

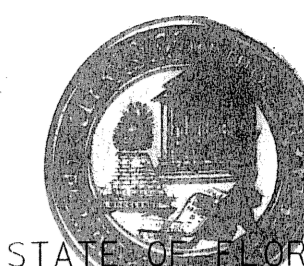
PERIMETER

SURVEYING & MAPPING
 Certificate of Authorization No. LB7264
 Prepared by: Jeff S. Hodapp, P.S.M.
 951 Broken Sound Parkway, Suite 320
 Boca Raton, Florida 33487
 Tel: (561) 241-9988
 Fax: (561) 241-5182

YEE PLAT

PETITION NO. 2003-035 (COUNTRYSIDE MEADOWS AGR-PDD)
A PORTION OF THE SOUTH ONE-HALF OF SECTION 13, TOWNSHIP 45
SOUTH, RANGE 41, EAST, PALM BEACH COUNTY, FLORIDA.
OCTOBER, 2004

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STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT AM
 THIS 10th DAY OF MARCH,
 2005, AND DULY RECORDED
 IN PLAT BOOK 109 ON PAGES
49 THROUGH 51
 DOROTHY H. WILKEN, CLERK

BY: *Alvin S. Johnson* DDC

SHEET 1 OF 3

DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that, WEST BOYNTON FARMS, INC., a Florida Corporation, owners of the land shown hereon, being a portion of the South one-half of Section 13, Township 45 South, Range 41 East, shown hereon as YEE PLAT, being more particularly described as follows:

Commencing at the Southwest Corner of "Plat No. 1, Willis Gilderport", as recorded in Plat Book 32, at Pages 146 through 148 of the Public Records of Palm Beach County, Florida; thence South 00°56'37" East, along the West line of said South One-half, a distance of 985.92 feet to the Point of Beginning; thence North 88°59'12" East, along the North line of the lands described in Official Records Book 5753 at Page 129 of said Public Records, a distance of 2436.47 feet; thence South 00°55'43" East, along the East line of said lands described in Official Records Book 5753 at Page 129, a distance of 0.91 feet; thence North 88°58'56" East, along the North line of the lands described in Official Records Book 3930 at Page 1980 of said Public Records, a distance of 2619.84 feet; thence South 00°54'51" East, along the West line of State Road Number 7, as recorded in Official Records Book 10002 at Page 850 of said Public Records, a distance of 666.00 feet; thence South 88°56'17" West, along the South line of said South One-half, a distance of 5055.97 feet to the Southwest corner of said Section 13; thence North 00°56'37" West, along the West line of said South One-half, a distance of 671.00 feet to the Point of Beginning.

Said lands situate in Palm Beach County, Florida, and contain 77.587 acres, more or less.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- TRACT A, as shown hereon, is hereby reserved for the owners for proper purposes and that 62.587 acre, more or less, portion, as shown hereon, is reserved as an Open Space Preservation Area for the Countryside Meadows AGR PDD development Petition Number 2003-35 and is subject to a Conservation Easement recorded in Official Records Book 18012 at page 348, of the Public Records of Palm Beach County, Florida, in favor of Palm Beach County.
- The ten foot wide utility easements running adjacent and parallel to State Road No. 7 Right-of-Way, as shown hereon, is a non-exclusive easement and is 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, 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. 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 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.

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its President and attested by its Vice President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 30th day of December, 2004.

WEST BOYNTON FARMS, INC., a Florida corporation.

BY: *James Alderman*, President
 Print Name: James Alderman
 Title: President

ATTEST: *Michael Scott Brown*
 Print Name: Michael Scott Brown
 Title: Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS

BEFORE me personally appeared James Alderman, and Michael Scott Brown, who are personally known to me, or have produced _____ as identification, and who executed the foregoing instrument as President and Vice President of WEST BOYNTON FARMS, INC., a Florida Corporation, and severally acknowledged to and before me that they executed such instrument as such officers 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 30th day of December, 2004.
 My commission expires: _____

Jennifer L. Torrance
 Notary Public,
 State of Florida
 Commission # 0D294259
 Expires March 21, 2008

TITLE CERTIFICATION

STATE OF FLORIDA)
 COUNTY OF PALM BEACH) SS

I, Mark Perry, 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 West Boynton Farms, Inc., a Florida Corporation, that the current taxes have been paid; 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.

Mark Perry
 Attorney-at-Law
 Dec. 30, 2004
 Licensed in Florida

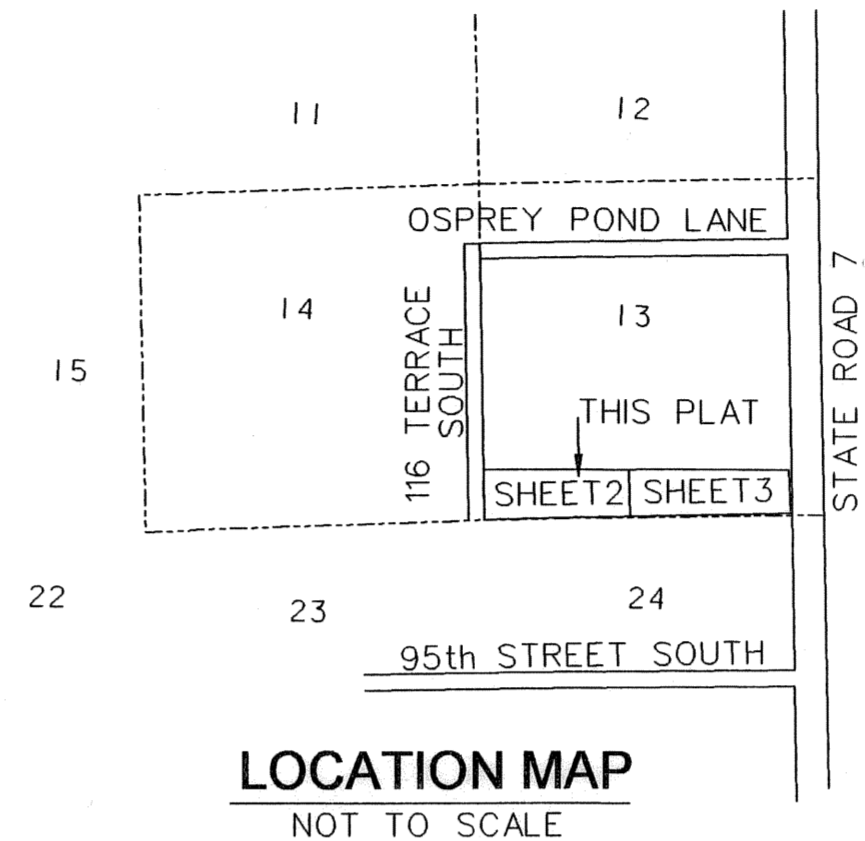
COUNTY ENGINEER

This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Sec. 177.071(2), F.S., this 7th day of March, 2005, and has been reviewed by a Professional Surveyor & Mapper employed by Palm Beach County in accordance with Sec. 177.081(1), F.S.

George T. Webb
 George T. Webb, P.E.
 County Engineer
3-7-05
 date

SITE DATA

Zoning Petition Number	PDD 03-035 (Parcel A)
Preserve Area	62.587 Acres
Western Non-Preserve Area	5.000 Acres
Eastern non-Preserve Area	10.000 Acres
Total Area	77.587 Acres



08. The Open Space Preservation areas approved as a part of Petition 2003-035, and subject to a Conservation Easement as recorded in O.R.B. 18012, page 348, P.B.C.R. shall be restricted to preservation uses as follows.

- Permitted Uses:
- Crop production, pasture, or equestrian purposes or may be retained as fallow land;
 - Accessory structures such as barns and pump structures are permitted;
 - Regional water storage areas to serve as water management functions or to serve as water management preserve area if designated by the South Florida Water Management District (SFWMD); to serve regional water management purposes as certified by either the Lake Worth Drainage District or SFWMD; or for water management purposes not directly related to the 60/40 AGR-PUD if approved by the Department of Environmental Resources Management and managed for environmental resource values;
 - Wetland or bona fide agricultural uses per the ULDC;
 - Other purposes as permitted by the required conservation easements;
 - Other uses as may be permitted within the protected area of an AGR-PDD consistent with the Comprehensive Plan and the Unified Land Development Code;

- Not Permitted:
- Agricultural support uses such as processing facilities, farm-worker housing and the like shall not be accommodated in the protected or preservation area of an AGR-PUD; nor shall new residential uses be accommodated thereon; and,
 - No residential units or farm residences shall be allowed (whether existing or proposed).
 - Such other uses as are prohibited within the Agricultural Reserve Area pursuant to Palm Beach County's Comprehensive Plan or Land Development Code.
09. This plat is subject to the following easements:
- A Perpetual Right-of-Way Easement recorded in O.R.B. 10002, page 850, P.B.C.R. for roadway purposes, in favor of the public.
 - An Ingress-Egress Easement, recorded in O.R.B. 6939, page 378, P.B.C.R., for access purposes, in favor of Thomas J Yee and Nancy C. Yee.

NOTES:

- The bearings shown hereon are based on the South line of the South One-Half of said Section 13-45-41, having a bearing of South 88°56'17" West, as established by the Palm Beach County Engineering Division based on the Florida Coordinate System, East Zone, Grid North, 1983 State Plane Transverse Mercator Projection, 1990 adjustment.
- No buildings or any kind of construction or trees or shrubs shall be placed on any easement without prior written approval of all easement beneficiaries and all applicable County approvals or permits as required for such encroachments. This note does not apply to the Open Space Preservation Area, shown hereon.
- Building setback lines shall be as required by current Palm Beach County Zoning Regulations. This note does not apply to the Open Space Preservation Area, shown hereon.
- 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 be subordinate to these with their priorities determined by use of rights granted.
- All lines which intersect curved lines are radial unless noted as being non-radial (N.R.)
- 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, Florida.
- All distances shown are ground distances. Scale factor used for this plat was 1.0000153.

SURVEYOR'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, further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the Ordinances of Palm Beach County, Florida.

Jeff S. Hodapp
 Jeff S. Hodapp, P.S.M.
 License No. L55111
 State of Florida
 Perimeter Surveying & Mapping, Inc.
 951 Broken Sound Parkway, Suite 320
 Boca Raton, FL 33487
 Certification of Authorization No. LB7264

SUBDIVISION YEE PLAT
 BOOK 104
 FLOOD ZONE B
 QUAD # 64
 SE
 TAZ 742
 PUD NAME
 PAGE 49
 FLOOD MAP # 100B
 ZONING AGR
 ZIP CODE 33487

WEST BOYNTON FARMS, INC.	COUNTY ENGINEER	SURVEYOR