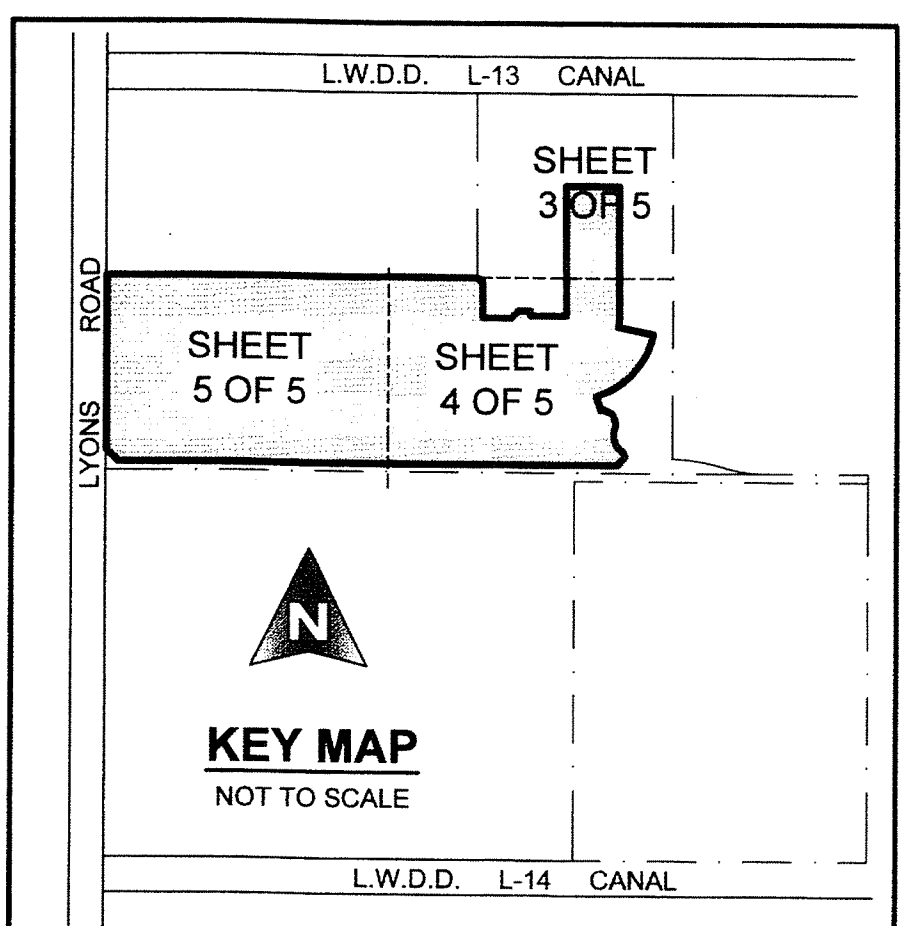


LOCATION MAP  
NOT TO SCALE

# 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.



KEY MAP  
NOT TO SCALE

97

COUNTY OF PALM BEACH )  
STATE OF FLORIDA ) SS  
THIS PLAT WAS FILED FOR RECORD AT \_\_\_\_\_ M. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, AND DULY  
RECORDED IN PLAT BOOK NO. \_\_\_\_\_  
ON PAGE \_\_\_\_\_ THRU \_\_\_\_\_  
SHARON R. BOCK,  
CLERK AND COMPTROLLER  
BY: \_\_\_\_\_, D.C.

**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 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: 2-19-17

BY: Eliana Leal  
ELIANA LEAL, ATTORNEY-AT LAW  
LICENSED IN FLORIDA

**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 7 DAY OF February, 2017.

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

WITNESS: [Signature] BY: [Signature]  
PRINTED NAME: PHILIP DAHLING PATRICK GONZALEZ, PRESIDENT

WITNESS: [Signature]  
PRINTED NAME: DUY BOZYE

**SURVEYOR AND MAPPER'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 NORTH LINE OF TRACTS 41 AND 42, 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 89°59'31" EAST.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

**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 4"x4"x24" C.M. WITH ALUMINUM DISK, STAMPED P.R.M. L.B. 2438
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
P.B.C.U.E.	=	PALM BEACH COUNTY UTILITY EASEMENT
P.S.M.	=	PROFESSIONAL LAND SURVEYOR
P.D.E.	=	PUBLIC DRAINAGE EASEMENT
LB	=	PROFESSIONAL SURVEYOR AND MAPPER BUSINESS LICENSE NUMBER
EB	=	PROFESSIONAL ENGINEER BUSINESS LICENSE NUMBER
S.E.	=	SIDEWALK EASEMENT

**ACKNOWLEDGMENT**

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED PATRICK GONZALEZ 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 7 DAY OF February, 2017.

MY COMMISSION EXPIRES: 4-10-17

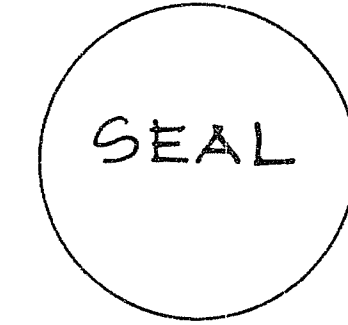
[Signature]  
NOTARY PUBLIC  
SWAN Shacher  
PRINTED NAME

COMMISSION NO. FF 007026

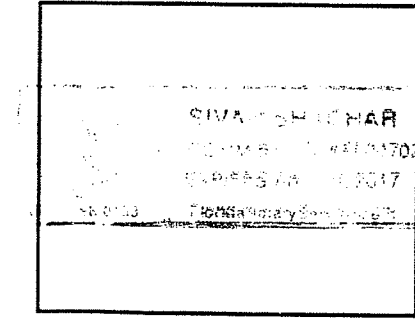
**SITE DATA**

CONTROL NUMBER ..... 2008-00129  
NUMBER OF UNITS (PLAT 2) ..... 44 UNITS

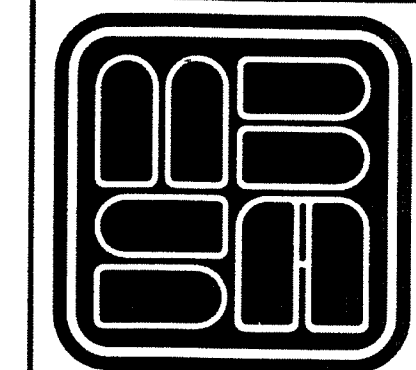
ANDALUCIA PUD HOMEOWNERS ASSOCIATION, INC.



ANDALUCIA PUD HOMEOWNERS ASSOCIATION, INC.  
NOTARY



SHEET 2 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**