

"HALLANDALE OASIS"

IN SECTION 27, TOWNSHIP 51 SOUTH, RANGE 42 EAST,
TOWN OF HALLANDALE", ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 13, OF THE PUBLIC RECORDS OF DADE COUNTY,
FLORIDA AND ALL OF TRACT 'A', "REGENCY PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED
IN PLAT BOOK 111, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,
SECTION 27, TOWNSHIP 51 SOUTH, RANGE 42 EAST
CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PORTION OF LOT 2, BLOCK 8, IN SECTION 27, TOWNSHIP 51 SOUTH, RANGE 42 EAST, "TOWN OF HALLANDALE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 13, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND ALL OF TRACT 'A', "REGENCY PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 'A'; THENCE SOUTH 01°53'52" EAST ON THE EAST LINE OF SAID TRACT 'A' FOR 577.38 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 'A'; THENCE SOUTH 88°14'28" WEST ON THE SOUTH LINE OF SAID TRACT 'A', ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF ZAMORA AVENUE AS DEDICATED BY SAID PLAT FOR 401.81 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 'A'; THENCE NORTH 01°51'52" WEST ON THE WEST LINE OF SAID TRACT 'A' FOR 5.00 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH 25.00 FEET OF AFOREMENTIONED LOT 2, BLOCK 8, "TOWN OF HALLANDALE", AS DESCRIBED IN INSTRUMENT NUMBER 112781741, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 88°14'28" WEST ON SAID NORTH LINE 365.00 FEET TO THE INTERSECTION WITH THE WEST LINE OF SAID LOT 2, BLOCK 8; THENCE NORTH 01°51'46" WEST ON SAID WEST LINE 573.75 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF HALLANDALE BEACH BOULEVARD (STATE ROAD NO. 824) AS SHOWN ON STATE OF FLORIDA RIGHT OF WAY MAP, SECTION 86200-2102, SHEET 1 OF 1, LAST REVISED 06-21-10; THENCE NORTH 88°20'38" EAST ON SAID RIGHT-OF-WAY LINE, SAID LINE LYING 75.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 2, BLOCK 8, AND CONTINUING ON THE NORTH LINE OF AFOREMENTIONED TRACT 'A', "REGENCY PARK" FOR 766.46 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 441,339 SQUARE FEET (10.1317 ACRES).

DEDICATION:

STATE OF FLORIDA SS
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS: THAT ROMAGNOLE INVESTMENT PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "HALLANDALE OASIS", A REPLAT.

THE ADDITIONAL RIGHTS-OF-WAY AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF: THAT ROMAGNOLE INVESTMENT PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, ITS DIRECTOR, IN THE PRESENCE OF THESE TWO WITNESSES THIS _____ DAY OF _____, A.D. 2016.

WITNESSES: ROMAGNOLE INVESTMENT PROPERTIES, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: _____
PRINT NAME: _____
TITLE: _____

ACKNOWLEDGMENT:

STATE OF FLORIDA SS
COUNTY OF BROWARD

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME _____ OF ROMAGNOLE INVESTMENT PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED IN AND WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 2016.

MY COMMISSION NUMBER: _____ NOTARY PUBLIC - STATE OF FLORIDA
MY COMMISSION EXPIRES: _____ PRINT NAME: _____

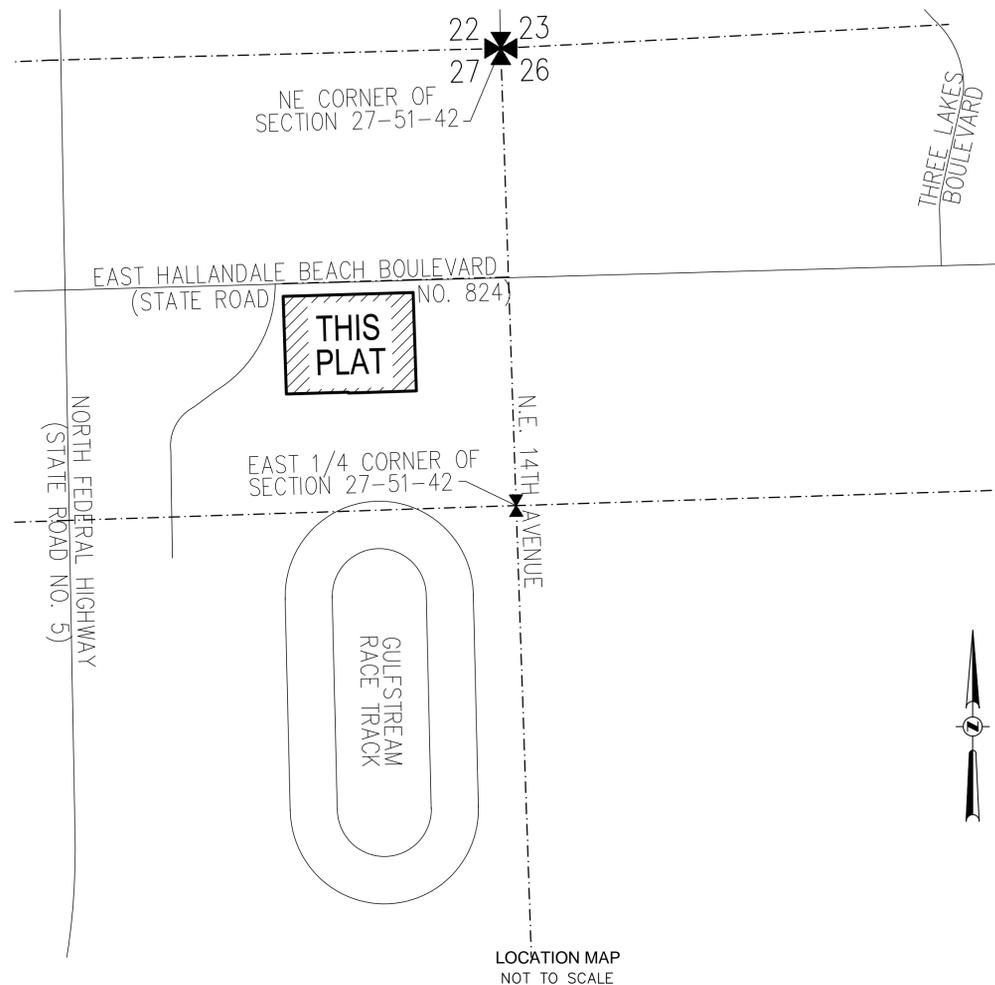
SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. THAT THE SURVEY DATA SHOWN HEREON CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SAID CHAPTER 177. PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

BETH BURNS
PROFESSIONAL SURVEYOR AND MAPPER NO. LS6136
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
CERTIFICATE OF AUTHORIZATION NUMBER LB3870

DATE

PREPARED BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778
OCTOBER, 2015



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 GRAPHICAL 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 THE CITY AND THIS COUNTY.

PLATTING SURVEYOR	CITY CLERK	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER

CITY OF HALLANDALE BEACH CITY COMMISSION:

THIS IS TO CERTIFY: THAT THIS PLAT OF "HALLANDALE OASIS" HAS BEEN APPROVED AND ACCEPTED BY THE CITY COMMISSION OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA, BY RESOLUTION NO. _____ ACCEPTED THIS _____ DAY OF _____, A.D. 201_. AND THAT BY SAID RESOLUTION ALL RIGHTS-OF-WAY, THOROUGHFARES AND EASEMENTS SHOWN ON THIS PLAT WERE ACCEPTED IN THE NAME OF SAID CITY AND ALL PREVIOUS PLATS OF THIS LAND ARE CANCELED AND SUPERSEDED.

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

ATTEST: _____ CITY CLERK
APPROVED: _____ MAYOR

CITY OF HALLANDALE BEACH ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____, A.D. 201_.

BY: _____
NAME: _____
CITY ENGINEER
FLORIDA P.E. REGISTRATION NO. _____

CITY OF HALLANDALE BEACH PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY: THAT THE PLANNING AND ZONING BOARD OF CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA, HAS APPROVED AND ACCEPTED THE ATTACHED PLAT THIS _____ DAY OF _____, A.D. 201_.

BY: _____ CHAIRPERSON
DATE

PRINT NAME: _____

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D. 201_.

BY: _____ DIRECTOR / DESIGNEE

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL HAS APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS _____ DAY OF _____, A.D. 201_.

BY: _____ CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D. 201_.

BY: _____ EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES SECTION:

THIS IS TO CERTIFY: THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____, A.D. 201_.

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATOR

BY: _____ DEPUTY
MAYOR, COUNTY COMMISSION

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - RECORDING SECTION:

THIS IS TO CERTIFY: THAT THIS PLAT WAS FILED FOR RECORD ON THIS _____, DAY OF _____, A.D. 201_, AND RECORDED IN PLAT BOOK _____ AT PAGES _____, RECORD VERIFIED.

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATOR

BY: _____ DEPUTY

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: _____ ROBERT P. LEGG, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER LS4030
DATE

BY: _____ RICHARD TORNESE
DIRECTOR
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 40263
DATE

PREPARED BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778
OCTOBER, 2015

NORTH LINE OF NE 1/4
OF SECTION 27-51-42

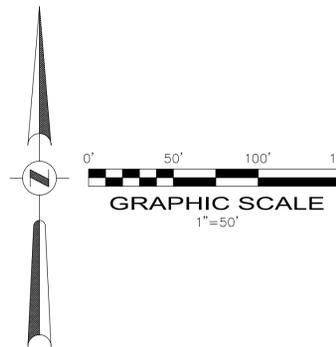
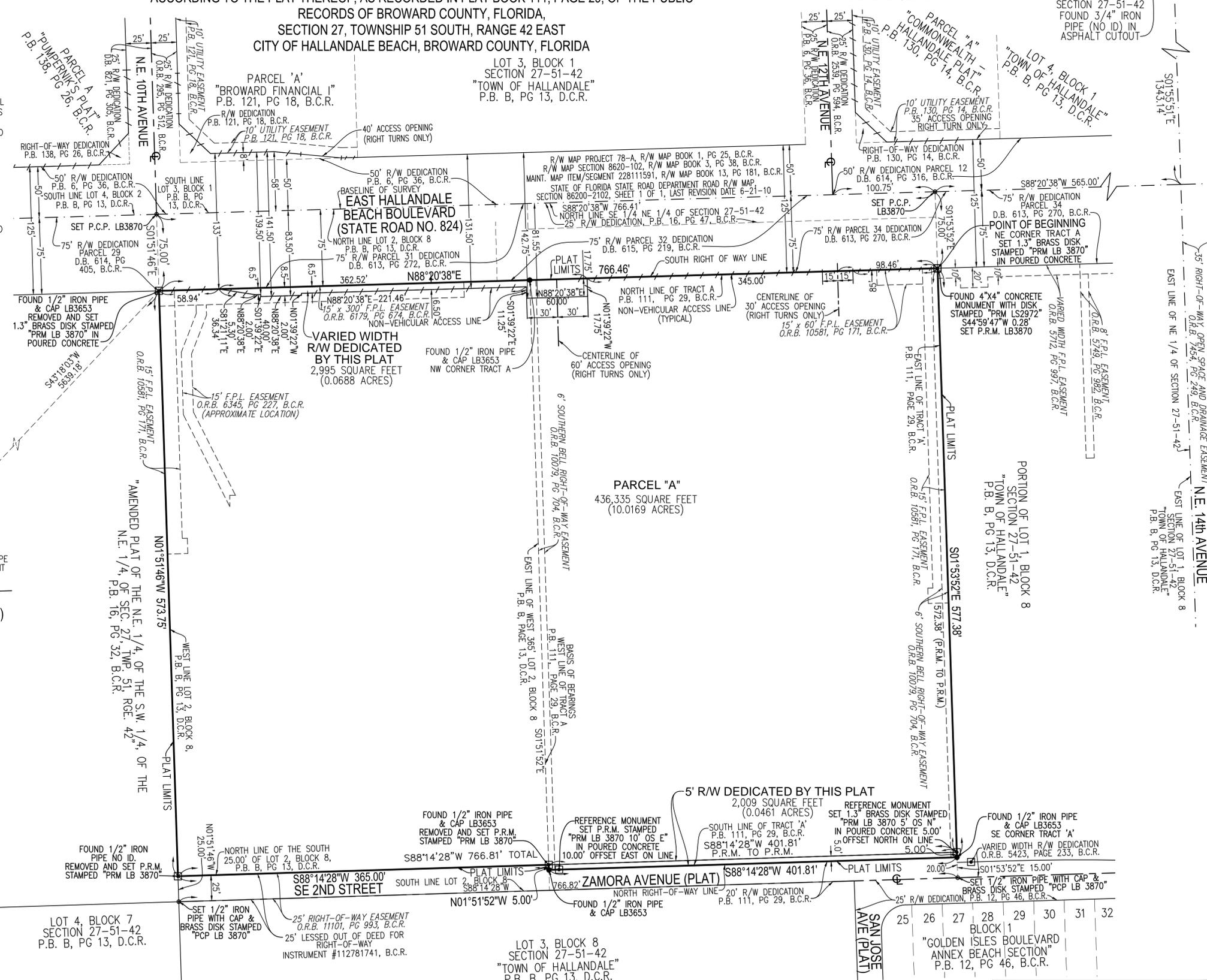
NE CORNER
SECTION 27-51-42
FOUND 3/4" IRON
PIPE (NO ID) IN
ASPHALT CUTOUT

"HALLANDALE OASIS"

A REPLAT OF A PORTION OF LOT 2, BLOCK 8, IN SECTION 27, TOWNSHIP 51 SOUTH, RANGE 42 EAST, "TOWN OF HALLANDALE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 13, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND ALL OF TRACT 'A', "REGENCY PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,
SECTION 27, TOWNSHIP 51 SOUTH, RANGE 42 EAST
CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA

SURVEYOR'S NOTES:

- THIS PLAT IS RESTRICTED TO 42,000 SQUARE FEET OF OFFICE USE, 60,000 SQUARE FEET OF COMMERCIAL USE, A 500 HIGH RISE UNITS. NO FREE STANDING OR DRIVE-THRU BANK FACILITIES ARE PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.
THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
- IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY AUGUST 16, 2021, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME: AND/OR
- IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY AUGUST 16, 2021, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
- BEARINGS ARE BASED ON WEST LINE OF TRACT 'A', "REGENCY PARK", PLAT BOOK 111, PAGE 29, B.C.R. BEING S01°51'52"E.
- THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, 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 A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.



- LEGEND:**
- P.R.M. □ DENOTES: PERMANENT REFERENCE MONUMENT (4"x4"x24" CONCRETE MONUMENT WITH 1.3" BRASS DISC STAMPED "PRM LB 3870" UNLESS OTHERWISE NOTED)
 - P.C.P. ● DENOTES: PERMANENT CONTROL POINT (NAIL & 1.3" BRASS WASHER STAMPED "PCP LB 3870" UNLESS OTHERWISE NOTED)
 - LB DENOTES: LICENSED BUSINESS
 - B.C.R. DENOTES: BROWARD COUNTY RECORDS
 - P.B. DENOTES: PLAT BOOK
 - O.R.B. DENOTES: OFFICIAL RECORD BOOK
 - PG DENOTES: PAGE/PAGES NUMBER
 - DENOTES: NON-VEHICULAR ACCESS LINE
 - ✱ DENOTES: SECTION CORNER
 - CL DENOTES: CENTERLINE
 - D.C.R. DENOTES: DADE COUNTY RECORDS
 - R/W DENOTES: RIGHT-OF-WAY
 - D.B. DENOTES: DEED BOOK
 - FPL DENOTES: FLORIDA POWER & LIGHT COMPANY

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