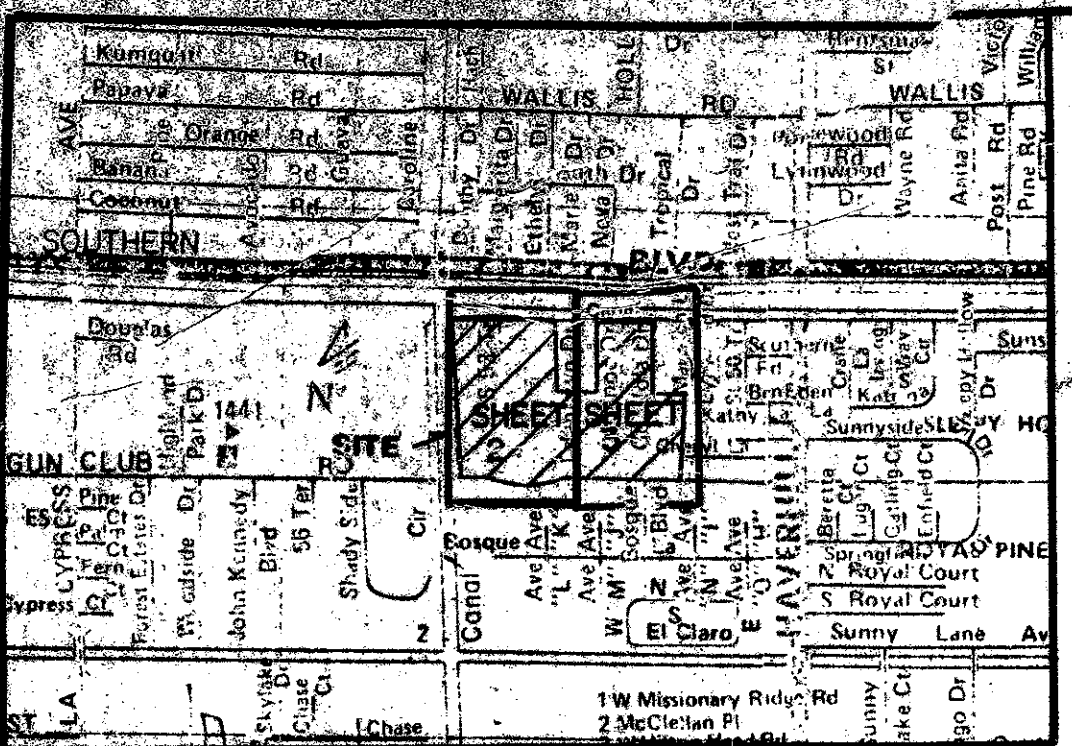


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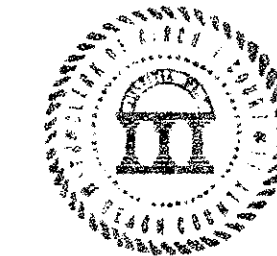


# PLAT OF BANYAN CLUB

BEING A RE-PLAT OF SAGO PALMS PLAT NO. 1, AS RECORDED IN PLAT BOOK 41, PAGES 18 THRU 21; PORTIONS OF TRACTS 6, 7, & 8 OF MODEL LAND CO. SUBDIVISION, AS RECORDED IN PLAT BOOK 5, PAGE 80; BOTH IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, AND A PORTION OF SECTION 2, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY: GARY M.F. RAYMAN FOR: SHALLOWAY, INC. ENGINEERS, PLANNERS AND SURVEYORS 932 N. DIXIE HWY. LAKE WORTH, FL 33460

STATE OF FLORIDA COUNTY OF PALM BEACH **74**  
This Plat was filed for record at 10:38A.M. this 17th day of JANUARY, 1985 and duly recorded in Plat Book No. 50 on pages 74, 75 & 76  
JOHN B. DUNKLE, Clerk Circuit Court  
By Jacqueline P. Stetson D.C.



## DESCRIPTION

STATE OF FLORIDA COUNTY OF PALM BEACH  
A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA, BEING PORTIONS OF SAGO PALMS PLAT NO. 1 AS RECORDED IN PLAT BOOK 41 PAGES 18 THROUGH 21; PORTIONS OF TRACTS 6, 7, AND 8 OF MODEL LAND CO. SUBDIVISION, AS RECORDED IN PLAT BOOK 5 PAGE 80, BOTH IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, AND A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 2; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

FROM THE NORTHEAST CORNER OF SAID SECTION 2 RUN N 88°-44'-31" W ALONG THE NORTH LINE OF SAID SECTION 2 A DISTANCE OF 1010.12 FEET; THENCE S 00°-18'-20" E A DISTANCE OF 100.02' TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

PROCEED THENCE S 00°-06'-30" W ALONG THE EAST LINE OF THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 2 A DISTANCE OF 568.67' FEET; THENCE S 88°-45'-08" E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 2 A DISTANCE OF 331.87' FEET; THENCE S 00°-31'-21" W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 2 A DISTANCE OF 646.32 FEET; THENCE N 88°-22'-35" W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF GUN CLUB ROAD A DISTANCE OF 222.03 FEET; THENCE N 00°-31'-21" E A DISTANCE OF 196.43 FEET; THENCE N 89°-28'-38" W A DISTANCE OF 225.20 FEET; THENCE S 00°-18'-20" E A DISTANCE OF 193.28 FEET, TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1950.08 FEET, THE CENTER OF WHICH BEARS S 00°-13'-07" W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF GUN CLUB ROAD, THROUGH A CENTRAL ANGLE OF 110°-01'-25" A DISTANCE OF 341.16 FEET TO THE POINT OF REVERSE CURVATURE OF CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1870.08 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°-15'-43" A DISTANCE OF 367.58 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1492.05 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 9°-18'-10" A DISTANCE OF 242.26 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE N 54°-23'-24" E A DISTANCE OF 36.13 FEET; THENCE N 08°-13'-13" E A DISTANCE OF 120.13 FEET; THENCE N 35°-23'-49" W A DISTANCE OF 34.49 FEET; TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1322.05 FEET; THE CENTER OF WHICH BEARS N 0°-59'-10" E THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°-28'-50" A DISTANCE OF 11.09 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 287.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°-00'-00" A DISTANCE OF 135.25 FEET; THENCE S 54°-23'-52" W A DISTANCE OF 150.22 FEET; THENCE S 11°-05'-19" W A DISTANCE OF 83.14 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1572.05 FEET, THE CENTER OF WHICH BEARS S 11°-09'-19" W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF GUN CLUB ROAD THROUGH A CENTRAL ANGLE OF 0°-09'-10" A DISTANCE OF 247.01 FEET; THENCE N 00°-57'-29" W A DISTANCE OF 1190.21 FEET; THENCE S 88°-44'-31" E A DISTANCE OF 600.04 FEET; THENCE S 00°-15'-21" E A DISTANCE OF 609.19 FEET; THENCE S 88°-45'-08" E ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID TRACT 6 A DISTANCE OF 660.30 FEET; THENCE N 00°-18'-20" W A DISTANCE OF 609.08 FEET; THENCE S 88°-44'-31" E A DISTANCE OF 335.99 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE ROAD R/W FOR CANAL ROAD, AS RECORDED IN O.R.B. 150 PAGE 26; PALM BEACH COUNTY RECORDS, SAID CANAL ROAD BEING 53.00' MORE OR LESS IN WIDTH, AND WHOSE NORTH LINE LIES 38.01 FEET SOUTH OF THE SOUTH R.O.W. LINE OF THE C-61 CANAL, CONTAINING 37.819 ACRES.

## DEDICATION

STATE OF FLORIDA COUNTY OF PALM BEACH S.S.  
KNOW ALL MEN BY THESE PRESENTS THAT FERINEL, INC., AN ILLINOIS CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON, AS BANYAN CLUB, BEING PART OF SECTION 2, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA, AND MORE PARTICULARLY DESCRIBED ABOVE, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. STREETS  
BANYAN DRIVE AND BANYAN LANE AS SHOWN HEREON, ARE HEREBY DEDICATED, FOR PRIVATE ROAD PURPOSES, TO THE BANYAN CLUB HOME - OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 2. WATER MANAGEMENT TRACTS  
THE WATER MANAGEMENT TRACTS "A" AND "B" TOGETHER WITH THE PERPETUAL MAINTENANCE EASEMENT APPURTENANT THEREAS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BANYAN CLUB HOME - OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT AND DRAINAGE EASEMENT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 3. LIMITED ACCESS EASEMENTS  
THE LIMITED ACCESS EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FOR CONTROL OF ACCESS RIGHTS.

## SEPTEMBER, 1984

- 4. UTILITY EASEMENTS  
THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY, FOR THE CONSTRUCTION OPERATION AND MAINTENANCE OF UTILITIES AND CABLE T.V. FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 5. RECREATION AREA  
TRACT "E" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BANYAN CLUB HOME - OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 6. THE INGRESS-EGRESS, UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BANYAN CLUB HOME - OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO PALM BEACH COUNTY. HOWEVER PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM THAT IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
- 7. TRACT "G"; AND AN EASEMENT OVER AND ACROSS TRACT "E" IS HEREBY DEDICATED TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE MAINTENANCE AND CONSTRUCTION OF CANAL-51 (WEST PALM BEACH CANAL).
- 8. THE LIFT STATION EASEMENT SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY ITS SUCCESSORS AND ASSIGNS FOR LIFT STATION AND RELATED PURPOSES.

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED AND EXECUTED BY ITS PRESIDENT AND VICE-PRESIDENT RESPECTIVELY.

FERINEL, INC.  
AN ILLINOIS CORPORATION BY:  
VICE-PRESIDENT [Signature]  
VICE-PRESIDENT [Signature]

## ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH S.S.

BEFORE ME, PERSONALLY APPEARED Jacques Baion AND Michael Burke, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENTS OF THE ABOVE NAMED FERINEL, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO ME BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH VICE-PRESIDENTS, 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.

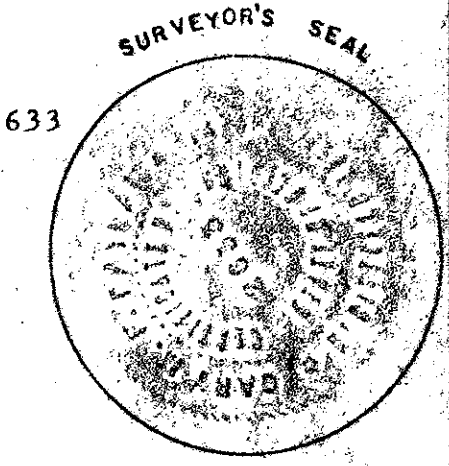
WITNESS MY HAND AND OFFICIAL SEAL, THIS 18th DAY OF December, A.D. 1984

[Signature]  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES:  
July 31, 1987

## SURVEYOR'S CERTIFICATE

STATE OF FLORIDA COUNTY OF PALM BEACH S.S.  
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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S), PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND (P.C.P.'S), PERMANENT CONTROL POINTS WILL BE SET, AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

[Signature]  
GARY M.F. RAYMAN  
REGISTERED LAND SURVEYOR NO. 2633  
STATE OF FLORIDA



## TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH S.S.

I, PATRICK GORDON, 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 FERINEL, INC., THAT THE CURRENT TAXES HAVE BEEN PAID; AND I FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

December 18, 1984  
DATE [Signature]  
PATRICK GORDON,  
ATTORNEY-AT-LAW

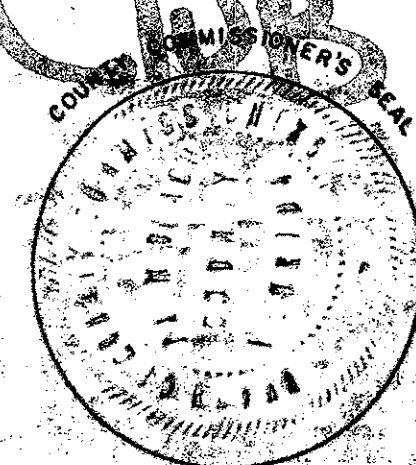
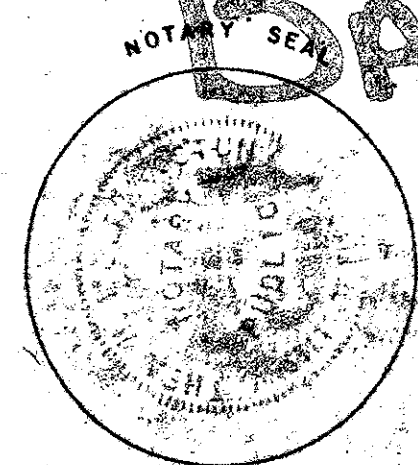
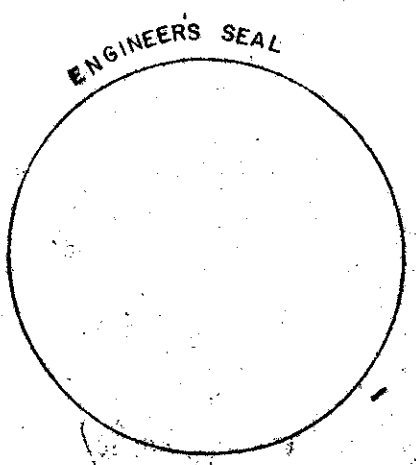
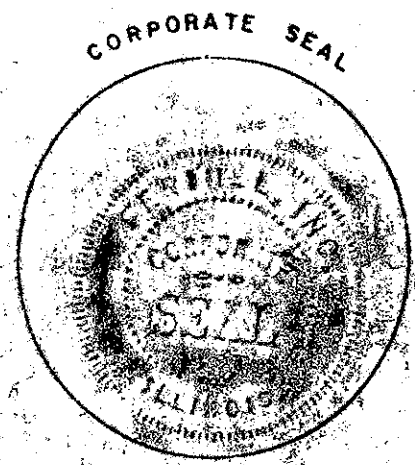
## COUNTY APPROVAL

STATE OF FLORIDA COUNTY OF PALM BEACH S.S.  
BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 15 DAY OF January, 1985.  
BY: [Signature]  
CHAIRMAN

COUNTY ENGINEER  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF January, 1985.  
BY: [Signature]  
HERBERT KAHLERT - COUNTY ENGINEER

ATTEST BY: [Signature]  
JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS



**Banyan Club**  
COUNTY ENGINEER'S SEAL  
SHEET 1 OF 3  
83-037