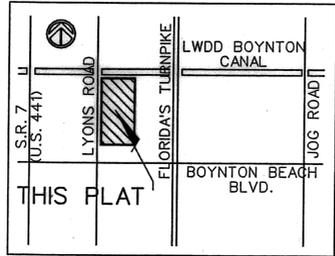


03111 D983-001

**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) 241-9888  
Fax: (561) 241-5182

**COUNTRYSIDE MEADOWS**  
PETITION NO. 2003-035 (COUNTRYSIDE MEADOWS AGR-PDD)  
**A REPLAT OF TRACT A OF WEST BOYNTON FARMS PLAT (P.B. 104, PGS. 9 - 11, P.B.C.R.)**  
**IN SECTION 20, TOWNSHIP 45 SOUTH, RANGE 42 EAST,**  
**PALM BEACH COUNTY, FLORIDA.**

**NOVEMBER, 2004**



STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD 14 AM THIS 11 DAY OF February 2005, AND DULY RECORDED IN PLAT BOOK 104 ON PAGES 12 THROUGH 18.  
DOROTHY H. WILKEN, CLERK  
BY: Alvin J. Johnson

LOCATION MAP  
NOT TO SCALE

SHEET 1 OF 7

**DESCRIPTION AND DEDICATION**

Know all men by these presents that City National Bank of Florida, as Trustee under Land Trust Number 2401-1746-00 under Land Trust Agreement dated February 25, 2003, owner of the lands shown hereon, Being a replat of Tract A, "West Boynton Farms", according to the Plat thereof, as recorded in Plat Book 104, Pages 9 through 11, Public Records of Palm Beach County, Florida, shown hereon as "Countryside Meadows".

Said lands situate in Palm Beach County, Florida and contain 99.775 acres, more or less. Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1. Tracts R-1, R-2 and R-3, as shown hereon, are hereby reserved for the Cobblestone Creek Homeowners Association, Inc., a Florida Corporation, not for profit, 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.

2. Tracts L-1, L-2 and L-3, the Water Management Tracts, as shown hereon, are hereby reserved for the Cobblestone Creek Homeowners Association, Inc., a Florida Corporation, not for profit, its successors and assigns, for stormwater management and drainage purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County. Subject to existing Littoral Zone Restrictive Covenant Agreement as recorded in Official Records Book 17251 at Page 417 of the Public Records of Palm Beach County, Florida.

3. 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 Cobblestone Creek Homeowners Association, Inc., a Florida Corporation, not for profit, 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 Cobblestone Creek Homeowners Association, Inc., a Florida Corporation, not for profit, its successors and assigns, for access to stormwater management and drainage facilities located within the associated water management tracts 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 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.

4. 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.

5. Tract C, as shown hereon, is hereby reserved for the Cobblestone Creek Homeowners Association, Inc., a Florida Corporation, not for profit, its successors and assigns, for recreational purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

6. Tracts B-1, B-2, B-3, D, E, F and G, as shown hereon, are hereby reserved for the Cobblestone Creek Homeowners Association, Inc., a Florida Corporation, not for profit, 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.

7. The Landscape Buffer Easements, as shown hereon, are hereby reserved for the Cobblestone Creek Homeowners Association, Inc., a Florida Corporation, not for profit, its successors and assigns, for landscape buffer purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

8. Each Roof Encroachment Easement, as shown hereon, is hereby reserved for the lot owner or her successors and assigns, whose dwelling unit abuts said easement for roof overhang purposes, utility services and building maintenance purposes, without recourse to Palm Beach County.

9. All tracts for private street purposes, and driveway/parking tracts, as shown hereon, are hereby subject to an overlying non-exclusive easement 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. 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.

10. The ten foot wide utility easements running adjacent and parallel to 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, 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.

11. The Lift Station Easements, identified on the Plat hereon, 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 wastewater lift stations and related appurtenances. These easements may be fenced in by Palm Beach County for access control purposes. The maintenance of the unfenced portions of the land underlying these easements shall be the perpetual obligation of the property owner. No buildings, structures, improvements, trees, walls or fences shall be installed within these lift station easements without the prior written approval of the Palm Beach County Water Utilities Department, its successors and assigns.

12. The Palm Beach County Utility Easements identified on the plat hereon 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. No buildings, structures, improvements, trees, walls or fences shall be installed within these easements without the prior approval of the Palm Beach County Water Utilities Department, its successors and assigns.

13. The utility easements, as shown hereon, are hereby dedicated in perpetuity for the construction and maintenance of utility facilities, including cable television systems. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities.

In Witness Whereof, City National Bank of Florida, as Trustee under Land Trust Agreement dated February 25, 2003, has caused these presents to be signed by its Executive Vice President and Trust Officer and its corporate seal to be affixed hereto by and with the authority of its board of directors, this 8th day of December, 2004.

City National Bank of Florida, as Trustee under Land Trust Agreement dated February 25, 2003

By: Robert Stiegele  
Print Name: Robert Stiegele - True and Lawful Attorney for William E. Shockett, Title: Executive Vice President and Trust Officer

Witness: Nicholas Gluckman  
Print Name: NICHOLAS GLUCKMAN  
Title: Executive Vice President and Trust Officer

State of Florida )  
County of Palm Beach ) ss

Before me personally appeared Robert Stiegele, who is personally known to me, or has produced as identification, and who executed the foregoing instrument as True and Lawful Attorney for William E. Shockett, Executive Vice President and Trust Officer of City National Bank of Florida, as Trustee under Land Trust Agreement dated February 25, 2003, 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 8th day of December, 2004.  
My commission expires: 7/6/08

Holly A. Howarth  
Notary Public,  
State of Florida

**MORTGAGEE'S CONSENT**  
State of Florida )  
County of Palm Beach ) ss

The undersigned hereby certifies that it is the holder of a mortgage, upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 17364 at page 596 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

In Witness Whereof, the said corporation has caused these presents to be signed by its President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 8th day of December, 2004.

City National Bank of Florida, a National Banking Corporation

Witness: Nicholas Gluckman  
Print Name: NICHOLAS GLUCKMAN  
Title: J. Scott McCleneghen, Vice President

Witness: Robert Schweitzer  
Print Name: ROBERT SCHWEITZER

**ACKNOWLEDGEMENT**  
State of Florida )  
County of Palm Beach ) ss

Before me personally appeared J. Scott McCleneghen, who is personally known to me, or has produced as identification, and who executed the foregoing instrument as Senior Vice President of City National Bank of Florida, a National Banking Corporation, 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 13th day of December, 2004.  
My commission expires: 11/1/2009

Arissie P. Dexter  
Commission # DD367991  
Expires Nov 1, 2008  
Notary Public,  
State of 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 9 day of Feb, 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.  
County Engineer  
2-9-05  
date

**HOMEOWNERS' ASSOCIATION ACCEPTANCE**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) ss

The Cobblestone Creek Homeowners Association, Inc., a Florida Corporation, not for profit, hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 10th day of December, 2004.

Cobblestone Creek Homeowners Association, Inc., a Florida Corporation, not for profit

Witness: Stephen Margolis  
Print Name: NICHOLAS GLUCKMAN Stephen Margolis, President

Witness: Robert Schweitzer  
Print Name: ROBERT SCHWEITZER

**ACKNOWLEDGEMENT**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) ss

Before me personally appeared Stephen Margolis, who is personally known to me or has produced as identification, and who executed the foregoing instrument as President of the Cobblestone Creek Homeowners Association, Inc., a Florida Corporation, not for profit, 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 is 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 10th day of December, 2004

My commission expires: 7/6/08 Notary Public  
Holly A. Howarth  
Print Name: Holly A. Howarth

**MORTGAGEE'S CONSENT**

State of Florida )  
County of Palm Beach ) ss

The undersigned hereby certifies that it is the holder of a mortgage, upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 17364 at page 632 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

In Witness Whereof, the said corporation has caused these presents to be signed by its President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 8th day of December, 2004.

West Boynton Farms, Inc., a Florida Corporation

Witness: Michael Scott Brown  
Print Name: Michael Scott Brown, Vice President

Witness: Nicholas Gluckman  
Print Name: NICHOLAS GLUCKMAN

**ACKNOWLEDGEMENT**

State of Florida )  
County of Palm Beach ) ss

Before me personally appeared Michael Scott Brown, who is personally known to me, or has produced as identification, and who executed the foregoing instrument as Vice President of West Boynton Farms, Inc., a Florida Corporation, 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 8th day of December, 2004.  
My commission expires: 7/6/08

Holly A. Howarth  
Notary Public,  
State of Florida

SUBDIVISION: Countryside Meadows  
BOOK: 104  
PAGE: 012  
FLOOD ZONE: F  
QUAD: 50  
TAX: 745  
ZONING: PDD  
ZIP CODE: 33487  
PLAT NAME: West Boynton Farms



**TITLE CERTIFICATION**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) ss

I, Kenneth P. Wurtenberger, 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 City National Bank of Florida, as Trustee, under Land Trust No. 2401-1746-00 under Land Trust Agreement dated February 25, 2003; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Kenneth P. Wurtenberger 12-15-2004  
Attorney-at-law licensed in Florida Date

**NOTES:**

- The bearings shown hereon are based on the West Line of Block 50, "Palm Beach Farms Company Plat No. 3", having a bearing of North 00°57'00" West, as determined from State Plane Coordinates 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.
- Building setback lines shall be as required by current Palm Beach County Zoning regulations.
- 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 1.0000221.

**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 Permanent Control Points ("P.C.P.s"), and 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.

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