

# PLAT NO. 22

# SAILFISH POINT P.U.D.

LYING IN FRACTIONAL SECTION 8,  
TOWNSHIP 38 SOUTH, RANGE 42 EAST,  
MARTIN COUNTY, FLORIDA

AUGUST, 1988

SHEET 2 OF 2

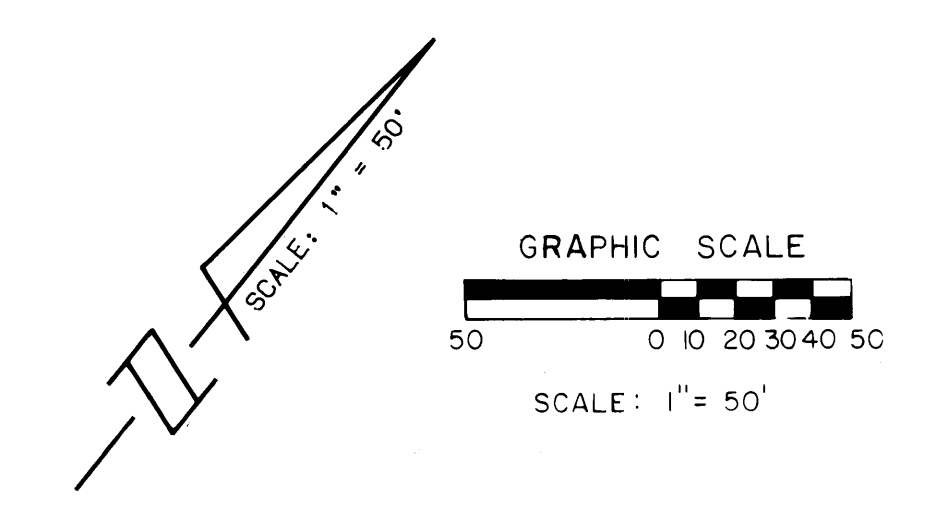
I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 11, PAGE 53, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS DAY OF 1988.

MARSHA STILLER, CLERK  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA.

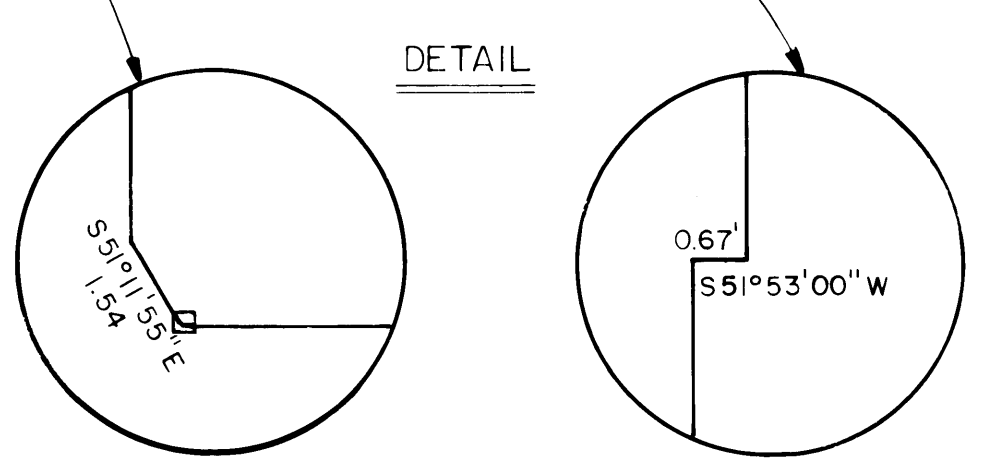
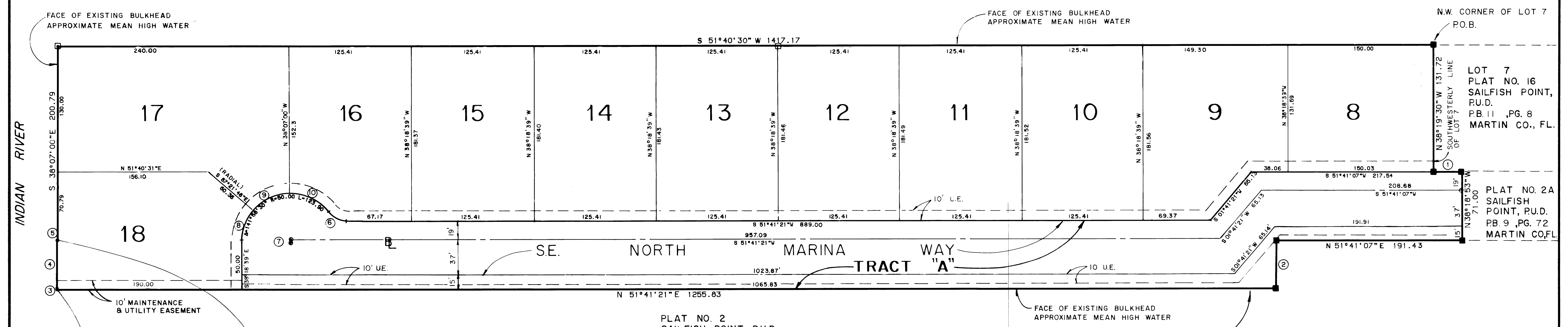
BY \_\_\_\_\_  
DEPUTY CLERK

FILE NO. \_\_\_\_\_

(CIRCUIT COURT SEAL)



INDIAN RIVER



DATA

Δ	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
1	N 51°41'07"E	—	29.45	—
2	N 37°40'40"W	—	49.90	—
3	S 51°11'55"E	—	1.54	—
4	S 38°07'00"E	—	50.00	—
5	S 51°53'00"W	—	0.67	—
6	52°10'09"	25.00	22.76	12.24
7	S 38°18'39"E	—	2.00	—
8	40°45'12"	50.00	35.56	18.57
9	49°02'19"	50.00	42.79	22.81
10	52°10'59"	50.00	45.54	24.49

**CONVENANTS AND 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, 1988, AND RECORDED FEBRUARY 4, 1988, UNDER CLERK'S FILE NUMBER 365941, IN OFFICIAL RECORD BOOK 488, AT PAGE 2858, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AS AMENDED BY THE FIRST AMENDMENT TO DECLARATION, RECORDED UNDER CLERK'S FILE NUMBER 399158, IN OFFICIAL RECORD BOOK 513, AT PAGE 1894, 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 51494, 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 648296, 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 THE EIGHTH AMENDMENT TO DECLARATION, RECORDED UNDER CLERK'S FILE NUMBER 789599, IN OFFICIAL RECORD BOOK 763, PAGE 582, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, TOGETHER WITH THE COVENANTS, RESTRICTIONS, AND OTHER PROVISIONS CONTAINED IN THAT CERTAIN SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS, FOR PLAT NO. 22 SAILFISH POINT P.U.D., RECORDED CONCURRENTLY WITH THE RECORDATION OF THIS PLAT.

PLAT NO. 2  
SAILFISH POINT, P.U.D.  
PB 8, PG. 48  
MARTIN CO., FL.

**NOTE:**

- - DENOTES FOUND P.R.M. (PERMANENT REFERENCE MONUMENT)
  - - DENOTES SET P.R.M. (PERMANENT REFERENCE MONUMENT)
  - ⊙ - DENOTES SET P.C.P. (PERMANENT CONTROL POINT)
- THERE SHALL BE NO BUILDINGS OR STRUCTURES PLACED ON UTILITY EASEMENTS.
- THERE SHALL BE NO LOT SPLITS THAT WOULD CREATE LOTS LESS THAN 15,000 SQUARE FEET.
- UE=UTILITY EASEMENT

**BUILDING SETBACKS:**

- FRONT - 25 FEET FROM RIGHT-OF-WAY
- SIDES - 15 FEET FROM PROPERTY LINE
- REAR - 50 FEET FROM PROPERTY LINE
- THERE IS A SETBACK OF 25 FEET, FROM THE MARINA BASIN, ON LOT 18
- POOLS - OPEN - 8 FEET FROM REAR PROPERTY LINE
- SCREEN ENCLOSED - 50 FEET FROM REAR PROPERTY LINE
- OPEN OR ENCLOSED - 15 FEET FROM SIDE PROPERTY LINE

BEARING BASE: THE SOUTHWESTERLY LINE OF LOT 7 PLAT NO. 16 SAILFISH POINT, P.U.D. IS TAKEN TO BEAR N 38°19'30"W AND ALL OTHER BEARING ARE RELATIVE THERETO.

LINDAHL BROWNING FERRARI & HELLSTROM, INC. CONSULTING ENGINEERS, PLANNERS & SURVEYORS P.O. BOX 27 JUPITER, FLORIDA 33408	11 CENTRAL PARKWAY SUITE 420 STUART, FLORIDA 34994
2	2

PLOT PLAT - 402(20,12)PF: 87174 1501 29-Aug-87 09:03 / 87-180-1