

LOCATION MAP N.T.S.

PLAT NO. 18A SAILFISH POINT P.U.D.

BEING A REPLAT OF PLAT NO. 18
SAILFISH POINT P.U.D.
LYING IN FRACTIONAL SECTION 17,
TOWNSHIP 38 SOUTH, RANGE 42 EAST,
MARTIN COUNTY, FLORIDA.

MAY 1988

63 JUN 28 PM 3:10
MARSHA STILLER
CLERK OF CIRCUIT COURT
BY

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 41, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 28th DAY OF June 1988.

MARSHA STILLER, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA.

BY: Deborah Longston
DEPUTY CLERK

FILE NO. 71996



DESCRIPTION

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

COMMENCING AT REFERENCE POINT "C", AS SHOWN ON PLAT NO. 6 SAILFISH POINT P.U.D., AS RECORDED IN PLAT BOOK 8, PAGE 90, SAID POINT ALSO LYING ON THE WESTERLY BOUNDARY OF GOLF COURSE PARCEL NO. K AND LYING IN A CURVE, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 460.00 FEET, THE CENTER OF WHICH BEARS S 71°00'00" W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND WESTERLY BOUNDARY THROUGH A CENTRAL ANGLE OF 06°44'16", A DISTANCE OF 54.09 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE ALONG SAID WESTERLY BOUNDARY OF GOLF COURSE PARCEL NO. K THROUGH THE FOLLOWING TWO COURSES: N 54° 40'00"E, A DISTANCE OF 178.52 FEET; THENCE N 24°20'00" W, A DISTANCE OF 469.36 FEET; THENCE S 24°53'32" W, DEPARTING SAID WESTERLY BOUNDARY, A DISTANCE OF 334.68 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84°04'58", A DISTANCE OF 36.69 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 460.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°27'10", A DISTANCE OF 268.58 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

SAID PARCEL CONTAINING 1.937 ACRES.

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
THERE WILL BE A SETBACK, AFFECTING LOT 3, OF 5 FEET FROM THE LINES NOT ABUTTING A RIGHT-OF-WAY LINE.

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

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 SHOWN HEREON, BEING IN SECTION 17, TOWNSHIP 38 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, AND SHOWN HEREON AS PLAT NO. 18 "A" 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.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE 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.

SIGNED AND SEALED THIS 23rd DAY OF May, 1988 ON BEHALF OF SAID CORPORATION, BY ITS PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY.

SAILFISH POINT, INC.
A DELAWARE CORPORATION

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 23rd DAY OF May, 1988.

MY COMMISSION EXPIRES: August 14, 1989
Maura Franklin
NOTARY PUBLIC AT LARGE

SURVEYOR'S CERTIFICATE

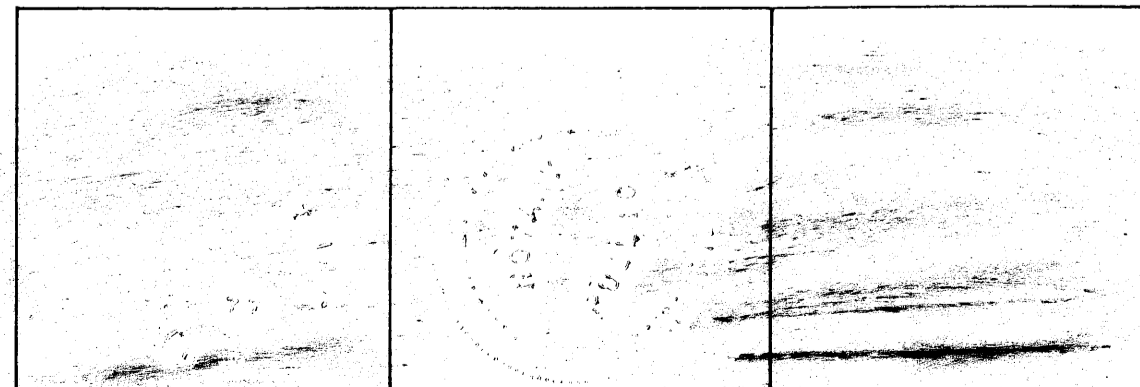
COUNTY OF MARTIN
STATE OF FLORIDA S.S.

I, DAVID M. JONES, DO HEREBY CERTIFY THAT THIS PLAT 18"A" 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 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. 3909

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

SAILFISH POINT INC. NOTARY SURVEYOR



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 HEREON.

DATED THIS 23rd DAY OF May, 1988

SAILFISH POINT, INC.
A DELAWARE CORPORATION

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.

UNIVERSAL LAND TITLE OF MARTIN COUNTY, INC. 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 RECORDING MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

A. NONE.

DATED THIS 24th DAY OF May, 1988.

BY: Michael Glass

815 COLORADO AVENUE, SUITE 318
STUART, FLORIDA 34994
MICHAEL GLASS, BEING PRESIDENT OF UNIVERSAL LAND TITLE OF MARTIN COUNTY, INC.

COUNTY APPROVAL

COUNTY OF MARTIN
STATE OF FLORIDA S.S.

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

6-10-88 DATE David E. Hellman COUNTY ENGINEER
May 24, 1988 DATE Thomas Brown COUNTY ATTORNEY
May 24, 1988 DATE Joseph P. Kelly CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FL.
May 24, 1988 DATE John W. Kelly CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FL.

ATTEST: Marsha Stiller
MARSHA STILLER
CLERK
Deborah Longston
DEPUTY CLERK

PARCEL CONTROL NO. 17-38-42-002-000-0000-0

LINDAHL BROWNING FERRARI & HELLSTROM, INC.
Consulting Engineers, Planners & Surveyors
P.O. BOX 727 SUITE 420
JUPITER, FLORIDA 33458 STUART, FLORIDA 33497

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