

PLAT NO. 11 SAILFISH POINT P.U.D.

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

JUNE, 1984

DESCRIPTION

COUNTY OF MARTIN
STATE OF FLORIDA

A PARCEL OF LAND LYING IN FRACTIONAL SECTION 8 AND 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 SECTION 17, A DISTANCE OF 1017.43 FEET TO THE POINT OF INTERSECTION OF SAID NORTH LINE WITH THE WESTERLY LINE OF GOLF COURSE PARCEL NO. J, AS SHOWN ON PLAT NO. 6 SAILFISH POINT P.U.D., RECORDED IN PLAT BOOK 8, PAGE 90, IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT OF INTERSECTION BEING ALSO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND. PROCEED THENCE FOR THE FOLLOWING FOUR CALLS ALONG THE WESTERLY LINE OF SAID PARCEL NO. J, S 05°00'00" E, A DISTANCE OF 177.88 FEET; THENCE S 11°18'00" E, A DISTANCE OF 601.39 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 134.03 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°55'00", A DISTANCE OF 95.71 FEET TO THE POINT OF TANGENCY; THENCE S 29°37'00" W, A DISTANCE OF 51.51 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF S.E. DUNE DRIVE, A 50.00 FOOT RIGHT-OF-WAY AS SHOWN ON PLAT NO. 7 SAILFISH POINT P.U.D., RECORDED IN PLAT BOOK 9, PAGE 13, IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N 73°57'41" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 191.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET; THENCE WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°05'57", A DISTANCE OF 34.95 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF S.E. HARBOR CIRCLE, A 50.00 FOOT RIGHT-OF-WAY AS SHOWN ON THE ABOVE REFERENCED PLAT NO. 7; SAID POINT BEING THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 265.79 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 12°18'15", A DISTANCE OF 57.08 FEET TO THE POINT OF TANGENCY; THENCE N 05°10'00" W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 95.61 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 859.33 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 16°23'07", A DISTANCE OF 245.75 FEET TO THE POINT OF TANGENCY; THENCE N 22°33'07" W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 48.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 25.00 FEET, SAID POINT OF CURVATURE BEING THE SOUTHEASTERLY CORNER OF S.E. HARBOR CIRCLE AS SHOWN ON PLAT NO. 4 SAILFISH POINT P.U.D., RECORDED IN PLAT BOOK 8, PAGE 88, IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°54'16", A DISTANCE OF 37.48 FEET TO THE POINT OF TANGENCY; THENCE N 63°21'09" E, A DISTANCE OF 7.26 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF S.E. SAILFISH POINT BOULEVARD, A 60.00 FOOT RIGHT-OF-WAY AS SHOWN ON PLAT NO. 1 SAILFISH POINT P.U.D., RECORDED IN PLAT BOOK 8, PAGE 10, IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE CONTINUE N 63°21'09" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 162.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 3115.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 01°31'58", A DISTANCE OF 83.34 FEET TO A POINT IN THE WESTERLY LINE OF THE ABOVE CITED PARCEL NO. J; THENCE S 05°00'00" E, ALONG SAID WESTERLY LINE, A DISTANCE OF 615.24 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

SAID PARCEL CONTAINING 6.987 ACRES.

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, 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. 11 SAILFISH POINT P.U.D., RECORDED CONCURRENTLY WITH THE RECORDATION OF THIS PLAT.

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:

- 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 WITHIN PLAT NO. 11 SAILFISH POINT P.U.D. ARE HEREBY DEDICATED TO ALL PRESENT AND FUTURE OWNERS OF ALL OTHER LOTS WITHIN PLAT NO. 11 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 10th 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 BY: Doran T. Seaquist, Jr.
ASSISTANT SECRETARY PRESIDENT

ACKNOWLEDGEMENT

COUNTY OF MARTIN
STATE OF FLORIDA

S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DORAN T. SEAGUIST, 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 10th DAY OF July, 1984.

MY COMMISSION EXPIRES:

Notary Public, State of Florida
My Commission Expires April 3, 1985

Debrai K. Kaysdoff
NOTARY PUBLIC

CERTIFICATE OF OWNERSHIP

COUNTY OF MARTIN
STATE OF FLORIDA

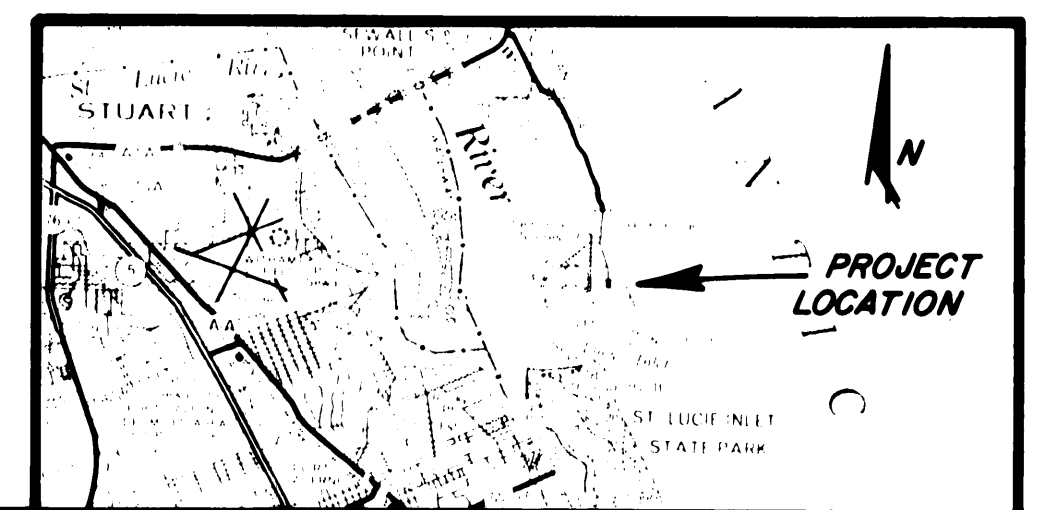
S.S.

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 10th DAY OF July, 1984.

SAILFISH POINT, INC.
A DELAWARE CORPORATION

ATTEST: Thomas J. Palmieri BY: Doran T. Seaquist, Jr.
ASSISTANT SECRETARY 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 10th 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

S.S.

I, S. DALE MONROE, DO HEREBY CERTIFY THAT THIS PLAT OF PLAT NO. 11 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 SURVEYOR NO. 3956
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.

JULY 25 1984
DATE H. Lester Smith
COUNTY ENGINEER

July 30 - 1984
DATE Michael H. O'Brien
COUNTY ATTORNEY

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

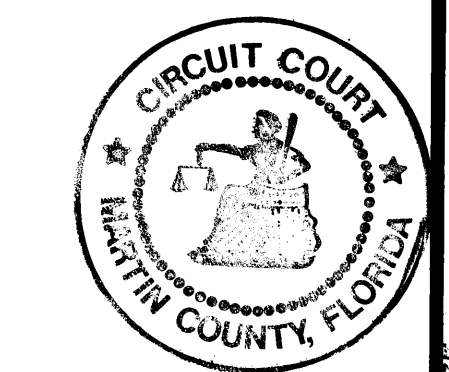
7-31-84
DATE Alay L. Haynes
CHAIRMAN - BOARD OF COUNTY COMMISSIONERS
OF MARTIN COUNTY, FLORIDA

ATTEST: Louise V. Isaacs
CLERK
By Charlotte Bunker D.C.

SUBDIVISION PARCEL CONTROL NO. 08 38 42 014 000 0000.0

THIS INSTRUMENT WAS PREPARED BY:
RANDY CLAY
LINDAHL, BROWNING, FERRARI &
HELLSTROM, INC.
210 JUPITER LAKES BOULEVARD
P.O. BOX 727
JUPITER, FLORIDA 33458

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



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 74, Martin County, Florida, Public Records, this 3rd day of Aug., 1984.

Louise V. Isaacs, Clerk Circuit Court Martin County, Florida
By: Charlotte Bunker
Deputy Clerk

File No.
524458
(Circuit Court Seal)