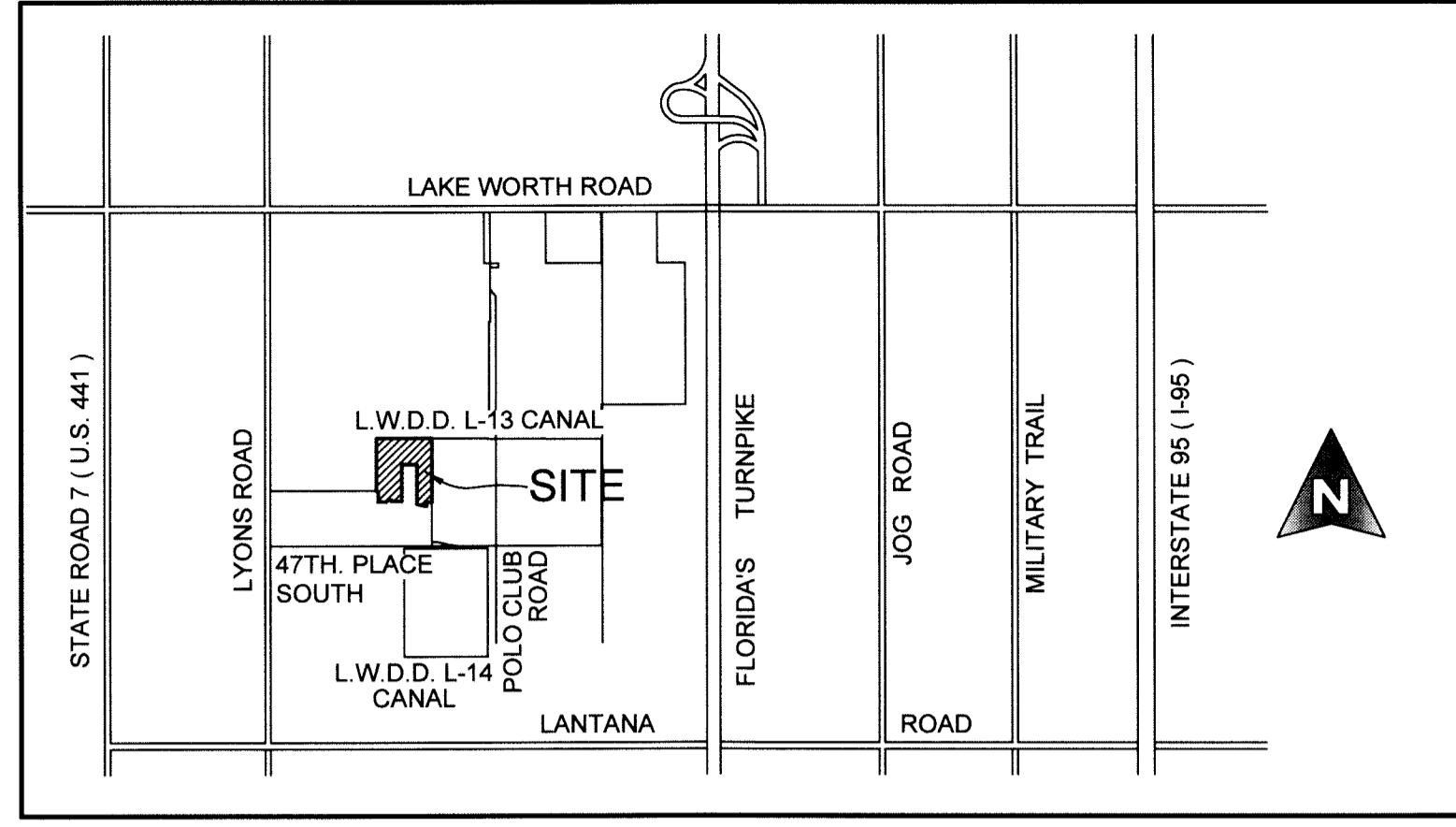
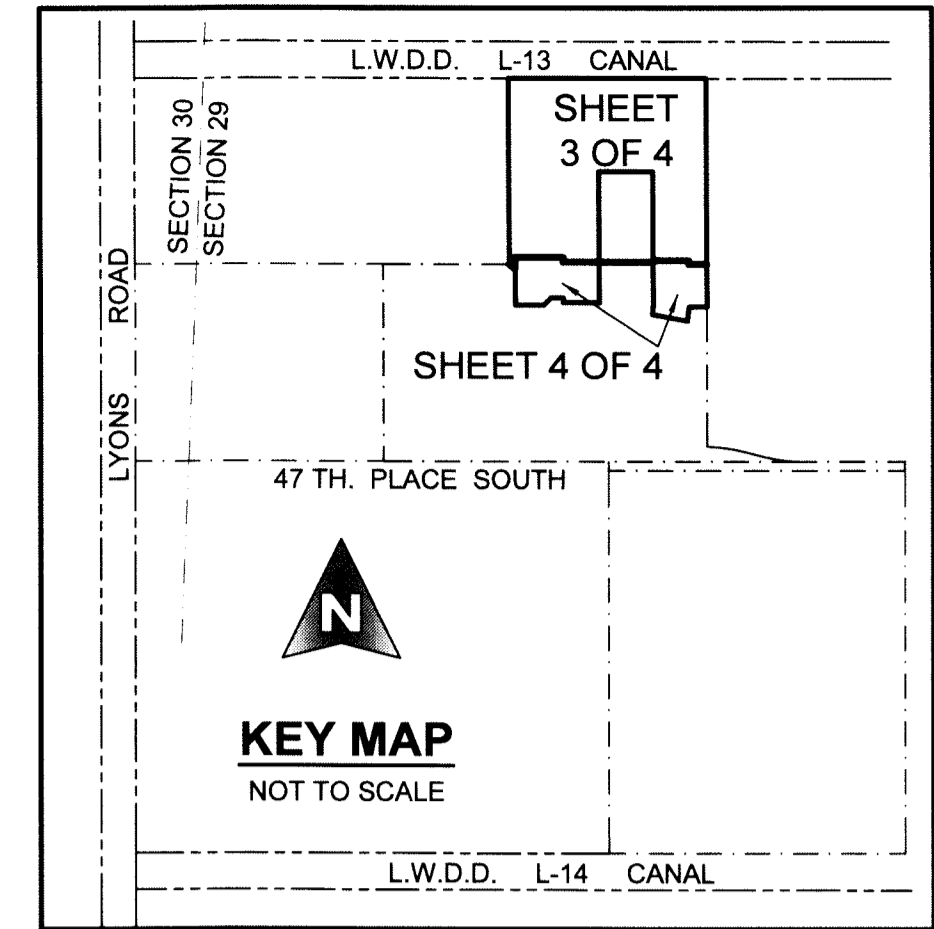


20180241151

28

COUNTY OF PALM BEACH)
STATE OF FLORIDA) SS
THIS PLAT WAS FILED FOR RECORD AT
4:53 A.M. THIS 21 DAY OF
MARCH 2018, AND DULY
RECORDED IN PLAT BOOK NO. 122
ON PAGE 28 THRU 31

SHARON R. BOCK,
CLERK AND COMPTROLLER
BY: [Signature] D.C.
CLERK AND
COMPTROLLER



ANDALUCIA PUD PLAT 4

LYING IN SECTION 29, 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.

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 HEREOF 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.

TRACTS

TRACTS "O-14" THROUGH "O-19", AS SHOWN HEREOF, 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.

TRACT "O-14" 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.

TRACT "S-8", AS SHOWN HEREOF, IS 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 IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY AND IS SUBJECT TO AN ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 28782, PAGE 931, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACT "S-9", AS SHOWN HEREOF, IS 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 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 14 DAY OF MARCH, 2018.

WITNESS: [Signature] STANDARD PACIFIC OF SOUTH FLORIDA, A FLORIDA GENERAL PARTNERSHIP
PRINTED NAME: MIRA MOLLAGE
WITNESS: [Signature]
PRINTED NAME: Gerard B. [unclear]
BY: [Signature] VALERIE McCHESNEY, AUTHORIZED AGENT

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT STANDARD PACIFIC OF SOUTH FLORIDA, A FLORIDA GENERAL PARTNERSHIP, OWNER OF THE LAND SHOWN HEREOF AS ANDALUCIA PUD PLAT 4, LYING IN SECTION 29, 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 NORTHEAST CORNER OF SAID TRACT "FD-2", SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID ANDALUCIA PUD PLAT 1; THENCE SOUTH 00°00'29" EAST, ALONG THE EAST LINE OF SAID TRACT "FD-2" AND SAID ANDALUCIA PUD PLAT 1, ALSO BEING THE WEST LINE OF TRACTS 37 AND 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, A DISTANCE OF 759.67 FEET TO A POINT ON THE NORTH LINE OF TRACT "O-11" OF SAID ANDALUCIA PUD PLAT 1; THENCE SOUTH 89°59'31" WEST, ALONG SAID NORTH LINE OF TRACT "O-11" AND THE NORTH RIGHT-OF-WAY LINE OF SADDLE RANCH ROAD (TRACT S-2) OF SAID ANDALUCIA PUD PLAT 1, A DISTANCE OF 50.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST, WHOSE CENTER POINT BEARS SOUTH 89°59'31" WEST FROM SAID POINT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SAID SADDLE RANCH ROAD (TRACT "S-2"), ANDALUCIA PUD PLAT 1, HAVING A RADIUS OF 275.00 FEET, THROUGH A CENTRAL ANGLE OF 11°02'15", A DISTANCE OF 52.98 FEET TO A POINT ON A LINE RADIAL TO SAID CURVE; THENCE NORTH 78°58'14" WEST, ALONG SAID RADIAL LINE, ALSO BEING THE NORTHERLY LINE OF LOT 236, ANDALUCIA PUD PLAT 2, AS RECORDED IN PLAT BOOK 123, PAGES 96 THROUGH 100, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 120.00 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE WEST, WHOSE CENTER POINT BEARS NORTH 78°58'14" WEST FROM SAID POINT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE ALSO BEING THE EAST LINE OF TRACT "W-1" OF SAID ANDALUCIA PUD PLAT 2, HAVING A RADIUS OF 155.00 FEET, THROUGH A CENTRAL ANGLE OF 11°02'15", A DISTANCE OF 29.86 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°00'29" WEST, ALONG SAID EAST LINE OF TRACT "W-1", A DISTANCE OF 445.31 FEET, THENCE SOUTH 89°59'31" WEST, ALONG THE NORTH LINE OF SAID TRACT "W-1", A DISTANCE OF 179.82 FEET; THENCE SOUTH 00°00'29" EAST, ALONG THE WEST LINE OF SAID TRACT "W-1", A DISTANCE OF 437.00 FEET; THENCE SOUTH 89°59'31" WEST, ALONG THE NORTH LINE OF TRACT "O-7" OF SAID ANDALUCIA PUD PLAT 2, A DISTANCE OF 120.00 FEET; THENCE NORTH 00°00'29" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF MARSTON LANE (TRACT "S-5") OF SAID ANDALUCIA PUD PLAT 2, A DISTANCE OF 17.00 FEET; THENCE SOUTH 89°59'31" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID MARSTON LANE (TRACT "S-5"), ANDALUCIA PUD PLAT 2, A DISTANCE OF 40.00 FEET; THENCE SOUTH 44°59'31" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF KINGSMOOR WAY (TRACT "S-5") OF SAID ANDALUCIA PUD PLAT 2, A DISTANCE OF 35.38 FEET; THENCE SOUTH 89°59'31" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF KINGSMOOR WAY, A DISTANCE OF 95.00 FEET; THENCE NORTH 00°00'29" WEST, ALONG THE EAST LINE OF LOT 187 OF SAID ANDALUCIA PUD PLAT 2, A DISTANCE OF 120.00 FEET; THENCE NORTH 53°08'17" WEST, ALONG THE EASTERLY LINE OF TRACT "O-5" OF SAID ANDALUCIA PUD PLAT 2, A DISTANCE OF 25.00 FEET TO THE SOUTHEAST CORNER OF TRACT 39, BLOCK 28 OF SAID PALM BEACH FARMS COMPANY PLAT NO. 3, SAID POINT BEING A POINT ON THE WEST LINE OF SAID TRACT "FD-2" AND ANDALUCIA PUD PLAT 1, THENCE NORTH 00°00'29" WEST, ALONG SAID WEST LINE OF TRACT "FD-2" AND ANDALUCIA PUD PLAT 1, ALSO BEING THE EAST LINE OF SAID TRACT 39, A DISTANCE OF 624.36 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "FD-2 AND ANDALUCIA PUD PLAT 1, ALSO BEING THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT LATERAL 13 (L-13) CANAL, THENCE NORTH 89°59'31" EAST, ALONG SAID NORTH LINE OF TRACT "FD-2" AND ANDALUCIA PUD PLAT 1 AND SAID SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT LATERAL 13 (L-13) CANAL, A DISTANCE OF 659.82 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 421,224 SQUARE FEET OR 9.670 ACRES, MORE OR LESS.

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

EASEMENTS

THE DRAINAGE EASEMENTS, AS SHOWN HEREOF, 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 PUBLIC DRAINAGE EASEMENT, AS SHOWN HEREOF, 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.

ALL TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREOF, 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, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, TELECOMMUNICATION 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. 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 UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, THE TRACTS FOR PRIVATE ROAD PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREOF, 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. 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.

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED VALERIE McCHESNEY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AUTHORIZED AGENT 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 SHE 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 14 DAY OF MARCH, 2018.
MY COMMISSION EXPIRES: 11-18-20 [Signature] NOTARY PUBLIC
COMMISSION NO. 66040572 [Signature] JEFF ALEXANDER 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 20th DAY OF MARCH 2018, 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] DAVID L. RICKS, P.E., COUNTY ENGINEER

SURVEYOR AND MAPPER'S CERTIFICATE

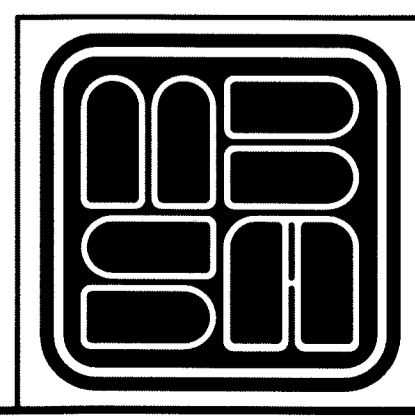
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREOF IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S"), HAVE BEEN PLACED AS REQUIRED BY LAW, 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: 3/20/2018
[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.

SHEET 1 OF 4

STANDARD PACIFIC OF SOUTH FLORIDA GP, INC., [Seal]
STANDARD PACIFIC OF SOUTH FLORIDA GP, INC., NOTARY [Seal]
PALM BEACH COUNTY ENGINEER [Seal]
PROFESSIONAL SURVEYOR AND MAPPER [Seal]



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 4