



PLAT NO. 9 SAILFISH POINT P.U.D.

LYING IN FRACTIONAL SECTION 17, TOWNSHIP 38 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA

JANUARY 1983

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 28, Martin County, Florida, Public Records, this 9th day of Feb., 1983.
Louise V. Isaacs, Clerk Circuit Court Martin County, Florida
By: *Charlotte Buskey* Deputy Clerk
File No. 465 563
(Circuit Court Seal)

THIS INSTRUMENT WAS PREPARED BY:
MICHAEL J. WEARY
LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.
426 W. INDIANTOWN ROAD
P.O. BOX 727
JUPITER, FLORIDA 33458

DESCRIPTION

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

FROM THE NORTHEAST CORNER OF SAID FRACTIONAL SECTION 17, BEAR N 88°55'40" W, ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION 17, A DISTANCE OF 1260.27 FEET TO A POINT IN THE WEST LINE OF S.E. HARBOR CIRCLE, AS SHOWN, ON PLAT NO. 7, SAILFISH POINT, RECORDED IN P.U.D. BOOK 9, PAGE 13, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE S 06°10'00" E, ALONG THE WEST LINE OF SAID S.E. HARBOR CIRCLE, A DISTANCE OF 142.45 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND, SAID POINT BEING THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE PROCEED SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 83°50'00" W, A DISTANCE OF 50.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1095.21 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°33'00", A DISTANCE OF 163.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 75°17'00" W, A DISTANCE OF 33.51 FEET TO A POINT IN A LINE OF PLAT NO. 5, SAILFISH POINT, RECORDED IN PLAT BOOK 8, PAGE 89, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE BY THE FOLLOWING TWO LINES WITH SAID PLAT NO. 5, SAILFISH POINT, S 01°12'27" E, A DISTANCE OF 17.17 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 568.71 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°25'43", A DISTANCE OF 34.03 FEET; THENCE N 75°17'00" E, A DISTANCE OF 44.47 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1045.21 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°33'00", A DISTANCE OF 155.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 83°50'00" E, A DISTANCE OF 50.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING ON THE WESTERLY LINE OF AFORESAID S.E. HARBOR CIRCLE; THENCE N 06°10'00" W, ALONG THE WESTERLY LINE OF SAID S.E. HARBOR CIRCLE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:

FROM THE AFOREMENTIONED NORTHEAST CORNER OF FRACTIONAL SECTION 17, BEAR N 88°55'40" W, ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION 17, A DISTANCE OF 1260.27 FEET TO A POINT IN THE WEST LINE OF S.E. HARBOR CIRCLE, AS SHOWN, ON PLAT NO. 7, SAILFISH POINT, RECORDED IN P.U.D. BOOK 9, PAGE 13, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE S 06°10'00" E, ALONG THE WEST LINE OF SAID S.E. HARBOR CIRCLE, A DISTANCE OF 142.45 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 83°50'00" W, A DISTANCE OF 50.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1095.21 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°33'00", A DISTANCE OF 163.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 75°17'00" W, A DISTANCE OF 33.51 FEET TO A POINT IN A LINE OF PLAT NO. 5, SAILFISH POINT, RECORDED IN PLAT BOOK 8, PAGE 89, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE PROCEED, BY THE FOLLOWING LINES, WITH SAID PLAT NO. 5, SAILFISH POINT, S 8°52'30" E, A DISTANCE OF 12.19 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1791.10 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4°59'59", A DISTANCE OF 156.29 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 101°21'20", A DISTANCE OF 265.35 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 118.16 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°34'04", A DISTANCE OF 63.04 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 66°52'20" W, A DISTANCE OF 222.97 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 203.71 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°03'24", A DISTANCE OF 156.64 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 69°04'16" W, A DISTANCE OF 53.90 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 122.74 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°02'26", A DISTANCE OF 100.77 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 22°01'50" W, A DISTANCE OF 69.11 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 153.01 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 81°16'21", A DISTANCE OF 217.05 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 59°14'31" E, A DISTANCE OF 232.97 FEET; THENCE N 51°14'45" E, A DISTANCE OF 150.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 282.89 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°45'43", A DISTANCE OF 132.13 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 78°00'28" E, A DISTANCE OF 115.04 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 66.93 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 93°07'02", A DISTANCE OF 108.77 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 08°52'30" E, A DISTANCE OF 155.26 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

SAID PLAT CONTAINING 7.807 ACRES.

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 HERON 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 26th DAY OF JANUARY 1983, ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY.

SAILFISH POINT INC., A DELAWARE CORPORATION
ATTEST: *Thomas J. Palmieri* THOMAS J. PALMIERI ASSISTANT SECRETARY
BY: *Doran T. Seaquist, Jr.* DORAN T. SEAQUIST, JR. PRESIDENT

ACKNOWLEDGMENT

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 26th DAY OF JANUARY 1983.

MY COMMISSION EXPIRES:

Notary Public, State of Florida
Commission Expires April 5 1985

Dorothy Keys
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 26th DAY OF JANUARY, 1983.

SAILFISH POINT INC.
A DELAWARE CORPORATION

ATTEST: *Thomas J. Palmieri* THOMAS J. PALMIERI ASSISTANT SECRETARY
BY: *Doran T. Seaquist, Jr.* DORAN T. SEAQUIST, JR. PRESIDENT

SUBDIVISION PARCEL CONTROL NUMBER:

08 38 42 011 000 0000.0

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 26th DAY OF JANUARY, 1983.

TITLE UNDERWRITER AGENCY, INC.

BY: *Jim Wright*
JIM WRIGHT, VICE PRESIDENT
258 NO. COLORADO AVENUE,
STUART, FLORIDA

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. 9, 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
GARY M. F. RAYMAN,
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.

2/8/83 DATE
H. Lester Smith COUNTY ENGINEER
Feb 7-83 DATE
Michael H. Phil COUNTY ATTORNEY
2/8/83 DATE
J. R. ... CHAIRMAN-PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FLORIDA
7 Feb '83 DATE
... CHAIRMAN-BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA

ATTEST: *Louise V. Isaacs* CLERK
By *Charlotte Buskey D.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. 9, SAILFISH POINT P.U.D., RECORDED CONCURRENTLY WITH THE RECORDATION OF THIS PLAT.

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC. ATTORNEYS AT LAW 426 W. INDIANTOWN ROAD JUPITER, FLORIDA 33458	1	2
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