LOCATION MAP

#### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT STANDARD PACIFIC OF FLORIDA, A FLORIDA GENERAL PARTNERSHIP AND STANDARD PACIFIC OF SOUTH FLORIDA, A FLORIDA GENERAL PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON AS 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 38, LESS THE NORTH 35.64 FEET, BLOCK 28, THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

#### TOGETHER WITH

TRACT 41, LESS THE WEST 70 FEET THEREOF AS DESCRIBED IN OFFICIAL RECORD BOOK 4549, PAGE 1311, BLOCK 28, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH: TRACTS 42 & 43, BLOCK 28, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

#### TOGETHER WIT

TRACTS 53 & 60, LESS THE SOUTH 35 FEET OF TRACT 60, BLOCK 28, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### TOGETHER WITH

A PARCEL OF LAND LYING IN TRACT 44, 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 44; THENCE NORTH 00°00'29" WEST ALONG THE WEST LINE OF SAID TRACT 44, A DISTANCE OF 49.96 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 540.00 FEET AND WHOSE CHORD BEARS SOUTH 82°06'07" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°27'05", A DISTANCE OF 136.20 FEET TO A POINT OF TANGENCY; THENCE SOUTH 74°52'34" EAST, A DISTANCE OF 58.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 460.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°39'56", A DISTANCE OF 117.74 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 44; THENCE SOUTH 89°59'31" WEST ALONG SAID SOUTH LINE OF TRACT 44, A DISTANCE OF 307.61 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

# TOGETHER WITH:

THE EAST 1/2 OF TRACTS 54 AND 59, LESS THE SOUTH 35 FEET THEREOF, BLOCK 28, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

# THE ABOVE DESCRIBED PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING (P.O.B. "1") AT THE INTERSECTION OF THE SOUTH LINE OF SAID TRACT 41 AND THE EAST LINE OF THE WEST 70 FEET OF SAID TRACT 41. SAID POINT BEING A POINT ON EAST RIGHT-OF-WAY LINE OF LYONS ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 4549, PAGE 1311, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°00'29' WEST ALONG SAID EAST LINE OF THE WEST 70 FEET OF TRACT 41 AND SAID EAST RIGHT-OF-WAY LINE OF LYONS ROAD, A DISTANCE OF 660.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 41: THENCE NORTH 89°59'31" EAST ALONG THE NORTH LINE OF SAID TRACTS 41 AND 42, ALSO BEING THE SOUTH LINE OF TRACTS 39 AND 40 OF SAID BLOCK 28, A DISTANCE OF 1249.60 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 38, SAID LINE ALSO BEING THE EAST LINE OF TRACT 39 OF SAID BLOCK 28; THENCE NORTH 00°00'29" WEST ALONG SAID WEST LINE OF TRACT 38 AND SAID EAST LINE OF TRACT 39, A DISTANCE OF 624.36 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-13 CANAL AS RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGE 761, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°59'31" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-13 CANAL, A DISTANCE OF 659.82 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 38, SAID LINE ALSO BEING THE WEST LINE OF TRACT 37 OF SAID BLOCK 28; THENCE SOUTH 00°00'29" EAST ALONG THE EAST LINE OF TRACTS 38 AND 43 AND SAID WEST LINE OF TRACTS 37 AND 44 OF SAID BLOCK 28, A DISTANCE OF 1234.40 FEET TO A POINT ON THE NORTH LINE OF A PARCEL OF LAND LYING IN SAID TRACT 44, SAID POINT BEING THE BEGINNING OF A 540.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 00°40'21" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°27'05', A DISTANCE OF 136.20 FEET TO A POINT OF TANGENCY; THENCE SOUTH 74°52'34" EAST A DISTANCE OF 58.77 FEET TO THE POINT OF CURVATURE OF A 460.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°39'56", A DISTANCE OF 117.74 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING ON THE SOUTH LINE OF SAID TRACT 44, ALSO BEING THE NORTH LINE OF A 30 FOOT ROAD RIGHT-OF-WAY AS SHOWN ON SAID PALM BEACH FARMS COMPANY PLAT NO. 3; THENCE SOUTH 89°59'31" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE SOUTH LINE OF SAID TRACTS 41 THROUGH 44, A DISTANCE OF 2217.04 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

STANDARD PACIFIC OF FLORIDA GP, INC.,

STANDARD PACIFIC
OF FLORIDA GP, INC.,
NOTARY

SIVAN SHACHAR
MY COMMISSION #FF007028
EXPIRES April 10, 2017
407) 388-0183 FloridaNalmy@arviss.sem

0980.001

# 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.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

BEGINNING (P.O.B. "2") AT THE NORTHEAST CORNER OF SAID TRACT 53; THENCE SOUTH 00°00'29" EAST ALONG THE EAST LINE OF SAID TRACTS 53 AND 60, SAID LINE ALSO BEING THE WEST LINE OF A 30 FOOT ROAD RIGHT-OF-WAY AS SHOWN ON SAID PALM BEACH FARMS COMPANY PLAT NO. 3, A DISTANCE OF 1285.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-14 CANAL AS RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGE 761, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°59'31" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-14 CANAL, A DISTANCE OF 989.73 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID TRACT 59; THENCE NORTH 00°00'29" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID TRACT 54, AND 59, A DISTANCE OF 1285.00 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 54, ALSO BEING THE SOUTH LINE OF A 30 FOOT ROAD RIGHT-OF-WAY AS SHOWN ON SAID PALM BEACH FARMS COMPANY PLAT NO. 3; THENCE NORTH 89°59'31" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE AND THE NORTH LINE OF SAID TRACTS 53 AND 54, A DISTANCE OF 989.73 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCELS OF LAND CONTAINS 67:764 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.

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 LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

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 TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE LIFT STATION EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF A WASTEWATER LIFT STATION AND RELATED APPURTENANCES. THE EASEMENT MAY BE FENCED IN BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THE EASEMENT SHALL BE THE 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 THIS EASEMENT 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 EASEMENT WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY, BY OWNER, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "COUNTY"), FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE OWNER, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "OWNER"), SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER UPON COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

STANDARD PACIFIC OF SOUTH FLORIDA GP, INC.

SEAL

STANDARD PACIFIC OF SOUTH FLORIDA GP, INC., NOTARY

SIVAN SHACHAR

MY COMMISSION #FF007018

EXPIRES April 10, 2017

FRACTS

TRACTS "FD-1" AND "FD-2", AS SHOWN HEREON ARE HEREBY RESERVED FOR STANDARD PACIFIC OF FLORIDA, A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS AND 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 FLORIDA, ITS SUCCESSORS AND ASSIGNS AND STANDARD PACIFIC OF SOUTH FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "FD-2" IS SUBJECT TO AN EASEMENT IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT, RECORDED IN OFFICIAL RECORDS BOOK 28345, PAGE 828 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND IS ALSO SUBJECT TO ACCESS EASEMENTS AS RECORDED IN OFFICIAL RECORDS BOOK 27036, PAGE 1837 AND OFFICIAL RECORDS BOOK 27036, PAGE 1845, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACTS "0-1", "0-2" AND "0-8", 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 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 "0-3" THROUGH "0-7" AND "0-9 THROUGH "0-11", 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-1" AND "R-2". AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE ANDALUCIA PUD

ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "RW-1", "RW-2" AND "RW-3", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY. FLORIDA. FOR THE PERPETUAL USE OF THE PUBLIC

HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND

TRACTS "S-1" AND "S-2", 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-2 IS SUBJECT TO AN ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 27036, PAGE 1837, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACT "S-3", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ANDALUCIA PUD HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A DRIVEWAY TRACT SERVING ABUTTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, 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.

TRACT "W-1", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ANDALUCIA PUD HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY AND IS SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 28262, PAGE 449, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

STANDARD PACIFIC OF FLORIDA,
A FLORIDA GENERAL PARTNERSHIP

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

BY:
PATRICK GONZALE,
VICE PRESIDENT - LAND DEVELOPMENT

PRINTED NAME: PHILIP DARLING
WITNESS: SIVAN Shacker

STATE OF FLORIDA

COUNTY OF BROWARD

FOR PUBLIC STREET PURPOSES.

ACKNOWLEDGMENT

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 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 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 15 DAY OF NOVEMBER, 2016.

MY COMMISSION EXPIRES: 410-17

NOTARY PUBLIC STATE OF FLORIDA FF00 70 26

PALM BEACH COUNTY ENGINEER

PROFESSIONAL SURVEYOR
AND MAPPER

No.5690

SHEET SHEET 3 OF 7

SHEET 4 OF 7

SHEET 6 OF 7

KEY MAP
NOT TO SCALE

L.W.D.D. L-14 CANAL

20170033422

COUNTY OF PALM BEACH

SHARON R. BOCK, CLERK AND COMPTROLLER BY:

> STANDARD PACIFIC OF SOUTH FLORIDA, A FLORIDA GENERAL PARTNERSHIP

BY: STANDARD PÁCIFIC OF SOUTH FLORIDA GP, INC., A DELAWARE CORRORATION, ITS MANAGING PARTN

Y: PATRICK GONZALEZ,
VICE PRESIDENT LAND DEVELOPMENT

PRINTED NAME: PHLIP DARLING
WITNESS:

PRINTED NAME: SIVAN ShachaR

<u>ACKNOWLEDGMENT</u>

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 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 15 DAY OF NOVEMBER, 2016.

MY COMMISSION EXPIRES: 4-10-13

NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. FF003-026

COUNTY APPROVAL

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 301 DAY OF ARCAC. 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.

あって いん人 GRORGE 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,

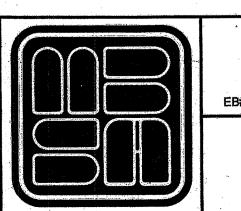
DATE: 11/22/2016

LESLIE C. BIS OTT, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 5698
STATE OF FLORIDA

# PREPARING SURVEYOR & 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 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