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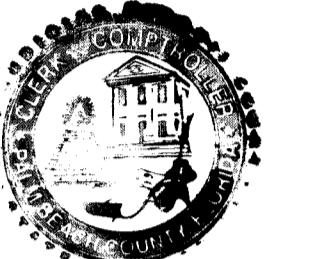
114
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THIS PLAT WAS FILED FOR RECORD

AT 2:51 PM THIS 28 DAY
OF February 2018.

AND DULY RECORDED IN PLAT BOOK
NO. 125 ON PAGES 114-117

SHARON R. BOCK
CLERK AND COMPTROLLER
OF THE CIRCUIT COURT
BY: *Debra McCaslin*
DEPUTY CLERK



BANYAN CAY RESORT

BEING A REPLAT OF A PORTION OF TRACT C, PLAT IV, THE PRESIDENT COUNTRY CLUB, AS RECORDED IN PLAT BOOK 31, PAGE 107, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, ALL OF LOT 2 AND A PORTION OF LOT 5, PLAT II, THE PRESIDENT COUNTRY CLUB, AS RECORDED IN PLAT BOOK 29, PAGE 113, SAID PUBLIC RECORDS, AND PORTIONS OF TRACTS A AND B, PLAT I, THE PRESIDENT COUNTRY CLUB, AS RECORDED IN PLAT BOOK 29, PAGE 72, SAID PUBLIC RECORDS AND LYING IN SECTIONS 7, 8, 17, AND 18, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

JANUARY 2018

DEDICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS THAT BANYAN CAY DEV. LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND BANYAN CAY MAINTENANCE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS "BANYAN CAY RESORT", BEING A REPLAT OF A PORTION OF TRACT C, PLAT IV, THE PRESIDENT COUNTRY CLUB, AS RECORDED IN PLAT BOOK 31, PAGE 107, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, ALL OF LOT 2 AND A PORTION OF LOT 5, PLAT II, THE PRESIDENT COUNTRY CLUB, AS RECORDED IN PLAT BOOK 29, PAGE 113, SAID PUBLIC RECORDS, AND PORTIONS OF TRACTS A AND B, PLAT I, THE PRESIDENT COUNTRY CLUB, AS RECORDED IN PLAT BOOK 29, PAGE 72, SAID PUBLIC RECORDS AND LYING IN SECTIONS 7, 8, 17, AND 18, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF TRACT C, PLAT IV THE PRESIDENT COUNTRY CLUB, AS RECORDED IN PLAT BOOK 31, PAGE 107, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, ALL OF LOT 2 AND A PORTION OF LOT 5, PLAT II THE PRESIDENT COUNTRY CLUB, AS RECORDED IN PLAT BOOK 29, PAGE 113, SAID PUBLIC RECORDS, AND PORTIONS OF TRACTS A AND B, PLAT I, THE PRESIDENT COUNTRY CLUB, AS RECORDED IN PLAT BOOK 29, PAGE 72, SAID PUBLIC RECORDS, SAID PARCEL OF LAND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT C, PLAT IV THE PRESIDENT COUNTRY CLUB; THENCE, SOUTH 01°11'51" WEST, ALONG THE WEST LINE OF SAID TRACT C, A DISTANCE OF 2694.47 FEET TO THE POINT OF BEGINNING;

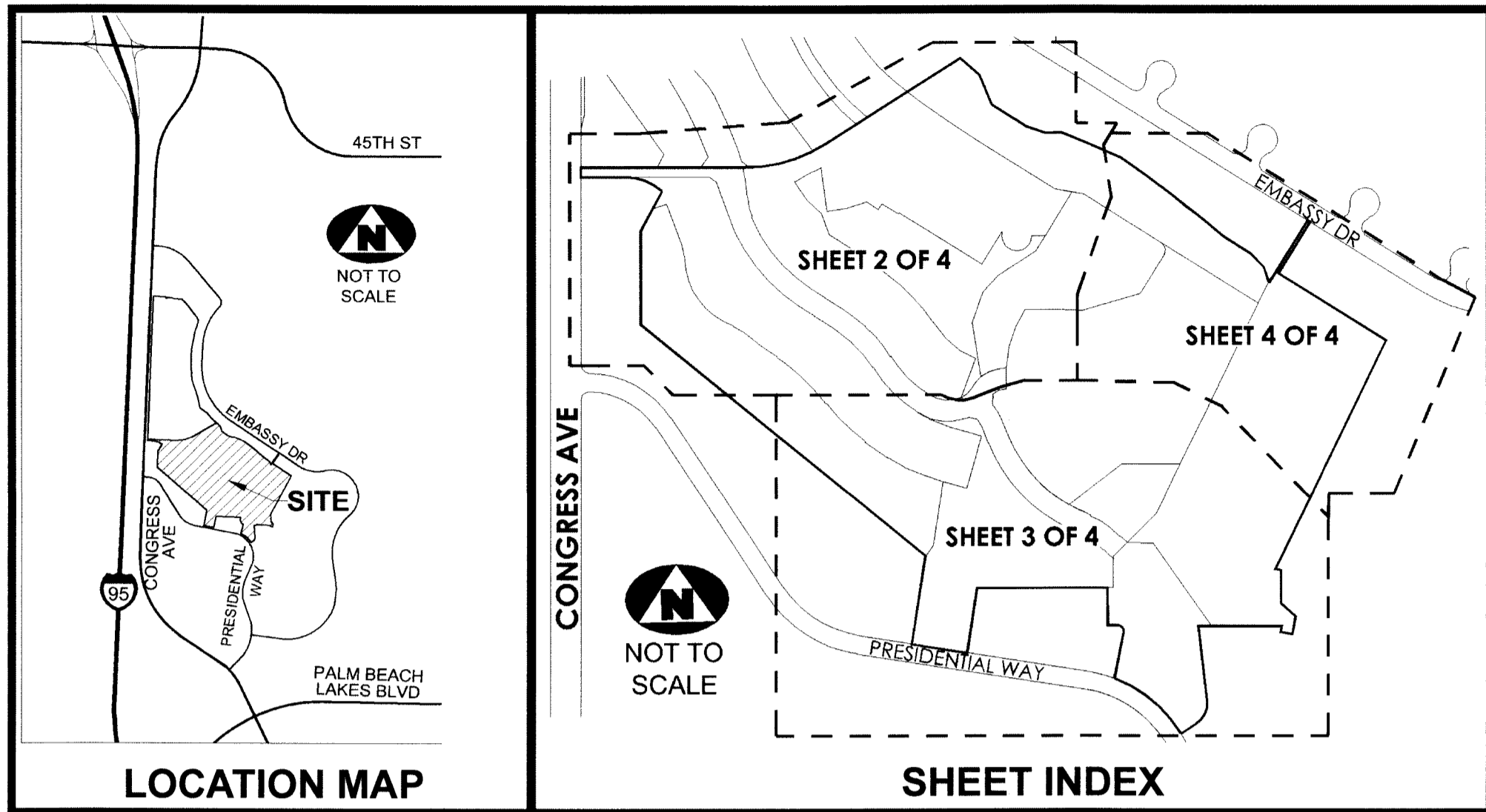
THENCE, CONTINUE SOUTH 01°11'51" WEST, ALONG SAID WEST LINE, A DISTANCE OF 32.00 FEET TO A CORNER ON THE BOUNDARY OF SAID TRACT; THENCE, SOUTH 88°48'09" EAST, CONTINUING ALONG THE BOUNDARY OF SAID TRACT C, A DISTANCE OF 150.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 180.00 FEET; THENCE, SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°33'49", A DISTANCE OF 133.92 FEET; THENCE, SOUTH 29°45'51" WEST, DEPARTING SAID CURVE AND SAID TRACT BOUNDARY A DISTANCE OF 150.70 FEET TO A CORNER ON THE WESTERLY BOUNDARY OF SAID TRACT C; THENCE, SOUTH 01°11'51" WEST, ALONG THE BOUNDARY OF SAID TRACT C, A DISTANCE OF 309.61 FEET; THENCE, SOUTH 49°48'09" EAST, CONTINUING ALONG SAID TRACT BOUNDARY, A DISTANCE OF 1219.91 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, PLAT II THE PRESIDENT COUNTRY CLUB; THENCE, SOUTH 10°00'00" WEST, ALONG THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 295.16 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE, SOUTH 80°00'00" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 2, A DISTANCE OF 186.63 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAID PLAT II THE PRESIDENT COUNTRY CLUB, AND THE SOUTHWEST CORNER OF THE LANDS OF THE PRESIDENT CONDOMINIUM THREE, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2056, PAGE 1655, SAID PUBLIC RECORDS; THENCE, NORTH 10°00'00" EAST, ALONG THE WESTERLY LINE OF SAID LOT 1, AND THE BOUNDARY OF SAID CONDOMINIUM, A DISTANCE OF 215.46 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE, SOUTH 89°01'43" EAST, ALONG THE NORTHERLY LINE OF LOT 1 AND THE EASTERLY PROLONGATION THEREOF, AND CONTINUING ALONG SAID CONDOMINIUM BOUNDARY FOR THIS AND THE NEXT FOUR COURSES, A DISTANCE OF 434.43 FEET; THENCE, SOUTH 00°58'17" WEST, A DISTANCE OF 124.00 FEET; THENCE, SOUTH 89°01'43" EAST, A DISTANCE OF 33.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWEST, HAVING A RADIUS OF 20.00 FEET; THENCE, SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 101°36'03", A DISTANCE OF 35.47 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 12°34'20" WEST, A DISTANCE OF 154.87 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF SAID TRACT A, PLAT I THE PRESIDENT COUNTRY CLUB, SAID POINT BEING ON A CURVE CONCAVE SOUTHWEST, HAVING A RADIUS OF 440.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 21°34'29" WEST; THENCE, SOUTHEASTERLY, DEPARTING SAID CONDOMINIUM BOUNDARY, AND ALONG SAID CURVE AND SAID TRACT BOUNDARY, THROUGH A CENTRAL ANGLE OF 90°05'30", A DISTANCE OF 292.52 FEET TO THE SOUTHWEST CORNER OF THE LANDS OF THE PRESIDENT CONDOMINIUM TWO, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2015, PAGE 398, AND OFFICIAL RECORDS BOOK 2420, PAGE 1295, SAID PUBLIC RECORDS, AND THE END OF SAID CURVE; THENCE, NORTH 58°23'51" EAST, DEPARTING SAID TRACT BOUNDARY, AND ALONG THE BOUNDARY OF SAID CONDOMINIUM, A DISTANCE OF 60.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 80.00 FEET; THENCE, NORTHEASTERLY, ALONG SAID CURVE, AND CONTINUING ALONG SAID CONDOMINIUM BOUNDARY FOR THIS AND THE NEXT FOUR COURSES, THROUGH A CENTRAL ANGLE OF 63°42'43", A DISTANCE OF 88.96 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 05°18'52" WEST, A DISTANCE OF 248.00 FEET; THENCE, SOUTH 89°01'43" EAST, A DISTANCE OF 276.74 FEET; THENCE, SOUTH 11°58'17" WEST, A DISTANCE OF 20.20 FEET; THENCE, SOUTH 78°01'43" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID TRACT A; THENCE, NORTH 11°58'17" EAST, DEPARTING SAID CONDOMINIUM BOUNDARY, AND ALONG SAID TRACT BOUNDARY, A DISTANCE OF 59.86 FEET; THENCE, NORTH 48°01'43" WEST, CONTINUING ALONG SAID TRACT BOUNDARY, A DISTANCE OF 64.70 FEET; THENCE, NORTH 01°11'51" EAST, DEPARTING SAID TRACT BOUNDARY, A DISTANCE OF 109.65 FEET; THENCE, NORTH 76°19'06" WEST, A DISTANCE OF 19.24 FEET; THENCE, NORTH 27°09'45" EAST, A DISTANCE OF 843.47 FEET TO A POINT ON A LINE 60.00 FEET SOUTHERLY OF, AND PARALLEL WITH, THE NORTHERLY LINE OF SAID TRACT B, PLAT I THE PRESIDENT COUNTRY CLUB; THENCE, NORTH 57°00'00" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 421.36 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF LOT 34, OF SAID PLAT IV THE PRESIDENT COUNTRY CLUB; THENCE, NORTH 33°00'00" EAST, ALONG SAID PROLONGED LINE AND THE WESTERLY LINE OF SAID LOT 34, A DISTANCE OF 200.00 FEET TO THE SOUTHERLY LINE OF EMBASSY DRIVE, AS SHOWN ON SAID PLAT; THENCE, NORTH 57°00'00" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 10.00 FEET TO THE EASTERNMOST CORNER OF LOT 35 OF SAID PLAT; THENCE, SOUTH 33°00'00" WEST, ALONG THE EASTERLY LINE OF SAID LOT AND THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 240.00 FEET; THENCE, NORTH 57°00'00" WEST, A DISTANCE OF 4.00 FEET; THENCE, NORTH 17°00'37" WEST, A DISTANCE OF 49.79 FEET; THENCE, NORTH 42°57'50" WEST, A DISTANCE OF 61.85 FEET; THENCE, NORTH 56°27'52" WEST, A DISTANCE OF 107.15 FEET; THENCE, NORTH 49°33'23" WEST, A DISTANCE OF 108.06 FEET; THENCE, NORTH 51°17'21" WEST, A DISTANCE OF 50.25 FEET; THENCE, NORTH 50°01'01" WEST, A DISTANCE OF 57.58 FEET; THENCE, NORTH 52°11'56" WEST, A DISTANCE OF 107.53 FEET; THENCE, NORTH 53°15'44" WEST, A DISTANCE OF 107.38 FEET; THENCE, NORTH 66°32'10" WEST, A DISTANCE OF 108.65 FEET; THENCE, NORTH 66°00'56" WEST, A DISTANCE OF 108.49 FEET; THENCE, SOUTH 88°00'30" WEST, A DISTANCE OF 48.83 FEET; THENCE, NORTH 69°35'31" WEST, A DISTANCE OF 68.80 FEET; THENCE, NORTH 57°00'00" WEST, A DISTANCE OF 136.16 FEET; THENCE, NORTH 21°03'11" WEST, A DISTANCE OF 105.80 FEET; THENCE, NORTH 47°49'37" WEST, A DISTANCE OF 87.15 FEET; THENCE, SOUTH 58°49'07" WEST, A DISTANCE OF 528.87 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE, WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°22'44", A DISTANCE OF 282.56 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 88°48'09" WEST, A DISTANCE OF 549.87 FEET TO THE POINT OF BEGINNING.

CONTAINING: 68.00 ACRES, MORE OR LESS

SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

- 1. TRACT "R" (PRIVATE STREET TRACT), AS SHOWN HEREON, IS HEREBY RESERVED BY BANYAN CAY DEV. LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE STREET AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
2. TRACTS "LK1" AND "LK2" (LAKE TRACTS), AS SHOWN HEREON, ARE HEREBY DEDICATED TO BANYAN CAY MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
3. THE CITY OF WEST PALM BEACH WATER AND SEWER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF WATER AND SANITARY SEWER FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CITY, ITS SUCCESSORS AND ASSIGNS.
4. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO BANYAN CAY MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
5. THE FLOWAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO BANYAN CAY MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
6. THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO BANYAN CAY MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND SAID ASSOCIATION IS RESPONSIBLE FOR PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES FOR SUCH LAKE MAINTENANCE EASEMENTS WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
7. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES. THE INSTALLATION OF CABLE TELEVISION AND OTHER TELECOMMUNICATION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
8. THE ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BANYAN CAY MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.



IN WITNESS WHEREOF, BANYAN CAY DEV. LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, DOMENIC J. GATTO, JR., THIS 15th DAY OF January, 2018.

WITNESS: Jackie Oliveira, DOMENIC J. GATTO, JR. ITS MANAGING MEMBER. PRINT NAME: Jackie Oliveira, Richard G. Cherry. PRINTED NAME: Richard G. Cherry.

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED DOMENIC J. GATTO, JR., WHO (IS) (IS NOT) PERSONALLY KNOWN TO ME AND (HAS) (HAS NOT) PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF BANYAN CAY DEV. LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF SUCH COMPANY, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGING MEMBER OF SAID COMPANY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF January, 2018.

MY COMMISSION EXPIRES: 8.27.18 BY Jackie Oliveira NOTARY PUBLIC. PRINTED NAME: JACKIE OLIVEIRA COMMISSION NO. 153394

IN WITNESS WHEREOF, BANYAN CAY MAINTENANCE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, DOMENIC J. GATTO, JR., THIS 15th DAY OF January, 2018.

WITNESS: Jackie Oliveira, DOMENIC J. GATTO, JR. ITS MANAGING MEMBER. PRINT NAME: Jackie Oliveira, Richard G. Cherry. PRINTED NAME: Richard G. Cherry.

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED DOMENIC J. GATTO, JR., WHO (IS) (IS NOT) PERSONALLY KNOWN TO ME AND (HAS) (HAS NOT) PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF BANYAN CAY DEV. LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGING MEMBER OF BANYAN CAY MAINTENANCE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGING MEMBER OF SAID COMPANY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF January, 2018.

MY COMMISSION EXPIRES: 8.27.18 BY Jackie Oliveira NOTARY PUBLIC. PRINTED NAME: JACKIE OLIVEIRA COMMISSION NO. 153394

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- 1. BUILDING SETBACKS SHALL CONFORM TO THE CITY OF WEST PALM BEACH, FLORIDA, ZONING AND LAND DEVELOPMENT REGULATIONS OR AS APPROVED BY THE BANYAN CAY RESORT DESIGN GUIDELINES.
2. 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 CITY OF WEST PALM BEACH APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.

DISTANCE AND BEARING NOTES:

- 1. THE BEARING BASIS (BASE BEARING), AS SHOWN HEREON, IS BASED ON THE PLATTED BEARING OF SOUTH 01°11'51" WEST, ALONG THE WEST LINE OF TRACT "C", PLAT IV THE PRESIDENT COUNTRY CLUB, PLAT BOOK 31, PAGE 107, AS SHOWN HEREON, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF.

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, RICHARD G. CHERRY, 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 BANYAN CAY DEV. LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND BANYAN CAY MAINTENANCE, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID, THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR 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 CREATED BY THIS PLAT

DATE: January 15, 2018 BY: Richard G. Cherry RICHARD G. CHERRY, ATTORNEY-AT-LAW LICENSED IN FLORIDA FLORIDA BAR NO. 303860 8409 N. MILITARY TRAIL, SUITE 123 PALM BEACH GARDENS, FL 33410

ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BANYAN CAY MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS TO SAID CORPORATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR THE SAME AS STATED HEREON, DATED THIS 15 DAY OF January, 2018.

BY: SAM BAUER, PRESIDENT BANYAN CAY MASTER ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED SAM BAUER, WHO (IS) (IS NOT) PERSONALLY KNOWN TO ME AND (HAS) (HAS NOT) PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BANYAN CAY MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT 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 15th DAY OF January, 2018.

MY COMMISSION EXPIRES: 8.27.18 BY Jackie Oliveira NOTARY PUBLIC. PRINTED NAME: JACKIE OLIVEIRA COMMISSION NO. 153394

CITY OF WEST PALM BEACH APPROVALS

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA, AND THE COMMISSION ACCEPTS THE DEDICATIONS TO THE CITY OF WEST PALM BEACH CONTAINED ON THIS PLAT, THIS 21th DAY OF February, 2018.

BY: Geraldine Muoio, MAYOR

CITY PLANNING BOARD APPROVAL:

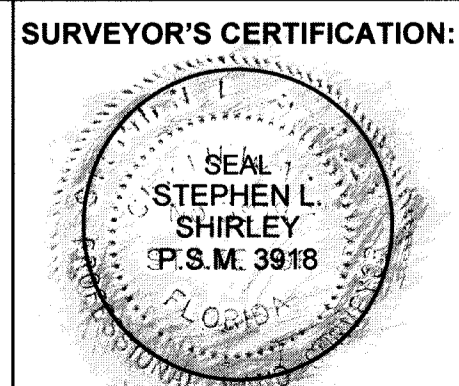
BY: STEVEN MAYANS, CHAIRPERSON

CITY SURVEYOR'S APPROVAL:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 98-20, SECTION 177.081, FLORIDA STATUTES.

BY: WALTER J. NOEL, P.S.M. DATE: 2/22/18 PROFESSIONAL LAND SURVEYOR AND MAPPER, L. S. 4169

AREA SUMMARY table with columns for tract name and acreage. Total: 68.00 ACRES.



I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION... DATED THIS 15th DAY OF JANUARY, 2018.

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... THIS INSTRUMENT WAS PREPARED BY STEPHEN L. SHIRLEY, P.S.M. 3918 IN AND FOR THE OFFICES OF ASSOCIATED LAND SURVEYORS, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA.



ASSOCIATED LAND SURVEYORS, INC. 4152 W. BLUE HERON BLVD.- SUITE 121 RIVIERA BEACH, FLORIDA 33404 PHONE: (561)848-2102 L.B. NO. 7344 EMAIL: ALSSURVEY@AOL.COM

RECORD PLAT BANYAN CAY RESORT