

LEGAL DESCRIPTION

THE EAST 50 FEET OF LOT 30 AND THE WEST 50 FEET OF LOT 29, BLOCK 1, HOLLYWOOD COUNTRY ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO DESCRIBED AS FOLLOWS:

CONTAINING 29749 SQUARE FEET (0.6829 ACRES)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That JASI SERVICES INC 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 "5824 TAFT TOWNHOMES" a Replat and dedicated as follows:

The Additional Right-Of-Way As shown hereon are hereby dedicated to the public for roads and road related purposes.

IN WITNESS WHEREOF: We hereto set our hands and affix our corporate seal this ____ day of _____, 202__.

Witness JASI SERVICES INC

Print Name Print Name and Title

Witness

Print Name

ACKNOWLEDGMENT

State of Florida }
County of Broward } SS

I HEREBY CERTIFY: THAT on this day before me personally appeared, an officer duly authorized by law to administer oaths and take acknowledgments, _____, 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 ____ day of _____, 202__.

MY Commission Expires:

Notary Public State of Florida

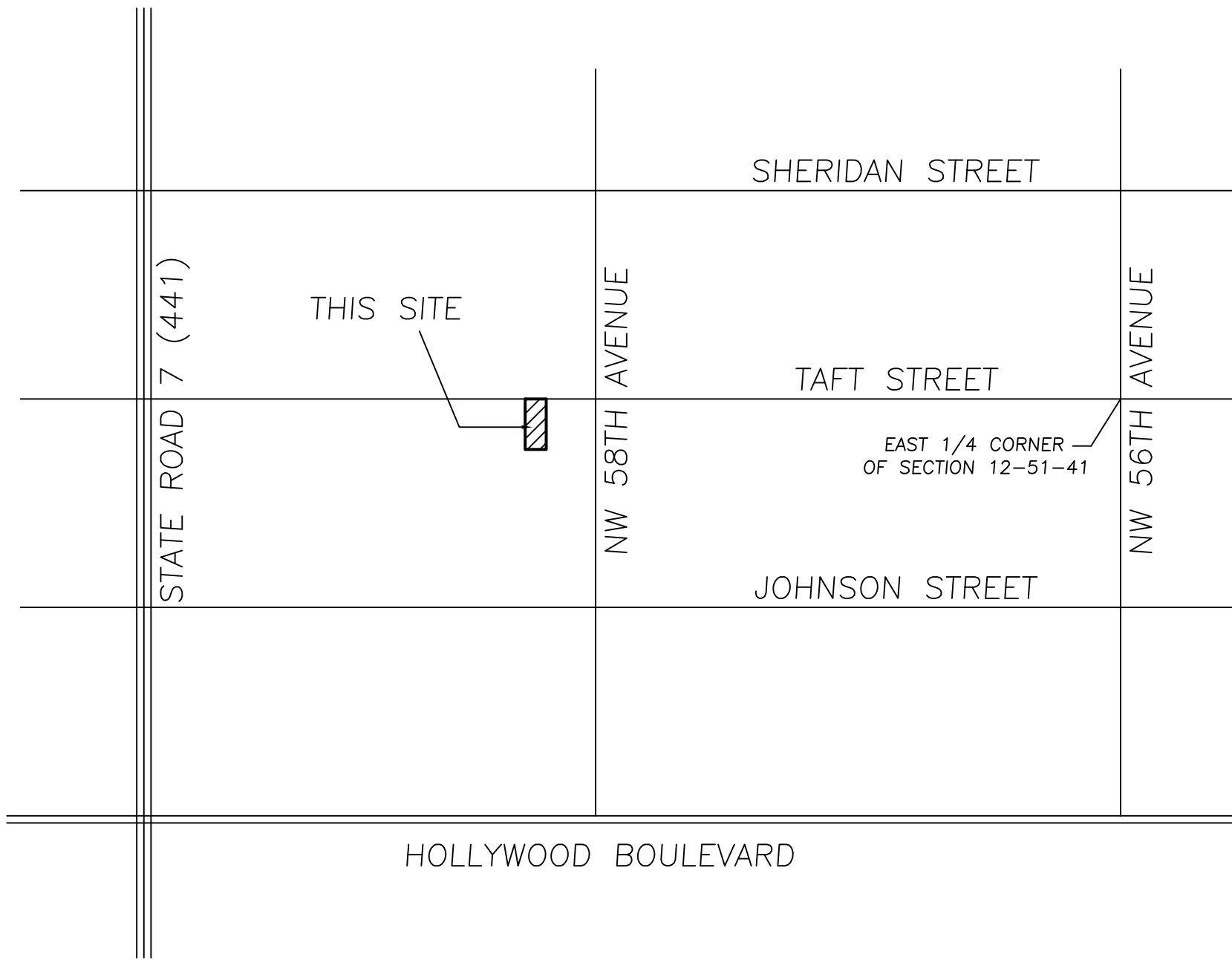
SURVEYOR'S CERTIFICATE

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 5j-17, Florida Administrative Code, the Permanent Reference Monuments (PRM'S) were set in accordance with section 177.091 of said Chapter 177.

By: _____, on the ____ day of _____, 202__
Paul J. Stowell, Professional Surveyor and Mapper
No. 5241, State of Florida
Atlantic Coast Surveying, Inc. Florida Certificate of Authorization No. LB 5495
13798 NW 4TH STREET SUITE 306 SUNRISE, FL 33325

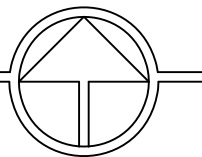
5824 TAFT TOWNHOMES

A REPLAT OF THE EAST 50 FEET OF LOT 30 AND THE WEST 50 FEET OF LOT 29, BLOCK 1, HOLLYWOOD COUNTRY ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



LOCATION SKETCH

NOT TO SCALE



CITY COMMISSION:

"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."

THIS IS TO CERTIFY: That this Plat was approved and accepted by the city of HOLLYWOOD, FLORIDA, BY RESOLUTION NO. _____ ADOPTED on this ____ day of _____, 202__,A.D.

By: _____ By: _____
Josh Levy, Mayor Patricia A. Cerny, City Clerk

CITY ENGINEER:

THIS IS TO CERTIFY: That this Plat was approved and accepted by the city of HOLLYWOOD, CITY ENGINEER on this ____ day of _____, 202__,A.D.

By: _____
Clarissa Ip, P.E.
City Engineer
Florida P.E. Registration Number: _____

BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT

This plat is hereby approved and accepted for record this ____day of _____, 202__ A.D.

By: _____
Director or Designee Date

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 ____ 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 _____, 202__.

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__, A.D.

By: _____
Mayor-County Commission

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

This plat is hereby approved and accepted for record. This plat has been reviewed and found to conform with Chapter 177, part 1 Florida Statutes.

By: _____
RICHARD TORNESE Date
Director of Engineering
Professional Engineer
Florida Registration Number 40263

By: _____
ROBERTO CHAVEZ Date
Professional Surveyor and Mapper
State of Florida Registration #LS7280

PREPARED BY:

ATLANTIC COAST
SURVEYING INC.
13798 NW 4TH STREET SUITE 306 SUNRISE, FL 33325
OFFICE: 954.587.2100 FAX: 954.587.5418

PLANNING FILE NO.

CITY ENGINEER	CITY COMMISSION	PLATTING SURVEYOR	COUNTY ENGINEER	COUNTY SURVEYOR	
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5824 TAFT TOWNHOMES

SURVEYORS NOTES:

1. THIS PLAT IS RESTRICTED 9 TOWNHOUSE 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 IV D.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAT, REGARDING HAZARDS TO AIR NAVIGATION.

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.

3. 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.

4. BEARING SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN FOR THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET BEING N.90°00'00"E

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LEGEND

□	PERMANENT REFERENCE MONUMENT "P.R.M."
LB	LICENSE BUSINESS
Φ	SQUARE FEET
BCR	BROWARD COUNTY RECORDS
ORB	OFFICIAL RECORD BOOK
PRM	PERMANENT REFERENCE MONUMENT
PB	PLAT BOOK
PG	PAGE

