

SAILFISH POINT PUD, PLAT 35

A REPLAT OF A PORTION OF LOT 4 AND ALL OF LOT 5, SAILFISH POINT P.U.D., PLAT NO. 33 AS RECORDED IN PLAT BOOK 13, PAGE 23 SECTION 16, TOWNSHIP 38 SOUTH, RANGE 42 EAST MARTIN COUNTY, FLORIDA

BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC.

791 N.E. DIXIE HIGHWAY JENSEN BEACH, FLORIDA 34957 OFFICE PHONE NO. (772) 334-0868 - FAX NO. (772) 334-5283

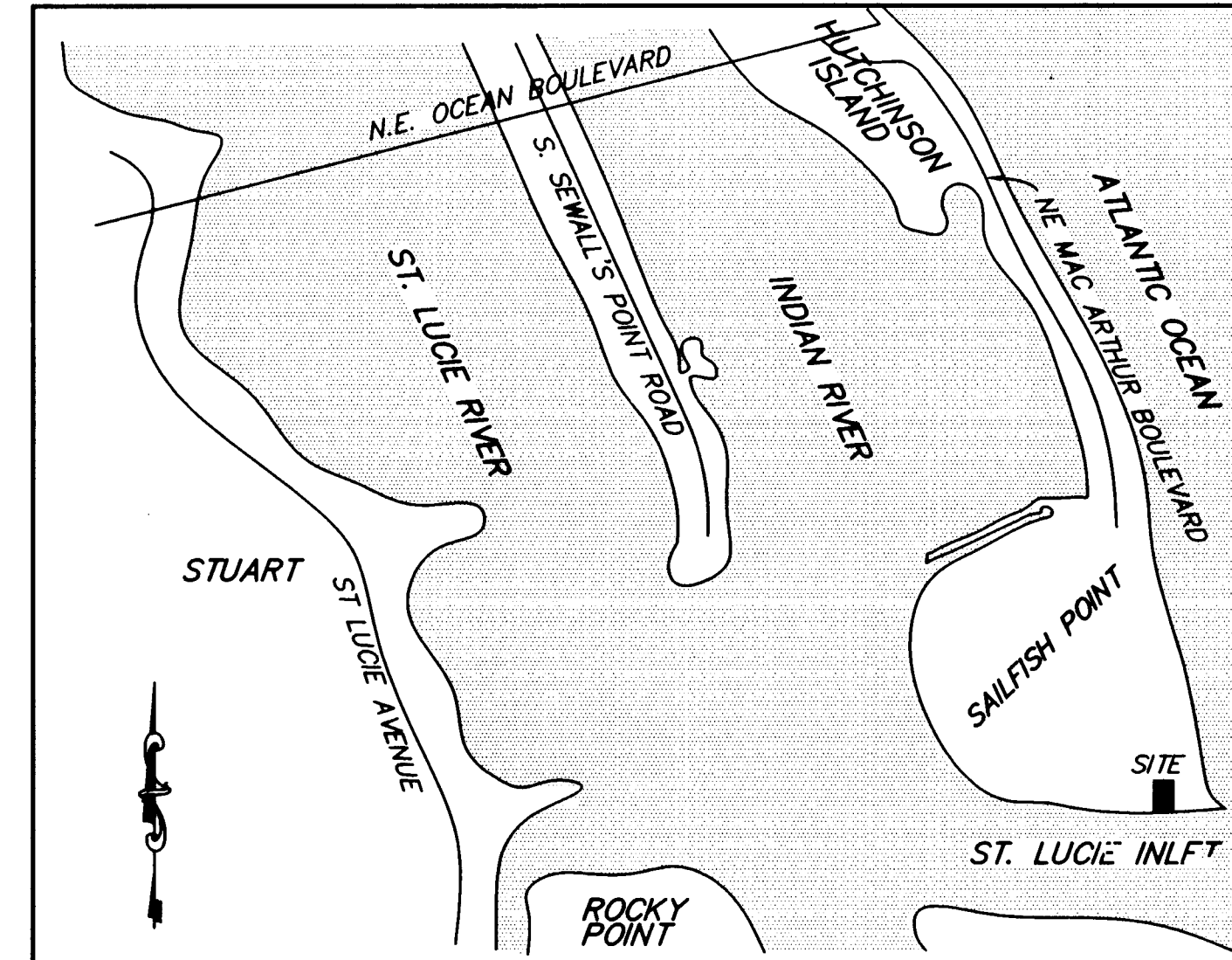
FILED FOR RECORD MAR 13 PM 12:55

CLERK'S RECORDING CERTIFICATE:

I, MARSHA EWING, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 16, PAGE 79, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 13th DAY OF March, 2008.

MARSHA EWING, CLERK OF CIRCUIT COURT MARTIN COUNTY, FLORIDA BY: Charlotte Braken DEPUTY CLERK (CIRCUIT COURT SEAL) 2135281 FILE NO.

SUBDIVISION PARCEL CONTROL NUMBER: 16-38-42-010-000-0000.0



VICINITY MAP: NOT TO SCALE

LEGAL DESCRIPTION:

LOT 4, LESS THE WEST 33.4 FEET THEREOF, AND ALL OF LOT 5, PLAT NO. 33 - SAILFISH POINT P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 23, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS. CONTAINING: 13006.40 SQUARE FEET OR 0.030 ACRES MORE OR LESS.

LEGEND AND ABBREVIATIONS:

- P.R.M. = PERMANENT REFERENCE MONUMENT, SET 4"x4" CONCRETE MONUMENTS WITH DISC (PLS 4134)
PLS = PROFESSIONAL LAND SURVEYOR
LB = LICENSED BUSINESS
PG = PLAT BOOK
DB = DEED BOOK
O/S = OFFSET
SQ.FT. = SQUARE FEET
AC. = ACRES
NAD = NORTH AMERICAN DATUM
EL = ELEVATION
PUD = PLANNED UNIT DEVELOPMENT
GPS = GLOBAL POSITIONING SYSTEM

SETBACKS:

- 0' = FROM INTERIOR SIDE LOT LINES
50' = FROM DEVELOPMENT LINE & COASTAL CONSTRUCTION SETBACK LINE
10' = MINIMUM BUILDING SEPARATION
BUILDING SETBACK FROM UTILITY, LANDSCAPING, MAINTENANCE & UTILITY EASEMENT VARIES (SEE SKETCH)

CERTIFICATE OF OWNERSHIP:

DONALD A. SCHUMACHER AND SARAH S. SCHUMACHER, HUSBAND AND WIFE, HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON:

SIGNED AND SEALED THIS 16th DAY OF JANUARY, 2008. DONALD A. SCHUMACHER (PRINT) SARAH S. SCHUMACHER (PRINT) Thomas R. Sawyer (PRINT) Sarah S. Sawyer (PRINT) Patricia K. Sawyer (PRINT) Patricia K. Sawyer (PRINT)

ACKNOWLEDGMENT OF OWNERSHIP:

STATE OF FLORIDA COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DONALD A. SCHUMACHER AND SARAH S. SCHUMACHER, HUSBAND AND WIFE, TO ME WELL KNOWN, AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP. THEY ARE [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION. DATED THIS 16th DAY OF JANUARY, 2008.

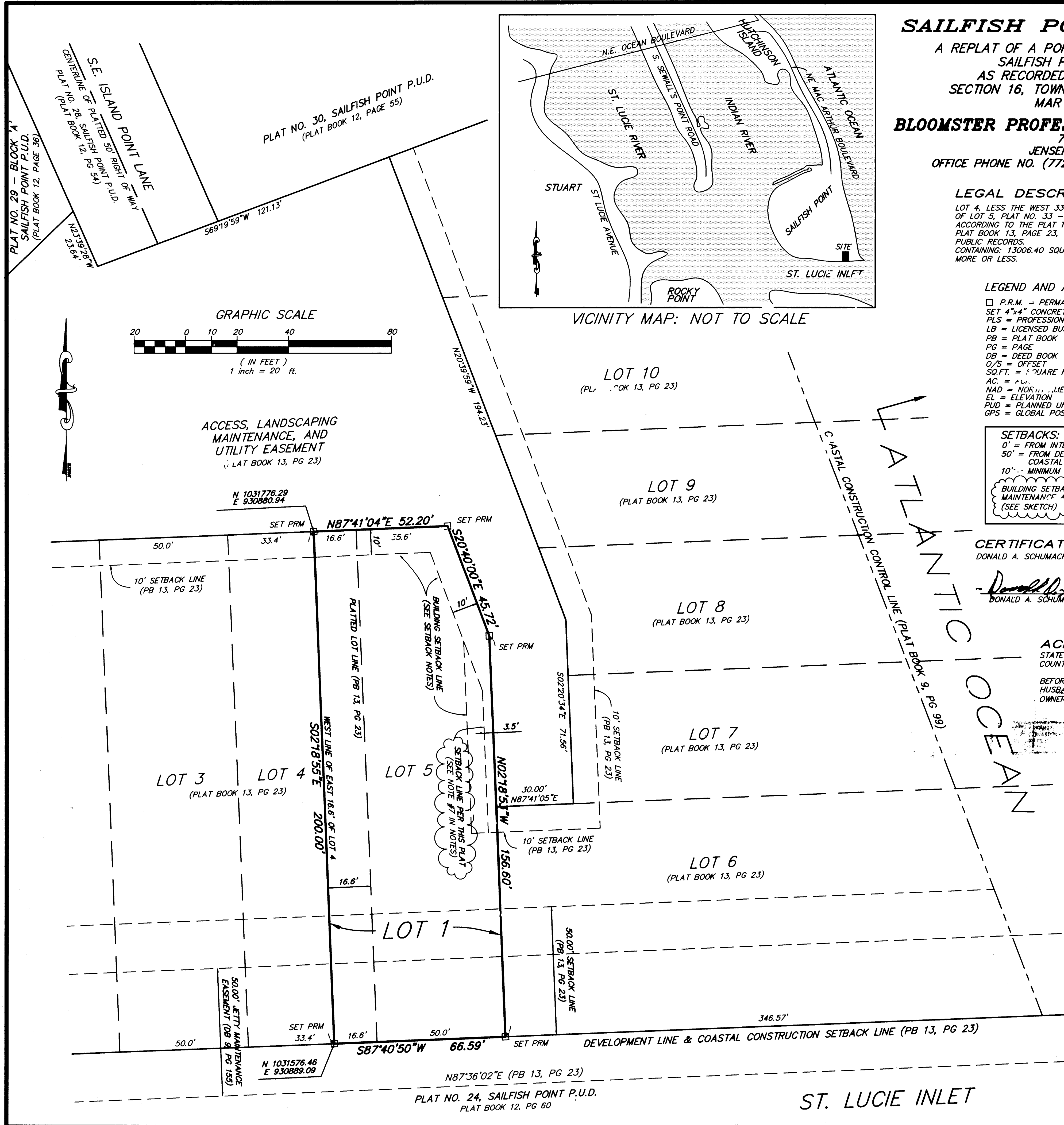
SURVEYOR'S NOTES:

- 1. THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. FOR PLATS WHICH CONTAIN PUBLIC EASEMENTS LOCATED WITHIN PRIVATE STREETS OR RIGHTS OF WAY: IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS.
4. THIS PROPERTY IS LOCATED IN FLOOD ZONE 'VE' (EL. 12') AND A SMALL PORTION IN REAR LIES IN FLOOD ZONE 'VE' (EL. 13') ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 12085C-0167-F, DATED: 10-4-02 (COMMUNITY NO. 120161)
5. BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF LOTS 1 - 6, (S87°40'50"W), SAID LINE BEING THE DEVELOPMENT LINE & COASTAL CONSTRUCTION SETBACK LINE AS SHOWN ON PLAT NO. 33, SAILFISH POINT PUD (PB 13, PG 23)
6. COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE EAST ZONE SYSTEM, NAD 83/90, AS ADJUSTED. GPS CONTROL POINTS USED FOR ORIENTATION - (GCY D24 N.1044936.716 / E.926122.078) AND (GCY D26 N.1022748.873 / E.923325.493)
7. THE PURPOSE FOR THIS REPLAT IS TO DO AWAY WITH THE 10 FOOT BUILDING SETBACK LINE ALONG THE EAST LINE OF LOT 5, ADJACENT TO THE ACCESS, LANDSCAPING, MAINTENANCE AND UTILITY EASEMENT. THE NEW SETBACK WILL BE 3.5 FEET ALONG SAID LINE, AS SHOWN ON SKETCH OF PLAT.

CERTIFICATE OF SURVEYOR AND MAPPER:

I, ROBERT BLOOMSTER, JR., HEREBY CERTIFY THAT SAILFISH POINT PUD, PLAT 35 IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

ROBERT BLOOMSTER JR. - PROFESSIONAL LAND SURVEYOR REGISTRATION NO. 4134 - STATE OF FLORIDA LICENSED BUSINESS #6018 BLOOMSTER LAND SURVEYING, INC. 791 NE DIXIE HIGHWAY JENSEN BEACH, FL. 34957 DATE: 12/11/08 OUR JOB #: 10363PLAT



ACCESS, LANDSCAPING MAINTENANCE, AND UTILITY EASEMENT (PLAT BOOK 13, PG 23)

