

PLAT NO. 20

SAILFISH POINT P.U.D.

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

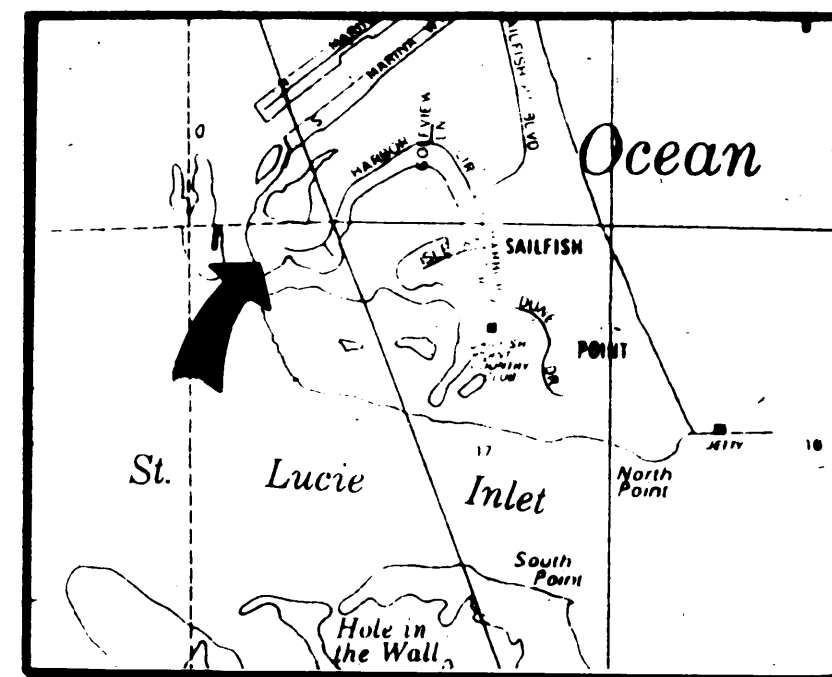
MAY, 1988.

DESCRIPTION

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

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, PLAT NO. 4 SAILFISH POINT P.U.D., AS RECORDED IN PLAT BOOK 8, PAGE 86 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, PROCEED S 13°21'09" E ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 10.00 FEET;
THENCE S 18°51'45" E, A DISTANCE OF 36.80 FEET;
THENCE S 16°46'03" E, A DISTANCE OF 41.80 FEET;
THENCE S 34°28'29" E, A DISTANCE OF 39.65 FEET TO THE NORTH LINE OF PLAT NO. 5 SAILFISH POINT P.U.D., AS RECORDED IN PLAT BOOK 8, PAGE 89, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY LINE ALONG THE FOLLOWING COURSES:
N 89°36'00" W, A DISTANCE OF 90.92 FEET;
THENCE S 66°02'00" W, A DISTANCE OF 342.69 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 72.98 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°40'16", AN ARC DISTANCE OF 54.35 FEET; THENCE LEAVING SAID NORTHERLY LINE N 22°23'56" W, A DISTANCE OF 150.13 FEET;
THENCE N 12°13'57" W, A DISTANCE OF 199.45 FEET;
THENCE N 01°18'53" E, A DISTANCE OF 195.21 FEET;
THENCE N 09°53'14" E, A DISTANCE OF 201.41 FEET;
THENCE N 08°37'55" E, A DISTANCE OF 35.01 FEET TO A POINT ON THE BOUNDARY OF GOLF COURSE PARCEL NO. "I", PLAT NO. 6 SAILFISH POINT P.U.D., AS RECORDED IN PLAT BOOK 8, PAGE 90, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY S 53°30'01" E, A DISTANCE OF 528.13 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 122.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°49'25", AN ARC DISTANCE OF 29.43 FEET TO A POINT ON THE WESTERLY BOUNDARY OF LOT 2, SAID PLAT NO. 4 SAILFISH POINT P.U.D.; THENCE ALONG SAID WESTERLY BOUNDARY THROUGH THE FOLLOWING COURSES:
S 48°35'40" W, A DISTANCE OF 10.26 FEET;
THENCE S 41°24'20" E, A DISTANCE OF 64.43 FEET;
THENCE S 12°18'52" E, A DISTANCE OF 10.63 FEET;
THENCE S 16°52'34" W, A DISTANCE OF 61.78 FEET; THENCE LEAVING SAID WESTERLY BOUNDARY OF LOT 2, S 06°32'29" W, A DISTANCE OF 50.72 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

SAID PARCEL CONTAINING 6.027 ACRES.



LOCATION MAP N.T.S.

CERTIFICATE OF DEDICATION

COUNTY OF MARTIN STATE OF FLORIDA S.S.

KNOW ALL MEN BY THESE PRESENTS THAT SAILFISH POINT, INC., A DELAWARE CORPORATION, OWNER OF THE LAND HEREON, BEING IN SECTIONS 8 AND 17, TOWNSHIP 38 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, AND SHOWN HEREON AS PLAT NO. 20 SAILFISH POINT P.U.D., MORE PARTICULARLY DESCRIBED ABOVE HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 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.
- S.E. HARBOUR CIRCLE AS SHOWN HEREON IS HEREBY DEDICATED TO THE SAILFISH POINT PROPERTY OWNERS' AND COUNTRY CLUB ASSOCIATION, INC., OR ITS ASSIGNS, FOR PRIVATE STREET PURPOSES, UTILITY, LANDSCAPE AND DRAINAGE PURPOSES; THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID S.E. HARBOUR CIRCLE.
- 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.
- THE MARSH AREAS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE SAILFISH POINT PROPERTY OWNERS' AND COUNTRY CLUB ASSOCIATION, INC., OR ITS ASSIGNS, FOR NATURAL PRESERVATION. THERE SHALL BE NO ALTERATION WITHOUT PRIOR APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA.

SIGNED AND SEALED THIS 2nd DAY OF May, 1988 ON BEHALF OF SAID CORPORATION, BY ITS PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY.

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

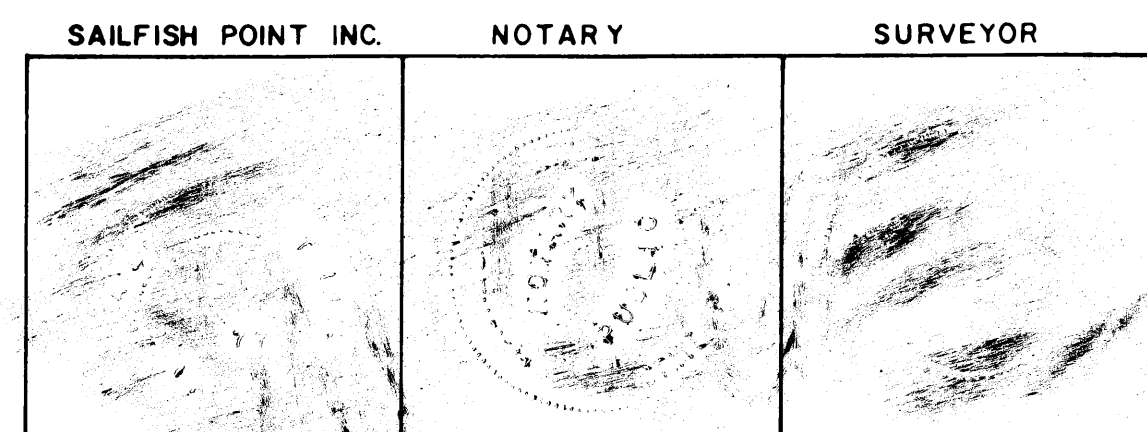
ACKNOWLEDGEMENT

COUNTY OF MARTIN STATE OF FLORIDA 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 2nd DAY OF May, 1988.

MY COMMISSION EXPIRES: 8-14-89
Norman Franklin NOTARY PUBLIC



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

PARCEL CONTROL NO. 8-38-42-023-000-0000.0

CERTIFICATE OF OWNERSHIP

COUNTY OF MARTIN STATE OF FLORIDA 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 2nd DAY OF May, 1988

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

TITLE CERTIFICATION

COUNTY OF MARTIN STATE OF FLORIDA S.S.

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

- APPARENT RECORD TITLE 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 2nd DAY OF May, 1988.

BY: Lelia M. Paul
LELIA M. PAUL, PRESIDENT
875 COLORADO AVENUE
SUITE 310
STUART, FLORIDA 34994

SURVEYOR'S CERTIFICATION

COUNTY OF MARTIN STATE OF FLORIDA S.S.

I, DAVID M. JONES, DO HEREBY CERTIFY THAT THIS PLAT 20 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.

BY: David M. Jones
DAVID M. JONES
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 3909

COUNTY APPROVAL

COUNTY OF MARTIN STATE OF FLORIDA S.S.

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

4-26-88 Donald E. Hallman COUNTY ENGINEER
4-26-88 Cheresa A. Brewer COUNTY ATTORNEY
4-26-88 James H. Breed CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FLORIDA
4-26-88 James H. Breed CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA

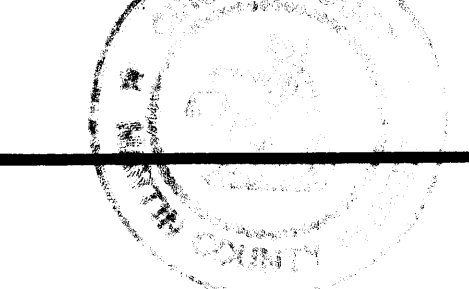
ATTEST: Marsha Stiller CLERK

By: Deborah Langston (DC)

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 21, PAGE 38, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 26 DAY OF May, 1988.

MARSHA STILLER, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA.
BY: Deborah Langston DEPUTY CLERK
FILE NO. 713675

(CIRCUIT COURT SEAL)



LINDAHL BROWNING FERRARI & HELLSTROM, INC.
CONSULTING ENGINEERS PLANNERS & SURVEYORS
PO BOX 77 JUPITER FLORIDA 33468
1985 SOUTH 25TH STREET SUITE 200 FORT PIERCE FLORIDA 34949

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