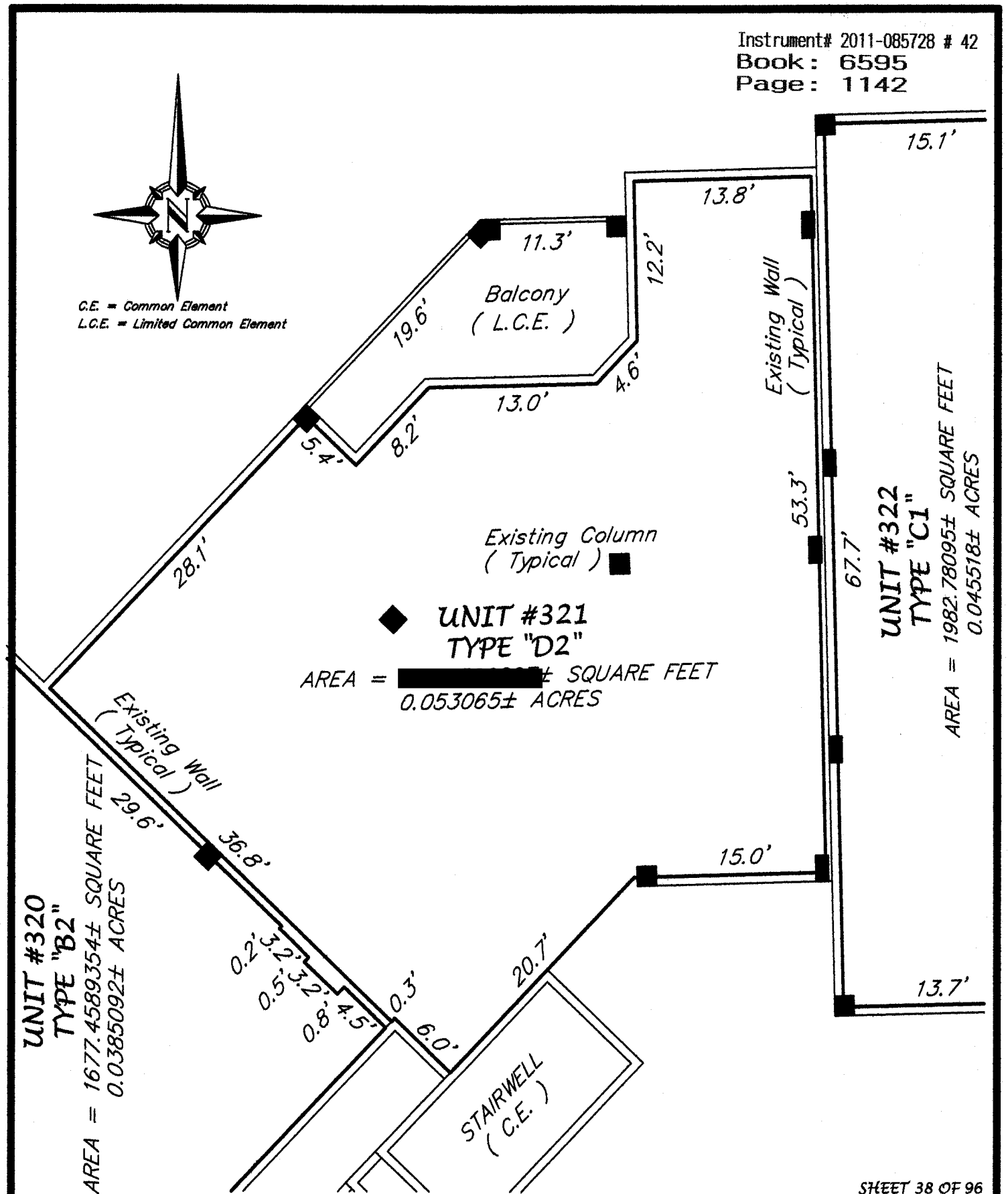

LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY – RESIDENTIAL UNIT 321

PREPARED FOR:

MR. JEFFREY C. SWEET, ESQUIRE
#595 WEST GRANADA BOULEVARD
ORMOND BEACH, FLORIDA

PARTY CHIEF: BRYAN E. FRIES	SCALE: 1" = 10'
DRAWN BY: JEFFREY E. FRIES	JOB NUMBER: [redacted]
CHECKED BY: BRYAN E. FRIES	FILE NUMBER: L45-2011

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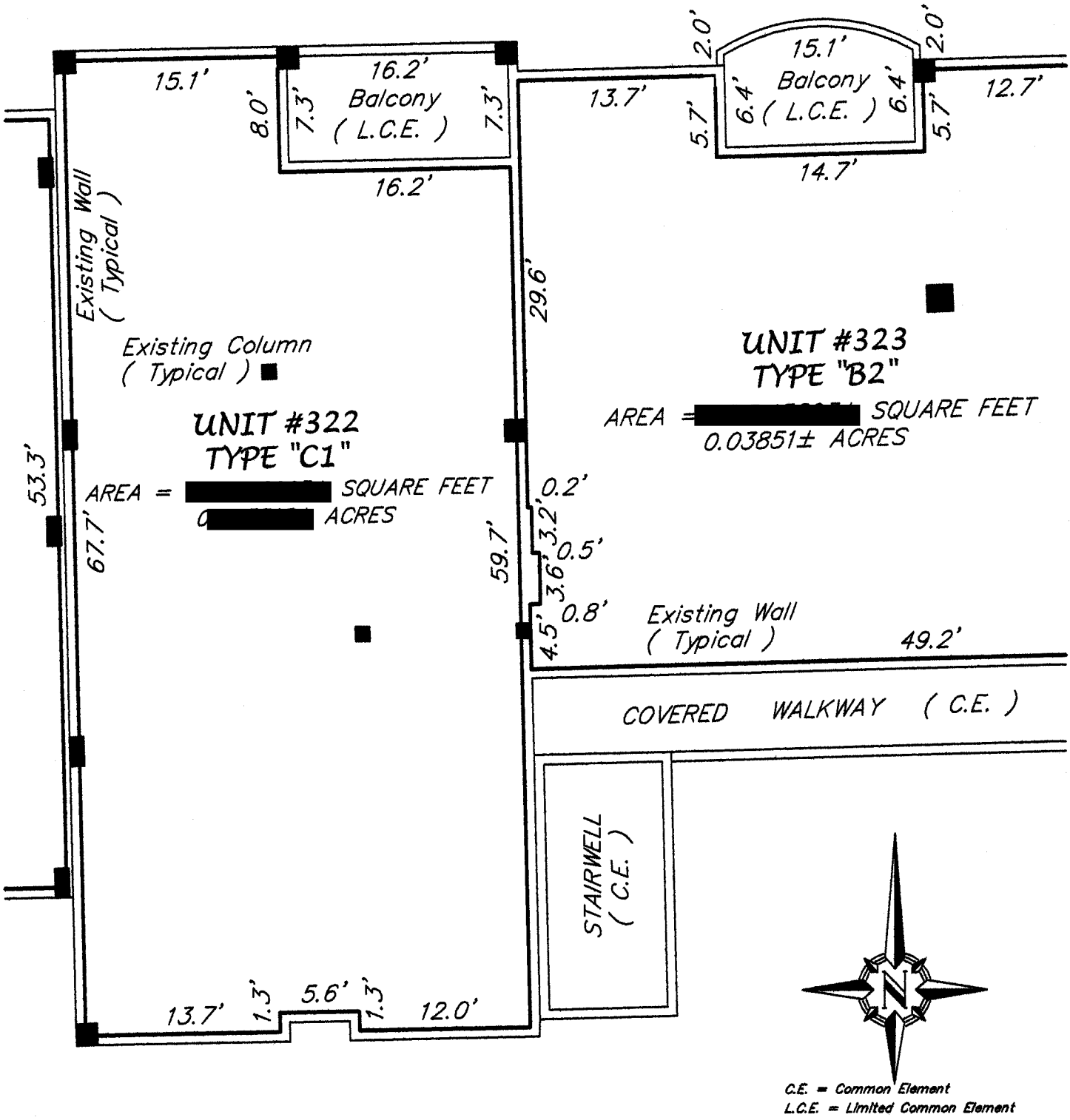
Page: 1143



SHEET 39 OF 96

LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY – RESIDENTIAL UNIT 322

PREPARED FOR:
MR. JEFFREY C. SWEET, ESQUIRE
#595 WEST GRANADA BOULEVARD
ORMOND BEACH, FLORIDA

PARTY CHIEF: BRYAN E. FRIES		SCALE: 1" = 10'
DRAWN BY: JEFFREY E. FRIES		JOB NUMBER: [redacted]
CHECKED BY: BRYAN E. FRIES		FILE NUMBER: L46-2011

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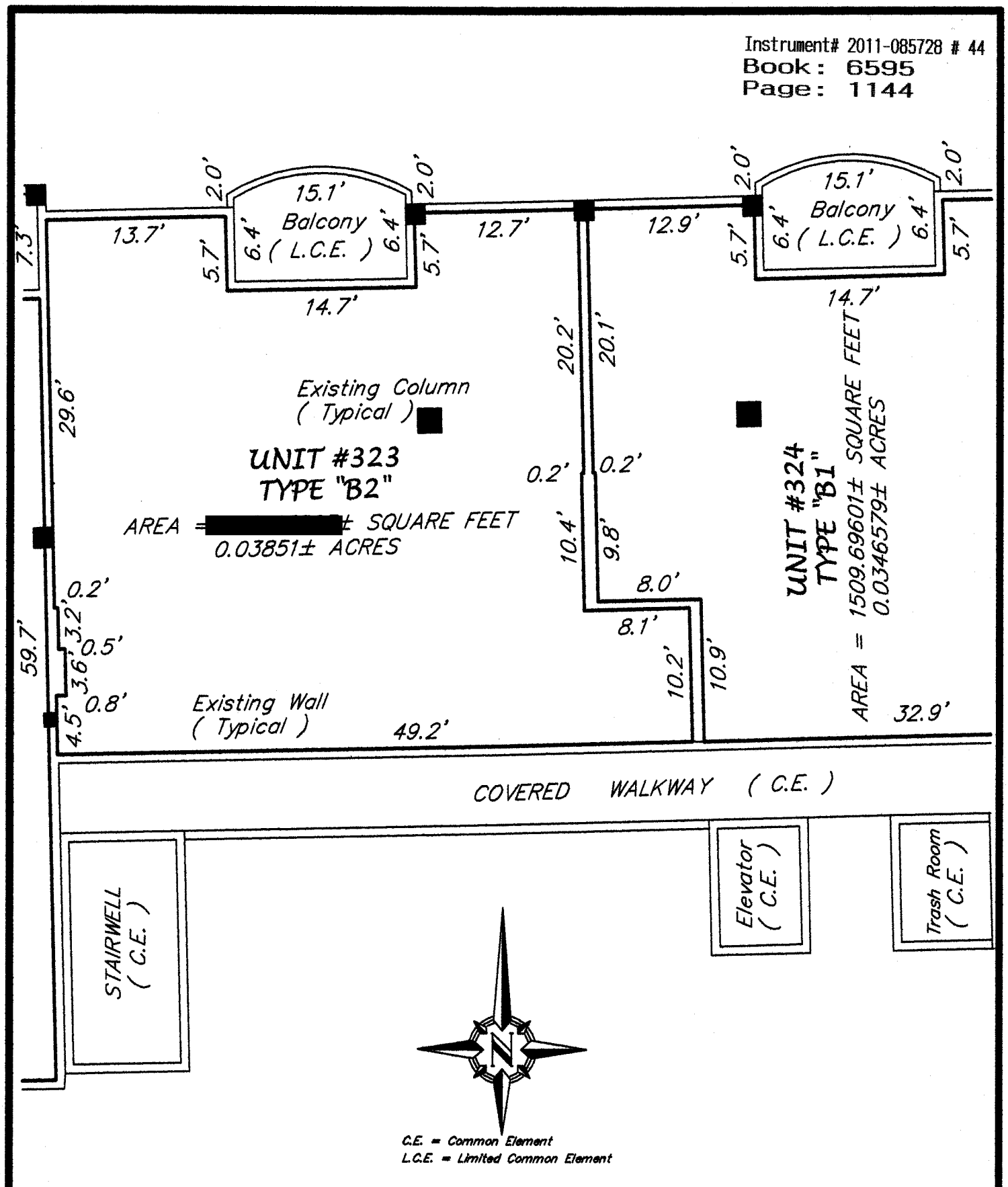
Best Available Image

Instrument# 2011-085728 # 44
Book: 6595
Page: 1144



C.E. = Common Element
L.C.E. = Limited Common Element

SHEET 40 OF 96

LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY – RESIDENTIAL UNIT 323

PREPARED FOR:
MR. JEFFREY C. SWEET, ESQUIRE
#595 WEST GRANADA BOULEVARD
ORMOND BEACH, FLORIDA

PARTY CHIEF: BRYAN E. FRIES		SCALE: 1" = 10'
DRAWN BY: JEFFREY E. FRIES		JOB NUMBER: [redacted]
CHECKED BY: BRYAN E. FRIES		FILE NUMBER: L47-2011

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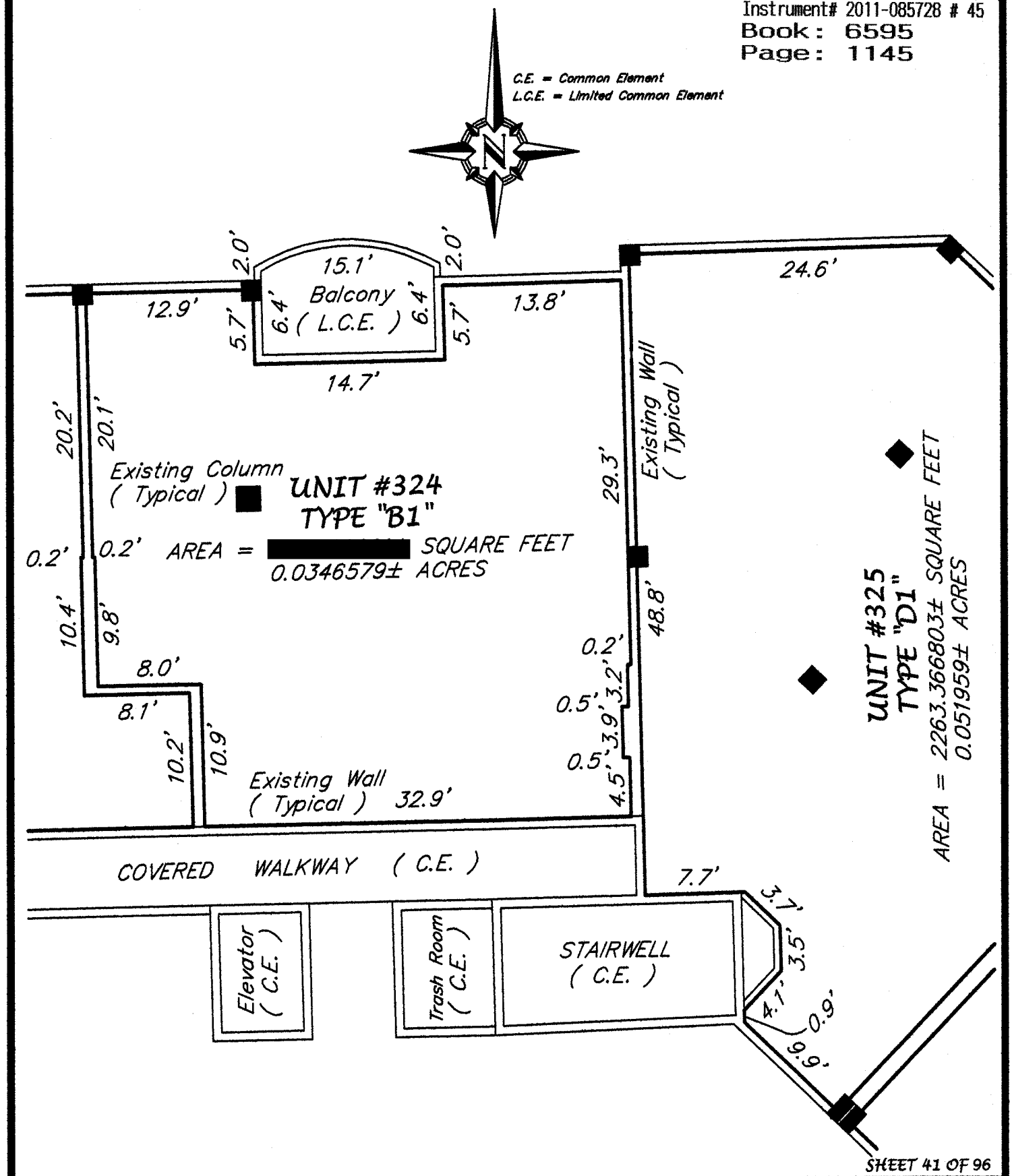
Best Available Image

Instrument# 2011-085728 # 45
Book: 6595
Page: 1145

C.E. = Common Element
L.C.E. = Limited Common Element



SHEET 41 OF 96

LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY – RESIDENTIAL UNIT 324

PREPARED FOR:
MR. JEFFREY C. SWEET, ESQUIRE
#595 WEST GRANADA BOULEVARD
ORMOND BEACH, FLORIDA

PARTY CHIEF: BRYAN E. FRIES		SCALE: 1" = 10'
DRAWN BY: JEFFREY E. FRIES		JOB NUMBER: [redacted]
CHECKED BY: BRYAN E. FRIES		FILE NUMBER: L48-2011

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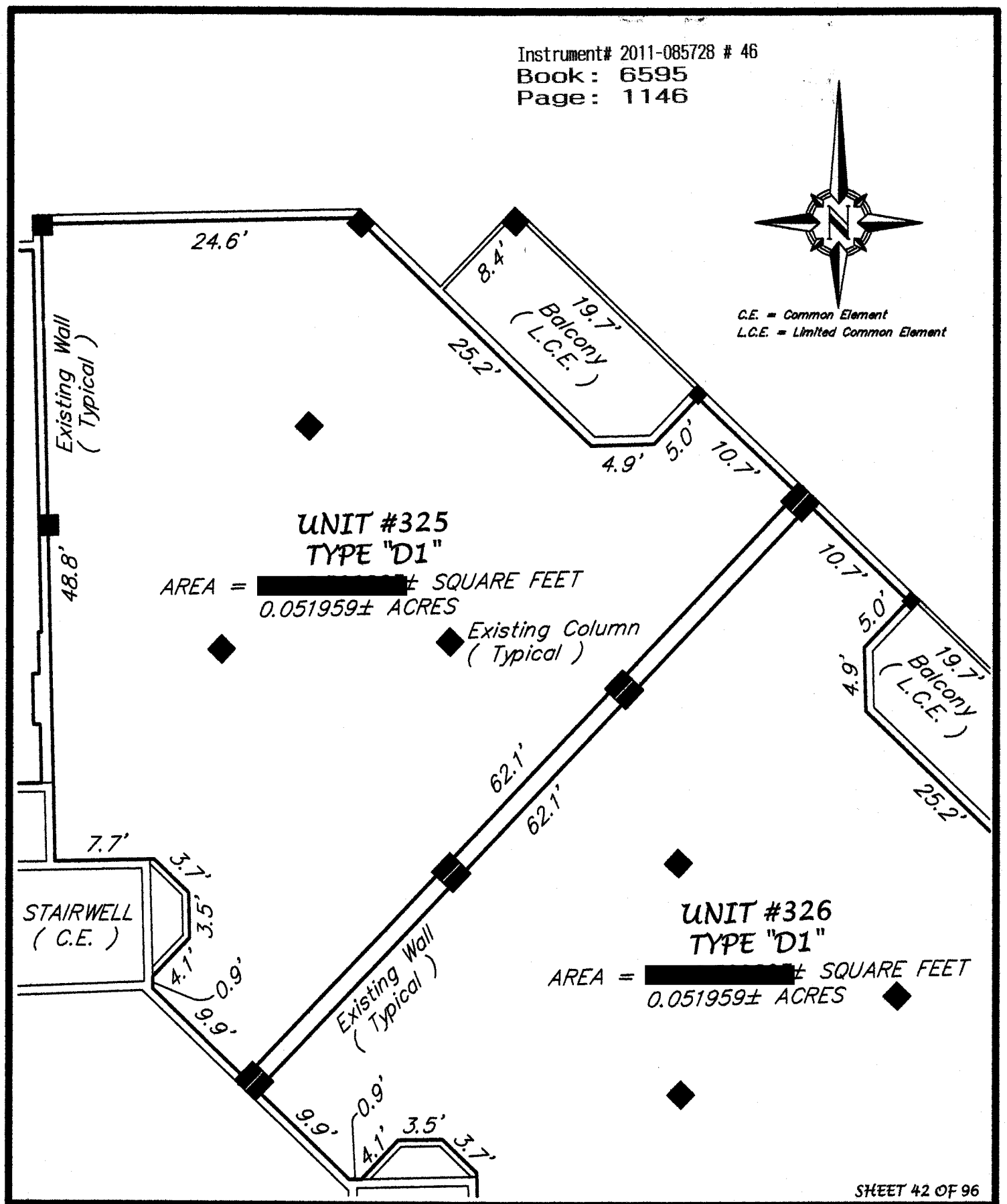
Best Available Image

Instrument# 2011-085728 # 46
Book: 6595
Page: 1146



SHEET 42 OF 96

LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY - RESIDENTIAL UNIT 325

PREPARED FOR:
MR. JEFFREY C. SWEET, ESQUIRE
#595 WEST GRANADA BOULEVARD
ORMOND BEACH, FLORIDA

PARTY CHIEF: BRYAN E. FRIES		SCALE: 1" = 10'
DRAWN BY: JEFFREY E. FRIES		JOB NUMBER: [redacted]
CHECKED BY: BRYAN E. FRIES		FILE NUMBER: L49-2011

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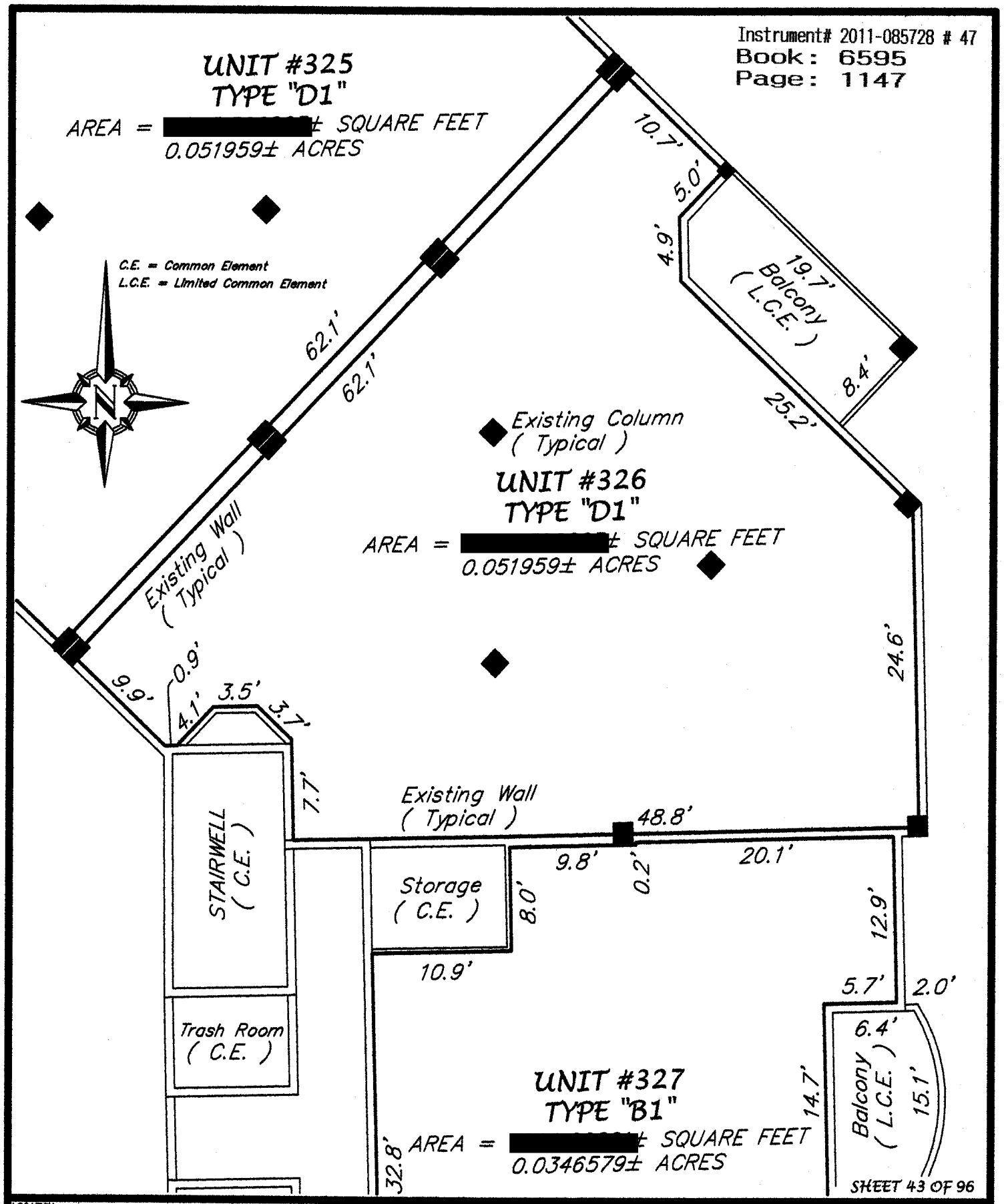
Best Available Image



LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY – RESIDENTIAL UNIT 326

PREPARED FOR:
MR. JEFFREY C. SWEET, ESQUIRE
#595 WEST GRANADA BOULEVARD
ORMOND BEACH, FLORIDA

PARTY CHIEF: BRYAN E. FRIES		SCALE: 1" = 10'
DRAWN BY: JEFFREY E. FRIES		JOB NUMBER: [redacted]
CHECKED BY: BRYAN E. FRIES		FILE NUMBER: L50-2011

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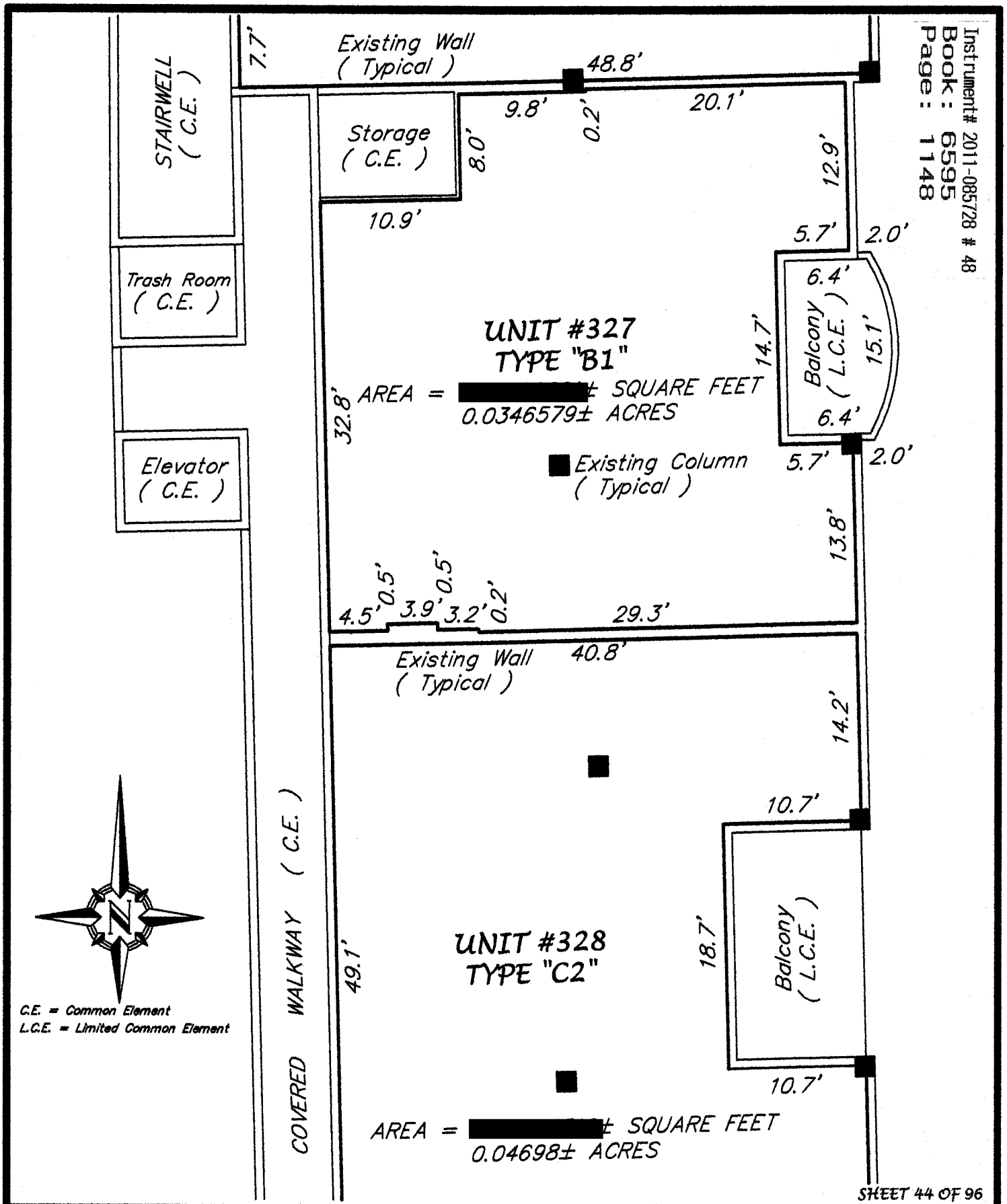

SHEET 44 OF 96

LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY – RESIDENTIAL UNIT 327

PREPARED FOR:
MR. JEFFREY C. SWEET, ESQUIRE
#595 WEST GRANADA BOULEVARD
ORMOND BEACH, FLORIDA

PARTY CHIEF: BRYAN E. FRIES	SCALE: 1" = 10'
DRAWN BY: JEFFREY E. FRIES	JOB NUMBER: [redacted]
CHECKED BY: BRYAN E. FRIES	FILE NUMBER: L51-2011

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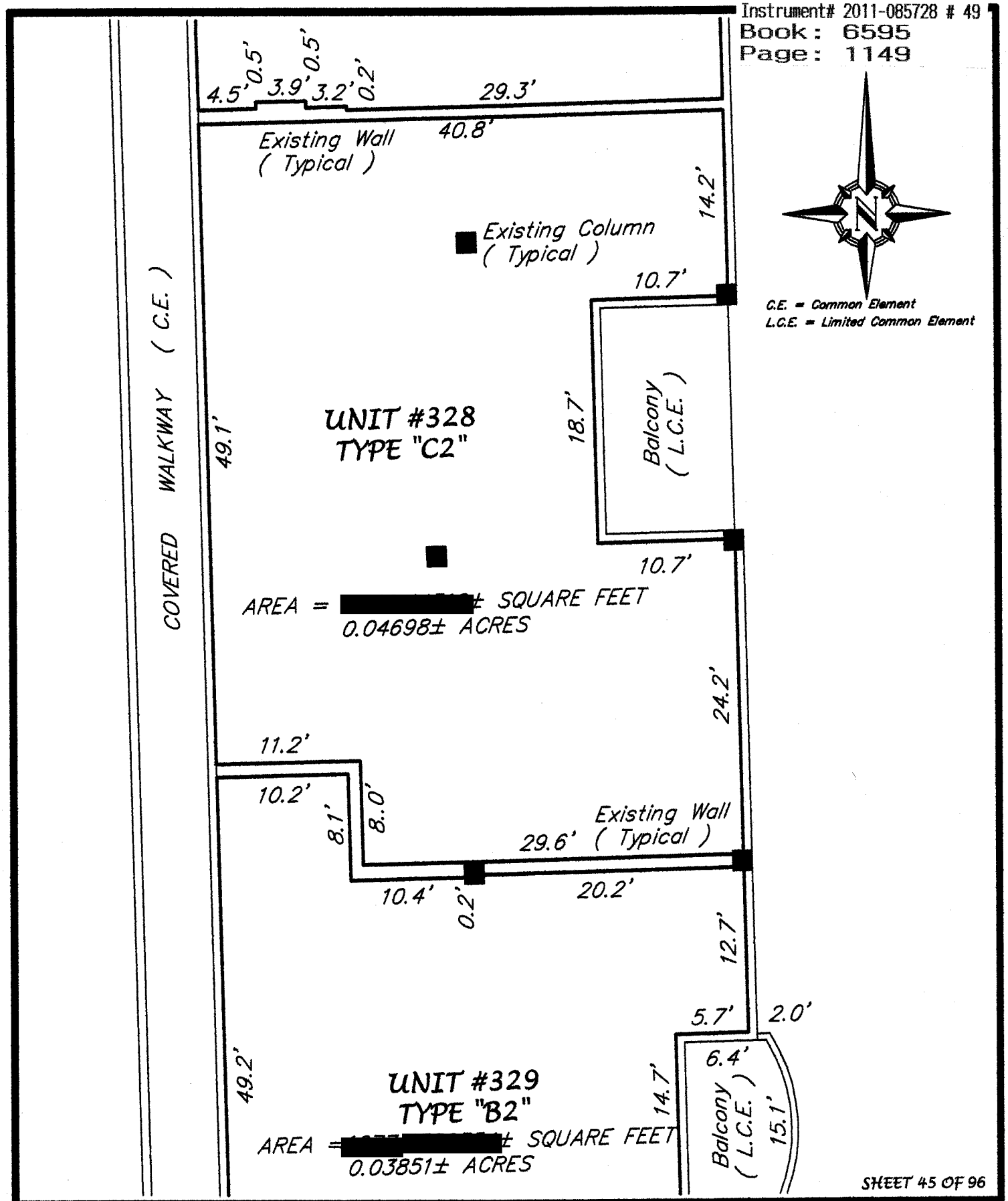
Instrument# 2011-085728 # 49
Book: 6595
Page: 1149



SHEET 45 OF 96

LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY – RESIDENTIAL UNIT 328

PREPARED FOR:
MR. JEFFREY C. SWEET, ESQUIRE
#595 WEST GRANADA BOULEVARD
ORMOND BEACH, FLORIDA

PARTY CHIEF: BRYAN E. FRIES	SCALE: 1" = 10'
DRAWN BY: JEFFREY E. FRIES	JOB NUMBER: [redacted]
CHECKED BY: BRYAN E. FRIES	FILE NUMBER: L52-2011

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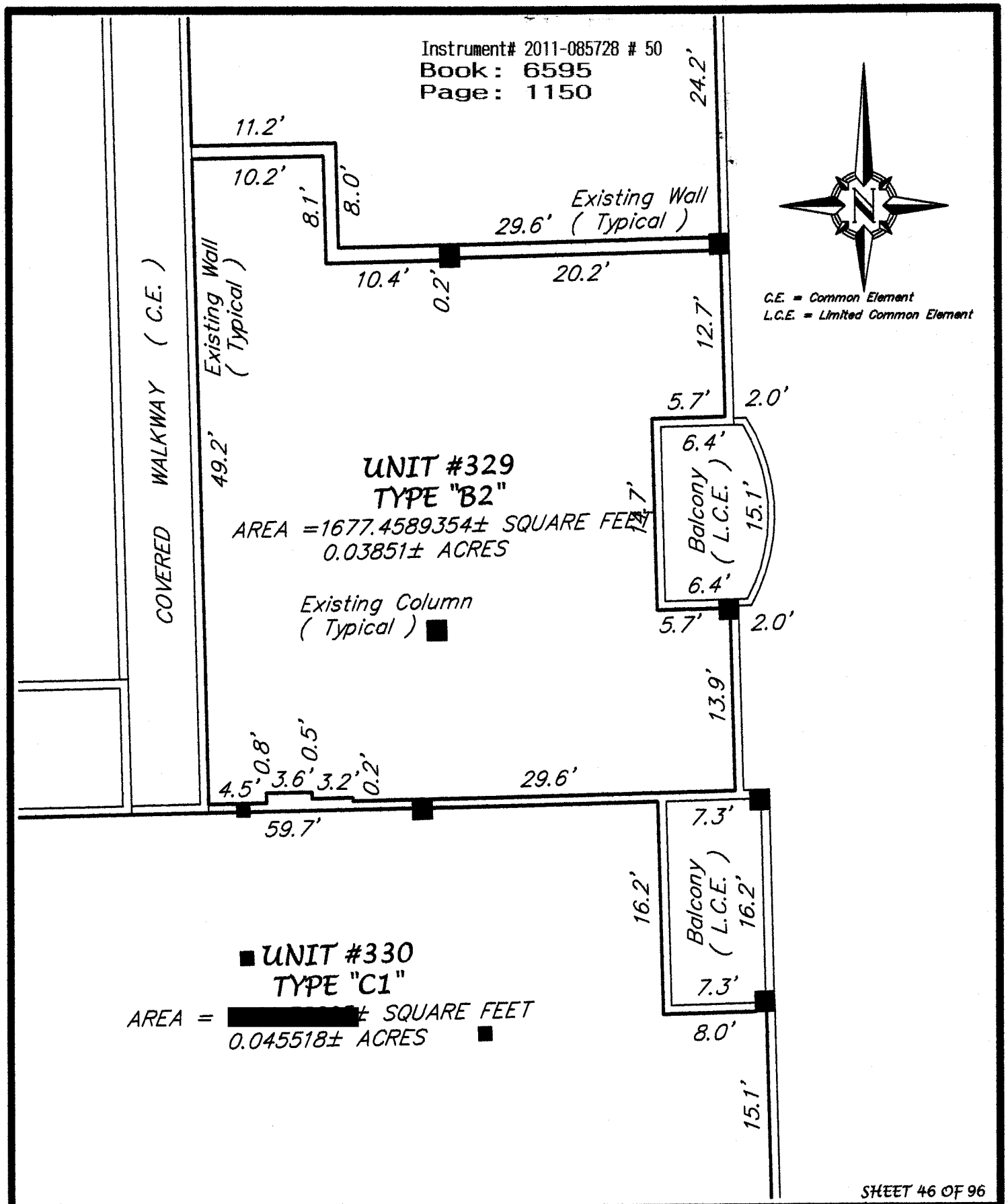
Best Available Image



SHEET 46 OF 96

LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY – RESIDENTIAL UNIT 329

PREPARED FOR:
MR. JEFFREY C. SWEET, ESQUIRE
#595 WEST GRANADA BOULEVARD
ORMOND BEACH, FLORIDA

PARTY CHIEF: BRYAN E. FRIES		SCALE: 1" = 10'
DRAWN BY: JEFFREY E. FRIES		JOB NUMBER: [redacted]
CHECKED BY: BRYAN E. FRIES		FILE NUMBER: L53-2011

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