



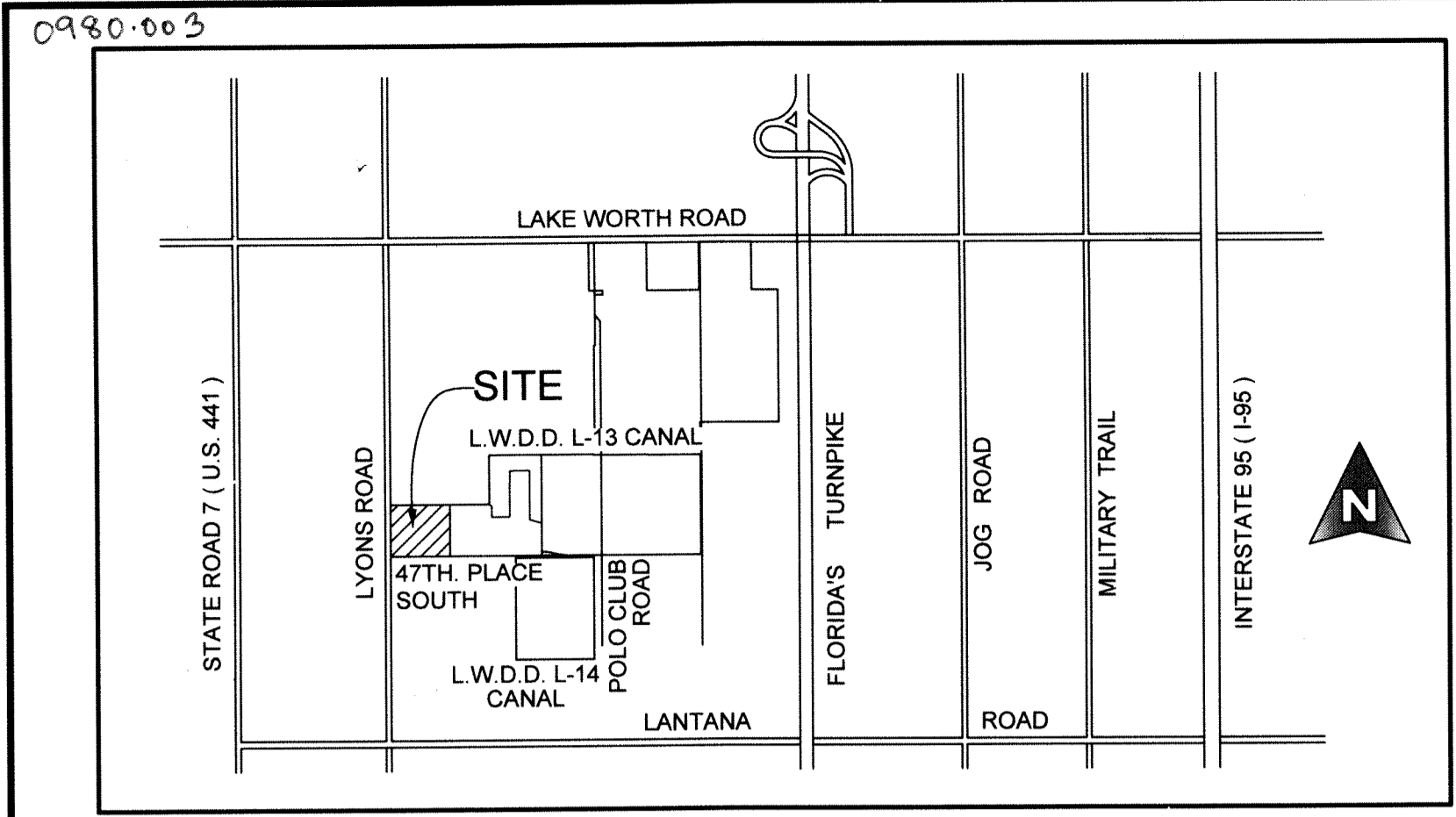
COUNTY OF PALM BEACH)
 STATE OF FLORIDA) SS

THIS PLAT WAS FILED FOR RECORD AT
 12:39 P.M. THIS 22 DAY OF
 June 2017, AND DULY
 RECORDED IN PLAT BOOK NO. 124
 ON PAGE 9 THRU 10

SHARON R. BOCK
 CLERK AND COMPTROLLER
 BY: Jennifer McCallin, D.C.

ANDALUCIA PUD PLAT 3

LYING IN SECTIONS 29, AND 30, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA,
 BEING A REPLAT OF TRACTS "FD-3", "FD-4", "FD-5" AND "FD-6", ANDALUCIA PUD PLAT 2
 AS RECORDED IN PLAT BOOK 123, PAGES 96 THROUGH 100, INCLUSIVE,
 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



LOCATION MAP
NOT TO SCALE

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
 COUNTY OF BROWARD)

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 APRIL, 2017.

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

WITNESS: [Signature]
 PRINTED NAME: PHILIP DARLING

BY: [Signature]
 JUSTIN COOK, VICE PRESIDENT

WITNESS: [Signature]
 PRINTED NAME: SIVAN SHACHAR

ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF BROWARD)

BEFORE ME PERSONALLY APPEARED JUSTIN COOK WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF ANDALUCIA PUD HOMEOWNERS ASSOCIATION, INC., A CORPORATION, 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 April, 2017.

MY COMMISSION EXPIRES: 4-10-21

COMMISSION NO. GG082944

[Signature]
 NOTARY PUBLIC
Sivan Shachar
 PRINTED NAME

TITLE CERTIFICATION

STATE OF FLORIDA)
 COUNTY OF BROWARD)

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: 4-26-17 BY: [Signature]
 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 22nd DAY OF June, 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.

[Signature]
 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) AND MONUMENTS ACCORDING TO SECTION 177.091(9) F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 PART 1, PLATTING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

DATE: 5/5/2017

[Signature]
 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.

SITE DATA

CONTROL NUMBER 2008-00129

SURVEYOR AND MAPPER'S NOTES

- NO BUILDING OR ANY KIND OF CONSTRUCTION OF 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 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.
- 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 NORTH 89°59'31" EAST.
- ALL EASEMENTS AS SHOWN HEREON ARE BASED ON ANDALUCIA PUD PLAT 2, AS RECORDED IN PLAT BOOK 123, PAGES 96 THROUGH 100, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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 RECORDS 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
EB	=	PROFESSIONAL ENGINEER BUSINESS LICENSE NUMBER
LB	=	PROFESSIONAL SURVEYOR AND MAPPER BUSINESS LICENSE NUMBER
#	=	NUMBER
NAD	=	NORTH AMERICAN DATUM
CO.	=	COMPANY

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 3, LYING IN SECTIONS 29 AND 30, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACTS "FD-3", "FD-4", "FD-5" AND "FD-6", ANDALUCIA PUD PLAT 2 AS RECORDED IN PLAT BOOK 123, PAGES 96 THROUGH 100, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACTS "FD-3", "FD-4", "FD-5" AND "FD-6", ANDALUCIA PUD PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 123, PAGES 96 THROUGH 100, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

THE ABOVE DESCRIBED PARCELS OF LAND CONTAINS 4.949 ACRES OR 215,571 SQUARE FEET, MORE OR LESS.

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

TRACT

TRACT "O-13", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ANDALUCIA PUD HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE 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., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, THIS 20 DAY OF APRIL, 2017.

WITNESS: [Signature]
 STANDARD PACIFIC OF SOUTH FLORIDA,
 A FLORIDA GENERAL PARTNERSHIP

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

BY: [Signature]
 JUSTIN COOK, VICE PRESIDENT - FINANCE

ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF BROWARD)

BEFORE ME PERSONALLY APPEARED JUSTIN COOK, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT-FINANCE 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.

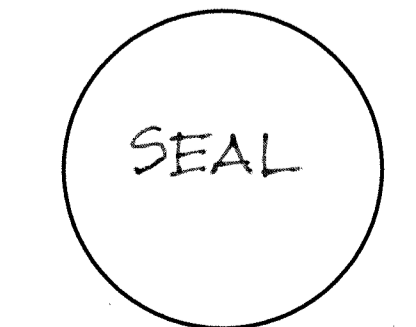
WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF April, 2017.

MY COMMISSION EXPIRES: 4-10-21

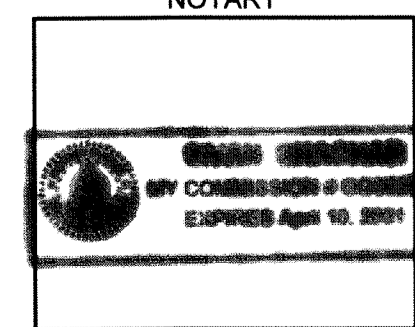
COMMISSION NO. GG082944

[Signature]
 NOTARY PUBLIC
Sivan Shachar
 PRINTED NAME

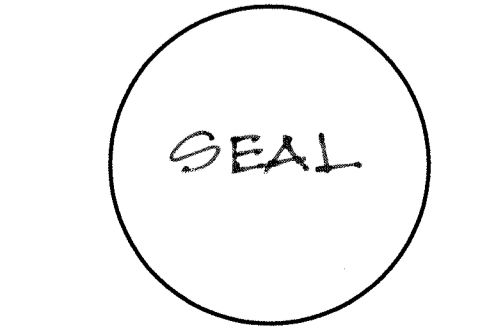
STANDARD PACIFIC OF SOUTH FLORIDA GP, INC.



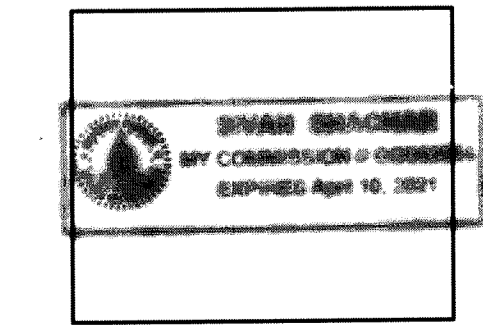
STANDARD PACIFIC OF SOUTH FLORIDA GP, INC., NOTARY



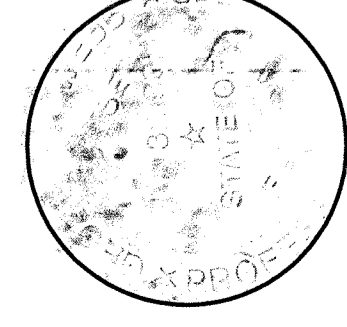
ANDALUCIA PUD HOMEOWNERS ASSOCIATION, INC.



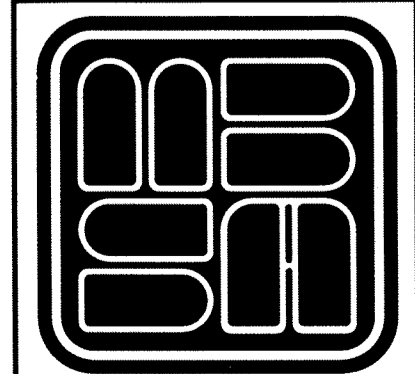
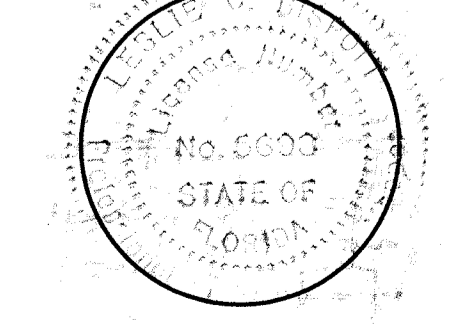
ANDALUCIA PUD HOMEOWNERS ASSOCIATION, INC., NOTARY



PALM BEACH COUNTY ENGINEER



PROFESSIONAL SURVEYOR AND MAPPER



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 3