

JANUARY, 1988
SHEET 1 OF 1

PLAT NO. 21 SAILFISH POINT P.U.D.

LYING IN SECTIONS 8,9,16 & 17
TOWNSHIP 38 SOUTH, RANGE 42 EAST,
MARTIN COUNTY, FLORIDA.

DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 8, 9, 16 AND 17, TOWNSHIP 38 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF S.E. NORTH DUNE DRIVE AND THE CENTERLINE OF S.E. DUNE DRIVE, AS SHOWN ON PLAT NO. 17 SAILFISH POINT P.U.D., AS RECORDED IN PLAT BOOK 10, PAGE 96, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; PROCEED N 25°50'00" W ALONG SAID CENTERLINE OF S.E. DUNE DRIVE, A DISTANCE OF 22.00 FEET; THENCE N 64°10'00" E, A DISTANCE OF 25.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SAID S.E. DUNE DRIVE, ALSO BEING THE POINT OF BEGINNING; THENCE S 25°50'00" E ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 90.86 FEET; THENCE N 68°45'51" E, A DISTANCE OF 351.35 FEET; THENCE N 21°14'09" W, A DISTANCE OF 750.00 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF GOLF COURSE PARCEL NO. "J", PLAT NO. 6 SAILFISH POINT P.U.D., AS RECORDED IN PLAT BOOK 8, PAGE 90, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; PROCEED SOUTHEASTERLY ALONG SAID LINE OF GOLF COURSE PARCEL NO. "J" THROUGH THE FOLLOWING TWO COURSES: S 39°17'22" W, A DISTANCE OF 386.17 FEET; THENCE S 22°32'35" W, A DISTANCE OF 70.80 FEET; THENCE S 67°27'25" E, A DISTANCE OF 0.98 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY OF S.E. DUNE DRIVE, SAID POINT ALSO BEING ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 50.00 FEET, FROM WHICH A RADIAL LINE BEARS S 67°27'25" E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 131°37'25", AN ARC DISTANCE OF 114.86 FEET TO THE POINT OF TANGENCY; THENCE S 25°50'00" E, A DISTANCE OF 25.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 296.23 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°56'50", AN ARC 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 EAST HAVING A RADIUS OF 427.05 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°56'50", AN ARC DISTANCE OF 185.94 FEET TO THE POINT OF TANGENCY AND THE POINT OF BEGINNING.

CONTAINING 5.011 ACRES.

CERTIFICATE OF OWNERSHIP

STATE OF FLORIDA
COUNTY OF MARTIN

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 25th DAY OF January, 1988.

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

DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN

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

1. 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.

SIGNED AND SEALED THIS 25th DAY OF January, 1988, ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY.

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

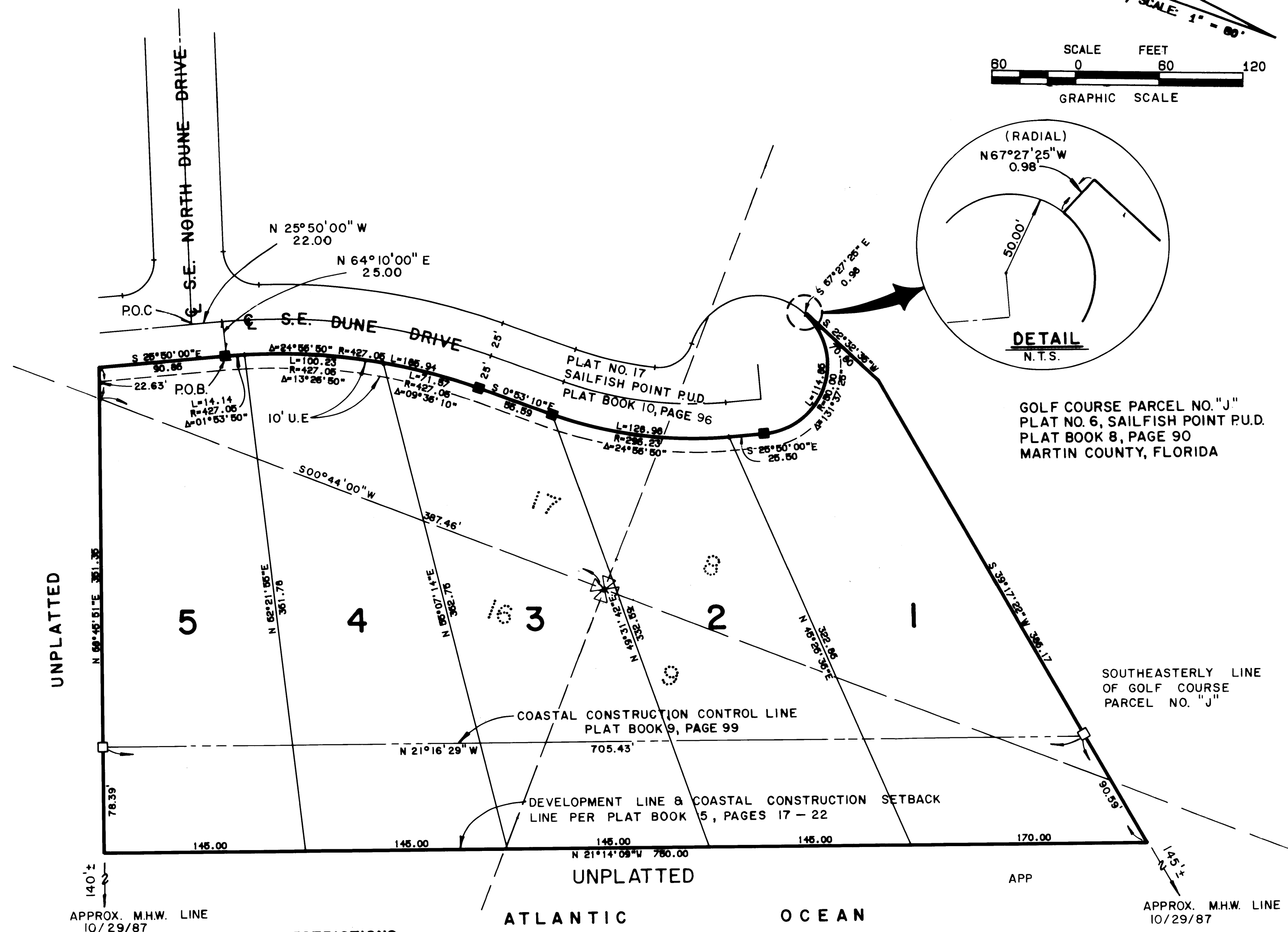
ACKNOWLEDGEMENT

COUNTY OF MARTIN
STATE OF FLORIDA

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 SAID OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF January, 1988.

MY COMMISSION EXPIRES: August 14, 1989
Maureen Franklin NOTARY PUBLIC



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 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, 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, TOGETHER WITH THE COVENANTS, RESTRICTIONS, AND OTHER PROVISIONS CONTAINED IN THAT CERTAIN SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS, FOR PLAT NO. 21 SAILFISH POINT P.U.D., RECORDED CONCURRENTLY WITH THE RECORDATION OF THIS PLAT.

BUILDING SETBACKS:
SIDE YARD - 15' FROM PROPERTY LINE
FRONT YARD - 25' FROM RIGHT-OF-WAY LINE
REAR YARD - 50' FROM COASTAL CONSTRUCTION SETBACK LINE, PER PLAT BOOK 5, PAGES 17-22.

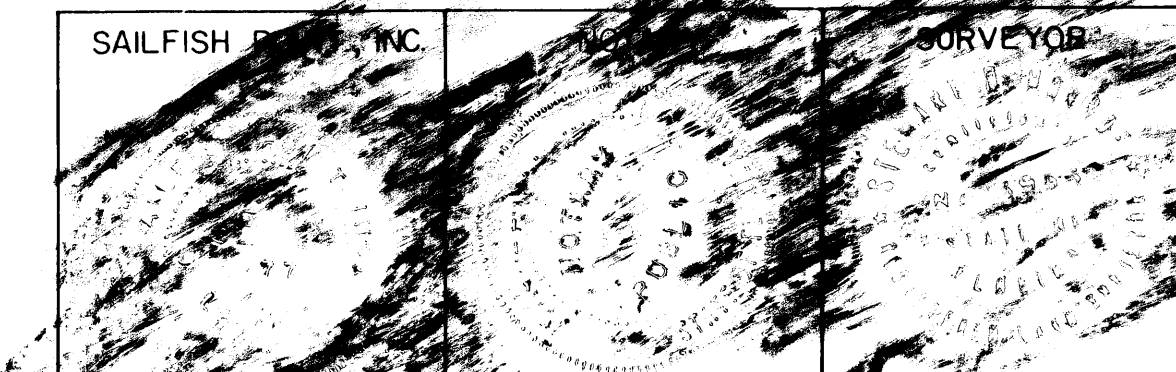
NO CONSTRUCTION OR ALTERATION IS PERMITTED EAST OF THE COASTAL CONSTRUCTION CONTROL LINE UNLESS APPROVED BY CONTROLLING GOVERNMENTAL AGENCIES.

BEARING BASE:
THE SOUTHEASTERLY LINE OF GOLF COURSE PARCEL NO. "J" IS TAKEN TO BEAR S 30°17'22" W, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

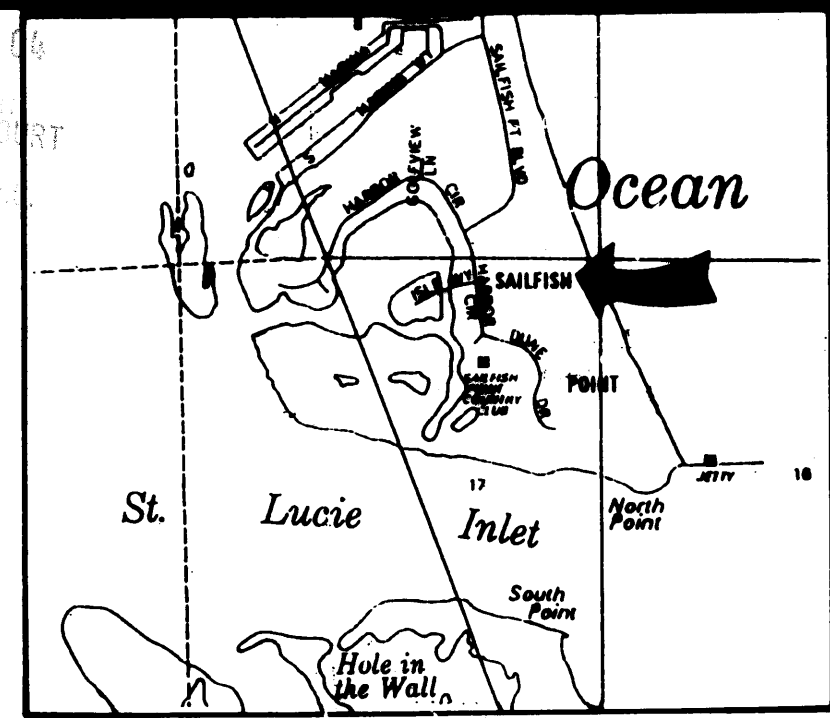
U.E. = UTILITY EASEMENT
■ - DENOTES FOUND P.R.M. (PERMANENT REFERENCE MONUMENT)
□ - DENOTES SET P.R.M.

NOTE:
THERE SHALL BE NO BUILDING OR STRUCTURES PLACED ON UTILITY EASEMENTS.
NO LOT SPLITS PERMITTED THAT WILL CREATE A LOT LESS THAN 15,000 SQ. FT.

SUBDIVISION PARCEL CONTROL NO. 8-38-42-019-000-0000-0



THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.



I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 11, PAGE 17, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 29 DAY OF Feb, 1988.

MARSHA STILLER, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA.
BY: Deborah Langston DEPUTY CLERK
FILE NO. 699311

(CIRCUIT COURT SEAL)

TITLE CERTIFICATION

COUNTY OF PALM BEACH S.S.
STATE OF FLORIDA

ATCO TITLE SERVICES, INC. D/B/A ASSURANCE TITLE COMPANY OF MARTIN COUNTY, BY ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT:

- APPARENT RECORD TITLED TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE DEDICATION HEREON.
- ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
 - A. NONE.

DATED THIS 26 DAY OF January, 1988.

BY: Rebecca Paul
REBECCA M. PAUL, PRESIDENT
815 COLORADO AVENUE
SUITE 310
STUART, FLORIDA 34994

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA S.S.

I, S. DALE MONROE, DO HEREBY CERTIFY THAT THIS PLAT OF PLAT NO. 21 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 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.

S. Dale Monroe
S. DALE MONROE
REGISTERED SURVEYOR NO. 3956
STATE OF FLORIDA

COUNTY APPROVAL

COUNTY OF MARTIN
STATE OF FLORIDA

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

2-4-88 Donald E. Holloman COUNTY ENGINEER
1-26-88 Allen S. Dwyer COUNTY ATTORNEY
1-26-88 James H. Breed CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FLORIDA
1-26-88 John W. Hottel CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA

ATTEST: Marsha Stiller CLERK
By: Deborah Langston (C.C.)

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
PO. BOX 727
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SUITE 202
MARTIN COUNTY, FLORIDA 32907
1081 PINE BLVD. SUITE 200
FORT PIERCE, FLORIDA 34949

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