

HARBOR POINT REPLAT

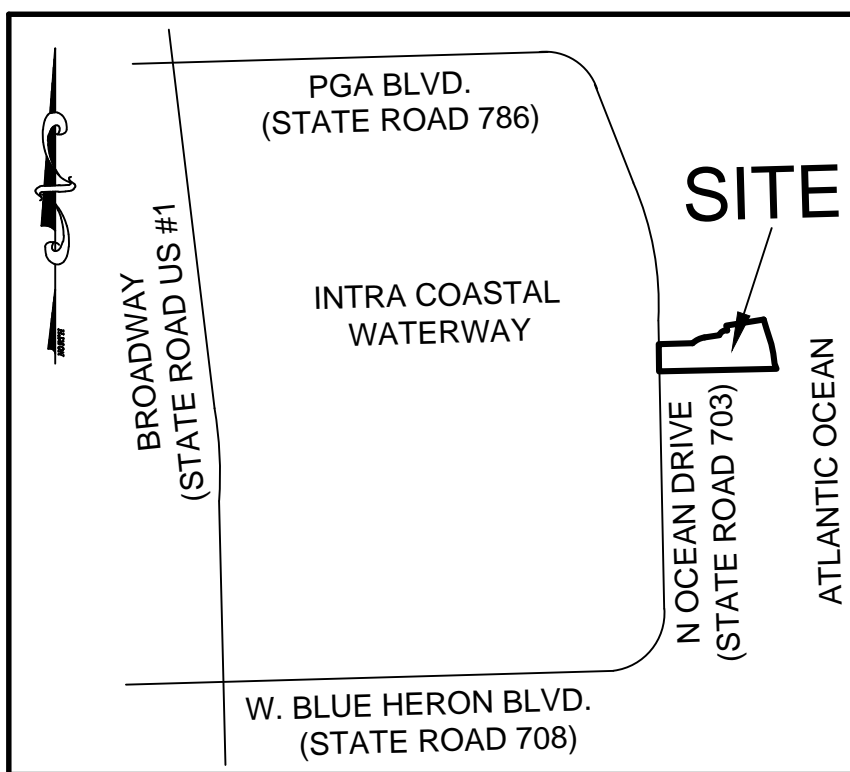
BEING A REPLAT OF LOTS 4, 5, HARBOR POINT DRIVE AND A PORTION OF LOTS 1, 3 AND 6, ALL OF THE PLAT OF HARBOR POINT, AS RECORDED IN PLAT BOOK 26, PAGE 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN PART OF GOVERNMENT LOT 1, SECTION 22 AND PART OF GOVERNMENT LOT 1, SECTION 23, TOWNSHIP 42 SOUTH, RAGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT WAS PREPARED BY
DAVID P. LINDLEY, PLS
OF
CAULFIELD and WHEELER, INC.
ENGINEERS – PLANNERS – SURVEYORS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 – (561)392-1991

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 2016 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ THRU _____
SHARON R. BOCK
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK

SHEET 1 OF 2



VICINITY MAP
N.T.S.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT KT 5000 LLC., A FLORIDA LIMITED LIABILITY COMPANY, AS THE OWNER OF THE LAND AS SHOWN ON THIS PLAT, HARBOR POINT REPLAT, BEING A REPLAT OF LOTS 4, 5, HARBOR POINT DRIVE AND A PORTION OF LOTS 1, 3 AND 6, ALL OF THE PLAT OF HARBOR POINT, AS RECORDED IN PLAT BOOK 26, PAGE 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN PART OF GOVERNMENT LOT 1, SECTION 22 AND PART OF GOVERNMENT LOT 1, SECTION 23, TOWNSHIP 42 SOUTH, RAGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PLAT OF HARBOR POINT; THENCE, ALONG THE WEST LINE OF SAID PLAT AND THE WEST LINE OF SAID LOT 1, NORTH 02°12'33" EAST, A DISTANCE OF 185.04 FEET TO A POINT OF INTERSECTION WITH A LINE 30.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1; THENCE, ALONG SAID PARALLEL LINE, SOUTH 88°33'42" EAST, A DISTANCE OF 227.99 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE SAID OF HARBOR POINT DRIVE AND TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 156.03 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 40°24'36" EAST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID NORTH LINE OF HARBOR POINT DRIVE, THROUGH A CENTRAL ANGLE OF 34°03'56", A DISTANCE OF 92.77 FEET TO THE POINT OF TANGENCY; THENCE, CONTINUING ALONG SAID NORTH LINE, NORTH 83°39'20" EAST, A DISTANCE OF 101.70 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 50.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 66°20'40" EAST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND SAID NORTH LINE, THROUGH A CENTRAL ANGLE OF 77°27'52", A DISTANCE OF 67.60 FEET TO THE SOUTHEAST CORNER OF TRACT "C-3" OF 5050 OCEAN DRIVE REPLAT, AS RECORDED IN PLAT BOOK 101, PAGE 19 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE, ALONG THE EAST LINE OF SAID TRACT "C-3", NORTH 06°20'40" WEST, A DISTANCE OF 33.50 FEET TO THE NORTHEAST CORNER OF SAID TRACT "C-3" AND A POINT ON THE SOUTH LINE OF LOT 6 OF SAID 5050 OCEAN DRIVE REPLAT; THENCE, ALONG SAID SOUTH LINE, NORTH 83°39'20" EAST, A DISTANCE OF 257.19 FEET TO A POINT OF INTERSECTION WITH THE MEAN HIGH WATER LINE AS LOCATED ON JUNE 15, 2015; THENCE, ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING FIVE (5) COURSES, SOUTH 13°39'08" EAST, A DISTANCE OF 66.40 FEET; THENCE SOUTH 15°12'40" EAST, A DISTANCE OF 107.84 FEET; THENCE SOUTH 08°58'00" EAST, A DISTANCE OF 65.61 FEET; THENCE SOUTH 05°34'02" EAST, A DISTANCE OF 69.43 FEET; THENCE SOUTH 15°16'36" EAST, A DISTANCE OF 36.22 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF BEACH FRONT SINGER ISLAND CONDO AS RECORDED IN OFFICIAL RECORDS BOOK 21477 AT PAGE 150 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE, ALONG SAID NORTH LINE, NORTH 88°33'42" WEST, A DISTANCE OF 798.11 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 191,446 SQUARE FEET OR 4.395 ACRES, MORE OR LESS

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS HARBOR POINT REPLAT AND FURTHER DEDICATES AS FOLLOWS:

PARCEL A

PARCEL A, AS SHOWN HEREON, IS HEREBY RESERVED FOR KT 5000 LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID KT 5000 LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

TRACT CE

TRACT CE AS SHOWN HEREON IS HEREBY RESERVED FOR KT 5000 LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR CONSERVATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID KT 5000 LLC, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.

UTILITY EASEMENT

THE UTILITY EASEMENT, AS SHOWN HEREON, IS A NON-EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTE WATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

PER FLORIDA STATUTE SEC. 177.101(2), VACATION AND ANNULMENT OF PLATS SUBDIVIDING LAND, THE FOLLOWING APPLIES TO THE UNDERLYING PLAT OF HARBOR POINT, AS RECORDED IN PLAT BOOK 26, PAGE 71, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA: THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT.

IN WITNESS WHEREOF, THE ABOVE-NAMED KT 5000 LLC., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANGER, THIS _____ DAY OF _____, 2016.

KT 5000 LLC.
A FLORIDA LIMITED LIABILITY COMPANY
BY: THE KOLTER GROUP LLC
A FLORIDA LIMITED LIABILITY COMPANY
ITS MANAGER

WITNESS: _____ BY: HOWARD ERBSTEIN
PRINT NAME MANAGER
WITNESS: _____
PRINT NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED HOWARD ERBSTEIN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____, AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AS MANAGER OF THE KOLTER GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF KT 5000 LLC., A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2016.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
COMMISSION NUMBER: _____ PRINT NAME

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH)

I, _____, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO KT 5000 LLC., A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: _____ BY: _____
_____, ATTORNEY AT LAW
MEMBER OF THE FLORIDA BAR

CITY OF RIVIERA BEACH APPROVAL OF PLAT:

COUNTY OF PALM BEACH
STATE OF FLORIDA

IT IS HEREBY CERTIFIED THAT THIS PLAT OF "HARBOR POINT REPLAT" HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA, THIS _____ DAY OF _____, 2016.

BY: THOMAS MASTERS, MAYOR
BY: CLAUDENE ANTHONY, MMC
CITY CLERK
BY: TERRENCE N. BAILEY, P.E., CITY ENGINEER

REVIEWING SURVEYOR APPROVAL:

ON BEHALF OF THE CITY OF RIVIERA BEACH, FLORIDA, IN ACCORDANCE WITH CHAPTER 177.081(1) FLORIDA STATUTES, THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177.081(1), FLORIDA STATUTES, AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA, OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS AT LOT TRACT CORNERS.

THIS _____ DAY OF _____, 2016.
BY: PATRICK B. MEEDS
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA NO. 4728

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT MONUMENTS HAVE BEEN SET ACCORDING TO SEC. 177.091(9), THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA.

DATE: _____
DAVID P. LINDLEY, P.L.S.
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

THE KOLTER GROUP LLC. THE KOLTER GROUP LLC, NOTARY CITY OF RIVIERA BEACH, A FLORIDA MUNICIPAL CORPORATION CITY ENGINEER REVIEWING SURVEYOR SURVEYOR

HARBOR POINT REPLAT

BEING A REPLAT OF LOTS 4, 5, HARBOR POINT DRIVE AND A PORTION OF LOTS 1, 3 AND 6, ALL OF THE PLAT OF HARBOR POINT, AS RECORDED IN PLAT BOOK 26, PAGE 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN PART OF GOVERNMENT LOT 1, SECTION 22 AND PART OF GOVERNMENT LOT 1, SECTION 23, TOWNSHIP 42 SOUTH, RAGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT WAS PREPARED BY
DAVID P. LINDLEY, PLS
OF
CAULFIELD and WHEELER, INC.
ENGINEERS - PLANNERS - SURVEYORS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991

LEGEND

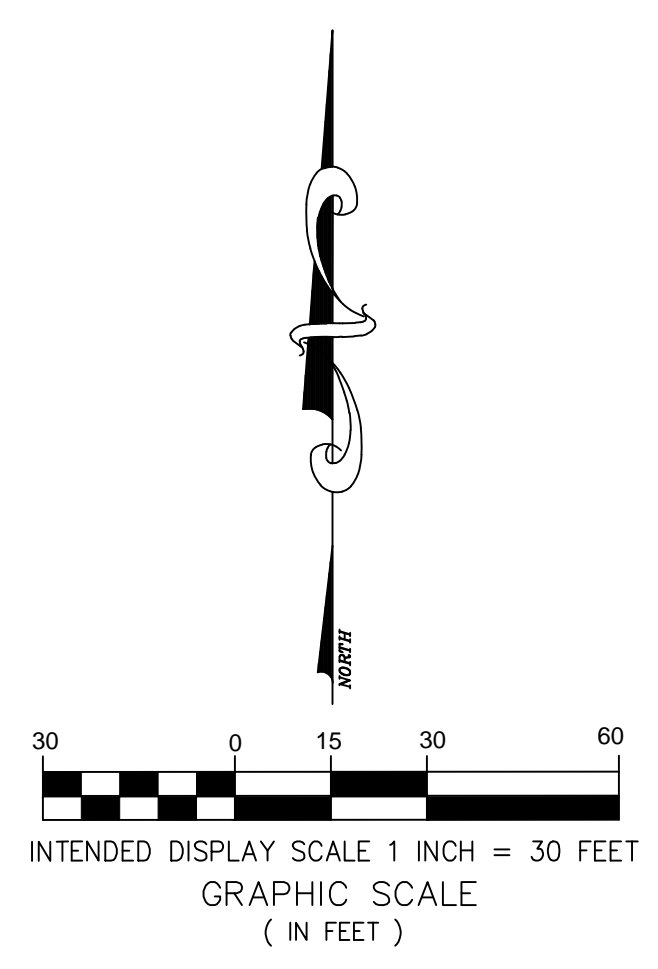
- E - EASTING
- ESMT. - EASEMENT
- FND. - FOUND
- LB - LICENSED BUSINESS
- N - NORTHING
- NGVD - NATIONAL GEODETIC VERTICAL DATUM
- O.R.B. - DENOTES OFFICIAL RECORD BOOK
- P.B. - PLAT BOOK
- PG.(S) - PAGE(S)
- P.L.S. - PROFESSIONAL LAND SURVEYOR
- P.O.B. - POINT OF BEGINNING
- R.P.B. - ROAD PLAT BOOK
- U.E. - UTILITY EASEMENT
- - SET 5/8" IR/CAP LB 3591
- - P.R.M. - INDICATES SET 4"x4"x24" PERMANENT REFERENCE MONUMENT MARKED NO. LB 3591.
- ⊙ - DENOTES CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- L - ARC LENGTH
- R - RADIUS

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ M.
THIS _____ DAY OF _____
A.D. 2016 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ THRU _____

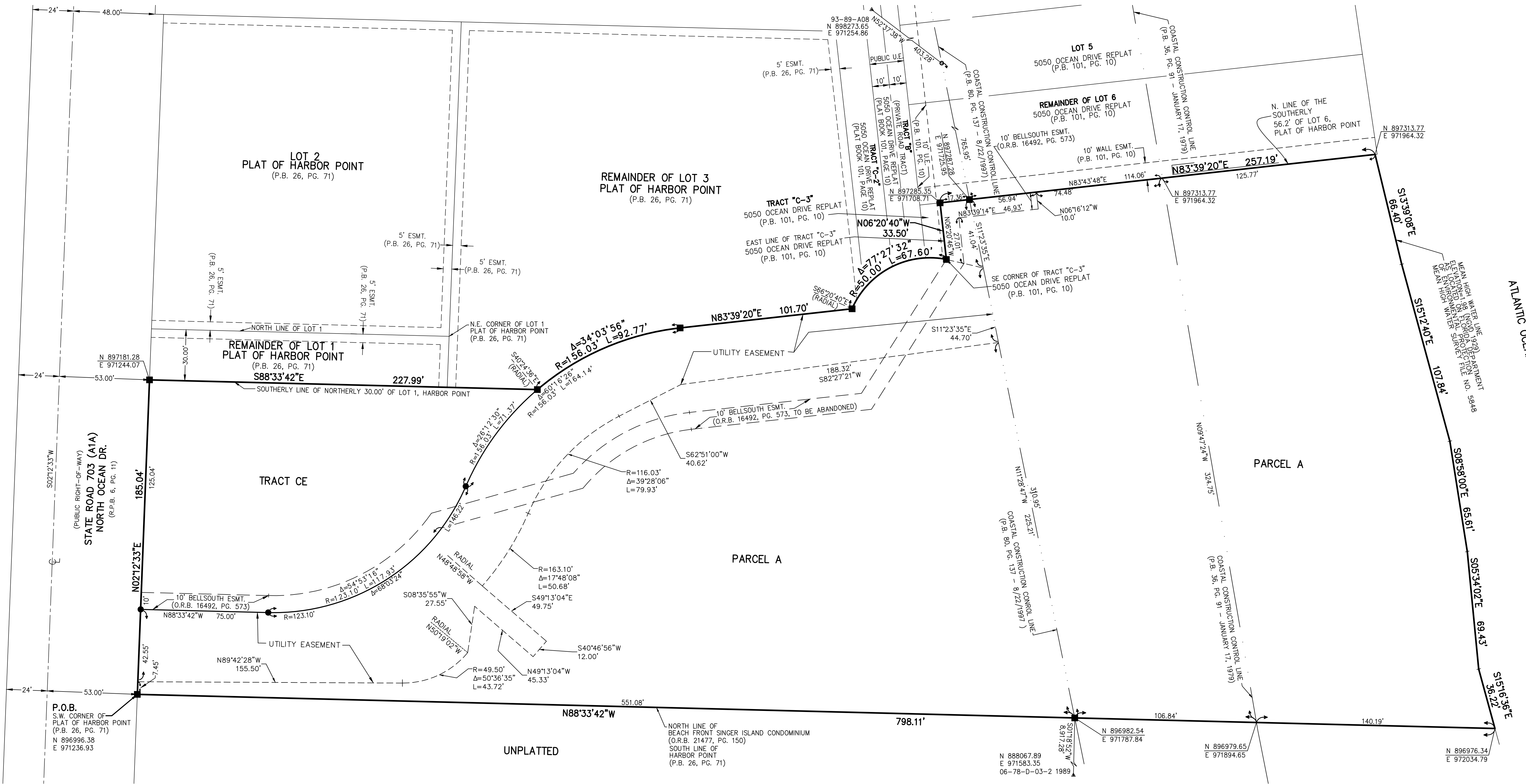
SHARON R. BOCK
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK

SHEET 2 OF 2



NAME	SQUARE FEET	ACRES
PARCEL A	167,470	3.845
TRACT CE	23,976	0.550
TOTAL	191,446	4.395



SURVEY NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE WEST LINE OF LOT 1, HARBOR POINT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, AT PAGE 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, HAVING A GRID (NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT) BEARING OF NORTH 02°12'33" EAST.
- COORDINATES SHOWN HEREON ARE RELATIVE TO FLORIDA STATE PLANE 1983 AND WERE DETERMINED BY GPS GEODETIC CONTROL SURVEY WHICH IS CERTIFIED MEETS OR EXCEEDS A 2 CENTIMETER LOCAL ACCURACY RELATIVE TO THE NEAREST CONTROL POINT WITHIN PALM BEACH COUNTY'S GEODETIC CONTROL NETWORK USING THE FOLLOWING STATIONS: "ADAMS-2", "BOAT" AND "EXCEL"
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY/COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BUILDING SETBACKS SHALL CONFORM TO THE CITY OF RIVIERA BEACH LAND DEVELOPMENT CODE.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- "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 SUPERPLANTED 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 PALM BEACH COUNTY.
- ALL RECORDING REFERENCES ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA