

(A PLANNED UNIT DEVELOPMENT)
BANYAN LAKES

BEING A REPLAT OF TRACTS 3, 4, 13, 14, 18, 19, 20, 29, 30, 31, AND A PORTION OF TRACTS 15, 16, 17, AND 32, 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 SECTION 8, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

JULY, 1975

184
 STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This plat was filed for record at 2:30 PM this 8 day of January 1974, and duly recorded in Plat Book No. 31 on page 124 thru 127
 JOHN B. DUNKLE, Clerk
 Circuit Court
 BY: *Bonnie J. ...* D.C.

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 3, 4, 13, 14, 18, 19, 20, 29, 30, 31, AND A PORTION OF TRACTS 15, 16, 17, AND 32, 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 LAKES", A PLANNED UNIT DEVELOPMENT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 29 OF BLOCK 16; THENCE BEAR NORTH ALONG THE WEST LINE OF SAID TRACT 29, AND ALONG THE WEST LINE OF SAID TRACTS 20, 13, AND 4, A DISTANCE OF 2620.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL L-6, AS RECORDED IN OFFICIAL RECORDS BOOK 2184, PAGE 213, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE, EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1320.00 FEET TO THE EAST LINE OF SAID TRACT 3;

THENCE, SOUTH ALONG THE EAST LINE OF SAID TRACT 3 AND ALONG THE EAST LINE OF SAID TRACT 14, A DISTANCE OF 1120.00 FEET TO THE NORTH LINE OF THE SOUTH 150 FEET OF SAID TRACT 15;

THENCE, EAST, ALONG SAID NORTH LINE A DISTANCE OF 660.00 FEET TO THE EAST LINE OF SAID TRACT 15;

THENCE, SOUTH, ALONG SAID EAST LINE, A DISTANCE OF 180.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 17;

THENCE, EAST, ALONG THE NORTH LINE OF SAID TRACT 17, A DISTANCE OF 287.49 FEET TO THE WESTERLY RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT EQUALIZING CANAL E-2-W, AS RECORDED IN OFFICIAL RECORD BOOK 2337, PAGE 257, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE, SOUTH 00°-02'-55" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1320.00 FEET TO THE SOUTH LINE OF SAID TRACT 32;

THENCE, WEST, ALONG THE SOUTH LINE OF SAID TRACT 32 AND ALONG THE SOUTH LINES OF SAID TRACTS 31, 30, AND 29, A DISTANCE OF 2266.61 FEET TO THE POINT OF BEGINNING.

CONTAINING: 110.85 ACRES, MORE OR LESS.

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 LAKES PROPERTY OWNERS ASSOCIATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION UNLESS OTHERWISE DEDICATED TO PALM BEACH COUNTY, AS PROVIDED UNDER NOTE 8 OF THE SURVEYORS NOTES OF THIS PLAT.
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 LAKES PROPERTY OWNERS ASSOCIATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
6. LAKE BANYAN (TRACT #3) AS SHOWN HEREON IS ESTABLISHED FOR RECREATION AND WATER CONTROL PURPOSES AND IS HEREBY DEDICATED TO THE BANYAN LAKES PROPERTY OWNERS ASSOCIATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
7. THE BUFFER AREAS DESIGNATED AS TRACTS #1 AND #4 AND THE MAINTENANCE EASEMENT, AS SHOWN ARE HEREBY DEDICATED TO THE BANYAN LAKES PROPERTY OWNERS ASSOCIATION, AND IS 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 22nd DAY OF December, A.D. 1975.

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

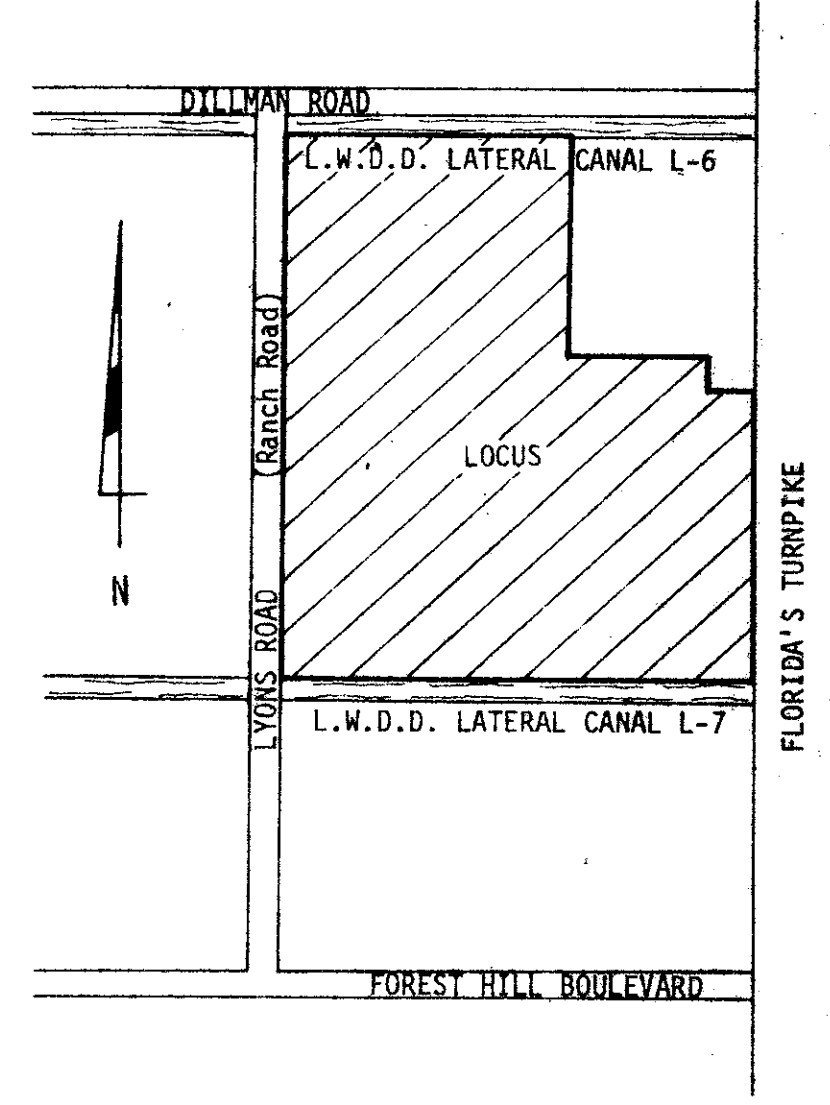
ACKNOWLEDGMENT

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 22nd DAY OF December A.D., 1975.

J. C. ...
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 3-22-77



LOCATION MAP
 NOT TO SCALE

MORTGAGEE'S CONSENT

STATE OF FLORIDA }
 COUNTY OF PALM BEACH }

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE 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 315, 316, 317, 318 AND 319 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

WITNESS: *George T. Elmore* BY: *George T. Elmore*
 WITNESS: *Sharon C. Shively* GEORGE T. ELMORE, AS TRUSTEE

ACKNOWLEDGMENT

STATE OF FLORIDA }
 COUNTY OF PALM BEACH }

BEFORE ME PERSONALLY APPEARED GEORGE T. ELMORE, 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 GEORGE T. ELMORE EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 19th DAY OF December, A.D. 1975.

Sharon C. Shively
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 2-25-75

BANYAN LAKES
 APPROVED - PALM BEACH COUNTY, FLORIDA
 BOARD OF COUNTY COMMISSIONERS
 THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 22nd DAY OF December, A.D. 1975.

NOTE: FOR TABULATION OF ACREAGES & DENSITY, REFER TO SHEET 2-171

COUNTY ENGINEER

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

BY: *Sharon C. Shively*
 COUNTY ENGINEER

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

BY: *Marjorie B. Jennings*
 DEPUTY CLERK

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 DECEMBER 22, 1975

Paul J. Fotorny
 PAUL J. FOTORNY
 REGISTERED LAND SURVEYOR NO. 229
 STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA }
 COUNTY OF PALM BEACH }

I, **RICHARD W. ROE**, 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 **B.E. & L. DEVELOPMENT CORP.** THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

Richard W. Roe
 ATTORNEY-AT-LAW 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 AS REQUIRED BY THE REGULATIONS AS SET FORTH IN THE PALM BEACH COUNTY ZONING CODE, 73-2.
 6. NO BUILDINGS OR ANY KIND OF TREES OR SHRUBS SHALL BE PLACED ON EASEMENT.
 7. ALL ROAD RIGHT OF WAY'S, INTERIOR TO THE PLAT, ARE 60 FEET IN WIDTH, UNLESS OTHERWISE INDICATED.
 8. THE SHEETS SHOWN HEREON MAY AT THE OPTION OF THE BOARD OF COUNTY COMMISSIONERS AND THE PROPERTY OWNERS ASSOCIATION, BE DEDICATED TO PALM BEACH COUNTY AS PUBLIC STREETS.
- 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.

1000-179

DWN. WALDO	DATE 2-18-75
CHK.	DWG. NO. 3600-D
REVISIONS:	SCALE 1" = 100'
	SHEET 1 OF 4

Dailey-Fotorny, inc.
 land surveyors, planners, engineers
 1028 So. Military Trail - West Palm Beach, Florida - 33406 phone 305/955-8787