

INSTR # 115617494,Plats 183/246
Page 1 of 2
Recorded 02/14/2019 at 03:56 PM

LEGAL DESCRIPTION:
(IN SECTION 27, TOWNSHIP 51 SOUTH, RANGE 42 EAST,
A PORTION OF LOT 2, BLOCK 8, "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 SOUTHERLY EXTENSION OF THE WEST LINE OF SAID TRACT 'A' FOR 5.00 FEET TO THE
INTERSECTION WITH THE NORTH LINE OF AFOREMENTIONED BLOCK 8, "TOWN OF HALLANDALE"; THENCE SOUTH
88°14'28" WEST ON SAID SOUTH LINE 365.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 8;
THENCE NORTH 01°51'46" WEST ON THE WEST LINE OF SAID LOT 2 FOR 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 RIGHT-OF-WAY FOR EAST HALLANDALE BOULEVARD (STATE ROAD NO. 824) AS SHOWN HEREON IS DEDICATED AND GRANTED IN FEE
SIMPLE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR PERPETUAL USE OF THE
PUBLIC FOR ROADWAY PURPOSES.
THE ADDITIONAL RIGHT-OF-WAY FOR SE 2ND STREET AS SHOWN HEREON IS HEREBY DEDICATED TO THE
PUBLIC FOR PROPER PURPOSES.

IN WITNESS THEREOF: THAT ROMAGNOLE INVESTMENT PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS
CAUSED THESE PRESENTS TO BE SIGNED BY GIUSEPPE IADISERNA, ITS DIRECTOR, IN THE
PRESENCE OF THESE TWO WITNESSES THIS 18th DAY OF May, A.D. 2016.

WITNESSES:
Giusepe Iadiseria ROMAGNOLE INVESTMENT PROPERTIES, LLC,
PRINT NAME: Giusepe Iadiseria A FLORIDA LIMITED LIABILITY COMPANY
BY: [Signature]
PRINT NAME: GIUSEPPE IADISERNA
TITLE: DIRECTOR
George M. Seaver
PRINT NAME: George M. Seaver

ACKNOWLEDGMENT:
STATE OF FLORIDA SS
COUNTY OF BROWARD
I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME Giusepe IADISERNA,
Director 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 18th DAY OF May, A.D. 2016.

MY COMMISSION NUMBER: FF183121
MY COMMISSION EXPIRES: December 20, 2018
NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: I. Jane Storms

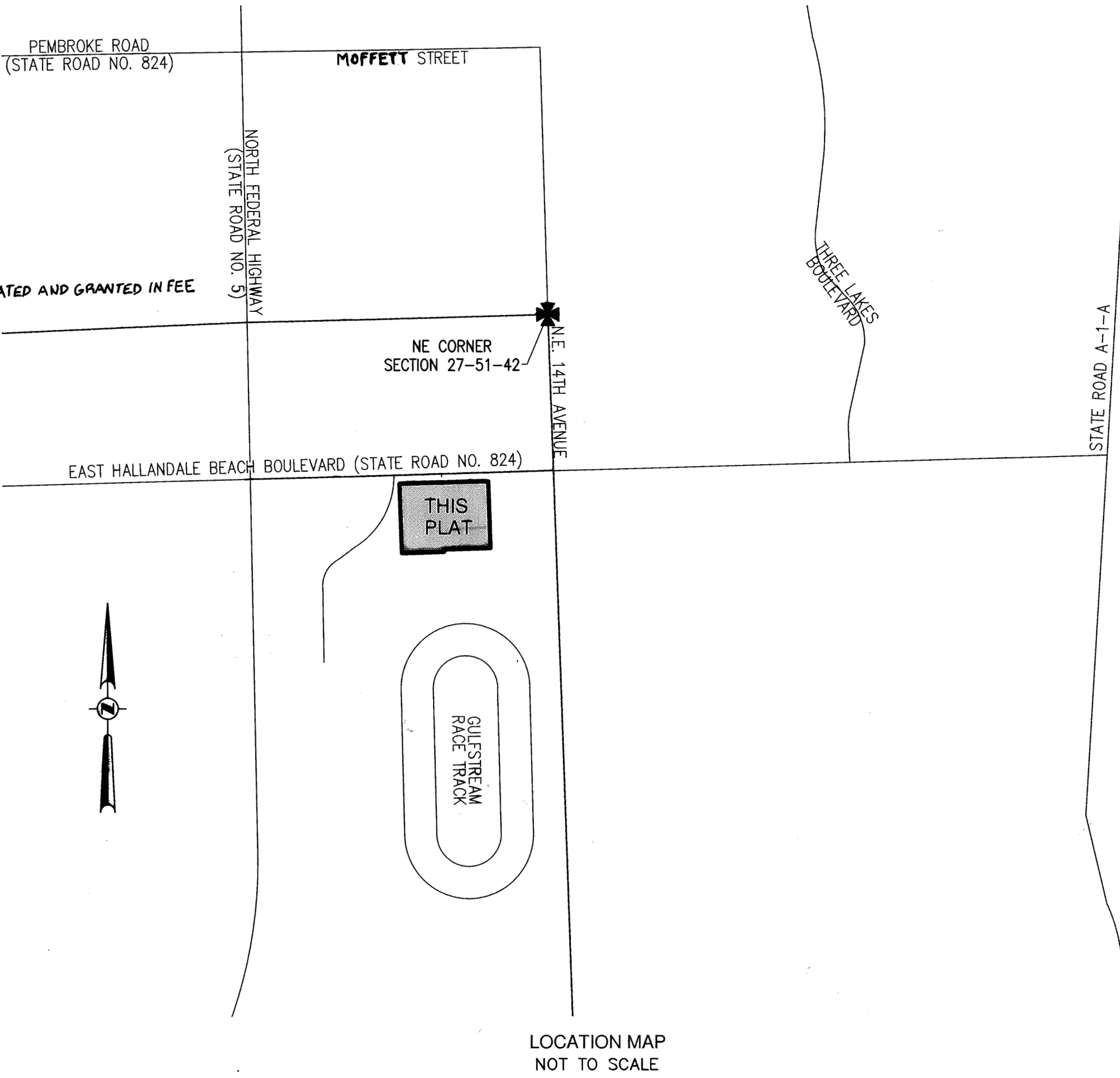
SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY
SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. THAT THE SURVEY
DATA SHOWN HEREON CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 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
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

MAY 19, 2016
DATE

"HALLANDALE OASIS"
(IN SECTION 27, TOWNSHIP 51 SOUTH, RANGE 42 EAST,
A REPLAT OF A PORTION OF LOT 2, BLOCK 8, "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

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 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 THE CITY AND THIS COUNTY.

PLATTING SURVEYOR	CITY CLERK	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER
		<u>Mariana Pitiriciu</u>		

PLAT BOOK 183 PAGE 246
SHEET 1 OF 2 SHEETS

EXHIBIT "5"

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. 2016-70
ACCEPTED THIS 18th DAY OF May, A.D. 2016, 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: [Signature] CITY CLERK
APPROVED: [Signature] MAYOR

CITY OF HALLANDALE BEACH ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 08 DAY OF JUNE, A.D. 2016

BY: Mariana Pitiriciu
NAME: MARIANA PITIRICIU
CITY ENGINEER
FLORIDA P.E. REGISTRATION NO. 67384

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 23rd DAY OF March, A.D. 2016.

BY: [Signature] CHAIRPERSON
PRINT NAME: Sheryl S. Natelson
DATE: June 8, 2016

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT
DEPARTMENT:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS 24 DAY OF
January, A.D. 2019

BY: Jo Serodha
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 11th DAY OF December,
A.D. 2015.

BY: [Signature] CHAIRPERSON

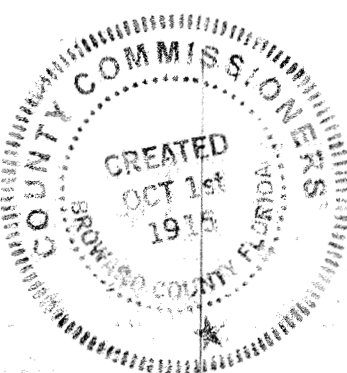
THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE
AND IS APPROVED AND ACCEPTED FOR RECORD THIS 12th DAY OF February, A.D. 2019

BY: D. Winstone
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
12 DAY OF February, A.D. 2019

BY: [Signature]
MAYOR, COUNTY COMMISSION



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.
ROBERT P. LEGG, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER LS4030

2/7/19
DATE

BY: Richard Tornese
RICHARD TORNESE
DIRECTOR
PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. 40263

2/7/19
DATE

PLAT FILE NO. 037-MP-15

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

LOT 3, BLOCK 1
SECTION 27-51-42
"TOWN OF HALLANDALE"
P.B. B, PG 13, D.C.R.

SURVEYOR'S NOTES:

1) THIS PLAT IS RESTRICTED TO 60,000 SQUARE FEET OF OFFICE USE, 50,000 SQUARE FEET OF
COMMERCIAL USE, A 200 ROOM HOTEL AND 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.

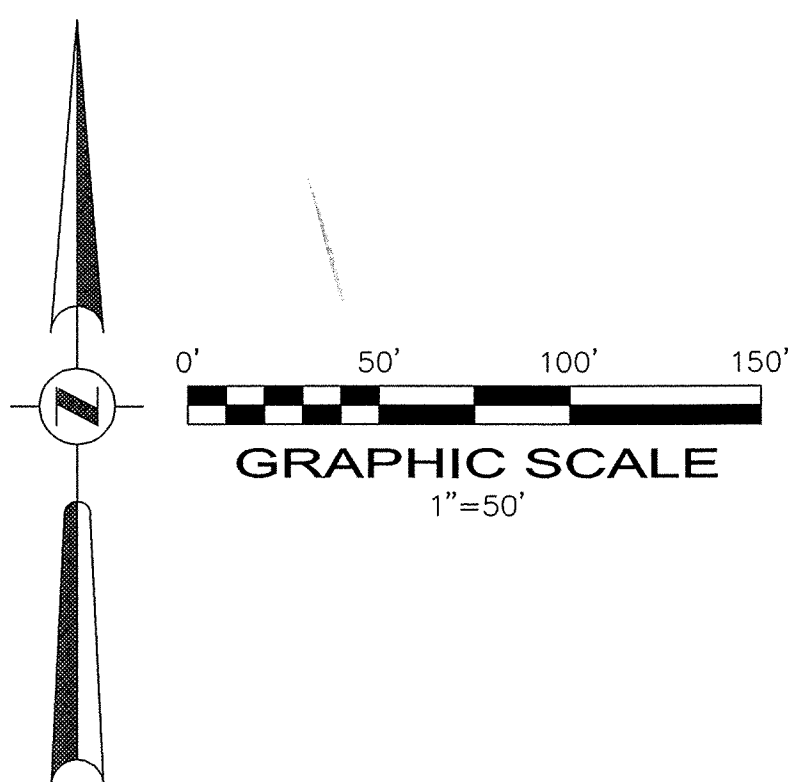
THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES,
AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY
COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE
APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND 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.

2A) 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

2B) 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.

3) BEARINGS ARE BASED ON WEST LINE OF TRACT 'A', "REGENCY PARK", PLAT BOOK 111, PAGE
29, B.C.R. BEING S01°51'52"E.

4) 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.

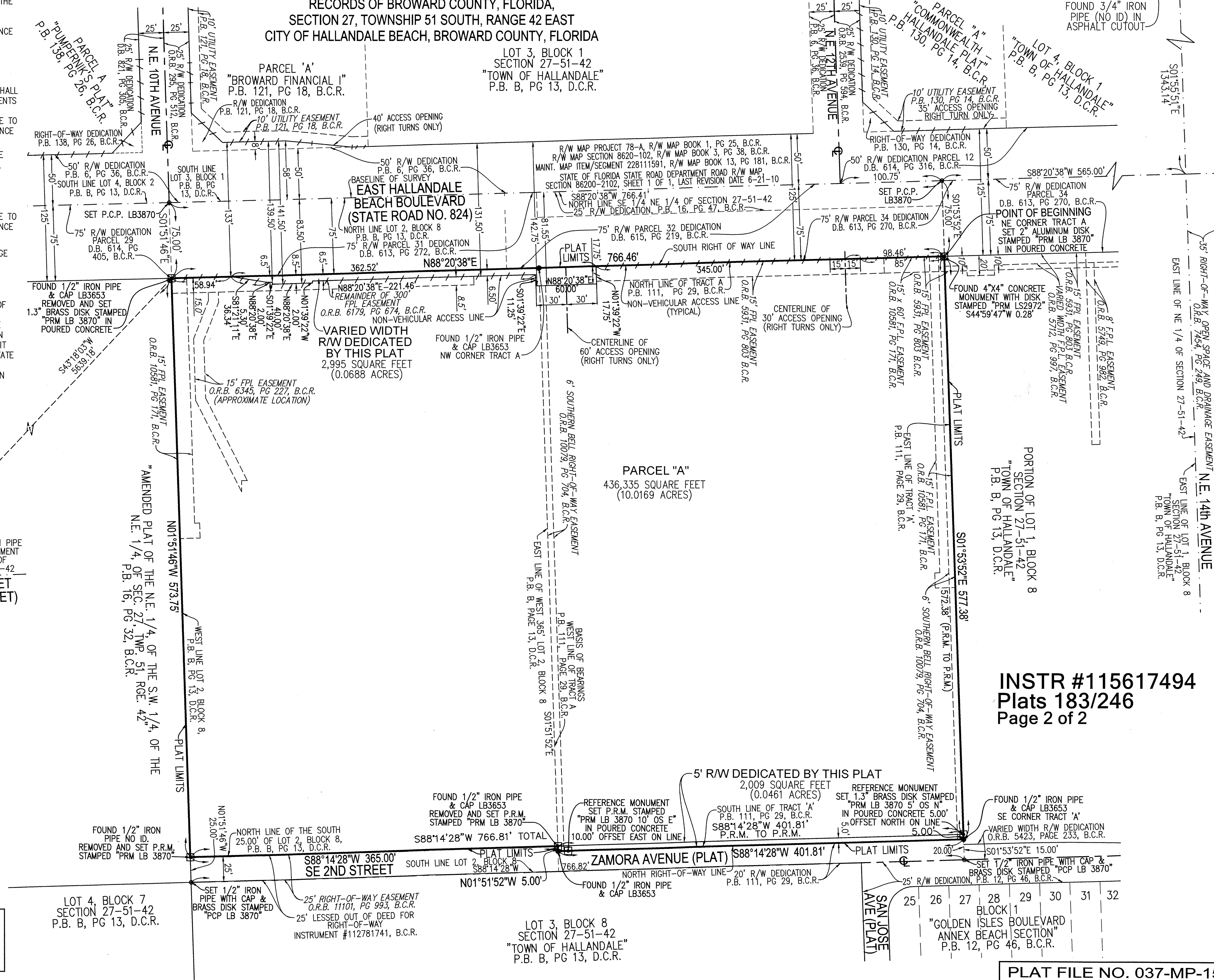


LEGEND:

- 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
- — — 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

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.



INSTR #115617494
Plats 183/246
Page 2 of 2

PLAT FILE NO. 037-MP-15