

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Seminole Partners, LLC and James A. Rutledge, Trustee of the Seminole Beach Land Trust, owners of the land shown hereon being a Replat of Lot 4 as shown on the Plat of Sea Acres, Plat Book 72, Page 120, Public Records of Palm Beach County, Florida, together with a portion of Sections 33 & 34, Township 41 South, Range 43 East, Palm Beach County, Florida, shown hereon as BANYAN ROAD SUBDIVISION, more particularly described as follows.

LEGAL DESCRIPTION

The following description is based on those certain parcels of land known as, Parcels 1-A, 1-B, 2 and 3, as recorded in Official Record Book 12118, Page 139, Public Records of Palm Beach County Florida.

A parcel of land being a portion of the Plat of Sea Acres, according to the Plat thereof, as recorded in Plat Book 72, Page 120, Public Records of Palm Beach County, Florida and portions of Section 33 and 34, Township 41 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Lot 9, Seminole Club Addition, according to the Plat thereof recorded in Plat Book 18, Page 34, Public Records of Palm Beach County, Florida; thence S 12°07'53" E, along the Southerly projection of the West line of said Lot 9, a distance of 300.00 feet, to a point in the North line of Lot 4 said Plat of Sea Acres; thence S 88°01'53" E, along said North line a distance of 40.46 feet to the Northeast corner of said Lot 4 and the Point of Beginning of the hereon described parcel; thence S 07°04'16" E, along the East line of said Lot 4 a distance of 401.68 feet, to the Southeast corner of said Lot 4; thence N 88°26'23" W, along the Southerly line of said Lot 4 and the Westerly projection of said Southerly line a distance of 438.58 feet, to the Northeast corner of Lot 318, Plat No. 2, Old Port Village, according to the Plat thereof recorded in Plat Book 28, Pages 113-117 inclusive, Public Records of Palm Beach County, Florida; thence N 88°28'50" W, along the Northerly line of said Plat No. 2, Old Port Village, a distance of 570.65 feet; thence N 10°58'10" E along the Easterly line of said Plat No. 2, Old Port Village, a distance of 449.17 feet to the Northeast corner of Lot 310 of said Plat No. 2, Old Port Village and a point in the Southerly line of Lot 39, Seminole Landing, according to the Plat thereof recorded in Plat Book 30, Pages 35 and 36, Public Records of Palm Beach County, Florida; thence S 88°39'02" E along the Southerly line and the Easterly extension of the Southerly line, of said Seminole Landing, a distance of 492.20 feet, to a point in the Centerline of Banyan Road (a 30 foot private right of way) as per Deed Book 658, Page 235, Public Records of Palm Beach County, Florida; thence S 12°07'53" E along said Centerline a distance of 46.06 feet to a point in the Northerly Line of said Lot 4, Sea Acres; thence S 88°01'53" E along said North line a distance of 372.42 feet to the Point of Beginning.

Containing in all 399,674 square feet and/or 9.18 acres.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate or reserve as follows:

Access Easement "A", as shown hereon, is hereby reserved for The Banyan Road Homeowners' Association, Inc., its successors and assigns, as a residential street for private street purposes and utilities, drainage 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.

IN WITNESS WHEREOF, I, Paul Wittmann, Managing Member of Seminole Partners, LLC do hereby set my hand and seal this 26 day of JANUARY, 2006.

WITNESS: Chris McLean (printed name)
BY: Paul Wittmann (signature)
Seminole Partners, LLC, a Florida Limited Liability Company.
Paul Wittmann
Managing Member

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared Paul Wittmann who is personally known to me or has produced drivers license as identification, and who executed the foregoing instrument, and acknowledged before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 26th day of JANUARY, 2006.
Commission Number: DD 098079 BY: Diane Hobbs Poli
My commission expires: 5/11/06

IN WITNESS WHEREOF, I, James A. Rutledge, Trustee of the Seminole Beach Land Trust, do hereunto set my hand and seal this 14th day of FEBRUARY, 2006.

WITNESS: Jane R. Cramer (printed name)
BY: James A. Rutledge, Trustee of the Seminole Beach Land Trust
WITNESS: Melinda Bennett (printed name)

ACKNOWLEDGMENT

STATE OF FLORIDA OHIO,
COUNTY OF PALM BEACH FRANKLIN

BEFORE ME, personally appeared James A. Rutledge, Trustee of the Seminole Beach Land Trust, who is personally known to me or has produced a drivers license as identification, and who executed the foregoing instrument, and acknowledged before me that he executed said instrument for the purposes expressed therein.

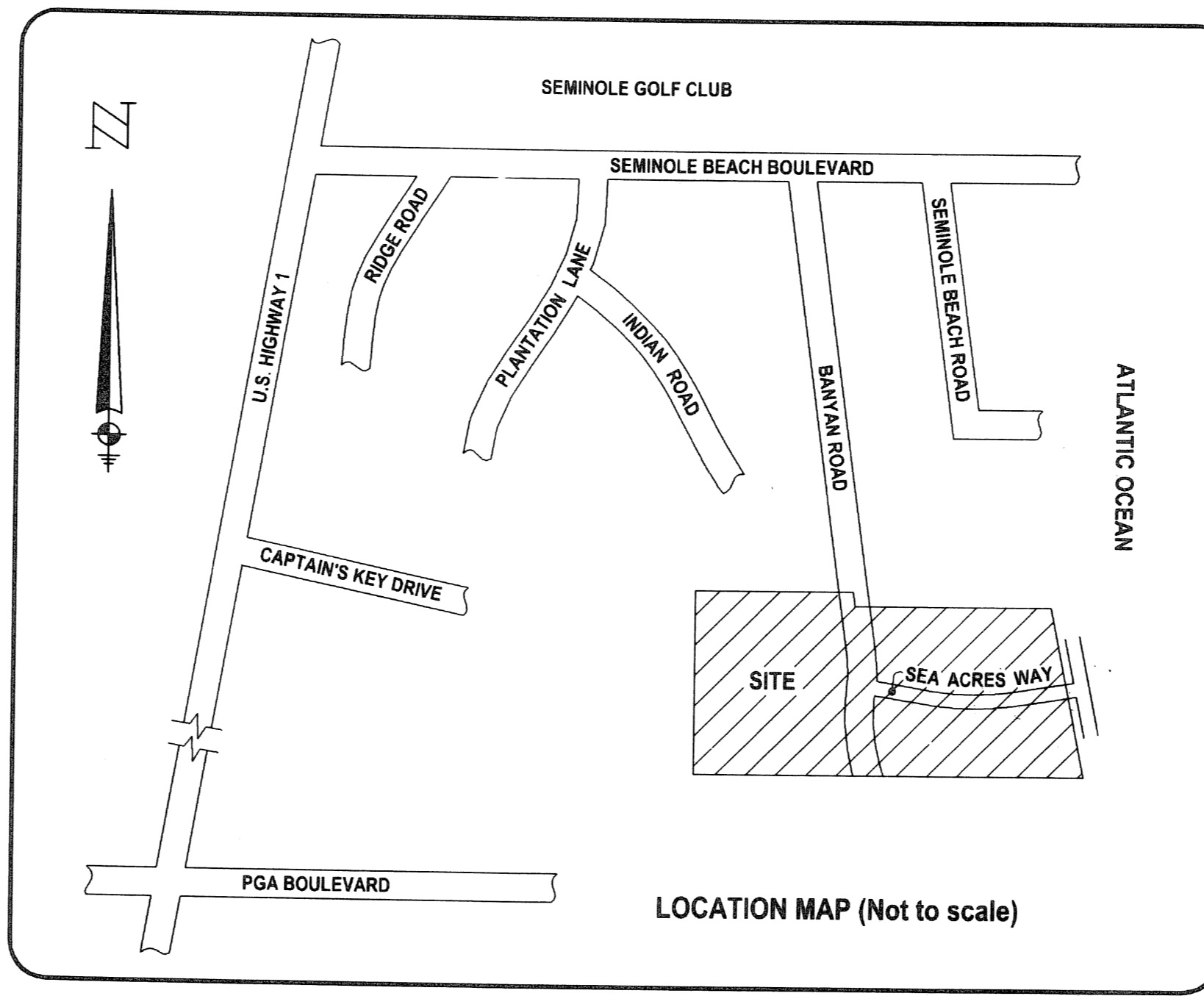
WITNESS my hand and official seal this 14th day of February, 2006.
Commission Number: 8247 BY: Jane R. Cramer
My commission expires: 4-16-2009

Subdivision Banyan Road S 102
Block 108
Easement Zone X
Zoning RTS
ZFC Code 3340B
Page 7
Record Map 1316

BANYAN ROAD SUBDIVISION

BEING A REPLAT OF LOT 4 AS SHOWN ON THE PLAT OF SEA ACRES, PLAT BOOK 72, PAGE 120, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTIONS 33 & 34, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA

JANUARY, 2006 SHEET 1 OF 2



SURVEYOR'S NOTES

- 1. All bearings shown hereon are relative to The West Line of Section 34, Township 41 South, Range 43 East is the Basis of Bearings, which bears S 03°40'37" W.
2. Building setback lines shall be as required by the current Building and Zoning regulations of Palm Beach County and/or any restrictive covenants pertaining to that reflected by this Plat.
3. 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 applicable Palm Beach County approvals or permits as required for such encroachments.
4. In instances where Drainage and Utility easements cross, Drainage easements shall take precedence.
5. Abbreviations used on this plat are as follows:
- Set (P.R.M.) Permanent Reference Monument, 4" x 4" Concrete Monument with Disk, Stamped "PRM 4165"
- Set (P.R.M.) Permanent Reference Monument, PK Nail & Washer, Stamped "PRM 4165"
- Set (P.C.P.) Permanent Control Point, PK Nail & Washer, Stamped "LB 4165"
- Set lot corner Monument
- Set lot corner Monument PK Nail & Washer, Stamped "LB 4165"
- Set lot corner Monument 5/8" Iron Rod & Cap, Stamped "LB 4165"
L.B. = Licensed Business
ORB = Official Record Book
C/L = Centerline
PC = Point of Curve
PRC = Point of Reverse Curve
PT = Point of Tangent
R = Curve Radius
L = Curve Length
Delta = Curve Delta
FEMA = Federal Emergency Management Agency
N xx.xx = State Plane Coordinates (Northing)
E xx.xx = State Plane Coordinates (Easting)
6. State Plane Coordinate Information
A. Coordinates shown are grid
B. Datum = NAD 83, 1990 Adjustment
C. Zone = Florida East
D. Linear Unit = US Survey Foot
E. Coordinate system 1983 State Plane Transverse Mercator Projection
F. All distances are ground.
G. Scale Factor = 1.000051984
H. Ground distance X scale factor = grid distance
7. 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.

Tabular Data: NAME: BANYAN ROAD SUBDIVISION A.K.A. KENNA PROPERTY PETITION NO.: 01-074 (02-004) FUTURE LAND USE: LR2 ZONING: RTS PROJECT ACREAGE: 399,674 SQUARE FEET / 9.18 ACRES

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

The Banyan Road Homeowners' Association, Inc. hereby accepts the reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon dated this 17th day of February, 2006.

WITNESS: Laura Rogers (printed name)
BY: Lee Chimerakis, President
WITNESS: Katie Shea (printed name)

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, personally appeared Lee Chimerakis who is personally known to me, or has produced drivers license as identification, and who executed the foregoing instrument as President of The Banyan Road Homeowners' Association, Inc., a Florida non profit corporation, and severally acknowledged to and before me that he executed such instrument as such officer 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 17th day of February, 2006.
Commission Number: DD 098079 BY: Diane Hobbs Poli
My commission expires: 5/11/06

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 owner thereof and agrees that its mortgage which is recorded in Official Record Book 19190, Page 1781 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Senior Vice President and its corporate seal to be affixed hereon by and with the authority of its board of directors this 27th day of January, 2006.

WITNESS: Christina Meyer (printed name)
BY: Jeffrey F. Smith
WITNESS: Cecil Cooper (printed name)
Senior Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE me personally appeared Jeffrey F. Smith who is personally known to me, or has produced as identification, and who executed the foregoing instrument as Senior Vice President of Wachovia Bank, National Association and severally acknowledged to and before me that he 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 27 day of JANUARY, 2006.
Commission Number: DD215169 BY: Yvonne Beasley
My commission expires: 6.13.07

COUNTY APPROVALS

This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Section 177.071(2), F.S., this 28 day of June, 2006, and has been reviewed by a Professional Surveyor and Mapper employed by Palm Beach County in accordance with Section 177.001(1), F.S.

BY: George T. Webb, P.E.
COUNTY ENGINEER

TITLE CERTIFICATION

We, Horizon Title Services, Inc., a Title Insurance Company, as duly licensed in the State of Florida do hereby certify that we have examined the title to the hereon described property; that we find that the title to the property is vested to Seminole Partners, LLC and James A. Rutledge, Trustee of the Seminole Land Trust; that the current taxes have been paid; 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: April 27, 2006

SURVEYOR & MAPPER CERTIFICATE

This is to certify that the plat shown hereon is a true and correct representation of 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"), Permanent Control Points ("P.C.P.s"), and Monuments according to Section 177.091(9), Florida Statutes, have been placed as required by law; 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: Donald D. Daniels, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 2608

THIS INSTRUMENT WAS PREPARED BY DONALD D. DANIELS IN THE OFFICES OF DONALD D. DANIELS, INC.

Donald D. Daniels, Inc. Consulting Surveyors & Mappers. Florida Certificate LB No. 4165. Reference: 3341/43. Revisions: 12/04/05 - Revise per Comments. Scale: 1"=40'. DWG. NUMBER: 01-009. SHEET 1 OF 2.

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 12:13 P.M.
This day of February, 2006
said duly recorded in Plat Book No. 108
on page 1781

