

PLAT NO. 18 SAILFISH POINT P.U.D.

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

SHEET 2 of 2

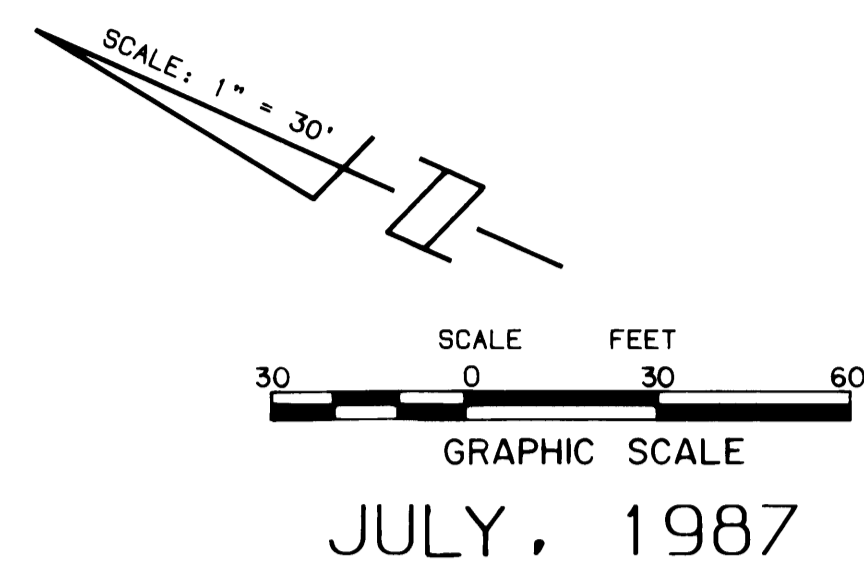
GOLF COURSE PARCEL NO. "K"
PLAT NO. 6
SAILFISH POINT P.U.D.
P.B. 8, PG. 90
MARTIN COUNTY, FLORIDA

I, MARSHA STILLER, CLERK
OF THE CIRCUIT COURT OF
MARTIN COUNTY, FLORIDA,
HEREBY CERTIFY THAT THIS
PLAT WAS FILED FOR RECORD
IN PLAT BOOK 10
PAGE 88, MARTIN COUNTY,
FLORIDA, PUBLIC RECORDS,
THIS DAY OF
1987.

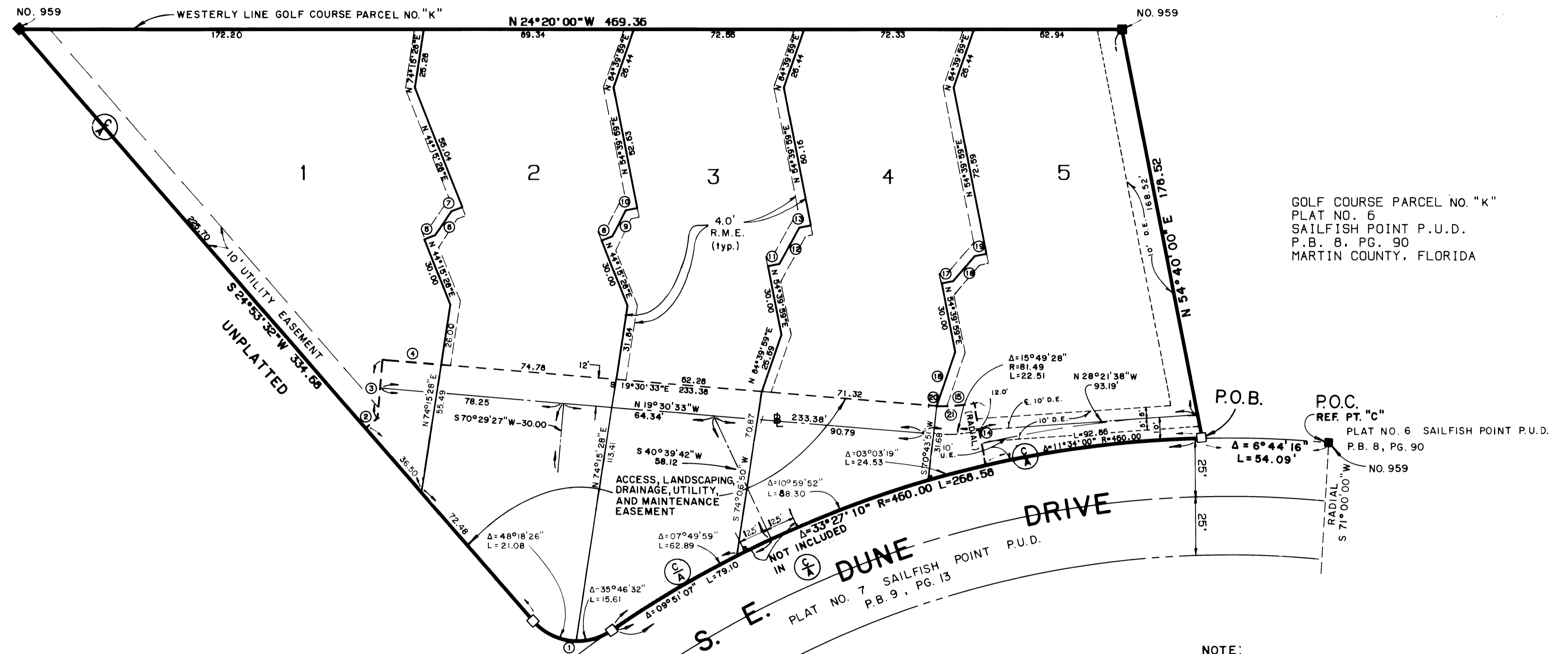
MARSHA STILLER, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA.

BY DEPUTY CLERK
FILE NO.

(CIRCUIT COURT SEAL)



BEARING BASE:
THE WESTERLY LINE OF GOLF COURSE PARCEL NO. "K"
IS TAKEN TO BEAR N 24°20'00"W AND ALL OTHER
OTHER BEARINGS ARE RELATIVE THERETO



GOLF COURSE PARCEL NO. "K"
PLAT NO. 6
SAILFISH POINT P.U.D.
P.B. 8, PG. 90
MARTIN COUNTY, FLORIDA

PLAT NO. 6 SAILFISH POINT P.U.D.
P.B. 8, PG. 90
NO. 959

GOLF COURSE PARCEL NO. "L"
PLAT NO. 6
SAILFISH POINT P.U.D.
P.B. 8, PG. 90
MARTIN COUNTY, FLORIDA

NO.	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
1	84°04'58"	25.00	36.69	22.54
2	8 66°06'28"E		5.75	
3	N 70°29'27"E		25.00	
4	S 19°30'33"E		25.00	
5	S 45°44'32"E		5.00	
6	S 80°44'04"E		12.21	
7	S 45°44'32"E		5.00	
8	S 45°44'32"E		5.00	
9	S 87°45'26"E		12.45	
10	S 38°20'01"E		5.00	
11	S 86°52'22"E		17.85	
12	S 38°20'01"E		5.00	
13	N 84°39'59"E		27.15	
14	13°04'14"	59.49	15.86	7.96
15	N 84°39'59"E		24.43	
16	S 38°20'01"E		5.00	
17	S 73°53'36"E		14.07	
18	S 38°20'01"E		5.00	
19	02°45'14"	59.49	3.34	1.67
20	15°49'28"	59.49	19.19	9.66

COVENANTS & RESTRICTIONS:
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 2059, 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, 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, AND THE SIXTH AMENDMENT TO DECLARATION, RECORDED UNDER CLERK'S FILE NUMBER 648296, IN OFFICIAL RECORD BOOK 712, PAGE 2347, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND THE SEVENTH AMENDMENT TO DECLARATION, RECORDED UNDER CLERK'S FILE NUMBER 662721, IN OFFICIAL RECORD BOOK 724, PAGE 2382, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND THE EIGHTH AMENDMENT TO DECLARATION, RECORDED UNDER CLERK'S FILE NUMBER, IN OFFICIAL RECORD BOOK, PAGE, 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. 18 SAILFISH POINT P.U.D., RECORDED CONCURRENTLY WITH THE RECORDATION OF THIS PLAT.

- NOTES:**
- THE FOLLOWING BUILDING SETBACK LINES SHALL APPLY TO LOTS 1 AND 5 PLATTED HEREON.
- FRONT SETBACK = 25 FEET FROM S.E. DUNE DRIVE, AND S.E. NORTH DUNE DRIVE.
 - REAR SETBACK = 25 FEET FROM PROPERTY LINE ALONG GOLF COURSE (ENCLOSED POOL SETBACK = 10 FEET; UNENCLOSED POOL SETBACK = 0 FEET)
 - SIDE SETBACK = 0 FEET
- THE FOLLOWING BUILDING SETBACK LINES SHALL APPLY TO LOTS 2, 3 AND 4 PLATTED HEREON.
- FRONT SETBACK = 5 FEET FROM ACCESS, LANDSCAPING, DRAINAGE, UTILITY AND MAINTENANCE EASEMENTS.
 - REAR SETBACK = 25 FEET FROM PROPERTY LINE ALONG GOLF COURSE (ENCLOSED POOL SETBACK = 10 FEET; UNENCLOSED POOL SETBACK = 0 FEET)
 - SIDE SETBACK = 0 FEET

NOTE:
THERE SHALL BE NO BUILDINGS OR STRUCTURES PLACED ON UTILITY EASEMENTS.
THERE SHALL BE NO BUILDINGS OR THE PLANTING OF TREES OR SHRUBS ON DRAINAGE EASEMENTS.
WHEN DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.
NO LOT SPLITS PERMITTED THAT WILL CREATE A LOT LESS THAN 15,000 SQUARE FEET.

- ▬ = PAVEMENT BASELINE
- DE = DRAINAGE EASEMENT
- UE = UTILITY EASEMENT
- = DENOTES FOUND P.R.M. (PERMANENT REFERENCE MONUMENT)
- = DENOTES SET P.R.M. (PERMANENT REFERENCE MONUMENT)
- ⊙ = DENOTES SET P.C.P. (PERMANENT CONTROL POINT)
- R.M.E. = RECIPROCAL MAINTENANCE EASEMENT FOR MAINTENANCE PURPOSES OF ADJOINING LOT OWNERS.
- ⓐ = CONTROL ACCESS LINE; NO VEHICULAR ACCESS WITHOUT APPROVAL OF THE MARTIN COUNTY BOARD OF COMMISSIONERS.

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC. CONSULTING ENGINEERS, PLANNERS & SURVEYORS		2	2
PO. BOX 27 JUPITER, FLORIDA 33458	16 CENTRAL PARKWAY SUITE 400 SEASIDE, FLORIDA 32963		