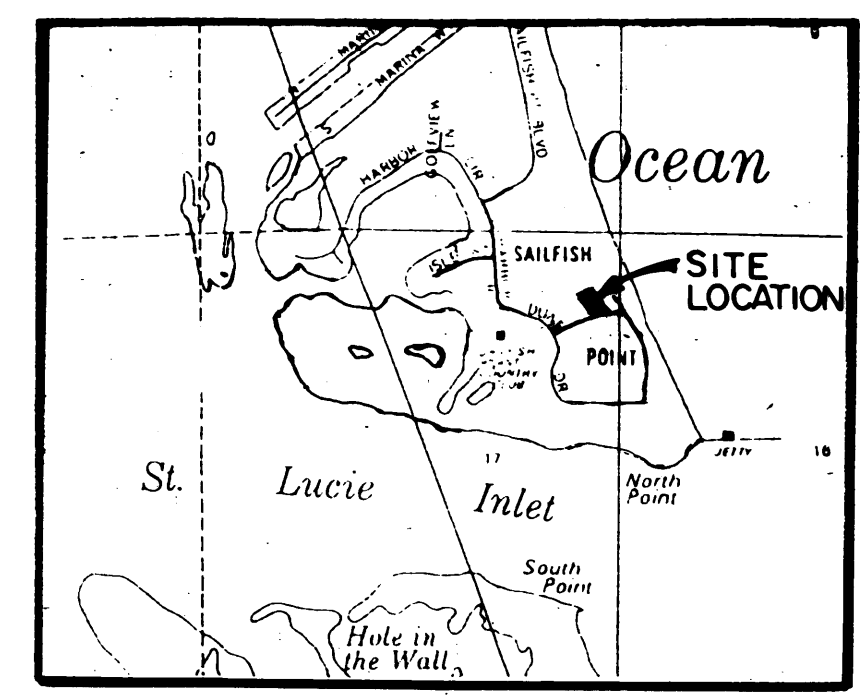


FILED FOR RECORD  
88 MAY 26 PM 3:01  
CLERK OF COUNTY COURT  
BY \_\_\_\_\_



LOCATION MAP N.T.S.

MAY, 1988

# PLAT NO. 25 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 11, PAGE 39, 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. 713679  
CIRCUIT COURT MARTIN COUNTY, FLORIDA

### DESCRIPTION

A parcel of land lying in Fractional Sections 8 and 17, Township 38 South, Range 42 East, Martin County, Florida, described as follows:

Begin at the Intersection of the East line of Golf Course Parcel No. "J", Plat No. 6, Sailfish Point P.U.D. as recorded in Plat Book 8, Page 98 of the Public Records of Martin County, Florida with the North right-of-way line of S.E. North 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 N 38°00'00" W, a distance of 78.46 feet; thence N 14°00'00"E, a distance of 255.81 feet; thence N 22°32'35"E, a distance of 216.10 feet; thence S 67°27'25"E, a distance of 0.98 feet to a point on the Westerly right-of-way line of S.E. Dune Drive as shown on the aforementioned Plat No. 17, and a point on a curve, concave to the East, having a radius of 50.00 feet, the radius point of which bears S 67°27'25"E; thence Southerly, along the arc of said curve, through a central angle of 115°21'36", a distance of 100.67 feet to the point of reverse curvature of a curve, concave to the South, having a radius of 25.00 feet; thence Southerly along the arc of said curve, and said Westerly right-of-way line of S.E. Dune Drive, through a central angle of 78°19'52", a distance of 34.18 feet to the point of compound curvature of a curve, concave to the West, having a radius of 246.23 feet; thence continue Southerly along the arc of said curve and said Westerly right-of-way line, through a central angle of 13°35'59", a distance of 58.45 feet; 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 477.05 feet; thence continue Southerly, along said West right-of-way line and the arc of said curve, through a central angle of 21°27'56", a distance of 178.73 feet to the point of reverse curvature of a curve, concave to the West, having a radius of 25.00 feet; thence Southerly and Westerly along the arc of said curve, through a central angle of 89°21'02", a distance of 38.99 feet to a point on the aforementioned North right-of-way line of S. E. North Dune Drive; thence S 66°59'56"W, along said North right-of-way line, a distance of 117.36 feet to the point of curvature of a curve, concave to the South, having a radius of 420.00 feet; thence Westerly along said right-of-way line and the arc of said curve, through a central angle of 14°59'56", a distance of 189.95 feet to the POINT OF BEGINNING.

Containing 1.717 acres, more or less.

### SETBACK NOTE:

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.

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

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

SAILFISH POINT INC.	NOTARY	SURVEYOR

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

### CERTIFICATION 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 HEREBY, BEING IN SECTIONS 8 AND 17, TOWNSHIP 38 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, AND SHOWN HEREBY AS PLAT NO. 25 SAILFISH POINT P.U.D., MORE PARTICULARLY DESCRIBED ABOVE HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREBY AND DOES HEREBY DEDICATE AS FOLLOWS:

- THE UTILITY EASEMENTS AS SHOWN HEREBY 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 2nd DAY OF May, 1988 ON BEHALF OF SAID CORPORATION, BY ITS PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY.

ATTEST: *Paul E. Sklansky* PAUL E. SKLANSKY ASSISTANT SECRETARY  
BY: *James H. Breed* 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  
*Maura Franklin* NOTARY PUBLIC

### SURVEYOR'S CERTIFICATE

COUNTY OF MARTIN STATE OF FLORIDA S.S.

I, DAVID M. JONES, DO HEREBY CERTIFY THAT THIS PLAT 25 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.

*David M. Jones* DAVID M. JONES REGISTERED LAND SURVEYOR FLORIDA CERTIFICATION NO. 3989

### CERTIFICATE OF OWNERSHIP

COUNTY OF MARTIN STATE OF FLORIDA S.S.

SAILFISH POINT INC., A DELAWARE CORPORATION, BY AND THROUGH IT'S UNDERSIGNED OFFICERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREBY.

DATED THIS 2nd DAY OF May, 1988

ATTEST: *Paul E. Sklansky* PAUL E. SKLANSKY ASSISTANT SECRETARY  
BY: *James H. Breed* 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 HEREBY.
- ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREBY ARE AS FOLLOWS:

A. NONE.  
DATED THIS 2nd DAY OF May, 1988.

BY: *Zelia M. Paul* ZELIA M. PAUL, BEING PRESIDENT OF ATCO TITLE SERVICES, INC. D/B/A ASSURANCE TITLE COMPANY OF MARTIN COUNTY

### 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 *Ornall E. Hallman* COUNTY ENGINEER  
4-26-88 *Aileen S. Boyer* COUNTY ATTORNEY  
4-26-88 *Samuel S. Cook* CHAIRMAN PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FL.  
4-26-88 *Marsha Stiller* CLERK  
BY: *Deborah Langston* (cc)

PARCEL CONTROL NO. 8-38-42-022-000-0000-0

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.  
CONSULTING ENGINEERS, PLANNERS & SURVEYORS  
PO BOX 727 JUPITER, FLORIDA 33468  
30 CENTRAL PARKWAY SUITE 420 STUART, FLORIDA 33997  
1905 SOUTH 25TH STREET SUITE 205 FORT PIERCE, FLORIDA 34909

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