

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT THE OFFICE OF  
THIS DAY OF May  
A.D. 2016 AND DULY RECORDED  
IN PLAT BOOK 127 ON  
PAGES 127 THRU 128

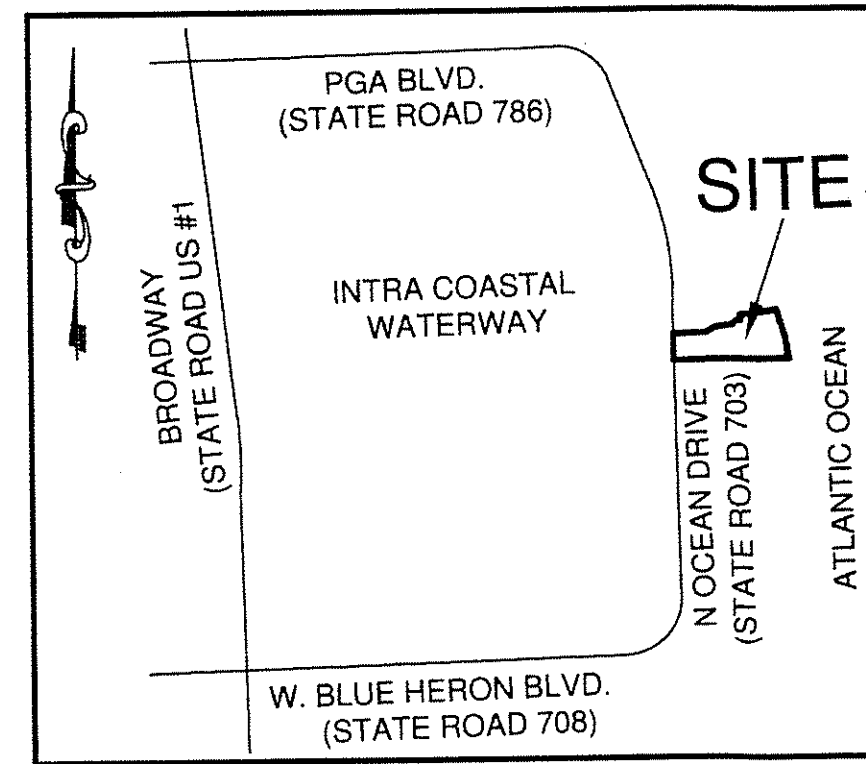
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: Maui Robinson  
DEPUTY CLERK



# 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  
JEFFREY R. WAGNER, PLS  
OF  
**CAULFIELD and WHEELER, INC.**  
ENGINEERS - PLANNERS - SURVEYORS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991



VICINITY MAP  
N.T.S.

### TABULAR DATA

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

### 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 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°27'32", 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 10 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°16'38" 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, A FLORIDA LIMITED LIABILITY COMPANY, 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 RECORDEATION 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 MANAGER, THIS 19th DAY OF April, 2016.

KT 5000 LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

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

BY: William Johnson  
PRINT NAME William Johnson  
TITLE Manager

WITNESS: Jim Garris  
PRINT NAME  
WITNESS: Aden Koppel  
PRINT NAME

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

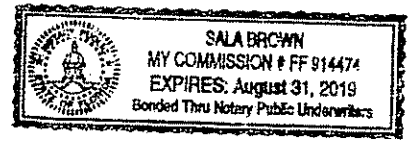
BEFORE ME PERSONALLY APPEARED William Johnson, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AS Manager OF THE KOLTER GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF KT 5000 LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED 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 19th DAY OF April, 2016.

MY COMMISSION EXPIRES: 9/19/2019

COMMISSION NUMBER: 66914474

Sala Brown  
PRINT NAME



### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, ROBERT M. GRAHAM, 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: APRIL 14, 2016 BY: Robert M. Graham  
ROBERT M. GRAHAM, 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 29th DAY OF APRIL, 2016.

BY: Thomas A. Masters  
THOMAS A. MASTERS, MAYOR  
BY: Claudine L. Anthony, CMC  
CLAUDE L. ANTHONY, CMC  
CITY CLERK  
BY: Terrence N. Bailey, P.E.  
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 4/21 DAY OF April, 2016.  
BY: Patrick B. Meeds  
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: 4/21/16  
BY: Jeffrey R. Wagner  
JEFFREY R. WAGNER, P.L.S.  
REG. LAND SURVEYOR #5302  
STATE OF FLORIDA  
LB #5661

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