

03111

**PERIMETER**

**SURVEYING & MAPPING**  
 Certificate of Authorization No. LB7264  
 Prepared by: Jeff S. Hodapp, P.S.M.  
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 Boca Raton, Florida 33487  
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# KING SOUTH, KING NORTH, NIEBEL, TOWNSEND WEST AND TOWNSEND EAST PLAT

PETITION NO. 2003-035 (COUNTRYSIDE MEADOWS AGR-PDD)  
 A PORTION OF THE EAST ONE-HALF OF SECTION 14, 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 8:34 AM  
 THIS 10 DAY OF March  
 2005, AND DULY RECORDED  
 IN PLAT BOOK 104 ON PAGES  
 47 THROUGH 48  
 BY: *James Alderman*

SHEET 1 OF 2

**DESCRIPTION AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS that, WEST BOYNTON FARMS, INC., a Florida corporation, owner of the land shown hereon, being a portion of the East one-half of Section 14, Township 45 South, Range 41 East, shown hereon as KING SOUTH, KING NORTH, NIEBEL, TOWNSEND WEST AND TOWNSEND EAST PLAT, being more particularly described as follows:

The South one-half of the South one-half of the South one-half of the Northeast one-quarter of Section 14, Township 45 South, Range 41 East, Palm Beach County, Florida.

Together with:

The North one-half of the South one-half of the North one-half of the Southeast one-quarter of Section 14, Township 45 South, Range 41 East, Palm Beach County, Florida.

Together with:

The South one-half of the North one-half of the North one-half of the Southeast one-quarter of Section 14, Township 45 South, Range 41 East, Palm Beach County, Florida.

Together with:

A parcel of land in the Southeast one-quarter of Section 14, Township 45 South, Range 41 East, Palm Beach County, Florida, said land being more particularly described as follows:

COMMENCING at the Northeast Corner of said Southeast one-quarter; thence South 00°56'37" East, along the East line of said Southeast one-quarter, a distance of 331.99 feet; thence South 88°05'32" West, along the North line of the South one-half of the North one-half of said Southeast one-quarter, a distance of 1326.85 feet to the POINT OF BEGINNING; thence continue South 88°05'32" West, along said line, a distance of 1311.66 feet; thence North 00°57'02" West, along the West line of said Southeast one-quarter, a distance of 332.13 feet; thence North 88°05'43" East, along the North line of said Southeast one-quarter, a distance of 1311.91 feet; thence South 00°54'25" East, a distance of 332.06 feet to the POINT OF BEGINNING.

Said lands situate in Palm Beach County, Florida, and contain 70.274 acres, more or less.

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

1. Tract B (20.110 acres), Tract C (20.111 acres), Tract D (10.000 acres), Tract E (10.033 acres), and Tract F (10.021 acres), for a total of 70.274 acres, as shown hereon, are hereby reserved by the owners as the Open Space Preservation Areas for the Countryside Meadows AGR-PDD Development Petition Number 2003-35 and are subject to Conservation Easements recorded in Official Records Book 18012 at page 348, AND O.R. Book 18012, both of the Public Records of Palm Beach County, Florida, made in favor of Palm Beach County.
2. Tracts B, C, and F, as shown hereon, are subject to restrictions set forth in Official Records Book 4212, Page 108, Official Records Book 4212, Page 112, and Official Records Book 4212, Page 114, all of the Public Records of Palm Beach County, Florida, in favor of the Lake Worth Drainage District.

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 30<sup>th</sup> day of December, 2004.

WEST BOYNTON FARMS, INC., a Florida corporation.

BY: *James M. Alderman* / *pres. dat*  
 Print Name: James Alderman  
 Title: President

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

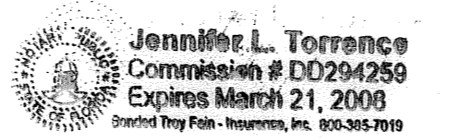
**ACKNOWLEDGEMENT**

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 30<sup>th</sup> day of December, 2004.  
 My commission expires: \_\_\_\_\_

*Janita L. Torrance*  
 Notary Public,  
 State of Florida



*Janita L. Torrance*  
 Commission # DD294250  
 Expires March 21, 2009

**SITE DATA**

Zoning Petition Number	PDD 03-035 (Parcels B,C,D,E,F)
Tract B (King South)	20.110 Acres
Tract C (King North)	20.111 Acres
Tract D (Niebel)	10.000 Acres
Tract E (Townsend West)	10.033 Acres
Tract F (Townsend East)	10.021 Acres
Total Area	70.274 Acres

**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 7<sup>th</sup> day of March, 2004, and has been reviewed by a Professional Surveyor & Mapper employed by Palm Beach County in accordance with Sec. 177.081(1), F.S.

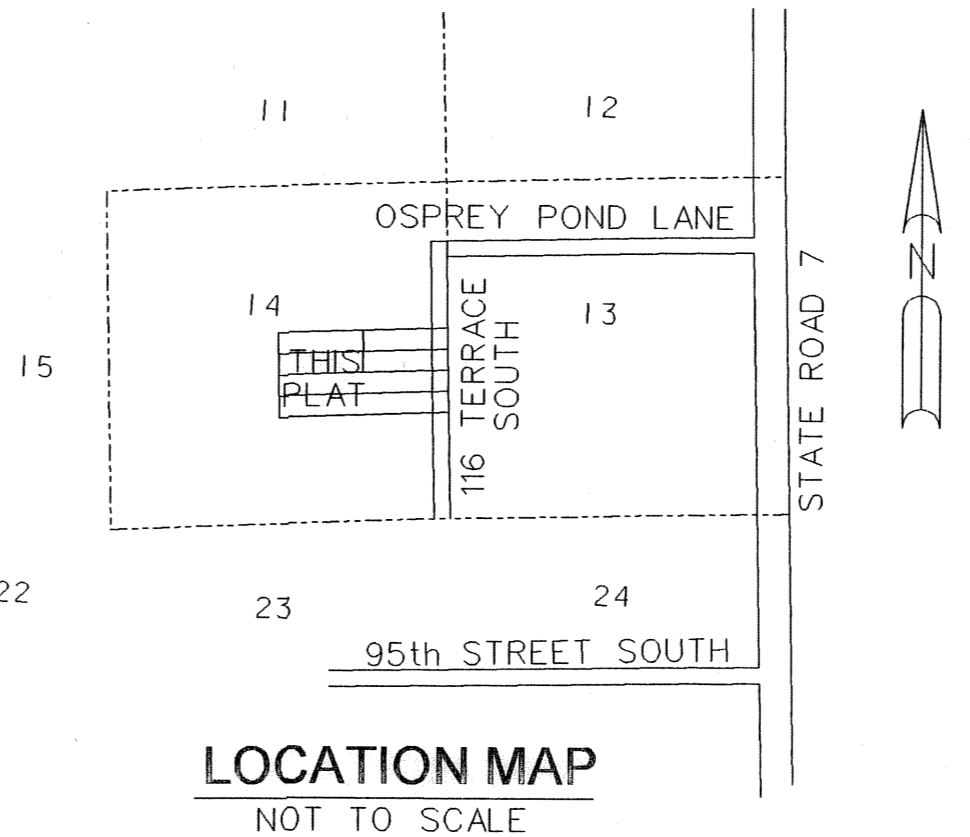
*George T. Webb, P.E.*  
 George T. Webb, P.E.  
 County Engineer  
 3-7-05  
 date

**TITLE CERTIFICATION**

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH )

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.; 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*  
 Mark Perry  
 Attorney-at-law licensed in Florida  
 12-30-04



**NOTES:**

01. The bearings shown hereon are based on the East line of the Southeast One-Quarter of said Section 14-45-41, having a bearing of South 00°56'37" East, 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.
02. 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.
03. All lines which intersect curved lines are radial unless noted as being non-radial (N.R.)
04. 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.
05. All distances shown are ground distances. Scale factor used for this plat was 1.0000153.
06. The Open Space Preservation Areas approved as a part of Petition 2003-035, and subject to Conservation Easements as recorded in O.R.B. 18012, page 502, P.B.C.R. shall be restricted to preservation uses as follows.

- Permitted Uses:
- i. Crop production, pasture, or equestrian purposes or may be retained as fallow land;
  - ii. Accessory structures such as barns and pump structures are permitted;
  - iii. 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;
  - iv. Wetland or bona fide agricultural uses per the ULDC;
  - v. Other purposes as permitted by the required conservation easements;
  - vi. 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:
- vii. 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,

- viii. No residential units or farm residences (whether existing or proposed) shall be allowed, with the exception of the house located on Tract F (Townsend East). Nothing herein shall prohibit the owner from keeping one existing residential home on the property for caretaker quarters for the person(s) supervising the activities on Tract F (Townsend East).
- ix. 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. Florida Power and Light Co. Easement recorded in O.R.B. 1802, page 1239, P.B.C.R. for utility purposes.
  - b. Florida Power and Light Co. Easement recorded in Deed Book 1013, page 246, P.B.C.R. for utility purposes.
  - c. Southern Bell Easement recorded in O.R.B. 3133, page 993, P.B.C.R. for utility purposes.
  - d. Lake Worth Drainage District Easements, recorded in O.R.B. 4212, page 112, P.B.C.R.; O.R.B. 4212, page 114, P.B.C.R.; and O.R.B. 4212, page 108, P.B.C.R., for drainage purposes.
  - e. Private Ingress-Egress Easement, recorded O.R.B. 3710, page 3, P.B.C.R., for ingress-egress purposes, in favor of Charles and Rebecca Butts, Francis T. Kusciell, Karl H. and Jan. Georg, Mamie E. Townsend, Trustee, D.R. and Nancy King, Donald R. King, Trustee, Jarvis J. and Wanda K. Merrick, R.L. and Donna Miller, Paul and Sherry Cummings, Darrell Crane, J. Ross and Glenda E. Ward, William E. and Diana Peppers, June Malagodi, Donna Ellisius, and Robert Lee and Carol Vogel, their successors and assigns.

**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 that Monuments according to Sec. 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 the requirements of Chapter 177, Florida Statutes, as amended, and the Ordinances of Palm Beach County, Florida.

*Jeff S. Hodapp* 12-28-04  
 Jeff S. Hodapp, P.S.M.  
 License No. LS5111  
 State of Florida  
 Perimeter Surveying & Mapping, Inc.  
 951 Broken Sound Parkway, Suite 320  
 Boca Raton, FL 33487  
 Certification of Authorization No. LB7264

SUBDIVISION KING SOUTH, KING NORTH, NIEBEL, TOWNSEND WEST AND TOWNSEND EAST PLAT  
 BOOK 104 PAGE 47  
 FLOOD ZONE B  
 QUAD # 64  
 ZONING PUD  
 SE  
 TAZ 742  
 PUD NAME

WEST BOYNTON FARMS, INC.	COUNTY ENGINEER	SURVEYOR