

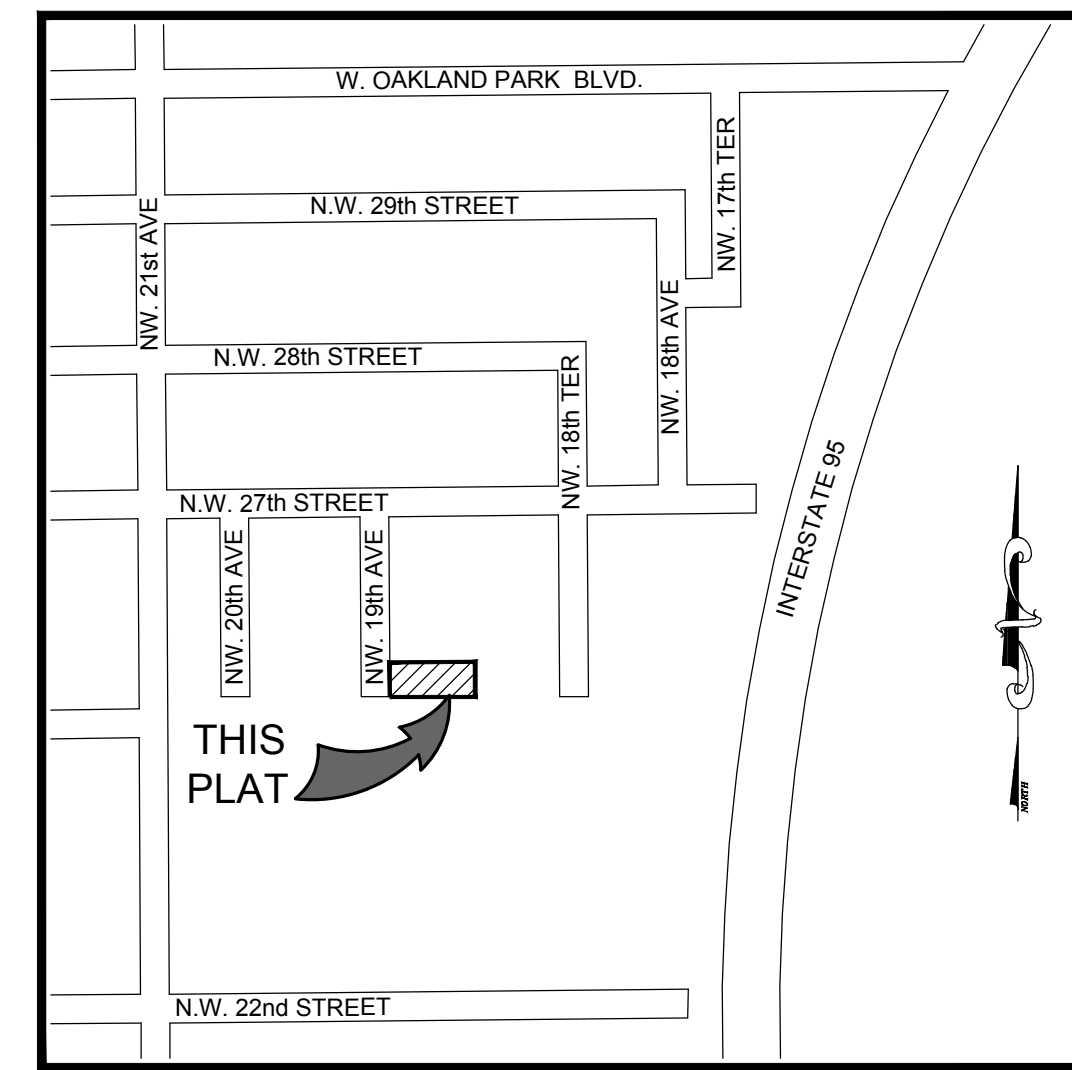
HENZA PLAT

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.

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.



LOCATION SKETCH
NOT TO SCALE

DEDICATION:

STATE OF FLORIDA } SS KNOW ALL MEN BY THESE PRESENTS THAT COUNTY OF _____ ISAAC HENDY MEZRAGE, THE GENERAL MANAGER FOR HENZA DEVELOPERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNERS OF THE LANDS DESCRIBED HEREON AS BEING INCLUDED IN THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON, SAID PLAT TO BE KNOWN AS HENZA PLAT, BEING A PORTION OF SECTION 28, TOWNSHIP 49 SOUTH, RANGE 42 EAST, CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA.

PARCEL "A" AS SHOWN HEREON IS HEREBY DEDICATED TO THE HOME OWNERS ASSOCIATION FOR ACCESS, UTILITIES AND LANDSCAPE PURPOSES.

IN WITNESS WHEREOF: WE HERETO SET OUR HANDS AND AFFIX OUR CORPORATE SEALS THIS _____ DAY OF _____, 202__.

WITNESS: _____ HENZA DEVELOPERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY
PRINT NAME:

WITNESS: _____ BY: _____
PRINT NAME ISAAC HENDY MEZRAGE (GENERAL MANAGER)

ACKNOWLEDGEMENT:

STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED COUNTY OF _____ ISAAC HENDY MEZRAGE, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS GENERAL MANAGER OF HENZA DEVELOPERS LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH GENERAL MANAGER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

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

MY COMMISSION EXPIRES:

NOTARY PUBLIC: _____
PRINT NAME: _____

DEDICATION OF MORTGAGE HOLDER:

STATE OF _____ } SS KNOW ALL MEN BY THESE PRESENTS THAT COUNTY OF _____ ISAAC BENMERGUI, P.A., _____ OF THE ELS HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER AND HOLDER OF A MORTGAGE ON THIS PROPERTY, RECORDED IN INSTRUMENT NUMBER 117281015, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND DOES HEREBY JOIN IN THE DEDICATIONS AS SHOWN HEREON.

IN WITNESS WHEREOF: I HERETO SET MY HAND AND AFFIX OUR CORPORATE SEALS THIS _____ DAY OF _____, 201__.

WITNESS: _____ ELS HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY
PRINT NAME: _____

WITNESS: _____ ISAAC BENMERGUI, P.A.
PRINT NAME: _____ TITLE: _____

ACKNOWLEDGEMENT:

STATE OF _____ } SS BEFORE ME PERSONALLY APPEARED COUNTY OF _____ ISAAC BENMERGUI, P.A., WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE _____ OF ELS HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ 201__.

MY COMMISSION EXPIRES:

NOTARY PUBLIC: _____
PRINT NAME: _____

CITY OF OAKLAND PARK APPROVALS:

CITY COMMISSION:

STATE OF FLORIDA } SS COUNTY OF BROWARD

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 NO. _____ ADOPTED BY SAID CITY COMMISSION THIS _____ DAY OF _____, A.D., 202__.

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 CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

BY: _____ MAYOR, JANE F. BOLIN BY: _____ CITY CLERK, RENEE M. SHROUT

CITY ENGINEERING:

THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____ A.D., 202__.

ALBERT CARBON, CITY ENGINEER
FLORIDA P.E. REGISTRATION NO. 62662

CITY PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING BOARD OF OAKLAND PARK, FLORIDA, HAS HEREBY APPROVED AND ACCEPTED THIS PLAT THIS _____ DAY OF _____ A.D., 202__.

BY: _____ CHAIRPERSON

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS OF WAY THIS _____ DAY OF _____, A.D., 202__.

BY: _____ DATE: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL ON THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D., 202__.

BY: _____ DATE: _____
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__.

MAYOR-COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

BY: _____ RICHARD TORNESE DIRECTOR FLORIDA PROFESSIONAL ENGINEER AND MAPPER FLORIDA REGISTRATION NO. 40263
BY: _____ ROBERT P. LEGG, JR. FLORIDA PROFESSIONAL SURVEYOR AND MAPPER REGISTRATION NO. LS4030

DATE: _____ DATE: _____

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

DIRECTOR OR DESIGNEE DATE

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, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET ON _____.

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

DATE: _____ FOR THE FIRM BY: _____

WILLIAM ARATA
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 5082
STATE OF FLORIDA

PREPARED BY:



301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400
EMAIL: mail@KEITHteam.com LB NO. 6860

XXX-MP-21

HENZA DEVELOPERS LLC,	ELS HOLDINGS LLC,	CITY COMMISSION	CITY ENGINEER	COUNTY COMMISSION	COUNTY ENGINEER	COUNTY SURVEYOR	SURVEYOR
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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.

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:

☒ INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.) 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. ¼) 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.

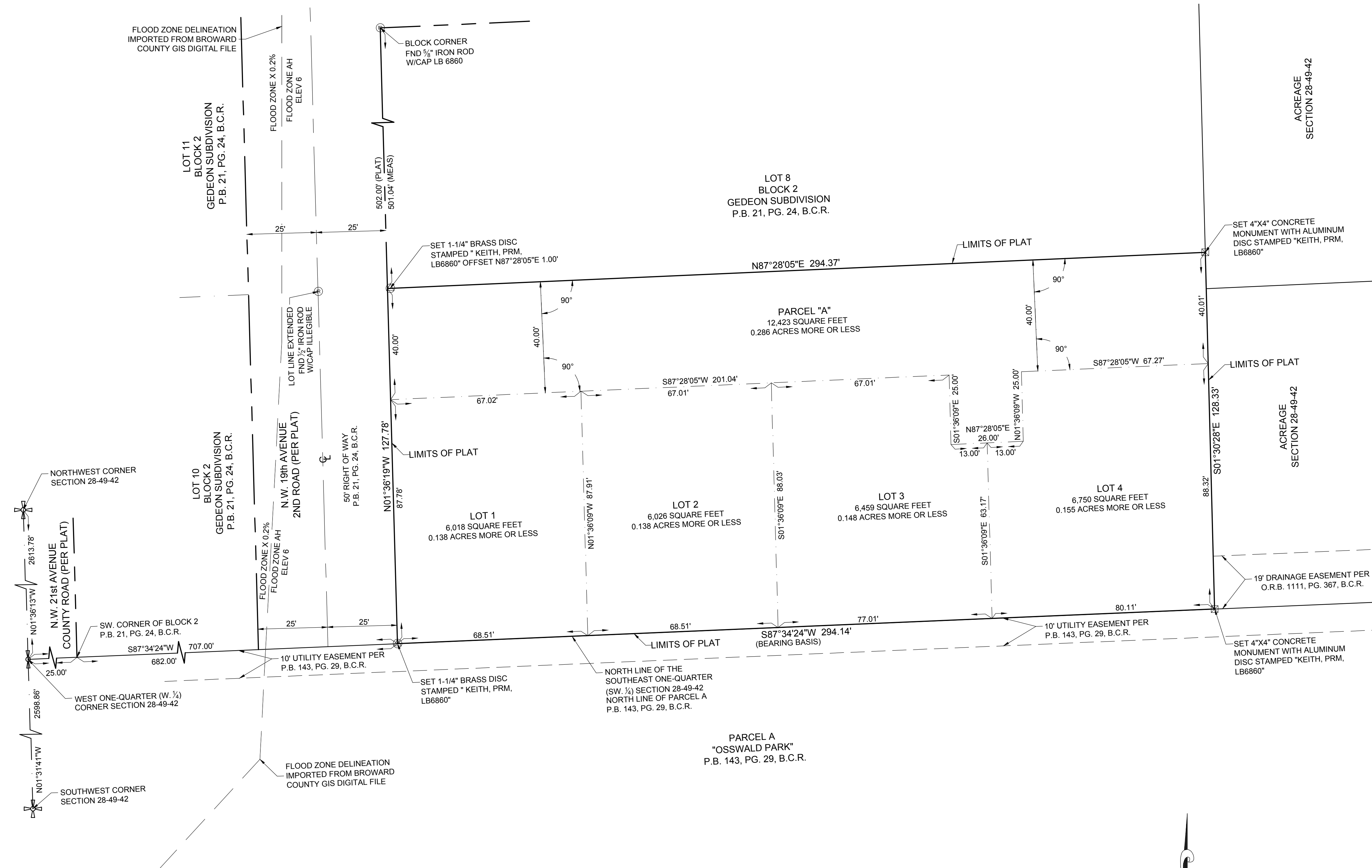
THIS PLAT IS RESTRICTED TO 4 SINGLE FAMILY UNITS.

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.

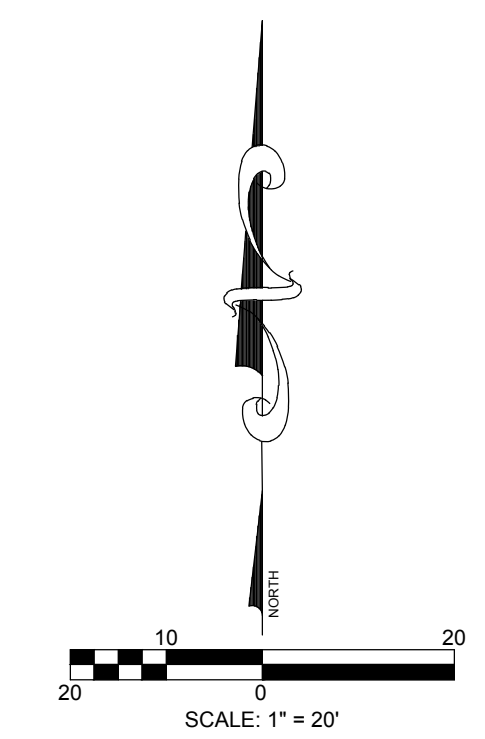
LEGEND:

- B.C.R. BROWARD COUNTY RECORDS
- ELEV. ELEVATION
- GIS GEOGRAPHIC INFORMATION SYSTEM
- L.B. FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES CERTIFICATE OF AUTHORIZATION LICENSED BUSINESS DESIGNATION
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG. PAGE
- PRM PERMANENT REFERENCE MONUMENT
- ☒ CENTERLINE
- ☒ SECTION CORNER
- ☒ QUARTER CORNER



AREA TABULATION TABLE:

PARCEL NAME	SQUARE FOOTAGE	ACREAGE
PARCEL "A"	12,423	0.286
LOT 1	6,018	0.138
LOT 2	6,026	0.138
LOT 3	6,459	0.148
LOT 4	6,750	0.155
TOTAL	37,676	0.865



PREPARED BY:

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