

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT AM
THIS 10 DAY OF MARCH,
2005, AND DULY RECORDED
IN PLAT BOOK 104 ON PAGES
52 THROUGH 53
DOROTHY H. WILKIN, CLERK
BY Maria L. Johnson

03111
0883-003
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

LIPTON PLAT

PETITION NO. 2003-035 (COUNTRYSIDE MEADOWS AGR-PDD)
A REPLAT OF ALL OF TRACTS 26 AND 27, TOGETHER WITH PORTIONS OF TRACTS 25
AND 28, ALL OF BLOCK 44, "PALM BEACH FARMS COMPANY PLAT NO. 3" (P.B. 2,
PGS. 45-54, P.B.C.R.), IN SECTION 12, TOWNSHIP 45 SOUTH, RANGE 41 EAST,
PALM BEACH COUNTY, FLORIDA.
OCTOBER, 2004

DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS that, WEST BOYNTON FARMS, INC., a Florida corporation, Michael Scott Brown and James M. Alderman, owners of the land shown hereon, being a portion of Block 44, "Palm Beach Farms Company Plat No. 3", according to the thereof, as recorded in Plat Book 2 at pages 45 through 54 of the Public Records of Palm Beach County, Florida, in Section 12, Township 45 South, Range 41 East, shown hereon as LIPTON PLAT, being more particularly described as follows:

Tract 28, less the Westerly 55.00 feet thereof, all of Tracts 26 and 27, and Tract 25, less the Right-of-Way for State Road Number 7, as shown on that certain Right-of-Way Map published by the Florida Department of Transportation Section 93210-2525, Sheets 8 and 9, dated 4/3/96, all lying in Block 44, "Palm Beach Farms Company Plat No. 3", as recorded in Plat Book 2, at pages 45 through 54, of the Public Records of Palm Beach County, Florida.

Said lands situate in Palm Beach County, Florida and contain 35.405 acres, more or less.

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

- TRACT G, as shown hereon, is hereby reserved for the owners for proper purposes and that 17.209 acre, more or less, portion, as shown hereon, is hereby reserved as the 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 M. Alderman, president
Print Name: James M. Alderman
Title: President
ATTEST: Michael Scott Brown
Print Name: Michael Scott Brown
Title: Vice President

IN WITNESS WHEREOF, I, James M. Alderman do hereunto set my hand and seal this 30th day of December, 2004.

WITNESS: Christy Berks BY: James M. Alderman
Print Name: Christy Berks
WITNESS: Lee Ann Thompson
Print Name: Lee Ann Thompson

IN WITNESS WHEREOF, I, Michael Scott Brown do hereunto set my hand and seal this 30th day of December, 2004.

WITNESS: Christy Berks BY: Michael Scott Brown
Print Name: Christy Berks
WITNESS: Lee Ann Thompson
Print Name: Lee Ann Thompson

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
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: _____

James M. Alderman
Notary Public,
State of Florida
Jennifer L. Torrence
Commission # DD294259
Expires March 21, 2008

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE me personally appeared James M. Alderman, who is personally known to me, or has produced _____ as identification, and who executed the foregoing instrument and acknowledged before me that he executed such instrument for the purposes expressed therein.

WITNESS my hand and official seal this 30th day of December, 2004.
My commission expires: _____

James M. Alderman
Notary Public,
State of Florida
Jennifer L. Torrence
Commission # DD294259
Expires March 21, 2008

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE me personally appeared Michael Scott Brown, who is personally known to me, or has produced _____ as identification, and who executed the foregoing instrument and acknowledged before me that he executed such instrument for the purposes expressed therein.

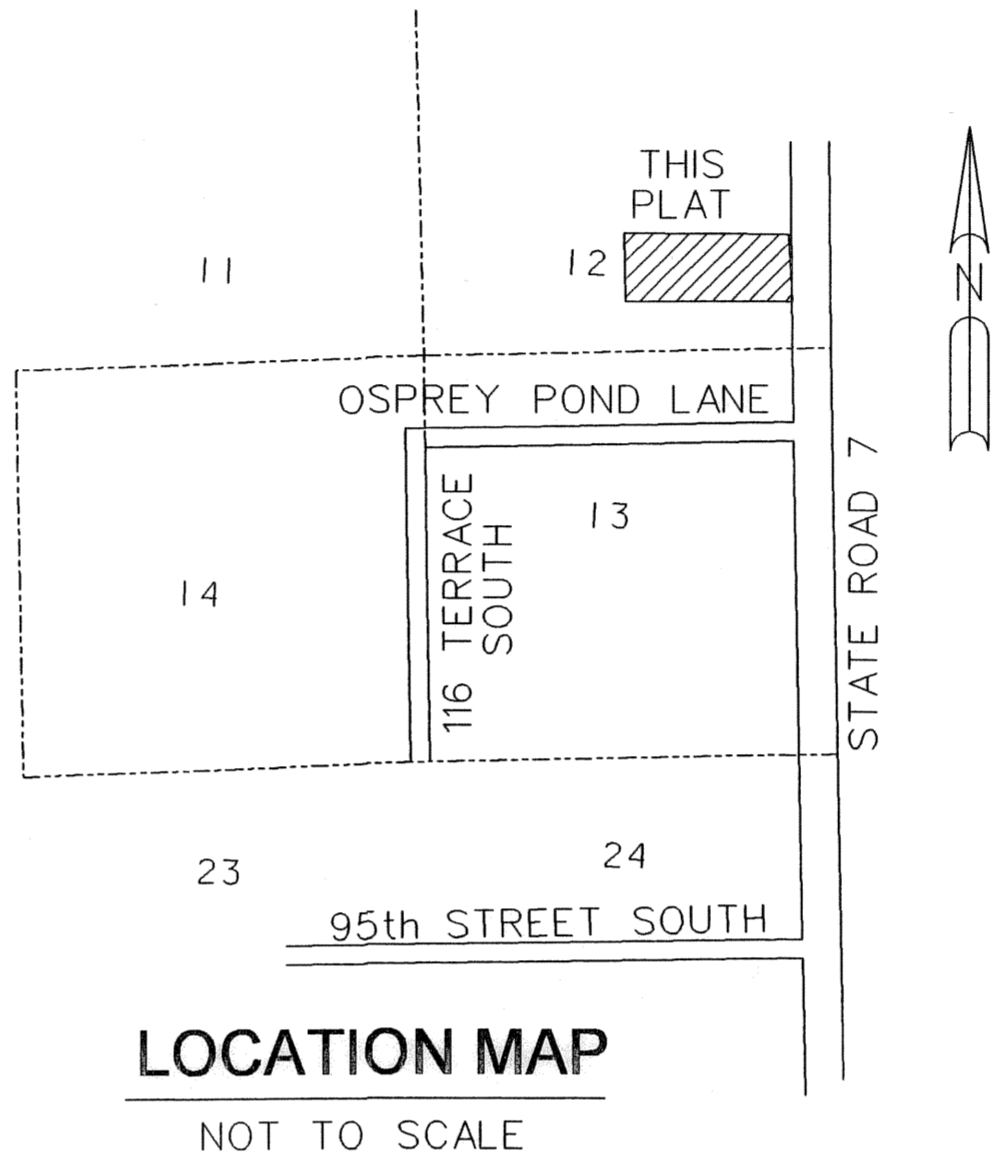
WITNESS my hand and official seal this 30th day of December, 2004.
My commission expires: _____

Michael Scott Brown
Notary Public,
State of Florida
Jennifer L. Torrence
Commission # DD294259
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., James M. Alderman and Michael Scott Brown; 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 licensed in Florida
Dec. 30, 2004



SITE DATA

Zoning Petition Number	PDD 03-035 (Parcel G)
Preserve Area	17.209 Acres
Non-preserve Area	18.196 Acres
Total Area	35.405 Acres

- ### NOTES:
- The bearings shown hereon are based on the South line of the Southeast One-Quarter of said Section 12-45-41, having a bearing of South 88°53'55" 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.

- 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 (whether existing or proposed) shall be allowed.
- Such other uses as are prohibited within the Agricultural Reserve Area pursuant to Palm Beach County's Comprehensive Plan or Land Development Code.
- This plat is subject to the following easement:
 - A Perpetual Right-of-Way Easement recorded in O.R.B. 10301, page 776, P.B.C.R. for roadway purposes, in favor of the public.

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 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, P.E.
County Engineer
3-7-05
date

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 12-27-04
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 LIPTON PLAT
BOOK 104
FLOOD ZONE B
QUAD # 64
SE
TAX 742
FUD NAME

