

05/24/2011 09:06 AM
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

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.

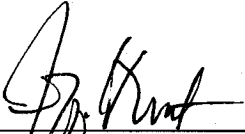
NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Declaration is amended as follows:

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

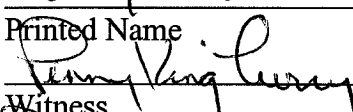
herein.

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

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

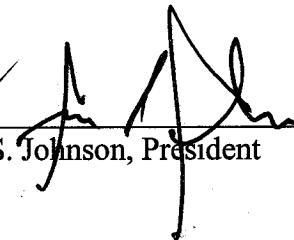


Witness
Jerry C. Sweet

Printed Name



Witness
Penny King Every

Printed Name

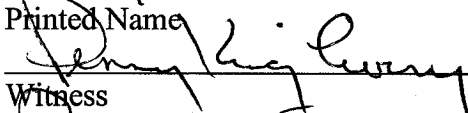
By: 

Jerry S. Johnson, President

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

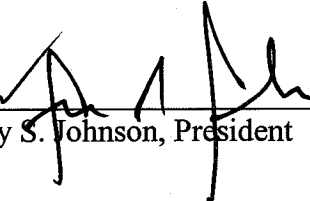


Witness
Jerry C. Sweet

Printed Name



Witness
Penny King Every

Printed Name

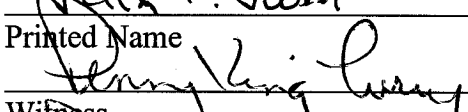
By: 

Jerry S. Johnson, President

TUSCANY TOWN CENTER ASSOCIATION,
INC., a Florida corporation

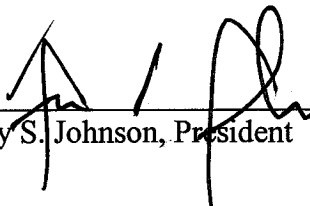


Witness
Jerry C. Sweet

Printed Name


Witness
Penny King Every

Printed Name

By: 

Jerry S. Johnson, President

Instrument# 2011-085728 # 4

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

[Signature]
Witness

Jerry C. Sweet
Printed Name

[Signature]
Witness

Penny King Every
Printed Name

By: [Signature]
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.

[Signature]
Notary Public

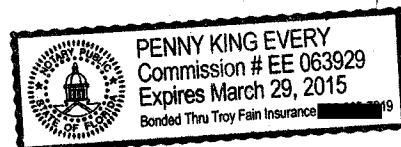


Exhibit "1"

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

SHEET 1 OF 96

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:

BRYAN E. FRIES

DRAWN BY:

JEFFREY E. FRIES

CHECKED BY:

BRYAN E. FRIES

SCALE:

NO SCALE

JOB NUMBER:

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@pfries.com

Instrument# 2011-085728 # 6

Book: 6595

Page: 1106

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

SHEET 2 OF 96

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

DRAWN BY:

JEFFREY E. FRIES

CHECKED BY:

BRYAN E. FRIES

SCALE:

NO SCALE

JOB NUMBER:

[REDACTED]

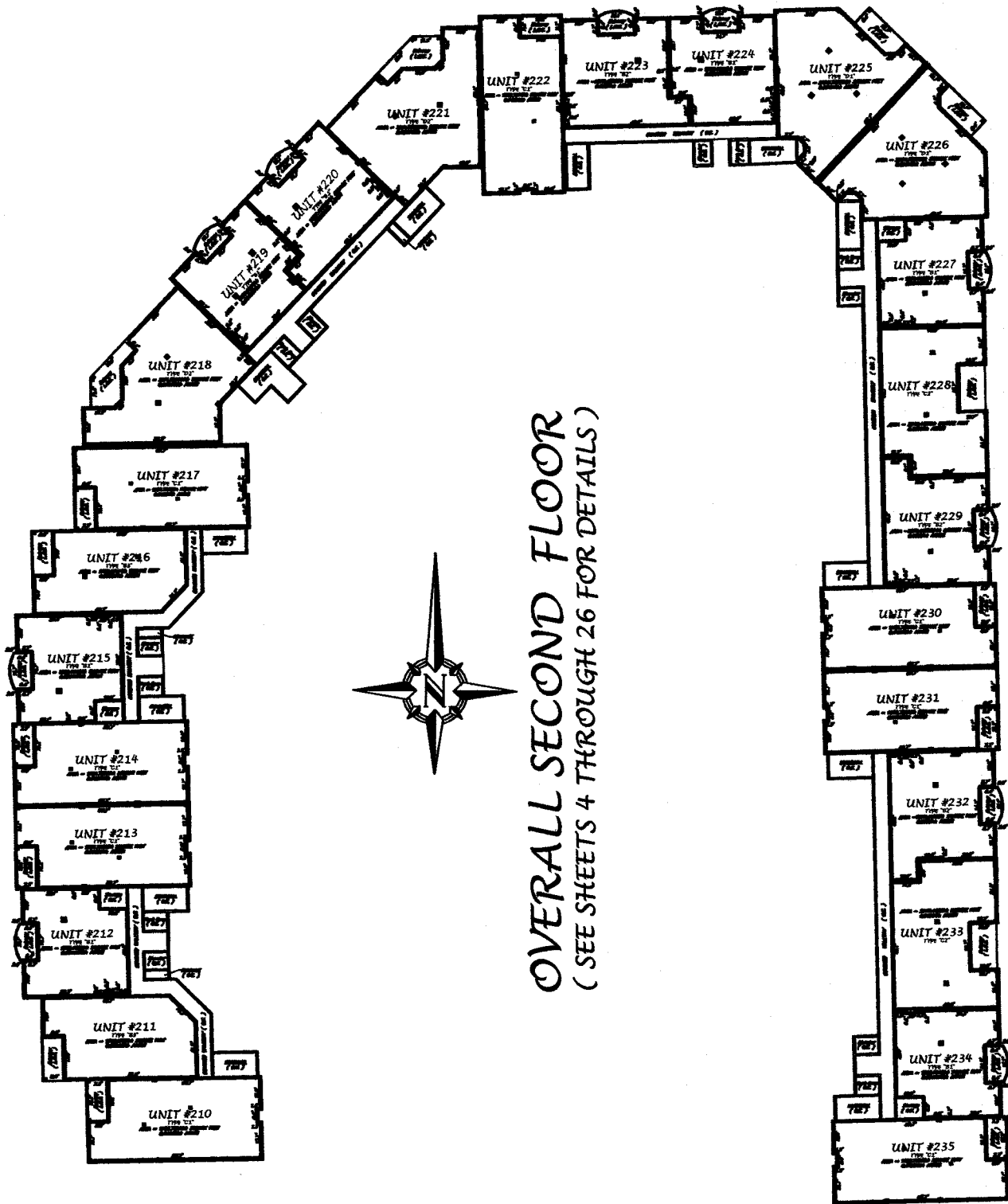
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L09-2011

J. B. FRIES & ASSOCIATES, INC.

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#3435 West State Road #40
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Email: info@jbfries.com

Instrument# 2011-085728 # 7
 Book : 6595
 Page : 1107



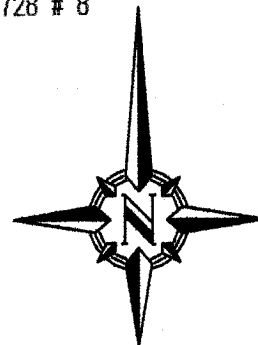
OVERALL SECOND FLOOR
 (SEE SHEETS 4 THROUGH 26 FOR DETAILS)

SHEET 3 OF 96

J. B. FRIES & ASSOCIATES, INC.
 Professional Engineer & Architect
 4043 West State Road #40
 Ormond Beach, Florida 32174
 Phone (386) 871-1700
 Fax (386) 871-8337
 Email: jbfries@fries.com

UNIT	UNIT #	UNIT AREA	UNIT TYPE	UNIT YEAR
UNIT #210	UNIT #210	1,100 SF	CONDO	2000-2011
UNIT #211	UNIT #211	1,100 SF	CONDO	2000-2011
UNIT #212	UNIT #212	1,100 SF	CONDO	2000-2011
UNIT #213	UNIT #213	1,100 SF	CONDO	2000-2011
UNIT #214	UNIT #214	1,100 SF	CONDO	2000-2011
UNIT #215	UNIT #215	1,100 SF	CONDO	2000-2011
UNIT #216	UNIT #216	1,100 SF	CONDO	2000-2011
UNIT #217	UNIT #217	1,100 SF	CONDO	2000-2011
UNIT #218	UNIT #218	1,100 SF	CONDO	2000-2011
UNIT #219	UNIT #219	1,100 SF	CONDO	2000-2011
UNIT #220	UNIT #220	1,100 SF	CONDO	2000-2011
UNIT #221	UNIT #221	1,100 SF	CONDO	2000-2011
UNIT #222	UNIT #222	1,100 SF	CONDO	2000-2011
UNIT #223	UNIT #223	1,100 SF	CONDO	2000-2011
UNIT #224	UNIT #224	1,100 SF	CONDO	2000-2011
UNIT #225	UNIT #225	1,100 SF	CONDO	2000-2011
UNIT #226	UNIT #226	1,100 SF	CONDO	2000-2011
UNIT #227	UNIT #227	1,100 SF	CONDO	2000-2011
UNIT #228	UNIT #228	1,100 SF	CONDO	2000-2011
UNIT #229	UNIT #229	1,100 SF	CONDO	2000-2011
UNIT #230	UNIT #230	1,100 SF	CONDO	2000-2011
UNIT #231	UNIT #231	1,100 SF	CONDO	2000-2011
UNIT #232	UNIT #232	1,100 SF	CONDO	2000-2011
UNIT #233	UNIT #233	1,100 SF	CONDO	2000-2011
UNIT #234	UNIT #234	1,100 SF	CONDO	2000-2011
UNIT #235	UNIT #235	1,100 SF	CONDO	2000-2011

MR. JEFFREY C. SWEET, ESQUIRE
 4043 WEST ORANGE BOULEVARD
 ORMOND BEACH, FLORIDA



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

UNIT #211
TYPE "B3"

AREA = [REDACTED] ± SQUARE FEET
0.039097 ± ACRES

COVERED WALKWAY (C.E.)

STAIRWELL
(C.E.)

Existing Wall
(Typical)

7.3'

Balcony
(L.C.E.)

16.2'

8.0

15.1'

Existing Column
■ (Typical)

UNIT #210
TYPE "C1"

AREA = 1982.78095± SQUARE FEET
0.045518± ACRES

0.

1.3'

5

5.

1.3

2

3

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

DRAWN BY:

JEFFREY E. FRIES

CHECKED BY:

BRYAN E. FRIES

SCALE:

1" = 10'

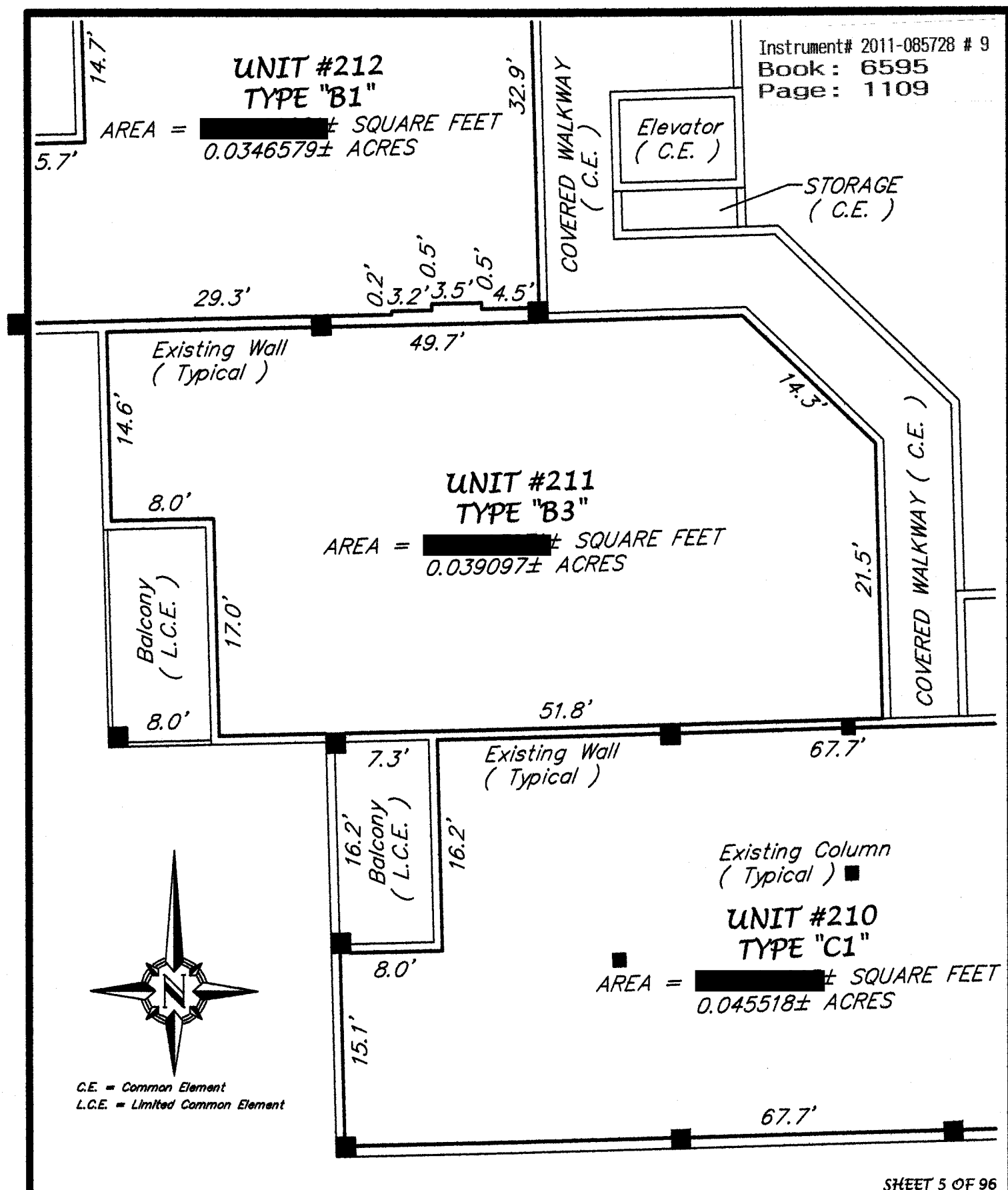
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FILE NUMBER

FILE NUMBER:
111-2011

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@pfries.com



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

DRAWN BY:

JEFFREY E. FRIES

CHECKED BY:

BRYAN E. FRIES

SCALE:

1" = 10'

JOB NUMBER:

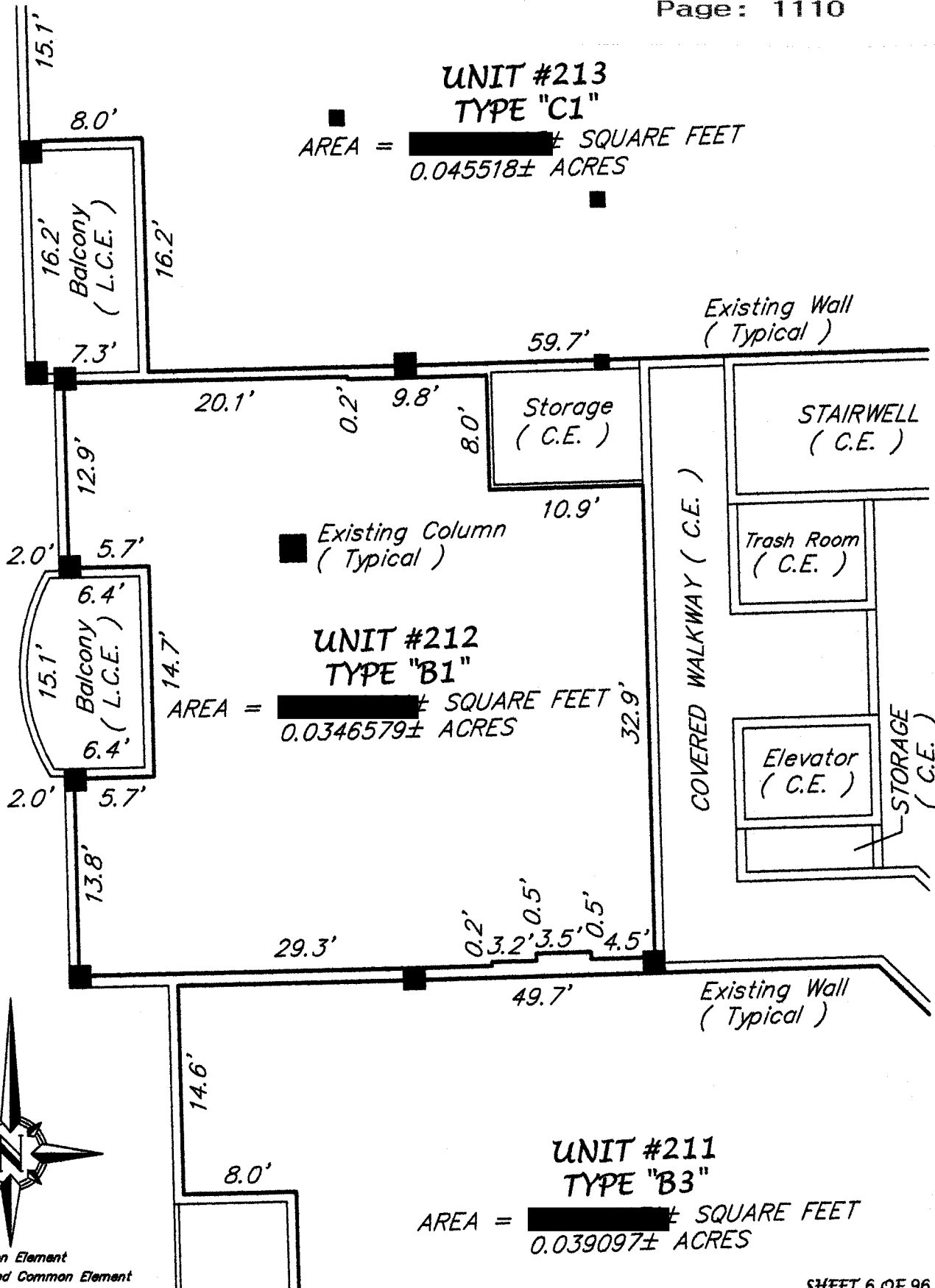
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J. B. FRIES & ASSOCIATES, INC.

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

UNIT #213
TYPE "C1"
AREA = [REDACTED] ± SQUARE FEET
0.045518 ± ACRES



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

DRAWN BY:

JEFFREY E. FRIES

CHECKED BY:

BRYAN E. FRIES

SCALE:

1" = 10'

JOB NUMBER:

FILE NUMBER:

L13-2011

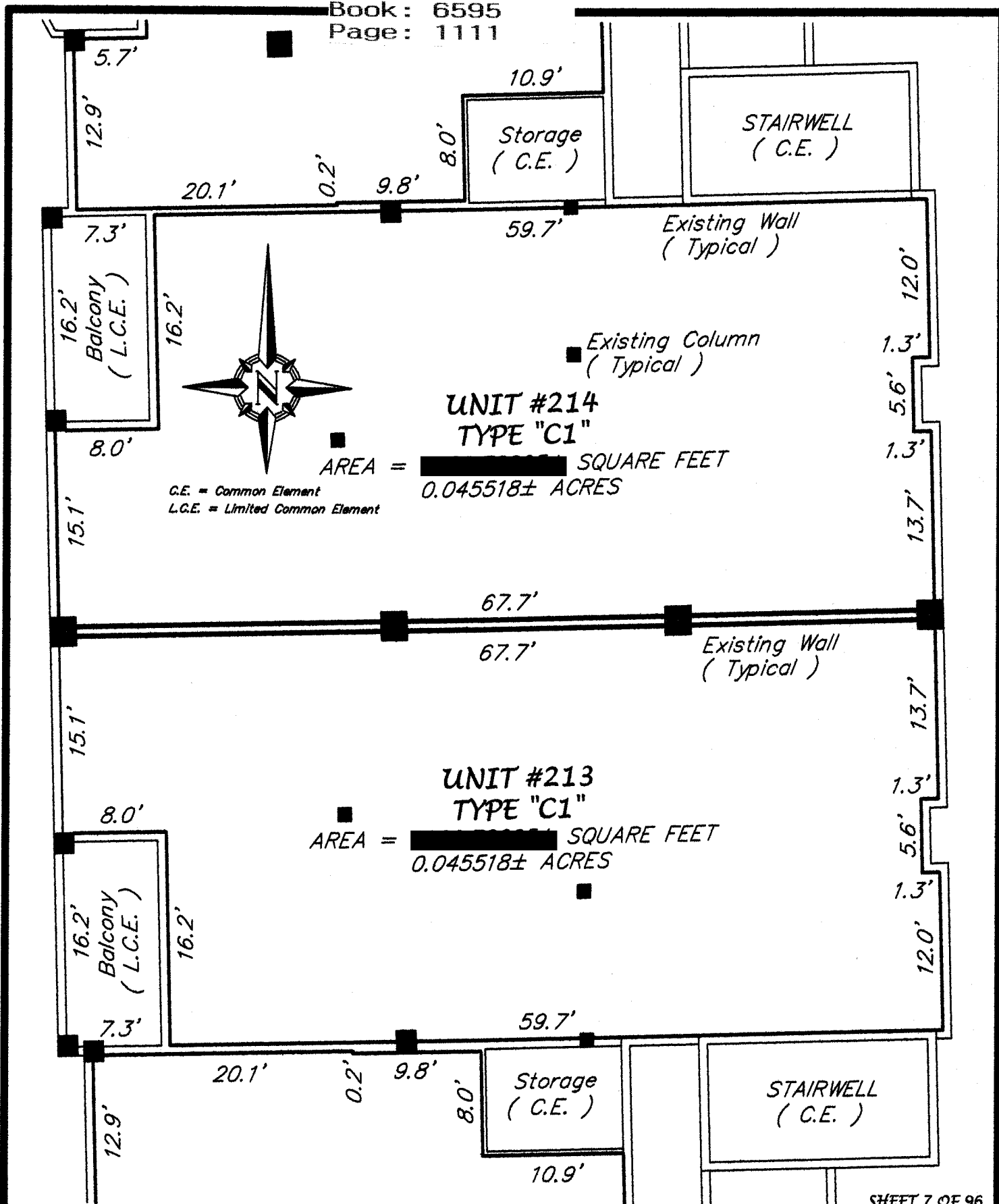
J. B. FRIES & ASSOCIATES, INC.

Professional Surveyor & Mapper
#3435 West State Road #40
Ormond Beach, Florida 32174
Phone: (386) 671-1700
Fax: (386) [REDACTED]
Email: info@bfries.com

Instrument# 2011-085728 # 11

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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

DRAWN BY:

JEFFREY E. FRIES

CHECKED BY:

BRYAN E. FRIES

SCALE:

1" = 10'

JOB NUMBER:

FILE NUMBER:

L14-2011

J. B. FRIES & ASSOCIATES, INC.

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Ormond Beach, Florida 32174
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Email: info@jbfries.com

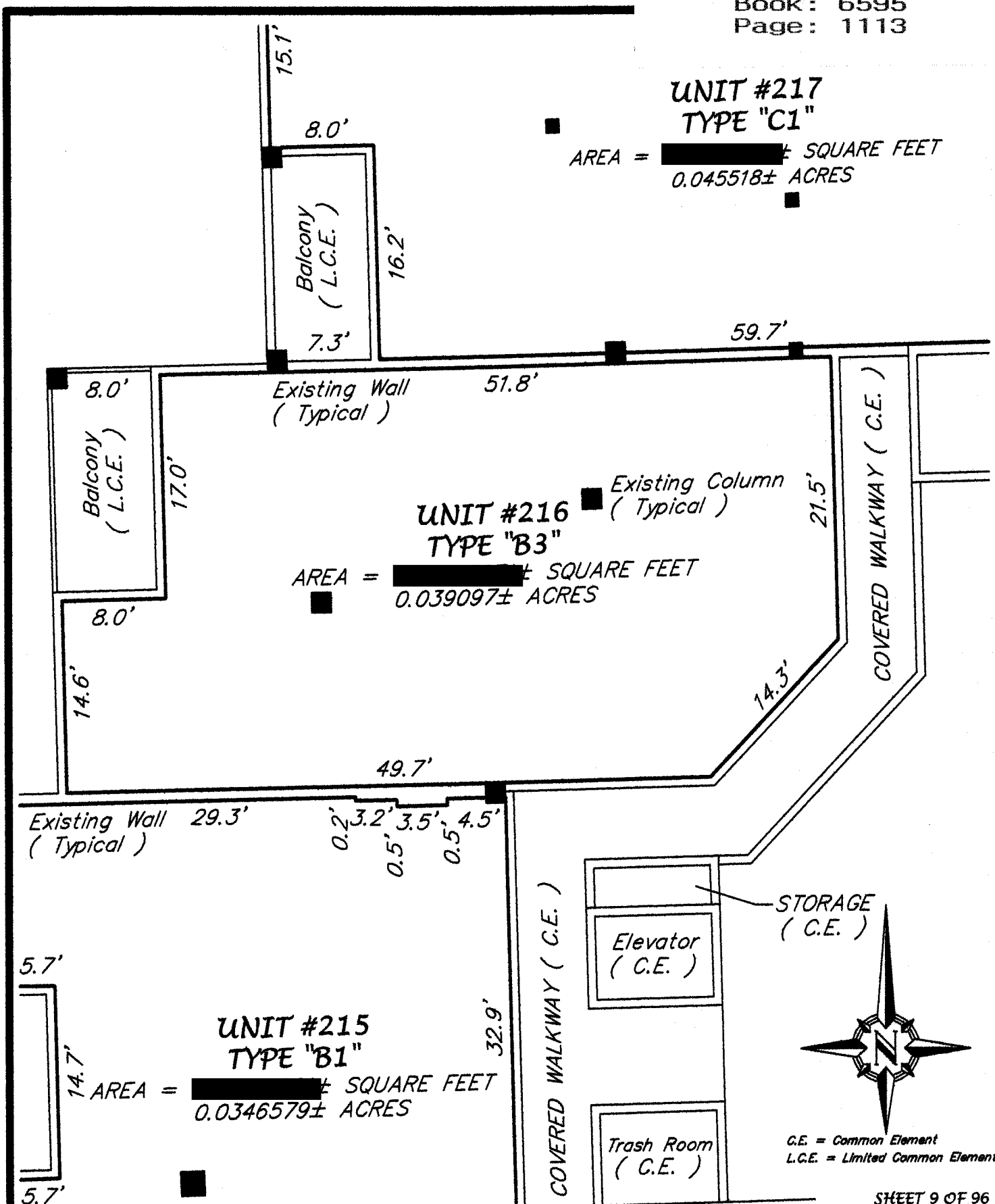


Professional Surveyor & Mapper
#3435 West State Road #40
Ormond Beach, Florida 32174
Phone: (386) 671-1700
Fax: (386) 671-1931
Email: info@bfries.com

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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

DRAWN BY:

JEFFREY E. FRIES

CHECKED BY:

BRYAN E. FRIES

SCALE:

1" = 10'

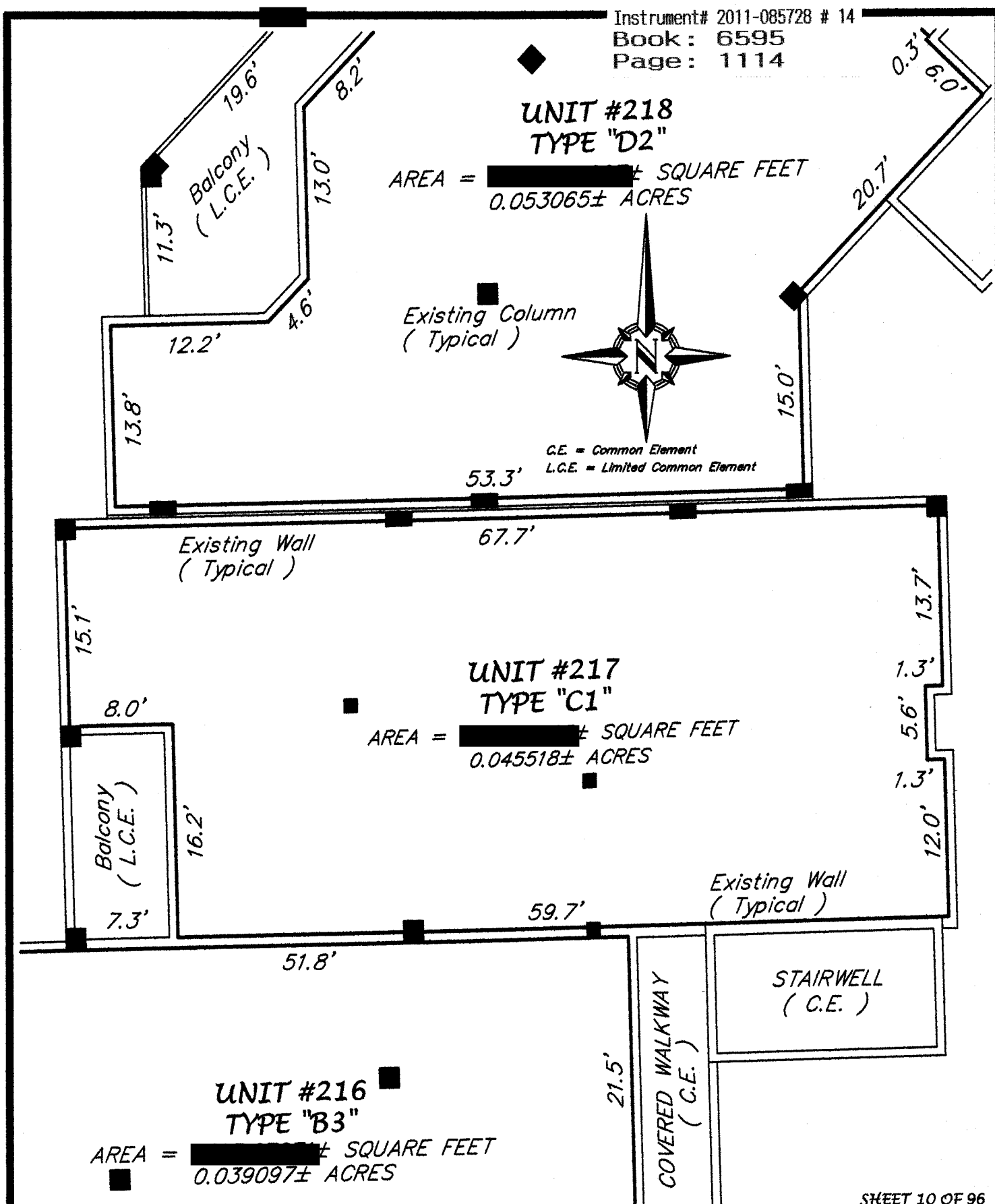
JOB NUMBER:

FILE NUMBER:

L16-2011

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



SHEET 10 OF 96

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:

CHECKED BY:

BRYAN E. FRIES

FILE NUMBER:

L17-2011

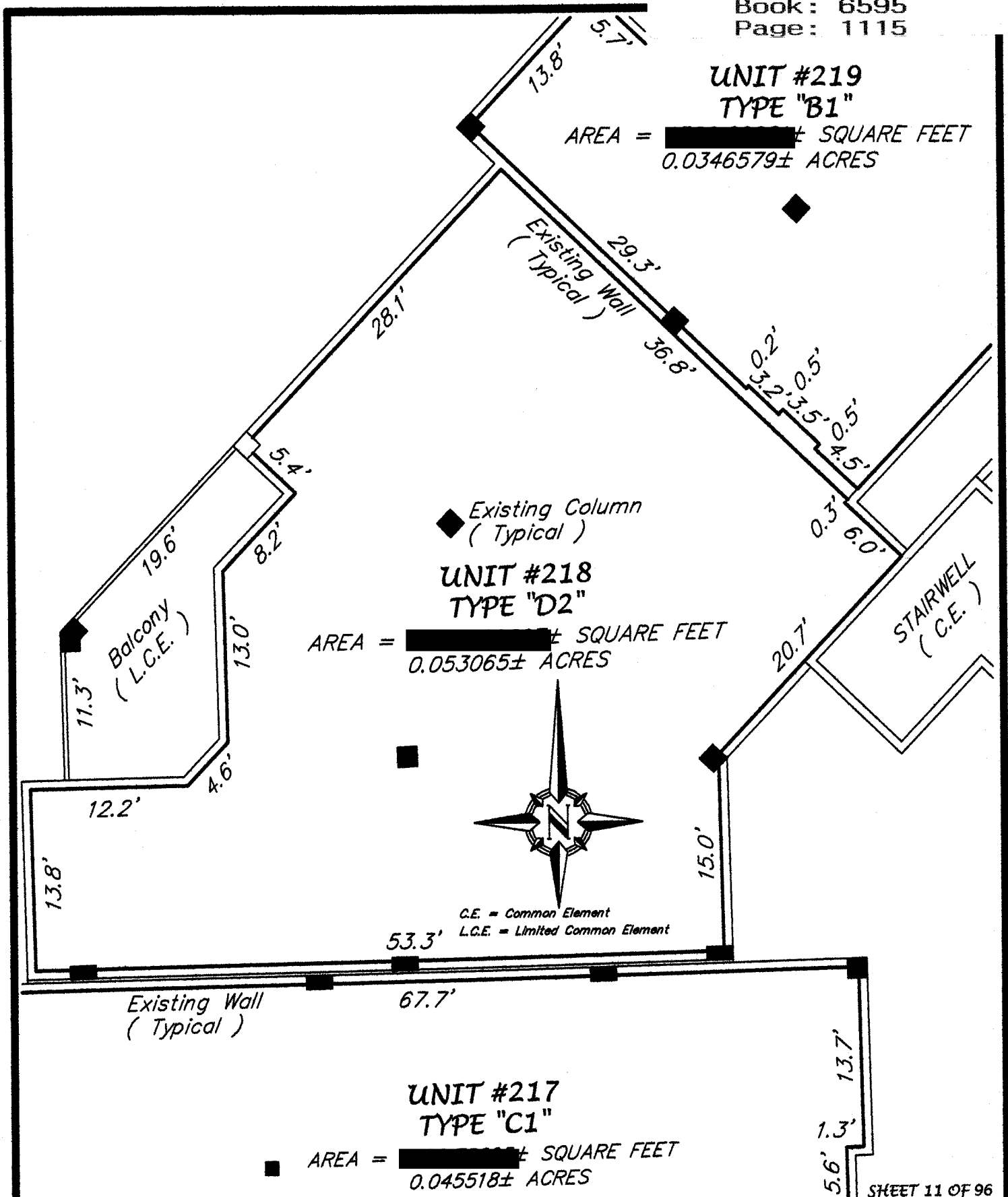
J. B. FRIES & ASSOCIATES, INC.

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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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

DRAWN BY:

JEFFREY E. FRIES

CHECKED BY:

BRYAN E. FRIES

SCALE:

1" = 10'

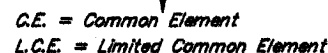
JOB NUMBER:

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



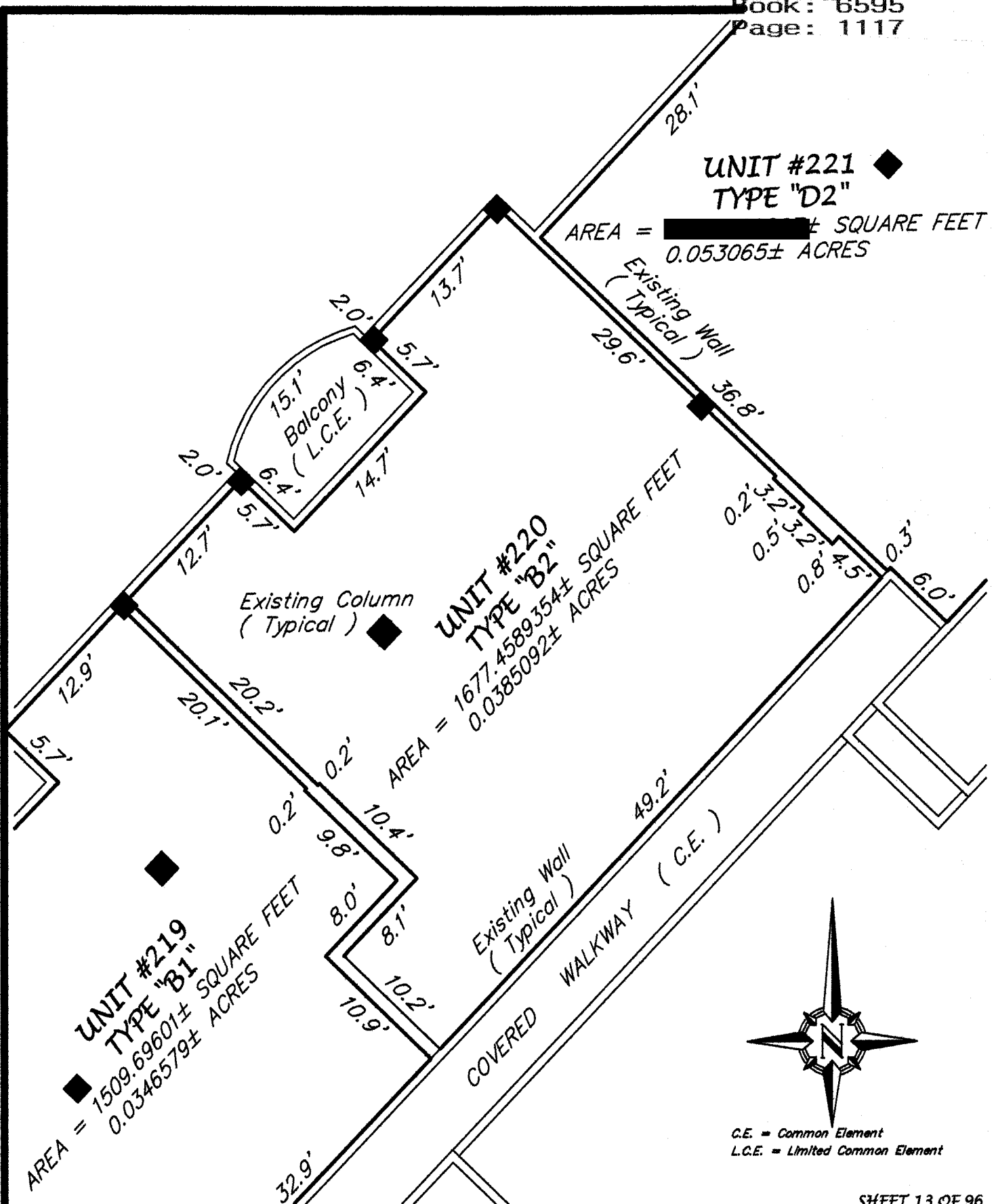
SHEET 12 OF 96

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

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Book: 6595

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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:

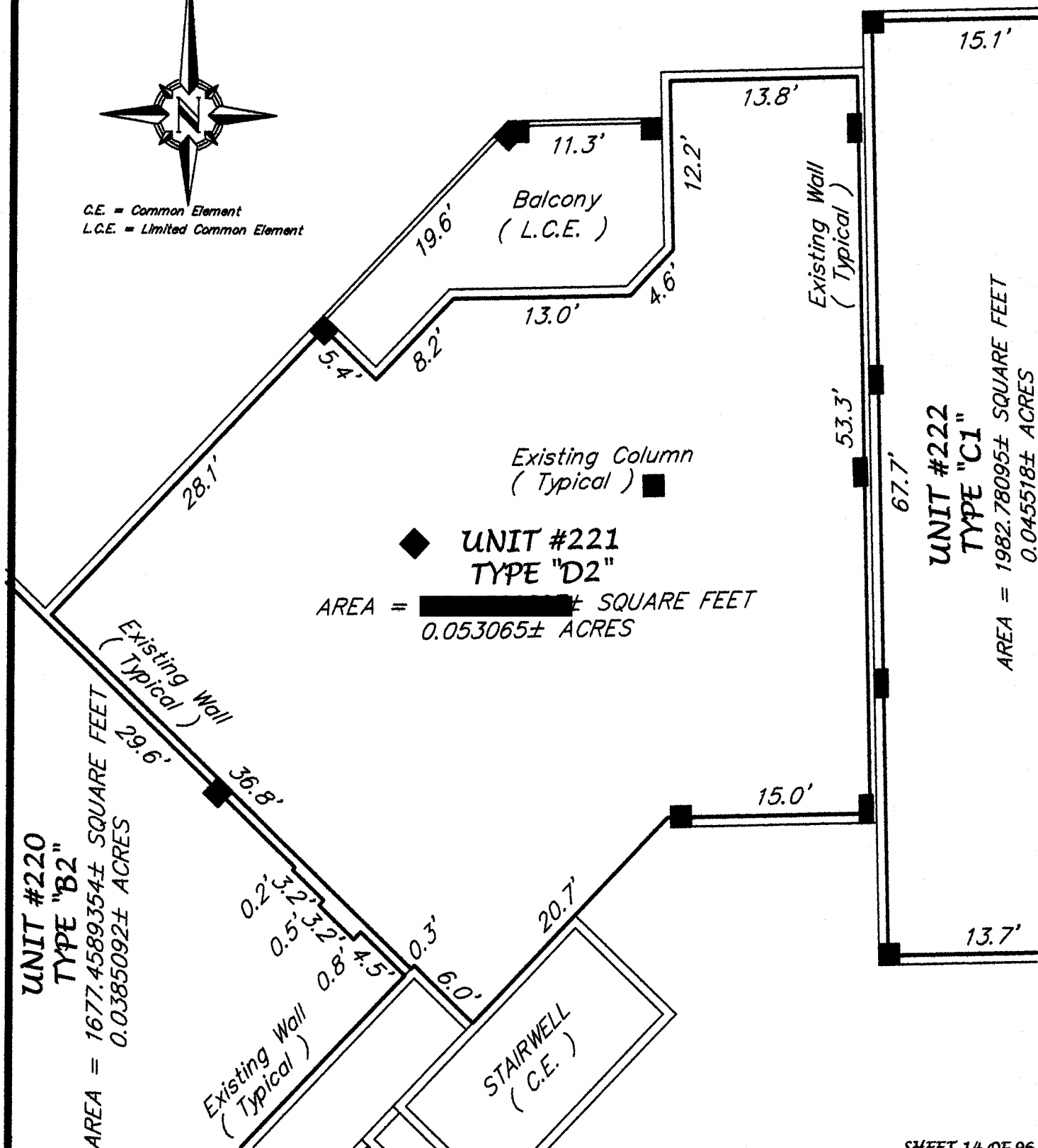
L20-2011

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



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



SHEET 14 OF 96

LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY - RESIDENTIAL UNIT 221

PREPARED FOR:

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

PARTY CHIEF:

BRYAN E. FRIES

DRAWN BY:

JEFFREY E. FRIES

CHECKED BY:

BRYAN E. FRIES

SCALE:

1" = 10'

JOE NUMBER:

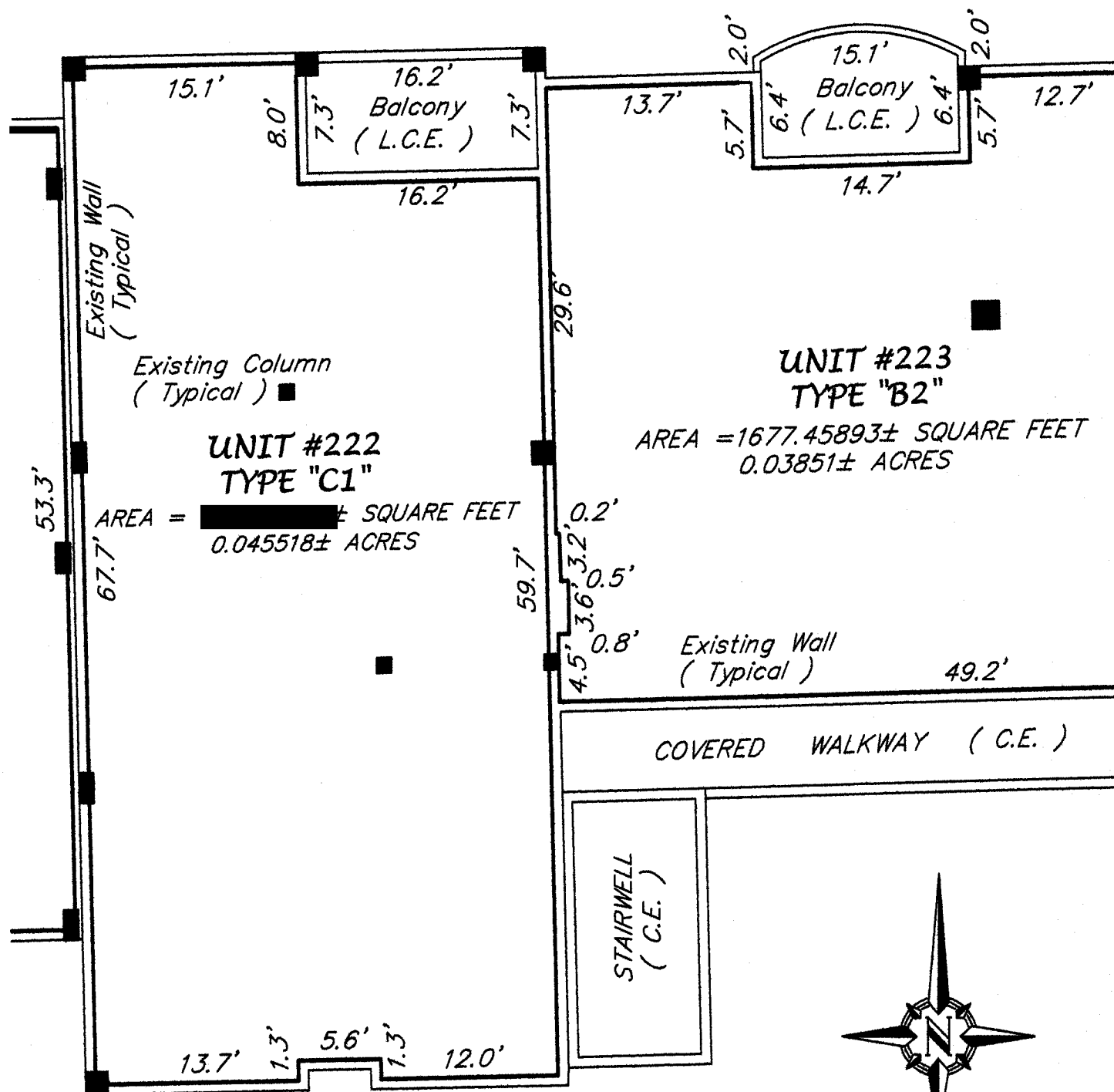
LEADER NUMBER

LE NUMBER:
L21-2011

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@bfries.com

Instrument# 2011-085728 # 19
Book: 6595
Page: 1119



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:

CHECKED BY:

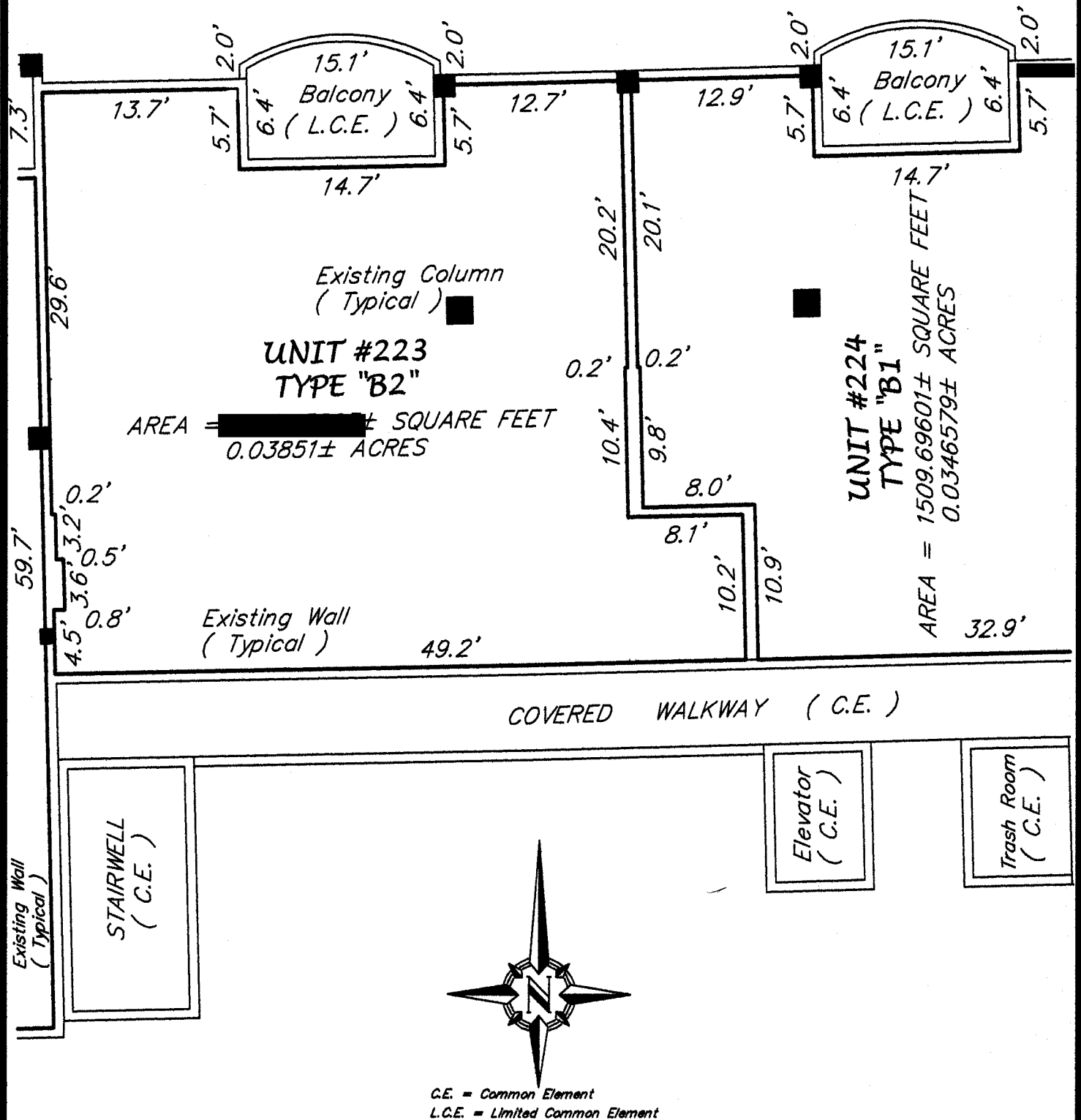
BRYAN E. FRIES

FILE NUMBER:

J. B. FRIES & ASSOCIATES, INC.

Professional Surveyor & Mapper
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Ormond Beach, Florida 32174
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Instrument# 2011-085728 # 20
Book: 6595
Page: 1120



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

DRAWN BY:

JEFFREY E. FRIES

CHECKED BY:

BRYAN E. FRIES

SCALE:

1" = 10'

JOB NUMBER:

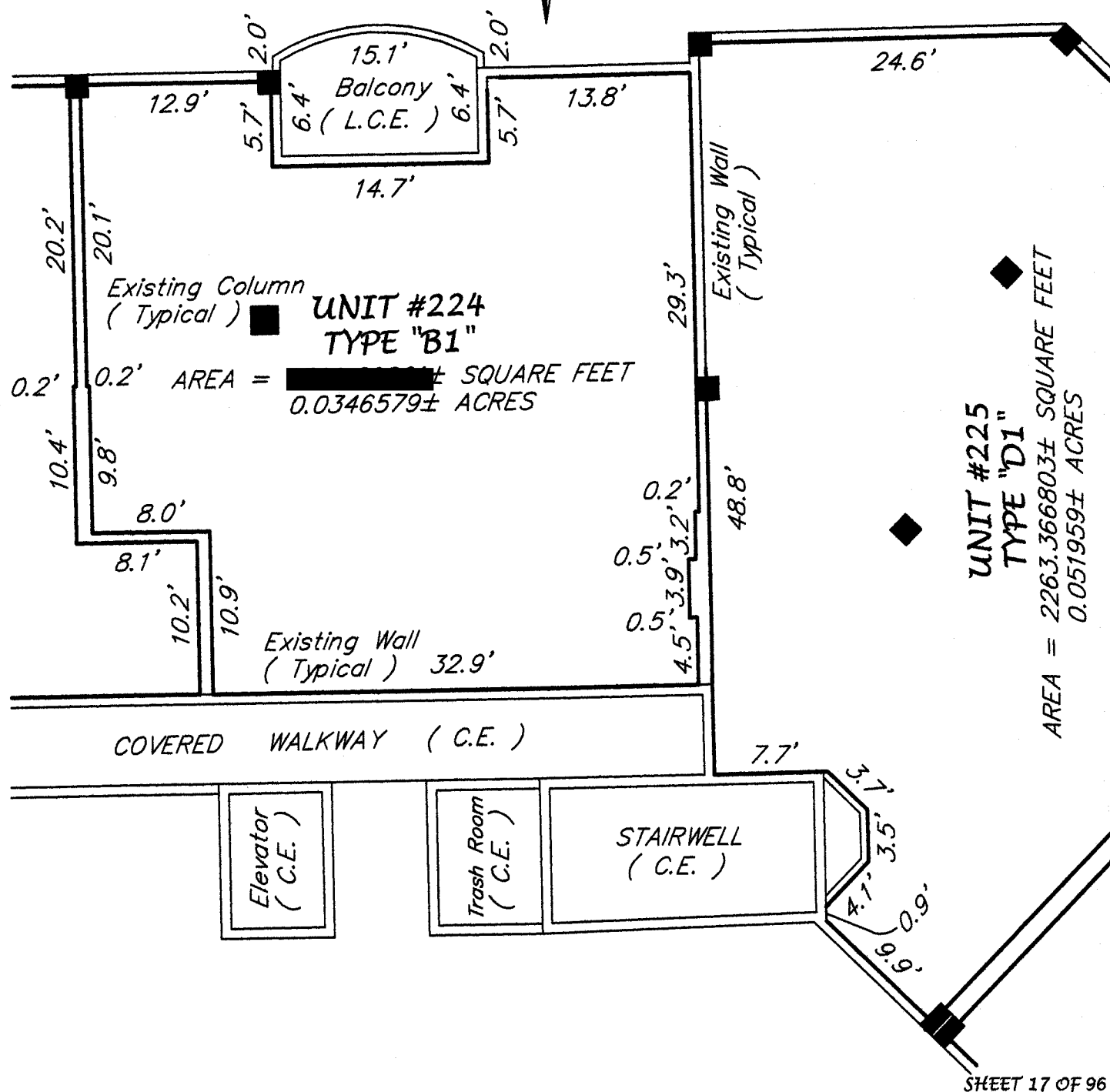
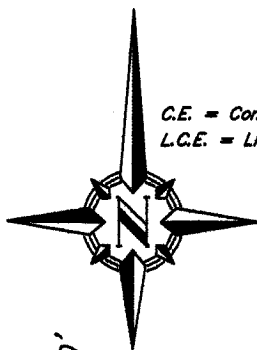
FILE NUMBER:

L23-2011

J. B. FRIES & ASSOCIATES, INC.

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



SHEET 17 OF 96

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

DRAWN BY:

JEFFREY E. FRIES

CHECKED BY:

BRYAN E. FRIES

SCALE:

1" = 10'

JOB NUMBER:

FILE NUMBER:

LE NUMBER:
L24-2011

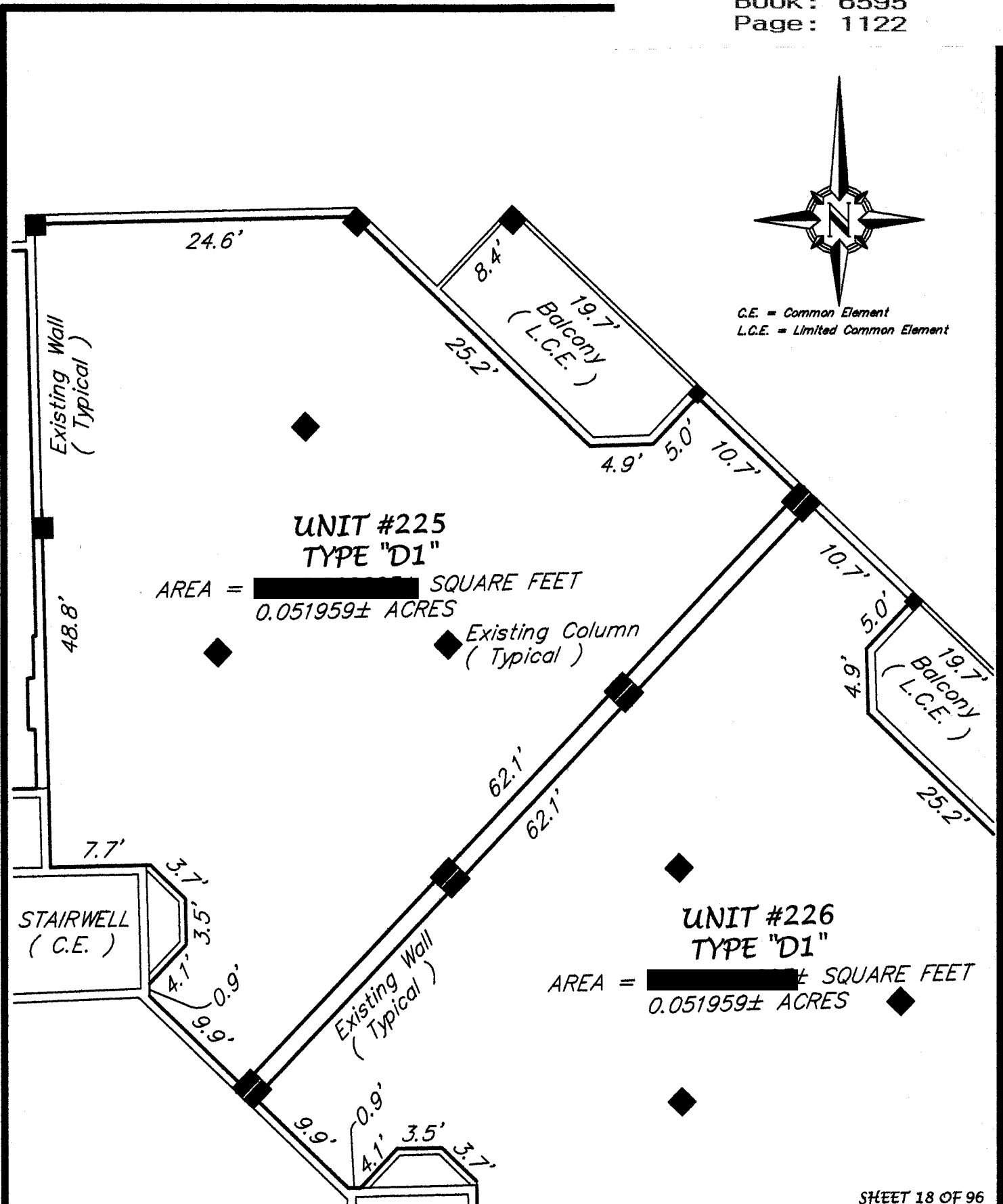
J. B. FRIES & ASSOCIATES, INC.

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Ormond Beach, Florida 32174
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Email: info@bfries.com

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

DRAWN BY:

JEFFREY E. FRIES

CHECKED BY:

BRYAN E. FRIES

SCALE:

1" = 10'

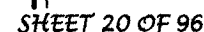
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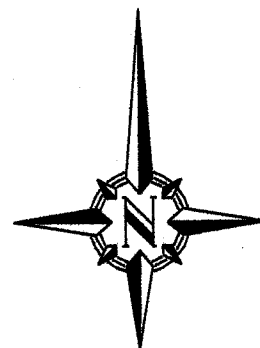
J. B. FRIES & ASSOCIATES, INC.

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

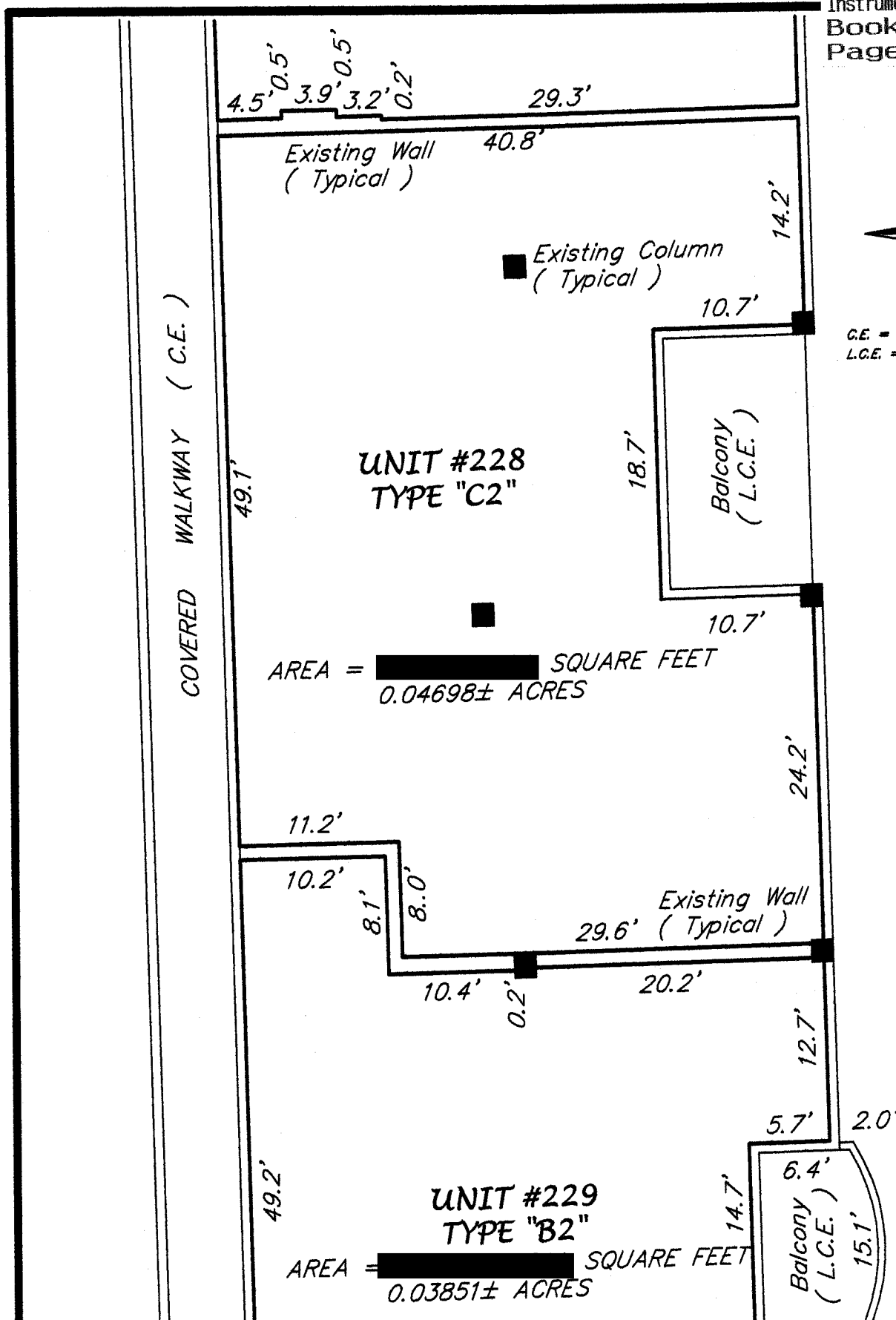


Professional Surveyor & Mapper
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Phone: (386) 671-1700
Fax: (386) 671-1931
Email: info@pfries.com

Instrument# 2011-085728 # 25
Book: 6595
Page: 1125



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



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

DRAWN BY:

JEFFREY E. FRIES

CHECKED BY:

BRYAN E. FRIES

SCALE:

1" = 10'

JOB NUMBER:

2500-0011

FILE NUMBER:

L28-2011

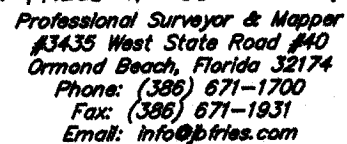
J. B. FRIES & ASSOCIATES, INC.

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SHEET 22 OF 96

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Page: 1128

Existing Wall
(Typical)

STAIRWELL
(C.E.)

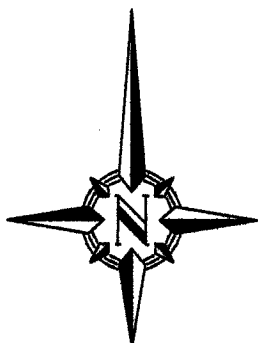
Existing Column
(Typical) ■

UNIT #232
TYPE "B2"

AREA = 1677.45893± SQUARE FEET
0.03851± ACRES

AREA = [REDACTED] ± SQUARE FEET
0.04698 ± ACRES

UNIT #233
TYPE "C2"



G.E. = Common Element
L.G.E. = Limited Common Element

COVERED WALKWAY (C.E.)

SHEET 24 OF 96

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

DRAWN BY:

JEFFREY E. FRIES

CHECKED BY:

BRYAN E. FRIES

GOVERNMENT

1" = 10'

JOB NUMBER:

FILE NUMBER:

LE NUMBER
131-2011

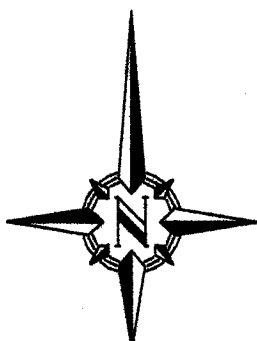
J. B. FRIES & ASSOCIATES, INC.

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Instrument# 2011-085728 # 29

Book: 6595

Page: 1129



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

COVERED WALKWAY (C.E.)

UNIT #232

TYPE "B2"

AREA = ~~1277.15~~ ± SQUARE FEET
0.03851 ± ACRES

Balcony
(L.C.E.)
15.1'
6.4'

14.7'

5.7'

2.0'

12.7'

10.4'

0.2'

20.2'

29.6' Existing Wall
(Typical)

8.0'

10.2'

11.2'

24.2'

AREA = ~~2212.15~~ ± SQUARE FEET
0.04698 ± ACRES

UNIT #233

TYPE "C2"

10.7'

10.0'

Balcony
(L.C.E.)
18.7'

10.0'

10.7'

14.2'

Existing Column
(Typical)

Existing Wall
(Typical) 40.8'

4.5' 3.5' 3.2' 0.2'

29.3'

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:

CHECKED BY:

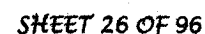
BRYAN E. FRIES

FILE NUMBER:

L32-2011

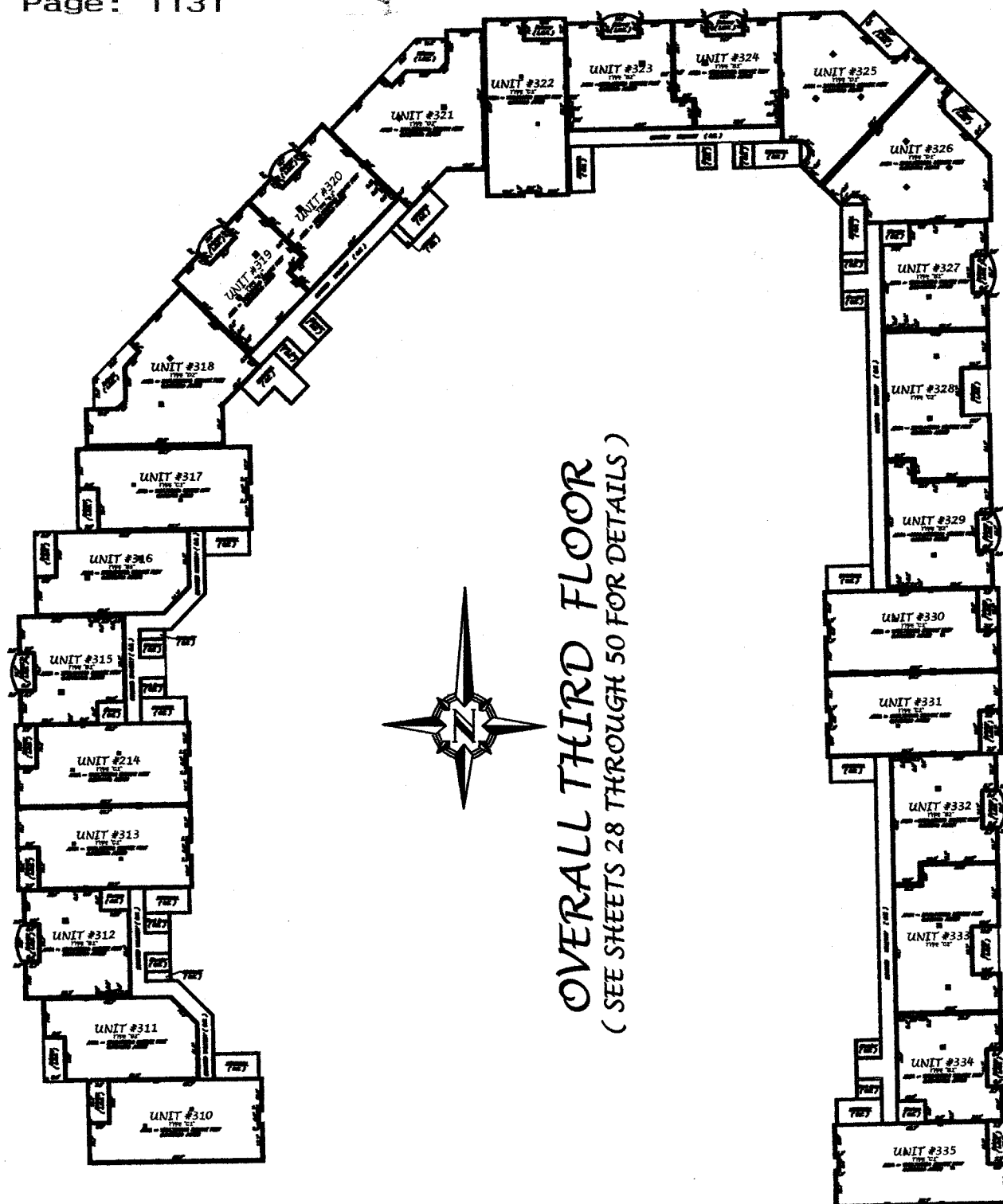
J. B. FRIES & ASSOCIATES, INC.

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Instrument# 2011-085728 # 31
 Book : 6595
 Page : 1131



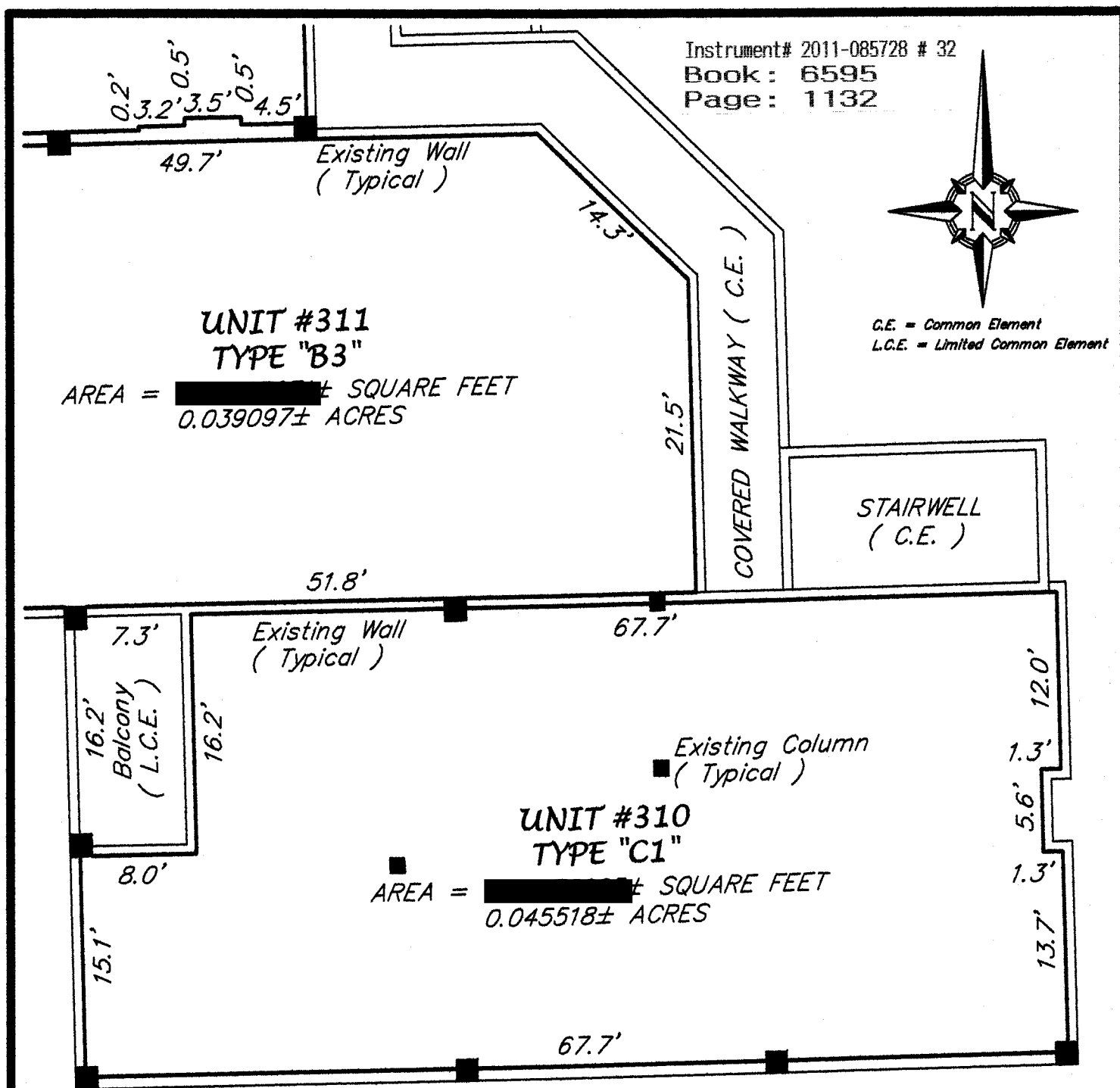
OVERALL THIRD FLOOR
 (SEE SHEETS 28 THROUGH 50 FOR DETAILS)

SHEET 27 OF 96

J. B. PRIES & ASSOCIATES, INC.
 Professional Engineer & Surveyor
 6545 West State Road #40
 Orlando, Florida 32817
 Phone (407) 871-1700
 Fax (407) 871-1837
 Email: jbpries@pbri.com

SUBDIVISION: TURBANT SQUARE 1, A CONDOMINIUM UNIT BOUNDARY-OVERALL THIRD FLOOR PLAN			
DATE	BY	FOR	REVISION
01/11/11	BRYAN E. PRIES	AS SHOWN	1
02/01/11	BRYAN E. PRIES	2000-2011	2
02/01/11	BRYAN E. PRIES	2000-2011	3
02/01/11	BRYAN E. PRIES	2000-2011	4

MR. JEFFREY C. SMITH, ESQUIRE
 6800 WEST CANALIA BOULEVARD
 ORLANDO, FLORIDA 32835



SHEET 28 OF 96

LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY - RESIDENTIAL UNIT 310

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:

L35-2011

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

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

DRAWN BY:

JEFFREY E. FRIES

CHECKED BY:

BRYAN E. FRIES

SCALE:

1" = 10'

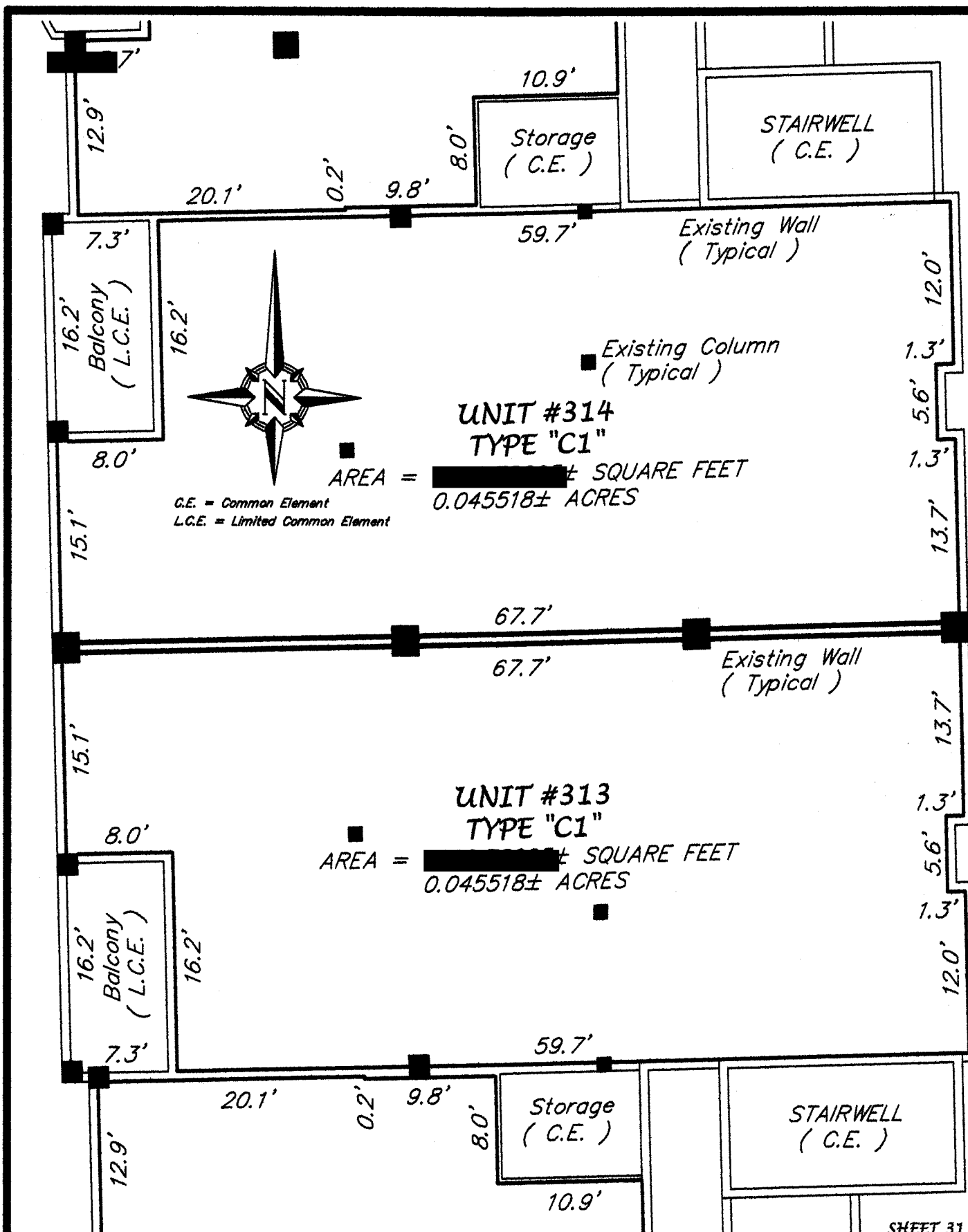
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136-2011

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@bfries.com



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

DRAWN BY:

JEFFREY E. FRIES

CHECKED BY:

BRYAN E. FRIES

SCALE:

1" = 10'

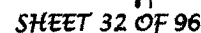
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FILE NUMBER:

L38-2011

J. B. FRIES & ASSOCIATES, INC.

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Email: info@jbfries.com



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#3435 West State Road #40
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Email: info@bfriles.com

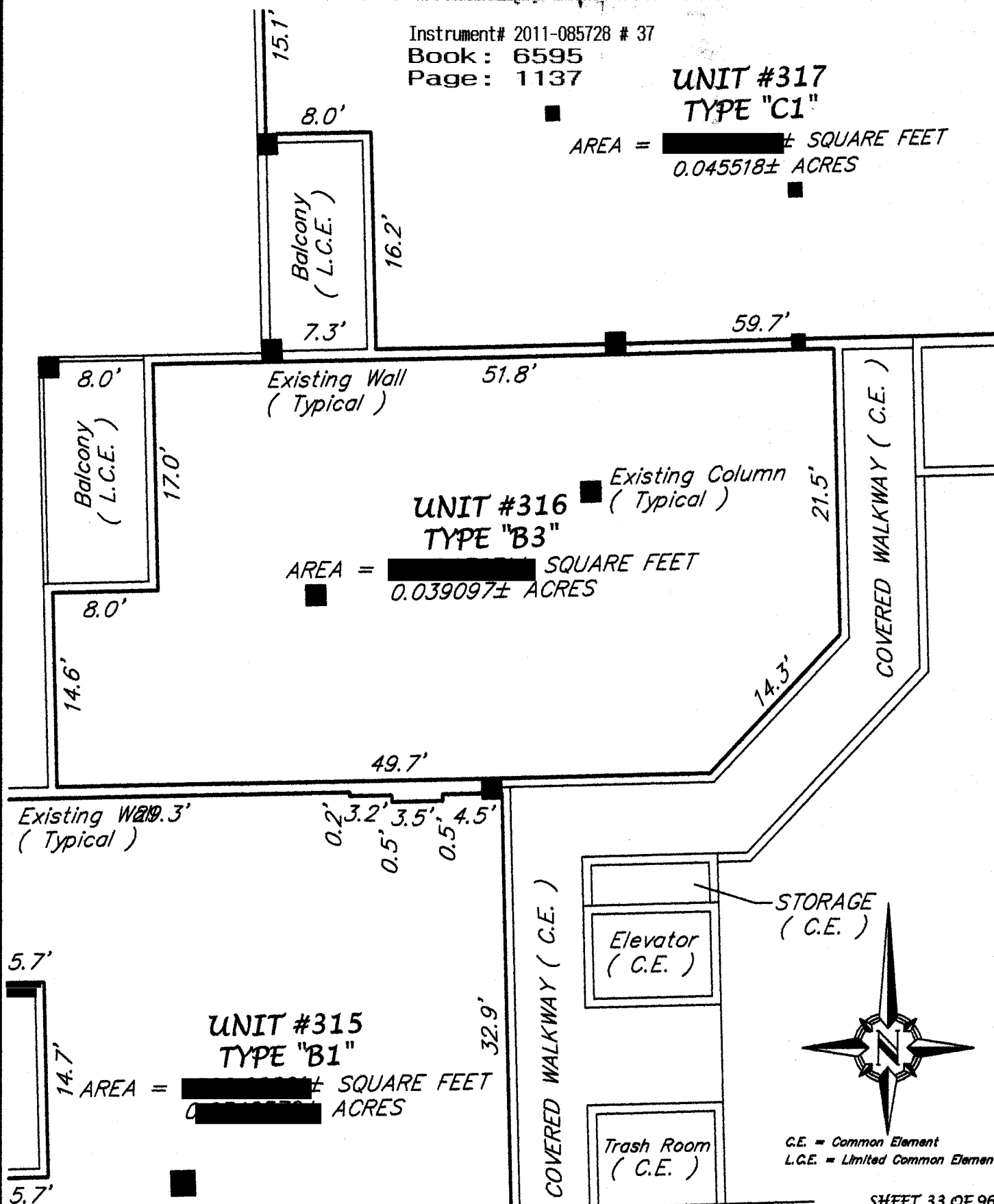
Instrument# 2011-085728 # 37

Book : 6595

Page : 1137

UNIT #317
TYPE "C1"

AREA = [REDACTED] ± SQUARE FEET
0.045518 ± ACRES



UNIT #316
TYPE "B3"

AREA = [REDACTED] SQUARE FEET
0.039097 ± ACRES

UNIT #315
TYPE "B1"

AREA = [REDACTED] ± SQUARE FEET
[REDACTED] ACRES

STORAGE
(C.E.)

Elevator
(C.E.)

Trash Room
(C.E.)

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

SHEET 33 OF 96

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

DRAWN BY:

JEFFREY E. FRIES

CHECKED BY:

BRYAN E. FRIES

SCALE:

1" = 10'

JOB NUMBER:

FILE NUMBER:

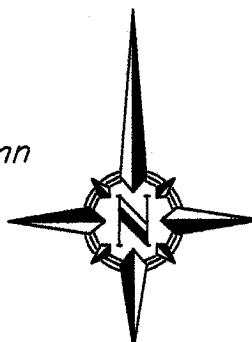
L40-2011

J. B. FRIES & ASSOCIATES, INC.

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#3435 West State Road #40
Ormond Beach, Florida 32174
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Fax: (386) 671-1931
Email: info@jbfries.com

AREA = [REDACTED] SQUARE FEET
0.053065± ACRES

Existing Column
(Typical)



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

53.3'

Existing Wall
(Typical)

UNIT #317
TYPE "C1"

AREA = [REDACTED] SQUARE FEET
0.045518± ACRES

Balcony
(L.C.E.)

Existing Wall
(Typical)

STAIRWELL
(C.E.)

UNIT #316
TYPE "B3"

AREA = [REDACTED] SQUARE FEET
[REDACTED] 0.039097± ACRES

COVERED WALKWAY
(C.E.)

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

DRAWN BY:

JEFFREY E. FRIES

CHECKED BY:

BRYAN E. FRIES

SCALE:

1" = 10'

JOB NUMBER:

FILE NUMBER:

LE NUMBER:
L41-2011

J. B. FRIES & ASSOCIATES, INC.

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Email: info@bfries.com

Instrument# 2011-085728 # 39
Book: 6595
Page: 1139

UNIT #319
TYPE "B1"

AREA = [REDACTED] ± SQUARE FEET
0.0346579± ACRES

◆ Existing Column
(Typical)

UNIT #318
TYPE "D2"

AREA = [REDACTED] ± SQUARE FEET
0.053065± ACRES



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

UNIT #317
TYPE "C1"

■ AREA = 1982.78095± SQUARE FEET
0.045518± ACRES

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

DRAWN BY:

JEFFREY E. FRIES

CHECKED BY:

BRYAN E. FRIES

SCALE:

1" = 10'

JOB NUMBER:

2398-2011

FILE NUMBER:

L42-2011

J. B. FRIES & ASSOCIATES, INC.

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Phone: (386) 671-1700
Fax: (386) 671-1931
Email: info@jbfries.com



SHEET 36 OF 96

LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY - RESIDENTIAL UNIT 319

PREPARED FOR:

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

PARTY CHIEF:

BRYAN E. FRIES

DRAWN BY:

JEFFREY E. FRIES

CHECKED BY:

BRYAN E. FRIES

ISRAEL

SCALE:
1" = 10'

JOB NUMBER:

FILE NUMBER

LE NUMBER:
L43-2011

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@bfries.com

Instrument# 2011-085728 # 41
Book: 6595
Page: 1141

UNIT #321 ◆
TYPE "D2"

AREA = [REDACTED] ± SQUARE FEET
0.053065± ACRES

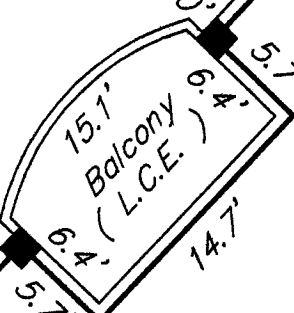
Existing Column
(Typical) ◆

UNIT #320
TYPE "B2"

AREA = 1677.4589354± SQUARE FEET
0.0385092± ACRES

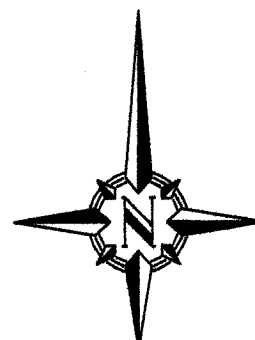
UNIT #319 ◆
TYPE "B1"

AREA = 1509.69601± SQUARE FEET
0.0346579± ACRES



Existing Wall
(Typical)

COVERED WALKWAY (C.E.)



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

SHEET 37 OF 96

LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY - RESIDENTIAL UNIT 320

PREPARED FOR:

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

PARTY CHIEF:

BRYAN E. FRIES

DRAWN BY:

JEFFREY E. FRIES

CHECKED BY:

BRYAN E. FRIES

SCALE:

1" = 10'

JOB NUMBER:

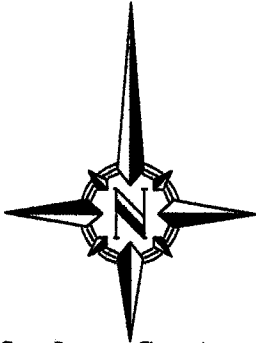
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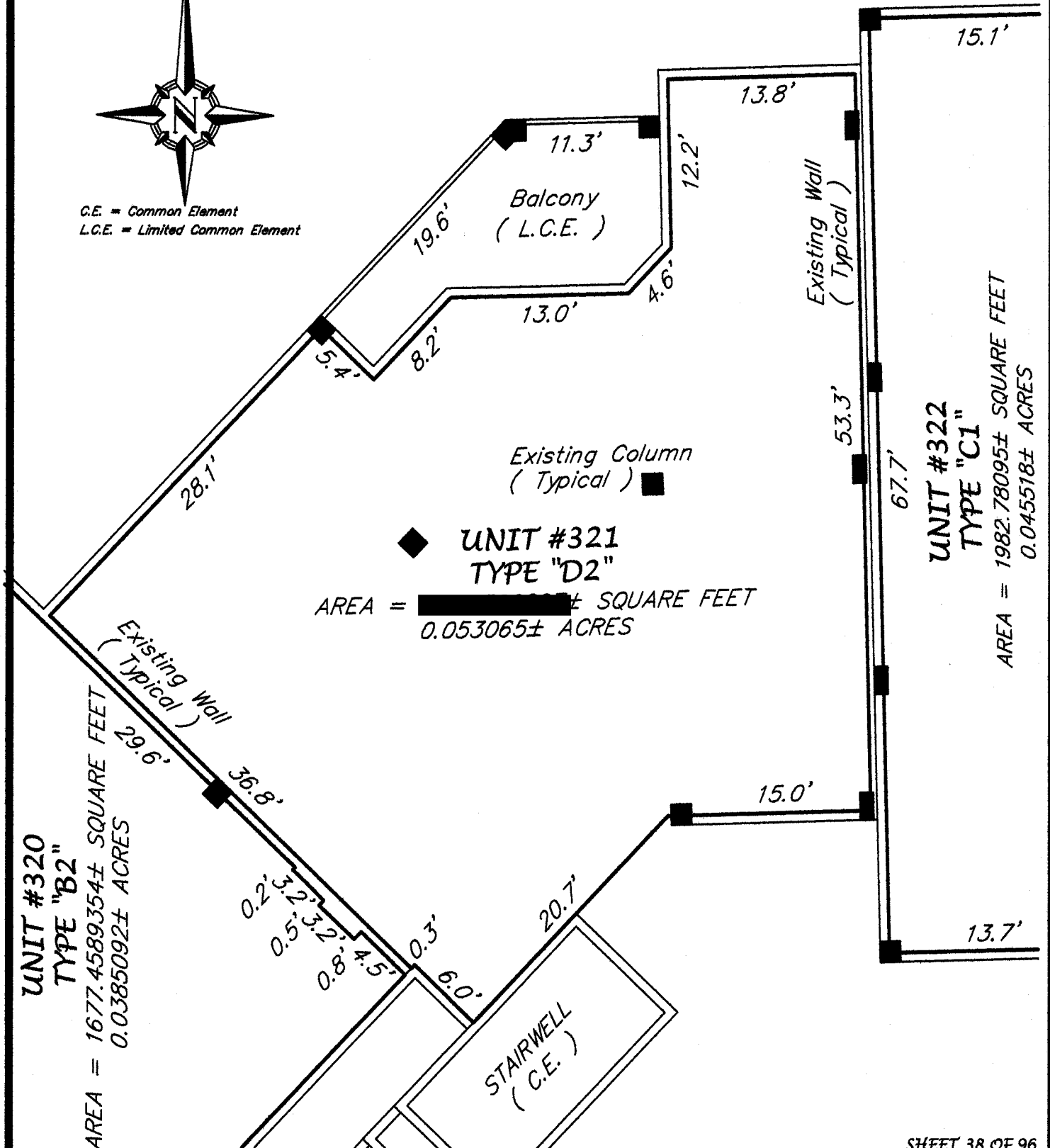
L44-2011

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



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



SHEET 38 OF 96

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

DRAWN BY:

JEFFREY E. FRIES

CHECKED BY:

BRYAN E. FRIES

SCALE:

1" = 10'

JOB NUMBER:

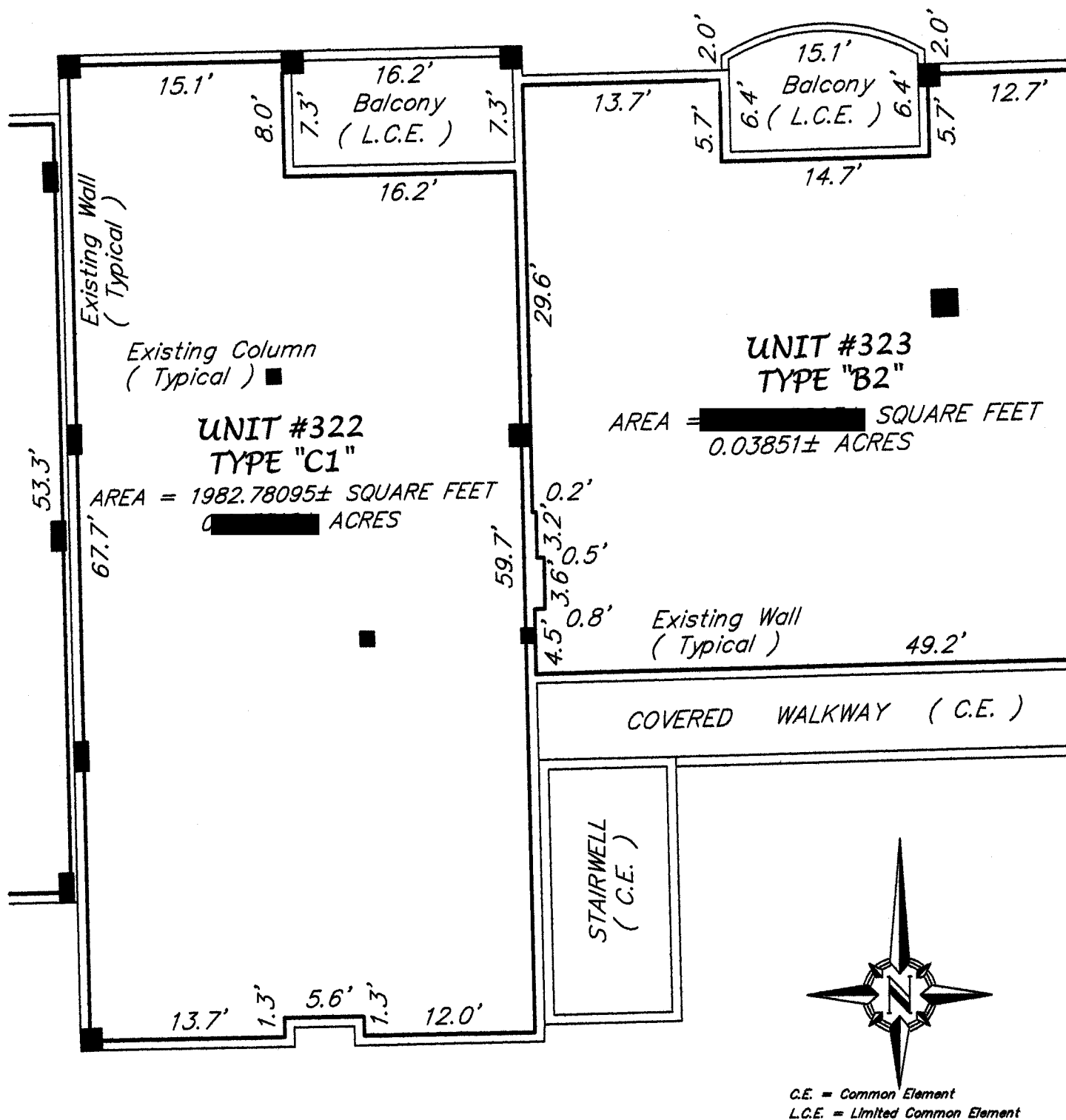
FILE NUMBER

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L45-2011

J. B. FRIES & ASSOCIATES, INC.

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#3435 West State Road #40
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Instrument# 2011-085728 # 43
Book: 6595
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

DRAWN BY:

JEFFREY E. FRIES

CHECKED BY:

BRYAN E. FRIES

SCALE:

1" = 10'

JOB NUMBER:

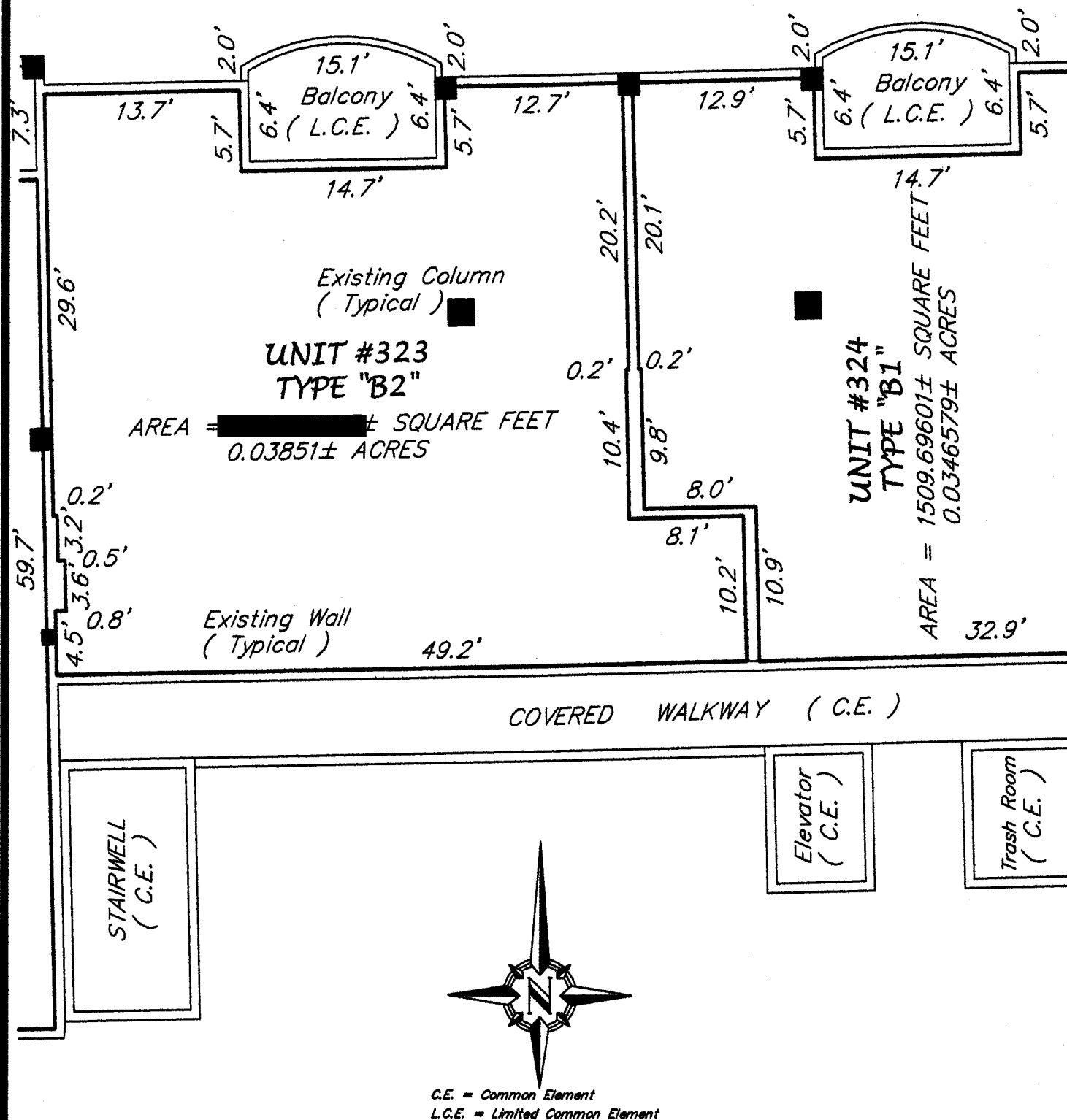
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L46-2011

J. B. FRIES & ASSOCIATES, INC.

Professional Surveyor & Mapper
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Ormond Beach, Florida 32174
Phone: (386) 671-1700
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Instrument# 2011-085728 # 44
Book: 6595
Page: 1144



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

DRAWN BY:

JEFFREY E. FRIES

CHECKED BY:

BRYAN E. FRIES

SCALE:

1" = 10'

JOB NUMBER:

FILE NUMBER:

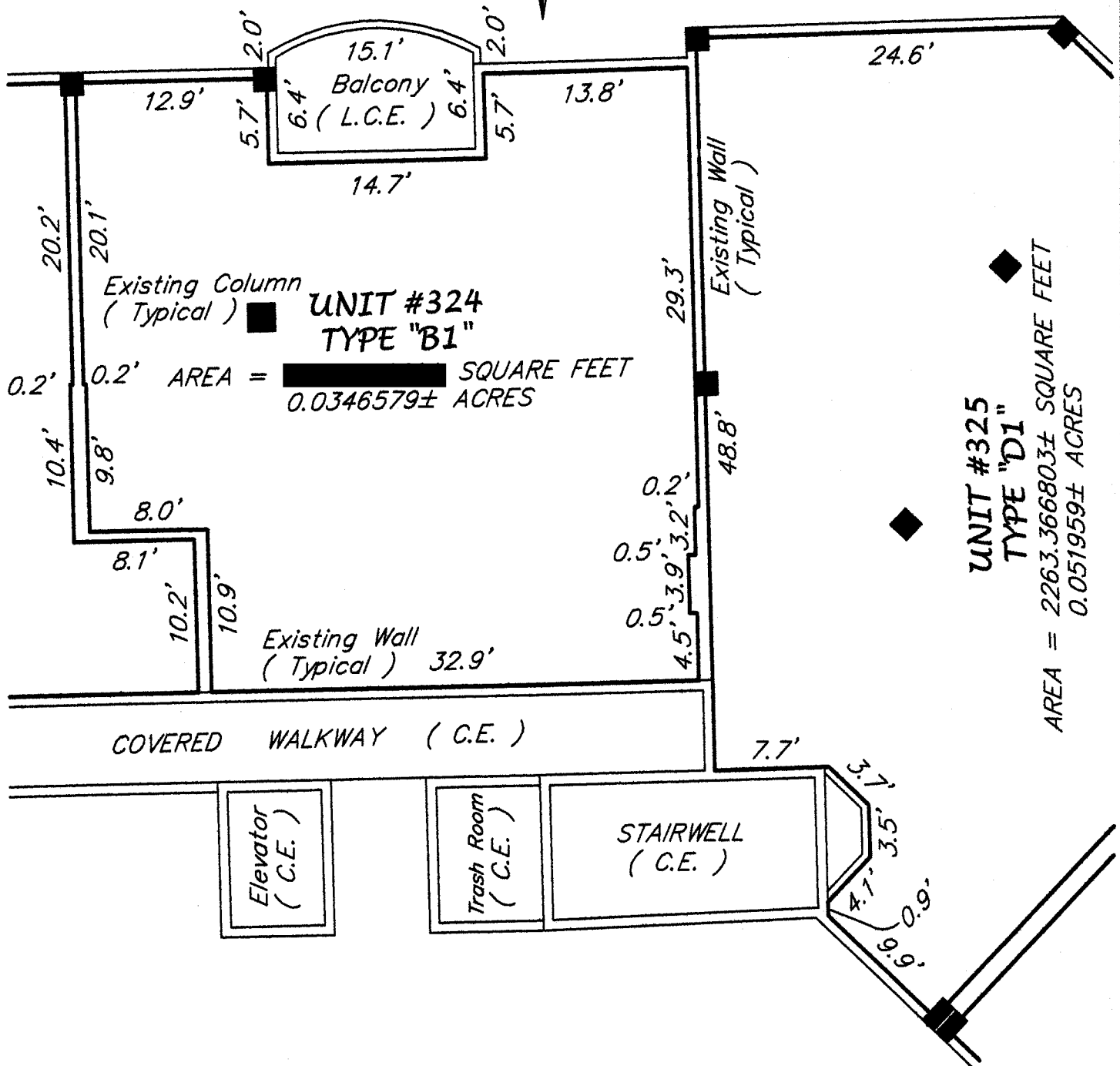
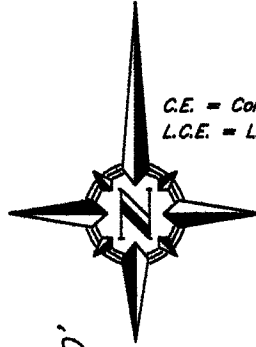
L47-2011

J. B. FRIES & ASSOCIATES, INC.

Professional Surveyor & Mapper
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Ormond Beach, Florida 32174
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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

DRAWN BY:

JEFFREY E. FRIES

CHECKED BY:

BRYAN E. FRIES

SCALE:

1" = 10'

JOB NUMBER:

FILE NUMBER:

L48-2011

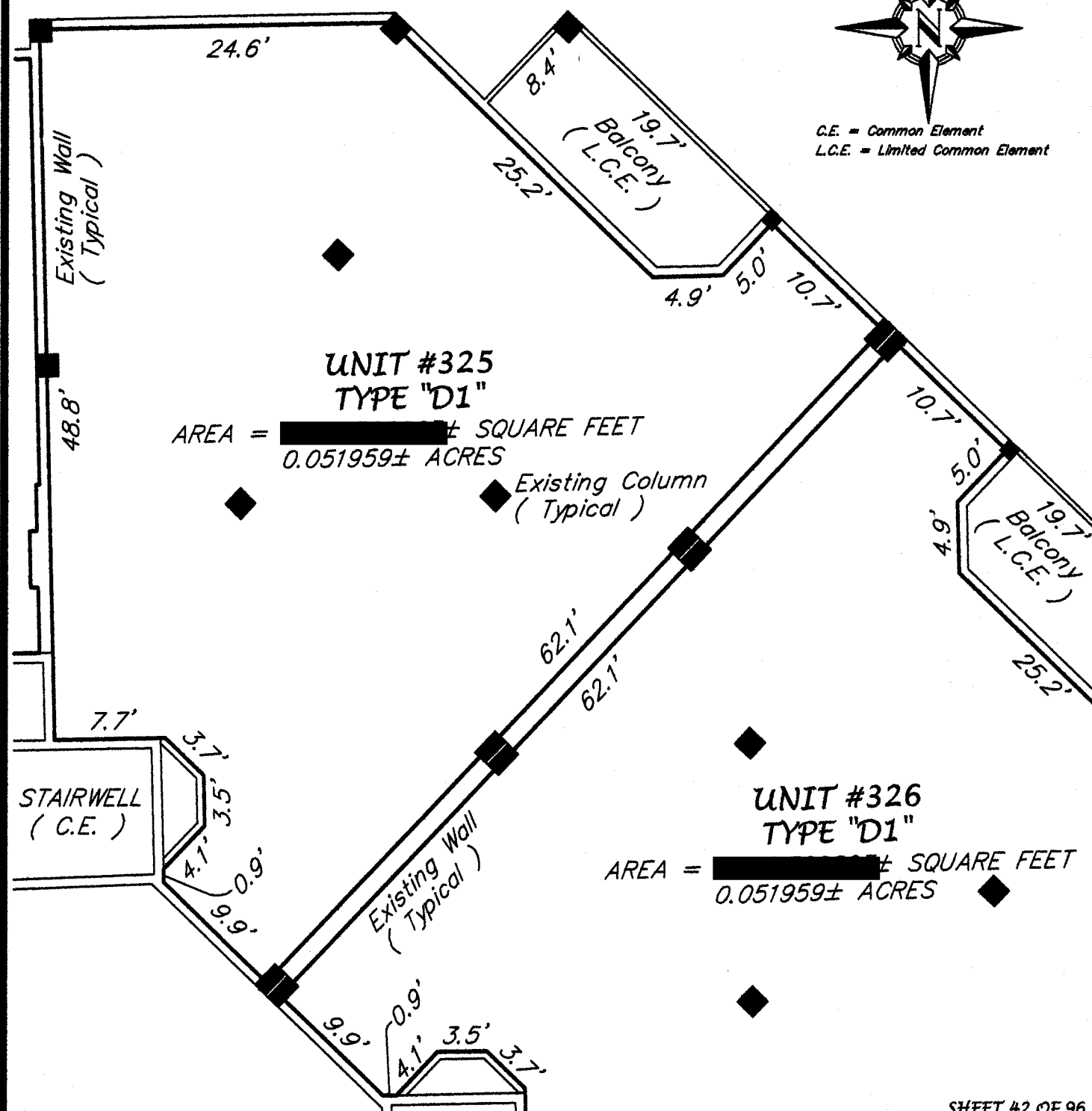
J. B. FRIES & ASSOCIATES, INC.

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



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



SHEET 42 OF 96

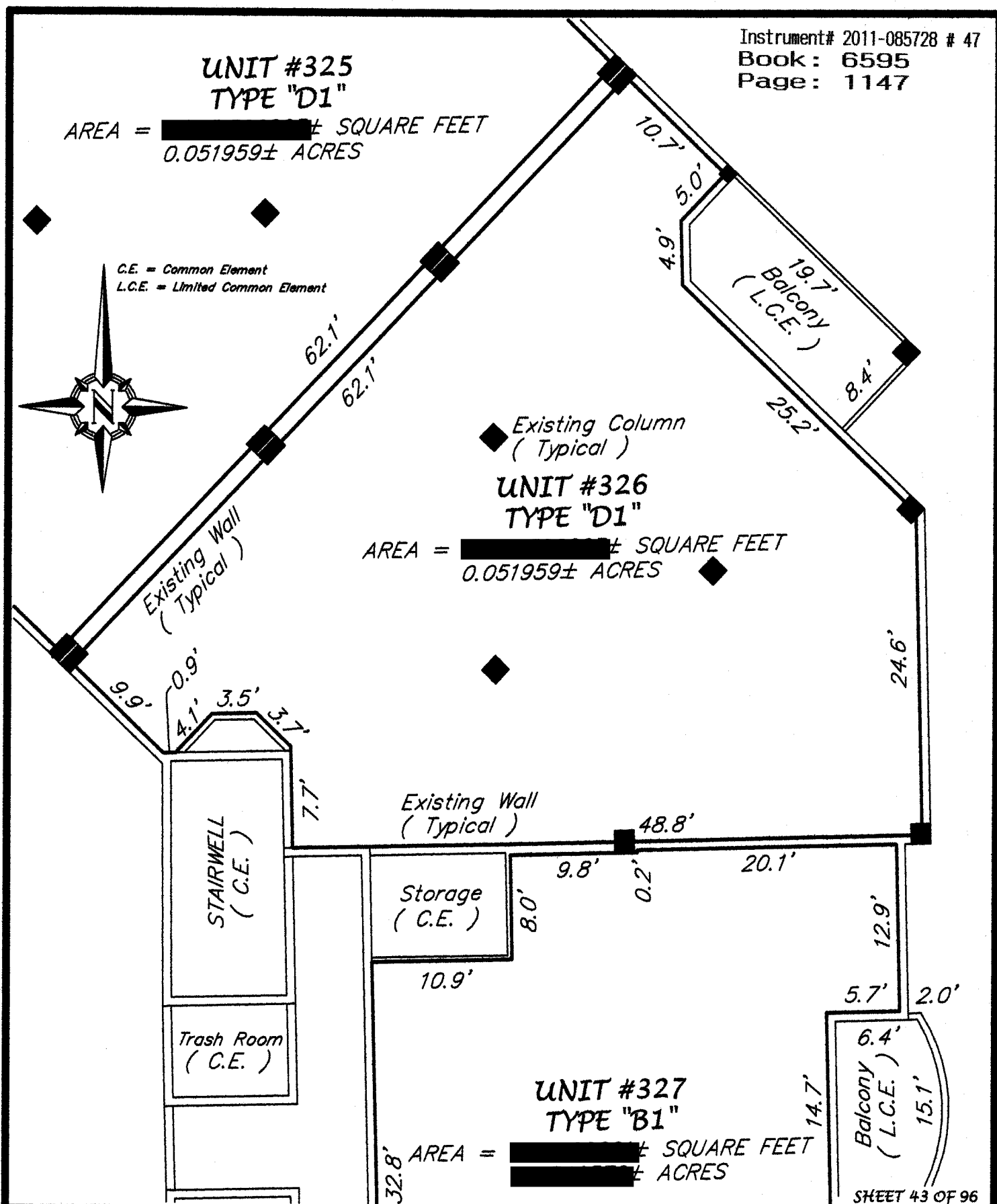
LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY - RESIDENTIAL UNIT 325

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

PARTY CHIEF: BRYAN E. FRIES
 DRAWN BY: JEFFREY E. FRIES
 CHECKED BY: BRYAN E. FRIES

SCALE:
 1" = 10'
 JOB NUMBER:
 FILE NUMBER:
 L49-2011

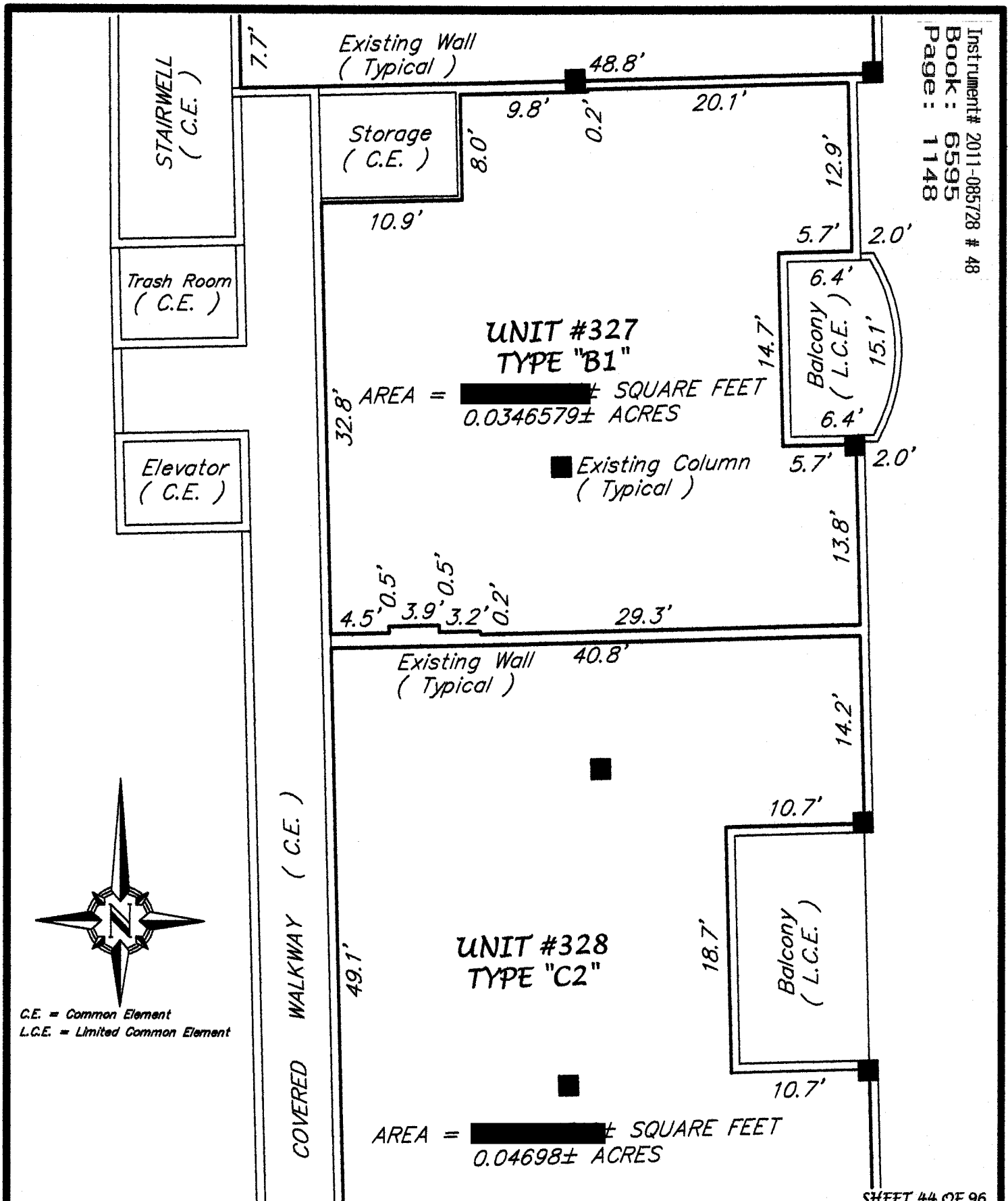
J. B. FRIES & ASSOCIATES, INC.
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 Ormond Beach, Florida 32174
 Phone: (386) 671-1700
 Fax: (386) [REDACTED]
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SHEET 43 OF 96

LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY - RESIDENTIAL UNIT 326		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	
PREPARED FOR: MR. JEFFREY C. SWEET, ESQUIRE #595 WEST GRANADA BOULEVARD ORMOND BEACH, FLORIDA	PARTY CHIEF: BRYAN E. FRIES	SCALE: 1" = 10'	JOB NUMBER: [REDACTED]
	DRAWN BY: JEFFREY E. FRIES	FILE NUMBER: [REDACTED]	
	CHECKED BY: BRYAN E. FRIES	[REDACTED]	

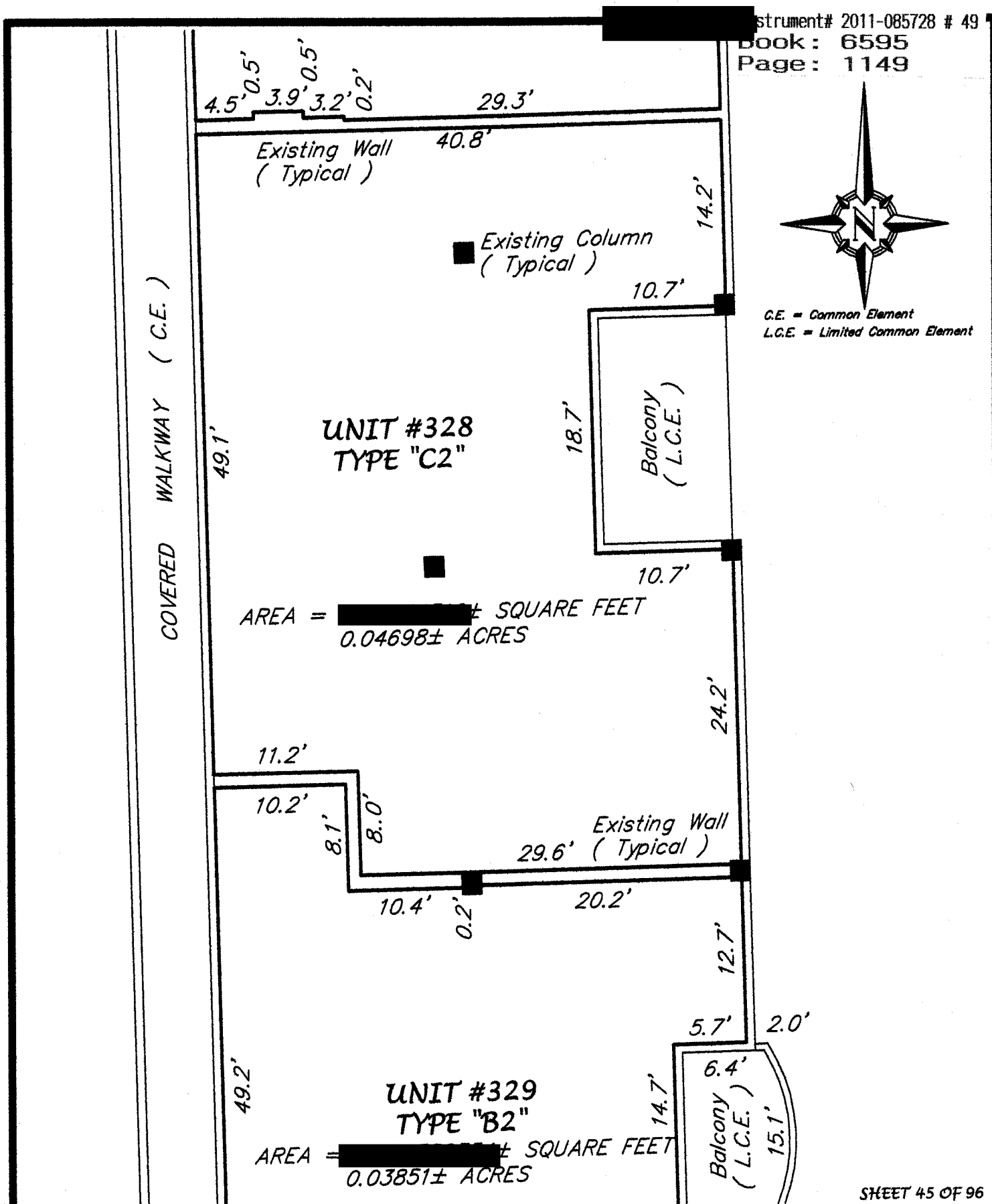
Instrument# 2011-085728 # 48
Book: 6595
Page: 1148



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

SHEET 44 OF 96

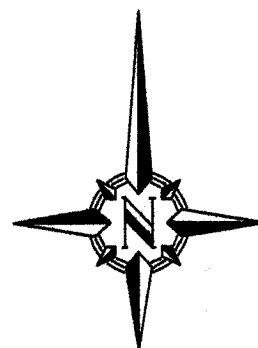
LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY - RESIDENTIAL UNIT 327				J. B. FRIES & ASSOCIATES, INC. Professional Surveyor & Mapper #3435 West State Road #40 Ormond Beach, Florida 32174 Phone: (386) 671-1700 Fax: (386) [REDACTED] Email: info@bfries.com	
PREPARED FOR:		PARTY CHIEF:	SCALE:		
MR. JEFFREY C. SWEET, ESQUIRE		BRYAN E. FRIES	1" = 10'		
#595 WEST GRANADA BOULEVARD		DRAWN BY:	JOB NUMBER:		
ORMOND BEACH, FLORIDA		JEFFREY E. FRIES	[REDACTED]		
		CHECKED BY:	FILE NUMBER:		
		BRYAN E. FRIES	LS1-2011		



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

LOCATION: TUSCANY SQUARE 1, A CONDOMINIUM, UNIT BOUNDARY - RESIDENTIAL UNIT 328			J. B. FRIES & ASSOCIATES, INC. <i>Professional Surveyor & Mapper</i> 3435 West State Road #40 Ormond Beach, Florida 32174 Phone: (386) 671-1700 Fax: (386) 671-1931 Email: info@jbfries.com
PREPARED FOR:		PARTY CHIEF:	
MR. JEFFREY C. SWEET, ESQUIRE #595 WEST GRANADA BOULEVARD ORMOND BEACH, FLORIDA		BRYAN E. FRIES	
		SCALE:	
		1" = 10'	
		DRAWN BY:	JOB NUMBER:
		JEFFREY E. FRIES	[REDACTED]
		CHECKED BY:	FILE NUMBER:
		BRYAN E. FRIES	L52-2011

Instrument# 2011-085728 # 50
Book : 6595
Page : 1150



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

COVERED WALKWAY (C.E.)

Existing Wall
(Typical)

Existing Wall
(Typical)

UNIT #329
TYPE "B2"

AREA = 1677.4589354± SQUARE FEET
0.03851± ACRES

Existing Column
(Typical)

Balcony
(L.C.E.)

UNIT #330
TYPE "C1"

AREA = [REDACTED] ± SQUARE FEET
0.045518± ACRES

Balcony
(L.C.E.)

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:

2396-2011

CHECKED BY:

BRYAN E. FRIES

FILE NUMBER:

L53-2011

J. B. FRIES & ASSOCIATES, INC.

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