

FILED FOR RECORD
MARTIN COUNTY, FLORIDA
07 OCT 7 P 2: 43
CLERK OF THE CIRCUIT COURT
BY _____ D.C.

PLAT NO. 18 SAILFISH POINT P.U.D.

LYING IN FRACTIONAL SECTION 17,
TOWNSHIP 38 SOUTH, RANGE 42 EAST,
MARTIN COUNTY, FLORIDA.

JULY, 1987

SHEET 1 of 2

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 10, PAGE 88, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 1st DAY OF October, A.D., 1987.

MARSHA STILLER, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
BY *Tracy Chase*
DEPUTY CLERK

FILE NO.
678024
(CIRCUIT COURT SEAL)

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 38 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT REFERENCE POINT "C", AS SHOWN ON PLAT NO. 6 SAILFISH POINT P.U.D., AS RECORDED IN PLAT BOOK 8, PAGE 90, SAID POINT ALSO LYING ON THE WESTERLY BOUNDARY OF GOLF COURSE PARCEL NO. K AND LYING IN A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 460.00 FEET, THE CENTER OF WHICH BEARS S 71°00'00" W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND WESTERLY BOUNDARY THROUGH A CENTRAL ANGLE OF 06°44'16", A DISTANCE OF 54.09 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE ALONG SAID WESTERLY BOUNDARY OF GOLF COURSE PARCEL NO. K THROUGH THE FOLLOWING TWO COURSES: N 54°40'00" E, A DISTANCE OF 178.52 FEET; THENCE N 24°20'00" W, A DISTANCE OF 469.36 FEET; THENCE S 24°53'32" W, DEPARTING SAID WESTERLY BOUNDARY, A DISTANCE OF 334.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84°04'58", A DISTANCE OF 36.69 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 460.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°27'10", A DISTANCE OF 268.58 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

SAID PARCEL CONTAINING 1.937 ACRES.

CERTIFICATE OF OWNERSHIP & DEDICATION

COUNTY OF MARTIN S.S.
STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT SAILFISH POINT, INC., A DELAWARE CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 17, TOWNSHIP 38 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, AND SHOWN HEREON AS PLAT NO. 18 SAILFISH POINT P.U.D., MORE PARTICULARLY DESCRIBED ABOVE HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- THE UTILITY EASEMENT AS SHOWN HEREON MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY COMPANY, INCLUDING C.A.T.V., IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA.
- THE ACCESS, LANDSCAPING, DRAINAGE, UTILITY AND MAINTENANCE EASEMENTS AS SHOWN ON EACH OF THE LOTS WITHIN PLAT NO. 18 SAILFISH POINT P.U.D. ARE HEREBY DEDICATED TO ALL PRESENT AND FUTURE OWNERS OF ALL OTHER LOTS WITHIN PLAT NO. 18 SAILFISH POINT P.U.D. AND TO SAILFISH POINT PROPERTY OWNERS' AND COUNTRY CLUB ASSOCIATION, INC., FOR INGRESS AND EGRESS, LANDSCAPING, DRAINAGE, UTILITY AND MAINTENANCE. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH AREAS.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE SAILFISH POINT PROPERTY OWNERS' AND COUNTRY CLUB ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENTS.

SIGNED AND SEALED THIS 15th DAY OF September, 1987 ON BEHALF OF SAID CORPORATION, BY ITS PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY.

ATTEST: *Paul P. Sklansky*
PAUL P. SKLANSKY
ASSISTANT SECRETARY
BY: *James H. Breed*
JAMES H. BREED
PRESIDENT

ACKNOWLEDGEMENT

COUNTY OF MARTIN S.S.
STATE OF FLORIDA

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JAMES H. BREED AND PAUL P. SKLANSKY, PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF SAILFISH POINT, INC., A DELAWARE CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF September, 1987.

MY COMMISSION EXPIRES: August 14, 1989
Muriel Franklin
NOTARY PUBLIC AT LARGE

TITLE CERTIFICATION

COUNTY OF MARTIN S.S.
STATE OF FLORIDA

ASSURANCE TITLE COMPANY OF MARTIN COUNTY, BY ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT:

- APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE DEDICATION HEREON.
- ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
 - NONE.

DATED THIS 16th DAY OF September, 1987.

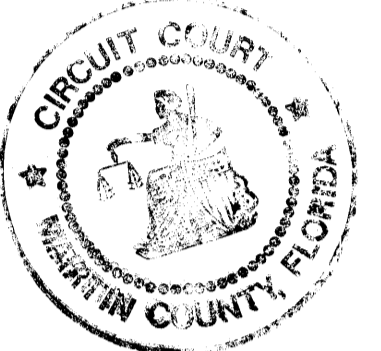
BY: *Zelia M. Paul*
ZELIA M. PAUL, BEING PRESIDENT
OF ATCO TITLE SERVICES, INC.
MEMBER ASSURANCE TITLE
COMPANY OF MARTIN COUNTY

SURVEYOR'S CERTIFICATION

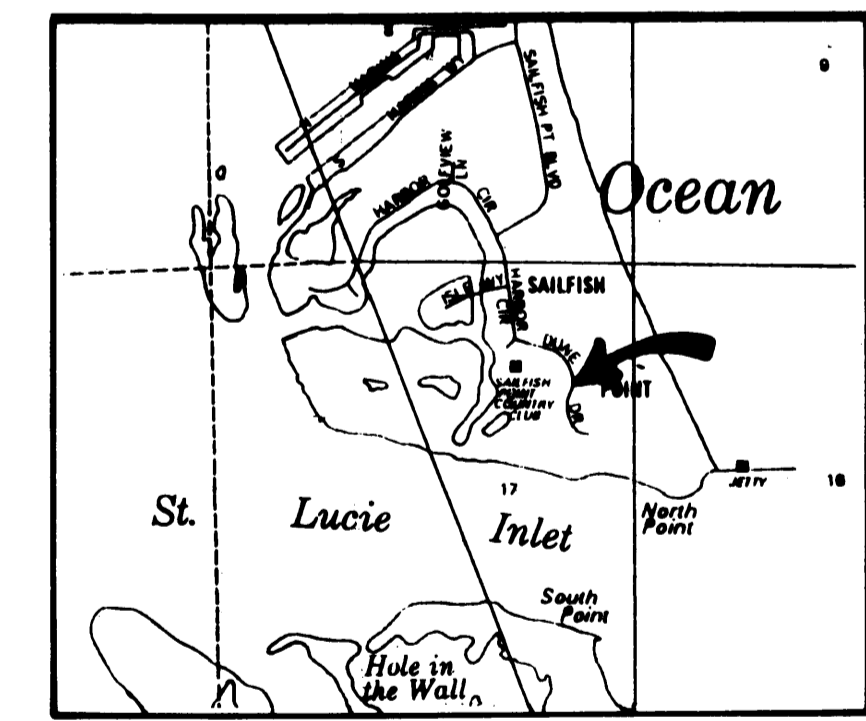
STATE OF FLORIDA S.S.

I, S. DALE MONROE, DO HEREBY CERTIFY THAT THIS PLAT OF PLAT NO. 18 SAILFISH POINT P.U.D., IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

S. Dale Monroe
S. DALE MONROE
REGISTERED SURVEYOR NO. 3956
STATE OF FLORIDA



- THE UTILITY EASEMENT AS SHOWN HEREON MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY COMPANY, INCLUDING C.A.T.V., IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA.
- THE ACCESS, LANDSCAPING, DRAINAGE, UTILITY AND MAINTENANCE EASEMENTS AS SHOWN ON EACH OF THE LOTS WITHIN PLAT NO. 18 SAILFISH POINT P.U.D. ARE HEREBY DEDICATED TO ALL PRESENT AND FUTURE OWNERS OF ALL OTHER LOTS WITHIN PLAT NO. 18 SAILFISH POINT P.U.D. AND TO SAILFISH POINT PROPERTY OWNERS' AND COUNTRY CLUB ASSOCIATION, INC., FOR INGRESS AND EGRESS, LANDSCAPING, DRAINAGE, UTILITY AND MAINTENANCE. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH AREAS.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE SAILFISH POINT PROPERTY OWNERS' AND COUNTRY CLUB ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENTS.



LOCATION MAP (N.T.S.)

COUNTY APPROVAL

COUNTY OF MARTIN S.S.
STATE OF FLORIDA

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE, OR DATES INDICATED.

- 9/22/87 DATE *J. W.* COUNTY ENGINEER
- September 8, 1987 DATE *Andrew S. Brown* COUNTY ATTORNEY
- September 8, 1987 DATE *Cliff C. Spurr* CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FLORIDA
- September 8, 1987 DATE *W. H.* CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OR MARTIN COUNTY, FLORIDA

ATTEST: *Marsha Stiller*
MARSHA STILLER
CLERK
BY: *Tracy Chase, D.C.*

SUBDIVISION PARCEL CONTROL NO. 17-38-42-002-000-0000.0

SAILFISH POINT, INC.	NOTARY	SURVEYOR

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
P.O. BOX 27
JUPITER, FLORIDA 33458
117 SOUTH SECOND STREET
FORT PIERCE, FLORIDA 33902