

(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.

MARCH, 1975

PALM BEACH FARMS COMPANY PLAT NO. 3
PLAT BOOK 2, PAGE 47
(ACREAGE)

PALM BEACH FARMS COMPANY PLAT NO. 3
PLAT BOOK 2, PAGE 47
(ACREAGE)

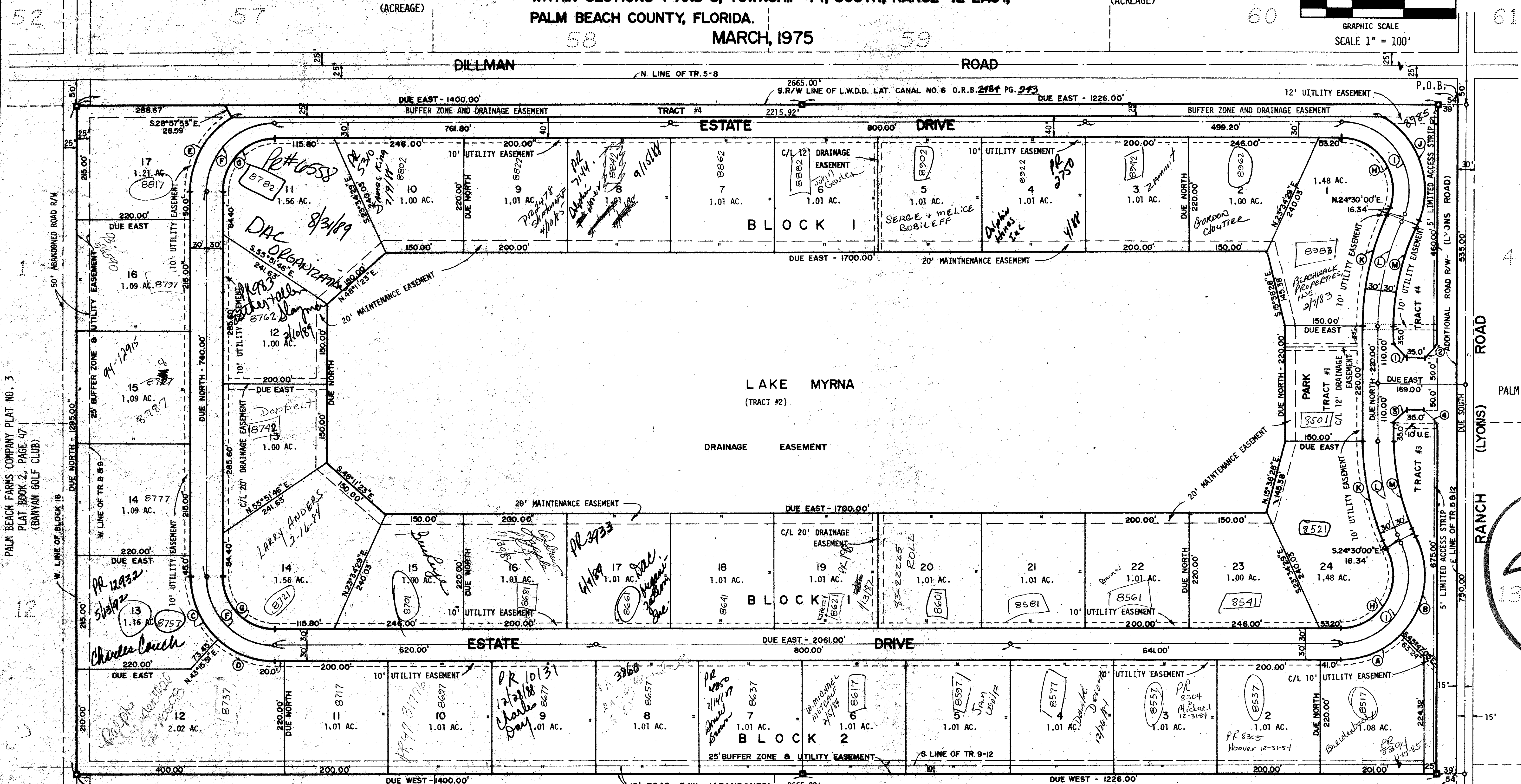
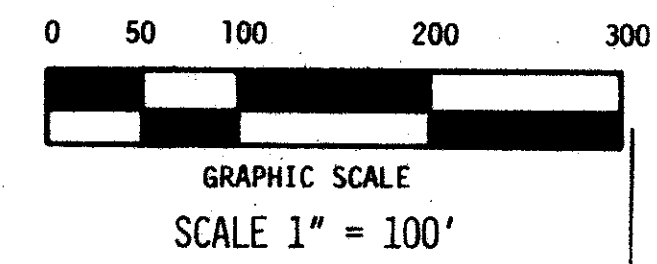
STATE OF FLORIDA
COUNTY OF PALM BEACH

This plat was filed for record at _____ M. this _____ day of _____ 19____ and duly recorded in Plat Book No. _____ on page _____

JOHN B. DUNKLE, Clerk
Circuit Court

By: _____, D.C.

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PALM BEACH FARMS COMPANY PLAT NO. 3
PLAT BOOK 2, PAGE 47
(BANYAN GOLF CLUB)

PALM BEACH FARMS COMPANY PLAT NO. 3
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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 WAYS	9.25 ACRES
RESIDENTIAL (41 LOTS)	45.06 ACRES
EQUALS LANDS ENCOMPASSED IN LEGAL PLUS LANDS DEEDED TO L.W.D.D.	3.06 ACRES
41 LOTS DIVIDED BY 81.68 ACRES	81.68 ACRES
0.502 UNITS/ACRE	

CURVE TABLE

RAD.	DELTA	L.A.	TAN.	CH.
A 160.00	45°47'05"	127.86'	67.56'	124.48'
B 160.00	68°42'55"	191.89'	109.38'	180.59'
C 160.00	46°44'09"	130.51'	69.13'	126.92'
D 160.00	43°15'51"	120.82'	63.45'	117.97'
E 160.00	61°02'42"	170.47'	94.33'	162.52'
F 130.00	90°00'00"	204.20'	130.00'	183.85'
G 100.00	90°00'00"	127.86'	78.00'	141.42'
H 100.00	114°30'00"	99.84'	155.16'	166.21'
I 130.00	114°30'00"	209.79'	202.11'	218.67'
J 160.00	85°32'42"	238.88'	130.02'	217.31'
K 491.12	24°30'00"	170.01'	106.6'	208.81'
L 461.12	24°30'00"	197.18'	100.15'	199.68'
M 431.12	24°30'00"	184.55'	94.61'	189.59'

DISTANCE TABLE

BEARING	DIST.
1 N. 45°00'00" W.	35.36'
2 N. 45°00'00" E.	35.36'
3 S. 45°00'00" W.	35.36'
4 S. 45°00'00" E.	35.36'

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(BANYAN GOLF CLUB)

FSZ - G
Insp 3
Zone RE/Red
Quad 47
Flod - B
Sub # 1000-176

BANYAN ESTATES

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

Dailley-Fotorny, Inc.
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1028 So. Military Trail West Palm Beach, Florida 33406
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BANYAN ESTATES
A PLANNED UNIT DEVELOPMENT

DESIGNER	PJF	CHECKED	BY	JOB NO.	DRAWING NO.
DATE	MARCH 75	SCALE	1"=100'	FILE NO.	74-185
APPROVED				SHEET OF	2 2