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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 1:11 P.M.
A.D. 2020 AND DULY RECORDED
IN PLAT BOOK 1430 - OF
PAGES 171 THROUGH 193
SHARON R. BOCK
CLERK AND COMPTROLLER

By *David McLean*
DEPUTY CLERK



SHEET 1 OF 3

BANYAN COURT

BEING A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 42 EAST,
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT WAS PREPARED BY
DAVID P. UNDELEY, P.L.S.
OF
CAULFIELD and WHEELER, INC.
ENGINEERS - PLANNERS - SURVEYORS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991

"NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DERIVATION 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.



DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT BARKWOOD 40 DELRAY LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN ON THIS PLAT OF BANYAN COURT BEING A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 42 EAST, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 12, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 07°51'51" EAST ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 12, A DISTANCE OF 80.08 FEET; THENCE SOUTH 88°37'48" EAST, DEPARTING FROM SAID WEST LINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF BARKWOOD ROAD; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 88°37'48" EAST, DEPARTING FROM SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 297.97 FEET TO A POINT ON THE EAST LINE OF THE WEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 12; THENCE SOUTH 07°51'51" EAST ALONG SAID EAST LINE, A DISTANCE OF 978.08 FEET; THENCE NORTH 89°22'52" WEST, DEPARTING FROM SAID EAST LINE, A DISTANCE OF 395.86 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF BARKWOOD ROAD; THENCE NORTH 07°43'37" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 982.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 290,933 SQUARE FEET/6,6789 ACRES MORE OR LESS.
SAID LANDS SITUATE IN SECTION 12, TOWNSHIP 46 SOUTH, RANGE 42 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

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

1. LOTS
TRACT 05, AS SHOWN HEREON, IS HEREBY RESERVED BY BARKWOOD 40 DELRAY LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

2. RESIDENTIAL ACCESS STREET
TRACT 18 AS SHOWN HEREON, IS HEREBY RESERVED FOR BANYAN COURT HOMEOWNER ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, AS A PRIVATE ROAD FOR DRAINAGE, INGRESS AND EGRESS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BANYAN COURT HOMEOWNER ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

3. OPEN SPACE TRACT
TRACT 06, AS SHOWN HEREON, IS HEREBY RESERVED FOR BANYAN COURT HOMEOWNER ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR OPEN SPACE, DRAINAGE AND UTILITY PURPOSES PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BANYAN COURT HOMEOWNER ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

4. WATER MANAGEMENT TRACTS
TRACTS W1 THROUGH W4, AS SHOWN HEREON, ARE HEREBY RESERVED FOR BANYAN COURT HOMEOWNER ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

ALONG WITH THE FOLLOWING EASEMENTS
THE CITY OF DELRAY BEACH IS HEREBY GRANTED ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES

GENERAL UTILITY (G.U.E.) EASEMENTS ARE MADE TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, ELECTRIC POWER, GAS SERVICE, TELEPHONE LINES, CABLE TELEVISION AND WATER AND SEWER SYSTEMS PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.

THE SIDEWALK EASEMENTS (S.M.E.), AS SHOWN HEREON, ARE HEREBY RESERVED FOR BANYAN COURT HOMEOWNER ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, IN PERPETUITY FOR THE CONSTRUCTION OF THE SIDEWALK FOR PRIVATE PEDESTRIAN, BICYCLIST AND OTHER NON-VEHICULAR PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BANYAN COURT HOMEOWNER ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 24th DAY OF JUNE, 2020.

BARKWOOD 40 DELRAY LLC, A FLORIDA LIMITED LIABILITY COMPANY,
BY: BAUCO HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGER

WITNESS: *Larry Baum*
PRINT NAME: **LARRY BAUM**
TITLE: **MANAGER**

WITNESS: *Vanessa Romero*
PRINT NAME: **VANESSA ROMERO**
TITLE: **SECRETARY**

ACKNOWLEDGEMENT:
STATE OF FLORIDA: Delray Beach
COUNTY OF: Delray Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 24th DAY OF JUNE, 2020, BY LARRY BAUM AS MANAGER OF BARKWOOD 40 DELRAY LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF BARKWOOD 40 DELRAY LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF JUNE, 2020.

Vanessa Romero
MY COMMISSION EXPIRES: **04/14/2022**
COMMISSION NUMBER: **624202500**

MORTGAGES JOINDER AND CONSENT:

STATE OF FLORIDA: Delray Beach
COUNTY OF: Delray Beach

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND JOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT TO MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 3465, AT PAGE 1408 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER AND ITS COMPANY SEAL TO BE AFFIXED HEREON BY AND WITH THE UNANIMITY OF ITS BOARD OF DIRECTORS THIS 24th DAY OF JUNE, 2020.

NMI, 2016 EVERGREEN, LP, A DELAWARE LIMITED PARTNERSHIP
BY: RVO ALTO CAPITAL FUNDING LLC, A FLORIDA LIMITED LIABILITY COMPANY,
GENERAL PARTNER

WITNESS: *Mark Feldman*
BY: NAME: **MARK FELDMAN**
TITLE: **MANAGER**

WITNESS: *Vanessa Romero*
BY: NAME: **VANESSA ROMERO**
TITLE: **SECRETARY**

ACKNOWLEDGEMENT:
STATE OF FLORIDA: Delray Beach
COUNTY OF: Delray Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 24th DAY OF JUNE, 2020, BY MARK FELDMAN AS MANAGER OF RVO ALTO CAPITAL FUNDING LLC, A FLORIDA LIMITED LIABILITY COMPANY, GENERAL PARTNER OF NEW MAE LOANS RESIDENTIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF JUNE, 2020.

Vanessa Romero
MY COMMISSION EXPIRES: **04/14/2022**
COMMISSION NUMBER: **624202500**

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA: Delray Beach
COUNTY OF: Delray Beach

THE BANYAN COURT HOMEOWNER ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT HEREBY ACCEPTS THE DEDICATIONS OF RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN STATED HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED: June 24, 2020

WITNESS: *Larry Baum*
PRINT NAME: **LARRY BAUM**
TITLE: **PRESIDENT**

WITNESS: *Vanessa Romero*
PRINT NAME: **VANESSA ROMERO**
TITLE: **SECRETARY**

ACKNOWLEDGEMENT:
STATE OF FLORIDA: Delray Beach
COUNTY OF: Delray Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 24th DAY OF JUNE, 2020, BY LARRY BAUM AS PRESIDENT FOR BANYAN COURT HOMEOWNER ASSOCIATION, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF JUNE, 2020.

Vanessa Romero
MY COMMISSION EXPIRES: **04/14/2022**
COMMISSION NUMBER: **624202500**

CITY APPROVALS:
THIS PLAT OF BANYAN COURT AS APPROVED ON THE 24th DAY OF JUNE, 2020 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.

DATE: June 24, 2020
AND REVIEWED, ACCEPTED AND TESTIFIED BY:
Vanessa Romero CITY CLERK
Vanessa Romero PLANNING & ZONING BOARD CHAIRPERSON
Steve Housh FIRE MARSHAL

TABULAR DATA

NAME	SQUARE FEET	ACRES
LOTS 1-40	290,933	6.6789
TRACT 18	21,149	1.1742
TRACTS W1-W4	32,654	0.7496
TRACT 05	11,111	0.2551
TOTAL	295,833	6.6789

TITLE CERTIFICATION:

I, TED BLEN, 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 BARKWOOD 40 DELRAY LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOD 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 DESCRIBED BY THIS PLAT.

DATED: June 24, 2020
John T. Dodgan
ATTORNEY AT LAW
LICENSED IN FLORIDA

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 COURT, AS REQUIRED BY CHAPTER 177.08(1), FLORIDA STATUTES, AND FINDS THAT IT COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177.09(1), FLORIDA STATUTES.

DATE: 6/25/2020
John T. Dodgan
PROFESSIONAL LAND SURVEYOR
REG. #4409 STATE OF FLORIDA
WELLS & ASSOCIATES, INC. #3300
30 SW 26th AVENUE, SUITE 101
BOCA RATON, FL 33432

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) HAVE BEEN PLACED AS REQUIRED BY LAW AND PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.09(1)(F), WILL BE SET UNDER THE QUARANTINE POSTED WITH THE CITY OF DELRAY BEACH, FLORIDA FOR THE REQUIRED IMPROVEMENTS, THAT THE SURVEY DATA COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

DATE: 6/25/2020
David P. Undeley
DAVID P. UNDELEY, P.L.S.
PROFESSIONAL LAND SURVEYOR #5005
STATE OF FLORIDA
1818001
CAULFIELD AND WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
CERTIFICATE OF AUTHORIZATION NUMBER 182991
561-392-1991

BARKWOOD DELRAY 40 LLC

MORTGAGE

HDA

CITY OF DELRAY BEACH

REVIEWING SURVEYOR



This is not a certified copy

THIS INSTRUMENT WAS PREPARED BY
 DAVID P. LINDLEY, PLS.
CAULFIELD and WHEELER, INC.
 ENGINEERS - PLANNERS - SURVEYORS
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434 - (561)392-1991

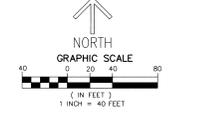
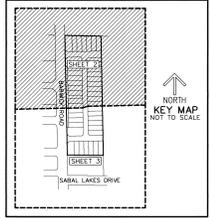
BANYAN COURT

BEING A PORTION OF THE NORTHEAST ONE-QUARTER SECTION 12, TOWNSHIP 46 SOUTH, RANGE 42 EAST,
 CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

NOTES
 COORDINATES, BEARINGS AND DISTANCES
 COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 (2011 ADJUSTMENT)
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.00003364
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,
 NAD 83 (1983 ADJUSTMENT), FLORIDA EAST ZONE.

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SHEET 2 OF 3

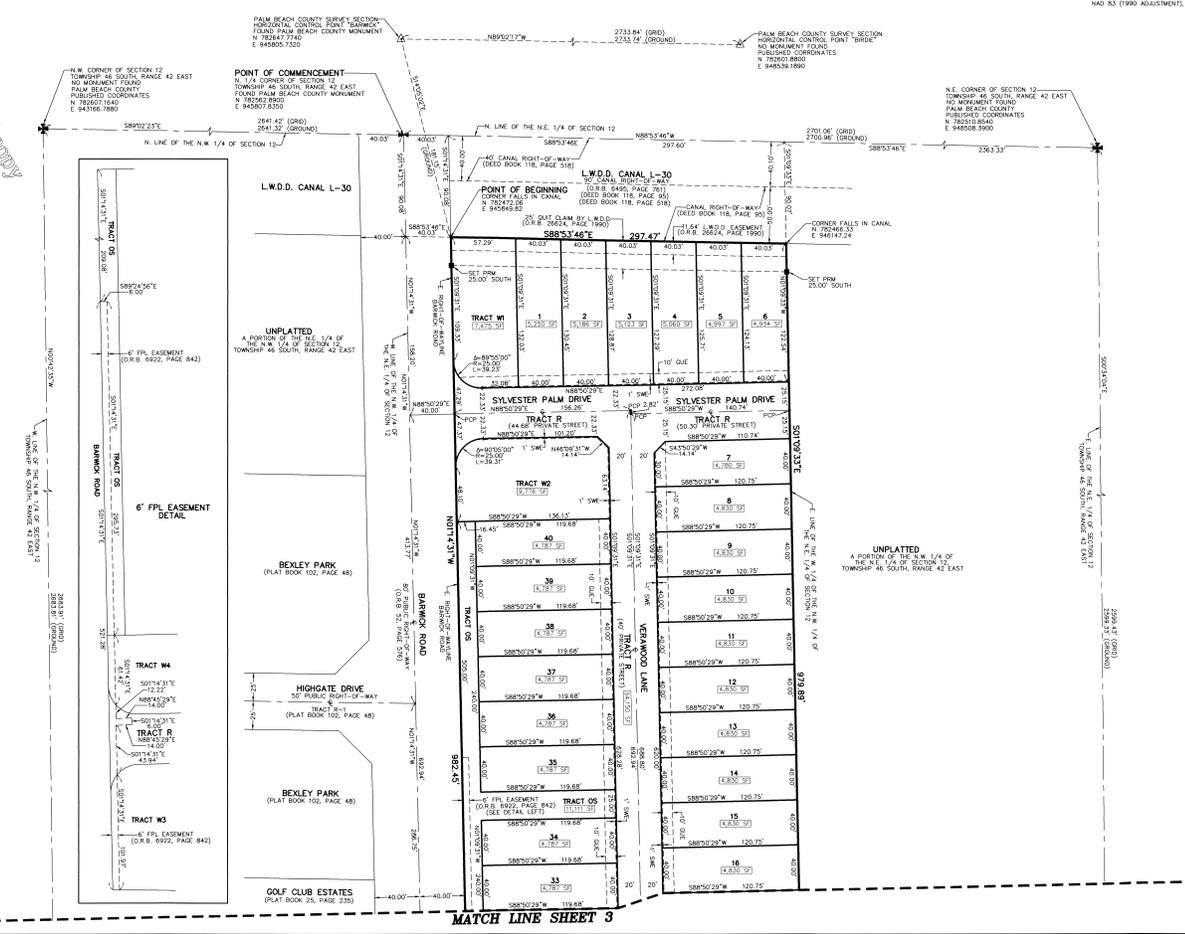


LEGEND/ABBREVIATIONS

- ∠ = EXISTING ANGLE
- CD = CHORD BEARING
- CD = CHORD DISTANCE
- FL = FLORIDA POWER & LIGHT COMPANY
- GE = GENERAL UTILITY EASEMENT
- HL = HOLE LOW POINT
- L.W.D. = LAKE NORTH DRAINAGE DISTRICT
- RA = RECORD AREA
- OR.B. = ORIGINAL RECORD BOOK
- SMC = SURVEY MONUMENT
- PRM = DENOTES PERMANENT REFERENCE MONUMENT
- ALUMINUM DISK STAMPED "C&W PRM LB3591"
- CONCRETE PERMANENT CONTROL POINT
- NAIL AND METAL DISK STAMPED "TOP LB3591"

SURVEY NOTES:

1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE CONFLICT, DRAINAGE EASEMENTS SHALL HAVE PRIORITY. UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY. ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY. AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT DELRAY BEACH CITY ZONING REGULATIONS.
2. EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS, LANDSCAPING OR OTHER UTILITY EASEMENTS SHALL BE PROVIDED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.
3. THERE MAY BE ADDITIONAL RECORDINGS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
4. THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES OVER THE LANDS WITHIN THIS PLAT.
5. ALL RECORDING REFERENCES ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
6. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 85°24' WEST ALONG THE LINE BETWEEN PALM BEACH COUNTY HORIZONTAL CONTROL POINTS "BRYANT 1" AND "DALLIN", RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83) ADJUSTMENT.
7. 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.



MATCH LINE SHEET 3

