

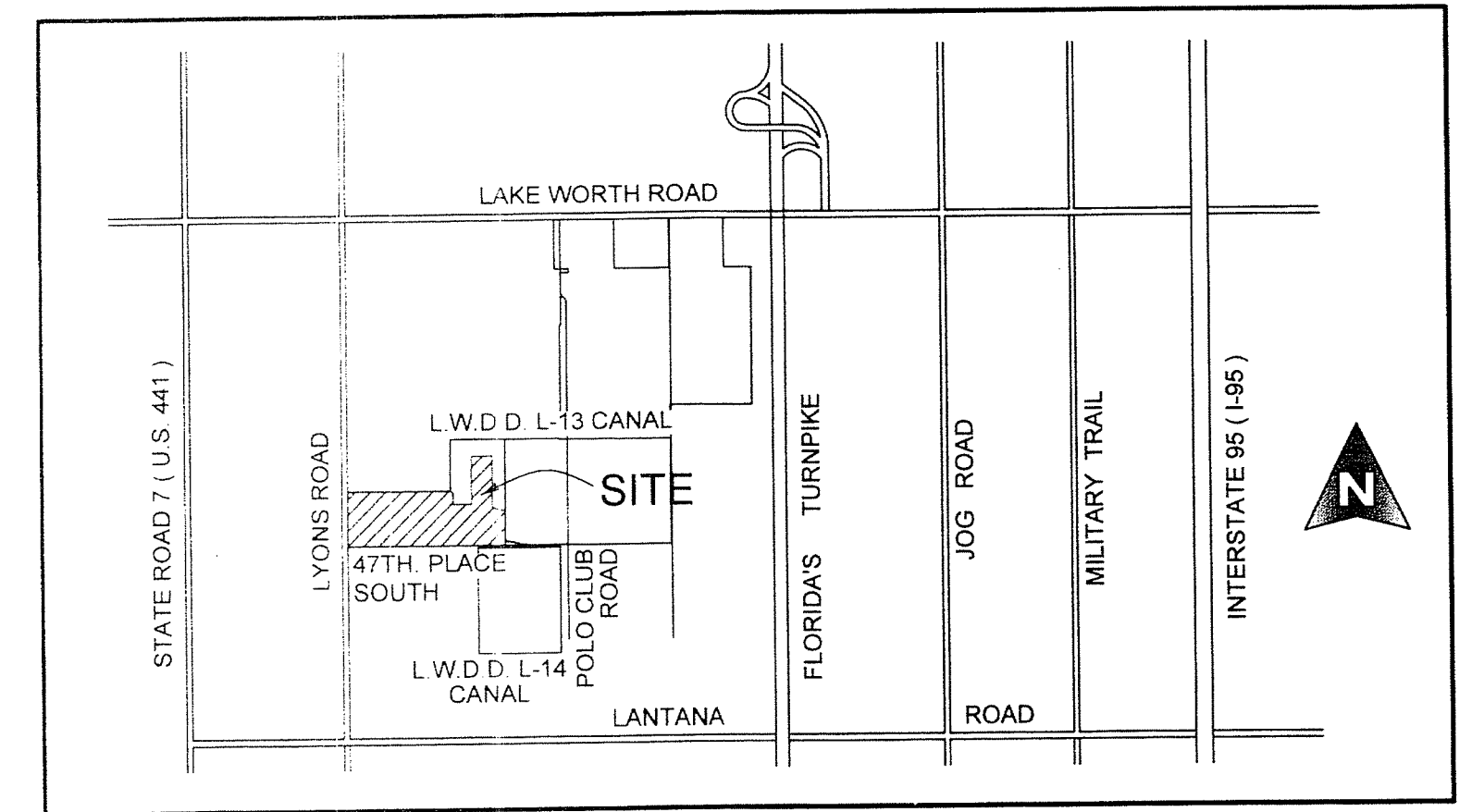
1980-002

20170116932

96

ANDALUCIA PUD PLAT 2

LYING IN SECTIONS 29, AND 30, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACT "FD-2", 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, OWNER OF THE LAND SHOWN HEREON AS ANDALUCIA PUD PLAT 2, LYING IN SECTIONS 29 AND 30, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACT "FD-2", 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:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT 39, 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, THENCE SOUTH 53°08'17" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 0°02'29" EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 89°51'31" EAST, A DISTANCE OF 95.00 FEET; THENCE NORTH 44°59'31" EAST, A DISTANCE OF 35.36 FEET; THENCE NORTH 89°59'31" EAST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 0°02'29" EAST, A DISTANCE OF 437.00 FEET; THENCE NORTH 89°59'31" EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH EAST, A DISTANCE OF 17.00 FEET; THENCE NORTH 89°59'31" EAST, A DISTANCE OF 179.82 FEET; THENCE SOUTH 0°02'29" EAST, A DISTANCE OF 445.31 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 155.00 FEET, THROUGH A CENTRAL ANGLE OF 11°02'15"; A DISTANCE OF 29.86 FEET TO A POINT ON A LINE RADIAL TO SAID CURVE; THENCE SOUTH 78°58'14" EAST ALONG SAID RADIAL LINE, A DISTANCE OF 120.00 FEET TO A POINT ON THE NORTHWEST RIGHT-OF-WAY LINE OF SADDLE RANCH ROAD (TRACT "S-2") AS SHOWN ON SAID ANDALUCIA PUD PLAT 1, SAID POINT BEING A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, WHOSE CENTER POINT BEARS NORTH 78°58'14" WEST FROM SAID POINT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHWEST RIGHT-OF-WAY LINE, HAVING A RADIUS OF 275.00 FEET, THROUGH A CENTRAL ANGLE OF 82°23'55"; A DISTANCE OF 299.49 FEET TO A POINT ON A LINE RADIAL TO SAID CURVE; SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SAID SADDLE RANCH ROAD (TRACT "S-2"); THENCE SOUTH 16°34'19" EAST ALONG SAID RADIAL LINE AND SAID WEST LINE OF SADDLE RANCH ROAD (TRACT "S-2"), A DISTANCE OF 50.00 FEET TO A POINT ON SOUTHEAST RIGHT-OF-WAY LINE OF SAID SADDLE RANCH ROAD (TRACT "S-2"); SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, WHOSE CENTER POINT BEARS NORTH 16°34'19" WEST, FROM SAID POINT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 325.00 FEET, THROUGH A CENTRAL ANGLE OF 1°37'02"; A DISTANCE OF 9.17 FEET TO A POINT OF NON-TANGENCY; SAID POINT BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF TEALWOOD DRIVE (TRACT "S-2") AS SHOWN ON SAID ANDALUCIA PUD PLAT 1; THENCE SOUTH 84°49'36" EAST, A DISTANCE OF 34.29 FEET, TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, WHOSE CENTER POINT BEARS SOUTH 68°31'58" WEST, FROM SAID POINT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 860.00 FEET, THROUGH A CENTRAL ANGLE OF 2°00'01"; A DISTANCE OF 30.02 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 44°21'20"; A DISTANCE OF 19.35 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 63.00 FEET, THROUGH A CENTRAL ANGLE OF 80°52'20"; A DISTANCE OF 88.92 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 860.00 FEET, THROUGH A CENTRAL ANGLE OF 0°20'39"; A DISTANCE OF 5.17 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 39°21'14" WEST, A DISTANCE OF 38.62 FEET (THE PRECEDING SEVEN COURSES BEING COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE OF TEALWOOD DRIVE (TRACT "S-2")) TO A POINT ON THE NORTH LINE OF TRACT "RW-2" AS SHOWN ON SAID ANDALUCIA PUD PLAT 1; THENCE SOUTH 89°59'31" WEST, A DISTANCE OF 1005.38 FEET; THENCE NORTH 89°03'11" WEST, A DISTANCE OF 180.03 FEET; THENCE SOUTH 89°59'31" WEST, A DISTANCE OF 498.00 FEET; THENCE NORTH 45°00'29" WEST, A DISTANCE OF 56.57 FEET (THE PRECEDING FOUR COURSES BEING COINCIDENT WITH SAID NORTH LINE OF TRACT "RW-2") TO A POINT ON THE EAST LINE OF SAID TRACT "RW-2"; ALSO BEING A POINT ON A LINE 72.00 FEET EAST OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLE TO THE WEST LINE OF TRACT 41, BLOCK 28 OF PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°00'29" WEST ALONG SAID PARALLEL LINE AND SAID EAST LINE OF TRACT "RW-2"; A DISTANCE OF 592.00 FEET TO A POINT ON THE SOUTH LINE OF TRACT 40, BLOCK 28, AS SHOWN ON SAID PALM BEACH FARMS COMPANY PLAT NO. 3; THENCE NORTH 89°29'31" EAST ALONG SAID SOUTH LINE OF TRACTS 39 AND 40, BLOCK 28, A DISTANCE OF 1247.60 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 25.768 ACRES, MORE OR LESS.

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

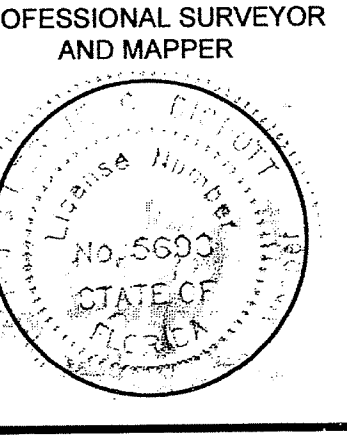
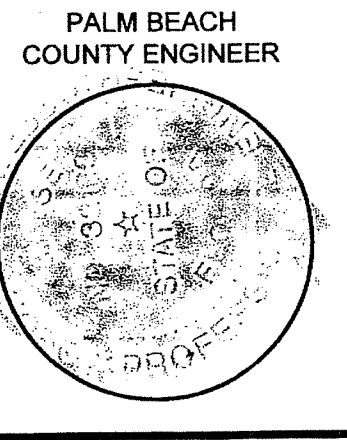
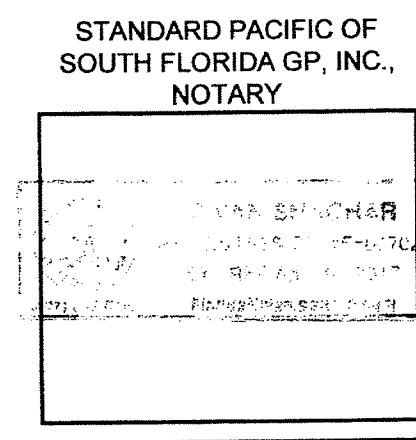
EASEMENTS

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.

THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE ANDALUCIA PUD HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE PUBLIC DRAINAGE EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. SAID EASEMENT IS FOR THE PURPOSE OF PROVIDING DRAINAGE CONVEYANCE FOR LANDS ADJOINING THE LANDS PLATTED HEREIN. THE MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT INCLUDING 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.



THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

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. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT 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 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, 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. 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.

THE SIDEWALK EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ANDALUCIA PUD HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR THE CONSTRUCTION OF THE SIDEWALK FOR PUBLIC PEDESTRIAN, BICYCLIST AND OTHER NON-VEHICULAR PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID 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 PUBLIC PORTION OF THIS EASEMENT.

TRACTS

TRACTS "FD-3" THROUGH "FD-6", AS SHOWN HEREON ARE HEREBY RESERVED FOR 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 SOUTH FLORIDA, A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "O-2" AND "O-3", 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 FOR THE BENEFIT AND USE OF THE PUBLIC AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, 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 PUBLIC PORTION OF THIS TRACT.

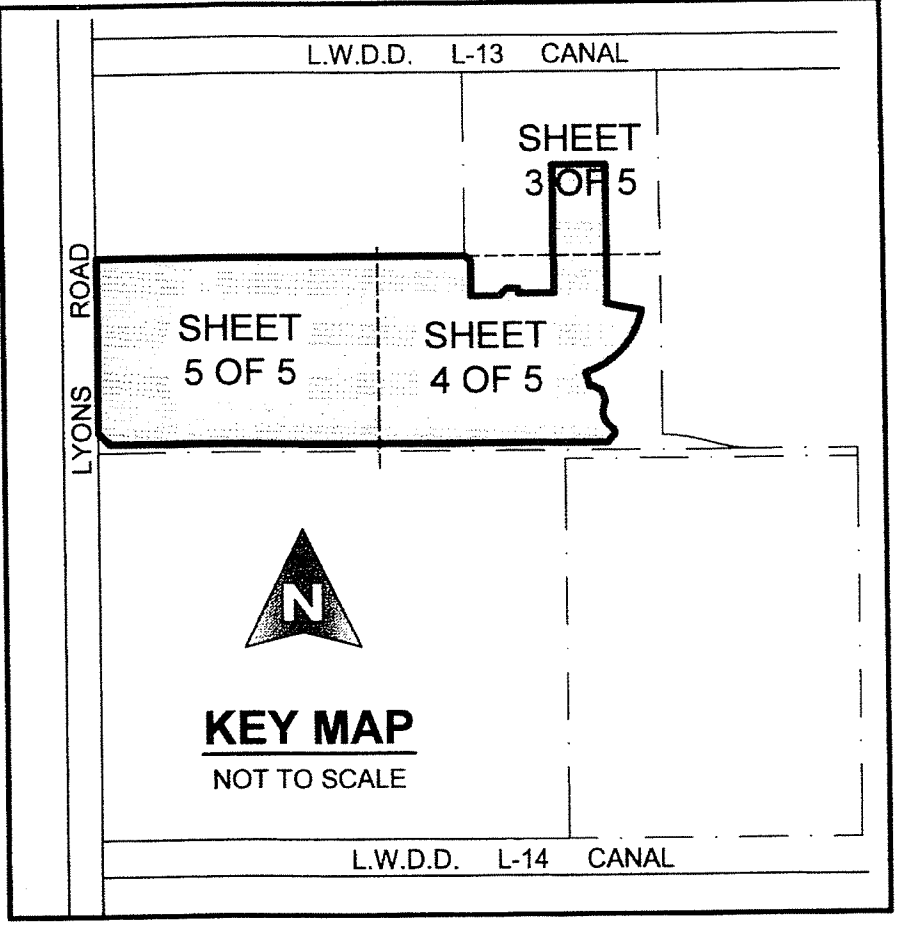
TRACTS "O-1" AND "O-4" THROUGH "O-12", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE ANDALUCIA PUD HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "R-3", "R-4" AND "R-5", 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 "S-4" AND "S-6", 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-7" IS SUBJECT TO AN ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 27036, PAGE 1845, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACTS "S-5" AND "S-7", AS SHOWN HEREON, ARE 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 ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "W-1", "W-2" AND "W-3", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE ANDALUCIA PUD HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACTS "W-2" AND "W-3" ARE SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 28614, PAGE 1773, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



KEY MAP NOT TO SCALE



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 7 DAY OF February, 2017.

WITNESS: Philip Darling
PRINTED NAME: PHILIP DARLING

STANDARD PACIFIC OF SOUTH FLORIDA, A FLORIDA GENERAL PARTNERSHIP

WITNESS: Patrick Gonzalez
PRINTED NAME: PATRICK GONZALEZ

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

BY: Patrick Gonzalez
PATRICK GONZALEZ, VICE PRESIDENT - LAND DEVELOPMENT

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF BROWARD)

BEFORE ME PERSONALLY APPEARED PATRICK GONZALEZ, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT-LAND DEVELOPMENT 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 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 7 DAY OF February, 2017.

MY COMMISSION EXPIRES: 4-10-17

NOTARY PUBLIC

COMMISSION NO. FF007026

Sivan Shachar
PRINTED NAME

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 5th DAY OF April, 2017, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

George T. Webb, P.E.
GEORGE T. WEBB, P.E., COUNTY ENGINEER

SURVEYOR AND MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.'S") AND MONUMENTS ACCORDING TO SECTION 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

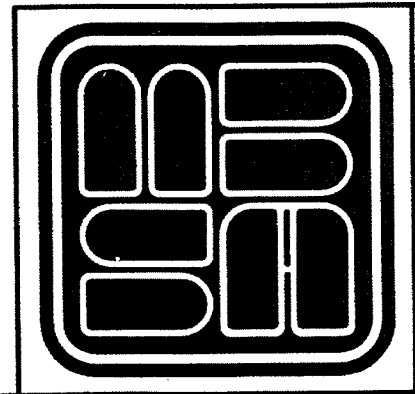
DATE: 2/16/2017

Leslie C. Bispott
LESLIE C. BISPOTT, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 5698
STATE OF FLORIDA

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 5



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 2