

BANYAN LAKES II

A REPLAT OF A PORTION OF TRACT 16, BLOCK 16, PALM BEACH FARMS COMPANY PLAT NO.3, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF AN ABANDONED 30' RIGHT OF WAY AND ALL OF TRACT #4, BANYAN LAKES, AS RECORDED IN PLAT BOOK 31, PAGE 184, OF SAID PUBLIC RECORDS, ALL LYING IN SECTION 8, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

16

COUNTY OF PALM BEACH
STATE OF FLORIDA

This instrument was filed for record at _____ P.M. on the _____ day of _____, 2004, and duly recorded in Plat Book No. _____ on page 16-18.

JOSEPH H. WILKINSON, Clerk of Circuit Court
By: *Robert S. Johnson*, D.C.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT JOHN PAUL REICHARD III, SHEILA GRACE REICHARD, SCOTT DAVIS, TRUSTEE, AND BANYAN LAKES PROPERTY OWNER'S ASSOCIATION, INC., OWNERS OF THE LAND SHOWN HEREON AS "BANYAN LAKES II", BEING A REPLAT OF A PORTION OF TRACT 16, BLOCK 16, PALM BEACH FARMS COMPANY PLAT NO.3, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF AN ABANDONED 30' RIGHT OF WAY AND ALL OF TRACT #4, BANYAN LAKES, AS RECORDED IN PLAT BOOK 31, PAGE 184, OF SAID PUBLIC RECORDS, ALL LYING IN SECTION 8, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT(S) 16, BLOCK 16, PALM BEACH FARMS CO. PLAT NO. 3, LYING WEST OF THE E-2 CANAL RIGHT-OF-WAY AND THE SUNSHINE STATE PARKWAY RIGHT-OF-WAY INCLUDING THE THIRTY (30) FOOT ABANDONED ROAD RIGHT-OF-WAY NORTH OF AND ADJACENT TO TRACT 17, BLOCK 16, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGE 45 AND RESOLUTION NO. R75-376 RECORDED ON OFFICIAL RECORD BOOK 2431, PAGE 769, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 218,865 SQUARE FEET (5.02 ACRES) MORE OR LESS AND SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD IF ANY.

TOGETHER WITH ALL OF TRACT #4, AND THAT CERTAIN 30 FOOT STRIP LYING EAST OF LOT 11, AND NORTH OF WENDY LANE EAST, ALL IN BANYAN LAKES AND RECORDED IN PLAT BOOK 31, PAGES 184 THROUGH 187, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 29,626 SQUARE FEET (0.68 ACRES) MORE OR LESS AND SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

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

1. TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BANYAN LAKES PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES, SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 13805, PAGE 978, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BANYAN LAKES PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. GREEN TURTLE LANE, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BANYAN LAKES PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

5. THE LANDSCAPE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BANYAN LAKES PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPING PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

6. THE CONSERVATION EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BANYAN LAKES PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR VEGETATION PRESERVE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THIS PERPETUAL MAINTENANCE OBLIGATION IS SET FORTH IN THE PRESERVE MANAGEMENT PLAN AS REQUIRED BY PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE SECTION 9.5. THIS PLAN SHALL BE APPROVED PRIOR TO SITE DEVELOPMENT.

IN WITNESS WHEREOF, WE, JOHN PAUL REICHARD III, SHEILA GRACE REICHARD AND SCOTT DAVIS, TRUSTEE, DO HEREBY SET OUR HANDS AND SEALS THIS 13 DAY OF January, 2004.

WITNESS: *James A. Peltz*, *John Paul Reichard III*
JOHN PAUL REICHARD III

WITNESS: *James A. Peltz*, *Sheila Grace Reichard*
SHEILA GRACE REICHARD

WITNESS: *Robert S. Johnson*, *Scott Davis*
SCOTT DAVIS, TRUSTEE

WITNESS: *Terrell Sargore*

SHEET 1 OF 3

JANUARY, 2004

ACKNOWLEDGMENT:

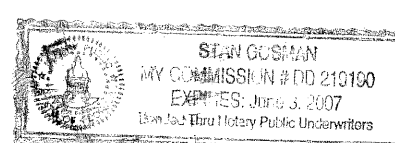
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN PAUL REICHARD III, SHEILA GRACE REICHARD AND SCOTT DAVIS, TRUSTEE, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13 DAY OF January, 2004.

MY COMMISSION EXPIRES: June 3/2007
BY: *Stan Gosman*, *Stan Gosman*
NOTARY PUBLIC

COMMISSION NO. PD219190



IN WITNESS WHEREOF, THE BELOW NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13 DAY OF January, 2004.

BANYAN LAKES PROPERTY OWNERS' ASSOCIATION, INC. A FLORIDA CORPORATION
WITNESS: *James A. Peltz*, *Penny Ivce*
PENNY IVCE, PRESIDENT

ACKNOWLEDGMENT:

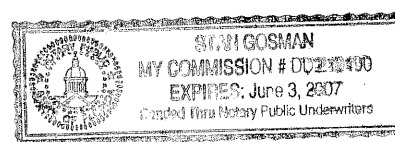
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PENNY IVCE, WHO IS KNOWN TO ME OR HAS PRODUCED License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BANYAN LAKES PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FORGOING 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 13 DAY OF January, 2004.

MY COMMISSION EXPIRES: June 3/2007
BY: *Stan Gosman*, *Stan Gosman*
NOTARY PUBLIC

COMMISSION NO. PD219190



TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, MICHAEL J. POSNER, ESQUIRE, 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 AS VESTED IN JOHN PAUL REICHARD III AND SHEILA GRACE REICHARD, HUSBAND AND WIFE, AND SCOTT DAVIS, TRUSTEE, AND THE BANYAN LAKES PROPERTY OWNER'S ASSOCIATION, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID THROUGH DECEMBER 31, 2003; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: January 13, 2004
Michael J. Posner
MICHAEL J. POSNER, ESQUIRE
ATTORNEY AT LAW
STATE OF FLORIDA
FLORIDA BAR NO. 525685

COUNTY APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS 13 DAY OF January, 2004, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

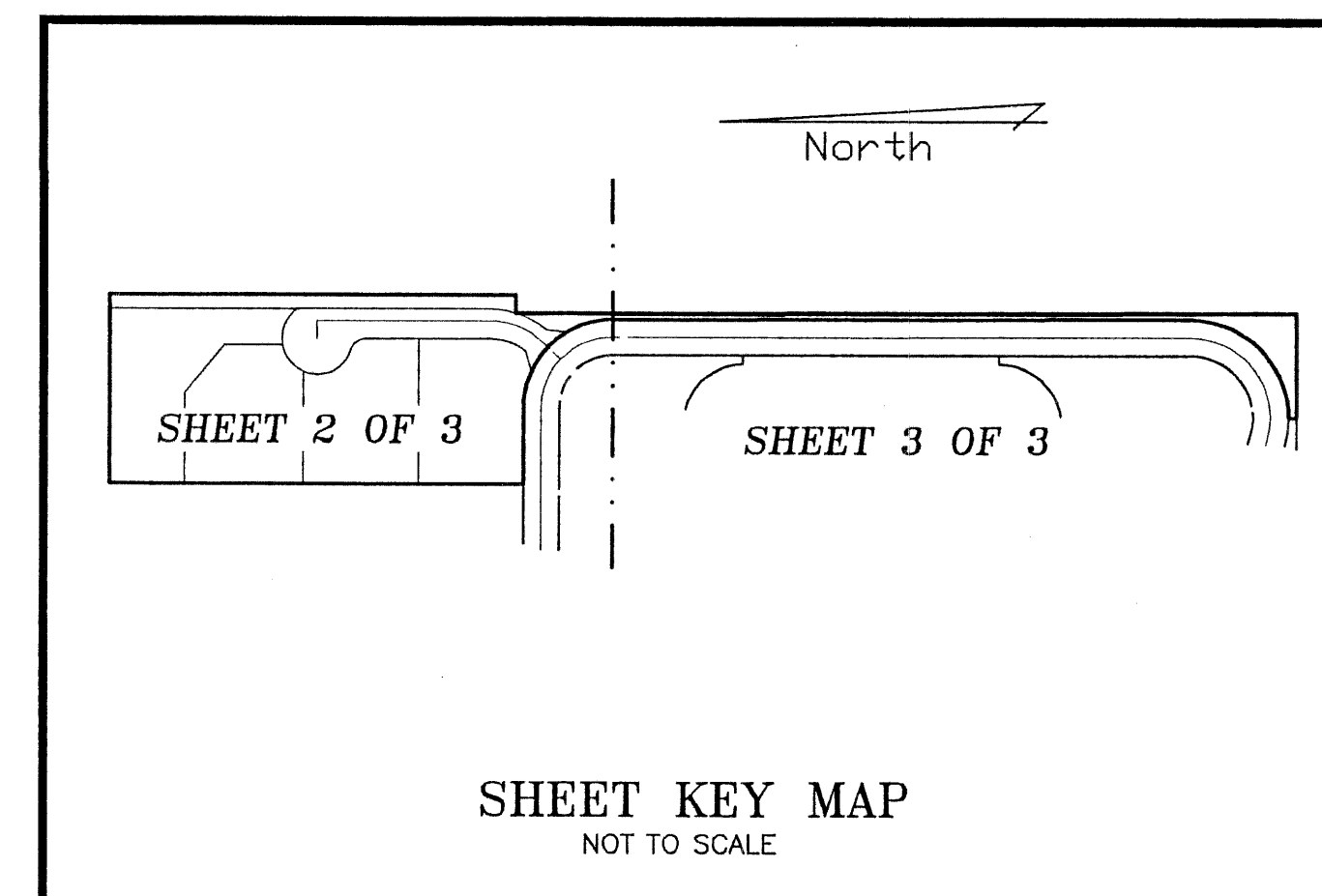
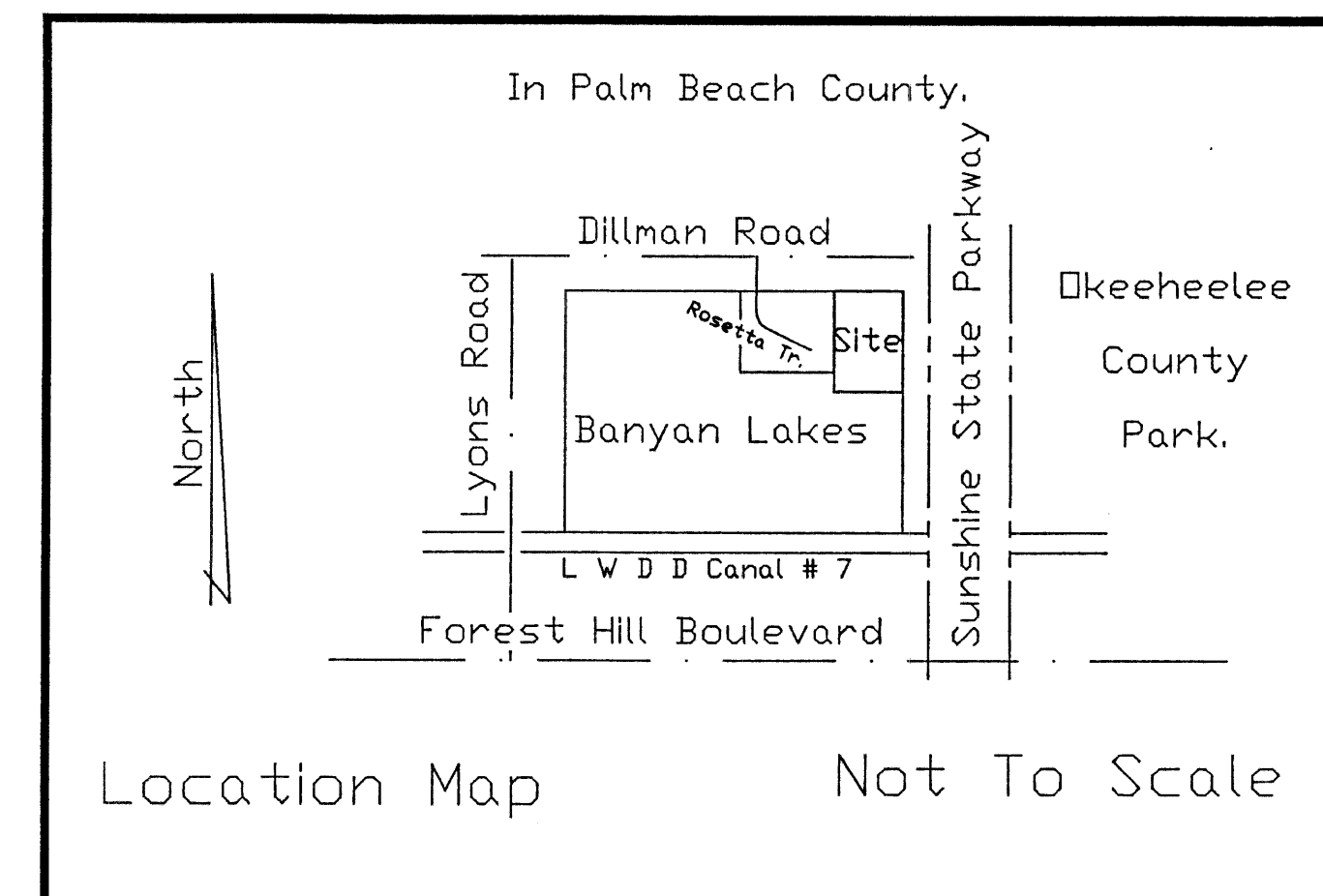
BY: *George V. Webb*
GEORGE V. WEBB, P.E., COUNTY ENGINEER

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.

DENSITY OF PLAT:

RESIDENTIAL DWELLING UNITS (D.U.) WITHIN PLAT: 4
TOTAL LAND AREA WITHIN PLAT: 5.7 ACRES
RESIDENTIAL DENSITY OF PLAT: 0.7 D.U./ACRE



SURVEYOR'S NOTES:

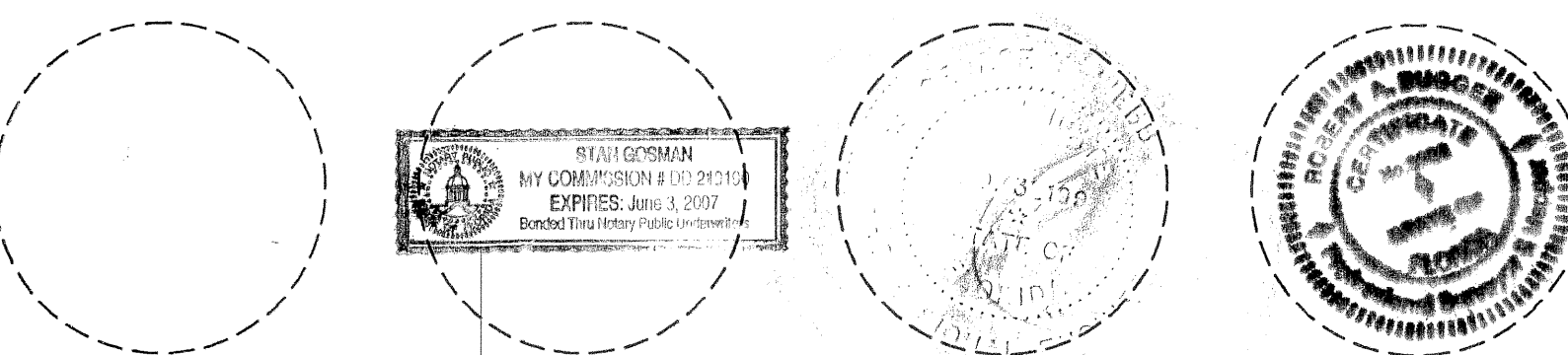
- ALL BEARINGS ARE BASED ON THE NORTH LINE OF "BANYAN LAKES", WHICH BEARS N90°00'00"E (N89°02'12"E GRID).
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- LANDSCAPING ON UTILITY EASEMENTS SHALL REQUIRE THE APPROVAL OF ALL UTILITY COMPANIES OCCUPYING SAME.
- COORDINATES SHOWN ARE GRID DATUM.
DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = EAST, TRANSVERSE MERCATOR PROJECTION
LINEAR UNIT = U.S. SURVEY FOOT
COORDINATE SYSTEM = 1983 STATE PLANE
SCALE FACTOR = 1.000024482
ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE

SURVEYOR'S CERTIFICATION:

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 THAT PERMANENT CONTROL POINTS ("P.C.P.S"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

BY: *Robert A. Buggee* 1-13-04
ROBERT A. BUGGEE
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 3302
STATE OF FLORIDA

BANYAN LAKES PROPERTY OWNERS' ASSOCIATION, INC. NOTARY PUBLIC COUNTY ENGINEER SURVEYOR



THIS INSTRUMENT PREPARED BY
ROBERT A. BUGGEE
PROFESSIONAL SURVEYOR & MAPPER. #3302
STATE OF FLORIDA
IN THE OFFICES OF "THE SURVEYOR"
602 BUTTWOOD LANE
BOYNTON BEACH, FLORIDA 33436
L.B. #6942

SUBDIVISION BANYAN LAKES II
PAGE 16
BLOCK 16
FLOOD MAP # 160A
FLOOD ZONE B
QUAD # 47
ZONING RT
SE. ZIP CODE 33411
TAZ 733
PUD NAME