

DESCRIPTION:

THAT CERTAIN PORTION OF the South one-third (S1/3) of the North three-fifths (N3/5) of the West one-half (W1/2) of the Northeast one-quarter (NE1/4) of the Southwest one-quarter (SW1/4) of the Southeast one-quarter (SE1/4) of Section 28, Township 51 South, Range 42 East, less the West 15.00 feet for road right-of-way being more particularly described as follows:

COMMENCING at the Southwest corner of the above described property; Thence run North 00 Degrees 40 Minutes 06 Seconds East, along the West line of said property a distance of 32.72 feet; Thence run North 88 Degrees 28 Minutes 14 Seconds East, a distance of 10.00 feet to a POINT OF BEGINNING; Thence North 01 Degrees 56 Minutes 32 Seconds West, along the West property line, a distance of 102.68 feet to the Northwest property corner; Thence run North 87 Degrees 19 Minutes 47 Seconds East and along the North property line, a distance of 107.35 feet; Thence run South 01 Degrees 52 Minutes 57 Seconds East and parallel with the East property line, a distance of 104.82 feet; Thence run South 88 Degrees 28 Minutes 14 Seconds West, a distance of 107.24 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in the City of Hallandale Beach, Broward County, Florida. Containing 11,139 square feet.

CFN # 107819594.
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Recorded 04/10/2008 at 03:39 PM

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That SEVENTH AVENUE HOMES, LLC., owners of the lands shown and described hereon, have caused said lands to be subdivided and platted as shown hereon, said plat to be known as "HALLANDALE BEACH PRESERVE PHASE 1", and do hereby dedicate as follows:

The Utility Easements, as shown hereon, are hereby dedicated in perpetuity for the perpetual use of the public for construction, installation, maintenance and operation of utilities, including cable television.

IN WITNESS WHEREOF: We hereto set our hands and affix our corporate seal this 3rd day of September, 2006.

Witness
ROBERT SHAN
Print Name
Mauricio Lirado
Witness
Madeleine Tirado
Print Name

By: Richard Shan
RICHARD SHAN, MANAGER
SEVENTH AVENUE HOMES LLC

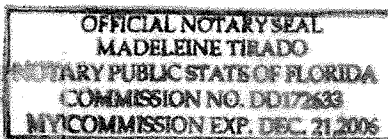
ACKNOWLEDGMENT
State of Florida } SS
County of Broward }

I HEREBY CERTIFY: THAT Richard Shan on this day before me, an officer duly authorized by law to administer oaths and take acknowledgments, personally appeared Richard Shan to me well known to be the individual described in and who executed the foregoing dedication freely and voluntarily for the uses and purposes therein expressed.

WITNESS by hand and official seal this 5th day of September, 2006

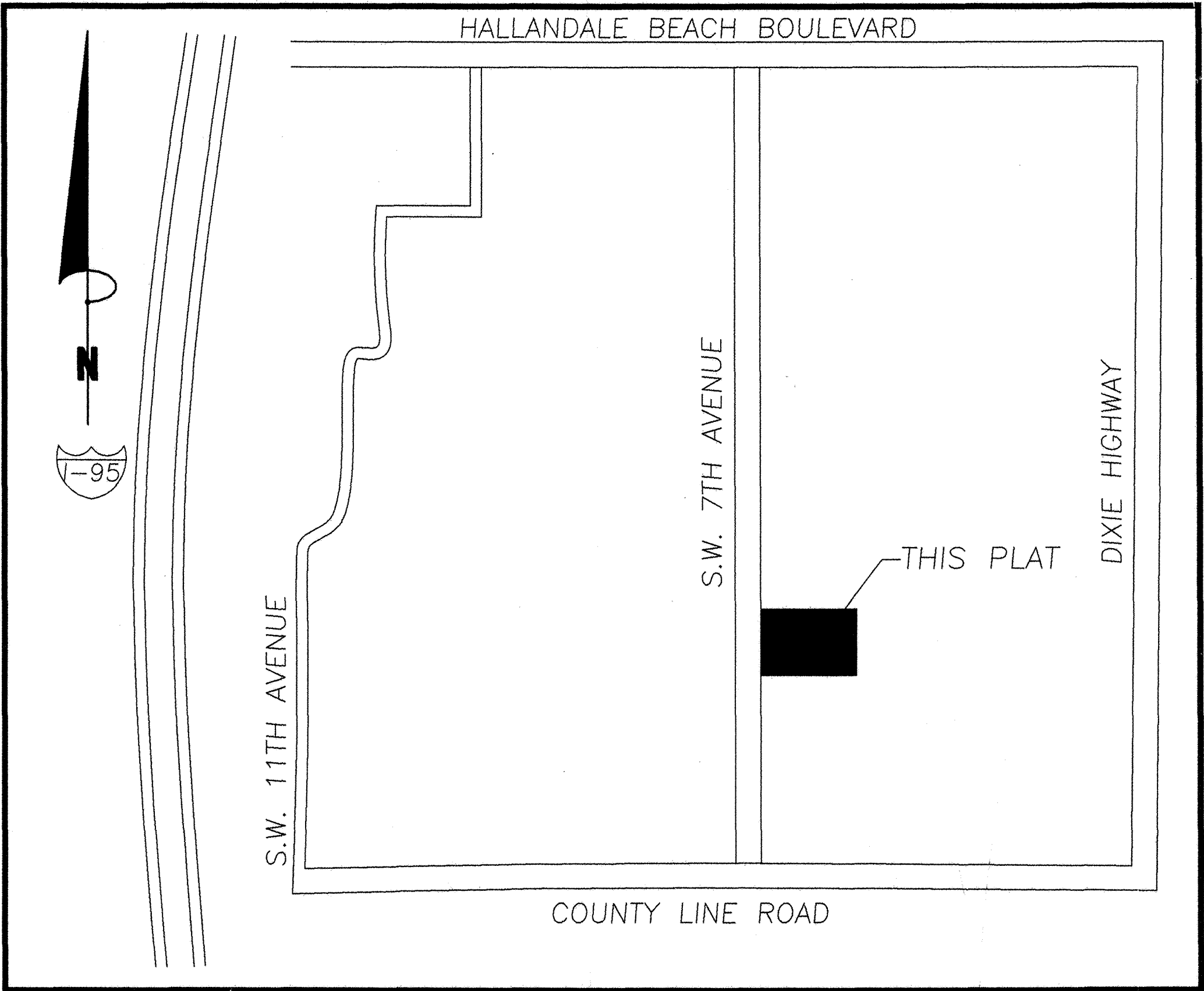
MY Commission Expires:

Madeleine Tirado
Notary Public State of Florida



HALLANDALE BEACH PRESERVE PHASE 1

A PORTION OF THE SOUTH ONE-THIRD (S1/3) OF THE NORTH THREE-FIFTHS (N3/5) OF THE WEST ONE-HALF (W1/2) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 28, TOWNSHIP 51 SOUTH, RANGE 42 EAST, HALLANDALE BEACH, BROWARD COUNTY, FLORIDA.



LOCATION MAP (NTS)

CITY ENGINEER

This Plat is hereby approved and accepted by the City Engineer of City of HALLANDALE BEACH, Florida for Record this 22 day of February, 2008

By: William L. Sledge Date: 2/22/08
City Engineer
Florida Professional Registration # 55752

PLANNING AND ZONING BOARD

THIS IS TO CERTIFY: That the Planning and Zoning Board of the City of HALLANDALE BEACH, Florida, has approved and accepted this Plat for Record on this 7th day of September, 2006

By: W. T. Patterson
Chairperson

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 impact fees have been paid or are not due.

CITY COMMISSION

THIS IS TO CERTIFY: That this Plat has been approved and accepted for Record by the City of HALLANDALE BEACH, Florida, by Resolution No. 2006-28, adopted, this 15th day of August, 2006.

The City agrees not to issue building permits for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides the City with written confirmation from Broward County that all applicable impact fees have been paid or are not due.

In WITNESS WHEREOF said City Commission

Attest: E. Paul M. Jones
City Clerk

By: John A. Borge
Mayor

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 24 day of October, 2006.

ATTEST: BERTHA HENRY
Interim County Administrator
By: John A. Borge
Mayor - County Commission

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION RECORDING SECTION: This plat was filed for Record this 10th day of APRIL, 2008, and recorded in Plat Book 177, Page 185.

ATTEST: BERTHA HENRY
Interim County Administrator
By: Susan M. Murrell
Deputy Mayor - County Commission

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT This plat is hereby approved and accepted for record this 9th day of APRIL, 2008.

By: Don M. Dant 4-9-08
Director or Designee Date

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION This plat is hereby approved and accepted for record.

By: Richard Torrese 2/25/08
Director Date
Professional Engineering Registration # 40263
State of Florida

By: Robert P. Legg Jr. 2/12/08
Date
Professional Surveyor and Mapper
State of Florida Registration # LS4030

BROWARD COUNTY PLANNING COUNCIL THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat subject to its compliance with dedication of right-of-way for trafficways this 23rd day of March, 2006.

By: Scotty
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 9 day of April, 2006.

By: Barbara
Executive Director or Designee

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY: That the attached plat is a true and correct representation of the lands recently surveyed, subdivided and platted under my responsible direction and supervision, that the Survey Data shown conforms to the applicable requirements of Chapter 177, Part I, Florida Statutes, and with the applicable Sections of Chapter 61G17-6, Florida Administrative Code, the Permanent Reference Monuments (PRM'S) were set in accordance with section 177.091 of said Chapter 177. The Benchmarks shown are referenced to National Geodetic Vertical Datum (N.G.V.D.) of 1929 in conformity with Standards adopted by the National Ocean Survey for the third order control standards.

By: Paul J. Stowell on the 1 day of September, 2006
Paul J. Stowell, Professional Surveyor and Mapper
No. 5241, State of Florida
Atlantic Coast Surveying, Inc. Florida Certificate of Authorization No. LB 5495
6125 Stirling Road Davie, Florida 33314

SEVENTH AVENUE HOMES LLC	NOTARY DEDICATION	CITY OF HALLANDALE BEACH	COUNTY COMMISSION	COUNTY ENGINEER	COUNTY SURVEYOR

SURVEYOR	PREPARED BY:
	<u>Atlantic Coast</u> SURVEYING, INC. LB NO. 5495 6125 STIRLING ROAD DAVIE (954)587-2100 DAVIE, FLORIDA 33314 BOCA (561)488-9628 FAX (954)587-5418 EMAIL: ACSSURV@BELLSSOUTH.NET

SURVEYORS NOTES:

1. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929.

2. BENCHMARK OF ORIGIN:

A) BROWARD COUNTY BENCHMARK # 3101: "X" CUT ON MAN HOLE RIM IN THE INTERSECTION OF SOUTHWEST 6TH STREET AND SOUTHWEST 1ST AVENUE, (EAST EDGE). ELEVATION = 7.046' (REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929)

3. THIS PLAT IS RESTRICTED TO THREE TOWNHOME UNITS. 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.

4. 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.

5. 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 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.

6. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY OCTOBER 24, 2011, WHICH IS A DATE 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. 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

7. IF PROJECT WATER LINE, SEWER LINE, DRAINAGE, AND THE ROCK BASE FRO INTERNAL ROADS ARE NOT INSTALLED BY OCTOBER 24, 2011, 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 REQUIREMENT SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT, PROVIDED A PHASING PLAT 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 REFERENCE TIME FRAME.

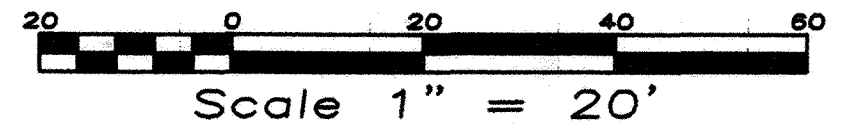
8. Δ AT PRM DENOTES CONCRETE NAIL & DISC # 5495 SET IN 6" X 24" ROUND CONCRETE MONUMENT

9. THIS PLAT CONTAINS 0.26 GROSS ACRES.

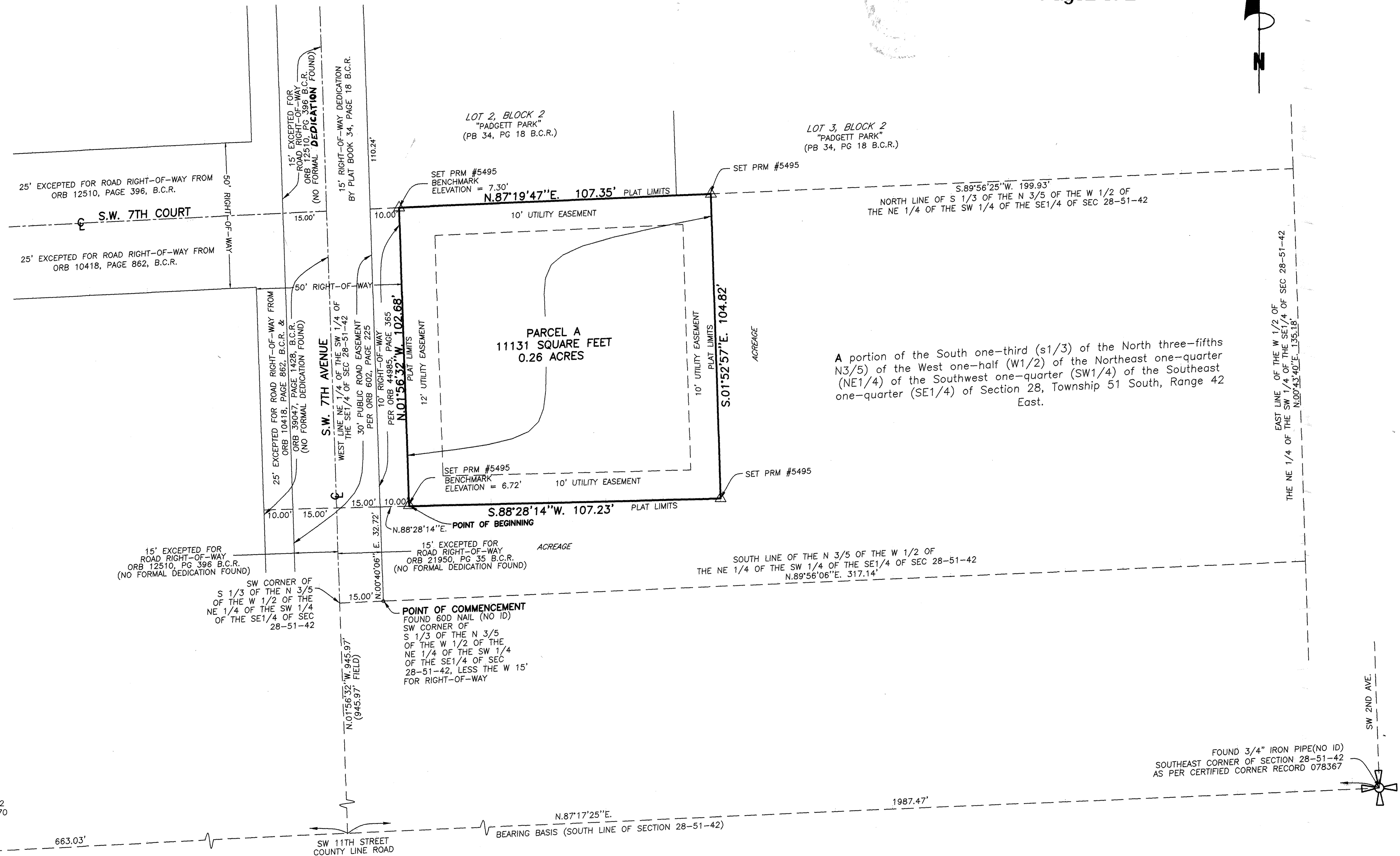
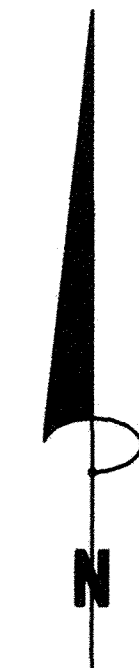
10. THE BASIS OF BEARING REFERENCE LINE USED IS THE SOUTH LINE OF SECTION 28-51-42 WHICH BEARS N. 87°17'25"E.

HALLANDALE BEACH PRESERVE PHASE 1

A PORTION OF THE SOUTH ONE-THIRD (S1/3) OF THE NORTH THREE-FIFTHS (N3/5) OF THE WEST ONE-HALF (W1/2) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 28, TOWNSHIP 51 SOUTH, RANGE 42 EAST, HALLANDALE BEACH, BROWARD COUNTY, FLORIDA.



CFN #107819594
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PLAT ABBREVIATIONS	
NTS	DENOTES NOT TO SCALE
PB	DENOTES PLAT BOOK
PG	DENOTES PAGE
CL	DENOTES CENTERLINE
PRM	DENOTES PERMANENT REFERENCE MONUMENT
ORB	DENOTES OFFICIAL RECORDS BOOK
SEC	DENOTES SECTION
B.C.R.	DENOTES BROWARD COUNTY RECORDS

PLAT ABBREVIATIONS (CONTINUED)	
N.	DENOTES NORTH
S.	DENOTES SOUTH
E.	DENOTES EAST
W.	DENOTES WEST

PREPARED BY:
Atlantic Coast
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