

DIXIE GROUP SUBDIVISION

PLAT BOOK _____ AND PAGE _____

A REPLAT OF PORTION OF LOT 2, BLOCK 13, MAP OF THE TOWN OF HALLANDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 13 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN SECTION 27, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA

(SHEET 1 OF 2)

LEGAL DESCRIPTION:
THE EAST 150 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF LOT 2, BLOCK 13, LESS ROAD RIGHT OF WAY, MAP OF THE TOWN OF HALLANDALE, BEING IN SECTION 27, TOWNSHIP 51 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK B, PAGE 13, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.



BELLO & BELLO LAND SURVEYING CORPORATION
 PREPARED BY:
 LB7262
 12230 S.W. 131 AVENUE, SUITE 201, MIAMI, FLORIDA 33186
 KBELLO@BELLOLANDSURVEYING.COM
 SEPTEMBER, 2013

DEDICATION:
STATE OF FLORIDA S.S.
COUNTY OF BROWARD
KNOW ALL MEN BY THESE PRESENTS: DIXIE GROUP PROPERTIES, LLC, A FLORIDA 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 DIXIE GROUP SUBDIVISION

DIXIE GROUP PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

By: _____, MANAGER MEMBER
 DAMIAN NUSYNKIER

WITNESS: _____
 NAME: _____

ACKNOWLEDGEMENT:
STATE OF FLORIDA S.S.
COUNTY OF BROWARD

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, DAMIAN NUSYNKIER, A MANAGER MEMBER OF DIXIE GROUP PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS, FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND SEAL THIS _____ DAY OF SEPTEMBER, 2013

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



LOCATION SKETCH
 NOT TO SCALE

SURVEYOR'S CERTIFICATION:
 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 COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND WITH THE APPLICABLE SECTION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET ON THE 30TH OF AUGUST OF A.D. 2013, IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177. THAT THE BENCHMARKS SHOWN ARE REFERRED TO THE NATIONAL VERTICAL DATUM (NGVD) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL GEODETIC SURVEY FOR THIRD ORDER. THAT THE 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.

____ DAY OF _____ A.D., 2013.

 WILLIAM HERRYMAN
 PROFESSIONAL SURVEYOR AND MAPPER NO. 2804
 STATE OF FLORIDA

DIXIE GROUP PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY	DEDICATION ACKNOWLEDGEMENT	PROFESSIONAL SURVEYOR AND MAPPER	CITY OF HALLANDALE	COUNTY SURVEYOR	COUNTY ENGINEER
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CITY COMMISSION:
 THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY OF HALLANDALE BEACH, FLORIDA, IN AND BY RESOLUTION NO. _____ ADOPTED BY SAID CITY COMMISSION, THIS _____ DAY OF _____, A.D. 201__.

IN WITNESS WHEREOF: THE SAID CITY COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID CITY TO BE AFFIXED THIS _____ DAY OF _____, A.D. 201__

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.

By: _____
 CITY CLERK, CITY OF HALLANDALE BEACH

CITY PLANNING AND ZONING BOARD:
 THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING BOARD APPROVED AND ACCEPTED THIS PLAT FOR RECORD ON THE _____ DAY OF _____, A.D. 201__

By: _____
 CHAIRPERSON, CITY OF HALLANDALE BEACH

CITY ENGINEER:
 I HEREBY APPROVE THIS PLAT FOR RECORD THIS _____ DAY OF _____, A.D. 201__

By: _____
 ENGINEER, CITY OF HALLANDALE BEACH

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 OR DESIGNEE

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

By: _____
 CHAIRPERSON

THIS PLAT COMPLIES TO 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

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 PAGE _____, RECORD VERIFIED.

ATTEST: BERTHA HENRY, COUNTY ADMINISTRATION

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. DATE _____
 STATE OF FLORIDA
 PROFESSIONAL SURVEYOR AND MAPPER NO. 4030

By: _____
 RICHARD TORNESE
 DIRECTOR OF ENGINEERING
 FLORIDA PROFESSIONAL ENGINEER REGISTRATION NO. 40263

PLANNING FILE NO. _____ -MP-

DIXIE GROUP SUBDIVISION

PLAT BOOK _____ AND PAGE _____

(SHEET 2 OF 2)

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PREPARED BY:

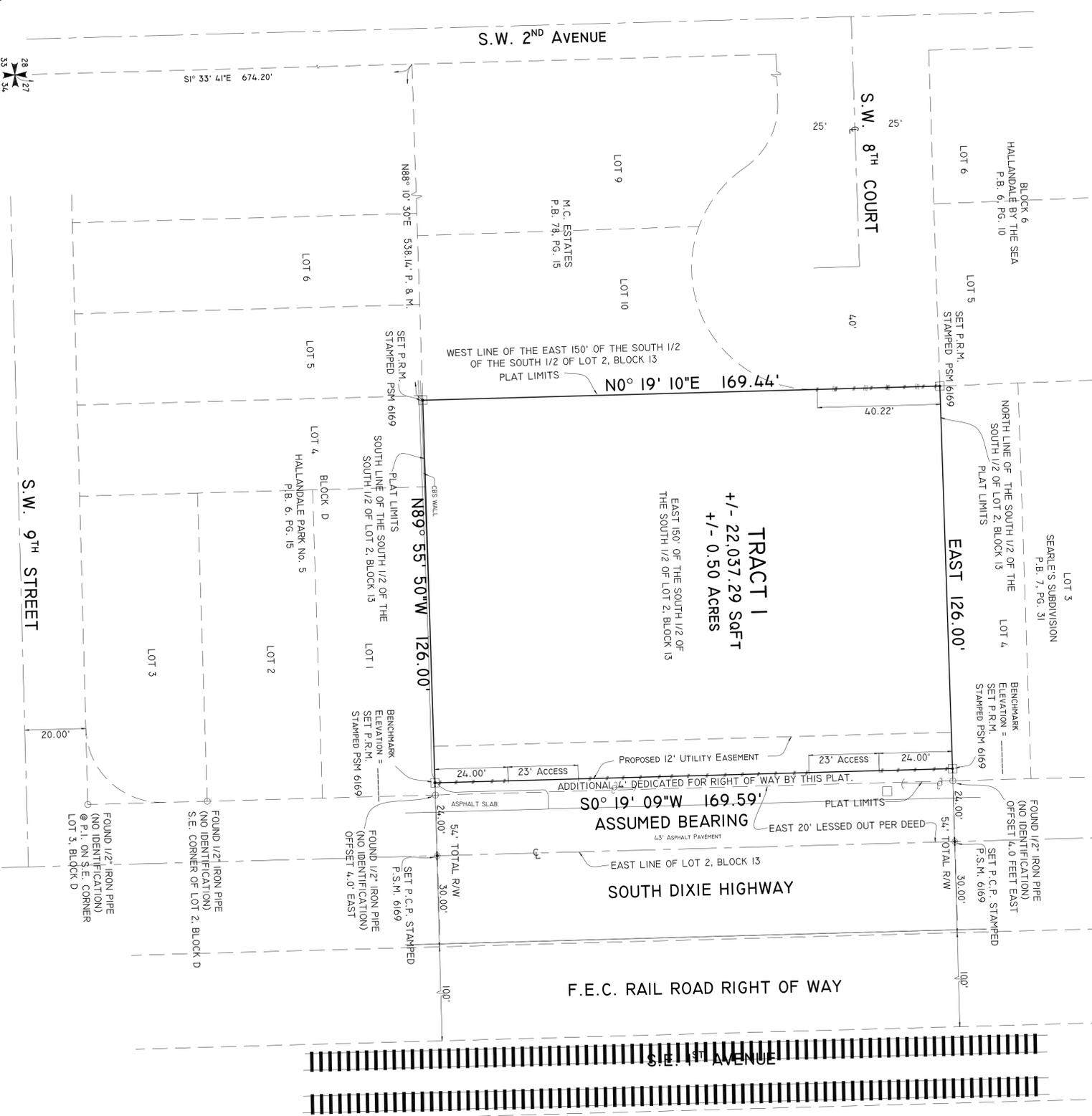
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SEPTEMBER, 2013



SURVEYOR'S NOTES:

- THIS PLAT IS RESTRICTED TO 35,000 SQFT OF COMMERCIAL USE. FREESTANDING BANKS AND DRIVE-THRU BANK FACILITIES ARE NOT PERMITTED WITHIN THIS PLAT WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.

- 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 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 WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING ALONG THE EAST LINE OF LOT 2, BLOCK 13, OF THE PLAT OF MAP OF THE TOWN OF HALLANDALE, AS RECORDED IN PLAT BOOK B, PAGE 13 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LINE BEARING: N 01°35'05" W

- IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY _____, 2018 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 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 PROJECTS WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASED FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY _____, 2018, 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

- 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 AND MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

- ELEVATIONS ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM 1929 BENCH MARK OF ORIGIN: BROWARD COUNTY BENCH MARK NO. 1034, ELEVATION 10.28'; "SQUARE" CUT IN CENTRELINE OF 3' WIDE SIDEWALK ON NORTH SIDE CBS BUILDING AT 824 SOUTH DIXIE HIGHWAY (AAA PLUMBING AND HALLANDALE SEPTIC TANK)

NOTICE:
 THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION 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 THIS COUNTY.

- LEGEND:**
- DENOTES: PERMANENT REFERENCE MONUMENTS (4" X 4" X 24") CONCRETE MONUMENTS WITH 2" ALUMINUM DISK STAMPED "PRM PSM 6169"
 - DENOTES: PERMANENT CONTROL POINT (MAG NAIL & 2" BRASS WASHER STAMPED "PCP PSM 6169")
 - PSM DENOTES: PROFESSIONAL SURVEYOR AND MAPPER
 - P.B. DENOTES: PLAT BOOK
 - PG. DENOTES: PAGE
 - ☒ DENOTES: CENTERLINE
 - #—#—# DENOTES: NON-VEHICULAR ACCESS LINE