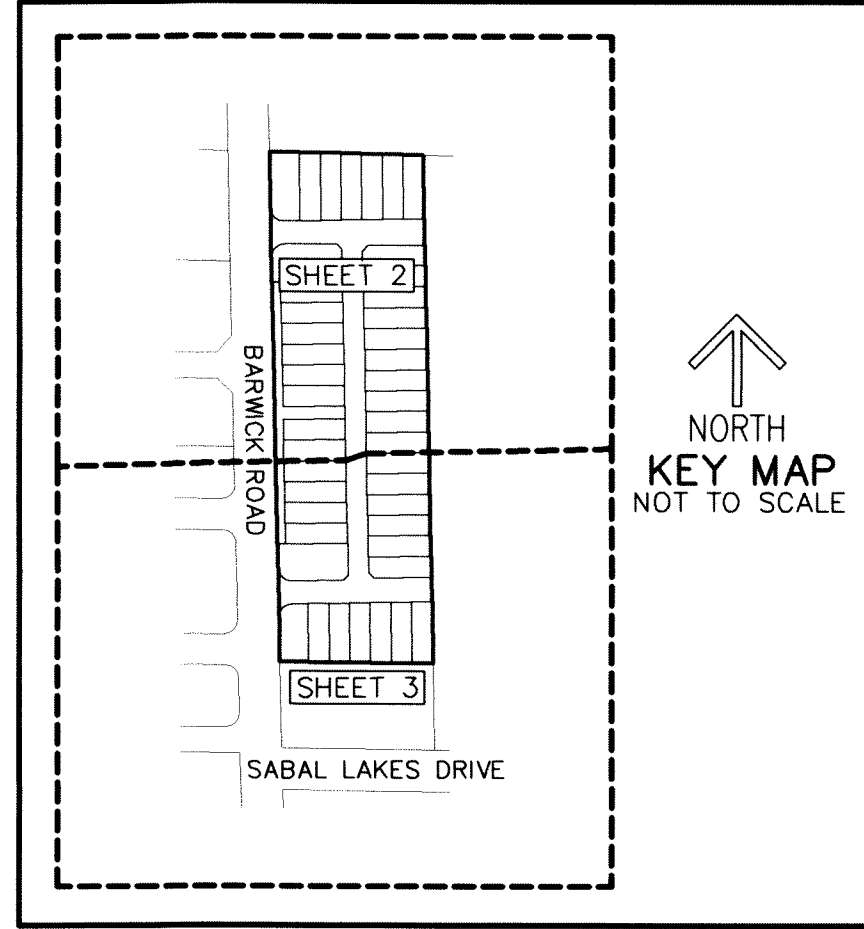
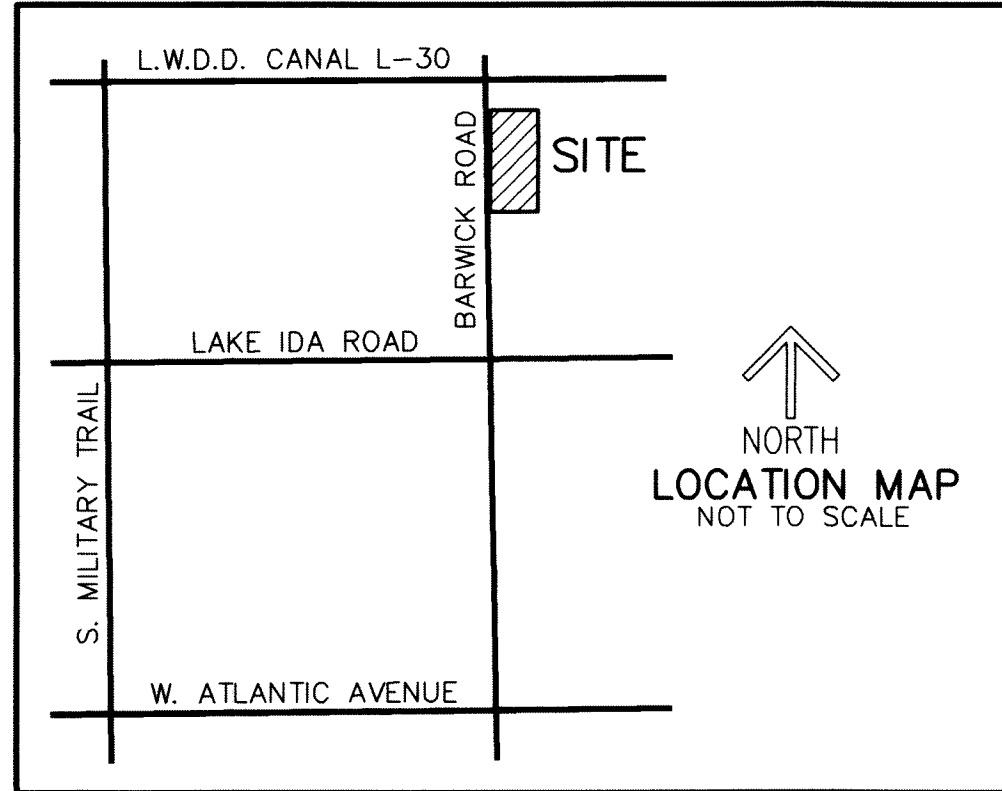


STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 2:11 P.M. THIS 23 DAY OF July A.D. 2020 AND DULY RECORDED IN PLAT BOOK 139 ON PAGES 171 THROUGH 173

SHARON R. BOCK CLERK AND COMPTROLLER DEPUTY CLERK



BANYAN COURT

BEING A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 42 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT WAS PREPARED BY DAVID P. LINDLEY, PLS OF CAULFIELD and WHEELER, INC. ENGINEERS - PLANNERS - SURVEYORS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991

"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.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT BARWICK 40 DELRAY LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN ON THIS PLAT OF BANYAN COURT, BEING A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 42 EAST, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 01°14'31" EAST ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 12, A DISTANCE OF 90.08 FEET; THENCE SOUTH 88°53'46" EAST, (DEPARTING FROM SAID WEST LINE), A DISTANCE OF 40.03 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF BARWICK ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 88°53'46" EAST, (DEPARTING FROM SAID EAST RIGHT-OF-WAY LINE), A DISTANCE OF 297.47 FEET TO A POINT ON THE EAST LINE OF THE WEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 12; THENCE SOUTH 01°09'33" EAST ALONG SAID EAST LINE, A DISTANCE OF 979.89 FEET; THENCE NORTH 89°22'52" WEST, (DEPARTING FROM SAID EAST LINE), A DISTANCE OF 295.96 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF BARWICK ROAD; THENCE NORTH 01°14'31" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 982.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 290,933 SQUARE FEET/6.6789 ACRES MORE OR LESS.

SAID LANDS SITUATE IN SECTION 12, TOWNSHIP 46 SOUTH, RANGE 42 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS BANYAN COURT AND FURTHER DEDICATES AS FOLLOWS:

1. LOTS

LOTS 1 THROUGH 40 ARE HEREBY RESERVED BY BARWICK 40 DELRAY LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

2. RESIDENTIAL ACCESS STREET

TRACT, R AS SHOWN HEREON, IS HEREBY RESERVED FOR BANYAN COURT HOMEOWNER ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, AS A PRIVATE ROAD FOR DRAINAGE, INGRESS AND EGRESS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BANYAN COURT HOMEOWNER ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

3. OPEN SPACE TRACT

TRACT OS, AS SHOWN HEREON, IS HEREBY RESERVED FOR BANYAN COURT HOMEOWNER ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE, DRAINAGE AND UTILITY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BANYAN COURT HOMEOWNER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

4. WATER MANAGEMENT TRACTS

TRACTS W1 THROUGH W4, AS SHOWN HEREON, ARE HEREBY RESERVED FOR BANYAN COURT HOMEOWNER ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

ALONG WITH THE FOLLOWING EASEMENTS

THE CITY OF DELRAY BEACH IS HEREBY GRANTED ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES

GENERAL UTILITY (G.U.E.) EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE, TELEPHONE LINES, CABLE TELEVISION AND WATER AND SEWER SYSTEMS; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.

THE SIDEWALK EASEMENTS (SWE'S), AS SHOWN HEREON, ARE HEREBY RESERVED FOR BANYAN COURT HOMEOWNER ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, IN PERPETUITY FOR THE CONSTRUCTION OF THE SIDEWALK FOR PRIVATE PEDESTRIAN, BICYCLIST AND OTHER NON-VEHICULAR PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BANYAN COURT HOMEOWNER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 24 DAY OF June 2020.

BARWICK 40 DELRAY LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY: BAUCO HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER

WITNESS: Heidi Rubeck
PRINT NAME Heidi Rubeck
WITNESS: Rebe Reinert
PRINT NAME Rebe Reinert

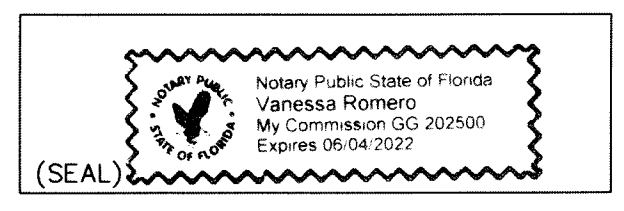
BY: LARRY BAUM
MANAGER

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF Broward

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ONLINE NOTARIZATION, THIS 24 DAY OF June 2020, BY LARRY BAUM AS MANAGER OF BAUCO HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER FOR BARWICK 40 DELRAY LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24 DAY OF June 2020.



Vanessa Romero
NOTARY PUBLIC
PRINT NAME
MY COMMISSION EXPIRES: 6/4/2022
COMMISSION NUMBER: GG 202500

BARWICK DELRAY 40 LLC



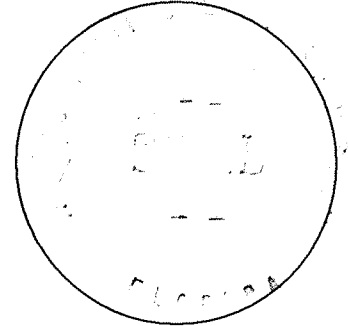
MORTGAGEE



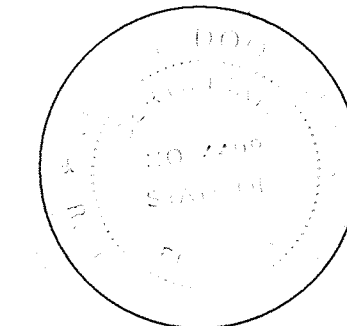
HOA



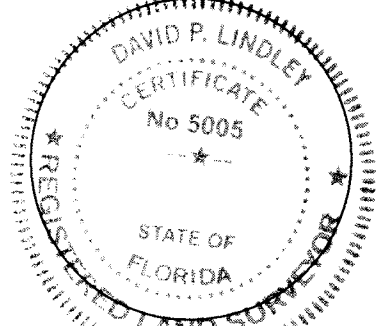
CITY OF DELRAY BEACH



REVIEWING SURVEYOR



SURVEYOR



MORTGAGEES JOINDER AND CONSENT:

STATE OF FLORIDA COUNTY OF Miami Dade

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 RECORDS BOOK 31451, AT PAGE 1458 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER AND ITS COMPANY SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 24 DAY OF June 2020.

NWL 2016 EVERGREEN, LP, A DELAWARE LIMITED PARTNERSHIP

BY: RIVO ALTO CAPITAL FUNDING LLC, A FLORIDA LIMITED LIABILITY COMPANY, GENERAL PARTNER

WITNESS: Joe Senior
WITNESS: Alan Feld
PRINT NAME Alan Feld

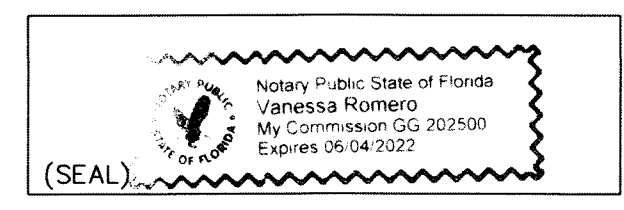
BY: MARK FELDMAN
NAME MARK FELDMAN
TITLE MANAGER

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF Miami Dade

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ONLINE NOTARIZATION, THIS 24 DAY OF June 2020, BY MARK FELDMAN, AS MANAGER OF RIVO ALTO CAPITAL FUNDING LLC, A FLORIDA LIMITED LIABILITY COMPANY, GENERAL PARTNER OF NEW WAVE LOANS RESIDENTIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24 DAY OF June 2020.



Vanessa Romero
NOTARY PUBLIC
PRINT NAME
MY COMMISSION EXPIRES: 6/4/2022
COMMISSION NUMBER: GG 202500

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA COUNTY OF Broward

THE BANYAN COURT HOMEOWNER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 24 DAY OF June 2020.

WITNESS: Heidi Rubeck
PRINT NAME Heidi Rubeck

BANYAN COURT HOMEOWNER ASSOCIATION, INC A FLORIDA CORPORATION NOT FOR PROFIT
BY: LARRY BAUM
PRESIDENT

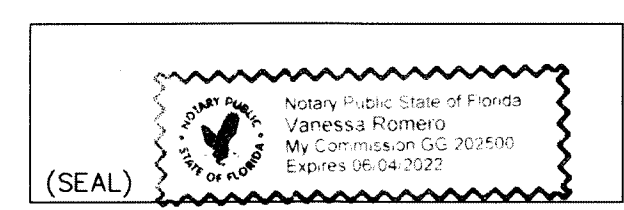
WITNESS: Rebe Reinert
PRINT NAME Rebe Reinert

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF Broward

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 24 DAY OF June 2020, BY LARRY BAUM AS PRESIDENT FOR BANYAN COURT HOMEOWNER ASSOCIATION, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24 DAY OF June 2020.



Vanessa Romero
NOTARY PUBLIC
PRINT NAME
MY COMMISSION EXPIRES: 6/4/2022
COMMISSION NUMBER: GG 202500

CITY APPROVALS:

THIS PLAT OF BANYAN COURT AS APPROVED ON THE 24 DAY OF June A.D. 2020 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

MAYOR: Kelly... ATTEST: Matthew Johnson
CITY CLERK

AND REVIEWED, ACCEPTED AND CERTIFIED BY:

Archie... DEVELOPMENT SERVICES DIRECTOR
Tatiana... CITY ENGINEER

PLANNING & ZONING BOARD CHAIRPERSON
Shaw... FIRE MARSHAL

TITLE CERTIFICATION:

COUNTY OF PALM BEACH STATE OF FLORIDA

I, TED KLEIN, 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 BARWICK 40 DELRAY LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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.

DATED: June 24, 2020

Ted Klein
ATTORNEY AT LAW
LICENSED IN FLORIDA

REVIEWING SURVEYOR'S STATEMENT:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF BANYAN COURT, AS REQUIRED BY CHAPTER 177.081(1) FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177.091, FLORIDA STATUTES.

DATE: 6/25/2020

John T. Doogan, P.L.S.
PROFESSIONAL LAND SURVEYOR,
REG. #44409 STATE OF FLORIDA
AVIROM & ASSOCIATES, INC. LB #3300
50 SW 2ND AVENUE, SUITE 102
BOCA RATON, FL 33432

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 PERMANENT CONTROL POINTS (PCP'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH, FLORIDA FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

DATE: 6/25/2020

DAVID P. LINDLEY, P.L.S.
PROFESSIONAL LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591
CAULFIELD AND WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
CERTIFICATE OF AUTHORIZATION NUMBER LB3591
561-392-1991