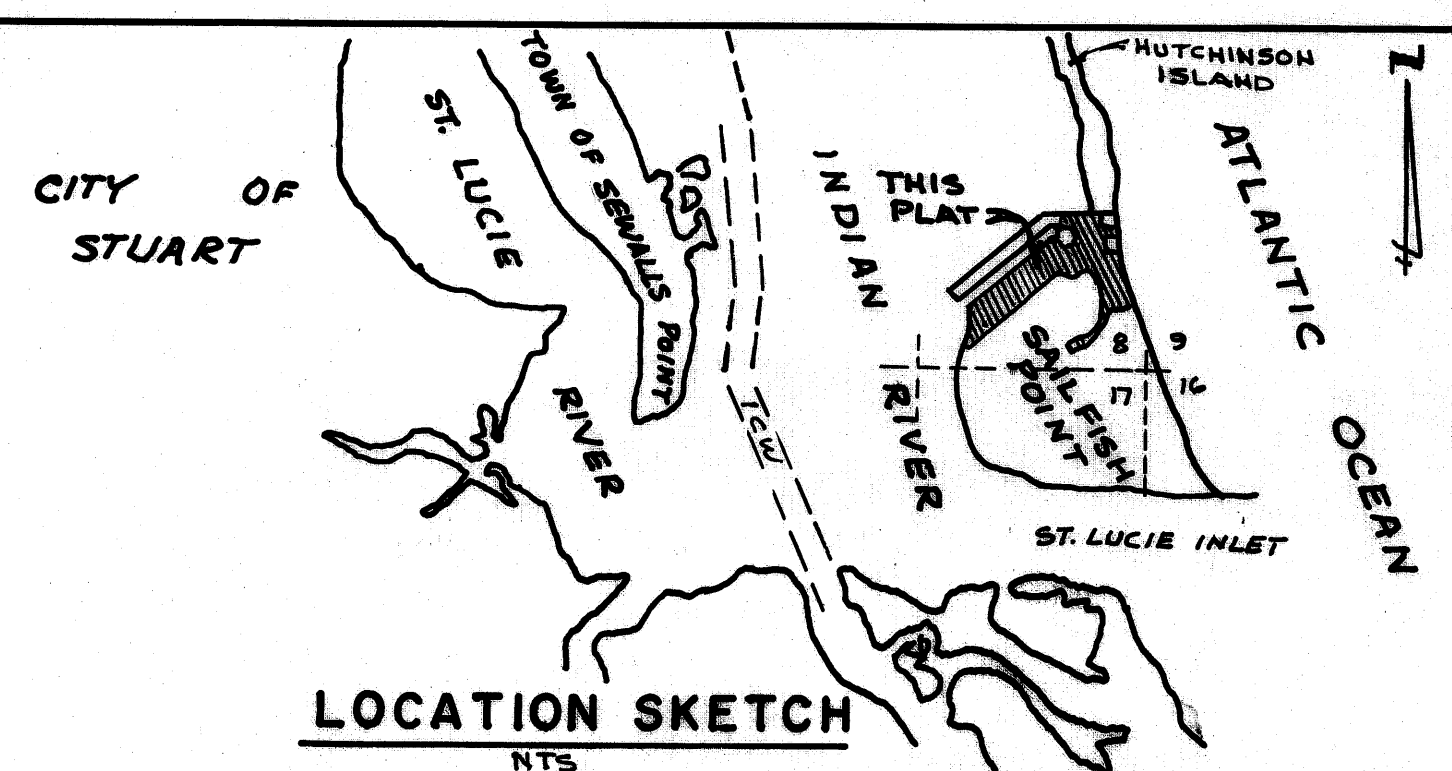


FILED FOR RECORD  
MARTIN COUNTY, FLA.  
80 FEB 4 P 2: 58  
LOUISE V. ISAACS  
CLERK OF CIRCUIT COURT  
BY \_\_\_\_\_ D.C.

# PLAT NO. 1 SAILFISH POINT

P.U.D.  
IN PART OF FRACTIONAL SECTION 8, TWP. 38 S., RGE. 42 E.  
MARTIN COUNTY, FLORIDA

GEE & JENSON  
ENGINEERS-ARCHITECTS-PLANNERS, INC.  
JUNE, 1979



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 2 PAGE 10, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 47<sup>th</sup> DAY OF February, 1980.  
LOUISE V. ISAACS, CLERK  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA  
BY: Charlotte Burkey  
DEPUTY CLERK

FILE NO.  
365942

### DESCRIPTION

A Parcel of land lying in part of Fractional Section 8, Township 38 South, Range 42 East, Martin County, Florida, being more particularly described as follows:

Beginning at a point monumented by an Iron Pipe filled with concrete and designated as T-1 by the Map of MEAN HIGH WATER LINE SURVEY as approved December 16, 1977 by Department of Natural Resources of the State of Florida and filed for record in Official Record Book 434, Pages 701-718 (both inclusive) Public Records of Martin County, Florida, said pipe lying in the center of the existing Road on the South Line of the North 540 feet of Government Lot 2 of said Fractional Section 8, thence N.88°06'45"E. along said South Line of North 540 feet, a distance of 30.28 feet; thence S.05°57'15"W., a distance of 4.13 feet to the beginning of a curve concave to the east having a radius of 482.69 feet and a central angle of 02°40'28"; thence southerly along the arc of said curve, a distance of 22.53 feet; thence S.86°43'13"E. along a line radial to the last described curve, a distance of 52.90 feet to the beginning of a curve concave to the southwest having a radius of 50 feet and a central angle of 83°21'51"; thence easterly, southeasterly and southerly along the arc of said curve, a distance of 72.75 feet to a point of reverse curvature; thence southerly along the arc of a curve concave to the east having a radius of 382.69 feet and a central angle of 11°38'38"; a distance of 17.77 feet; thence S.15°00'00"E. along the tangent to said curve, a distance of 266.18 feet; thence East, a distance of 244.39 feet to a point

on the Coastal Construction Setback Line as established in compliance with Section 161.053, Florida Statutes; thence S.11°41'23"E. along said Setback Line, a distance of 153.18 feet; thence West, a distance of 338.76 feet; thence S.15°00'00"E., a distance of 357.84 feet; thence East, a distance of 317.66 feet to a point on said Setback Line; thence S.11°41'23"E. along said Setback Line, a distance of 187.73 feet; thence S.13°36'47"E., a distance of 908.32 feet; thence S.20°17'54"E., a distance of 201.60 feet; thence West, leaving said Setback Line, a distance of 394.36 feet to a point on a curve concave to the northwest having a radius of 420 feet and a central angle of 55°34'13" and whose tangent at this point bears N.00°40'54"E.; thence southerly and southwesterly along the arc of said curve, a distance of 407.35 feet to a point of compound curvature; thence southwesterly along the arc of a curve concave to the northwest having a radius of 3115 feet and a central angle of 07°06'02", a distance of 366.04 feet; thence S.63°21'09"W. along the tangent to said curve, a distance of 162.55 feet; thence N.88°10'40"E., a distance of 60.00 feet; thence N.63°21'09"E., a distance of 162.55 feet to the beginning of a concentric curve concave to the northwest having a radius of 3055 feet and a central angle of 07°06'02"; thence northeasterly along the arc of said curve, a distance of 378.60 feet to a point of compound curvature;

### NOTES

- denotes Permanent Reference Monument
- denotes Permanent Control Point
- All bearings shown hereon are relative to the South Line of the North 540 feet of Government Lot 2 of Fractional Section 8-38-42 bearing N.88°06'45"E.
- Easements are for Public Utilities, unless otherwise shown.
- denotes Building Setback Line. Typical Setback Distances - 25' Front and Back except along water which is 50'; Side Setback - 15'.

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 Jan. 25, 1980 AND RECORDED February 11, 1980 UNDER CLERK'S FILE NUMBER 265941 IN OFFICIAL RECORD BOOK 488, AT PAGE 1056. 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. 1, SAILFISH POINT, RECORDED CONCURRENTLY WITH THE RECORDATION OF THIS PLAT.

### CERTIFICATE OF OWNERSHIP

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 21 day of October, 1979.

SAILFISH POINT INC.,  
Delaware Corporation  
By: Doran T. Seaquist Jr., President  
Attest: E.A. Kavounas, Assistant Secretary

### DESCRIPTION CONTINUED

thence northeasterly, northerly and northwesterly along the arc of a concentric curve concave to the west having a radius of 360 feet and a central angle of 78°08'07", a distance of 490.94 feet to a point of reverse curvature; thence northwesterly and northerly along the arc of a curve concave to the east having a radius of 1280 feet and a central angle of 21°46'27", a distance of 486.44 feet to a point of reverse curvature; thence northerly along the arc of a curve concave to the west having a radius of 1220 feet and a central angle of 14°53'27", a distance of 317.07 feet; thence N.15°00'00"W. along the tangent to said curve, a distance of 966.39 feet to the beginning of a curve concave to the southwest having a radius of 25 feet and a central angle of 90°00'00"; thence northwesterly, westerly and southwesterly along the arc of said curve, a distance of 39.27 feet; thence S.75°00'00"W. along the tangent to said curve, a distance of 220.58 feet to the beginning of a curve concave to the southeast having a radius of 560.90 feet and a central angle of 06°00'00"; thence southwesterly along the arc of said curve, a distance of 58.74 feet; thence S.12°20'00"W., making an angle with the tangent to the last described curve, measured from northeast to south, of 123°20'00", a distance of 145.76 feet; thence S.30°38'48"W., a distance of 460.00 feet; thence N.62°02'38"W., a distance of 103.74 feet to the beginning of a curve concave to the south having a radius of 120 feet and a central angle of 78°59'38"; thence northwesterly, westerly and southwesterly along the arc of said curve, a distance of 165.44 feet; thence S.38°57'44"W. along the tangent to said curve, a distance of 196.89 feet; thence S.48°31'56"W., a distance of 573.85 feet; thence S.44°02'02"W., a distance of 838.75 feet; thence S.61°18'38"W., a distance of 868.64 feet; thence N.60°58'52"W., a distance of 72.23 feet; thence N.29°01'08"E., a distance of 330.38 feet; thence N.36°54'58"W., a distance of 198.22 feet; thence N.51°39'15"E., a distance of 2520.08 feet; thence S.38°20'45"E., a distance of 177.07 feet; thence N.53°15'18"E., a distance of 246.68 feet to the beginning of a curve concave to the southeast having a radius of 545.64 feet and a central angle of 04°28'06"; thence northeasterly along the arc of said curve, a distance of 42.55 feet to a point of reverse curvature; thence northeasterly, northerly and northwesterly along the arc of a curve concave to the west having a radius of 25 feet and a central angle of 84°58'24", a distance of 37.08 feet; thence N.27°15'00"W. along the tangent to said curve, a distance of 181.75 feet to the beginning of a curve concave to the southwest having a radius of 133.27 feet and a central angle of 64°34'20"; thence northwesterly and westerly along the arc of said curve, a distance of 150.20 feet; thence S.88°10'40"W. along the tangent to said curve, a distance of 143.50 feet; thence N.01°49'20"W., a distance of 80.00 feet; thence N.88°10'40"E., a distance of 143.50 feet to the beginning of a curve concave to the southwest having a radius of 183.27 feet and a central angle of 21°49'20"; thence easterly and southeasterly along the arc of said curve, a distance of 69.80 feet; thence N.20°00'00"E. along a line radial to the last described curve, a distance of 19.17 feet; thence N.88°10'40"E., a distance of 313.95 feet; thence N.02°45'00"W., a distance of 11.83 feet to a point on the said South Line of the North 540 feet of Government Lot 2 of Section 8-38-42; thence N.88°06'45"E., a distance of 204.35 feet to said Iron Pipe and the POINT OF BEGINNING.  
Containing 48.39 Acres, more or less.

### APPROVAL OF COUNTY

This Plat is hereby approved by the undersigned on the date or dates indicated.

- 2-1-80 E.A. Kavounas County Engineer
- 2-1-80 Stephen King County Attorney
- 2/1/80 [Signature] Chairman-Planning and Zoning Comm.
- 2/1/80 Mary Burdella Chairman-Board of County Commissioners

Attest: Louise V. Isaacs, Clerk  
By Charlotte Burkey D.C.

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF MARTIN ss  
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on Jan. 25, 1979, they completed the survey of lands as shown on the hereon plat; that said plat is a correct representation of the lands hereon described and platted; that permanent reference monuments have been set as required by law; that permanent control points will be set for the required improvements, and that the survey data complies with all requirement of Part I, Chapter 177, Florida Statutes, as Amended and Ordinances of Martin County, Florida.  
LINDAHL, BROWNING & FERRARI, INC.  
Jan E. Browning  
Professional Land Surveyor  
Florida Registration No. 2049

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH ss  
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on Jan. 25, 1979, the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands hereon described as surveyed by LINDAHL, BROWNING & FERRARI, INC.  
GEE & JENSON - Engineers, Architects, Planners, Inc.  
William G. Wallace, Jr.  
Professional Land Surveyor  
Florida Registration No. 2283  
Date: Oct. 25, 1979

THIS INSTRUMENT PREPARED BY WILLIAM G. WALLACE, JR. 2019 Okeechobee Boulevard West Palm Beach, Florida.