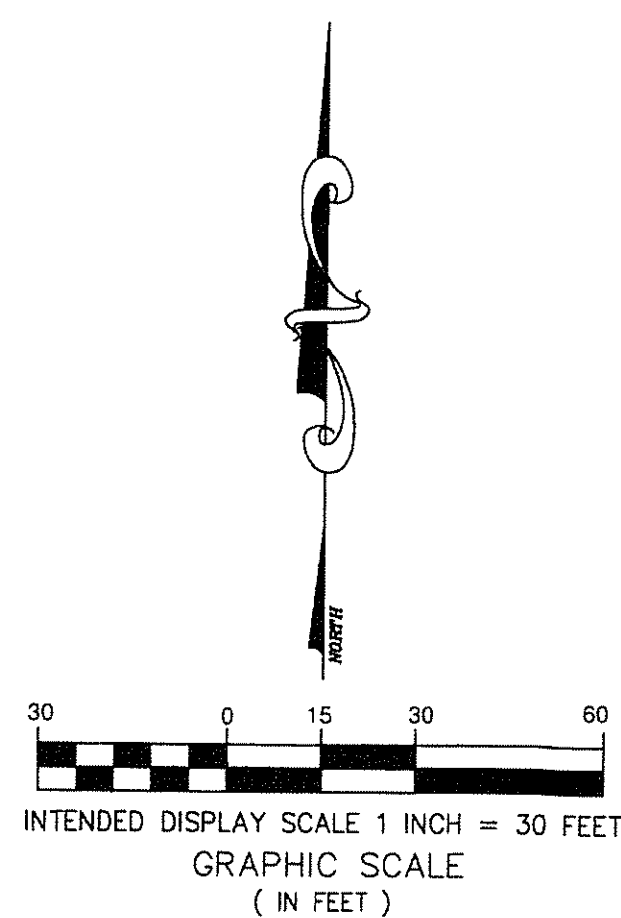


# HARBOR POINT REPLAT

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, RANGE 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

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



- 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
  - POB - 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

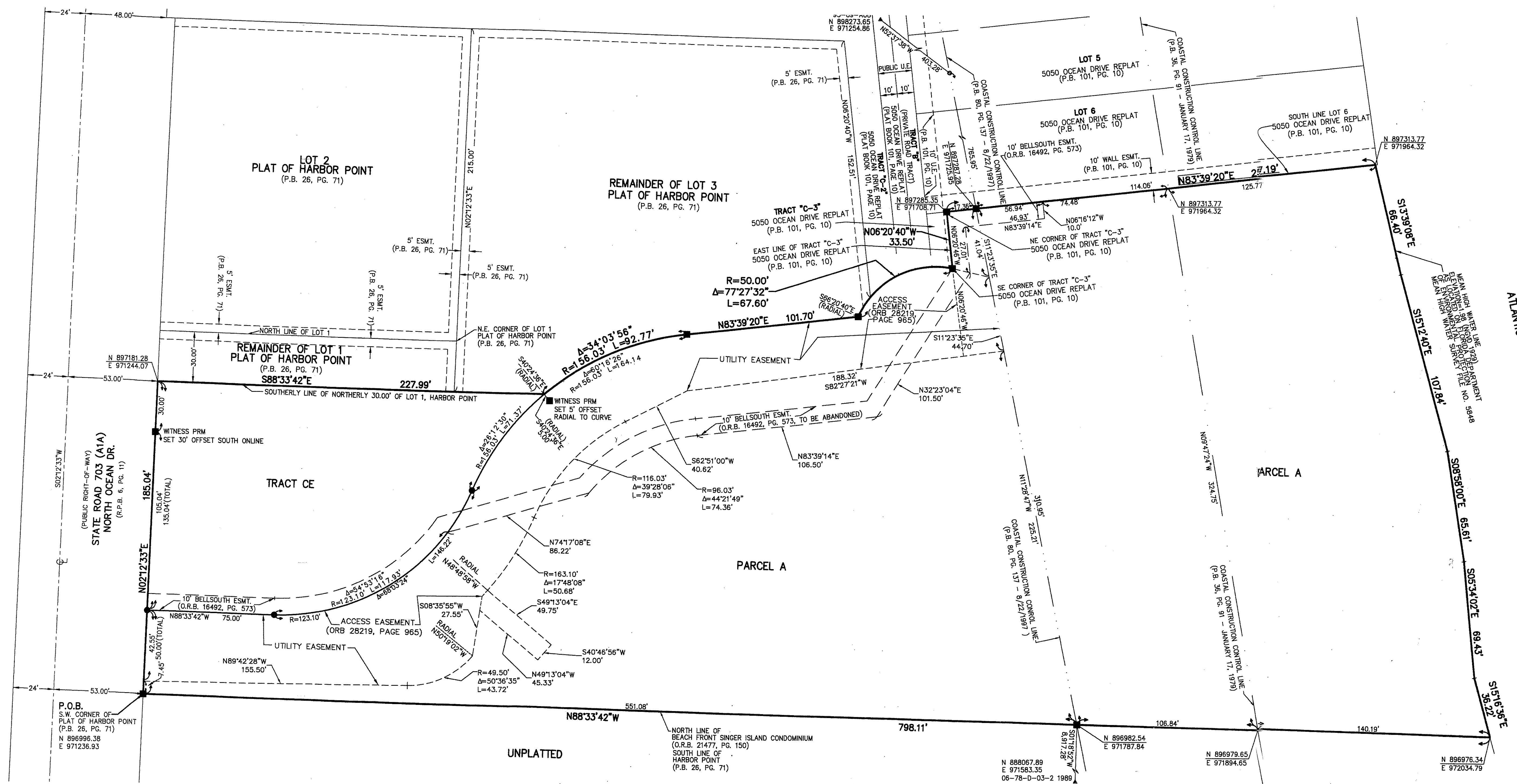
128

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**



**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"

- ALL RECORDING REFERENCES ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 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 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 PALM BEACH COUNTY.