

PLAT NO. 20 SAILFISH POINT P.U.D.

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

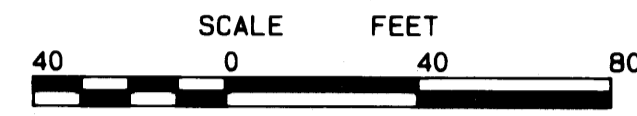
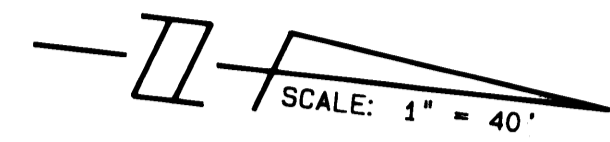
I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK PAGE 38, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS DAY OF 1988.

MARSHA STILLER, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA.

BY _____
DEPUTY CLERK

FILE NO. _____

(CIRCUIT COURT SEAL)



MAY, 1988.

INDIAN RIVER

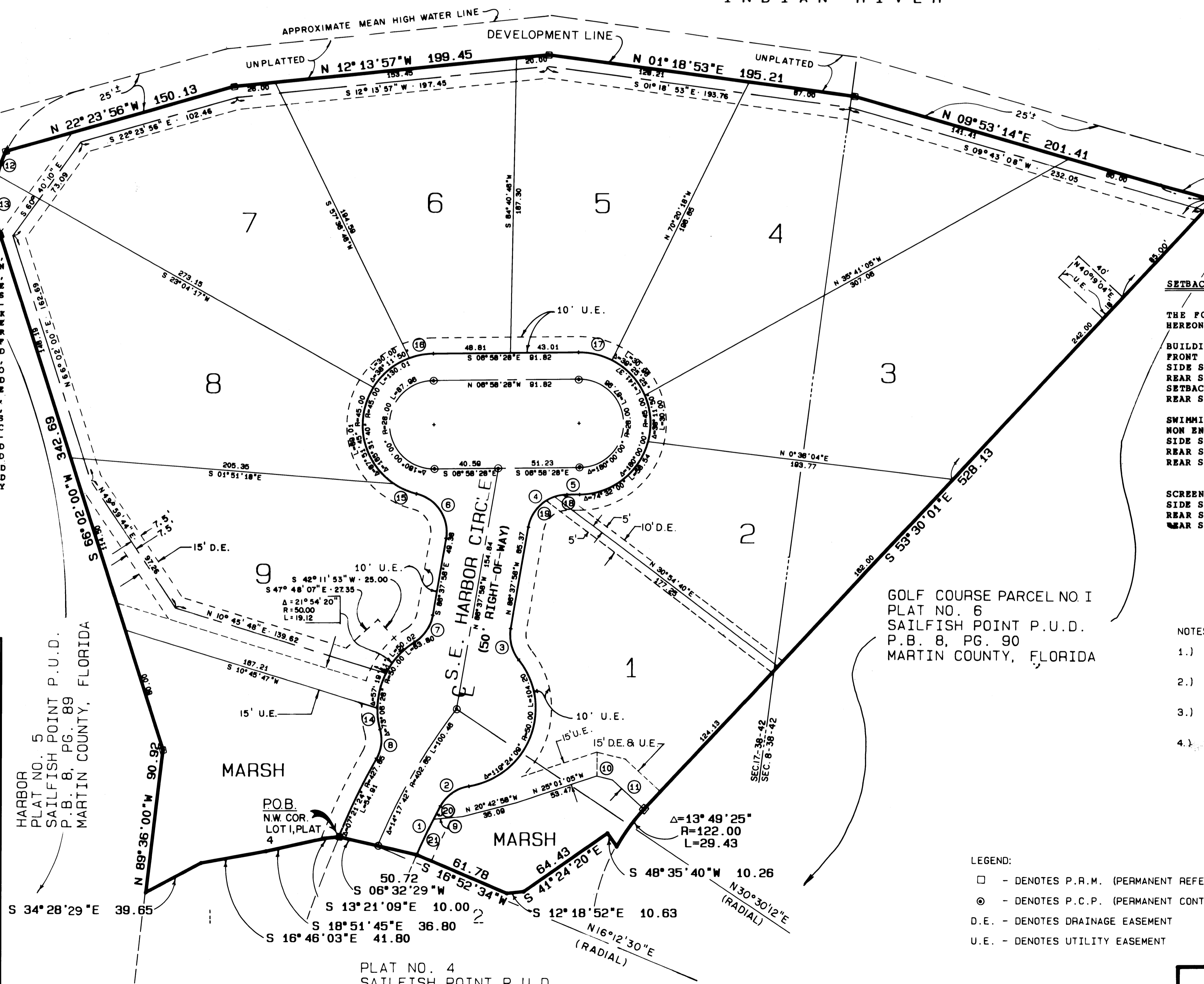
LOT 1	0.4672 ACRES	20,350 SQ. FT.
LOT 2	0.4079 ACRES	17,767 SQ. FT.
LOT 3	0.7958 ACRES	34,663 SQ. FT.
LOT 4	0.5770 ACRES	25,135 SQ. FT.
LOT 5	0.4548 ACRES	19,812 SQ. FT.
LOT 6	0.4573 ACRES	19,919 SQ. FT.
LOT 7	0.5299 ACRES	23,800 SQ. FT.
LOT 8	0.5648 ACRES	24,568 SQ. FT.
LOT 9	0.5983 ACRES	25,713 SQ. FT.

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 648236, 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 TOGETHER WITH THE COVENANTS, RESTRICTIONS, AND OTHER PROVISIONS CONTAINED IN THAT CERTAIN SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS, FOR PLAT NO. 20 SAILFISH POINT P.U.D., RECORDED CONCURRENTLY WITH THE RECORDATION OF THIS PLAT.

DATA

①	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
①	05°08'27"	377.65	33.88	16.95
②	52°35'04"	25.00	22.94	12.35
③	48°11'23"	25.00	21.03	11.18
④	79°39'30"	25.00	34.76	20.85
⑤	N 06°58'28"W		8.06	
⑥	85°52'10"	25.00	37.47	23.26
⑦	48°11'23"	25.00	21.03	11.18
⑧	44°32'45"	25.00	19.44	10.24
⑨	N 11°37'21"W		18.35	
⑩	N 07°26'42"E		10.30	
⑪	N 36°29'59"E		27.00	
⑫	12°35'12"	72.98	16.03	8.05
⑬	30°05'04"	72.98	38.32	19.61
⑭	15°47'15"	50.00	13.78	6.93
⑮	19°52'48"	45.00	15.61	7.89
⑯	19°35'17"	45.00	15.38	7.77
⑰	27°50'45"	45.00	21.87	11.16
⑱	18°16'28"	25.00	7.97	4.02
⑲	61°23'02"	25.00	26.78	14.84
⑳	01°22'56"	377.65	9.11	4.56
㉑	03°45'29"	377.65	24.77	12.39



SETBACKS

THE FOLLOWING SETBACK LINES SHALL APPLY TO ALL LOTS PLATTED HEREON.

BUILDING SETBACKS:
 FRONT SETBACK = 25 FEET FROM RIGHT-OF-WAY LINE.
 SIDE SETBACK = 15 FEET FROM PROPERTY LINE.
 REAR SETBACK ON GOLF COURSE = 25 FEET FROM PROPERTY LINE.
 SETBACK FROM MARSH AREA = 15 FEET FROM PROPERTY LINE.
 REAR SETBACK FROM HARBOR & RIVER = 50 FEET FROM PROPERTY LINE.

SWIMMING POOL SETBACKS:
NON ENCLOSED POOLS:
 SIDE SETBACK = 15 FEET FROM PROPERTY LINE
 REAR SETBACK ON GOLF COURSE = 0 FEET FROM PROPERTY LINE
 REAR SETBACK ON HARBOR OR RIVER = 25 FEET FROM PROPERTY LINE

SCREEN ENCLOSED POOLS:
 SIDE SETBACK = 15 FEET FROM PROPERTY LINE
 REAR SETBACK ON GOLF COURSE = 25 FEET FROM PROPERTY LINE
 REAR SETBACK ON HARBOR OR RIVER = 25 FEET FROM PROPERTY LINE

NOTES:

- 1.) THERE SHALL BE NO BUILDINGS OR STRUCTURES PLACED ON UTILITY EASEMENTS.
- 2.) THERE SHALL BE NO BUILDINGS OR THE PLANTING OF TREES OR SHRUBS ON DRAINAGE EASEMENTS.
- 3.) WHEN DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.
- 4.) THERE SHALL BE NO LOT SPLITS WHICH WILL CREATE A LOT OF LESS THAN 15,000 SQUARE FEET.

LEGEND:

- - DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET (NO.959)
- ⊙ - DENOTES P.C.P. (PERMANENT CONTROL POINT) SET
- D.E. - DENOTES DRAINAGE EASEMENT
- U.E. - DENOTES UTILITY EASEMENT

PLAT NO. 4
SAILFISH POINT P.U.D.
P.B. 8, PG. 88
MARTIN COUNTY, FLORIDA

HARBOR
PLAT NO. 5
SAILFISH POINT P.U.D.
P.B. 8, PG. 89
MARTIN COUNTY, FLORIDA

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

LINDAHL, BROWNING FERRARI & HELLSTROM, INC. CONSULTING ENGINEERS, PLANNERS & SURVEYORS 1401 N. CENTRAL PARKWAY SUITE 200 JUPITER, FLORIDA 33408	110 CENTRAL PARKWAY SUITE 200 STUART, FLORIDA 34997 PHONE 361-251-2111 FORT PIERCE, FLORIDA 34949	2	2
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