

PLAT NO. 7 SAILFISH POINT

JANUARY, 1982 **P.U.D.** SHEET 1 of 2

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

DESCRIPTION

COUNTY OF MARTIN
STATE OF FLORIDA
S.S.
A PARCEL OF LAND LYING IN PART OF FRACTIONAL SECTIONS 8 AND 17, TOWNSHIP 38 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 8, BEAR N 0°00'00" E, A DISTANCE OF 438.34 FEET; THENCE N 21°14'09" W, A DISTANCE OF 32.22 FEET; THENCE N 20°17'54" W, A DISTANCE OF 707.40 FEET TO A POINT IN THE SOUTH LINE OF PARCEL A, AS SHOWN ON A PLAT OF SAILFISH POINT PLAT NO. 1 AS RECORDED IN PLAT BOOK 8, PAGES 10, 11 AND 12 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE S 90°00'00" W, ALONG THE SOUTH LINE OF SAID PARCEL A, A DISTANCE OF 367.70 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF S.E. SAILFISH POINT BOULEVARD AS SHOWN ON SAID PLAT NO. 1, SAID POINT BEING ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 420.00 FEET, WHOSE CENTER BEARS N 89°19'06" W, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 55°34'13", A DISTANCE OF 407.35 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 3115.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 7°06'02", A DISTANCE OF 386.04 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 63°21'09" W, A DISTANCE OF 169.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°54'16", A DISTANCE OF 37.48 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE PROCEED S 22°33'07" E, A DISTANCE OF 48.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 859.33 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°23'07", A DISTANCE OF 245.75 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 6°10'00" E, A DISTANCE OF 957.61 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 265.79 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°18'15", A DISTANCE OF 57.08 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 25.00 FEET, WHOSE CENTER BEARS S 83°51'45" E, THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 80°05'56", A DISTANCE OF 34.95 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 73°57'41" E, A DISTANCE OF 448.14 FEET TO THE POINT OF 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 54°57'41", A DISTANCE OF 441.26 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 3275.00 FEET, WHOSE CENTER BEARS S 71°00'00" W, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°43'38", A DISTANCE OF 98.73 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 235.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 55°16'22", A DISTANCE OF 226.70 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 38°00'00" W, A DISTANCE OF 70.41 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 145.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°54'57", A DISTANCE OF 113.67 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 6°54'57" E, A DISTANCE OF 175.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 245.00 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°34'33", A DISTANCE OF 387.31 FEET; THENCE ALONG THE PROJECTION OF A RADIAL LINE S 7°29'30" E, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 295.00 FEET, WHOSE CENTER BEARS N 7°29'30" W, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8°57'50", A DISTANCE OF 46.15 FEET; THENCE S 7°29'30" E, A DISTANCE OF 395.68 FEET; THENCE S 87°41'05" W, A DISTANCE OF 376.43 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 182.91 FEET, WHOSE CENTER BEARS S 77°23'29" W, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 65°20'18", A DISTANCE OF 208.59 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 77°56'49" W, A DISTANCE OF 457.38 FEET; THENCE N 80°42'00" W, A DISTANCE OF 343.62 FEET; THENCE N 9°18'00" E, A DISTANCE OF 40.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 103.62 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 64°12'00", A DISTANCE OF 116.11 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 73°30'00" E, A DISTANCE OF 121.68 FEET; THENCE N 52°41'00" E, A DISTANCE OF 1088.05 FEET, TO A POINT ON A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 185.00, WHOSE CENTER BEARS N 75°25'34" W, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°50'48", A DISTANCE OF 102.83 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 3225.00 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°43'38", A DISTANCE OF 97.22 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 410.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°57'41", A DISTANCE OF 393.30 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 73°57'41" W, A DISTANCE OF 448.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 25.00 FEET, THENCE NORTHWESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 80°05'56", A DISTANCE OF 34.95 FEET; THENCE ON THE PROJECTION OF A RADIAL LINE N 64°03'38" W, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 215.79 FEET, WHOSE CENTER BEARS N 64°03'38" W, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°06'23", A DISTANCE OF 120.92 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 6°10'00" W, A DISTANCE OF 957.61 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 809.33 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°23'07", A DISTANCE OF 231.45 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 22°33'07" W, A DISTANCE OF 48.44 FEET; THENCE N 67°26'53" E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

SAID PARCEL CONTAINING 17.83 ACRES SUBJECT TO EASEMENTS OF RECORD.

DEDICATION

COUNTY OF MARTIN
STATE OF FLORIDA
S.S.
SAILFISH POINT INC., A DELAWARE CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS DOES HEREBY DEDICATE AS FOLLOWS:

1. THE STREETS SHOWN HEREON ARE HEREBY DECLARED TO BE PRIVATE STREETS AND ARE DEDICATED TO SAILFISH POINT INC. OR ITS ASSIGNS FOR PRIVATE STREET PURPOSES, UTILITIES AND DRAINAGE. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH STREETS.
2. THE DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO 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 DRAINAGE EASEMENTS.
3. UTILITY EASEMENTS AS SHOWN MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY 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 2^d DAY OF February, 1982, ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY.

THOMAS J. PALMIERI
ASSISTANT SECRETARY
DORAN T. SEAQUIST, JR.
PRESIDENT

ACKNOWLEDGEMENT

COUNTY OF MARTIN
STATE OF FLORIDA
S.S.
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DORAN T. SEAQUIST, JR. AND THOMAS J. PALMIERI, 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 2nd DAY OF February, 1982.

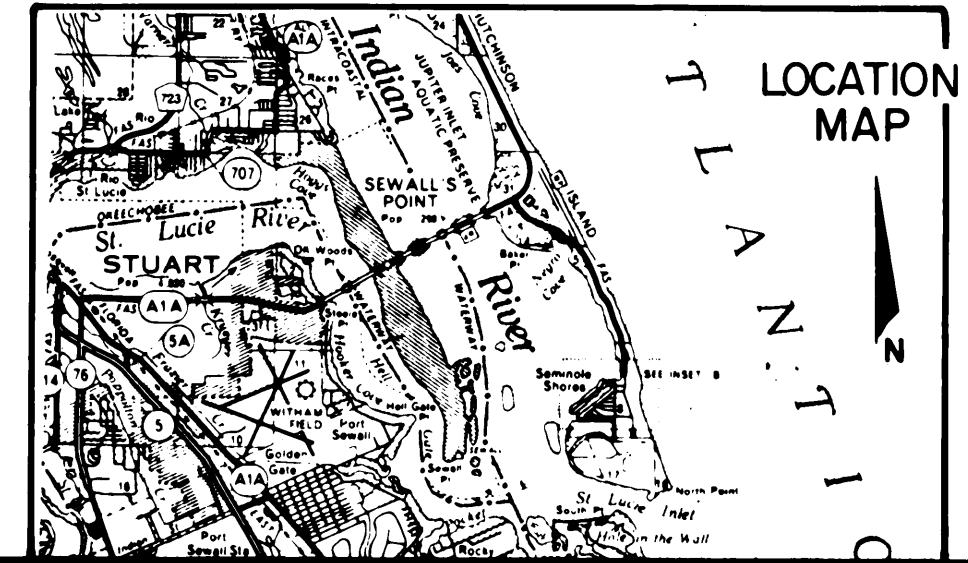
MY COMMISSION EXPIRES: February 23, 1982
Edward J. Krystofik
NOTARY PUBLIC

CERTIFICATE OF OWNERSHIP

COUNTY OF MARTIN
STATE OF FLORIDA
S.S.
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 2^d DAY OF February, 1982.

THOMAS J. PALMIERI
ASSISTANT SECRETARY
DORAN T. SEAQUIST, JR.
PRESIDENT



TITLE CERTIFICATION

COUNTY OF MARTIN
STATE OF FLORIDA
S.S.
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 2nd DAY OF February, 1982.

TITLE UNDERWRITER AGENCY, INC.
JESS WRIGHT, VICE PRESIDENT
218 NO. COLORADO AVENUE, STUART, FLA.

SURVEYOR'S CERTIFICATE

COUNTY OF MARTIN
STATE OF FLORIDA
S.S.
I, GARY M. F. RAYMAN, DO HEREBY CERTIFY THAT THIS PLAT OF PLAT NO. 7 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.

GARY M. F. RAYMAN, L.S.
REGISTERED SURVEYOR NO. 2633
STATE OF FLORIDA

COUNTY APPROVAL

COUNTY OF MARTIN
STATE OF FLORIDA
S.S.
THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE OR DATES INDICATED.

Paul C. Dewar
COUNTY ENGINEER
Thomas J. Palmeri
CHAIRMAN-PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FLA.
John W. Hall
CHAIRMAN-BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA

Louise V. Isaacs
CLERK
By Charlotte Burkley O.C.

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, TOGETHER WITH THE COVENANTS, RESTRICTIONS AND OTHER PROVISIONS CONTAINED IN THAT CERTAIN SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR PLAT NO. 7 SAILFISH POINT U.U.D. RECORDED CONCURRENTLY WITH THE RECORDATION OF THIS PLAT.

SUBDIVISION PARCEL CONTROL NUMBER:
08 38 42 009 000 00000

LINDAHL, BROWNING & FERRARI, INC.
426 INDIANTOWN ROAD
JUPITER FLORIDA 33458

PB 9 Pg 13
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 9, PAGE 13, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 2^{5th} DAY OF February, A.D. 1982.
LOUISE V. ISAACS, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA
By Charlotte Burkley DEPUTY CLERK
FILE NO. 435154