

#### DEDICATION

MNOW ALL MEN BY THESE PRESENTS that Singer Island Land Company, LLC, a Florida limited ability corporation, owner of the land shown hereon being a replat of a portion of Lot 6, according the Plat of Harbor Point Riviera Beach, Florida, as recorded in Plat Book 26, Page 71, Palm Beach dounty Public Records, lying in Sections 22 and 23, Township 42 South, Range 43 East, City of Riviera Beach, Palm Beach County, Florida, shown hereon as 5050 OCEAN DRIVE REPLAT, being hore particularly described as follows:

#### LEGAL DESCRIPTION:

parcel of land, being a portion of Lot 6, according to the PLAT OF HARBOR POINT RIVIERA BEACH, LORIDA, as recorded in Plat Book 26, Page 71, Palm Beach County Public Records, and a portion of Government Lot 1, lying in Sections 22 and 23, Township 42 South, Range 43 East, City of Riviera Beach, Palm Beach County, Florida, said parcel being more particularly described as follow:

BEGIN at the Northwest comer of said PLAT OF HARBOR POINT RIVIERA BEACH, FLORIDA, said comer lying 53.00 feet Easterly of the centerline of State Road 703 as shown on said plat, said enterline also being the baseline of said State Road 703 as shown on the State of Florida Department Transportation Maintenance Map Section 93080-2509 as recorded in Road Plat Book 6, Page 11, of said Public Records; thence North 88° 34' 42" West, along the Westerly prolongation of the North line of said PLAT OF HARBOR POINT RIVIERA BEACH, FLORIDA (said North line is assumed to bear North 8° 34' 42" West and all other bearings are relative thereto) a distance of 5.00 feet to a point on the Bast right of way line of said State Road 703 as shown in said Road Plat Book; thence North 02° 11' 3" East, along said East right of way line (said right of way line lying 48 feet Easterly of, and parallel ith, as measured at right angles to said centerline and baseline of State Road 703) a distance of 2/20.02 feet to a point; thence continuing along said right of way line, South 88° 34' 42" East, along a line 13,200 feet Southerly of, and parallel with, as measured at right angles, to the North line of overnment Lot 1, Section 10, Township 42 South, Range 43 East, Palm Beach County, Florida; a distance of 6.00 feet to a point on said Easterly right of way line; thence departing said right of way he and continuing South 88° 34' 42" East, along said parallel line, a distance of 667 feet, more or less, the mean high water line of the Atlantic Ocean; thence Southerly, along said mean high water line, a stance of 289 feet, more or less, to a point on a line 56.20 feet Northerly of, and parallel with, as easured at right angles to, the South line of said Lot 6; thence South 83° 38' 20" West along said arallel line, a distance of 258 feet, more or less, to a point on a line 50 feet Easterly of, and parallel ith, as measured at right angles to, the West line of said Lot 6; thence South 06° 21' 40" East, along said parallel line, a distance of 33.50 feet to a point on the Northerly right of way line of Harbor Point Drive as shown on said plat of HARBOR POINT RIVIERA BEACH, FLORIDA, said point also being the beginning of a non-tangent curve, concave to the South, having a radius of 50.00 feet, central angle of 61° 52′ 56″ and a chord bearing at this point of South 70° 09′ 26″ West; thence Westerly, along the arc of said curve and Northerly right of way line, a distance of 54.00 feet to a point on the West line of said Lot 6; thence North 06° 21′ 40" West, along said West line, a distance of 152.52 feet to a point on the North line of said plat, thence North 88° 34' 42" West, along said North line, a distance ₮ 393.96 feet to a point on said Easterly right of way line and the POINT OF BEGINNING.

## Containing in all 4.120 Acres, more or less.

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

### TRACT "A"

Tract "A" as shown hereon is hereby dedicated to the Florida Department of Transportation F.D.O.T.), for the perpetual use of the public for public street purposes in fee simple.

Tract "B", as shown hereon, is hereby dedicated to the perpetual use of the 5050 Ocean Drive omeowners' Association, Inc., a Florida not-for-profit corporation, its successors and assigns, as a driveway tract serving lots shown hereon ("Lots") for ingress and egress and for drainage purposes. Further, an easement over, under, across and through Tract "B" is hereby reserved favor of utilities serving said Lots for the purposes of construction, maintenance and operation of utility equipment and facilities, including water, storm water, sanitary sewer, electrical, elecommunications and cable television equipment and facilities serving the Lots, to the City of iviera Beach for the purpose of providing governmental services, and to providers of emergency, hail delivery and solid waste pick up services for the purpose of providing such services to each Tract "B" shall be perpetually maintained by the 5050 Ocean Drive Homeowners' Association, ., a Florida not-for-profit corporation, its successors and assigns, without recourse to the City

#### TRACT "W"

Tract "W", as shown hereon, is hereby dedicated to the 5050 Ocean Drive Homeowners' Association, Inc., a Florida not-for-profit corporation, its successors and assigns, for perpetual operation and maintenance of the storm water management system, without recourse to the dity of Riviera Beach.

### TIRACTS "C-1", "C-2" & "C-3"

Tracts "C-1", "C-2" & "C-3", as shown hereon, are hereby dedicated to the perpetual use of the 5050 Ocean Drive Homeowners' Association, Inc., a Florida not-for-profit corporation, its successors and assigns, as common areas. Further, easements over, under, across and through Tracts "C-1", "C-2" and "C-3" are hereby reserved in favor of utilities for the purposes of construction, maintenance and operation of utility equipment and facilities, including water, storm water, saintary sewer, electrical, telecommunications and cable elevision equipment and facilities serving the Lots. Tracts "C-1", "C-2" and "C-3" shall be perpetually maintained the 5050 Ocean Drive Homeowners' Association, Inc., a Florida not-for-profit corporation, its successors and assigns, without recourse to the City of Riviera Beach.

# 5050 OCEAN DRIVE REPLAT

BEING A REPLAT OF A PORTION OF LOT 6, ACCORDING TO THE PLAT OF HARBOR POINT RIVIERA BEACH FLORIDA, AS RECORDED IN PLAT BOOK 26, PAGE 71, PALM BEACH COUNTY PUBLIC RECORDS, AND A PORTION OF GOVERNMENT LOT 1, LYING IN SECTIONS 22 AND 23, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA JANUARY, 2004

WALL EASEMENT

The wall easement as shown hereon is hereby reserved in favor of 5050 Ocean Drive Homeowners' Association, Inc., a Florida not-for-profit corporation, its successors and assigns, for perpetual maintenance of a wall, without recourse to the City of Riviera Beach.

#### **UTILITY EASEMENTS**

The utility easements as shown hereon are hereby reserved in favor of utilities for the purpose of construction, maintenance and operation of utility equipment and facilities, including water, storm water, sanitary sewer, electrical, telephone and cable television equipment and facilities serving the Lots. The installation of cable television systems shall not interfere with the construction, maintenance and operation of other utilities providing services to the Lots.

It is expressly intended that any right, title or interest in any tracts or easements which are identified as such hereon not be dedicated, granted, conveyed or assigned except as specifically set forth herein or in any subsequent instrument that might be properly executed, delivered and recorded by the undersigned.

IN WITNESS WHEREOF, the above-named limited liability company has caused these presents to be signed by its Vice President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 13Th day of January, 2004.

> Singer Island Land Company, LLC, a Florida limited liability company

**ACKNOWLEDGEMENT** 

State of FLORIDA County of FAM BEACH

Before me personally appeared Lee Heaton, who is personally known to me or has produced FUDLISH US Sas identification and who executed the foregoing instrument as Vice President of Singer Island Land Company, LLC, a Florida limited liability company on behalf of the company and severally acknowledged before me that he executed said instrument as such officer of said limited liability company, and that the seal affixed to the foregoing instrument is the corporate seal of said limited liability company and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said limited liability company.

WITNESS my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_\_\_, 2004. May 22, 2005 My Commission Expires:

ACKNOWLEDGEMENT OF **DEDICATIONS AND RESERVATIONS** 

SINGER ISLAND

SEAL

COMPANY

SINGER.

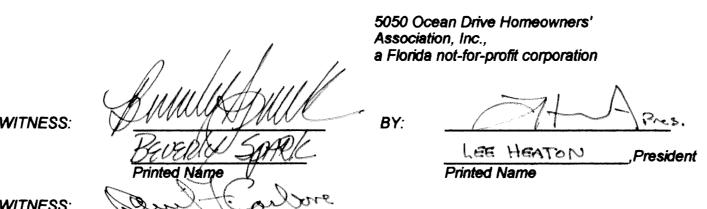
ISLAND

LAND

State of Florida

County of Palm Beach

The 5050 Ocean Drive Homeowners' Association, Inc., a Florida not-for-profit corporation, hereby accepts the dedications and reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 1350 day of



CARBONE

DATE L.F. CARBONE

MY COMMISSION # DD 014288

EXPIRES: May 22, 2005

SEAL

5050 OCEDA

HOMEOWNERS'

ASSOCIATION,

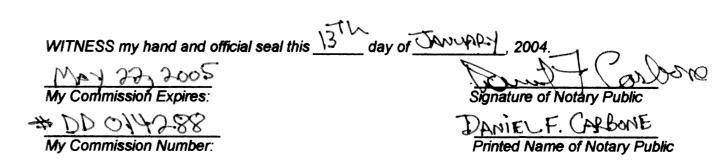
DRIVE

**ACKNOWLEDGEMENT** 

State of Florida

County of Palm Beach

Before me personally appeared LEE HEATON who is personally known to me or has produced F - Dourt - Vertilas identification and who executed the foregoing instrument as President of 5050 Ocean Drive Homeowners' Association, Inc., a Florida not-for-profit corporation. and severally acknowledged before me that he executed such instrument as such officer of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.



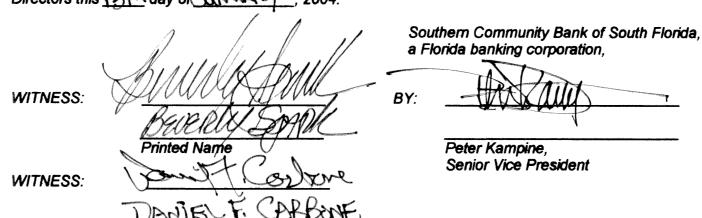
MORTGAGEE'S CONSENT

State of Florida

County of Palm Beach

The undersigned hereby certifies that it is the holder of a mortgage, upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 14105 at Page 1837 and as modified by instruments recorded in Official Record Books 14860 at Page 320, 14860 at Page 324 and at Official Record Book 15689 at Page 1510, Public Records of Palm Beach County, Florida. shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Directors this 131 day of by All , 2004.



**ACKNOWLEDGEMENT** 

State of Florida

County of Palm Beach

Before me personally appeared, Peter Kampine, who is personally known to me or has produced FUDING USINAS identification and who executed the foregoing instrument as Senior Vice President of Southern Community Bank of South Florida, a Florida banking corporation, and severally acknowledged before me that he executed such instrument as such officer of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 13 day of January 2004 DANIBUT: CARBONE Printed name of Notary Public \$ DD 014288 My Commission Number

TITLE CERTIFICATION

State of Florida

County of Hillsburous

I, J. Stephen Gardner, Esquire, 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 in Singer Island Land Company, LLC, a Florida limited liability company; that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

DANIEL F. CARDONE

MY COMMISSION # DD 014288

EXPIRES: May 28, 2005

Bonded Thru Budget Notary Sarvices

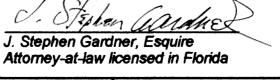
Dated: January 15, 2004

SOUTHDEN

COMMUNITY

Bon

EAL.



## SHEET 1 OF 2

SURVEYOR'S CERTIFICATE

State of Florida

County of Palm Beach

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 Pemanent Control Points (P.C.P.'s) and Monument's according to Section 177.091(9), F.S., will be set, and further, that the plat complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of the City of Riviera Beach, Florida.

Craig L. Wallace Professional Surveyor and Mapper Florida Certificate No. 3357

REVIEWING SURVEYOR

On behalf of the City of Riviera Beach, the undersigned, a licensed professional surveyor and mapper, has reviewed this plat for conformity to Chapter 177, Part 1,

Florida Statutes. GARY A. RAGE Professional Surveyor and Mapper State of Florida Certificate No. 4628

**APPROVALS** 

State of Florida

City of Riviera Beacl

County of Palm Beach

This plat is hereby approved for record this

CITY ENGINEER

This plat is hereby accepted for record this

NOTES

REVIEWING SURVEYOR | CITY OF RIVIERA BEACH

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.

Building setbacks shall conform to the City of Riviera Beach Land Development Code. Bearings shown hereon are based on the North line of the Plat of Harbor Point, Riviera Beach, Florida, recorded in Plat Book 26, Page 71, Palm Beach County Public Records, which bears North 88° 34' 42" West and all other bearings are relative thereto.

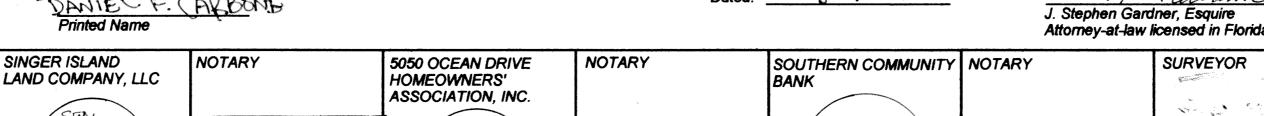
Craig L. Wallace This instrument prepared by: Wallace Surveying Corporation 901 Northpoint Parkway, Suite 117 West Palm Beach, Florida 33407

561/640-4551 The location of the East line of Section 22 as shown hereon was scaled from aerial book and is approximate only. No county monumentation exists establishing said East line.

5050 OCEAN DRIVE REPLAT



FIELD: JOB No.: 85-695 "M" DATE: JAN., 2004 DWG. No.: 85-695-2 OFFICE: R.C. C'K'D: REF: 5050.ZAK SHEET 1 OF 2



DANIEL F. CARBONE

MY COMMISSION # DD 014288

EXPIRES: May 22, 2005

Bonded Thru Budget Notary Services

CALIFORNIA CONTROL CON