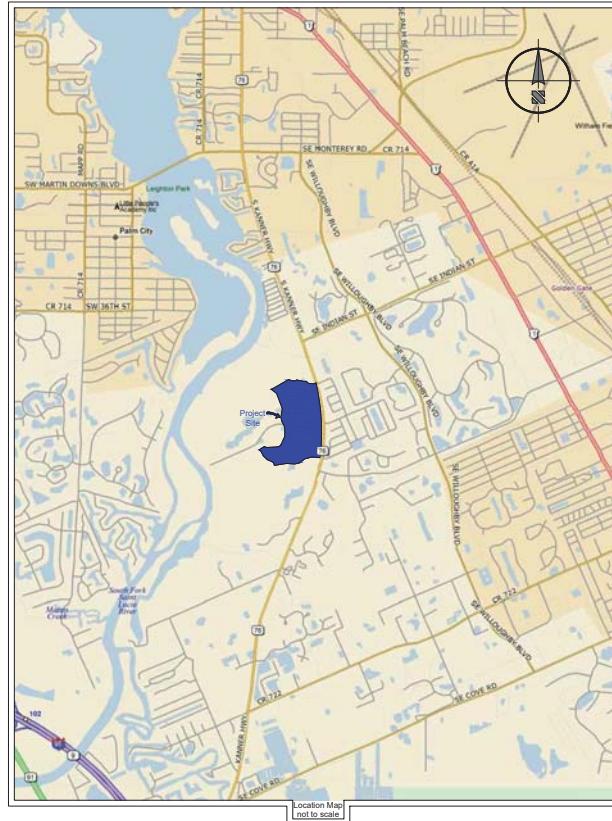


Banyan Bay P.U.D. Phase 2C

Being a parcel of land lying in Lot 6 of the Plat of Miles of Hanson Grant, as recorded in Plat Book 1,
Page 11, of the public records of Palm Beach (now Martin) County, Florida.

Containing 12.83 acres, more or less



CLERK'S RECORDING CERTIFICATE

I, CARMEN TIMMANN, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK , PAGE , MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS DAY OF , 2021.

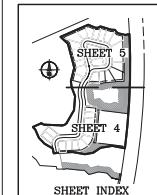
CAROLYN TIMMANN

CIRCUIT COURT

MARTIN COUNTY, FLORIDA.
BY: _____
DEPUTY CLERK
(CIRCUIT COURT SEAL)

DEPUTY CLERK
(CIRCUIT COURT SEAL)

SUBDIVISION PARCEL CONTROL NUMBER



LEGEND

- = SET 3" IRON PIPE AND CAP
"GCC" INC: LB 410
- = SET PERMANENT REFERENCE MONUMENT 4" X 4" CONCRETE MONUMENT WITH DISK LABEL
"GCC" INC
- = SET PERMANENT CONTROL POINT MAG NAIL & WASHER
"GCC" INC 410B
- L = LINE
- R = RADIUS
- Δ = DELTA (CENTRAL ANGLE)
- CB = CHORD
- CH = CHORD DISTANCE
- = CENTER LINE
- D = DIAMETER
- PT = POINT OF TANGENCY
- P.C.T. = POINT OF CURVATURE
- P.R.C. = POINT OF REVERSE CURVE
- U = UTILITY EASEMENT
- SO.F.T. = SURFACE EASEMENT
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- O.R.B. = OFFICIAL RECORDS BOOK
- (R) = RADIAL LINE
- P.U.D. = PLANNED UNIT DEVELOPMENT

SURVEYOR'S NOTES

1) THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THIS PLAT, WHETHER GRAPHIC OR DIGITAL.

2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

3) IT SHALL BE UNLAWFUL TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS SECTIONS OR TO CHEMICALLY, MECHANICALLY, OR MANUALLY REMOVE, DAMAGE, OR DESTROY ANY PLANTS IN THE LITTORAL OR UPLAND TRANSITION ZONE BUFFER AREAS OF CONSTRUCTED LAKES EXCEPT UPON THE WRITTEN APPROVAL OF THE GROWTH MANAGEMENT DIRECTOR, AS APPLICABLE. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS TO MAINTAIN THE REQUIRED SURVIVORSHIP AND COVERAGE OF THE RECLAIMED UPLAND AND PURIFIED LITTORAL AND UPLAND TRANSITION AREAS AND TO ENFORCE ON-GOING REMOVAL OF PROHIBITED AND INVASIVE NON-NATIVE PLANTS FROM THESE AREAS. THESE AREAS ARE SUBJECT TO ANNUAL SURVEYS.

4) BEARINGS SHOWN HEREON ARE REFERENCED TO THE THE SOUTH LINE OF SOUTH RIVER CONDOMINIUM, SAID LINE BEARS NORTH 66°17'32" EAST.

5) COORDINATES SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983, ADJUSTMENT OF 2011.

6) IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC

JOB NUMBER 18-1052-04
LICENSED BUSINESS #4108



Banyan Bay P.U.D. Phase 2C

Being a parcel of land lying in Lot 6 of the Plat of Miles of Hanson Grant, as recorded in Plat Book 1, Page 11, of the public records of Palm Beach (now Martin) County, Florida.

CERTIFICATE OF OWNERSHIP AND DEDICATION

BANYAN BAY MACKS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF BANYAN BAY P.U.D. PHASE 2C, AND HEREBY DEDICATES AS FOLLOWS:

1. STREETS AND RIGHTS-OF-WAY

THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF BANYAN BAY P.U.D. PHASE 2C, AND DESIGNATED AS PRIVATE, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE BANYAN BAY STUART HOMEOWNERS ASSOCIATION, A FLORIDA NOT-FOR-PROFIT CORPORATION (HEREINAFTER "ASSOCIATION"), AND ARE FURTHER DECLARED TO BE PRIVATE STREETS AND RIGHTS-OF-WAY, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR ACCESS AND UTILITY PURPOSES (INCLUDING CATV), AND SHALL BE MAINTAINED, REPAIRED, AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE STREETS AND RIGHTS-OF-WAY DESIGNATED AS SUCH ON THIS PLAT, AND ARE FURTHER DECLARED OPEN IN THE MARTIN COUNTY ROAD INVENTORY.

2. UTILITY EASEMENTS

THE UTILITY EASEMENTS (U.E.) SHOWN ON THIS PLAT OF BANYAN BAY P.U.D. PHASE 2C, MAY BE USED FOR UTILITY PURPOSES (INCLUDING CATV) BY ANY UTILITY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS, AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE, REPAIR, AND OPERATION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT THAT THE UTILITY EASEMENT FACILITY OF A PUBLIC UTILITY OVERLAYS A PRIVATE UTILITY, SOLELY RESPONSIBLE FOR THE DAMAGES, MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

3. DRAINAGE EASEMENTS

THE DRAINAGE EASEMENTS (D.E.) SHOWN ON THIS PLAT OF BANYAN BAY P.U.D. PHASE 2C, AND DESIGNATED AS PRIVATE, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE BANYAN BAY STUART HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (HEREINAFTER "ASSOCIATION"), AND ARE FURTHER DECLARED TO BE PRIVATE DRAINAGE EASEMENTS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR THE PURPOSE OF INSTALLATION OF DRAINAGE FACILITIES AND THE FLOW OF SURFACE WATER, AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

4. COMMON AREAS

THE COMMON AREAS (C.A.-P) SHOWN ON THIS PLAT OF BANYAN BAY P.U.D. PHASE 2C ARE HEREBY DECLARED TO BE THE PROPERTY OF THE BANYAN BAY STUART HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (HEREINAFTER "ASSOCIATION"), AND ARE FURTHER DECLARED TO BE PRIVATE COMMON AREAS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE COMMON AREAS, WHICH SHALL BE MAINTAINED BY THE ASSOCIATION AS PROVIDED IN THAT CERTAIN DECLARATION OF COVENANTS AND RESTRICTIONS FOR BANYAN BAY, AS IT MAY BE AMENDED FROM TIME TO TIME. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SUCH COMMON AREAS.

5. PRESERVE AREAS

THE PRESERVE AREAS SHOWN ON THE PLAT OF BANYAN BAY P.U.D. PHASE 2C ARE HEREBY DECLARED TO BE THE PROPERTY OF THE BANYAN BAY STUART HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (HEREINAFTER "ASSOCIATION"), AND ARE FURTHER DECLARED TO BE PRIVATE PRESERVE AREAS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR PRESERVATION PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN (PAMP) APPROVED BY THE COUNTY OF MARTIN. OUTLINE THE CONSTRUCTION OF THE PRESERVE AREAS SHALL OCCUR EXCEPT AS SPECIFIED WITHIN THE APPROVED PAMP. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY PRESERVE AREA DESIGNATED AS SUCH ON THIS PLAT.

QUIT CLAIM DEED RECORDED AT OFFICIAL RECORDS BOOK 3016 PAGE 2597, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA ESTABLISHES OWNERSHIP OF THE PROPERTY SUBJECT TO CONSERVATION EASEMENT RECORDED AT OFFICIAL RECORDS BOOK 2080 PAGE 252, PUBLIC RECORDS, MARTIN COUNTY, FLORIDA TO THE BANYAN BAY STUART HOMEOWNERS' ASSOCIATION, INC. FOR PRESERVE AREA PURPOSES IN ACCORDANCE WITH THE APPROVED "PAMP".

6. LANDSCAPE BUFFER TRACT

THE LANDSCAPE BUFFER TRACT SHOWN ON THIS PLAT OF BANYAN BAY P.U.D. PHASE 2C AND DESIGNATED AS SUCH ON THE PLAT IS HEREBY DECLARED TO BE THE PROPERTY OF THE BANYAN BAY STUART HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (HEREINAFTER "ASSOCIATION"), AND IS FURTHER DECLARED TO BE A PRIVATE LANDSCAPE BUFFER TRACT, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR LANDSCAPE PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR THE LANDSCAPE BUFFER TRACT.

7. PUBLIC FLOW-THROUGH DRAINAGE EASEMENT

NOTWITHSTANDING PUBLIC FLOW-THROUGH DRAINAGE EASEMENT THE OBLIGATION OF THE BANYAN BAY STUART HOMEOWNER'S ASSOCIATION (HEREINAFTER "ASSOCIATION") TO MAINTAIN, REPAIR AND REPLACEMENT AS TO THE PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS SHOWN ON THIS PLAT, THE ASSOCIATION SHALL MAINTAIN, REPAIR AND REPLACE THE PRIVATE FLOW-THROUGH DRAINAGE EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER THE FOLLOWING DESCRIBE PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS SHOWN ON THIS PLAT:

IN THE EVENT THAT THE FREE FLOW OF WATER THROUGH THE ABOVE-DESCRIBED PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS AND INTO THE PUBLIC DRAINAGE SYSTEM IS DISRUPTED OR PREVENTED, MARTIN COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION OF REASONABLE ACCESS TO AND ENTRY UPON SUCH PRIVATE EASEMENTS AND/OR TRACTS AS EASMENT LANE FOR THE PURPOSE OF PERFORMING FLOW-THROUGH DRAINAGE MAINTENANCE UPON THIRTY (30) DAYS PRIOR WRITTEN NOTICE TO THE ASSOCIATION. HOWEVER, MARTIN COUNTY SHALL BE REQUIRED ONLY TO ATTEMPT TO PROVIDE REASONABLE NOTICE TO THE ASSOCIATION IN ORDER TO PERFORM FLOW-THROUGH DRAINAGE MAINTENANCE. IN THE EVENT THAT THE FREE FLOW OF WATER IS DISRUPTED OR PREVENTED, AND AN IMMEDIATE THREAT TO THE PUBLIC HEALTH, SAFETY AND WELFARE, WITHIN TEN (10) DAYS OF THE PERFORMANCE OF FLOW-THROUGH DRAINAGE MAINTENANCE BY MARTIN COUNTY, THE ASSOCIATION SHALL PAY THE COUNTY THE AMOUNT OF ALL COSTS (INCLUDING ADMINISTRATIVE, ATTORNEY'S FEES, EXPENSES, AND OTHER EXPENSES) OF SUCH MAINTENANCE, WHICH SHALL CONSTITUTE AN EQUITABLE OR SPECIAL ASSESSMENT LIEN, AS DETERMINED BY MARTIN COUNTY, ON ASSOCIATION PROPERTY, INCLUDING THE ABOVE-DESCRIBED EASEMENTS AND/OR TRACTS, AND THE LIEN MAY BE ENFORCED IN ACCORDANCE WITH APPLICABLE LAW.

DATED THIS ____ DAY OF _____, 20____

WITNESS _____ NAME: _____

WITNESS _____ NAME: _____

WITNESS _____ NAME: _____

WITNESS _____ NAME: _____

SIGNED AND SEALED THIS ____ DAY OF _____, 2021, ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

CORPORATION NAME: _____

BY: _____ NAME: _____ TITLE: _____

ATTEST: _____

NAME: _____
CORPORATION SECRETARY

[CORPORATE SEAL]

SURVEYOR'S NOTES:

1) THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THIS PLAT, WHETHER GRAPHIC OR DIGITAL.

2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

3) IT SHALL BE UNLAWFUL TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS SECTIONS OR TO CHEMICALLY MECHANICALLY, OR MANUALLY REMOVE, DAMAGE, OR DESTROY ANY PLANTS IN THE LITTORAL OR UPLAND TRANSITION ZONE BUFFER AREAS OF CONSTRUCTED LAKES EXCEPT UPON THE WRITTEN APPROVAL OF THE GROWTH MANAGEMENT DIRECTOR, AS APPLICABLE, AND THE WRITTEN APPROVAL OF THE OWNER OF THE PROPERTY. THE ASSOCIATION IS SUCCESFULLY ASSIGNED TO MAINTAIN THE REQUIRED SURVEYING AND COVERAGE OF THE RECLAMED UPLAND AND PLANTED LITTORAL AND UPLAND TRANSITION AREAS AND TO ENSURE ON-GOING REMOVAL OF PROHIBITED AND INVASIVE NON-NATIVE PLANT SPECIES FROM THESE AREAS (CODE 4.343.13.LDR)

4) BEARINGS SHOWN HEREON ARE REFERENCED TO THE THE SOUTH LINE OF SOUTH RIVER CONDOMINIUM, SAID LINE BEARING NORTH 66°17'32" EAST.

5) COORDINATES SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983, ADJUSTMENT OF 2011.

6) IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS.

TITLE CERTIFICATION

I, ROBERT S. RAYNES, A MEMBER OF THE FLORIDA BAR HEREBY CERTIFY THAT AS OF _____, 2021, AT:

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE COMPANY EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.

2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

A) AMENDED AND RESTATED MORTGAGE FROM BANYAN BAY MACKS, LLC TO MATT BANK DATED MARCH 29, 2018 AND RECORDED ON APRIL 2, 2018 IN OFFICIAL RECORDS BOOK 2983, PAGE 2641, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

B) MORTGAGES FROM BANYAN BAY MACKS, LLC TO INVR, INC. DATED DECEMBER 28, 2016 AND RECORDED ON DECEMBER 29, 2016 IN OFFICIAL RECORDS BOOK 2899, PAGE 119, BOOK 2899, PAGE 133, AND BOOK 2899, PAGE 146, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.12, F.S., HAVE BEEN PAID.

DATED THIS ____ DAY OF _____, 2021.

ROBERT S. RAYNES
NAME: _____
FLORIDA BAR NO.: 124672
ADDRESS: 800 SE MONTEREY COMMONS BLVD., SUITE 200
STUART, FLORIDA 34996

ACCEPTANCE OF DEDICATIONS

THE BANYAN BAY STUART HOMEOWNERS' ASSOCIATION INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, DOES HEREBY ACCEPT OWNERSHIP AND DEDICATIONS OF LAND, EASEMENTS, DRAINAGE EASEMENTS, COMMON AREAS, STREETS, RIGHTS-OF-WAY, LANDSCAPE BUFFER TRACT AND PRESERVE AREAS AS SHOWN ON THIS PLAT OF BANYAN BAY P.U.D. PHASE 2C AND DOES HEREBY ACCEPT THE RESPONSIBILITIES SET FORTH THEREIN.

SIGNED AND SEALED THIS ____ DAY OF _____, 2021, ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

WITNESSES: BANYAN BAY STUART HOMEOWNER'S ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION

BY: JONATHAN C. MAYER, PRESIDENT
NAME: _____
ATTEST: _____

NAME: CORPORATION SECRETARY
COPORATION SECRETARY

ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF:

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, APPEARED BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, JONATHAN C. MAYER, PRESIDENT OF BANYAN BAY STUART HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH ACCEPTANCE OF DEDICATIONS AS SUCH OFFICER OF SAID CORPORATION. AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. HE [] IS PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

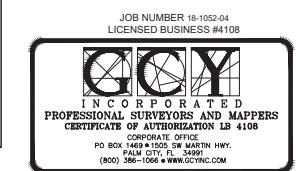
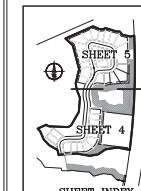
DATED THIS ____ DAY OF _____, 2021.

NOTARY PUBLIC
STATE OF: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

LEGEND
 • = SET 3/4" IRON PIPE AND CAP "GCY INC LB 4108"
 ■ = SET PERMANENT REFERENCE MARKS AND SURVEY MONUMENT WITH DISK LABELED "GCY LB 4108"
 • = SET FOR SURVEY CONTROL POINT MAG NAIL & WASHER "GCY LB 4108"
 L = ARC LENGTH
 R = RADIAL
 D = DELTA (CENTRAL ANGLE)
 CB = CHORD BEARING
 CD = CHORD DISTANCE
 G = CENTER LINE
 D.E. = DRAINAGE EASEMENT
 P.T. = POINT TO TRANSITION
 P.C. = POINT OF CURVATURE
 P.R.C. = POINT OF REVERSE CURVE
 U.E. = UTILITY EASEMENT
 S.O.T. = SURVEY ORIGIN POINT
 F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 O.R.B. = OFFICIAL RECORDS BOOK
 (R) = RADIAL LINE
 P.U.D. = PLANNED UNIT DEVELOPMENT



Banyan Bay P.U.D. Phase 2C

Being a parcel of land lying in Lot 6 of the Plat of Miles of Hanson Grant, as recorded in Plat Book 1, Page 11, of the public records of Palm Beach (now Martin) County, Florida.

MORTGAGEE'S CONSENT TO PLAT

M&T BANK, A NEW YORK BANKING CORPORATION, HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF THAT CERTAIN MORTGAGE, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON, DATED MARCH 29, 2018 AND RECORDED IN OFFICIAL RECORDS BOOK 2983, PAGE 2641, AND DO HEREBY CONSENT TO THE DEDICATION (S) HEREON AND DO SUBORDINATE THEIR MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATION.

SIGNED AND SEALED THIS DAY OF 2021, ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

M & T BANK,
A NEW YORK BANKING CORPORATION
CORPORATION NAME

BY: _____
NAME: _____
TITLE: _____

ATTEST:

NAME: _____
CORPORATION SECRETARY

[CORPORATE SEAL]

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED AND TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF M & T BANK, A NEW YORK CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH MORTGAGEE'S CONSENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. THEY ARE: [] PERSONALLY KNOWN TO ME OR
[] HAVE PRODUCED AS IDENTIFICATION.
DATED THIS DAY OF 2021.

NOTARY PUBLIC
STATE OF _____
COMMISSION NO. _____
MY COMMISSION EXPIRES _____

[STAMP]

MORTGAGEE'S CONSENT TO PLAT

NVR, INC., A VIRGINIA CORPORATION, HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF THAT CERTAIN MORTGAGE, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON, DATED DECEMBER 28, 2019 AND RECORDED IN OFFICIAL RECORDS BOOK 2899, PAGE 119, OFFICIAL RECORDS BOOK 2899, PAGE 133, AND OFFICIAL RECORDS BOOK 2899, PAGE 146 AND DO HEREBY CONSENT TO THE DEDICATION (S) HEREON AND DO SUBORDINATE THEIR MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATION.

SIGNED AND SEALED THIS DAY OF 2021, ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

NVR, INC.
A VIRGINIA CORPORATION
CORPORATION NAME

BY: _____
NAME: _____
TITLE: _____

ATTEST:

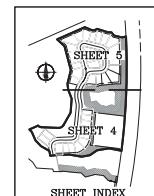
NAME: _____
CORPORATION SECRETARY

[CORPORATE SEAL]

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED AND TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF NVR, INC., A VIRGINIA CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH MORTGAGEE'S CONSENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. THEY ARE: [] PERSONALLY KNOWN TO ME OR
[] HAVE PRODUCED AS IDENTIFICATION.
DATED THIS DAY OF 2021.

NOTARY PUBLIC
STATE OF _____
COMMISSION NO. _____
MY COMMISSION EXPIRES _____

[STAMP]



LEGEND

- = SET 3/4" IRON PIPE AND CAP "GCY INC LB 4108"
- = SET 4" CONCRETE REFERENCE MONUMENT 4x4" CONCRETE MONUMENT WITH DISK LABELED "GCY LB 4108"
- = SET PERMANENT CONTROL POINT MAG NAIL & WASHER "GCY LB 4108"
- L = AREA OF LENGTH
- R = RADIUS
- D = DELTA (CENTRAL ANGLE)
- CB = CENTER BARING
- CD = CHORD DISTANCE
- € = CENTER LINE
- D.E. = DRAINAGE EASEMENT
- D.G. = DRAINAGE GROOVING
- P.C. = POINT OF CURVATURE
- P.R.C. = POINT OF REVERSE CURVE
- S = SURVEY POINT
- SQ.FT. = SQUARE FEET
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- O.R.B. = OFFICIAL RECORDS BOOK
- (R) = RADIAL LINE
- P.U.D. = PLANNED UNIT DEVELOPMENT

COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED.

DATE _____	CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
DATE _____	COUNTY SURVEYOR AND MAPPER
DATE _____	COUNTY ATTORNEY
DATE _____	COUNTY ENGINEER

ATTEST:

CLERK OF COURT _____

SURVEYOR'S NOTES:

(1) THIS PLAT AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE UNDERSIGNED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THIS PLAT, WHETHER GRAPHIC OR DIGITAL.
(2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

(3) IT SHALL BE UNLAWFUL TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS SECTIONS OR TO CHEMICALLY, MECHANICALLY, OR MANUALLY REMOVE, DAMAGE, OR DESTROY ANY PLANTS IN THE LITTORAL OR UPLAND TRANSITION ZONE BUFFER AREAS OF CONSTRUCTED LAKES EXCEPT UPON THE WRITTEN APPROVAL OF THE GROWTH MANAGEMENT DIRECTOR, AS APPLICABLE. IT IS THE RESPONSIBILITY OF THE OWNER OR PROPERTY OWNERS ASSOCIATION, ITS AGENTS, AND CONTRACTORS TO ENSURE THAT NO PLANTS ARE REMOVED FROM THE CONSTRUCTED LAKES, THE LITTORAL, AND PLANTED LITTORAL AND UPLAND TRANSITION AREAS AND TO ENSURE ON-GOING REMOVAL OF PROHIBITED AND INVASIVE NON-NATIVE PLANT SPECIES FROM THESE AREAS (CODE 4.434.13.LDR).

(4) BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTHLINE OF SOUTH RIVER CONDOMINIUM, SAID LINE BEARS NORTH 66°17'32" EAST.

(5) COORDINATES SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983, ADJUSTMENT OF 2011.

(6) IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS.

CERTIFICATE OF SURVEYOR AND MAPPER

I, PETER ANDERSON, HEREBY CERTIFY THAT THIS PLAT OF BANYAN BAY P.U.D. PHASE 2C AND IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW; THAT PERMANENT CONTROL POINTS WILL BE SET FOR ALL THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

NAME:
FLORIDA SURVEYOR AND MAPPER
REGISTRATION NO. 5199
(OFFICIAL SEAL)

JOB NUMBER 18-1052-04
LICENSED BUSINESS #4108



NOTARY PUBLIC NOTARY PUBLIC SURVEYOR
NOTARY PUBLIC NOTARY PUBLIC SURVEYOR

SURVEYOR'S NOTES:

1) THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THIS PLAT, WHETHER GRAPHIC OR DIGITAL.

2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

3) IT SHALL BE UNLAWFUL TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS SECTIONS OR TO CHEMICALLY, MECHANICALLY, OR MANUALLY REMOVE, DAMAGE, OR DESTROY ANY PLANTS IN THE LITTORAL OR UPLAND TRANSITION ZONE BUFFER AREAS OF CONSTRUCTED LAKES EXCEPT UPON THE WRITTEN APPROVAL OF THE GROWTH MANAGEMENT DIRECTORATE OF THE STATE OF FLORIDA OR UPON THE WRITTEN APPROVAL OF THE GROWTH MANAGEMENT DIRECTORATE'S SUCCESSORS OR ASSIGNS TO MAINTAIN THE REQUIRED SURVORSHIP AND COVERAGE OF THE RECLAIMED UPLAND AND PLANTED LITTORAL AND UPLAND TRANSITION AREAS AND TO ENSURE ON-GOING REMOVAL OF PROHIBITED AND INVASIVE NON-NATIVE PLANT SPECIES FROM THESE AREAS (CODE 4.0434.15.LDR)

4) BEARINGS SHOWN HEREON ARE REFERENCED TO THE THE SOUTH LINE OF SOUTH RIVER CONDOMINIUM, SAID LINE BEARS N 66° 17' 17" E.

5) COORDINATES SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983, ADJUSTMENT OF 2011.

6) IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS.

LEGEND

- = SET PERMANENT PIPE AND CAP
- = SET PERMANENT REFERENCE MONUMENT 1/4" CONCRETE MONUMENT WITH DISK LABELED "GCV LB 4108"
- = SET PERMANENT CONTROL POINT NAIL & WASHER "GCV LB 4108"
- R = ARC LENGTH
- D = DELTA (CENTRAL ANGLE)
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- P.T. = POINT OF TANGENCY
- D.E. = DRAINAGE EASEMENT
- P.C. = POINT OF TANGENCY
- P.R.C. = POINT OF REVERSE CURVE
- U.E. = UTILITY EASEMENT
- SQ.FT. = SQUARE FEET
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- O.R.B. = OFFICIAL RECORDS BOOK
- = RADIAL LINE
- P.U.D. = PLANNED UNIT DEVELOPMENT

MATCHLINE "A" SEE BELOW RIGHT

POINT OF COMMENCEMENT
Northeastern corner of
Banyan Bay P.U.D.
(Plat Book 16, Page 75)

F.D.O.T. Right of way
O.R.B. 2280, Page 1379

R=568.38 L=272.47
CD=272.44

N02°31'43"E 119.01'

N08°32'15"E 129.22'

N02°45'13"E 127.27'

N02°45'13"E 127.27'

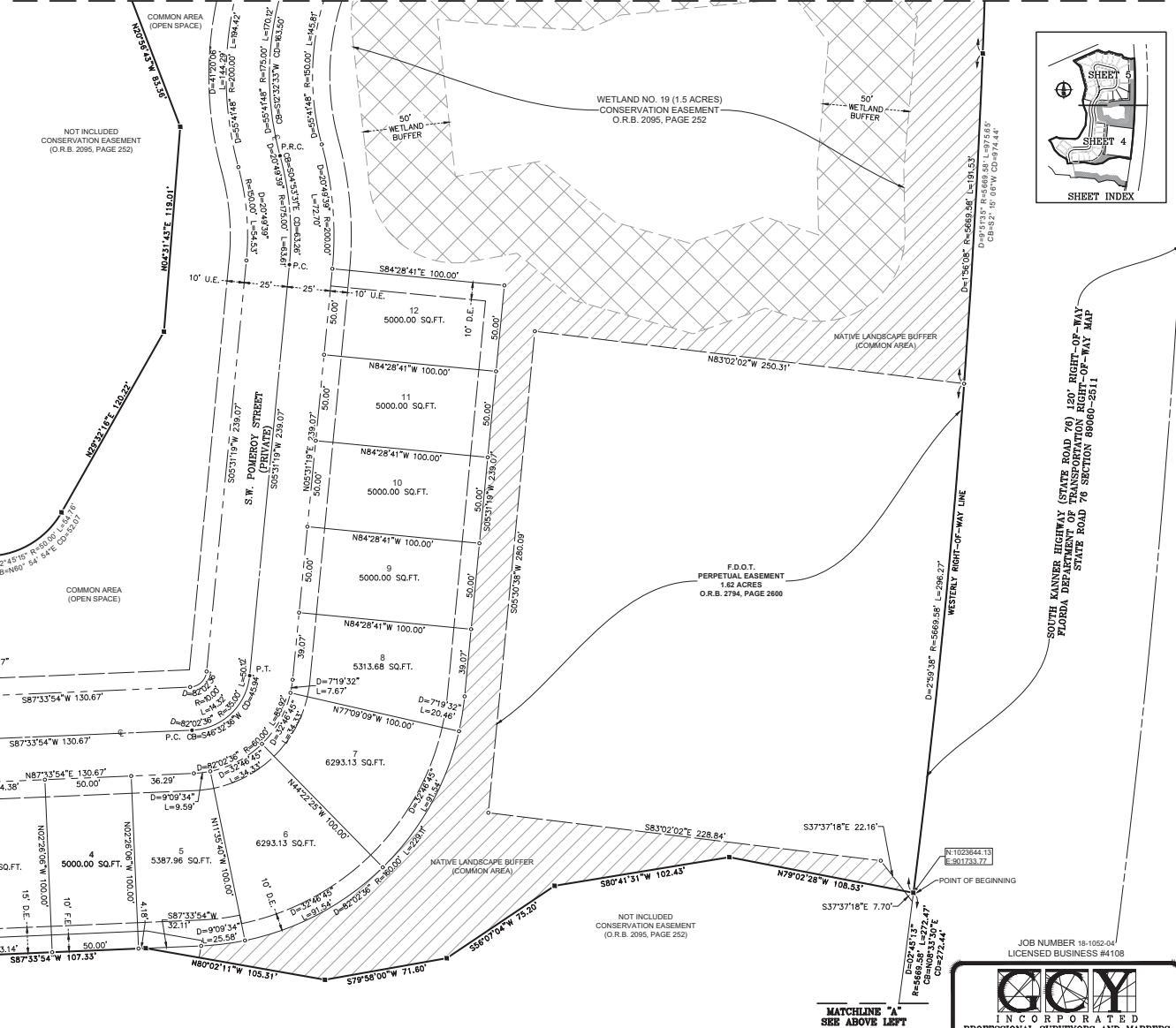
NOT INCLUDED
CONSERVATION EASEMENT
(O.R.B. 2095, PAGE 252)

COMMON AREA
(OPEN SPACE)

Banyan Bay P.U.D. Phase 2C

Being a parcel of land lying in Lot 6 of the Plat of Miles of Hanson Grant, as recorded in Plat Book 1, Page 11, of the public records of Palm Beach (now Martin) County, Florida.

MATCHLINE "B" SEE SHEET 5



SOUTH FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP
STATE ROAD 76 SECTION 08060-2511

WESTERN RIGHT-OF-WAY LINE

D=259.38 R=5669.58 L=296.27'

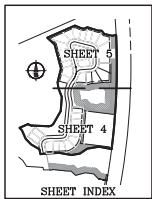
D=176.08 R=5659.58 L=191.53'

D=175.13 R=5659.58 L=197.65'

D=53.27 R=0816.00 L=974.44'

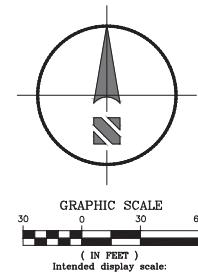
Banyan Bay P.U.D. Phase 2C

Being a parcel of land lying in Lot 6 of the Plat of Miles of Hanson Grant, as recorded in Plat Book 1,
Page 11, of the public records of Palm Beach (now Martin) County, Florida.



South River Condominiums (O.R.B 1218, PAGE 1353)
(IMPROVED)
(BEARING BASIS) NORTH 66° 17' 32" EAST
SHEET 4
SHEET INDEX
98.12
N66°17'32"E 257.68'

NOT INCLUDED
CONSERVATION EASEMENT
(O.R.B. 2095, PAGE 252)



SURVEYOR'S NOTE

1) THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THIS PLAT, WHETHER GRAPHIC OR DIGITAL.

2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

3) IT SHALL BE UNLAWFUL TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS SECTIONS OR TO CHANGE, REMOVE, OR DESTROY ANY PLANTS IN THE LITTORAL OR UPLAND TRANSITION ZONE BUTTER AREAS OF CONSTRUCTED LAKES EXCEPT UPON THE WRITTEN APPROVAL OF THE GROWTH MANAGEMENT DIRECTOR, AS PROVIDED IN THIS SECTION. THE GROWTH MANAGEMENT DIRECTOR, PROPERTY OWNER, ASSOCIATION, ITS SUCCESSORS, OR ASSIGNS TO MAINTAIN THE REQUIRED SURVIVORSHIP AND COVERAGE OF THE RECLAIMED UPLAND AND PLANTED LITTORAL AND UPLAND TRANSITION AREAS, AND TO GO-ON REMOVAL OF PROHIBITED AND NON-NATIVE PLANT SPECIES FROM THESE AREAS. (CODE 4-A3A 131.01R)

4) BEARINGS SHOWN HEREON ARE REFERENCED TO THE THE
SOUTH LINE OF SOUTH RIVER CONDOMINIUM, SAID LINE BEARS
NORTH 66°17'32" EAST.

5) COORDINATES SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983, ADJUSTMENT OF 2011.

6) IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS.

LEGEND

- = SET 3/4" IRON PIPE AND CAP
"GCY" IN LB 4108
- = SET PERMANENT REFERENCE
MARKER 4" x 4" CONCRETE
MONUMENT WITH DASH LABLED
"GCY" LB 1108
- = SET ELEVATION CONTROL
POINT MAG NAIL & WASHER
"GCY" LB 4108
- L = ARC LENGTH
- R = RADIUS
- D = DELTA (CENTRAL ANGLE)
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- C = CENTER LINE
- E = DRAINAGE EASEMENT
- P.T. = POINT OF TANGENT
- P.C. = POINT OF CURVE
- P.R.C. = POINT OF REVERSE CURVE
- U.E. = UTILITY EASEMENT
- SOF = SURVEYORS FEET
- F.D.O.T. = FLORIDA DEPARTMENT OF
TRANSPORTATION
- O.R.B. = OFFICIAL RECORDS BOOK
(RUBBER)
- P.U.P. = PLANNED UNIT DEVELOPMENT

JOB NUMBER 18-1052-04
LICENCED BUSINESS #4122



Sheet 5 of 5