

# PLAT NO. 10 SAILFISH POINT P.U.D. LYING IN FRACTIONAL SECTION 8 TOWNSHIP 38 SOUTH, RANGE 42 EAST MARTIN COUNTY, FLORIDA

JUNE, 1984

SHEET 1 OF 2

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 73, Martin County, Florida, Public Records, this 3rd day of August, 1984.

Louise V. Isaacs, Clerk  
Circuit Court  
Martin County, Florida

By: Charlotte Barkley  
Deputy Clerk

File No.  
524457

(Circuit Court Seal)

**DESCRIPTION**  
COUNTY OF MARTIN  
STATE OF FLORIDA

A PARCEL OF LAND LYING IN FRACTIONAL SECTION 8, TOWNSHIP 38 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 8, BEAR N 88°55'40" W, ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION 8, A DISTANCE OF 784.23 FEET; THENCE N 01°04'20" E, A DISTANCE OF 1397.29 FEET, TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF S.E. SAILFISH POINT BOULEVARD, AS SHOWN ON PLAT NO. 1 SAILFISH POINT P.U.D., RECORDED IN PLAT BOOK 8, PAGE 10, 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 COURSES, WITH PLAT NO. 6 SAILFISH POINT P.U.D., GOLF COURSE PARCEL NO. 1, AS RECORDED IN PLAT BOOK 8, PAGE 90, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, S 74°45'51" W, A DISTANCE OF 25.00 FEET; THENCE N 29°05'07" W, A DISTANCE OF 808.62 FEET; THENCE N 51°05'04" E, A DISTANCE OF 77.43 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 188.99 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°25'54", A DISTANCE OF 159.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 02°39'10" E, A DISTANCE OF 433.56 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF S.E. SAILFISH POINT BOULEVARD; THENCE S 15°00'00" E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 696.49 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1220.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°53'27", A DISTANCE OF 317.07 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 1280.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°07'36", A DISTANCE OF 337.93 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

SAID PARCEL CONTAINING 4.36 ACRES.

**DEDICATION**  
COUNTY OF MARTIN  
STATE OF FLORIDA

SAILFISH POINT INC., A DELAWARE CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS DOES HEREBY DEDICATE AS FOLLOWS:

- ALL COMMON AREAS INCLUDING DRAINAGE AND UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO SAILFISH POINT PROPERTY OWNERS' AND COUNTRY CLUB ASSOCIATION, INC., OR ITS ASSIGNS FOR LANDSCAPING, UTILITIES AND DRAINAGE. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH AREAS.
- 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.
- THE ACCESS, LANDSCAPING AND MAINTENANCE EASEMENTS AS SHOWN ON EACH OF THE LOTS WITH IN PLAT NO. 10 SAILFISH POINT P.U.D. ARE HEREBY DEDICATED TO ALL PRESENT AND FUTURE OWNERS OF ALL OTHER LOTS WITHIN PLAT NO. 10 SAILFISH POINT P.U.D. AND TO SAILFISH POINT PROPERTY OWNERS' AND COUNTRY CLUB ASSOCIATION, INC., FOR INGRESS AND EGRESS, LANDSCAPING AND MAINTENANCE. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH AREAS.

SIGNED AND SEALED THIS 10<sup>th</sup> DAY OF July, 1984, ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY.

SAILFISH POINT INC., A DELAWARE CORPORATION

ATTEST: Thomas J. Palmieri ASSISTANT SECRETARY      BY: Doran T. Seaquist, Jr. PRESIDENT

**ACKNOWLEDGEMENT**  
COUNTY OF MARTIN  
STATE OF FLORIDA

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 10<sup>th</sup> DAY OF July, 1984.

MY COMMISSION EXPIRES: 4-5-85

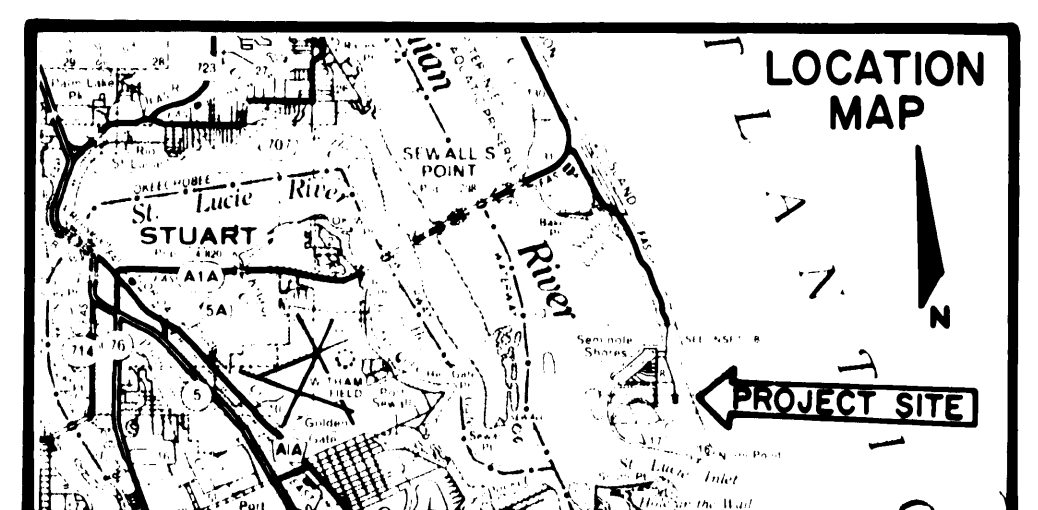
Richard J. Kappas  
NOTARY PUBLIC

**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 10<sup>th</sup> DAY OF July, 1984.

ATTEST: Thomas J. Palmieri ASSISTANT SECRETARY      BY: Doran T. Seaquist, Jr. PRESIDENT



**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 10<sup>th</sup> DAY OF July, 1984.

TITLE UNDERWRITER AGENCY, INC.

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

**SURVEYOR'S CERTIFICATE**  
STATE OF FLORIDA

I, S DALE MONROE, DO HEREBY CERTIFY THAT THIS PLAT OF PLAT NO. 10 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 LAND 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.

7-25-84 DATE      J. Lester Smith COUNTY ENGINEER

7-30-84 DATE      Michael H. O'Neil COUNTY ATTORNEY

7-31-84 DATE      Charles R. Stamp CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FLORIDA

7-31-84 DATE      Alex K. Haynes CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA

ATTEST: Louise V. Isaacs CLERK  
By Charlotte Barkley &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, AND THE SECOND AMENDMENT TO DECLARATION, RECORDED UNDER CLERK'S FILE NUMBER 478598, IN OFFICIAL RECORD BOOK 573, AT 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, TOGETHER WITH THE COVENANTS, RESTRICTIONS, AND OTHER PROVISIONS CONTAINED IN THAT CERTAIN SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR PLAT NO. 10 SAILFISH POINT P.U.D., RECORDED CONCURRENTLY WITH THE RECORDATION OF THIS PLAT.

SUBDIVISION PARCEL CONTROL NUMBER:  
08 38 42 013 000 0000 0

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.  
Consulting Engineers, Planners & Surveyors  
JUPITER, FLORIDA      STUART, FLORIDA

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FORT PIERCE, FLORIDA

