

# A PLAT OF BAY POINTE A PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF LOTS 49, 50, 51, AND 52  
WEBB & HOWER SUBDIVISION RECORDED IN PLAT BOOK 2,  
PAGE 78, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA;  
TOGETHER WITH A PARCEL OF LAND LYING IN GOVERNMENT  
LOT 1, SECTION 6, TOWNSHIP 38 SOUTH, RANGE 41 EAST;  
TOGETHER WITH A PARCEL OF LAND LYING IN GOVERNMENT  
LOT 5, SECTION 5, TOWNSHIP 38 SOUTH, RANGE 41 EAST,  
MARTIN COUNTY, 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  
4, Page 59, Martin  
County, Florida, Public  
Records, this day  
of \_\_\_\_\_, 1983.

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

By: \_\_\_\_\_  
Deputy Clerk

File No. \_\_\_\_\_

(Circuit Court Seal)

LABEL	BEARING	DISTANCE
T1	S 71° 03' 11" E	41.15
T2	S 71° 43' 56" W	13.64
T3	S 71° 43' 56" W	13.64
T4	S 71° 43' 56" W	13.64
T7	S 65° 07' 56" W	22.73
T8	S 36° 37' 56" W	22.37
T9	S 41° 37' 56" W	25.62
T10	N 89° 19' 58" W	1.94
T11	S 45° 40' 02" W	35.36
T12	S 00° 40' 02" W	27.29
T13	N 89° 19' 58" W	25.00
T14	N 89° 19' 58" W	25.00
T15	S 00° 40' 02" W	49.78
T16	N 00° 40' 02" E	27.34
T17	N 03° 01' 32" W	78.64
T18	N 07° 25' 16" E	41.82
T19	N 02° 09' 53" E	74.50
T20	N 15° 22' 33" E	39.29
T21	N 32° 14' 23" E	30.53
T22	N 48° 07' 18" E	32.56
T23	N 66° 40' 11" E	19.70
T24	N 81° 45' 06" E	32.39
T27	S 66° 40' 11" W	6.51
T28	S 66° 40' 11" W	13.19
T29	S 15° 22' 33" W	14.47
T30	S 15° 22' 33" W	24.82
T32	S 65° 07' 56" W	63.17
T33	S 41° 37' 56" W	58.05
T34	N 89° 19' 58" W	1.94
T35	N 44° 19' 58" W	35.36
T36	N 89° 41' 32" E	12.00
T37	N 34° 27' 21" E	19.75
T38	N 51° 07' 23" E	14.79
T43	S 65° 07' 56" W	63.17
T44	N 89° 19' 58" W	25.00
T45	N 89° 19' 58" W	51.94

THIS INSTRUMENT WAS PREPARED BY:  
MICHAEL J. WEARY  
LINDAHL, BRONNING, FERRARI &  
HELLSTROM, INC.  
210 Jupiter Lakes Boulevard  
P. O. Box 727  
Jupiter, Florida 33458

WEBB & HOWER SUBDIVISION  
PLAT BOOK 2, PAGE 78  
PALM BEACH (NOW MARTIN  
COUNTY, FLORIDA)

LABEL	RADIUS	CENTRAL ANGLE	ARC LENGTH
C1	90.00	5° 31' 36"	8.68'
C2	90.00	37° 12' 36"	58.45'
C3	90.00	19° 12' 45"	30.18'
C4	90.00	20° 02' 52"	31.49'
C5	90.00	26° 00' 13"	40.85'
C6	40.00	108° 00' 00"	75.40'
C7	1170.19	03° 13' 58"	66.03'
C8	1170.19	01° 46' 02"	36.09'
C9	25.00	70° 31' 44"	30.77'
C10	50.00	51° 31' 34"	44.96'
C11	100.00	54° 02' 25"	94.32'
C12	14.00	139° 00' 00"	35.96'
C13	70.00	49° 02' 06"	59.91'
C14	75.00	46° 41' 28"	61.13'
C15	75.00	7° 20' 37"	9.61'
C16	100.00	69° 01' 30"	155.36'
C20	75.00	54° 02' 25"	70.74'
C22	61.60	120° 00' 21"	129.02'
C23	125.00	2° 29' 13"	48.33'
C24	1622.60	0° 32' 16"	15.23'
C25	1672.60	1° 46' 48"	51.96'
C27	95.00	48° 02' 06"	81.30'
C26	112.00	39° 59' 39"	78.18'

NOTE:  
BEARING BASE - THE BEARING OF  
THE WEST LINE OF SECTION 5,  
TOWNSHIP 38 SOUTH, RANGE 41 EAST IS  
TAKEN AS N 00° 40' 02" E, AND ALL OTHER  
BEARINGS ARE RELATIVE THERETO.

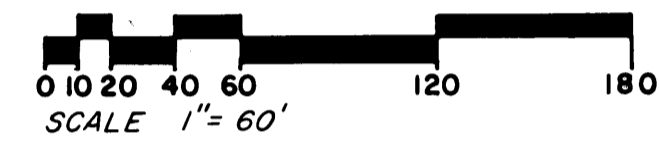
■ = P. R. M. (PERMANENT REFERENCE  
MONUMENT)

● = P. C. P. (PERMANENT CONTROL  
POINT)

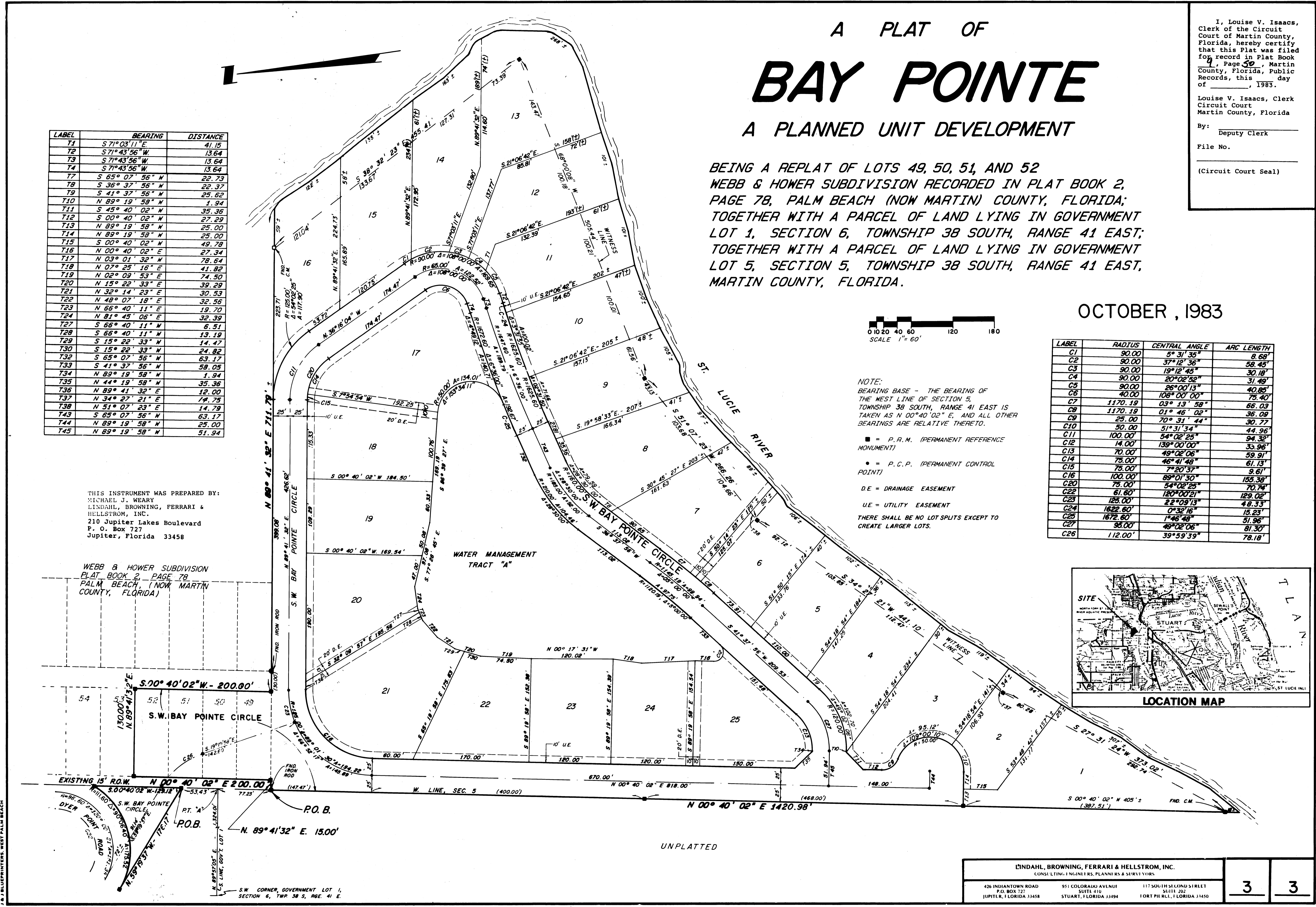
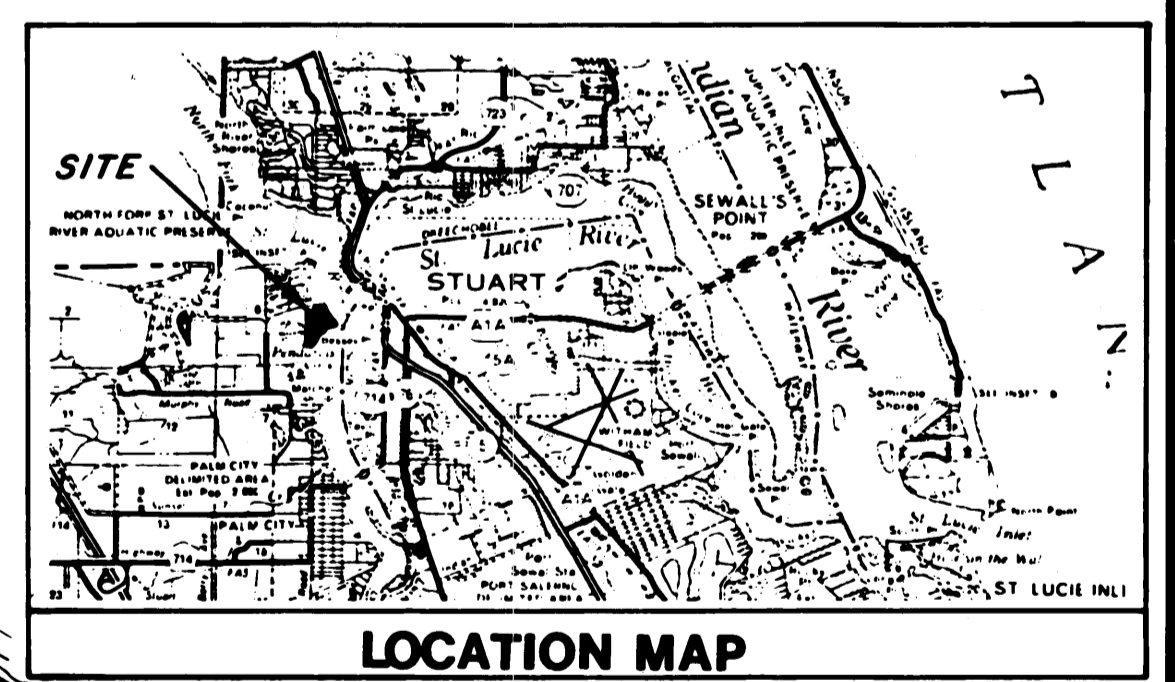
D.E. = DRAINAGE EASEMENT

U.E. = UTILITY EASEMENT

THERE SHALL BE NO LOT SPLITS EXCEPT TO  
CREATE LARGER LOTS.



OCTOBER, 1983



LINDAHL, BRONNING, FERRARI & HELLSTROM, INC. CONSULTING ENGINEERS, PLANNERS & SURVEYORS			3	3
426 INDIANTOWN ROAD P.O. BOX 727 JUPITER, FLORIDA 33458	951 COLORADO AVENUE SUITE 410 STUART, FLORIDA 33494	117 SOUTH SECOND STREET SUITE 102 FORT PIERCE, FLORIDA 33450		