

PLAT NO. 13 SAILFISH POINT P.U.D.

DESCRIPTION

COUNTY OF MARTIN
STATE OF FLORIDA

ALL OF PARCEL "B", AS SHOWN ON PLAT NO. 1, SAILFISH POINT P.U.D., RECORDED IN PLAT BOOK 8, PAGE 10, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, TOGETHER WITH A PARCEL OF LAND LYING IN FRACTIONAL SECTION 8, TOWNSHIP 38 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA. SAID PARCELS TOGETHER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "B"; THENCE PROCEED N 15°00'00" W, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF S.E. SAILFISH POINT BOULEVARD, AS SHOWN ON SAID PLAT NO. 1, A DISTANCE OF 394.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 482.69 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°57'15", A DISTANCE OF 176.53 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 05°57'15" E, A DISTANCE OF 4.13 FEET; THENCE N 88°06'45" E, A DISTANCE OF 338.77 FEET TO A POINT IN THE COASTAL CONSTRUCTION SETBACK LINE, AND DEVELOPMENT LINE AS SHOWN ON PLAT BOOK 5, PAGES 17 THRU 22, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE S 11°05'05" E, A DISTANCE OF 230.37 FEET; THENCE S 11°41'23" E, A DISTANCE OF 352.75 FEET TO THE NORTHEAST CORNER OF LOT 1, AS SHOWN ON THE PLAT OF PLAT NO. 12, SAILFISH POINT, P.U.D., AS RECORDED IN PLAT BOOK 9, PAGE 96, PUBLIC RECORDS OF MARTIN COUNTY; THENCE S 90°00'00" W, ALONG THE NORTH LINE OF LOT 1, A DISTANCE OF 338.76 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

SAID PARCEL CONTAINING 4.58 ACRES.

BEING A REPLAT OF PARCEL "B" PLAT NO. 1 SAILFISH POINT P.U.D. AS RECORDED IN PLAT BOOK 8, PAGE 10, TOGETHER WITH A PARCEL OF LAND LYING IN FRACTIONAL SECTION 8, TOWNSHIP 38 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP

COUNTY OF MARTIN
STATE OF FLORIDA

SAILFISH POINT, INC., A DELAWARE CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

DATED: THIS 24th DAY OF September, 1985.

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

DEDICATION

COUNTY OF MARTIN
STATE OF FLORIDA

SAILFISH POINT, INC., A DELAWARE CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS 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.

SIGNED AND SEALED THIS 24th DAY OF September, 1985, ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY.

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

ACKNOWLEDGEMENT

COUNTY OF MARTIN
STATE OF FLORIDA

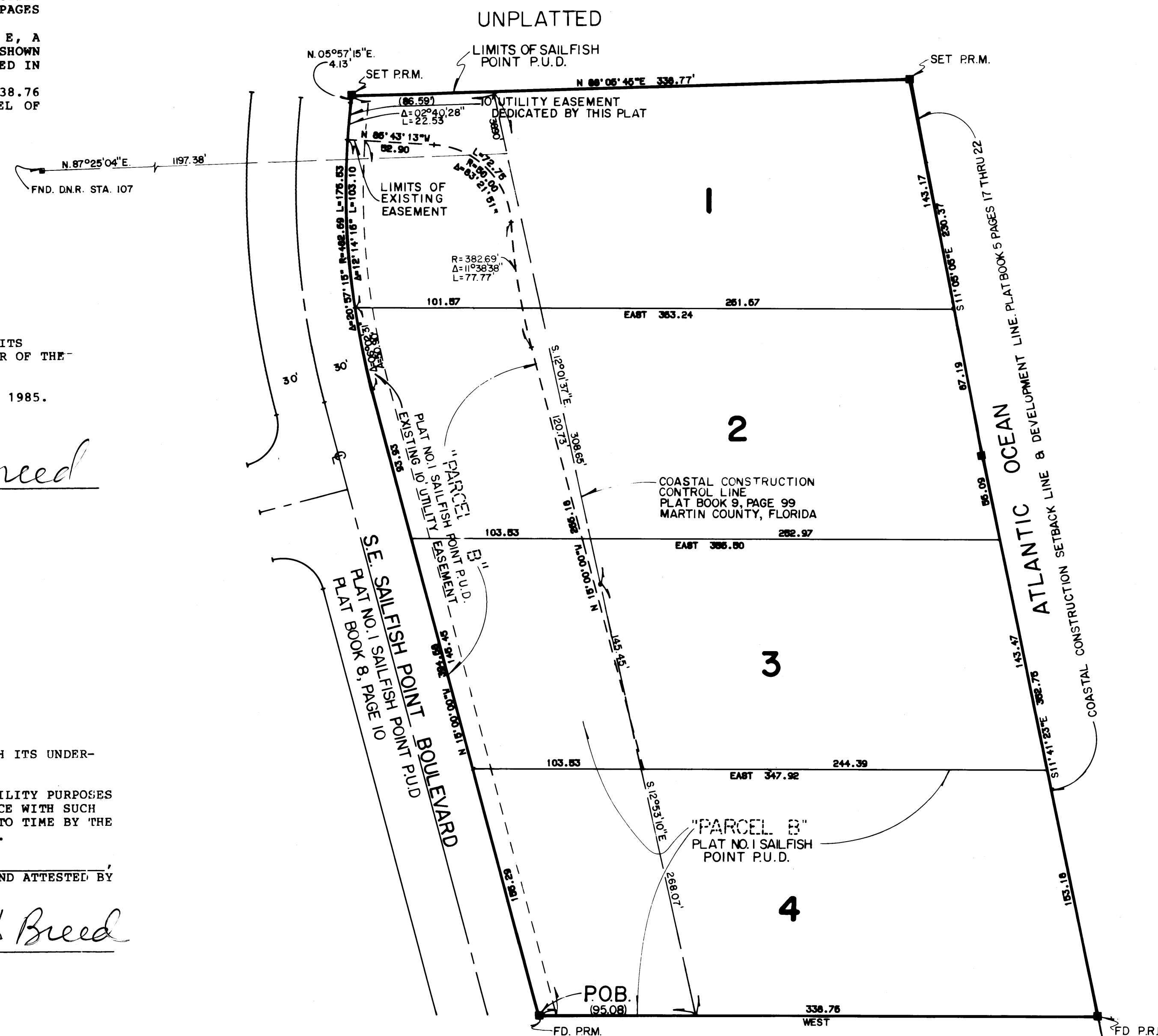
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC PERSONALLY APPEARED JAMES H. BREED AND PAUL E. SKLANSKY, PRESIDENT AND ASSISTANT SECRETARY RESPECTIVELY, OF SAILFISH POINT, INC., A DELAWARE CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF September, 1985.

MY COMMISSION EXPIRES: June 1, 1990
NOTARY PUBLIC

SUBDIVISION PARCEL CONTROL NO. _____

8-38-42-016-000-000-0-0

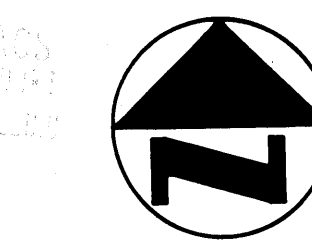


NOTE: THIS PLAT AND THE PROPERTY DESCRIBED HEREIN, ARE SUBJECT TO THE COVENANTS, RESTRICTIONS, LIEN RIGHTS, AND OTHER PROVISIONS CONTAINED IN THAT CERTAIN DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR SAILFISH POINT, DATED JANUARY 25, 1980, AND RECORDED FEBRUARY 4, 1980, UNDER CLERK'S FILE 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, 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, TOGETHER WITH THE COVENANTS, RESTRICTIONS, AND OTHER PROVISIONS CONTAINED IN THAT CERTAIN SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR PLAT NO. 13 SAILFISH POINT P.U.D., RECORDED CONCURRENTLY WITH THE RECORDATION OF THIS PLAT.

BEARING BASE: THE EAST RIGHT-OF-WAY LINE OF S.E. SAILFISH POINT BOULEVARD IS TAKEN AS BEING N.15°00'00"W. AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

NOTE: THE FOLLOWING BUILDING SETBACK LINES SHALL APPLY TO LOTS 1-4 AS PLATTED HEREON.

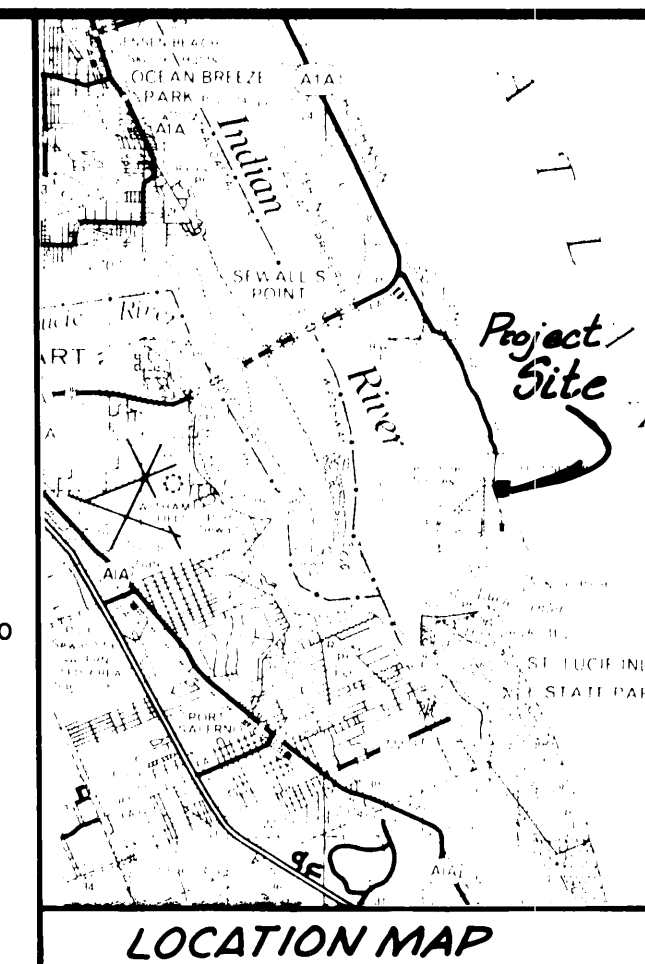
- FRONT SETBACK = 25.0 FEET FROM RIGHT-OF-WAY LINE.
- SIDE SETBACK = 15.0 FEET FROM PROPERTY LINE.
- REAR SETBACK = 50.0 FEET FROM COASTAL CONSTRUCTION SETBACK LINE PER PLAT BOOK 5, PAGES 17 THRU 22.



SCALE 1"=50'

AUGUST 1985

SHEET 1 of 1



I, LOUISE V. ISAACS, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 10, PAGE 4 MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 27th DAY OF September, 1985.

LOUISE V. ISAACS, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA
BY: Tracy E. Chase, D.C.

FILE NO. 571739
(CIRCUIT COURT) SEAL

TITLE CERTIFICATION

COUNTY OF MARTIN
STATE OF FLORIDA

TITLE UNDERWRITER AGENCY, INC., BY ITS UNDERSIGNED VICE-PRESIDENT, HEREBY CERTIFIES THAT THE RECORD TITLE OF THE HEREON DESCRIBED LANDS IS VESTED IN SAILFISH POINT, INC., A DELAWARE CORPORATION, AS BY THE CERTIFICATE OF OWNERSHIP ELSEWHERE APPEARING.

ALL MORTGAGES ON THE LAND DESCRIBED HEREON HAVE BEEN SATISFIED. DATED THIS 24th DAY OF September, 1985.

TITLE UNDERWRITER AGENCY, INC.

BY: Ken Wright
JESSE WRIGHT, VICE-PRESIDENT
218 NO. COLORADO AVENUE
STUART, FLORIDA 33494

SURVEYOR'S CERTIFICATE

COUNTY OF MARTIN
STATE OF FLORIDA

I, S. DALE MONROE, DO HEREBY CERTIFY THAT THIS PLAT OF PLAT NO. 13 SAILFISH POINT P.U.D., IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY SUPERVISION AND THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

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

COUNTY APPROVAL

COUNTY OF MARTIN
STATE OF FLORIDA

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

DATE 9-28-85 COUNTY ENGINEER _____
DATE 9/24/85 COUNTY ATTORNEY _____
DATE 9/24/85 CHAIRMAN PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FLORIDA _____
DATE 9/24/85 CHAIRMAN BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA _____
ATTEST: Louise V. Isaacs CLERK
by Tracy E. Chase, D.C.

THIS INSTRUMENT WAS PREPARED BY:
EUGENE "BUDDY" PERRI
LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.
210 JUPITER LAKES BOULEVARD
P.O. BOX 727
JUPITER, FLORIDA 33458

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