

(A PLANNED UNIT DEVELOPMENT)

BANYAN ESTATES

BEING A REPLAT OF TRACTS 5, 6, 7, 8, 9, 10, 11, 12, ALL IN BLOCK 16 OF PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGE 47, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALL LYING WITHIN SECTIONS 7 AND 8, TOWNSHIP 44, SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

JULY, 1975

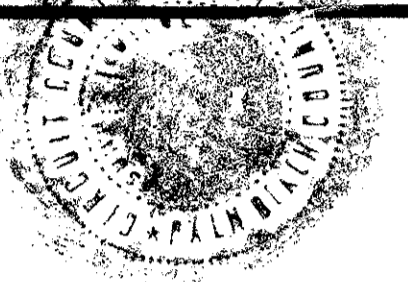
STATE OF FLORIDA
COUNTY OF PALM BEACH

This plat was filed for record at 3:05 PM, this 29 day of December, 1975, and duly recorded in Plat Book No. 31 on page 178 + 179

JOHN B. DUNKLE, Clerk
Circuit Court

By: *Bonnie Lopez* D.C.

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DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT B. E. & L. DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING A REPLAT OF TRACTS 5, 6, 7, 8, 9, 10, 11 and 12, ALL IN BLOCK 16 OF PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 47, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS THE PLAT OF "BANYAN ESTATES", A PLANNED UNIT DEVELOPMENT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SAID TRACT 5 OF BLOCK 16, BEAR DUE SOUTH, ALONG THE EAST LINE OF SAID TRACT 5, A DISTANCE OF 50.00 FEET FOR A POINT OF BEGINNING:

THENCE, CONTINUE DUE SOUTH ALONG THE EAST LINE OF SAID TRACTS 5 AND 12, A DISTANCE OF 1285.00 FEET TO THE CENTERLINE OF THAT CERTAIN, (FORMER, NOW ABANDONED) 30 FOOT ROAD RIGHT OF WAY, LYING SOUTHERLY OF, ADJACENT AND CONTIGUOUS TO, SAID TRACTS 9 THROUGH 12 INCLUSIVE, AS SHOWN ON SAID PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3; THENCE, DUE WEST, ALONG SAID LINE, A DISTANCE OF 2665.00 FEET TO THE WEST LINE OF SAID BLOCK 16; THENCE, DUE NORTH, ALONG SAID WEST LINE, A DISTANCE OF 1285.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF L.W.D.D. LATERAL CANAL L-6, AS RECORDED IN OFFICIAL RECORD BOOK PAGE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE DUE EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 2665.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 78.62 ACRES.

NOTE: ALL BEARINGS STATED IN THE ABOVE DESCRIPTION ARE BASED ON AN "ASSUMED" NORTH FOR THE CENTERLINE OF LYONS ROAD.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE, AS FOLLOWS:

1. LYONS ROAD AS SHOWN IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
2. THE STREETS AS SHOWN ARE HEREBY DEDICATED TO THE BANYAN ESTATES PROPERTY OWNERS ASSOCIATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION UNLESS OTHERWISE DEDICATED TO PALM BEACH COUNTY AS PROVIDED UNDER NOTE NO. 7 OF THIS PLAT UNDER SURVEYORS' NOTES.
3. THE UTILITY EASEMENTS, AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
4. THE AREAS INDICATED AS LIMITED ACCESS STRIPS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
5. THAT PARK AS SHOWN IS HEREBY DEDICATED TO THE BANYAN ESTATES PROPERTY OWNERS' ASSOCIATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
6. LAKE MYRNA (TRACT #2) AS SHOWN HEREON IS ESTABLISHED FOR RECREATION AND WATER CONTROL PURPOSES AND IS HEREBY DEDICATED TO THE BANYAN ESTATES PROPERTY OWNERS' ASSOCIATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
7. THE BUFFER AREAS DESIGNATED AS TRACTS #3 AND #4, AND THE MAINTENANCE EASEMENTS, AS SHOWN ARE HEREBY DEDICATED TO THE BANYAN ESTATES PROPERTY OWNERS' ASSOCIATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 4th DAY OF December, A.D. 1975.

ATTEST: *Donna Tagg* BY: *Jan A. Wolfe Sr.* (SEAL)

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JAN A. WOLFE SR. AND DONNA TAGG TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE ABOVE NAMED B. E. & L. DEVELOPMENT CORPORATION, A FLA. CORP. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND SECRETARY RESPECTIVELY, 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 4th DAY OF December, A.D., 1975.

Shirley R. Maley
NOTARY PUBLIC

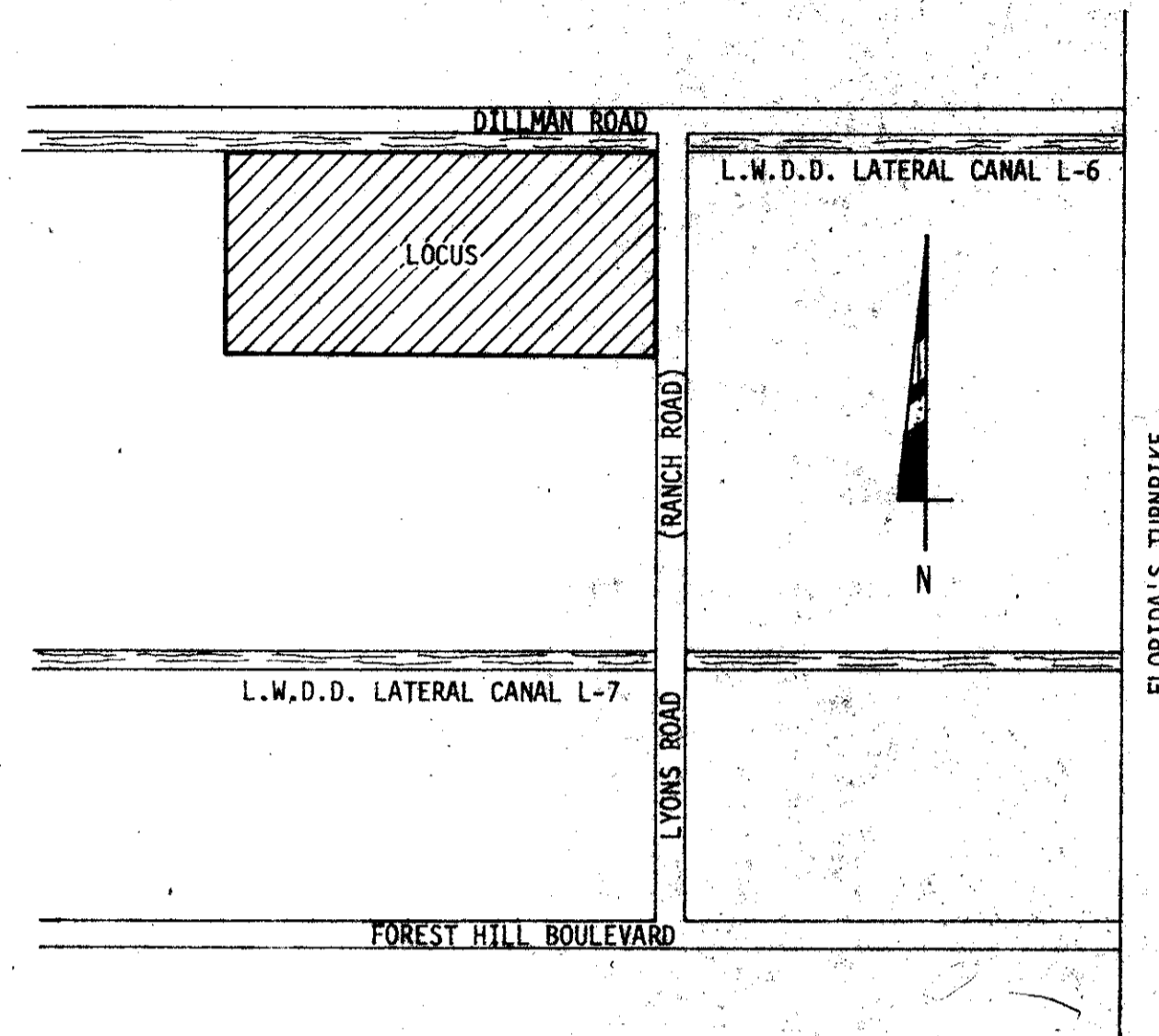
MY COMMISSION EXPIRES: 3/1/77

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS TRUSTEE TO THE HOLDER OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2466, PAGES 321, 322, 323 AND 324 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

WITNESS: *Richard B. Burk* BY: *Richard B. Burk*
RICHARD B. BURK, AS TRUSTEE



LOCATION MAP
NOT TO SCALE

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD B. BURK, AS TRUSTEE TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT RICHARD B. BURK, AS TRUSTEE EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 23rd DAY OF November, A.D. 1975.

Carol R. Cousins
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-14-77

COUNTY ENGINEER

THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE STATE AND COUNTY LAWS AND ORDINANCES.

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

BY: *John B. Dunkle*
CLERK

BANYAN ESTATES

SURVEYORS CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY, THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION OF THE HEREON DESCRIBED PROPERTY, AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN SET, AND SURVEY DATA SHOWN IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES.)

I FURTHER CERTIFY THAT PERMANENT CONTROL POINTS (P.C.P.) SHALL BE SET UPON COMPLETION OF ROAD CONSTRUCTION, ACCORDING TO PALM BEACH COUNTY SUBDIVISION PLATTING ORDINANCE 73-4.

DATE 12-2-75

Paul J. Fotorny
REGISTERED LAND SURVEYOR NO. 2297
STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, WE, SOUTH FLORIDA TITLE AND GUARANTY COMPANY, A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO B. E. & L. DEVELOPMENT CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCLUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

Robert J. Whidden
OFFICER OF TITLE INSURANCE CO.
LICENSED IN FLORIDA

SURVEYOR'S NOTES:

1. ALL P.R.M.'S (PERMANENT REFERENCE MONUMENTS), INDICATED THUS.
2. ALL P.C.P.'S (PERMANENT CONTROL POINTS), INDICATED THUS.
3. ALL LOT LINES ARE AT RIGHT ANGLES TO THE STREET RIGHT OF WAY LINE, UNLESS OTHERWISE INDICATED.
4. ALL LOTS CONTAIN NO LESS THAN 1 ACRE.
5. SETBACKS SHALL BE REQUIRED BY THE REGULATIONS AS SET FORTH IN THE PALM BEACH COUNTY ZONING CODE, 73-2.
6. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON EASEMENTS.
7. THE STREETS SHOWN HEREON MAY, AT THE OPTION OF THE BOARD OF COUNTY COMMISSIONERS AND THE PROPERTY OWNERS, BE DEDICATED TO AND ACCEPTED BY PALM BEACH COUNTY AS PUBLIC STREETS.

APPROVAL - PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 23rd DAY OF December, A.D., 1975.

BY: *Charles W. Deane*
CHAIRMAN

1000-176

THIS INSTRUMENT WAS PREPARED BY ROBERT J. WHIDDEN OF DAILEY-FOTORNY, INC., LAND PLANNERS, SURVEYORS, AND ENGINEERS, 1028 SOUTH MILITARY TRAIL, WEST PALM BEACH, FLORIDA. PHONE 965-8787.

AREA TABULATION

PARK (TRACT #1)	0.76 ACRES
LAKE MYRNA (TRACT #2)	20.86 ACRES
NON-RESIDENTIAL BUFFER ZONES (TRACTS 3 & 4)	2.69 ACRES
ROAD RIGHT OF WAY	9.25 ACRES
RESIDENTIAL (41 LOTS)	45.06 ACRES
EQUALS LANDS EMPASSED IN LEG	78.62 ACRES
PLUS LANDS DEED TO L.W.D.D.	3.06 ACRES
41 LOTS DIVIDED BY 81.68 ACRES	81.68 ACRES
= 0.502 UNITS/ACRE	

Dailey-Fotorny, Inc.
Land surveyors, planners, engineers
1028 So. Military Trail, West Palm Beach, Florida 33406
Phone 305-965-8787

BANYAN ESTATES
A PLANNED UNIT DEVELOPMENT

DATE	BY	SCALE	DRAWING NO.
MARCH 75'	PJF/LC	1"=100'	74-185
			SHEET OF 2