

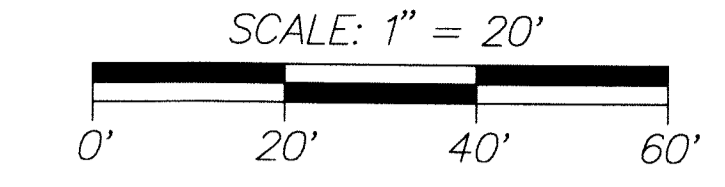
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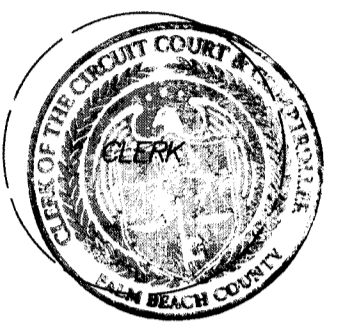
BANYAN 2020

BEING A REPLAT OF LOT 39, DELRAY BEACH SHORES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 167 (P.R.P.B.CO.), BEING IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

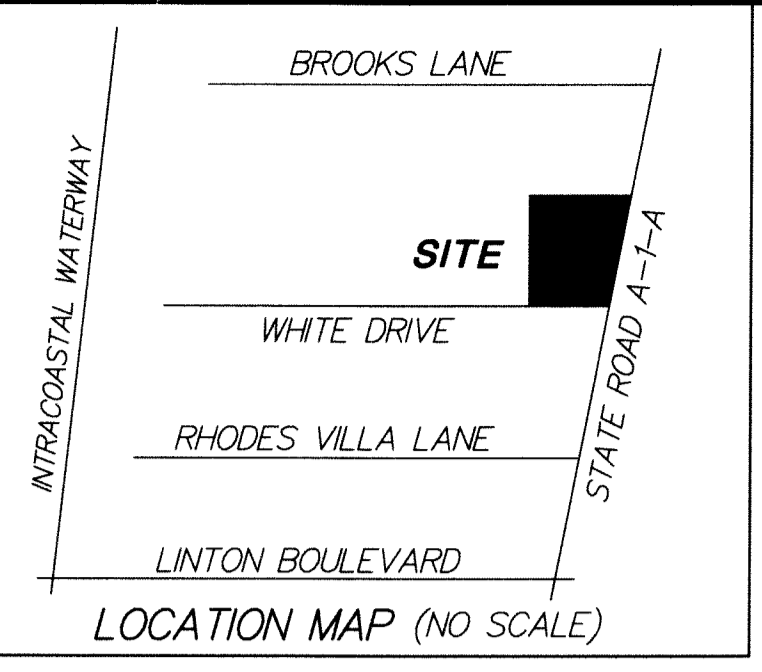
SHEET 1 OF 1



COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD AT 1:23 PM
THIS 19 DAY OF January
2021 AND DULY RECORDED IN PLAT BOOK NO.
131 ON PAGE 123
Joseph Abruzzo
CLERK AND COMPTROLLER
BY [Signature] DE



LEGEND:
CL = CENTERLINE
P.R.M. = PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT STAMPED "PRM LB353") UNLESS STATED OTHERWISE
P.R.P.B.CO. = PUBLIC RECORDS OF PALM BEACH COUNTY
SECTION 21/46/43 = SECTION 21 TOWNSHIP 46 SOUTH, RANGE 43 EAST
C.A. = CENTRAL ANGLE
C.B. = CHORD BEARING



NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF LOT 39, DELRAY BEACH SHORES (PLAT BOOK 23, PAGE 167) HAVING AN ASSUMED BEARING OF N89°33'29"E.
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 PALM BEACH COUNTY, FLORIDA.

THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS:

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED CITY OF DELRAY BEACH MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON ANY OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

INSTRUMENTS OF RECORD AS SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA UNLESS STATED OTHERWISE.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT BANYAN HOUSE CONDOMINIUM, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF LOT 39, DELRAY BEACH SHORES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 167, PUBLIC RECORDS OF PALM BEACH COUNTY (P.R.P.B.CO.), FLORIDA, BEING IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "BANYAN 2020", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 39 OF DELRAY BEACH SHORES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 167 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THAT PORTION FOR ADDITIONAL ROAD RIGHT OF WAY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 39; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID LOT 39, SAID LINE BEING A CURVE CONCAVE TO THE WEST HAVING A CENTRAL ANGLE OF 0°04'22" AND A RADIUS OF 17,138.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 21.75 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 82° 03'40" AND A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.81 FEET TO A POINT OF TANGENCY WITH THE SOUTH LINE OF SAID LOT 39; THENCE N89°33'29"E, ALONG SAID SOUTH LINE, A DISTANCE OF 21.74 FEET TO THE POINT OF BEGINNING.

SAID OVERALL PARCEL CONTAINING 23,257 SQUARE FEET OR 0.5339 ACRE MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS BANYAN 2020 AND FURTHER DEDICATES AS FOLLOWS:

LOTS 1 AND 2 ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF DELRAY BEACH.

THE DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR THE OWNER OF LOT 2, THEIR SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES AND IS THE MAINTENANCE OBLIGATION OF THE OWNER OF SAID LOT 2, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

IN WITNESS WHEREOF, THE ABOVE 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 19th DAY OF December, 2020

BANYAN HOUSE CONDOMINIUM, INC., A FLORIDA CORPORATION
WITNESS: Kelly Quinn
PRINT NAME: Kelly Quinn
BY: David S. Ferguson
NAME: David S. Ferguson
PRESIDENT
WITNESS: Nicole Jaeger
PRINT NAME: Nicole Jaeger

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 19th DAY OF December, 2020 BY David S. Ferguson WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BANYAN HOUSE CONDOMINIUM, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS PRESIDENT 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.

MY COMMISSION EXPIRES: [Signature]
NOTARY PUBLIC: Kelly G. Quinn
NAME: Kelly G. Quinn
COMMISSION NO.: GG-327368

CITY APPROVAL:

THIS PLAT OF "BANYAN 2020" AS APPROVED ON THE 19th DAY OF December, A.D. 2021 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

[Signature] Mayor
[Signature] Kateri Johnson City Clerk

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
[Signature] Althea Gramis Development Services Director
[Signature] Patrick Figuerola City Engineer

[Signature] Steve Moore Fire Marshal

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, MATTHEW H. SCOTT, 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 BANYAN HOUSE CONDOMINIUM, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE PLAT DEPICTED HEREON.

DATE: December 22, 2020
[Signature] Matthew H. Scott, P.A.
MATTHEW H. SCOTT, P.A.
ATTORNEY STATE OF FLORIDA
FLA. BAR NO.

REVIEWING SURVEYOR'S STATEMENT:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF "BANYAN 2020", AS REQUIRED BY CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

DATE: 12-23-2020
[Signature] David P. Lindley, P.L.S.
DAVID P. LINDLEY, P.L.S.
FLORIDA REGISTRATION NO. 5005
CAULFIELD & WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
LICENSE: BUSINESS NO. L.B. 3591

SURVEYOR'S CERTIFICATE:

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) AND MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLES WITH ALL REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH.

DATE: 12/18/2020
[Signature] Paul D. Engle
PAUL D. ENGLE
SURVEYOR AND MAPPER NO. 5708
O'BRIEN, SUTTER & O'BRIEN, INC.
955 NW 17TH AVENUE, SUITE 14-1
DELRAY BEACH, FLORIDA 33445
CERTIFICATE OF AUTHORIZATION NO. 353

BANYAN HOUSE CONDOMINIUM, INC. CITY OF DELRAY BEACH SEAL SURVEYORS SEAL REVIEWING SURVEYORS SEAL

