

20170399171

OCTOBER 2017

BANYAN CAY RESORT COMMUNITY PLAT 1

SHEET 1 OF 5

182

DEDICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEING A REPLAT OF A PORTION OF TRACT C, PLAT IV THE PRESIDENT COUNTRY CLUB, AS RECORDED IN PLAT BOOK 31, PAGE 107, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA AND LYING IN SECTIONS 7 AND 8, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

KNOW ALL MEN BY THESE PRESENTS, THAT BANYAN CAY DEV. LLC, A FLORIDA LIMITED LIABILITY COMPANY, SS BANYAN CAY DEVELOPER, LLC A FLORIDA LIMITED LIABILITY COMPANY, AND BANYAN CAY MAINTENANCE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS "BANYAN CAY RESORT COMMUNITY PLAT 1", BEING A REPLAT OF A PORTION OF TRACT C, PLAT IV THE PRESIDENT COUNTRY CLUB, AS RECORDED IN PLAT BOOK 31, PAGE 107, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA AND LYING IN SECTIONS 7 AND 8, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF TRACT C, PLAT IV THE PRESIDENT COUNTRY CLUB, AS RECORDED IN PLAT BOOK 31, PAGE 107, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

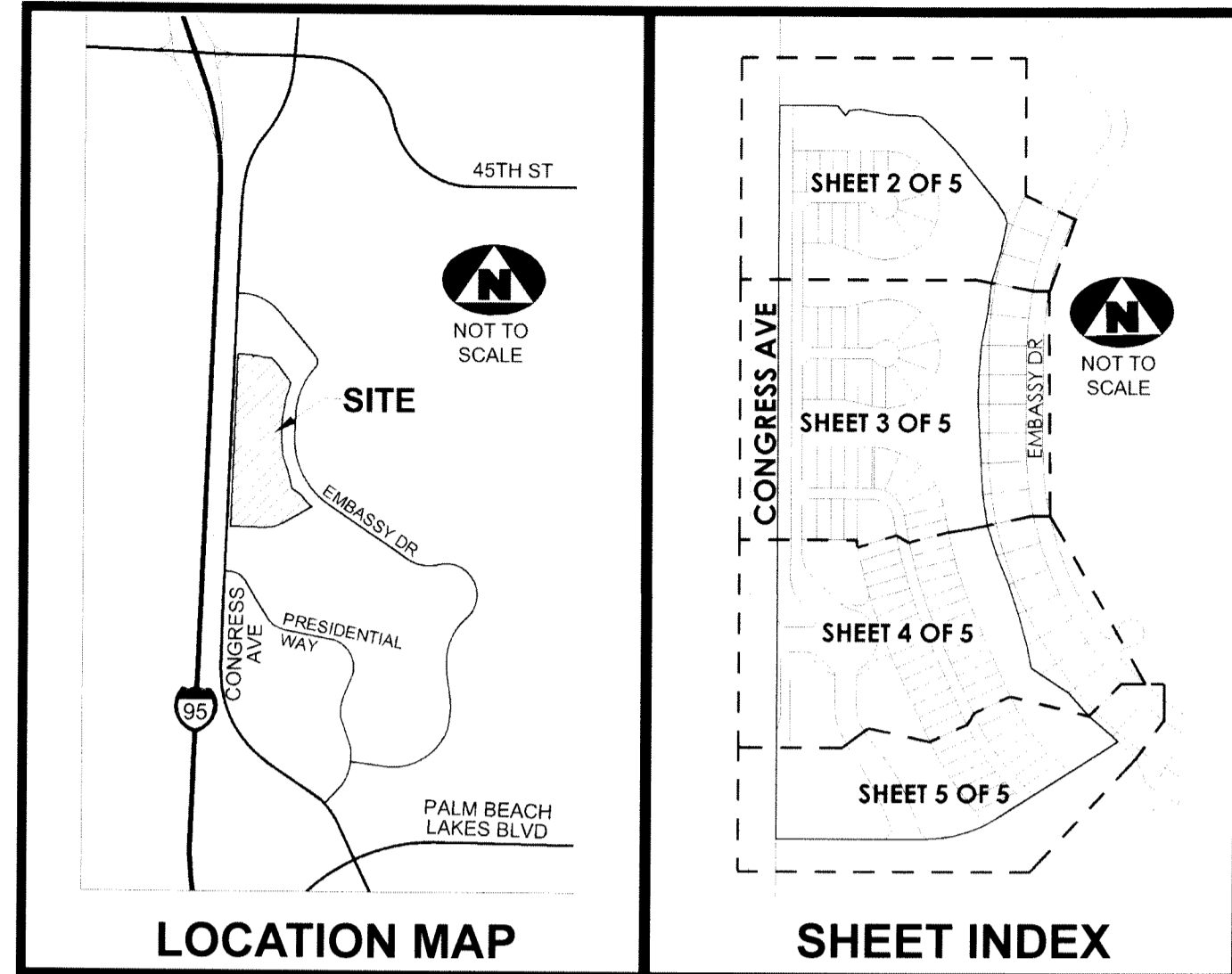
BEGIN AT THE NORTHWEST CORNER OF SAID TRACT C, THENCE, SOUTH 01°11'51" WEST, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 2694.47 FEET; THENCE, SOUTH 88°48'09" EAST, DEPARTING THE BOUNDARY OF SAID TRACT C, A DISTANCE OF 549.87 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET; THENCE, EASTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°22'44"; A DISTANCE OF 282.56 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 58°49'07" EAST, A DISTANCE OF 529.87 FEET; THENCE, NORTH 47°49'37" WEST, A DISTANCE OF 27.99 FEET; THENCE, NORTH 48°08'56" WEST, A DISTANCE OF 115.14 FEET; THENCE, NORTH 41°00'37" WEST, A DISTANCE OF 115.24 FEET; THENCE, NORTH 09°22'53" WEST, A DISTANCE OF 68.00 FEET; THENCE, NORTH 55°12'31" WEST, A DISTANCE OF 41.83 FEET; THENCE, NORTH 17°04'09" WEST, A DISTANCE OF 115.43 FEET; THENCE, NORTH 07°57'02" WEST, A DISTANCE OF 115.44 FEET; THENCE, NORTH 02°48'06" WEST, A DISTANCE OF 115.33 FEET; THENCE, NORTH 01°38'18" WEST, A DISTANCE OF 111.92 FEET; THENCE, NORTH 01°28'27" WEST, A DISTANCE OF 107.27 FEET; THENCE, NORTH 02°16'01" EAST, A DISTANCE OF 107.17 FEET; THENCE, NORTH 06°32'33" EAST, A DISTANCE OF 109.17 FEET; THENCE, NORTH 12°31'50" EAST, A DISTANCE OF 115.97 FEET; THENCE, NORTH 07°20'45" EAST, A DISTANCE OF 114.45 FEET; THENCE, NORTH 18°20'21" EAST, A DISTANCE OF 114.48 FEET; THENCE, NORTH 13°06'08" EAST, A DISTANCE OF 115.20 FEET; THENCE, NORTH 18°10'30" WEST, A DISTANCE OF 30.62 FEET; THENCE, NORTH 30°22'24" WEST, A DISTANCE OF 51.26 FEET; THENCE, NORTH 38°22'25" WEST, A DISTANCE OF 150.48 FEET; THENCE, NORTH 37°48'17" WEST, A DISTANCE OF 100.40 FEET; THENCE, NORTH 42°56'51" WEST, A DISTANCE OF 100.00 FEET; THENCE, NORTH 46°50'49" WEST, A DISTANCE OF 71.47 FEET; THENCE, NORTH 79°42'44" WEST, A DISTANCE OF 25.32 FEET; THENCE, NORTH 86°30'43" WEST, A DISTANCE OF 100.08 FEET; THENCE, NORTH 78°02'40" WEST, A DISTANCE OF 101.79 FEET; THENCE, SOUTH 87°00'45" WEST, A DISTANCE OF 41.11 FEET; THENCE, SOUTH 39°29'16" WEST, A DISTANCE OF 24.21 FEET; THENCE, NORTH 40°20'04" WEST, A DISTANCE OF 46.76 FEET TO THE NORTH LINE OF SAID TRACT C, PLAT IV THE PRESIDENT COUNTRY CLUB; THENCE, NORTH 88°48'09" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 212.98 FEET TO THE POINT OF BEGINNING.

CONTAINING: 51.53 ACRES, MORE OR LESS

SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

- 1. TRACT "A" (RESIDENTIAL ACCESS STREET), AS SHOWN HEREON, IS HEREBY RESERVED BY SS BANYAN CAY DEVELOPER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE STREET AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
2. TRACT "B" (PRIVATE STREET TRACT), AS SHOWN HEREON, IS HEREBY DEDICATED TO BANYAN CAY MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE STREET AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
3. TRACT "C" (PRIVATE STREET TRACT), AS SHOWN HEREON, IS HEREBY RESERVED BY BANYAN CAY DEV. LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE STREET AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
4. TRACTS "L-1", "L-2", "L-3", AND "L-4" (LAKE TRACTS), AS SHOWN HEREON, ARE HEREBY DEDICATED TO BANYAN CAY MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
5. TRACT "M", AS SHOWN HEREON, IS HEREBY RESERVED BY BANYAN CAY MAINTENANCE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR ALL PROPER AND LEGAL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
6. TRACTS "O-1", "O-2", "O-3", AND "O-4" (OPEN SPACE TRACTS), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BANYAN CAY MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE AND LANDSCAPING PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
7. TRACT "R", AS SHOWN ON HEREON, IS HEREBY RESERVED BY SS BANYAN CAY DEVELOPER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR ALL PROPER AND LEGAL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
8. TRACT "RW", AS SHOWN ON HEREON, IS HEREBY RESERVED BY BANYAN CAY DEV. LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, AND BANYAN CAY MAINTENANCE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS FOR FUTURE RIGHT-OF-WAY PURPOSES.
9. THE CITY OF WEST PALM BEACH WATER AND SEWER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF WATER AND SANITARY SEWER FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CITY, ITS SUCCESSORS AND ASSIGNS.
10. THE 10' DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO BANYAN CAY MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE PURPOSES, THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
11. THE 20' DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO BANYAN CAY MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE PURPOSES, THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
12. THE FLOWAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO BANYAN CAY MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
13. THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO BANYAN CAY MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES WITHIN THE ASSOCIATED LAKE TRACT PURSUANT TO THE OBLIGATIONS OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
14. THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, A POLITICAL SUBDIVISION IN THE STATE OF FLORIDA, FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF A SANITARY SEWER LIFT STATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CITY, ITS SUCCESSORS AND/OR ASSIGNS.
15. THE MASTER DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO BANYAN CAY MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE PURPOSES, THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
16. THE SIDEWALK EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO SS BANYAN CAY DEVELOPER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR PEDESTRIAN WALKWAY PURPOSES, THE MAINTENANCE OF THE WALKWAY LOCATED THEREIN SHALL BE THE PERPETUAL OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
17. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES, THE INSTALLATION OF CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.



AREA SUMMARY
TRACT 'A'.....4.25 ACRES
TRACT 'B'.....1.04 ACRES
TRACT 'C'.....1.18 ACRES
TRACT 'O-1'.....2.42 ACRES
TRACT 'O-2'.....0.35 ACRES
TRACT 'O-3'.....0.38 ACRES
TRACT 'O-4'.....15.77 ACRES
TRACT 'L-1'.....0.22 ACRES
TRACT 'L-2'.....1.29 ACRES
TRACT 'L-3'.....2.20 ACRES
TRACT 'L-4'.....2.39 ACRES
TRACT 'M'.....1.42 ACRES
TRACT 'R'.....0.53 ACRES
TRACT 'RW'.....0.15 ACRES
LOTS.....17.94 ACRES
TOTAL.....51.53 ACRES

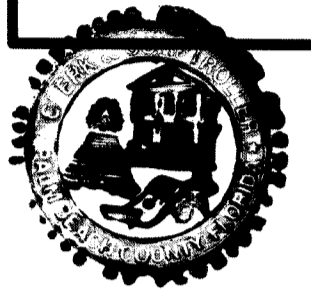
GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- 1. BUILDING SETBACKS SHALL CONFORM TO THE CITY OF WEST PALM BEACH, FLORIDA, ZONING AND LAND DEVELOPMENT REGULATIONS.
2. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF WEST PALM BEACH APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.

DISTANCE AND BEARING NOTES:

- 1. THE BEARING BASIS (BASE BEARING), AS SHOWN HEREON, IS BASED ON THE PLATTED BEARING OF SOUTH 01°11'51" WEST, ALONG THE WEST LINE OF TRACT "C", PLAT IV THE PRESIDENT COUNTRY CLUB, PLAT BOOK 31, PAGE 107, AS SHOWN HEREON, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF.

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THIS PLAT WAS FILED FOR RECORD AT 12:51 PM THIS 13th DAY OF November, 2017. AND DULY RECORDED IN PLAT BOOK NO. 124 ON PAGES 182-186. SHARON R. BOCK CLERK AND COMPTROLLER OF THE CIRCUIT COURT BY: Sharon R. Bock DEPUTY CLERK



IN WITNESS WHEREOF, SS BANYAN CAY DEVELOPER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, SAMUEL R. SOBEL, THIS 25 DAY OF October, 2017.

SS BANYAN CAY DEVELOPER, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: T. J. S. N.
PRINT NAME: Tjese Sny Jose
WITNESS: Vincent P. Veccharella
PRINTED NAME: Vincent P. Veccharella

BY: SS BANYAN CAY MANAGER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER
BY: Samuel R. Sobel, Manager

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED SAMUEL R. SOBEL, WHO (IS NOT) PERSONALLY KNOWN TO ME AND (HAS) (HAS NOT) PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF SS BANYAN CAY MANAGER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF SS BANYAN CAY DEVELOPER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGER OF SAID COMPANY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25 DAY OF October, 2017.
MY COMMISSION EXPIRES 06/17/2018 BY: Stephanie Mattarano, Notary Public
PRINTED NAME: Stephanie Mattarano, Commission No. FF093764

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, RICHARD G. CHERRY, 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 IN BANYAN CAY DEV. LLC, A FLORIDA LIMITED LIABILITY COMPANY, BANYAN CAY MAINTENANCE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SS BANYAN CAY DEVELOPER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR 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 CREATED BY THIS PLAT.

DATE: 10/24/17 BY: Richard G. Cherry, Attorney-at-Law Licensed in Florida, Florida Bar No. 303860, 8409 N. Military Trail, Suite 123, Palm Beach Gardens, FL 33410

CITY OF WEST PALM BEACH APPROVALS

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA, AND THE COMMISSION ACCEPTS THE DEDICATIONS TO THE CITY OF WEST PALM BEACH CONTAINED ON THIS PLAT, THIS 13th DAY OF November, 2017.

BY: Geraldine Mudio, Mayor

CITY PLANNING BOARD APPROVAL:

BY: Steven Mayans, Chairperson

CITY SURVEYOR'S APPROVAL:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 98-20, SECTION 177.081, FLORIDA STATUTES. BY: Vincent J. Noel, P.S.M., Date: 10/30/17, Professional Land Surveyor and Mapper, L.S. 4169



IN WITNESS WHEREOF, BANYAN CAY DEV. LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, DOMENIC J. GATTO, JR., THIS 26 DAY OF October, 2017.

BANYAN CAY DEV. LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Richard G. Cherry
PRINT NAME: Richard G. Cherry
WITNESS: Jackie Oliveira
PRINTED NAME: Jackie Oliveira

BY: DJG REALTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER
BY: Domenic J. Gatto, Jr., Its Managing Member

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED DOMENIC J. GATTO, JR., WHO (IS) (IS NOT) PERSONALLY KNOWN TO ME AND (HAS) (HAS NOT) PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF DJG REALTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGING MEMBER OF BANYAN CAY DEV. LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF SUCH COMPANY, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGING MEMBER OF SAID COMPANY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26 DAY OF October, 2017.
MY COMMISSION EXPIRES 11/11/2020 BY: Deborah J. Bryson, Notary Public
PRINTED NAME: Deborah J. Bryson, Commission No. GG044700

IN WITNESS WHEREOF, BANYAN CAY MAINTENANCE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, DOMENIC J. GATTO, JR., THIS 26 DAY OF October, 2017.

BANYAN CAY MAINTENANCE, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Richard G. Cherry
PRINT NAME: Richard G. Cherry
WITNESS: Jackie Oliveira
PRINT NAME: Jackie Oliveira

BY: BANYAN CAY DEV. LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER
BY: DJG REALTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER
BY: Domenic J. Gatto, Jr., Managing Member

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED DOMENIC J. GATTO, JR., WHO (IS) (IS NOT) PERSONALLY KNOWN TO ME AND (HAS) (HAS NOT) PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF DJG REALTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGING MEMBER OF BANYAN CAY MAINTENANCE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGING MEMBER OF SAID COMPANY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26 DAY OF October, 2017.
MY COMMISSION EXPIRES 11/11/2020 BY: Deborah J. Bryson, Notary Public
PRINTED NAME: Deborah J. Bryson, Commission No. GG044700

SURVEYOR'S CERTIFICATION:



I HEREBY 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 SECTION 177.091(9), FLORIDA STATUTES, WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WEST PALM BEACH, FLORIDA, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

BY: Stephen L. Shirley, DATED THIS 23rd DAY OF October, 2017.

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.

THIS INSTRUMENT WAS PREPARED BY STEPHEN L. SHIRLEY, P.S.M. 3918 IN AND FOR THE OFFICES OF ASSOCIATED LAND SURVEYORS, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA.

ASSOCIATED LAND SURVEYORS, INC.
4152 W. BLUE HERON BLVD. - SUITE 121
RIVIERA BEACH, FLORIDA 33404
PHONE: (561-848-2102) LB NO. 7344 EMAIL: ALS@ALLSURVEY.NET

RECORD PLAT
BANYAN CAY RESORT COMMUNITY PLAT 1