

BEACH GATEWAY
A REPLAT OF PORTION OF TRACT A, "THE PROMENADE AT HALLANDALE" (P.B. 112, PG. 4, B.C.R.)
IN SECTION 27, TOWNSHIP 51 SOUTH, RANGE 42 EAST,
CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA

Exhibit 4

LEGAL DESCRIPTION:

TRACT "A" OF "THE PROMENADE AT HALLANDALE", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 112, AT PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE WEST 5.00 FEET THEREOF.

SAID LANDS LYING AND BEING IN THE CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 8.072 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT 600 HALLANDALE PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE PLATTED AS SHOWN HEREON, AND TO BE KNOWN AS "BEACH GATEWAY", A REPLAT.

- PARCELS RW1, RW2, AND RW3 AS SHOWN HEREON ARE HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.
- PARCEL RW4 AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.
- THE BUS SHELTER EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO BROWARD COUNTY FOR PROPER PURPOSES.
- THE TRAFFIC CONTROL DEVICE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO BROWARD COUNTY FOR PROPER PURPOSES.

IN WITNESS WHEREOF: SAID 600 HALLANDALE PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY ARIA MEHRABI, ITS MANAGER, IN THE PRESENCE OF THESE TWO WITNESSES, THIS _____ DAY OF _____, 202__.

WITNESS: _____ 600 HALLANDALE PARTNERS, LLC,
PRINT NAME: _____ A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: _____ BY: _____
PRINT NAME: _____ ARIA MEHRABI
MANAGER

ACKNOWLEDGMENT:

STATE OF _____ } SS
COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 202__, BY ARIA MEHRABI, AS MANAGER OF 600 HALLANDALE PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 202__.

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

MORTGAGEE CONSENT:

KNOW ALL MEN BY THESE PRESENTS: THAT BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION, ORGANIZED UNDER THE LAWS OF THE UNITED STATES OF AMERICA, THE OWNER AND HOLDER OF A MORTGAGE ON THE PROPERTY DESCRIBED HEREON, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE DEDICATIONS AS SHOWN HEREON.

IN WITNESS WHEREOF: BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY _____ AS _____, IN THE PRESENCE OF THESE TWO WITNESSES THIS _____ DAY OF _____, 202__.

WITNESS: _____ BANK OF AMERICA, N.A.,
PRINT NAME: _____ A NATIONAL BANKING ASSOCIATION

WITNESS: _____ BY: _____
PRINT NAME: _____ NAME
TITLE

ACKNOWLEDGMENT:

STATE OF _____ } SS
COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 202__, BY _____ AS _____ OF BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION, WHO IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 202__.

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

PREPARED BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777

MARCH 2025



LOCATION MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SAID CHAPTER 177.

BY: _____ DATE _____
JOHN F. PULICE
PROFESSIONAL SURVEYOR AND MAPPER NO. LS2691
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FL 33351
CERTIFICATE OF AUTHORIZATION NO. LB3870

CITY OF HALLANDALE BEACH CITY COMMISSION:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE CITY COMMISSION OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA, BY RESOLUTION NO. _____ ACCEPTED THIS _____ DAY OF _____, 202__, 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.

ALL APPLICABLE CONCURRENCY/IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE.

ATTEST: _____ APPROVED: _____
JENORGEN M. GUILLEN JOY COOPER
CITY CLERK MAYOR

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 _____, 202__.

BY: _____ DATE _____
CHARLES WU
CHAIRPERSON

CITY OF HALLANDALE BEACH CITY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____, 202__.

BY: _____
CITY ENGINEER
FLORIDA PROFESSIONAL ENGINEER REGISTRATION NO.: _____

BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 202__.

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 _____, 202__.

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 _____, 20__.

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 _____, 202__.

BY: _____
MAYOR, COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

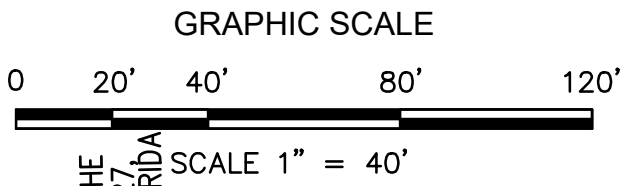
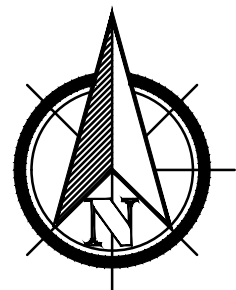
THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: _____ DATE _____ BY: _____ DATE _____
ROBERTO CHAVEZ PROFESSIONAL SURVEYOR AND MAPPER NO. LS7280 RICHARD TORNESE
DIRECTOR
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO. 40263

BEACH GATEWAY

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IN SECTION 27, TOWNSHIP 51 SOUTH, RANGE 42 EAST,
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MARCH 2025



SURVEYORS NOTES:

- THIS PLAT IS RESTRICTED TO 40,200 SQUARE FEET OF COMMERCIAL USE ON PARCEL A; 12,820 SQUARE FEET OF COMMERCIAL USE ON PARCEL B; 54,200 SQUARE FEET OF COMMERCIAL USE ON PARCEL C; AND 52,997 SQUARE FEET OF COMMERCIAL USE ON PARCEL D.
- 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.
- ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2.1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN WITH THE SOUTH LINE OF TRACT A, "THE PROMENADE AT HALLANDALE" (P.B. 112, PG. 4) HAVING A BEARING OF SOUTH 88°13'39" WEST.
- ALL RECORDED DOCUMENTS DEPICTED HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY UNLESS OTHERWISE INDICATED.
- 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.

LEGEND:

- = PERMANENT REFERENCE MONUMENT, PRM, (SET 4"x4"x24" CONCRETE MONUMENT WITH 2" ALUMINUM DISC "PRM LB3870" UNLESS OTHERWISE NOTED)
- = CENTERLINE
- = NON-VEHICULAR ACCESS LINE (NVAL)
- B.C.R. = BROWARD COUNTY RECORDS
- D.B. = DEED BOOK
- D.C.R. = DADE COUNTY RECORDS
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- I.D. = IDENTIFICATION
- LB. = LICENSED BUSINESS
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- R/W = RIGHT-OF-WAY
- SF = SQUARE FEET

SCALE: 1" = 40'-0"