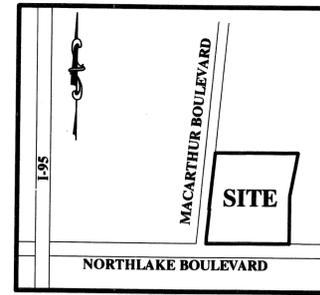


# BANYAN PLACE

BEING A REPLAT OF ALL THAT PORTION OF THE PLAT OF MACARTHUR PARCELS 12.04 & 12.05, A P.U.D., AS RECORDED IN PLAT BOOK 94, PAGE 154 THROUGH 156, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING EAST OF THE RIGHT-OF-WAY FOR MACARTHUR BOULEVARD AND LYING IN SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA. FEBRUARY 2004

74  
COUNTY OF PALM BEACH ) ss  
STATE OF FLORIDA  
This Plat was filed for record at 1:59 p.m.  
This day of October 2004  
and duly recorded in Plat Book No. 103  
on page 74  
DOROTHY H. MILKES, Clerk of Circuit Court  
by [Signature] O.C.



LOCATION MAP (NOT TO SCALE)

REVIEWING SURVEYOR'S SEAL  
SURVEYOR'S SEAL  
FIRST NATIONAL BANK & TRUST SEAL  
BANYAN PARCEL 12.04 P.O.A. SEAL  
CITY OF PALM BEACH GARDENS SEAL

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BANYAN OFFICE CONDOMINIUM, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST, A NATIONAL BANKING ASSOCIATION, OWNERS OF THE LAND SHOWN HEREON AS BANYAN PLACE, LYING IN SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE PLAT OF MACARTHUR PARCELS 12.04 & 12.05, A P.U.D., AS RECORDED IN PLAT BOOK 94, PAGES 154 THROUGH 156, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING EAST OF THE RIGHT OF WAY FOR MACARTHUR BOULEVARD.

CONTAINING 226,454 SQUARE FEET OR 5.199 ACRES, MORE OR LESS.

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

- RIGHT-OF-WAY TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, A MUNICIPAL CORPORATION, FOR THE PERPETUAL USE OF THE PUBLIC FOR RIGHT-OF-WAY, ROADWAY, SIDEWALKS, UTILITIES, CABLE TELEVISION SYSTEMS AND DRAINAGE PURPOSES.
- RIGHT-OF-WAY TRACT "B", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, A MUNICIPAL CORPORATION AND PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR RIGHT-OF-WAY, ROADWAY, SIDEWALKS, UTILITIES, CABLE TELEVISION SYSTEMS AND DRAINAGE PURPOSES.
- THE UTILITY EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER PUBLIC FACILITIES. THE FORGOING DEDICATION DOES NOT INCLUDE EASEMENTS SHOWN ON THIS PLAT WHICH WERE CREATED BY PREVIOUSLY RECORDED INSTRUMENTS AS INDICATED BY REFERENCE TO OFFICIAL RECORD BOOK AND PAGE.
- THE WATER LINE EASEMENTS (WLE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER FACILITIES. SAID LANDS ENCOMBERED BY SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- THE SEWER LINE EASEMENTS (SLE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF SEWER FACILITIES. SAID LANDS ENCOMBERED BY SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
- A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE PAVED AREAS OF TRACT "B" IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY ITS SUCCESSORS AND ASSIGNS FOR ACCESS PURPOSES ONLY, SAID LAND BEING THE PERPETUAL MAINTENANCE OBLIGATION OF BANYAN PARCEL 12.04 PROPERTY OWNERS ASSOCIATION, INC, A FLORIDA CORPORATION NOT FOR PROFIT.
- THE DRAINAGE EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, A MUNICIPAL CORPORATION, FOR DRAINAGE PURPOSES. THE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CITY.
- THE PEDESTRIAN ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, A MUNICIPAL CORPORATION, FOR SIDEWALKS AND PEDESTRIAN ACCESS. THE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CITY.
- THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, A MUNICIPAL CORPORATION, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER VEHICULAR ACCESS RIGHTS.

IN WITNESS WHEREOF, BANYAN OFFICE CONDOMINIUM, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, THIS 26<sup>th</sup> DAY OF FEBRUARY, 2004.

BANYAN OFFICE CONDOMINIUM, LLC  
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: [Signature] BY: [Signature]  
PRINT NAME: Robert G. Bruce JAMES T. HELM  
MANAGING MEMBER

WITNESS: [Signature]  
PRINT NAME: Neal Tagada

IN WITNESS WHEREOF, FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS 25<sup>th</sup> DAY OF FEBRUARY, 2004.

FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST,  
A NATIONAL BANKING ASSOCIATION

WITNESS: [Signature] BY: [Signature]  
PRINT NAME: RONALD J. BROWN VICE PRESIDENT, Palm Beach County  
PRINT NAME: Jean Strickland

WITNESS: [Signature]  
PRINT NAME: Janifer Brancaccio

## ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED JAMES T. HELM WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF BANYAN OFFICE CONDOMINIUM, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS THE MANAGING MEMBER OF SAID COMPANY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY, WITNESS MY HAND THIS 26<sup>th</sup> DAY OF FEBRUARY, 2004.

MY COMMISSION EXPIRES: 9/18/2006  
NOTARY PUBLIC

NOTARY COMMISSION NO.: DD157584  
PRINT NAME: GREGORY C. PICKEN

SEAL:



## ACKNOWLEDGEMENT

STATE OF FLORIDA

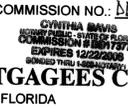
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED Jean Strickland WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST, A NATIONAL BANKING ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS THE VICE PRESIDENT OF SAID BANK AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK, WITNESS MY HAND THIS 25<sup>th</sup> DAY OF FEBRUARY, 2004.

MY COMMISSION EXPIRES: 12/22/2006  
NOTARY PUBLIC

NOTARY COMMISSION NO.: DD73777  
PRINT NAME: Cynthia Davis

SEAL:



## MORTGAGEE'S CONSENT

STATE OF FLORIDA

COUNTY OF Palm Beach

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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 15304 AT PAGE 0502 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS BANK SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25<sup>th</sup> DAY OF FEBRUARY, 2004.

FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST,  
A NATIONAL BANKING ASSOCIATION

WITNESS: [Signature] BY: [Signature]  
PRINT NAME: RONALD J. BROWN VICE PRESIDENT  
PRINT NAME: RONALD J. BROWN

WITNESS: [Signature]  
PRINT NAME: Janifer Brancaccio

## ACKNOWLEDGEMENT

STATE OF FLORIDA

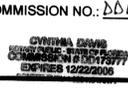
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED [Signature] WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST, A NATIONAL BANKING ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS THE VICE PRESIDENT OF SAID BANK AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK, WITNESS MY HAND THIS 25<sup>th</sup> DAY OF FEBRUARY, 2004.

MY COMMISSION EXPIRES: 12/22/2006  
NOTARY PUBLIC

NOTARY COMMISSION NO.: DD73777  
PRINT NAME: Cynthia Davis

SEAL:



## ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA

COUNTY OF PALM BEACH

BANYAN PARCEL 12.04 PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, DATED THIS 26<sup>th</sup> DAY OF FEBRUARY, 2004.

BANYAN PARCEL 12.04 PROPERTY OWNERS ASSOCIATION, INC.,  
A FLORIDA CORPORATION,  
NOT FOR PROFIT

WITNESS: [Signature] BY: [Signature]  
PRINT NAME: ROBERT G. BRUCE JAMES T. HELM  
PRESIDENT

WITNESS: [Signature]  
PRINT NAME: Neal Tagada

## ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED JAMES T. HELM WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BANYAN PARCEL 12.04 PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS THE PRESIDENT OF SAID CORPORATION AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION, WITNESS MY HAND THIS 26<sup>th</sup> DAY OF FEBRUARY, 2004.

MY COMMISSION EXPIRES: 9/18/2006  
NOTARY PUBLIC

NOTARY COMMISSION NO.: DD157584  
PRINT NAME: GREGORY C. PICKEN

SEAL:



## TITLE CERTIFICATION

STATE OF FLORIDA

COUNTY OF Palm Beach

I, JOHN W. GARY, III, 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 TO BANYAN OFFICE CONDOMINIUM, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST, A NATIONAL BANKING ASSOCIATION, 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.

DATE: 2/26/04  
JOHN W. GARY, III  
FLORIDA BAR NO.: 42091

## REVIEWING SURVEYOR

STATE OF FLORIDA

COUNTY OF PALM BEACH

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA, PERMANENT CONTROL POINTS (P.C.P.s) OR MONUMENTS AT LOT CORNERS.

BY: [Signature] DATE: 3 March 2004  
O. HOWARD DUKES, P.S.M. LSW 4533  
PROFESSIONAL SURVEYOR AND MAPPER

## SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY AND PLAT 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 CHAPTER 177.081(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY AND PLAT DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

THIS 27<sup>th</sup> DAY OF FEBRUARY, 2004.  
[Signature]  
DAN W. DAILEY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 2439

## SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST, BEING N 88°28'21" W.
- 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 APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 BEING DETERMINED BY THE USE RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVES ARE NON-RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT CITY OF PALM BEACH GARDENS ZONING REGULATIONS.
- 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 THIS COUNTY.
- THIS INSTRUMENT WAS PREPARED BY DAN W. DAILEY, IN AND FOR THE OFFICES OF DAILEY AND ASSOCIATES, INC., 112 NORTH U.S. HIGHWAY ONE, TEQUESTA, FLORIDA 33469.

## CITY APPROVAL

CITY OF PALM BEACH GARDENS

COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD DATED THIS 1<sup>st</sup> DAY OF April, 2004.

ATTEST: [Signature] BY: [Signature]  
PATRICIA SNIDER, CITY CLERK ERIC JABLON, MAYOR

CITY ENGINEER:

THIS PLAT IS HEREBY ACCEPTED FOR RECORD DATED THIS 1<sup>st</sup> DAY OF April, 2004.

BY: [Signature]  
DANIEL P. CLARK, P.E.  
CITY ENGINEER

SHEET 1 OF 2

DAILEY AND ASSOCIATES, INC.  
Surveying and Mapping  
112 N. U.S. HIGHWAY NO. 1  
TEQUESTA, FLORIDA 33469  
PHONE: (561) 746-8424  
BUSINESS LICENSE: LSW 2799