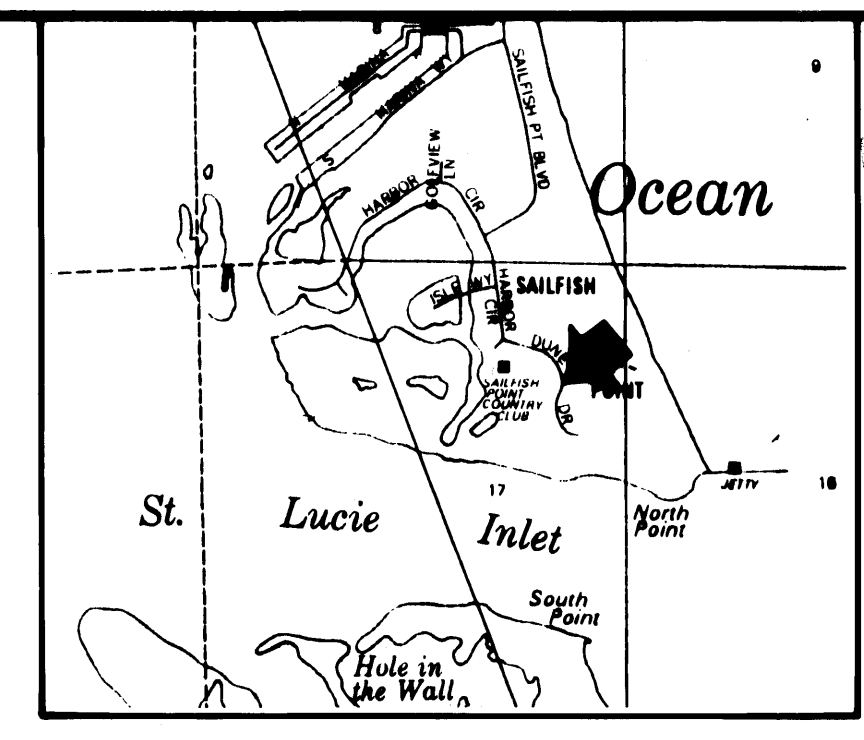


PLAT NO. 17 SAILFISH POINT P.U.D.



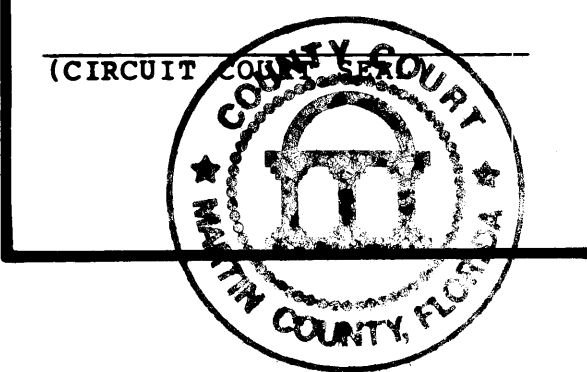
LOCATION MAP

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 17, PAGE 96, MARTIN COUNTY, FLORIDA PUBLIC RECORDS, THIS 2nd DAY OF Nov. 1987.

MARSHA STILLER, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA.

BY: Deborah Fausch
DEPUTY CLERK

FILE NO. 681567



DESCRIPTION

A PARCEL OF LAND LYING IN FRACTIONAL SECTIONS 8, 16, AND 17, TOWNSHIP 38 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF PLAT NO. 7 SAILFISH POINT P.U.D., AS RECORDED IN PLAT BOOK 9, PAGE 13 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N 07°29'30" W ALONG THE EAST LINE OF SAID PLAT, DISTANCE OF 395.68 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF S.E. DUNE DRIVE AND A POINT ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 295.00 FEET THE RADIUS POINT OF WHICH BEARS N 01°28'20" E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°57'50", A DISTANCE OF 46.15 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE N 07°29'30" W, RADIAL TO THE PREVIOUSLY DESCRIBED CURVE, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID S.E. DUNE DRIVE AND THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND CONCENTRIC TO THE PREVIOUSLY DESCRIBED CURVE AND HAVING A RADIUS OF 245.00 FEET; THENCE NORTH-WESTERLY AND NORTHERLY ALONG SAID RIGHT-OF-WAY LINE AND ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°34'33", A DISTANCE OF 387.31 FEET TO THE POINT OF TANGENCY; THENCE N 06°54'57" W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 175.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 145.00 FEET; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY AND ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°54'57", A DISTANCE OF 113.67 FEET TO THE POINT OF TANGENCY; THENCE N 38°00'00" E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 70.41 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 235.00 FEET; THENCE NORTHEASTERLY AND NORTHERLY ALONG SAID RIGHT-OF-WAY LINE AND ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 55°16'22", A DISTANCE OF 226.70 FEET TO A POINT IN THE WESTERLY LINE OF GOLF COURSE PARCEL NO. "K", PLAT NO. 6 SAILFISH POINT P.U.D., AS RECORDED IN PLAT BOOK 9, PAGE 90 PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3275.00 FEET THE RADIUS POINT OF WHICH BEARS S 72°43'37" W; THENCE BY THE FOLLOWING COURSES WITH SAID PARCEL NO. "K" PROCEED SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°46'52", A DISTANCE OF 559.09 FEET; THENCE N 82°30'30" E, A DISTANCE OF 505.00 FEET; THENCE N 35°41'18" E, A DISTANCE OF 52.25 FEET; THENCE N 20°25'00" W, A DISTANCE OF 393.28 FEET; THENCE N 22°54'24" W, A DISTANCE OF 230.29 FEET; THENCE N 20°25'00" W, A DISTANCE OF 209.93 FEET; THENCE N 25°50'00" W, A DISTANCE OF 595.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 370.00 FEET THE RADIUS POINT OF WHICH BEARS S 23°00'04" E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°59'56", A DISTANCE OF 96.86 FEET TO A POINT OF FUTURE REFERENCE "A"; THENCE N 38°00'00" W, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 420.00 FEET, A RADIAL LINE FROM SAID POINT BEARS S 38°00'00" E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°59'56", A DISTANCE OF 109.95 FEET TO THE POINT OF TANGENCY; THENCE N 66°59'56" E, A DISTANCE OF 117.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°21'02", A DISTANCE OF 36.99 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 477.05 FEET; THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°27'56", A DISTANCE OF 178.73 FEET TO THE POINT OF TANGENCY; THENCE N 00°53'10" W, A DISTANCE OF 55.59 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 246.23 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°35'58", A DISTANCE OF 58.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78°19'52", A DISTANCE OF 34.18 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY, NORTHEASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 247°00'01", A DISTANCE OF 215.53 FEET TO THE POINT OF TANGENCY; THENCE S 25°50'00" E, A DISTANCE OF 25.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 296.23 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°56'50", A DISTANCE OF 128.98 FEET TO THE POINT OF TANGENCY; THENCE S 00°53'10" E, A DISTANCE OF 55.59 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 427.05 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°56'50", A DISTANCE OF 185.94 FEET TO THE POINT OF TANGENCY; THENCE S 25°50'00" E, A DISTANCE OF 636.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2352.19 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°10'00", A DISTANCE OF 212.11 FEET TO THE POINT OF TANGENCY; THENCE S 20°40'00" E, A DISTANCE OF 703.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 262.31 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 103°10'30", A DISTANCE OF 472.35 FEET TO THE POINT OF TANGENCY; THENCE S 82°30'30" W, A DISTANCE OF 485.16 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A PARCEL COMMENCING AT REFERENCE POINT "A", BEING ON SAID CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 370.00 FEET; PROCEED SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°06'28", A DISTANCE OF 175.05 FEET TO THE POINT OF TANGENCY; THENCE S 24°53'32" W, A DISTANCE OF 54.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 24°53'32" W, A DISTANCE OF 334.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84°04'58", A DISTANCE OF 36.69 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID S.E. DUNE DRIVE AND A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 460.00 FEET THE RADIUS POINT OF WHICH BEARS S 30°48'34" W; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°50'05", A DISTANCE OF 95.01 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET THE RADIUS POINT OF WHICH BEARS N 18°58'30" E; THENCE NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84°04'58", A DISTANCE OF 36.69 FEET TO THE POINT OF TANGENCY; THENCE N 24°53'32" E, A DISTANCE OF 377.79 FEET; THENCE S 24°20'00" E, A DISTANCE OF 66.02 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING IN ALL 15.345 ACRES, MORE OR LESS.

LYING IN FRACTIONAL SECTIONS 8, 16 AND 17,
TOWNSHIP 38 SOUTH, RANGE 42 EAST,
MARTIN COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP

STATE OF FLORIDA
COUNTY OF MARTIN 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 28 DAY OF September, 1987.

ATTEST: Paul E. Sklansky, ASSISTANT SECRETARY; James H. Breed, PRESIDENT

DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

SAILFISH POINT, INC., A DELAWARE CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS DOES HEREBY DEDICATE AS FOLLOWS:

- 1. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO SAILFISH POINT PROPERTY OWNERS' AND COUNTRY CLUB ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENTS.
- 2. THE UTILITY EASEMENTS 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.
- 3. S.E. DUNE DRIVE AND S.E. NORTH DUNE DRIVE, AS SHOWN HEREON ARE HEREBY DECLARED TO BE PRIVATE STREETS AND ARE DEDICATED TO SAILFISH POINT PROPERTY OWNERS' AND COUNTRY CLUB ASSOCIATION, INC., ITS SUCCESSORS AND/OR 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 SAID STREETS.

SIGNED AND SEALED THIS 28 DAY OF September, 1987, ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY.

ATTEST: Paul E. Sklansky, ASSISTANT SECRETARY; James H. Breed, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN 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 28th DAY OF September, 1987.

MY COMMISSION EXPIRES: August 14, 1989

NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN S.S.
ASSURANCE TITLE COMPANY OF MARTIN COUNTY, BY ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT:

- 1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE DEDICATION HEREBON.
- 2. ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

A. NONE.
DATED THIS 30th DAY OF September, 1987.

ATTEST: Robert M. Paul, PRESIDENT, 915 COLORADO AVENUE, SUITE 310, STUART, FLORIDA 34994

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

I, DAVID M. JONES, SO HEREBY CERTIFY THAT THIS PLAT NO. 17 SAILFISH POINT P.U.D. IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS WILL BE SET FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

ATTEST: David M. Jones, REGISTERED LAND SURVEYOR, FLORIDA CERTIFICATION NO. 3989

COUNTY APPROVAL

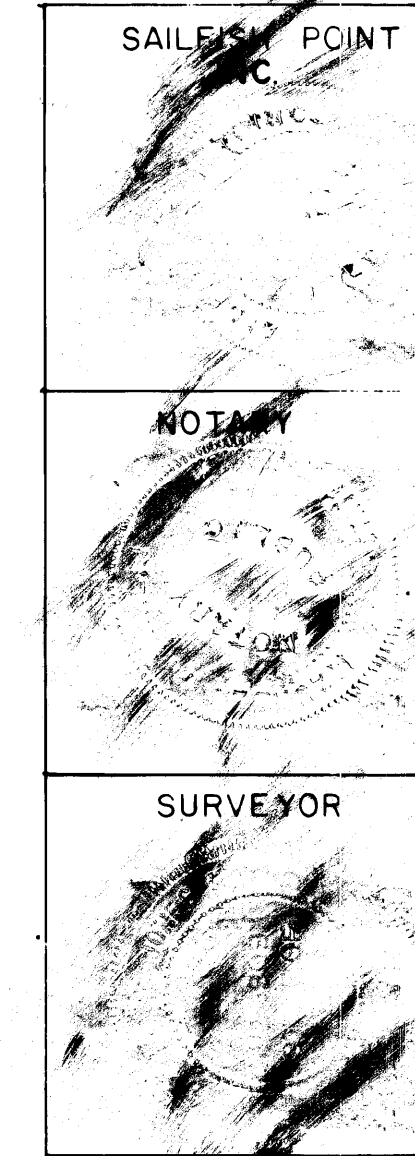
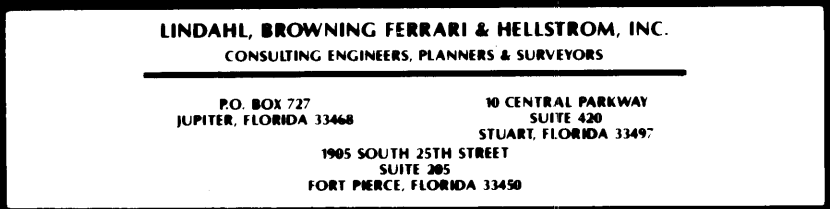
STATE OF FLORIDA
COUNTY OF MARTIN S.S.

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE, OR DATES INDICATED.

10/4/1987 DATE; COUNTY ENGINEER; Sept. 22, 1987 DATE; COURT ATTORNEY; Sept. 22, 1987 DATE; CHAIRMAN - PLANNING & ZONING COMMISSION OF MARTIN COUNTY, FLORIDA; Sept. 22, 1987 DATE; CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA

ATTEST: CLERK

SUBDIVISION PARCEL CONTROL NO. 16-38-42-001-000-0000.0



1 2