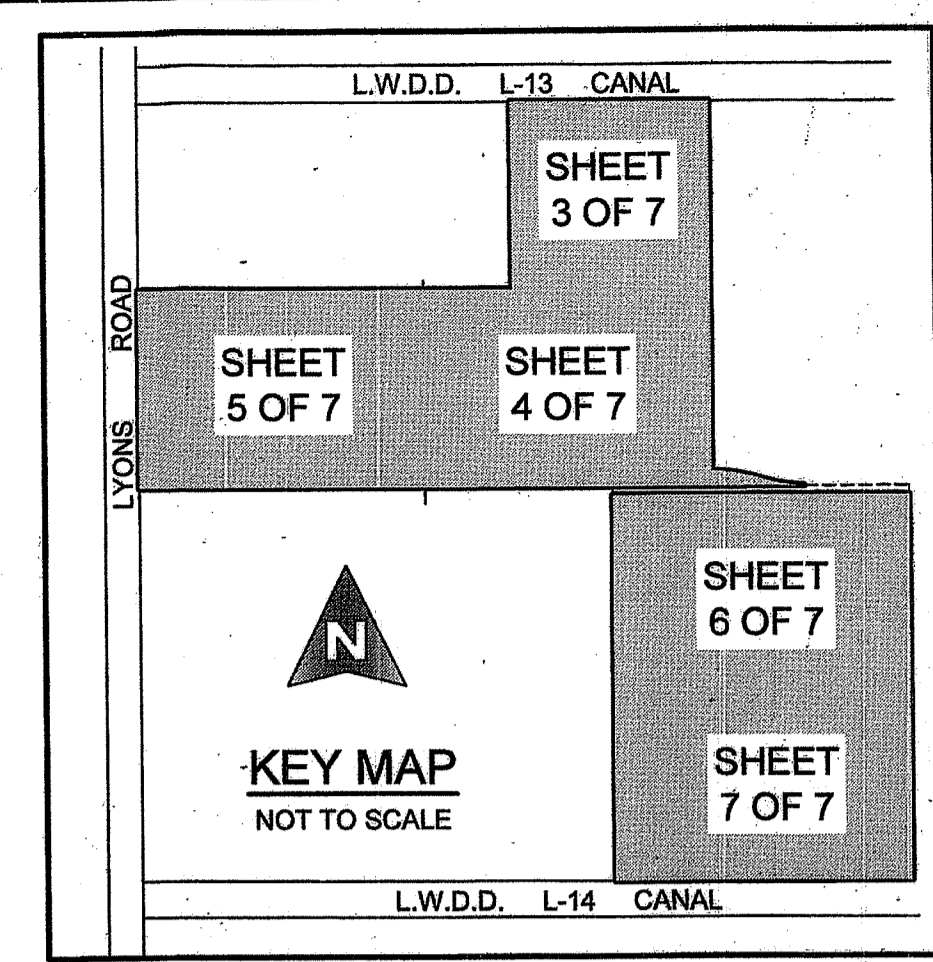


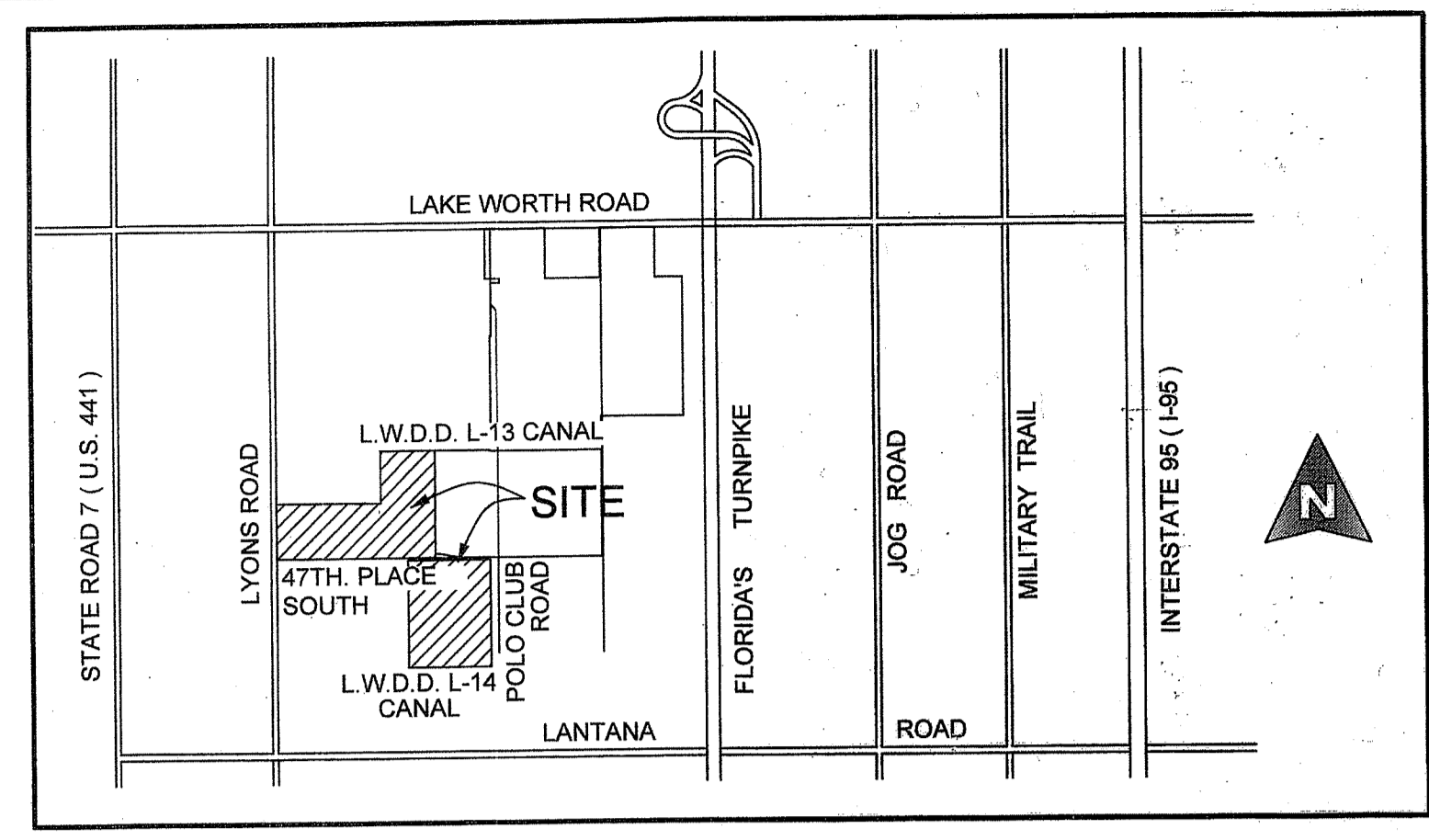
194

COUNTY OF PALM BEACH )  
STATE OF FLORIDA ) SS  
THIS PLAT WAS FILED FOR RECORD AT )  
M. THIS ) DAY OF )  
RECORDED IN PLAT BOOK NO. )  
ON PAGE ) THRU )  
SHARON R. BOCK )  
CLERK AND COMPTROLLER )  
BY: ) 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.



LOCATION MAP  
NOT TO SCALE

### 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 21 DAY OF NOVEMBER, 2016.

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

WITNESS: [Signature]  
PRINTED NAME: PHILIP DABUNG

WITNESS: [Signature]  
PRINTED NAME: SIVAN Shachar

BY: [Signature]  
VINCENT MUSSO, PRESIDENT

### ACKNOWLEDGMENT

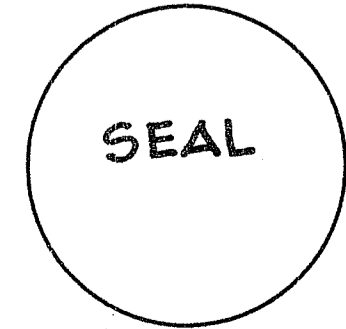
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED VINCENT MUSSO WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] 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 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.

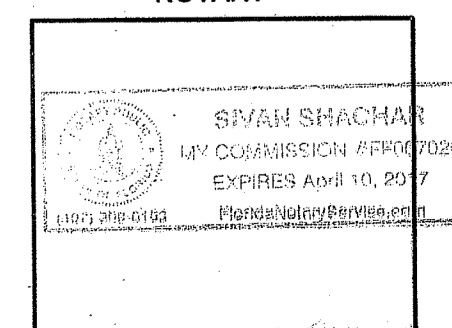
WITNESS MY HAND AND OFFICIAL SEAL THIS 21 DAY OF November, 2016.

MY COMMISSION EXPIRES: 4-10-17  
NOTARY PUBLIC  
STATE OF FLORIDA  
COMMISSION NO. FF007026

ANDALUCIA PUD HOMEOWNERS ASSOCIATION, INC.



ANDALUCIA PUD HOMEOWNERS ASSOCIATION, INC.  
NOTARY



### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, ELIANA LEAL, 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 FLORIDA, A FLORIDA GENERAL PARTNERSHIP AND STANDARD PACIFIC OF SOUTH 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: 11-20-16

BY: [Signature]  
ELIANA LEAL, ATTORNEY AT LAW

### SITE DATA

CONTROL NUMBER ..... 2008-00129  
NUMBER OF UNITS (PLAT 1) ..... 51 UNITS

### SURVEYOR'S NOTES

- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- BUILDINGS SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- BEARINGS AS SHOWN HEREON ARE BASED UPON THE EAST LINE OF TRACTS 38 AND 43, BLOCK 28, THE PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45-54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING AN ASSUMED BEARING OF SOUTH 00°00'29" EAST.

### LEGEND

|          |   |   |
|----------|---|---|
| P.O.C.   | = | POINT OF COMMENCEMENT   |
| P.O.B.   | = | POINT OF BEGINNING  |
| P.C.P.   | = | PERMANENT CONTROL POINT   |
| P.R.M.   | = | PERMANENT REFERENCE MONUMENT                                    |
| O.R.B.   | = | OFFICIAL RECORD BOOK  |
| P.B.     | = | PLAT BOOK   |
| PGS.     | = | PAGES   |
| D.B.     | = | DEED BOOK   |
| P.B.C.   | = | PALM BEACH COUNTY   |
| R.W.     | = | RIGHT OF WAY  |
| CL       | = | CENTERLINE  |
| U.E.     | = | UTILITY EASEMENT  |
| D.E.     | = | DRAINAGE EASEMENT   |
| R        | = | RADIUS  |
| L        | = | ARC LENGTH  |
| Δ        | = | CURVE CENTRAL ANGLE   |
| ⊙        | = | DENOTES FOUND PALM BEACH COUNTY DISK IN CONCRETE                |
| ⊙        | = | SET NAIL AND ALUMINUM DISK, STAMPED P.C.P. L.B. 2438            |
| ■        | = | SET 4"x4"x24" C.M. WITH ALUMINUM DISK, STAMPED P.R.M. L.B. 2438 |
| □        | = | DENOTES FOUND P.R.M. (AS SHOWN IF ANY)                          |
| L.M.E.   | = | LAKE MAINTENANCE EASEMENT                                       |
| C.L.     | = | CHORD LENGTH  |
| C.B.     | = | CHORD BEARING   |
| L.M.A.E. | = | LAKE MAINTENANCE ACCESS EASEMENT                                |
| R.L.     | = | RADIAL LINE   |
| TYP.     | = | TYPICAL   |
| N        | = | NORTHING, WHEN USED WITH COORDINATES                            |
| E        | = | EASTING, WHEN USED WITH COORDINATES                             |
| M.O.E.   | = | MAINTENANCE AND ROOF OVERHANG EASEMENT                          |
| L.W.D.D. | = | LAKE WORTH DRAINAGE DISTRICT                                    |
| L.B.E.   | = | LANDSCAPE BUFFER EASEMENT                                       |
| L.A.E.   | = | LIMITED ACCESS EASEMENT   |
| L.S.E.   | = | LIFT STATION EASEMENT   |
| P.A.E.   | = | PEDESTRIAN ACCESS EASEMENT                                      |
| FD       | = | FOUND   |
| OA       | = | OVERALL   |
| C.M.     | = | CONCRETE MONUMENT   |
| F.P.L.E. | = | FLORIDA POWER AND LIGHT EASEMENT                                |
| NO.      | = | NUMBER  |

SHEET 2 OF 7



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 1