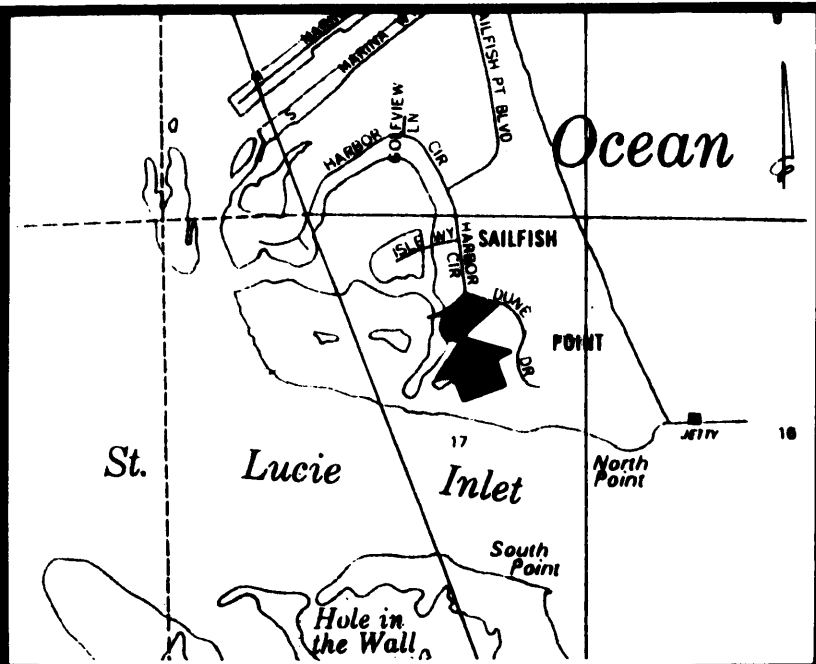


Sheet 1 of 2



LOCATION MAP (nts.)

PLAT NO. 19 SAILFISH POINT P.U.D.

LYING IN FRACTIONAL SECTION 17,
TOWNSHIP 38 SOUTH, RANGE 42 EAST,
MARTIN COUNTY, FLORIDA.

SHEET 1 OF 2

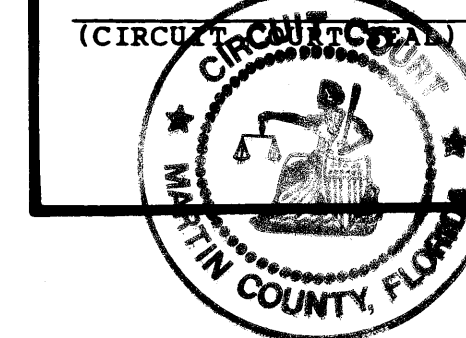
AUGUST, 1988

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 50, MARTIN COUNTY, FLORIDA PUBLIC RECORDS, THIS 30 DAY OF Sept, 1988.

MARSHA STILLER, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA.

BY Deborah Langston
DEPUTY CLERK

FILE NO. 732966



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:

BEGINNING AT THE MOST NORTHERLY CORNER OF GOLF COURSE PARCEL NO. "L", PLAT NO. 6 SAILFISH POINT, P.U.D., AS RECORDED IN PLAT BOOK 8, PAGE 90, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY OF S.E. DUNE DRIVE, AS SHOWN ON PLAT NO. 7 SAILFISH POINT, P.U.D., AS RECORDED IN PLAT BOOK 9, PAGE 13, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID GOLF COURSE PARCEL NO. "L" THROUGH THE FOLLOWING COURSES:
S 46°47'00" W, A DISTANCE OF 513.13 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 146.05 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°13'00", AN ARC DISTANCE OF 130.55 FEET TO THE POINT OF TANGENCY; THENCE N 82°00'00" W, A DISTANCE OF 116.46 FEET TO A POINT ON THE EASTERLY 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 THE EAST LINE OF SAID PLAT NO. 5 SAILFISH POINT, P.U.D., THROUGH THE FOLLOWING COURSES:
THENCE N 14°45'10" W, A DISTANCE OF 59.36 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 144.77 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°53'24", AN ARC DISTANCE OF 78.05 FEET TO THE POINT OF TANGENCY; THENCE N 16°08'14" E, A DISTANCE OF 125.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 99.84 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°40'04", AN ARC DISTANCE OF 76.09 FEET TO A POINT; THENCE LEAVING SAID EAST LINE N 27°31'50" W, A DISTANCE OF 4.92 FEET; THENCE N 69°30'00" E, A DISTANCE OF 26.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 265.79 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°33'37", AN ARC DISTANCE OF 202.07 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 25.00 FEET, SAID POINT ALSO BEING ON THE BOUNDARY OF SAID PLAT NO. 7 SAILFISH POINT, P.U.D.; THENCE ALONG SAID BOUNDARY AND CURVE SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 80°05'56", AN ARC DISTANCE OF 34.95 FEET TO THE POINT OF TANGENCY; THENCE S 73°57'41" E, A DISTANCE OF 414.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.193 ACRES.

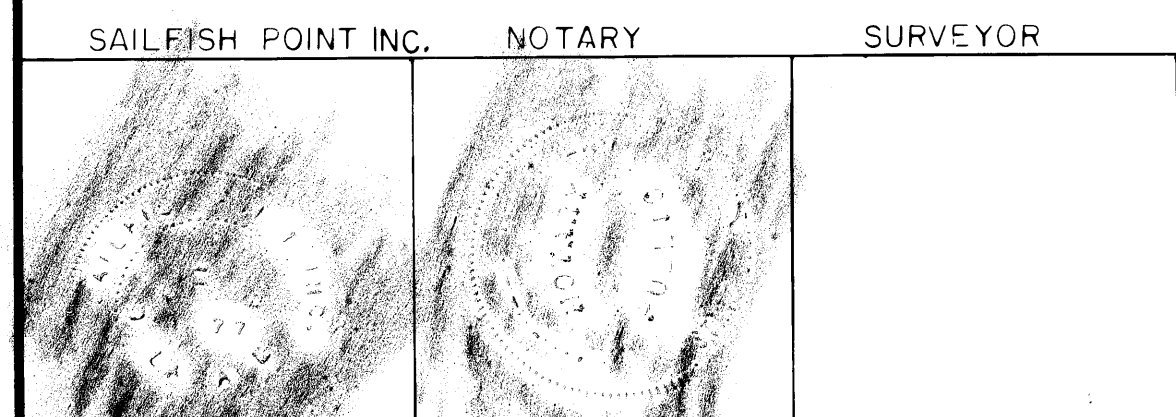
CERTIFICATE OF OWNERSHIP

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 29th DAY OF August, 1988.

ATTEST: Patrick F. Murphy BY: James H. Breed
PATRICK F. MURPHY ASSISTANT SECRETARY JAMES H. BREED PRESIDENT



CERTIFICATE OF DEDICATION

STATE OF FLORIDA S.S.
COUNTY OF MARTIN

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. 19 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 EASEMENT 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. LAKEVIEW TERRACE AS SHOWN HEREON IS HEREBY DEDICATED TO 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. LAKEVIEW TERRACE.
- THE DRAINAGE EASEMENT AS SHOWN HEREON IS 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 EASEMENT.
- THE RECIPROCAL MAINTENANCE EASEMENTS AS SHOWN ON EACH OF THE LOTS WITHIN PLAT NO. 19 SAILFISH POINT P.U.D. ARE HEREBY DEDICATED TO ALL PRESENT AND FUTURE OWNERS OF EACH LOT ABUTTING THESE RESPECTIVE EASEMENTS FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE.

SIGNED AND SEALED THIS 29th DAY OF August, 1988, ON BEHALF OF SAID CORPORATION, BY ITS PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY.

ATTESTED: Patrick F. Murphy BY: James H. Breed
PATRICK F. MURPHY ASSISTANT SECRETARY JAMES H. BREED PRESIDENT

ACKNOWLEDGEMENT

COUNTY OF MARTIN S.S.
STATE OF FLORIDA

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JAMES H. BREED AND PATRICK F. MURPHY, 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 29th DAY OF August, 1988.

MY COMMISSION EXPIRES: 8-14-89 Samuel Franklin
NOTARY PUBLIC AT LARGE

TITLE CERTIFICATION

COUNTY OF MARTIN S.S.
STATE OF FLORIDA

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 RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
A. NONE.

DATED THIS 30th DAY OF August, 1988.

BY: Michael Glass
MICHAEL GLASS, PRESIDENT
815 COLORADO AVENUE
SUITE 318
STUART, FLORIDA 34994

SURVEYOR'S CERTIFICATION

COUNTY OF MARTIN S.S.
STATE OF FLORIDA

I, DAVID M. JONES, DO HEREBY CERTIFY THAT THIS PLAT NO. 19 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 AND 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

COUNTY APPROVAL

COUNTY OF MARTIN S.S.
STATE OF FLORIDA

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

8-23-88 Donald E. Hellman
DATE COUNTY ENGINEER
August 29, 1988 James H. Breed
DATE COUNTY ATTORNEY
August 23, 1988 James H. Breed
DATE CHAIRMAN PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FLORIDA
August 23, 1988 James H. Breed
DATE CHAIRMAN BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA
ATTEST: Marsha Stiller
By Deborah Langston Dc
CLERK

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. 17-38-42-003-000-0000.0

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
100 CENTRAL PARKWAY SUITE 100
JUPITER, FLORIDA 33468 STUART, FLORIDA 34994
1 2
PLAT COVER SHEET - 411 (20.12) PF: 8/70471 1601 06-Jul-87 08:45 / 87-047-1-1