

601 OLD FEDERAL HIGHWAY PLAT

CFN # 104880075,
Page 1 of 3
Recorded 04/06/2005 at 10:39 AM

A RESUBDIVISION OF A PORTION OF LOT 3, OF BLOCK 11,
"MAP OF THE TOWN OF HALLANDALE", PLAT BOOK "B" PAGE 13 DADE COUNTY RECORDS
SECTION 27 TOWNSHIP 51 SOUTH RANGE 42 EAST
CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA

A. R. TOUSSAINT & ASSOCIATES, INC.
LAND SURVEYORS
620 N.E. 126th STREET, NORTH MIAMI, FLORIDA 33161
PHONE (305) 891-7340 FAX (305) 893-0325

CITY OF HALLANDALE BEACH PLANNING & ZONING BOARD:

THIS IS TO CERTIFY: THAT THE PLANNING AND ZONING BOARD OF THE CITY OF HALLANDALE BEACH, FLORIDA, HAS APPROVED AND ACCEPTED THE ATTACHED PLAT THIS 26th DAY OF MAY, 2003.

BY: W. T. Patterson CHAIRMAN

CITY OF HALLANDALE BEACH CITY ENGINEER:

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

DATE: 6-19-03 BY: Marc Gambrell CITY ENGINEER

"NO BUILDING PERMITS SHALL BE ISSUED FOR 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 IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE."

CITY OF HALLANDALE BEACH CITY COMMISSION:

THIS IS TO CERTIFY: THAT THIS PLAT WAS APPROVED AND ACCEPTED BY THE CITY COMMISSION OF HALLANDALE BEACH, FLORIDA BY RESOLUTION NO. 2003-12 ADOPTED THIS 17 DAY OF JUNE, 2003 AND THAT BY SAID RESOLUTION ALL RIGHTS-OF-WAY, THOROUGHFARES AND EASEMENTS SHOWN HEREON ON THIS PLAT WERE ACCEPTED IN THE NAME OF THE PUBLIC AND ALL PREVIOUS PLATS OF THIS LAND ARE CANCELLED AND SUPERSEDED.

BY: John Cooper MAYOR
BY: Eric B. Augusto CITY CLERK
CITY OF HALLANDALE BEACH

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: Henry P. Cook DIRECTOR OF ENGINEERING, FLORIDA PROFESSIONAL ENGINEER, REGISTRATION NO. 12506
BY: Eric B. Augusto BROWARD COUNTY SURVEYOR, PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA P.S.M. REGISTRATION NO. L55695

DATE: 3-23-05 DATE: 3/23/2005

BROWARD COUNTY DEPARTMENT OF URBAN PLANNING AND REDEVELOPMENT:

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

DATE: 3-23-05 BY: Dahn Dwyer DIRECTOR/DESIGNEE

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT, SUBJECT TO IT'S COMPLIANCE WITH THE DEDICATION OF RIGHT-OF-WAY FOR TRAFFICWAYS THIS 27 DAY OF February, 2003.

BY: Dawn B. Kelly CHAIRMAN, COUNTY PLANNING COUNCIL
THIS 28 DAY OF August, 2003.

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL ON THE ABOVE APPROVED DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS 23 DAY OF March, 2005.

BY: Bruce Blum 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 SECTION 177.091 PART 1, CHAPTER 177, FLORIDA STATUTES AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY FLORIDA, THIS 22nd DAY OF SEPTEMBER, A.D. 2003.

ATTEST: Roger J. Desjarlais, COUNTY ADMINISTRATOR
BY: Rose Zenar DEPUTY
BY: Bruce Blum MAYOR-COUNTY COMMISSION

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

THIS PLAT WAS FILED FOR RECORD THIS 6th DAY OF April, 2005 AND RECORDED IN PLAT BOOK 174, AT PAGE 132, "RECORD VERIFIED".

ATTEST: Roger J. Desjarlais, COUNTY ADMINISTRATOR
BY: Gregory M. Ellis DEPUTY

LEGAL DESCRIPTION:

A PART OF SECTION 27, TOWNSHIP 51 SOUTH, RANGE 42 EAST, IN BROWARD COUNTY, FLORIDA, BEING ALSO PART OF LOT 3, OF BLOCK 11, OF "MAP OF THE TOWN OF HALLANDALE", RECORDED IN PLAT BOOK "B" PAGE 13 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3, RUN WESTERLY ON THE SOUTH BOUNDARY OF SAID LOT, 501.05 FEET TO THE CENTERLINE OF THE COUNTY ROAD AS THAT ROAD WAS LOCATED MAY 22, 1952 BEING ALSO THE WEST LINE OF THE PROPERTY DESCRIBED IN MORTGAGE TO DAISY REESE DATED MAY 22, 1952, FILED JUNE 19, 1952 UNDER CLERKS FILE NO. 469043 AND IN MORTGAGE BOOK 400, PAGE 1, OF THE BROWARD COUNTY RECORDS; THENCE RUN NORTHEASTERLY ON SAID ROAD CENTERLINE 628.85 FEET TO THE POINT OF INTERSECTION WITH THE EAST BOUNDARY OF SAID LOT 3; AT A POINT 14.05 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 3; THENCE RUN SOUTHERLY ON SAID EAST BOUNDARY 656.27 FEET TO THE POINT OF BEGINNING.

LESS THEREFROM THE WESTERLY 33 FEET RIGHT-OF-WAY FOR OLD FEDERAL HIGHWAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86010-2519.

AND ALSO LESS THE SOUTH 20.00 FEET FOR ROAD RIGHT-OF-WAY AS SHOWN ON THAT CERTAIN MAP RECORDED IN MISCELLANEOUS MAP BOOK 4 AT PAGE 38 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS CONTAINING 2.97 ACRES, MORE OR LESS, LYING AND BEING IN THE CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT FIRST DEVELOPMENT FUND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND HEREIN DESCRIBED, HAS CAUSED SAID LAND TO BE PLATTED IN THE MANNER SHOWN HEREON AND TO BE KNOWN AS "601 OLD FEDERAL HIGHWAY PLAT" A REPLAT; AND THAT THEY DEDICATE TO THE PUBLIC IN GENERAL ALL RIGHTS-OF-WAY, EASEMENTS AND THOROUGHFARES, SHOWN HEREON.

THE SAID FIRST DEVELOPMENT FUND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON IT'S BEHALF BY FIRST DEVELOPMENT FUND CORP., IT'S MANAGING MEMBER ON THIS 8th DAY OF MAY, 2003.

FIRST DEVELOPMENT FUND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY IT'S MANAGING MEMBER

WITNESSES: Wesley K. Turner WESLEY K. TURNER

BY: Carlos Raul Rajlin CARLOS RAUL RAJLIN, PRESIDENT

Nicolas A. Aizenstat NICOLAS A. AIZENSTAT

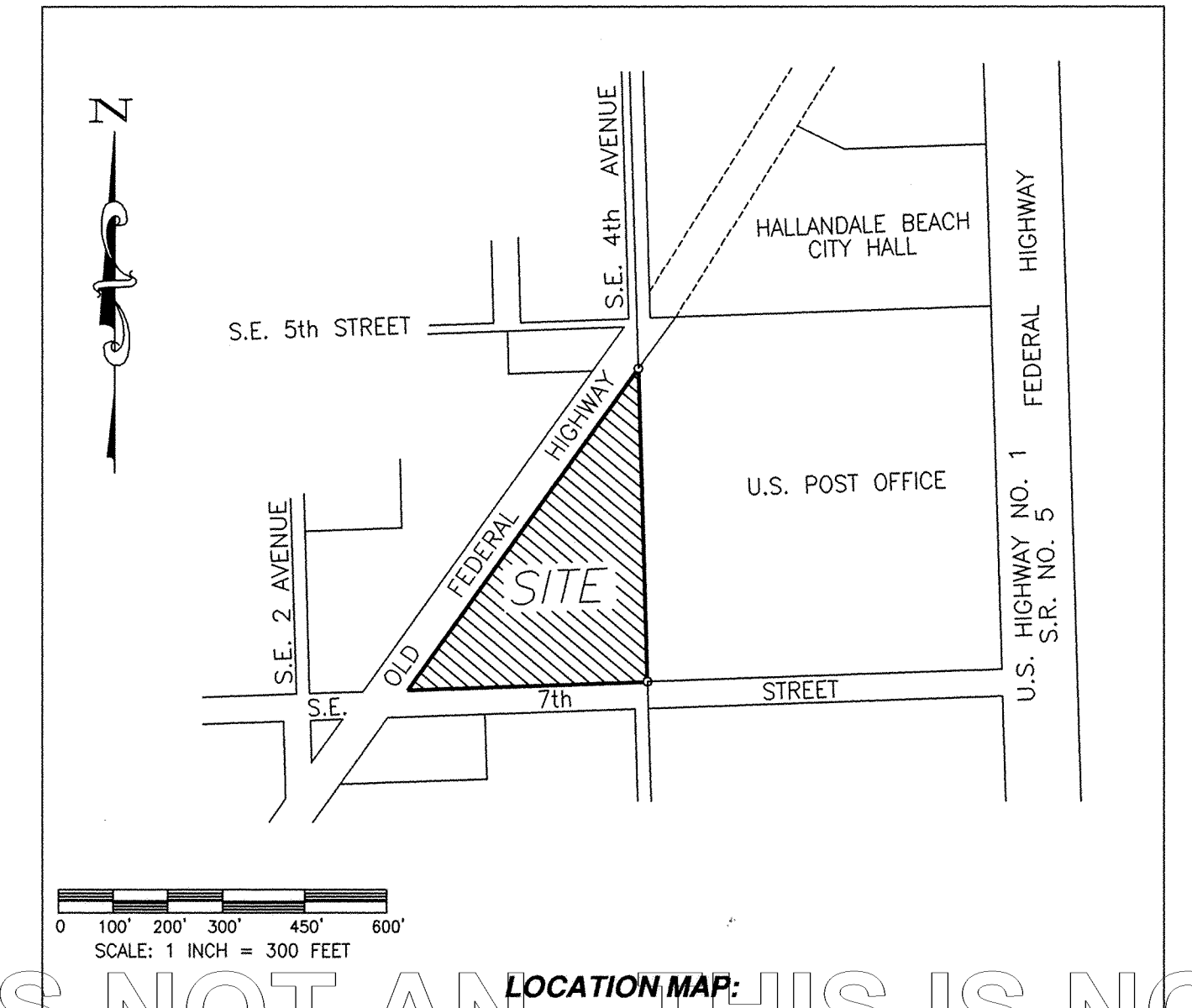
ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE) SS

I HEREBY CERTIFY THAT ON THIS DAY APPEARED CARLOS RAUL RAJLIN, PRESIDENT OF FIRST DEVELOPMENT FUND CORP., A FLORIDA CORPORATION, THE MANAGING MEMBER OF FIRST DEVELOPMENT FUND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO ME WELL KNOWN TO BE THE PERSON HEREIN DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREIN DESCRIBED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF MAY, 2003.

COMMISSION NO. DD120487
EXPIRES: MAY, 22, 2006



PLAT RESTRICTIONS & SURVEYOR'S NOTES:
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 THIS COUNTY.

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.

IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY 2003, WHICH DATE IS (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY 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 PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS ARE NOT INSTALLED BY 2003, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT PROVIDED A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY 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.

THIS PLAT IS RESTRICTED TO 147 HIGH-RISE RESIDENTIAL UNITS.
ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D. 1. f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF "601 OLD FEDERAL HIGHWAY PLAT" IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN HEREON COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 61G17-6 OF FLORIDA ADMINISTRATIVE RULES, THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND THE PERMANENT CONTROL POINTS WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THE 23rd DAY OF AUGUST, 2002. THAT THE BENCHMARKS SHOWN HEREON ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH THE STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

A.R. TOUSSAINT & ASSOCIATES, INC.
620 N.E. 126th STREET, NORTH MIAMI, FLORIDA 33161

BY: Howard C. Gambelle V. PRES.
HOWARD C. GAMBELLE
REGISTERED SURVEYOR AND MAPPER NO. 1683
STATE OF FLORIDA
FLORIDA CERTIFICATE OF AUTHORIZATION LB-273

DEDICATOR	DEDICATOR NOTARY	CITY OF HALLANDALE BEACH	COUNTY ENGINEER	COUNTY SURVEYOR	SURVEYOR

601 OLD FEDERAL HIGHWAY PLAT

A RESUBDIVISION OF A PORTION OF LOT 3, OF BLOCK 11, "MAP OF THE TOWN OF HALLANDALE", PLAT BOOK "B" PAGE 13 DADE COUNTY RECORDS SECTION 27 TOWNSHIP 51 SOUTH RANGE 42 EAST CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA

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SURVEYOR'S NOTES:

- ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM, 1929.
- FOLIO NO. 5142-27-01-0330 FOR THIS PROPERTY.
- THIS PROPERTY ZONED RM-25, RESIDENTIAL MUTI-FAMILY (HIGH DENSITY).
- THIS PLAT CONSIST OF 3 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED VALID WITHOUT THE OTHER. DATA SHOWN ON ONE SHEET IS INTERCHANEABLE AND APPLIES TO ALL SHEETS.
- THIS PLAT IS RESTRICTED TO 147 HIGH-RISE RESIDENTIAL UNITS.
- BENCH MARK USED: "BM 3100", IRON PIPE IN ASPHALT AT N.W. CORNER OF DIXIE HIGHWAY AND S.W. 6th STREET, ELEV. 9.70' (BROWARD COUNTY ENGINEERING DIVISION)
- ELEVATION SHOWN, ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929, KNOWN AS N.G.V.D.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- P.R.M. INDICATES IRON PIPE SET IN CONCRETE MONUMENT WITH 2" BRASS DISK STAMPED RLS 1683
- BEARINGS ARE BASED ON AN ASSUMED SYSTEM WHEREBY THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 51 SOUTH, RANGE 42 EAST BEARS N 88°10'20"E FROM THE WEST 1/4 CORNER OF SAID SECTION 27.

LEGEND:

- B.C.R. INDICATES BROWARD COUNTY RECORDS
- B.M. INDICATES BENCH MARK
- CONC. INDICATES CONCRETE
- COR. INDICATES CORNER
- D.C.R. INDICATES DADE COUNTY RECORDS
- (D) INDICATES RECORDED DEED DIMENSION
- EL. INDICATES ELEVATION
- F.D.O.T. INDICATES FLORIDA DEPARTMENT OF TRANSPORTATION
- FD. INDICATES FOUND
- (MEAS) INDICATES MEASURED
- MON. INDICATES MONUMENT
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. INDICATES PLAT BOOK
- PG. INDICATES PAGE
- P.O.B. INDICATES POINT OF BEGINNING
- P.C.P. INDICATES PERMANENT CONTROL POINT
- R.L.S. 907 NAIL & DISK
- P.R.M. INDICATES PERMANENT REFERENCE MONUMENT
- 2 1/4" BRASS CAP SET IN CONCRETE MONUMENT
- R.L.S. INDICATES REGISTERED LAND SURVEYOR
- R/W INDICATES RIGHT-OF-WAY
- SWK INDICATES SIDEWALK
- TR. INDICATES TRACT
- △ INDICATES DELTA ANGLE OF CURVE
- A INDICATES ARC DISTANCE
- C INDICATES CHORD
- R INDICATES RADIUS
- T INDICATES TANGENT
- - - - - INDICATES NON-VEHICULAR ACCESS LINE
- ⊕ INDICATES CENTERLINE

PLAT RESTRICTIONS:

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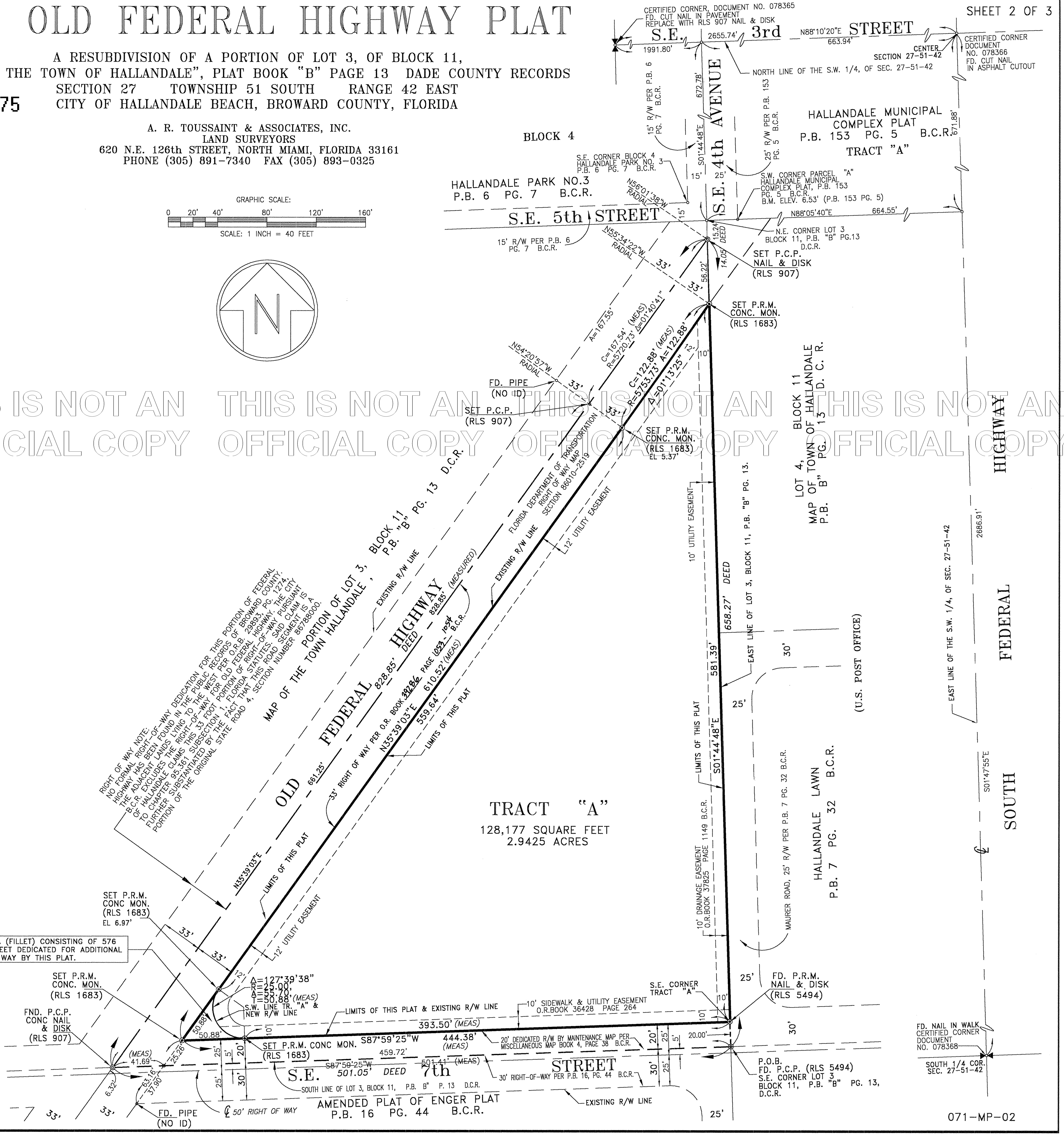
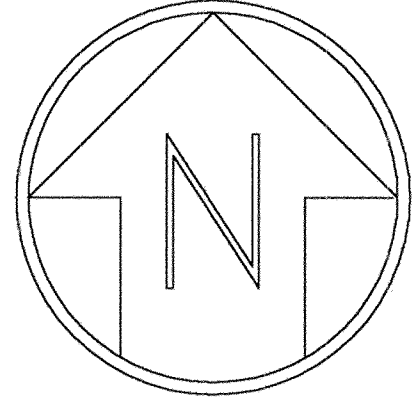
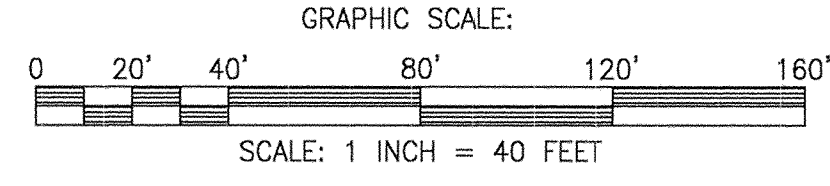
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IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY SEPTEMBER 23, 2008, WHICH DATE IS (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY 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 PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS ARE NOT INSTALLED BY SEPTEMBER 23, 2008, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT, PROVIDED A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY 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.

THIS PLAT IS RESTRICTED TO 147 HIGH-RISE RESIDENTIAL UNITS. ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D. 1. f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

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.



601 OLD FEDERAL HIGHWAY PLAT

CFN #104880075
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A RESUBDIVISION OF A PORTION OF LOT 3, OF BLOCK 11,
"MAP OF THE TOWN OF HALLANDALE", PLAT BOOK "B" PAGE 13 DADE COUNTY RECORDS
SECTION 27 TOWNSHIP 51 SOUTH RANGE 42 EAST
CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA

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LAND SURVEYORS
620 N.E. 126th STREET, NORTH MIAMI, FLORIDA 33161
PHONE (305) 891-7340 FAX (305) 893-0325

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT CORNERSTONE HALLANDALE, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND HEREIN DESCRIBED, HAS CAUSED SAID LAND TO BE PLATTED IN THE MANNER SHOWN HEREON AND TO BE KNOWN AS "601 OLD FEDERAL HIGHWAY PLAT" A REPLAT; AND THAT THEY DEDICATE TO THE PUBLIC IN GENERAL ALL RIGHTS-OF-WAY, EASEMENTS AND THOROUGHFARES, SHOWN HEREON.

THE SAID CORNERSTONE HALLANDALE, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON IT'S BEHALF BY CORNERSTONE HALLANDALE, L.L.C., IT'S MANAGING MEMBER ON THIS 22 DAY OF March, 2005.

CORNERSTONE HALLANDALE, L.L.C.,
A FLORIDA LIMITED LIABILITY
COMPANY, BY IT'S MANAGING MEMBER
CORNERSTONE HALLANDALE, L.L.C.,
A FLORIDA CORPORATION

WITNESSES:

Pamela Kong
Pamela Kong
Ryann Roman
LEYANI ROMAN

BY: [Signature]
LEON J. WOLFE, PRESIDENT

ACKNOWLEDGEMENT:

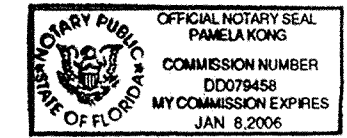
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE) SS

I HEREBY CERTIFY THAT ON THIS DAY APPEARED LEON J. WOLFE, PRESIDENT OF CORNERSTONE HALLANDALE, L.L.C., A FLORIDA CORPORATION, THE MANAGING MEMBER OF CORNERSTONE HALLANDALE, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, TO ME WELL KNOWN TO BE THE PERSON HEREIN DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREIN DESCRIBED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF March, A.D. 2005.

BY: Pamela Kong
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

COMMISSION NO. _____
EXPIRES: _____



MORTGAGE CORPORATE:

KNOW ALL MEN BY THESE PRESENTS: THAT OCEAN BANK, A FLORIDA BANKING CORPORATION, ORGANIZED UNDER THE LAWS OF FLORIDA, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE DEED AND SECURITY AGREEMENT DATED FEBRUARY 28, 2005, AND RECORDED ON MARCH 7, A.D. 2005 IN OFFICIAL RECORD BOOK 39190, AT PAGE 357, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF::

OCEAN BANK, A FLORIDA BANKING CORPORATION, A BANK ORGANIZED UNDER THE LAWS OF FLORIDA, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS CORPORATE NAME BY Elizabeth Arias AND ITS CORPORATE SEAL TO BE HEREBY AFFIXED AND ATTESTED BY Enf. F. Calvino ON THIS 22 DAY OF March, A.D. 2005.

OCEAN BANK, A FLORIDA BANKING CORPORATION

ATTEST [Signature] BY [Signature]
(TITLE) Asst. Secretary (TITLE) Nice President
PRINT NAME Enf. F. Calvino PRINT NAME Elizabeth Arias

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

I HEREBY CERTIFY: THAT ON THIS 22 DAY OF March 2005 PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, Elizabeth Arias Enf. Calvino PERSONALLY KNOWN TO ME TO BE THE OFFICER OF OCEAN BANK, A FLORIDA BANKING CORPORATION WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS VOLUNTARY FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN DESCRIBED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF March, A.D. 2005.

[Signature]
NOTARY PUBLIC
PRINTED NAME OF NOTARY PUBLIC Annelise C. Ferrer
NOTARY PUBLIC STATE OF FLORIDA
SERIAL NUMBER DD 063004
COMMISSION EXPIRES October 7, 2005



THIS IS NOT AN OFFICIAL COPY OF THIS INSTRUMENT. THIS IS NOT AN OFFICIAL COPY OF THIS INSTRUMENT. THIS IS NOT AN OFFICIAL COPY OF THIS INSTRUMENT. THIS IS NOT AN OFFICIAL COPY OF THIS INSTRUMENT.

601 Old Federal Highway Plat, PB 174-132, BCR

Legal Description:

Tract "A", 601 Old Federal Highway Plat, PB 174-132, less and accept the Right-of-Way conveyed per Ordinance No. 2017-21, Instrument # 114710460, all recorded in the Public Records of Broward County, Florida.

(Tract "A" acreage per the plat is 2.94 AC.)

PLAT NOTE AMENDMENT

CURRENT PLAT NOTE PER PB 174-132, BCR:

This plat is restricted to 147 high-rise residential units.

PROPOSED PLAT NOTE:

This plat is restricted to a 2.53 AC park.

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.