# HENZA PLAT

A REPLAT OF LOT 9, BLOCK 2, GEDEON SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LYING IN SECTION 28, TOWNSHIP 49 SOUTH, RANGE 42 EAST, CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA.

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ SHEET 1 OF 2

BROWARD COUNTY PLANNING COUNCIL

EXECUTIVE DIRECTOR OR DESIGNEE

THIS\_\_\_\_\_,202\_.

AND ENGINEERING DIVISION

FLORIDA PROFESSIONAL ENGINEER

FLORIDA REGISTRATION NO. 40263

RICHARD TORNESE

DATE:\_\_\_\_\_

DIRECTOR OR DESIGNEE

COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

DIRECTOR

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF

RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ , A.D., 202\_.

RIGHTS OF WAY THIS\_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, A.D., 202\_.

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL ON THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF

BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA,

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177,

FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

BROWARD COUNTY HIGHWAY CONSTRUCTION

BROWARD COUNTY ENVIRONMENTAL PROTECTION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND

MONUMENTS (P.R.M.'S) WERE SET ON \_\_\_\_\_

FOR THE FIRM BY:\_

**SURVEYOR** 

PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF

KEITH & ASSOCIATES, INC. FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES CERTIFICATE OF AUTHORIZATION NUMBER LB 6860.

CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF

CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE

AND GROWTH MANAGEMENT DEPARTMENT

CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE

DEPARTMENT, COUNTY RECORDS DIVISION-MINUTES SECTION

MAYOR-COUNTY COMMISSION

ROBERT P. LEGG, JR.

REGISTRATION NO. LS4030

AND MAPPER

DATE: \_\_\_\_\_

DATE

WILLIAM ARATA

STATE OF FLORIDA

PREPARED BY:

REGISTRATION NO. 5082

PROFESSIONAL SURVEYOR AND MAPPER

POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400

EMAIL: mail@KEITHteam.com LB NO. 6860

XXX-MP-21

FLORIDA PROFESSIONAL SURVEYOR

#### DESCRIPTION:

DEDICATION:

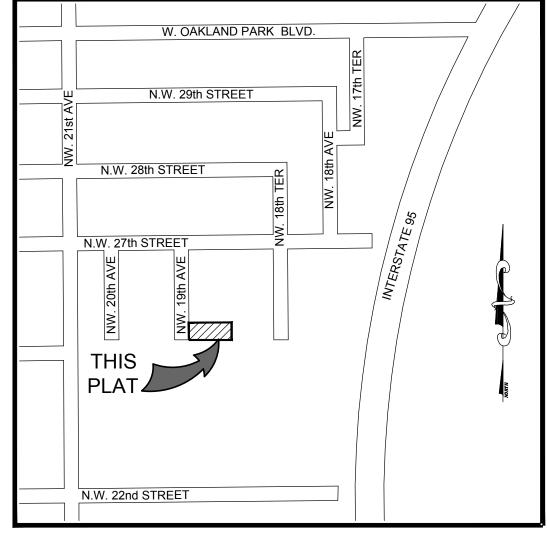
ACKNOWLEDGEMENT:

CORPORATION.

MY COMMISSION EXPIRES:

LOT 9, BLOCK 2, GEDEON SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LAND HEREON LYING IN THE CITY OF OAKLAND PARK, BROWARD COUNTY FLORIDA AND CONTAINING 37,676 SQUARE FEET MORE OR LESS.



LOCATION SKETCH

STATE OF FLORIDA COUNTY OF	SS KNOW A	LL MEN BY IENDY MEZR	THESE PRESEN	TS THAT RAL MANAGER	
FOR HENZA DEVELOPER OWNERS OF THE LANDS HAS CAUSED SAID LAN	RS, LLC, A FLO S DESCRIBED H DS TO BE SUR	PRIDA LIMITE HEREON AS RVEYED AND	D LIABILITY CON BEING INCLUDE PLATTED IN TH	MPANY, AS D IN THIS PLAT HE MANNER	
SHOWN HEREON, SAID OF SECTION 28, TOWN PARK, BROWARD COUN	SHIP 49 SOUTH		•		
PARCEL "A" AS SHOWN HOME OWNERS ASSOCA					-
IN WITNESS WHEREOF: SEALS THISDAY				OUR CORPORA	•
WITNESS:PRINT_NAME:			NZA DEVELOPER A LIMITED LIABI		
WITNESS:		BY:			
PRINT NAME			ISAAC HENDY (GENERAL MAN		

STATE OF FLORIDA SS BEFORE ME PERSONALLY APPEARED

FOREGOING INSTRUMENT AS GENERAL MANAGER OF HENZA DEVELOPERS LLC, A

FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND

FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY,

BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH GENERAL

AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID

**NOTARY PUBLIC:** 

PRINT NAME:

WITNESS MY HAND AND OFFICIAL SEAL THIS\_\_

MANAGER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE

ISAAC HENDY MEZRAGE, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE

		T TO SCALE					
DEDICATION OF MORTGAGE H	HOLDER:		CITY OF OAK	LAND PARK APP	ROVALS:		
STATE OF	CITY COMMISSION:						
HOLDER OF A MORTGAGE ON THIS PENUMBER 117281015, OF THE PUBLIC AND DOES HEREBY JOIN IN THE DED	STATE OF FLORIDA SS COUNTY OF BROWARD						
IN WITNESS WHEREOF: I HERETO SET SEALS THISDAY OF	THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORDING BY THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, IN AND BY RESOLUTION NOADOPTED BY SAID CITY COMMISSION THISDAY OF,A.D., 202						
WITNESS:PRINT NAME:	ELS HOLDI A FLORIDA LIABILITY	A LIMITED	AND/OR CONVERS THE DEVELOPER FROM BROWARD	SION OF A BUILDING PROVIDES THIS MUI	ED FOR THE CONSTRUMITHIN THIS PLAT UINICIPALITY WITH WRITH APPLICABLE CONCURR	NTIL SUCH TIME AS ITEN CONFIRMATION	
WITNESS:PRINT_NAME:	ISAAC BEN	MERGUI, P.A	BY:	BOLIN	BY:	RENEE M. SHROUT	
			maron, danc i.	BOLIN	OH OLLIKK,	KENEE M. OIKOOT	
ACKNOWLEDGEMENT:			CITY ENGINE	ERING:			
STATE OF SS BEFORE ISAAC BE ISAAC BE KNOWN TO ME, AND WHO EXECUTEDOF ELS HOLDINGS LLCON BEHALF OF THE COMPANY.	THE FOREGOING INST	RUMENT AS THE	THIS PLAT HAS E		ACCEPTED FOR RECO	RD THISDAY	
WITNESS MY HAND AND OFFICIAL SEAL THISDAY OF201			ALBERT CARBON, CITY ENGINEER FLORIDA P.E. REGISTRATION NO. 62662				
MY COMMISSION EXPIRES:		CITY PLANNING AND ZONING BOARD:					
			OAKLAND PARK,		LANNING AND ZONING Y APPROVED AND ACC 202		
NOTARY PUBLIC:		BY: CHAIRPERSON					
PRINT NAM	PRINT NAME:						
	HENZA DEVELOPERS LLC,	ELS HOLDINGS LLC,	CITY COMMISSION	CITY ENGINEER	COUNTY COMMISSION	COUNTY ENGINEER	

A REPLAT OF LOT 9, BLOCK 2, GEDEON SUBDIVISION, ACCORDING

TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 24

OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LYING IN SECTION 28, TOWNSHIP 49 SOUTH, RANGE 42 EAST,

CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA.

SHEET 2 OF 2

### 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.

#### PLAT NOTES:

4"X4"X24" CONCRETE MONUMENT WITH ALUMINUM DISC NO. LB6860 (UNLESS NOTED OTHERWISE).

BEARINGS SHOWN HEREON ARE ASSUMED WITH A REFERENCE BEARING OF SOUTH 87°34'24" WEST ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW. 1/4) OF SECTION 28, TOWNSHIP 49 SOUTH, RANGE 42 EAST, ALSO BEING THE NORTH LINE OF PARCEL A, "OSSWALD PARK", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 143, PAGES 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THE FOLLOWING NOTE IS REQUIRED BY 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.

ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE, AND CABLE SHALL BE INSTALLED UNDERGROUND.

#### THIS PLAT IS RESTRICTED TO 4 SINGLE FAMILY 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.

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.

#### LEGEND:

BROWARD COUNTY RECORDS ELEV. ELEVATION GIS GEOGRAPHIC INFORMATION SYSTEM FLORIDA DEPARTMENT OF AGRICULTURE AND

CONSUMER SERVICES CERTIFICATE OF AUTHORIZATION LICENSED BUSINESS DESIGNATION

0.R.B. OFFICIAL RECORDS BOOK

PLAT BOOK PAGE

PRM PERMANENT REFERENCE MONUMENT CENTERLINE

> 0.286 0.138

0.138

0.148

0.155

0.865

SECTION CORNER QUARTER CORNER

SQUARE FOOTAGE

12,423

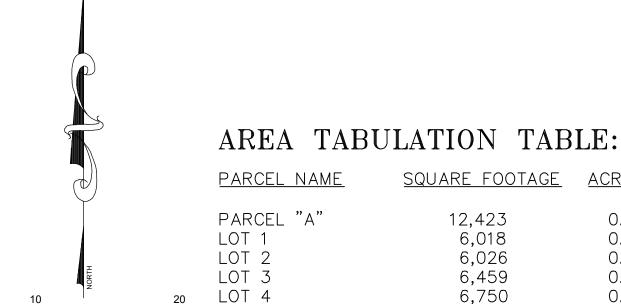
6,018

6,026

6,459

6,750

37,676

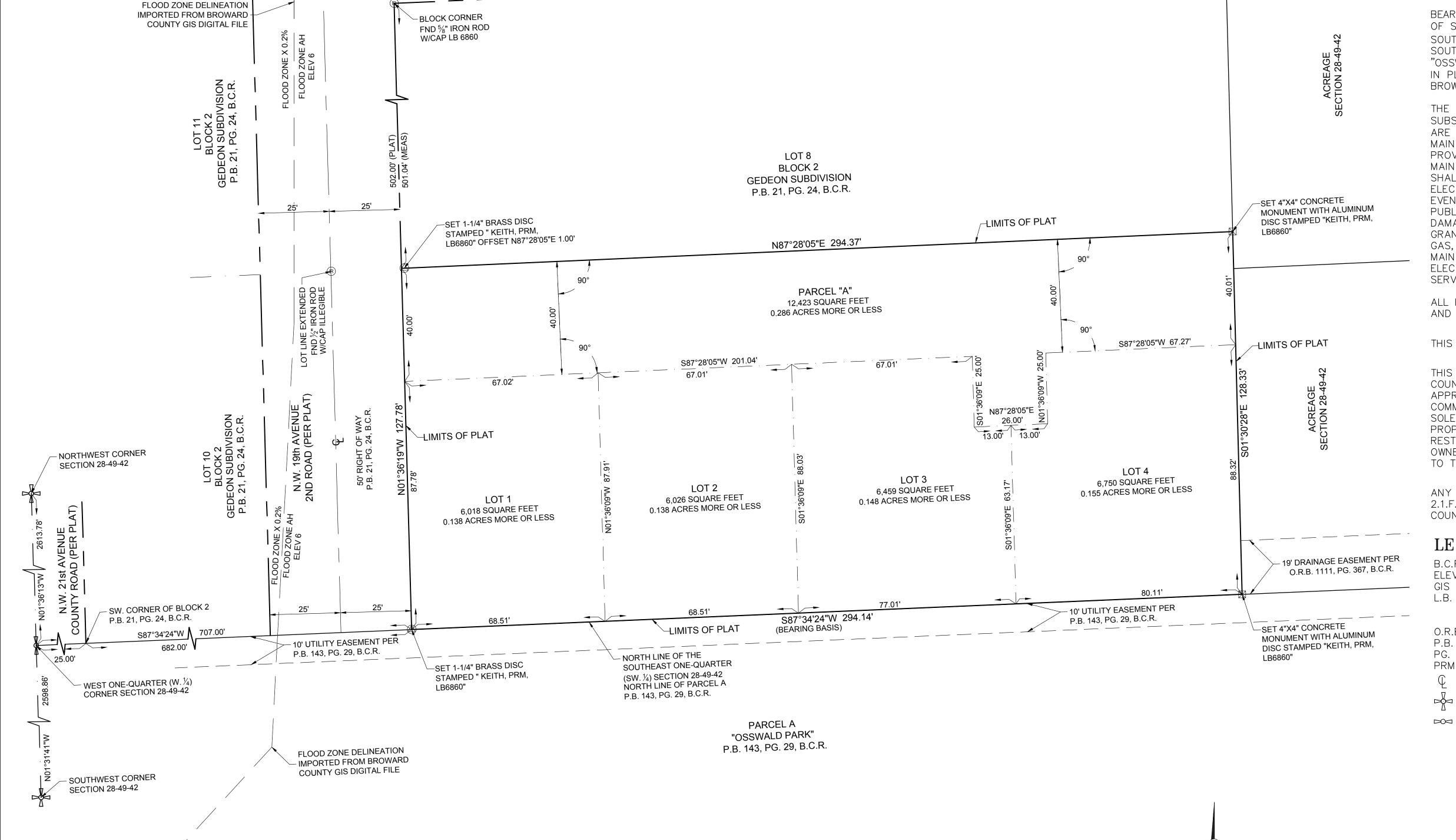


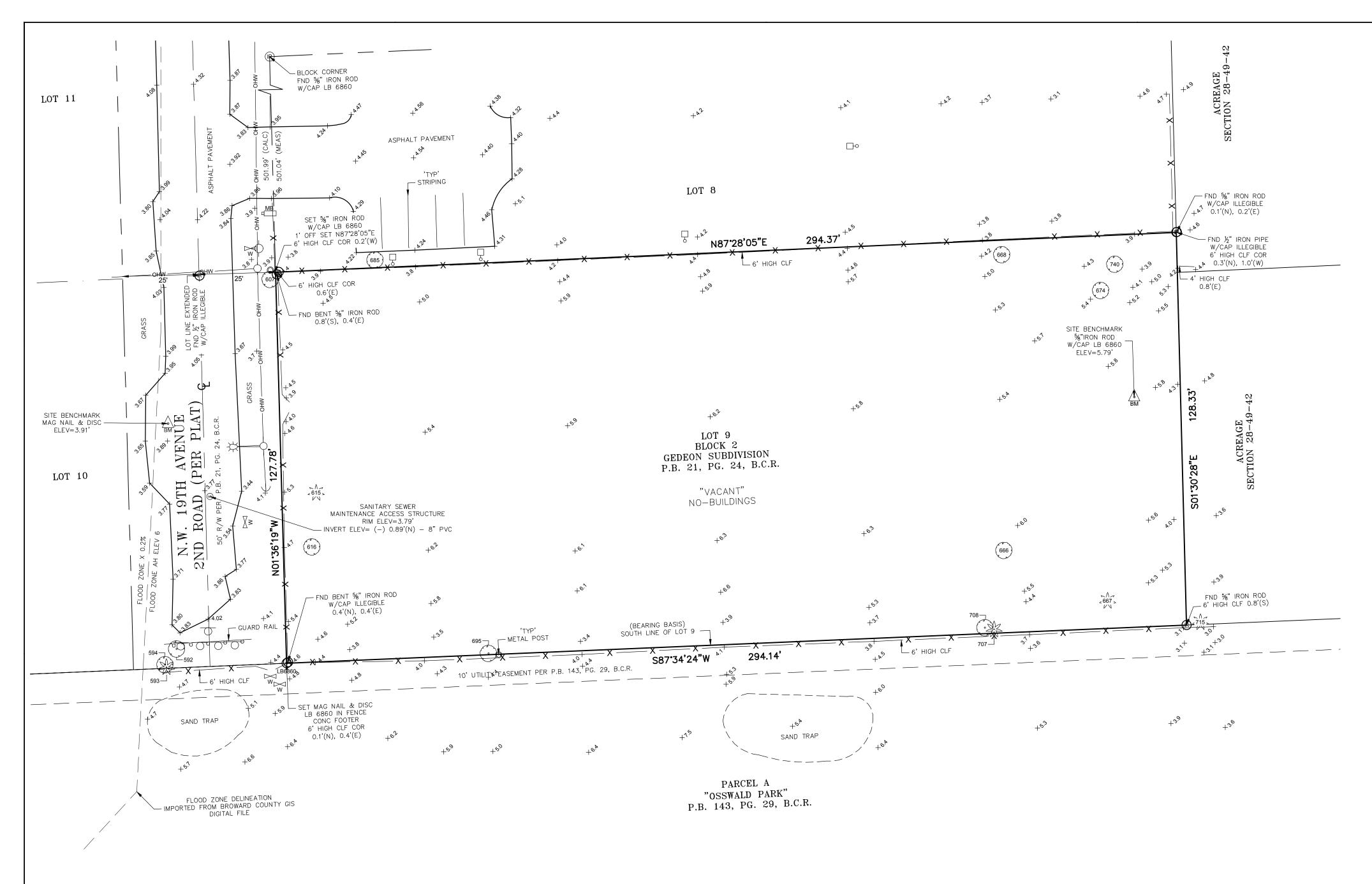
SCALE: 1" = 20'

TOTAL

PREPARED BY: 301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788 - 3400

EMAIL: mail@KEITHteam.com LB NO. 6860 XXX-MP-21





LEGEND:

BM

CB

CLF

CONC

COR

DBH

ELEV

FND

GIS

LB

(MEAS)

NAVD

OHW

P.B.

PG.

PVC

RCP

R/W

'TYP'

(CALC)

BROWARD COUNTY RECORDS

DIAMETER AT BREAST HEIGHT

GEOGRAPHIC INFORMATION SYSTEM

FLORIDA LICENSED BUSINESS NUMBER

NORTH AMERICAN VERTICAL DATUM OF 1988

BENCHMARK

CALCULATE

CONCRETE

**ELEVATION** 

MEASURED

PLAT BOOK

RIGHT-OF-WAY

BENCHMARK

FIRE HYDRANT

**IRON PIPE** 

**GUY WIRE ANCHOR** 

TYPICAL

WITH

PAGE

OVERHEAD WIRE

OFFICIAL RECORDS BOOK

REINFORCED CONCRETE PIPE

POLYVINYL CHLORIDE

CORNER

FOUND

CATCH BASIN

CHAIN LINK FENCE

IRON ROD

MAIL BOX

FIRE HYDRANT

NAIL AND DISC

WATER VALVE

CENTERLINE

→ WOOD UTILITY LIGHT POLE

WOOD LIGHT POLE

WOOD UTILITY POLE

PALM (SEE TREE TABLE)

TREE (SEE TREE TABLE)

HARD SURFACE ELEVATION

SOFT SURFACE ELEVATION

CHAIN LINK FENCE

O O O GUARD RAIL

METAL POST (SIGN FACE MISSING)

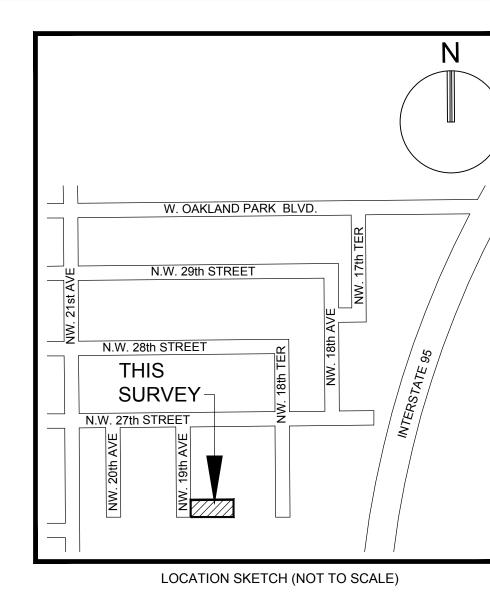
SIGN POST - SINGLE FACE

SANITARY SEWER MAINTENANCE ACCESS STRUCTURE

#### **SURVEY NOTES:**

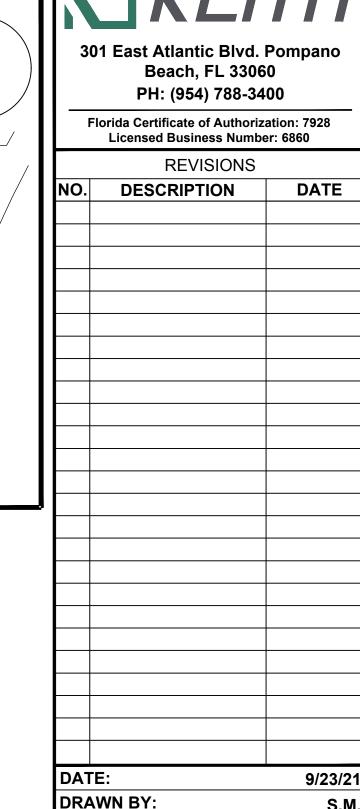
- 1. THE LAND DESCRIPTION SHOWN HEREON IS IN ACCORDANCE WITH THE INSTRUMENT OF RECORD.
- 2. RECORD DISTANCES AND FIELD MEASURED DISTANCES ARE IN SUBSTANTIAL AGREEMENT UNLESS OTHERWISE NOTED.
- 3. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR DIGITALLY ENCRYPTED SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIPS OR OTHER INSTRUMENT OF RECORDS.
- 5. OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER A SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND
- **ENCROACHMENTS EXIST.**
- 6. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
- 7. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 WITH THE NATIONAL SPATIAL REFERENCE SYSTEM 2011 ADJUSTMENT APPLIED (83/NSRS2011), TRANSVERSE MERCATOR, FLORIDA EAST ZONE HAVING A BEARING OF SOUTH 87°34'24" WEST ALONG THE SOUTH LINE OF LOT 9, BLOCK 2, GEDEON SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, ON PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- 8. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
- 9. THIS SURVEY IS CLASSIFIED AS COMMERCIAL/HIGH RISK AND EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 10,000 FEET AS REQUIRED BY THE STANDARDS OF PRACTICE (5J-17, F.A.C.). THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- 10. THE INTENDED DISPLAY SCALE OF THIS SURVEY IS 1" = 20' OR SMALLER.
- 11. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL WHICH MAY HAVE BEEN ALTERED FOR CLARITY, ALL MAPPED FEATURES SHOWN HEREON WERE OBTAINED BY KEITH & ASSOCIATES, INC. FOR THE PURPOSE OF THIS SURVEY. DISTANCES SHOWN HEREON ARE IN U.S. FEET.
- 12. THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 WITH THE NATIONAL SPATIAL REFERENCE SYSTEM 2011 ADJUSTMENT APPLIED (83/NSRS2011), TRANSVERSE MERCATOR, FLORIDA EAST ZONE WHICH WAS ESTABLISHED VIA MULTIPLE REAL TIME KINEMATICS (RTK) GPS OBSERVATIONS ON THE PROJECT CONTROL POINTS. THE HORIZONTAL COORDINATE VALUES FROM THE RTK GPS OBSERVATIONS WERE OBTAINED AND PROCESSED THROUGH THE FLORIDA DEPARTMENT OF TRANSPORTATION'S (FPRN) FLORIDA PERMANENT REFERENCE NETWORK.
- 13. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). SAID ELEVATIONS ARE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) BENCHMARKS FOR THE I-95 CORRIDOR. ORIGINAL BENCHMARK "BM 2173" IS AN AERIAL TARGET NAIL & DISC; ELEVATION = 8.76 FEET AND "BM 2174" IS AN AERIAL TARGET NAIL & DISC; ELEVATION = 9.39 FEET.
- 14. THE OWNERSHIP OF FENCES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS
- 15. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 12011C0366H, EFFECTIVE DATE AUGUST 18, 2014, THIS PROPERTY LIES IN ZONE AH, BASE FLOOD ELEVATION (6').

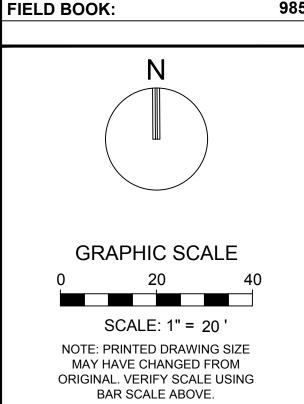




## TREE TABLE:

NUMBER	D.B.H. IN INCHES	TYPE	APPROXIMATE CANOPY DIAMETER IN FEET
592	12	<b>GUMBO LIMBO</b>	16
593	12	CABBAGE PALM	16
594	18	FICUS	40
607	18	POINCIANA	40
615	14	COCONUT PALM	14
616	54	BLACK OLIVE	100
666	40	OAK	70
667	12	CABBAGE PALM	16
668	60	POINCIANA	18
674	24	FICUS	60
685	12	<b>GUMBO LIMBO</b>	25
695	12	UNKNOWN TREE	12
707	14	CABBAGE PALM	14
708	12	FICUS	30
715	16	CABBAGE PALM	16
740	60	FICUS	90





CHECKED BY:

#### LAND DESCRIPTION:

LOT 9, BLOCK 2, GEDEON SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LAND HEREON LYING IN THE CITY OF OAKLAND PARK, BROWARD COUNTY FLORIDA AND CONTAINING 37,676 SQUARE FEET MORE OR LESS.

> LH DEVELOPMENT **GROUP, LLC**

#### **CERTIFICATION:**

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS SURVEYED UNDER MY DIRECTION ON SEPTEMBER 23, 2021MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.

WILLIAM ARATA PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA REGISTRATION NO. 5082 (FOR THE FIRM)

SHEET TITLE

**NUMBER** 

**BOUNDARY AND** TOPOGRAPHIC SURVEY

1 OF 1 **NUMBER** PROJECT 12280.00