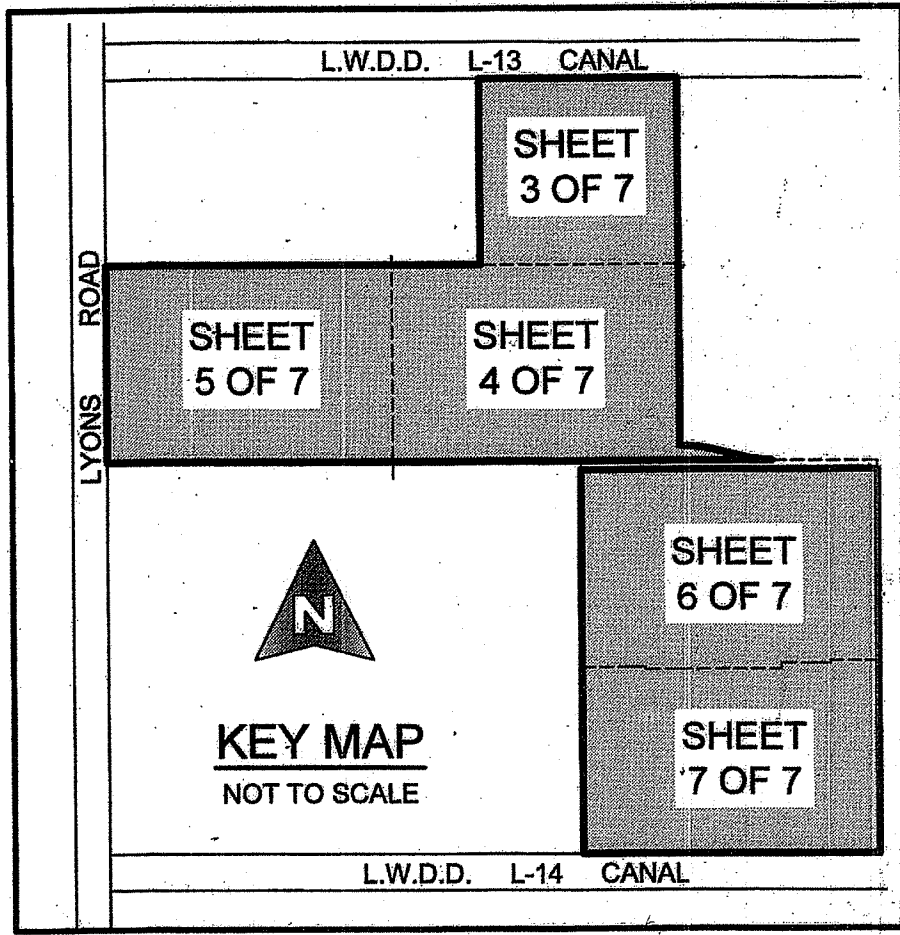


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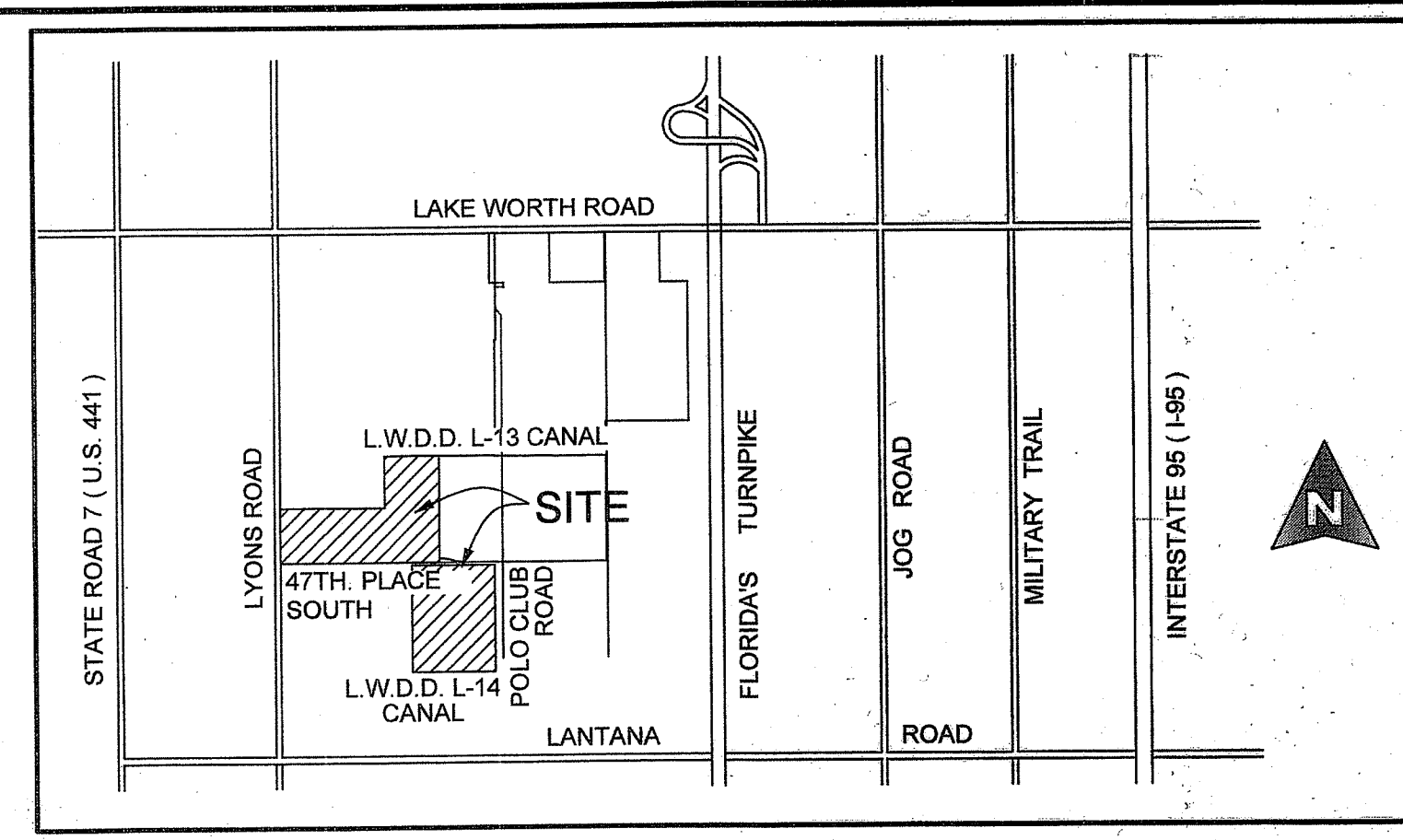
193

COUNTY OF PALM BEACH)
STATE OF FLORIDA) SS
THIS PLAT WAS FILED FOR RECORD AT
12:12 P.M. THIS 15th DAY OF
November, 2017 AND DULY
RECORDED IN PLAT BOOK NO. 122
ON PAGE 193 THRU 199
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: [Signature] D.C.



ANDALUCIA PUD PLAT 1

LYING IN SECTIONS 29, 30 AND 32, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA,
BEING A REPLAT OF ALL OF TRACTS 42, 43 AND 53 AND A PORTION OF TRACTS 38, 41, 44, 54, 59 AND 60, BLOCK 28,
THE PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54,
INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:
BEGINNING (P.O.B. "2") AT THE NORTHEAST CORNER OF SAID TRACT 53; THENCE SOUTH 00°00'29" EAST ALONG THE EAST LINE OF SAID TRACTS 53 AND 60, SAID LINE ALSO BEING THE WEST LINE OF A 30 FOOT ROAD RIGHT-OF-WAY AS SHOWN ON SAID PALM BEACH FARMS COMPANY PLAT NO. 3, A DISTANCE OF 1285.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-14 CANAL AS RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGE 761, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°59'31" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-14 CANAL, A DISTANCE OF 989.73 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID TRACT 59; THENCE NORTH 00°00'29" WEST ALONG THE WEST LINE OF SAID TRACT 54, SAID TRACTS 54 AND 59, A DISTANCE OF 1285.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 54, ALSO BEING THE SOUTH LINE OF A 30 FOOT ROAD RIGHT-OF-WAY AS SHOWN ON SAID PALM BEACH FARMS COMPANY PLAT NO. 3; THENCE NORTH 89°59'31" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE AND THE NORTH LINE OF SAID TRACTS 53 AND 54, A DISTANCE OF 989.73 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

KNOW ALL MEN BY THESE PRESENTS THAT STANDARD PACIFIC OF FLORIDA, A FLORIDA GENERAL PARTNERSHIP AND STANDARD PACIFIC OF SOUTH FLORIDA, A FLORIDA GENERAL PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON AS ANDALUCIA PUD PLAT 1, LYING IN SECTIONS 29, 30 AND 32, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF ALL OF TRACTS 42, 43 AND 53 AND A PORTION OF TRACTS 38, 41, 44, 54, 59 AND 60, BLOCK 28, THE PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE ABOVE DESCRIBED PARCELS OF LAND CONTAINS .67764 ACRES, MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

TRACT 38, LESS THE NORTH 35.64 FEET, BLOCK 28, THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
TOGETHER WITH:
TRACT 41, LESS THE WEST 70 FEET THEREOF AS DESCRIBED IN OFFICIAL RECORD BOOK 4549, PAGE 1311, BLOCK 28, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
TOGETHER WITH: TRACTS 42 & 43, BLOCK 28, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACTS
TRACTS "FD-1" AND "FD-2", AS SHOWN HEREON ARE HEREBY RESERVED FOR STANDARD PACIFIC OF FLORIDA, A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS AND STANDARD PACIFIC OF SOUTH FLORIDA, A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF STANDARD PACIFIC OF FLORIDA, ITS SUCCESSORS AND ASSIGNS AND STANDARD PACIFIC OF SOUTH FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
TRACT "FD-2" IS SUBJECT TO AN EASEMENT IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT, RECORDED IN OFFICIAL RECORDS BOOK 28345, PAGE 828 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND IS ALSO SUBJECT TO ACCESS EASEMENTS AS RECORDED IN OFFICIAL RECORDS BOOK 27036, PAGE 1837 AND OFFICIAL RECORDS BOOK 27036, PAGE 1845, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACTS 53 & 60, LESS THE SOUTH 35 FEET OF TRACT 60, BLOCK 28, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
TOGETHER WITH:
A PARCEL OF LAND LYING IN TRACT 44, BLOCK 28, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS "O-1", "O-2" AND "O-8", AS SHOWN HEREON ARE HEREBY RESERVED FOR THE ANDALUCIA PUD HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, BUFFER AND PEDESTRIAN ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
TRACTS "O-3" THROUGH "O-7" AND "O-9" THROUGH "O-11", AS SHOWN HEREON ARE HEREBY RESERVED FOR THE ANDALUCIA PUD HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 44; THENCE NORTH 00°00'29" WEST ALONG THE WEST LINE OF SAID TRACT 44, A DISTANCE OF 49 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 540 FEET AND WHOSE CHORD BEARS SOUTH 82°06'07" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°27'05", A DISTANCE OF 136.20 FEET TO A POINT OF TANGENCY; THENCE SOUTH 74°52'34" EAST, A DISTANCE OF 58.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 460.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°39'56", A DISTANCE OF 117.74 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 44; THENCE SOUTH 89°59'31" WEST ALONG SAID SOUTH LINE OF TRACT 44, A DISTANCE OF 307.81 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

TRACTS "R-1" AND "R-2", AS SHOWN HEREON ARE HEREBY RESERVED FOR THE ANDALUCIA PUD HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
TRACTS "RW-1", "RW-2" AND "RW-3", AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

THE EAST 1/2 OF TRACTS 54 AND 59, LESS THE SOUTH 35 FEET THEREOF, BLOCK 28, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
TOGETHER WITH:
THE ABOVE DESCRIBED PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS "S-1" AND "S-2", AS SHOWN HEREON ARE HEREBY RESERVED FOR THE ANDALUCIA PUD HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
TRACT "S-2" IS SUBJECT TO AN ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 27036, PAGE 1837, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

BEGINNING (P.O.B. "1") AT THE INTERSECTION OF THE SOUTH LINE OF SAID TRACT 41 AND THE EAST LINE OF THE WEST 70 FEET OF SAID TRACT 41, SAID POINT BEING A POINT ON EAST RIGHT-OF-WAY LINE OF LYONS ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 4549, PAGE 1311, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°00'29" WEST ALONG SAID EAST LINE OF THE WEST 70 FEET OF TRACT 41 AND SAID EAST RIGHT-OF-WAY LINE OF LYONS ROAD, A DISTANCE OF 660.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 41; THENCE NORTH 89°59'31" EAST ALONG THE NORTH LINE OF SAID TRACTS 41 AND 42, ALSO BEING THE SOUTH LINE OF SAID TRACT 39, SAID LINE ALSO BEING THE EAST LINE OF TRACT 39 OF SAID BLOCK 28; THENCE NORTH 00°00'29" WEST ALONG SAID WEST LINE OF TRACT 38 AND SAID EAST LINE OF TRACT 39, A DISTANCE OF 624.36 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-13 CANAL AS RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGE 761, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°59'31" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-13 CANAL, A DISTANCE OF 659.82 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 38, SAID LINE ALSO BEING THE WEST LINE OF TRACT 37 OF SAID BLOCK 28; THENCE SOUTH 00°00'29" EAST ALONG THE EAST LINE OF TRACTS 38 AND 43 AND SAID WEST LINE OF TRACTS 37 AND 44 OF SAID BLOCK 28, A DISTANCE OF 1234.40 FEET TO A POINT ON THE NORTH LINE OF A PARCEL OF LAND LYING IN SAID TRACT 44, SAID POINT BEING THE BEGINNING OF A 540.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 00°40'21" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°27'05", A DISTANCE OF 136.20 FEET TO A POINT OF TANGENCY; THENCE SOUTH 74°52'34" EAST A DISTANCE OF 58.77 FEET TO THE POINT OF CURVATURE OF A 460.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°39'56", A DISTANCE OF 117.74 FEET TO A POINT OF NON-TANGENCY; SAID POINT BEING ON THE SOUTH LINE OF SAID TRACT 44, ALSO BEING THE NORTH LINE OF A 30 FOOT ROAD RIGHT-OF-WAY AS SHOWN ON SAID PALM BEACH FARMS COMPANY PLAT NO. 3; THENCE SOUTH 89°59'31" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE SOUTH LINE OF SAID TRACTS 41 THROUGH 44, A DISTANCE OF 2217.04 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

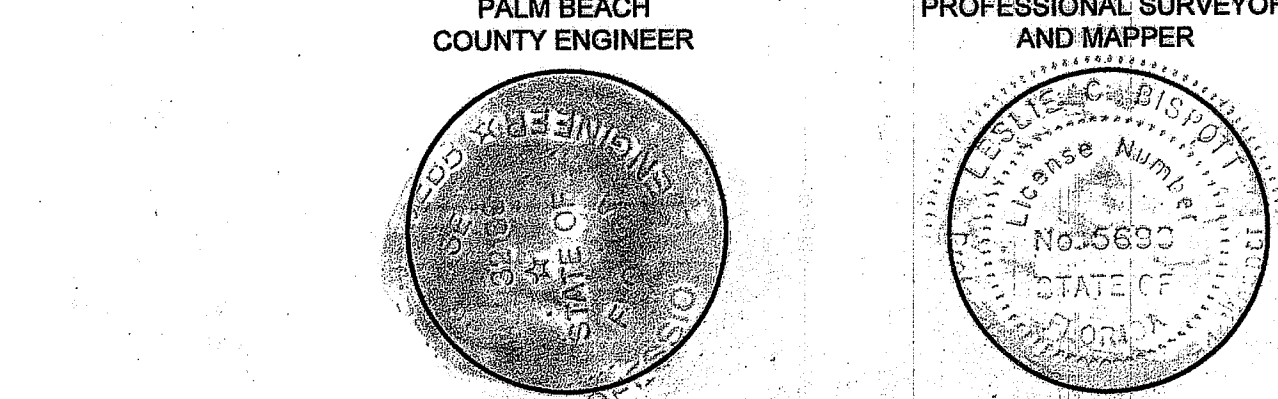
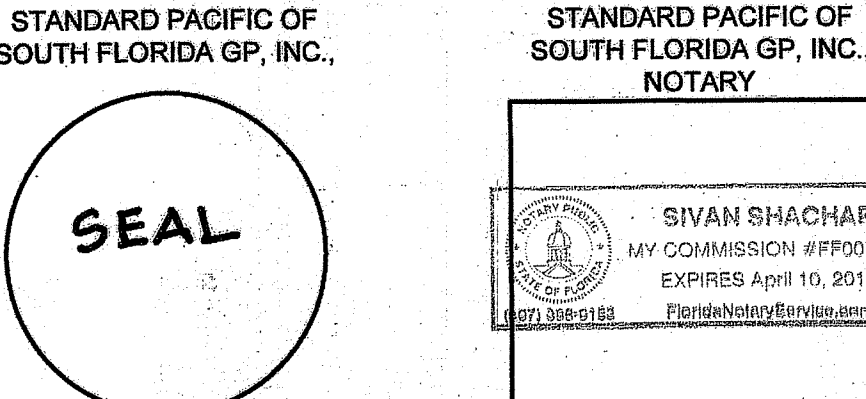
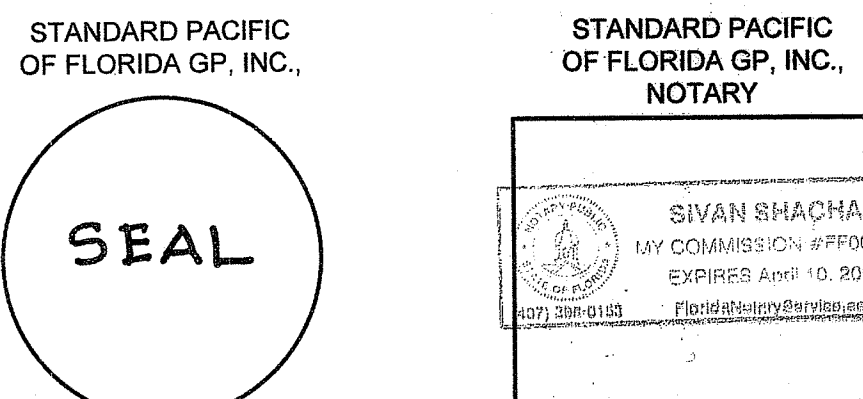
TRACT "S-3", AS SHOWN HEREON IS HEREBY RESERVED FOR THE ANDALUCIA PUD HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A DRIVEWAY TRACT SERVING ADJUTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES, NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY, BY OWNER, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER "COUNTY"), FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE OWNER, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER "OWNER"), SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER UPON COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

TRACT "W-1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ANDALUCIA PUD HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
IN WITNESS WHEREOF, THE ABOVE NAMED GENERAL PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING PARTNER, STANDARD PACIFIC OF SOUTH FLORIDA, GP, INC. AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 15th DAY OF NOVEMBER, 2016.

Maintenance and roof overhang easements are hereby reserved in perpetuity to the owner of the lot abutting the easement and the Andalusia PUD Homeowners Association, Inc. for the purpose of access to and maintenance of improvements, the roof overhang, eave, gutters, drainage and utility services, decorative architectural treatment, and impact shutters within and adjacent to easement without recourse to Palm Beach County.
The utility easements running adjacent and parallel to public streets, the tracts for private road purposes, and driveway/parking tracts, as shown hereon, are non-exclusive easements and are hereby dedicated in perpetuity to the public for the installation, operation, maintenance, repair, expansion and replacement of utilities, both public and private, including, but not limited to, stormwater facilities, potable water pipelines, raw water pipelines, wastewater pipelines, electric power lines, telecommunications lines, cable television lines, gas lines, and related appurtenances. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities, if otherwise approved by Palm Beach County. No buildings, structures, improvements, trees, walls or fences shall be installed within these tracts without the prior written approval of the Palm Beach County Water Utilities Department, its successors and assigns.
All tracts for private street purposes, and driveway/parking tracts, as shown hereon, are hereby subject to an overlying non-exclusive easement dedicated in perpetuity to the public for the installation, operation, maintenance, repair, expansion and replacement of utilities, both public and private, including, but not limited to, stormwater facilities, potable water pipelines, raw water pipelines, wastewater pipelines, electric power lines, telecommunications lines, cable television lines, gas lines, and related appurtenances. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities, if otherwise approved by Palm Beach County. No buildings, structures, improvements, trees, walls or fences shall be installed within these tracts without the prior written approval of the Palm Beach County Water Utilities Department, its successors and assigns.

IN WITNESS WHEREOF, THE ABOVE NAMED GENERAL PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING PARTNER, STANDARD PACIFIC OF SOUTH FLORIDA, GP, INC. AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 15th DAY OF NOVEMBER, 2016.



PREPARING SURVEYOR & MAPPER'S STATEMENT
THIS INSTRUMENT WAS PREPARED BY LESLIE C. BISPOTT, P.S.M. OF MICHAEL B. SCHORAH AND ASSOCIATES, INC., 1850 FOREST HILL BOULEVARD, SUITE 208, WEST PALM BEACH, FLORIDA, 33406.
MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 208
WEST PALM BEACH, FLORIDA 33411
TEL. (561) 968-0080 FAX. (561) 642-9726 LBN 2438

SHEET 1 OF 7
ANDALUCIA PUD PLAT 1