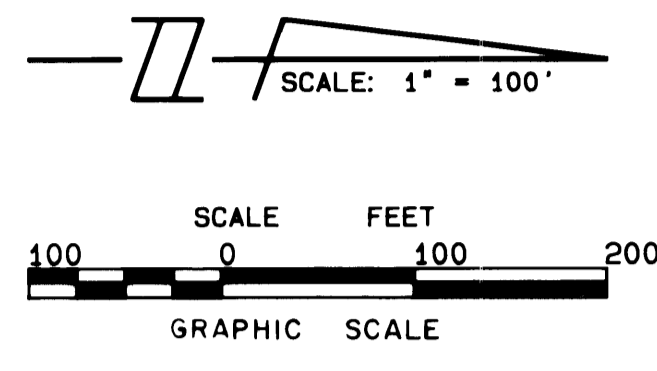


PLAT NO. 17 SAILFISH POINT P.U.D.

SEPTEMBER, 1987

SHEET 2 of 2



LYING IN FRACTIONAL SECTIONS 8, 16 AND 17,
TOWNSHIP 38 SOUTH, RANGE 42 EAST,
MARTIN COUNTY, FLORIDA.

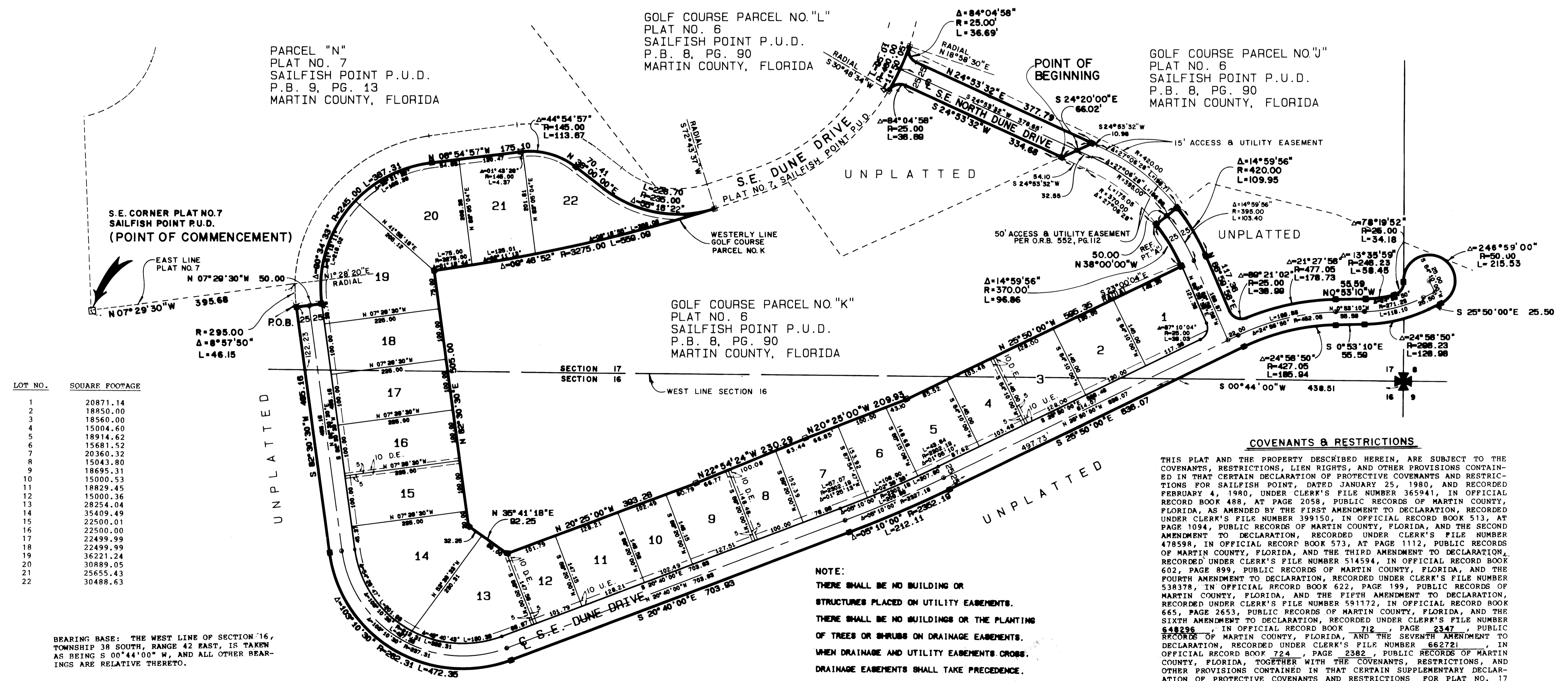
I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 10, PAGE 96, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS DAY OF _____, 1987.

MARSHA STILLER, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA.

BY _____
DEPUTY CLERK

FILE NO. _____

(CIRCUIT COURT SEAL)



LOT NO.	SQUARE FOOTAGE
1	20871.14
2	18550.00
3	18560.00
4	15004.60
5	18914.62
6	15681.52
7	20360.32
8	15043.80
9	18695.31
10	15000.53
11	18829.45
12	15000.36
13	28254.04
14	35409.49
15	22500.01
16	22500.00
17	22499.99
18	22499.99
19	36221.24
20	30889.05
21	25655.43
22	30488.63

BEARING BASE: THE WEST LINE OF SECTION 16, TOWNSHIP 38 SOUTH, RANGE 42 EAST, IS TAKEN AS BEING S 00°44'00" W, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

FRONT SETBACKS = 25.00'
SIDE SETBACKS = 15.00'
REAR SETBACKS = LOTS 13 THRU 20 SHALL HAVE 50' SETBACKS FOR BUILDINGS AND ENCLOSED POOLS AND 25' SETBACKS FOR NON-ENCLOSED POOLS, ALL OTHER LOTS SHALL HAVE 25' SETBACKS FOR BUILDINGS AND ENCLOSED POOLS AND 0' SETBACKS FOR NON-ENCLOSED POOLS.

COVENANTS & RESTRICTIONS

THIS PLAT AND THE PROPERTY DESCRIBED HEREIN, ARE SUBJECT TO THE COVENANTS, RESTRICTIONS, LIEN RIGHTS, AND OTHER PROVISIONS CONTAINED IN THAT CERTAIN DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR SAILFISH POINT, DATED JANUARY 25, 1980, AND RECORDED FEBRUARY 4, 1980, UNDER CLERK'S FILE NUMBER 365941, IN OFFICIAL RECORD BOOK 488, AT PAGE 2058, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AS AMENDED BY THE FIRST AMENDMENT TO DECLARATION, RECORDED UNDER CLERK'S FILE NUMBER 399150, IN OFFICIAL RECORD BOOK 513, AT PAGE 1094, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND THE SECOND AMENDMENT TO DECLARATION, RECORDED UNDER CLERK'S FILE NUMBER 478598, IN OFFICIAL RECORD BOOK 573, AT PAGE 1112, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND THE THIRD AMENDMENT TO DECLARATION, RECORDED UNDER CLERK'S FILE NUMBER 514594, IN OFFICIAL RECORD BOOK 602, PAGE 899, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND THE FOURTH AMENDMENT TO DECLARATION, RECORDED UNDER CLERK'S FILE NUMBER 538378, IN OFFICIAL RECORD BOOK 622, PAGE 199, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND THE FIFTH AMENDMENT TO DECLARATION, RECORDED UNDER CLERK'S FILE NUMBER 591172, IN OFFICIAL RECORD BOOK 665, PAGE 2653, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND THE SIXTH AMENDMENT TO DECLARATION, RECORDED UNDER CLERK'S FILE NUMBER 648296, IN OFFICIAL RECORD BOOK 712, PAGE 2347, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND THE SEVENTH AMENDMENT TO DECLARATION, RECORDED UNDER CLERK'S FILE NUMBER 662721, IN OFFICIAL RECORD BOOK 724, PAGE 2382, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, TOGETHER WITH THE COVENANTS, RESTRICTIONS, AND OTHER PROVISIONS CONTAINED IN THAT CERTAIN SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR PLAT NO. 17 SAILFISH POINT P.U.D., RECORDED CONCURRENTLY WITH THE RECORDATION OF THIS PLAT.

NOTE:

THERE SHALL BE NO BUILDING OR STRUCTURES PLACED ON UTILITY EASEMENTS.
THERE SHALL BE NO BUILDINGS OR THE PLANTING OF TREES OR SHRUBS ON DRAINAGE EASEMENTS.
WHEN DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.
NO LOT SPLIT THAT WILL CREATE LOTS LESS THAN 15,000 SQ. FT.

- D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
□ = DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND
■ = DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET
○ = DENOTES P.C.P. (PERMANENT CONTROL POINT)

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