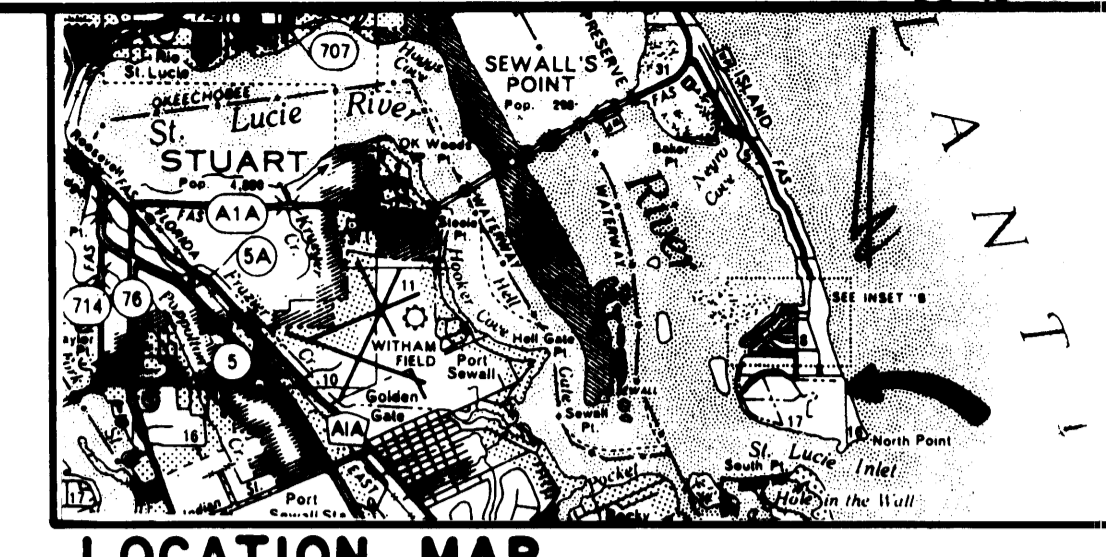


# PLAT NO. 14 SAILFISH POINT P.U.D. LYING IN FRACTIONAL SECTIONS 8 & 17, TOWNSHIP 38 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FL.

JANUARY, 1986

PL-610 P1:56



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 10, Page 29, Martin County, Florida, Public Records, this 6th day of February, 1986.  
Louise V. Isaacs, Clerk Circuit Court Martin County, Florida  
By: Tracy E. Chase Deputy Clerk  
File No. 588166  
(Circuit Court Seal)

### DESCRIPTION

A PARCEL OF LAND LYING IN FRACTIONAL SECTIONS 8 AND 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, A DISTANCE OF 1260.26 FEET TO THE POINT OF BEGINNING OF THE HEREIN PARCEL OF LAND. SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF S.E. HARBOR CIRCLE AS SHOWN ON THE PLAT OF PLAT NO. 7 SAILFISH POINT P.U.D., AS RECORDED IN PLAT BOOK 9, PAGE 13, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE S 06°10'00" E, ALONG SAID WEST LINE, A DISTANCE OF 142.45 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF S.E. ISLE WAY, AS SHOWN ON THE PLAT OF PLAT NO. 9 SAILFISH POINT P.U.D., AS RECORDED IN PLAT BOOK 9, PAGE 28, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; SAID POINT BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; 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; THENCE S 75°17'00" W, A DISTANCE OF 33.50 FEET TO A POINT IN THE EASTERLY LINE OF PLAT NO. 5 SAILFISH POINT P.U.D., AS RECORDED IN PLAT BOOK 8, PAGE 89, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; SAID POINT FOR FUTURE REFERENCE "A"; THENCE N 01°12'27" W, ALONG THE EASTERLY LINE OF PLAT NO. 5, A DISTANCE OF 74.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 748.37 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°35'57", A DISTANCE OF 216.81 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 292.30 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°57'36", A DISTANCE OF 208.96 FEET TO THE POINT OF TANGENCY; THENCE N 25°34'06" W, A DISTANCE OF 154.85 FEET TO THE SOUTHWEST CORNER OF LOT 1, AS SHOWN ON THE PLAT OF PLAT NO. 8 SAILFISH POINT P.U.D., AS RECORDED IN PLAT BOOK 9, PAGE 27, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N 64°25'54" E, ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 207.47 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF S.E. HARBOR CIRCLE AS SHOWN ON THE PLAT OF PLAT NO. 4 SAILFISH POINT P.U.D., AS RECORDED IN PLAT BOOK 8, PAGE 88, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; SAID POINT BEING ON A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 2730.19 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AND SAID WESTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 00°25'35", A DISTANCE OF 20.32 FEET TO THE POINT OF TANGENCY; THENCE S 22°33'07" E, A DISTANCE OF 100.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 809.33 FEET; THENCE SOUTHERLY 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; THENCE S 06°10'00" E, A DISTANCE OF 175.55 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

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

FROM THE AFOREMENTIONED REFERENCE POINT "A" BEAR 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 TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF S.E. ISLE WAY AS SHOWN ON AFOREMENTIONED PLAT NO. 9 SAILFISH POINT P.U.D., AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE PROCEED N 75°17'00" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 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; 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, SAID POINT BEING IN THE WESTERLY RIGHT-OF-WAY LINE OF AFORESAID S.E. HARBOR CIRCLE; THENCE S 06°10'00" E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 539.61 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 215.79 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°06'23", A DISTANCE OF 120.92 FEET; THENCE S 64°03'37" E, A DISTANCE OF 50.00 FEET TO A POINT ON A CONCENTRIC 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 43°33'37", A DISTANCE OF 202.07 FEET TO THE POINT OF TANGENCY; THENCE S 69°10'00" W, A DISTANCE OF 22.66 FEET TO A POINT IN THE EASTERLY LINE OF THE AFOREMENTIONED PLAT NO. 5 SAILFISH POINT P.U.D.; THENCE N 27°31'50" W, ALONG SAID EASTERLY LINE, A DISTANCE OF 109.18 FEET;

THENCE N 42°51'12" W, A DISTANCE OF 95.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 150.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°54'22", A DISTANCE OF 138.51 FEET TO THE POINT OF TANGENCY; THENCE N 10°03'10" E, A DISTANCE OF 148.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 332.75 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°07'00", A DISTANCE OF 163.29 FEET TO THE POINT OF TANGENCY; THENCE N 18°03'50" W, A DISTANCE OF 66.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS 568.71 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°25'40", A DISTANCE OF 133.28 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

SAID PARCELS TOGETHER CONTAINING 8.04 ACRES.

### CERTIFICATION OF OWNERSHIP

COUNTY OF MARTIN S.S.  
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 14th DAY OF January, 1986.  
SAILFISH POINT, INC.,  
A DELAWARE CORPORATION

ATTEST: Paul E. Sklansky  
PAUL E. SKLANSKY  
ASSISTANT SECRETARY

BY: James H. Breed  
JAMES H. BREED  
PRESIDENT

### DEDICATION

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

- THE UTILITY EASEMENT AS SHOWN HEREON MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY COMPANY, INCLUDING C.A.T.V., 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.
- S.E. HARBOR CIRCLE AS SHOWN HEREON IS HEREBY DECLARED TO BE A PRIVATE STREET AND IS 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 STREET.

SIGNED AND SEALED THIS 14th DAY OF January, 1986, ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY.

ATTEST: Paul E. Sklansky  
PAUL E. SKLANSKY  
ASSISTANT SECRETARY

BY: James H. Breed  
JAMES H. BREED  
PRESIDENT

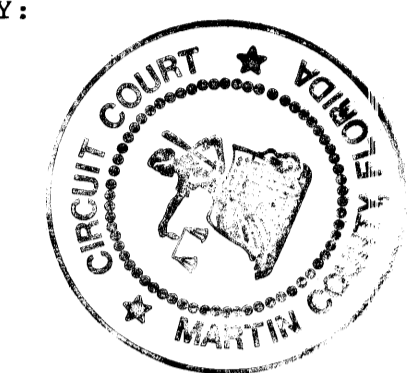
### ACKNOWLEDGEMENT

STATE OF FLORIDA S.S.  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC PERSONALLY APPEARED JAMES H. BREED AND PAUL E. SKLANSKY, 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 14th DAY OF January, 1986.  
MY COMMISSION EXPIRES: \_\_\_\_\_

Marion J. Woods  
NOTARY PUBLIC

SUBDIVISION PARCEL CONTROL NO. 08-38-42-017-000-0000.0-0

THIS INSTRUMENT WAS PREPARED BY:  
STEVE MITCHELL  
LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.  
210 JUPITER LAKES BOULEVARD  
POST OFFICE BOX 727  
JUPITER, FLORIDA 33468



### TITLE CERTIFICATION

COUNTY OF MARTIN 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 14th DAY OF January, 1986.  
TITLE UNDERWRITER AGENCY, INC.

BY: James Wright  
JAMES WRIGHT, VICE-PRESIDENT  
208 NORTH COLORADO AVENUE  
STUART, FLORIDA 33494

### SURVEYOR'S CERTIFICATE

STATE OF FLORIDA S.S.  
I, VINCENT J. NOEL, DO HEREBY CERTIFY THAT THIS PLAT OF PLAT NO. 14 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.

Vincent J. Noel  
VINCENT J. NOEL  
REGISTERED LAND SURVEYOR NO. 4169  
STATE OF FLORIDA

### COUNTY APPROVAL

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

1-29-86 DATE  
January 14, 1986 DATE  
January 14, 1986 DATE  
January 14, 1986 DATE  
COUNTY ENGINEER  
COUNTY ATTORNEY  
CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FLORIDA  
CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA

ATTEST: Louise V. Isaacs  
LOUISE V. ISAACS  
CLERK  
By: Tracy E. Chase D.C.

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC. CONSULTING ENGINEERS, PLANNERS & SURVEYORS		
P.O. BOX 727 JUPITER, FLORIDA 33458	951 COLORADO AVENUE SUITE 202 STUART, FLORIDA 33494	117 SOUTH SECOND STREET SUITE 202 FORT PIERCE, FLORIDA 33456

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