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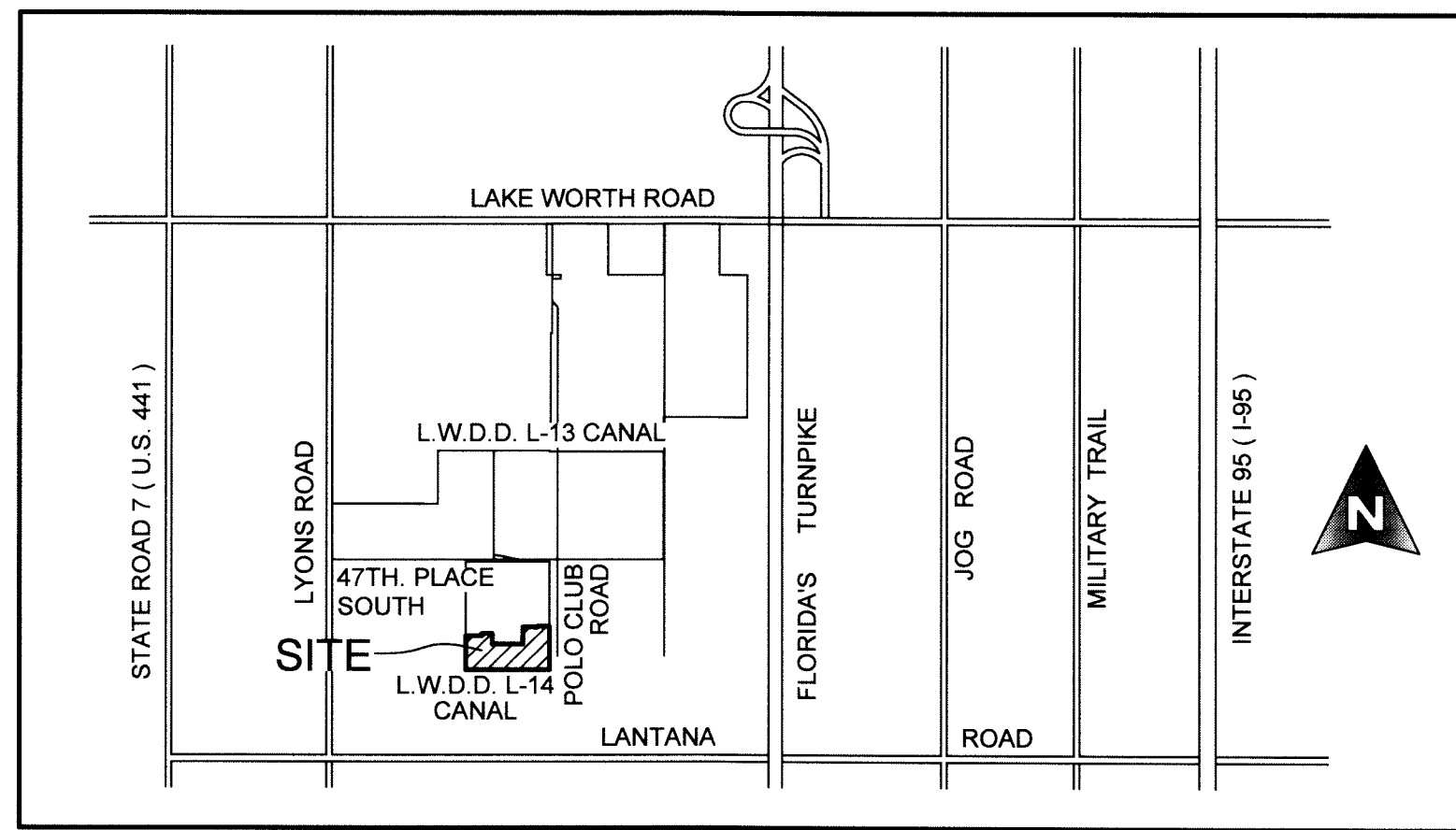
32

COUNTY OF PALM BEACH )  
STATE OF FLORIDA ) SS  
THIS PLAT WAS FILED FOR RECORD AT  
9:56 AM THIS 21 DAY OF  
June 2018, AND DULY  
RECORDED IN PLAT BOOK NO. 122  
ON PAGE 32 THRU 33  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: [Signature] D.C.

CLERK AND  
COMPTROLLER  
[Seal]

# ANDALUCIA PUD PLAT 5

LYING IN SECTION 32, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA,  
BEING A REPLAT OF TRACT "FD-1", ANDALUCIA PUD PLAT 1, AS RECORDED IN PLAT BOOK 122, PAGES  
193 THROUGH 199, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



LOCATION MAP  
NOT TO SCALE

## DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT STANDARD PACIFIC OF SOUTH FLORIDA, A FLORIDA GENERAL PARTNERSHIP AND STANDARD PACIFIC OF FLORIDA, A FLORIDA GENERAL PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON AS ANDALUCIA PUD PLAT 5, LYING IN SECTION 32, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "FD-1", ANDALUCIA PUD PLAT 1, AS RECORDED IN PLAT BOOK 122, PAGES 193 THROUGH 199, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT "FD-1", ANDALUCIA PUD PLAT 1, AS RECORDED IN PLAT BOOK 122, PAGES 193 THROUGH 199, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 9.223 ACRES OR 401,773 SQUARE FEET, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

### EASEMENTS

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ANDALUCIA PUD HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

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, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. 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.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, THE TRACTS FOR PRIVATE ROAD PURPOSES AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE NONEXCLUSIVE 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, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

MAINTENANCE AND ROOF OVERHANG EASEMENTS ARE HEREBY RESERVED IN PERPETUITY TO THE OWNER OF THE LOT ABUTTING THE EASEMENT AND THE ANDALUCIA 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 SAID EASEMENT WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE PALM BEACH COUNTY UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

### TRACTS

TRACTS "O-19", "O-20" AND "O-21", 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.

TRACT "R-6", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ANDALUCIA PUD HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY AND IS SUBJECT TO A 30 FEET WIDE DRAINAGE EASEMENT AS SHOWN ON SAID ANDALUCIA PUD PLAT 1, AS RECORDED IN PLAT BOOK 122, PAGES 193 THROUGH 199, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACTS "S-10" AND "S-11", 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-12", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ANDALUCIA PUD HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET, FOR PRIVATE STREET PURPOSES 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.

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., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, THIS 20 DAY OF MARCH, 2018.

WITNESS: James Lead STANDARD PACIFIC OF SOUTH FLORIDA,  
A FLORIDA GENERAL PARTNERSHIP  
PRINTED NAME: James Lead

WITNESS: Valerie McChesney  
BY: STANDARD PACIFIC OF SOUTH FLORIDA GP, INC.,  
A DELAWARE CORPORATION, ITS MANAGING PARTNER  
PRINTED NAME: Valerie McChesney

BY: Valerie McChesney  
VALERIE MCCHESNEY,  
AUTHORIZED AGENT

### ACKNOWLEDGMENT

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED VALERIE MCCHESNEY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AUTHORIZED AGENT OF STANDARD PACIFIC OF SOUTH FLORIDA GP, INC., A DELAWARE CORPORATION, AS MANAGING PARTNER OF STANDARD PACIFIC OF SOUTH FLORIDA, A FLORIDA GENERAL PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF MARCH, 2018.  
MY COMMISSION EXPIRES: 11-18-20

COMMISSION NO. 06040532  
NOTARY PUBLIC  
JEFF ALEXANDER  
PRINTED NAME

IN WITNESS WHEREOF, THE ABOVE NAMED GENERAL PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING PARTNER, STANDARD PACIFIC OF FLORIDA, GP, INC., AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20 DAY OF MARCH, 2018.

BY: STANDARD PACIFIC OF FLORIDA GP, INC.,  
A DELAWARE CORPORATION, ITS MANAGING PARTNER

BY: Valerie McChesney  
VALERIE MCCHESNEY,  
AUTHORIZED AGENT

WITNESS: James Lead  
PRINTED NAME: James Lead

WITNESS: Valerie McChesney  
PRINTED NAME: Valerie McChesney

### ACKNOWLEDGMENT

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED VALERIE MCCHESNEY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AUTHORIZED AGENT OF STANDARD PACIFIC OF FLORIDA GP, INC., A DELAWARE CORPORATION, AS MANAGING PARTNER OF STANDARD PACIFIC OF FLORIDA, A FLORIDA GENERAL PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF MARCH, 2018.  
MY COMMISSION EXPIRES: 11-18-20

COMMISSION NO. 06040532  
NOTARY PUBLIC  
JEFF ALEXANDER  
PRINTED NAME

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

THE ANDALUCIA PUD HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 20 DAY OF MARCH, 2018.

ANDALUCIA PUD HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT-FOR-PROFIT

WITNESS: James Lead BY: Dean Andreozzi  
PRINTED NAME: James Lead DEAN ANDREOZZI, PRESIDENT

WITNESS: Valerie McChesney  
PRINTED NAME: Valerie McChesney

### ACKNOWLEDGMENT

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED DEAN ANDREOZZI WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ANDALUCIA PUD HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF MARCH, 2018.

MY COMMISSION EXPIRES: 11-18-20  
COMMISSION NO. 06040532  
NOTARY PUBLIC  
JEFF ALEXANDER  
PRINTED NAME

### TITLE CERTIFICATION

STATE OF FLORIDA)  
COUNTY OF DADE)

I, Eliana Leal, ESQUIRE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN STANDARD PACIFIC OF SOUTH FLORIDA, A FLORIDA GENERAL PARTNERSHIP AND STANDARD PACIFIC OF FLORIDA, A FLORIDA GENERAL PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED, THAT THERE ARE NO MORTGAGES OF RECORD, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 3-24-18 BY: Eliana Leal  
ATTORNEY-AT-LAW  
LICENSED IN FLORIDA

### COUNTY APPROVAL

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE NO. 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 20 DAY OF MARCH, 2018, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

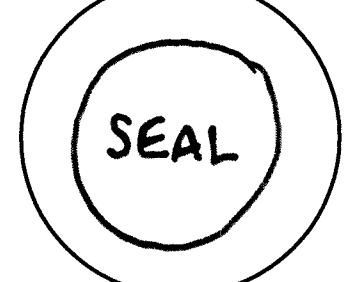
DAVID L. RICKS, P.E., COUNTY ENGINEER

### SITE DATA

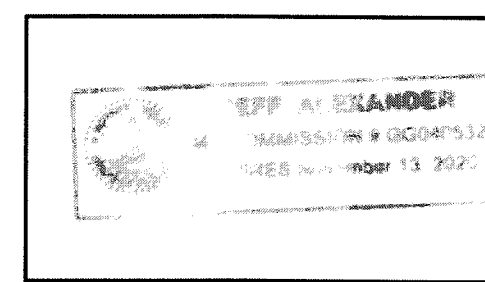
CONTROL NUMBER 2008-00129

NUMBER OF UNITS (PLAT 5) 41 UNITS

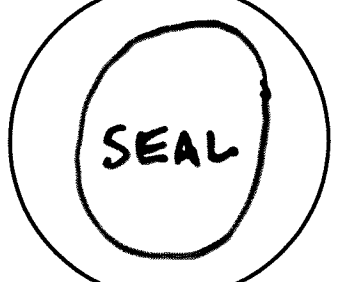
STANDARD PACIFIC OF FLORIDA GP, INC.,



STANDARD PACIFIC OF FLORIDA GP, INC.,  
NOTARY



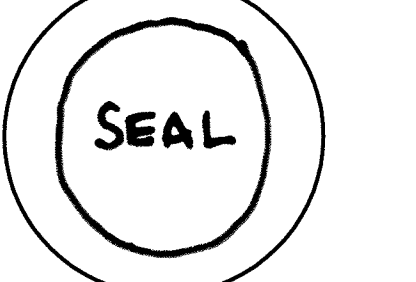
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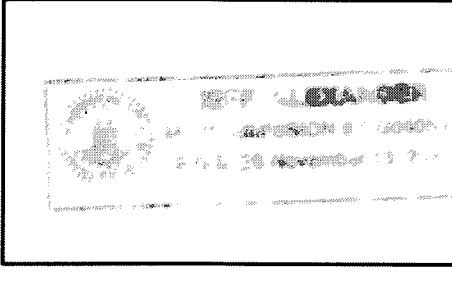
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NOTARY



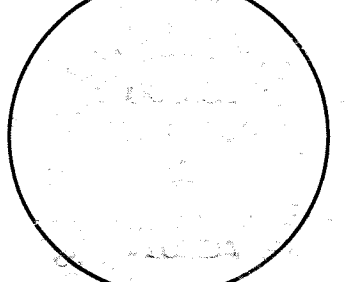
ANDALUCIA PUD HOMEOWNERS ASSOCIATION, INC.



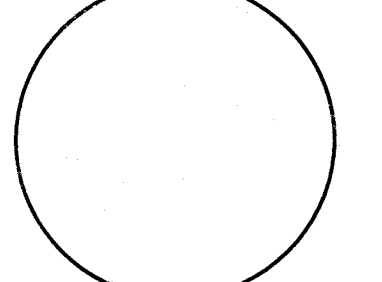
ANDALUCIA PUD HOMEOWNERS ASSOCIATION, INC.  
NOTARY



PALM BEACH COUNTY ENGINEER



PROFESSIONAL SURVEYOR AND MAPPER



### PREPARING SURVEYOR AND 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 206, WEST PALM BEACH, FLORIDA 33406.

SHEET 1 OF 2

MICHAEL B. SCHORAH & ASSOCIATES, INC.  
1850 FOREST HILL BLVD., SUITE 206  
WEST PALM BEACH, FLORIDA 33406  
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

ANDALUCIA PUD PLAT 5