

PLAT NO. 15 SAILFISH POINT P.U.D.

BEING A RE-PLAT OF A PORTION OF GOLF COURSE PARCEL "M" AS RECORDED IN PLAT BOOK 8 PAGE 90, TOGETHER WITH A PARCEL OF LAND LYING IN FRACTIONAL SECTION 17, TOWNSHIP 38 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLA.

SHEET 2 OF 2

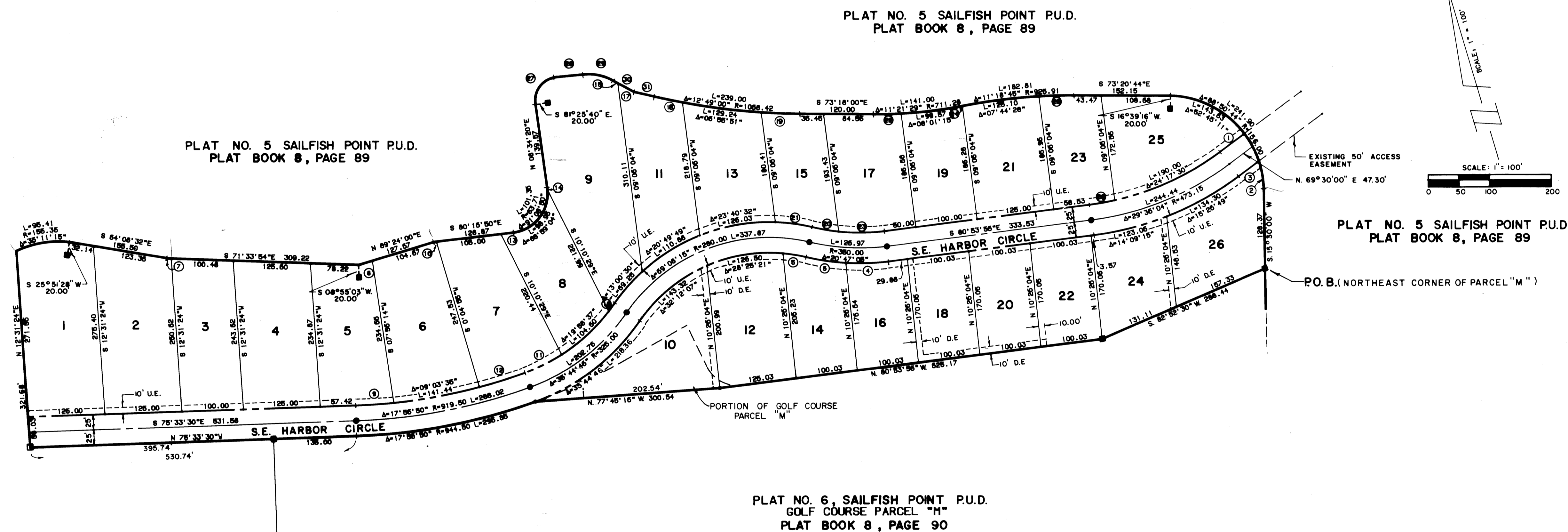
MAY, 1986

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 43, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS DAY OF _____, A.D., 1986.

LOUISE V. ISAACS, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA

BY _____ DEPUTY CLERK

FILE NO. _____



UNPLATTED

DATA				
DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT	
① S 69°30'00"W		49.26	49.26	
② 17°24'13"	186.00	47.36	23.88	
③ N 69°30'00"E		41.13		41.13
④ 10°48'29"	375.00	70.41	36.31	
⑤ 08°30'47"	285.00	37.49	18.58	
⑥ 10°01'36"	375.00	66.62	32.90	
⑦ S 71°33'54"E		4.92		4.92
⑧ N 89°24'00"E		23.00		23.00
⑨ 03°56'43"	694.50	61.59	30.61	
⑩ S 80°16'50"E		3.87		3.87
⑪ 12°48'22"	300.00	66.79	33.53	
⑫ 04°56'32"	694.50	77.18	38.80	
⑬ S 80°16'50"E		20.00		20.00
⑭ 02°09'46"	63.71	2.40	1.20	
⑮ S 48°00'00"E		9.86		9.86
⑯ 03°00'47"	300.00	16.78	7.99	

DATA				
DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT	
① S 48°00'00"E		30.15		30.15
② 02°21'37"	1066.42	44.02	22.01	
③ 03°31'31"	1066.42	66.74	32.88	
④ 07°56'32"	365.00	42.22	21.14	
⑤ 11°37'28"	305.00	61.87	31.04	
⑥ 03°20'14"	711.26	41.43	20.72	
⑦ 13°20'33"	365.00	76.66	38.01	
⑧ 0°01'54"	985.91	0.51	0.26	
⑨ 03°32'24"	985.91	87.21	28.61	
⑩ S 79°08'00"E		448.18	41.83	20.78
⑪ 98°17'40"		38.43	61.90	40.00
⑫ S 79°08'00"E		985.91	44.00	
⑬ 34°08'00"	81.43	48.51	25.00	
⑭ S 48°00'00"E		40.00		40.00
⑮ S 60°29'00"E		36.30		36.30

NOTE:
THE FOLLOWING SETBACK LINES SHALL APPLY TO ALL LOTS PLATT'D HEREOF:

- BUILDING SETBACK
- FRONT SETBACK = 25' FROM RIGHT-OF-WAY LINE
- SIDE SETBACK = 15' FROM PROPERTY LINE
- REAR SETBACK FROM GOLF COURSE = 25' FROM PROPERTY LINE (LOTS 10, 12, 14, 16, 18, 20, 22, 24, 26)
- REAR SETBACK FROM HARBOR = 50' FROM PROPERTY LINE (LOTS 1-9, 11, 13, 15, 17, 19, 21, 23, 25).

SWIMMING POOL SETBACKS
SAME AS BUILDING SETBACKS, EXCEPT THAT REAR SETBACK FROM HARBOR = 25' FROM PROPERTY LINE FOR SCREENED ENCLOSED AND NON-ENCLOSED SWIMMING POOLS.

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, AND THE FOURTH AMENDMENT TO DECLARATION, RECORDED UNDER CLERK'S FILE NUMBER 538378, IN OFFICIAL RECORD BOOK 622, PAGE 199, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND THE FIFTH AMENDMENT TO DECLARATION, RECORDED UNDER CLERK'S FILE NUMBER 591172, IN OFFICIAL RECORD BOOK 665, PAGE 2653, 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. 15 SAILFISH POINT P.U.D., RECORDED CONCURRENTLY WITH THE RECORDATION OF THIS PLAT.

- - DENOTES SET P.C.P. (PERMANENT CONTROL POINT)
- - DENOTES FOUND P.R.M. (PERMANENT REFERENCE MONUMENT)(NO.959)
- - DENOTES SET P.R.M. (PERMANENT REFERENCE MONUMENT)
- U.E. - DENOTES UTILITY EASEMENT
- D.E. - DENOTES DRAINAGE EASEMENT

WHERE UTILITY AND DRAINAGE EASEMENTS CROSS, UTILITY EASEMENTS SHALL TAKE PRECEDENCE.

BEARING BASE:
BEARINGS SHOWN HEREON ARE REFERENCED TO PLAT NO. 6 SAILFISH POINT P.U.D., AS RECORDED IN PLAT BOOK 8, PAGE 90, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

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Consulting Engineers, Planners & Surveyors
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