

PLAT NO. 23

SAILFISH POINT P.U.D.

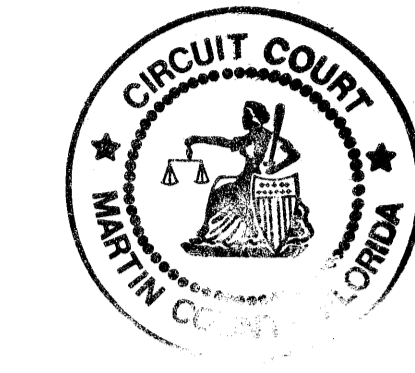
LYING IN FRACTIONAL SECTION 16,
TOWNSHIP 38 SOUTH, RANGE 42 EAST,
MARTIN COUNTY, FLORIDA

FEBRUARY, 1988

SHEET 1 OF 2

08 APR 22 11:10:33
MARSHA STILLER
CLERK OF CIRCUIT COURT
BY _____ D.C.

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 21, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 22 DAY OF April, 1988.



MARSHA STILLER, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA.
BY Deborah Langston
DEPUTY CLERK
FILE NO. 707893
(CIRCUIT COURT SEAL)



LOCATION MAP (n.t.s)

CERTIFICATE 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 24 DAY OF March, 1988.
SAILFISH POINT, INC.
A DELAWARE CORPORATION
ATTEST: Paul E. Sklansky BY: James H. Breed
PAUL E. SKLANSKY ASSISTANT SECRETARY JAMES H. BREED PRESIDENT

TITLE CERTIFICATION

COUNTY OF MARTIN 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:
1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE DEDICATION HEREON.
2. ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
A. NONE.
DATED THIS 8th DAY OF March, 1988.
BY: Julia M. Paul
JULIA M. PAUL, PRESIDENT
615 COLORADO AVENUE
SUITE 310
STUART, FLORIDA 34994

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:
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 9th DAY OF March, 1988 ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY.
SAILFISH POINT, INC., A DELAWARE CORPORATION
ATTEST: Paul E. Sklansky BY: James H. Breed
PAUL E. SKLANSKY ASSISTANT SECRETARY JAMES H. BREED PRESIDENT

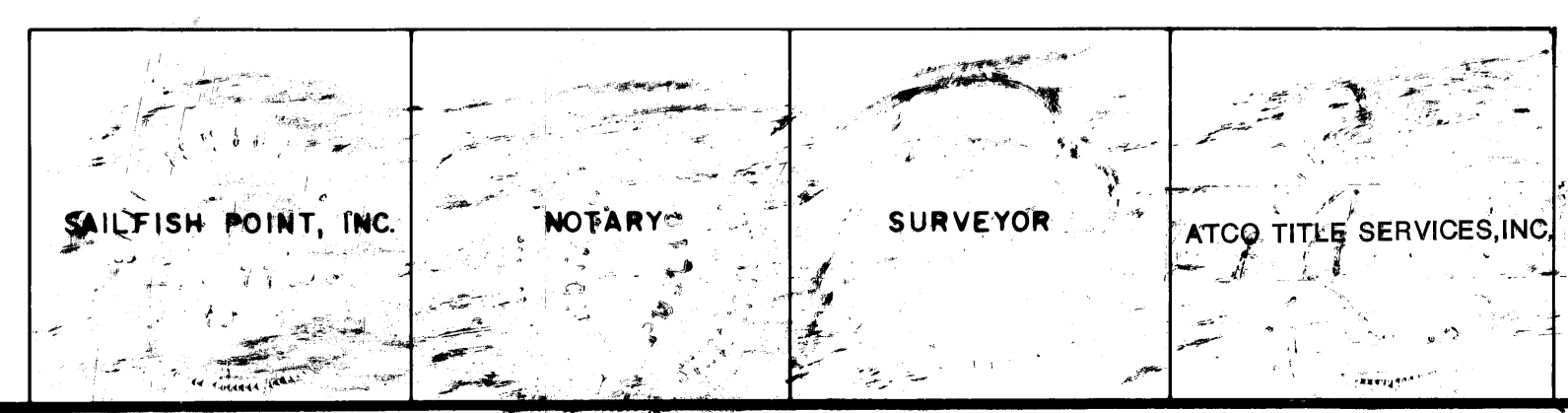
SURVEYOR'S CERTIFICATION

COUNTY OF MARTIN S.S.
STATE OF FLORIDA
I, S. DALE MONROE, DO HEREBY CERTIFY THAT THIS PLAT OF PLAT NO. 23 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

ACKNOWLEDGEMENT

COUNTY OF MARTIN S.S.
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 SUCH OFFICERS OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF March, 1988.
MY COMMISSION EXPIRES: Donald T. Williford
NOTARY PUBLIC
Notary Public, State of Florida
My Commission Expires April 17, 1999
Subdivision Parcel Control No. 16-38-42-002-000-0000-0



DESCRIPTION

A PARCEL OF LAND LYING IN FRACTIONAL SECTION 16, TOWNSHIP 38 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 16, PROCEED S 00°44'00" W ALONG THE WEST LINE OF SAID SECTION 16, A DISTANCE OF 438.51 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE 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; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THROUGH THE FOLLOWING COURSES: S 25°50'00" E, A DISTANCE OF 497.73 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", AN ARC DISTANCE OF 212.11 FEET TO THE POINT OF TANGENCY; THENCE S 20°40'00" E, A DISTANCE OF 361.45 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 20°40'00" E, A DISTANCE OF 342.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 262.31 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°20'38", AN ARC DISTANCE OF 189.28 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY S 69°19'22" E, A DISTANCE OF 66.98 FEET; THENCE N 69°20'00" E, A DISTANCE OF 340.72 FEET; THENCE N 23°27'28" W, A DISTANCE OF 560.67 FEET; THENCE S 69°20'00" W, A DISTANCE OF 298.32 FEET TO THE POINT OF BEGINNING.
CONTAINING 4.134 ACRES.

COUNTY APPROVAL

COUNTY OF MARTIN S.S.
STATE OF FLORIDA
THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE, OR DATES INDICATED.
3-24-88 Donald E. Kellmaw
DATE COUNTY ENGINEER
3-8-88 Cherice S. Brewer
DATE COUNTY ATTORNEY
3-8-88 James H. Breed
DATE CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FLORIDA
3-8-88 Marsha Stiller
DATE CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA
ATTEST: Marsha Stiller
CLERK
Deborah Langston (oc)

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
P.O. BOX 177
SUITE 420
MARTIN, FLORIDA 32908
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