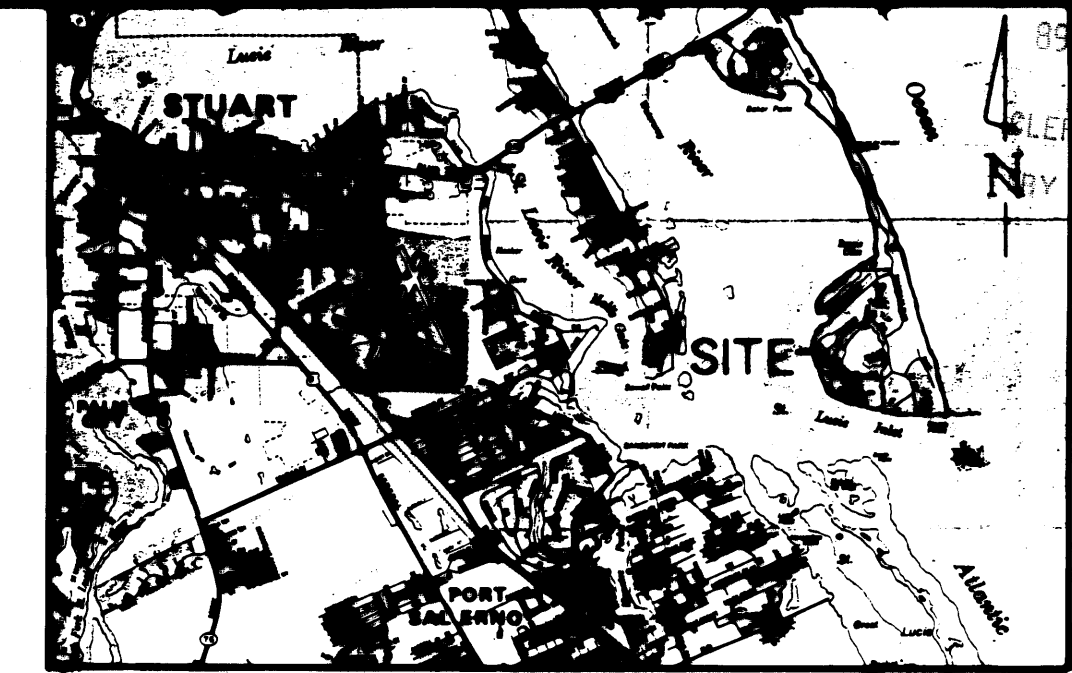


JANUARY 1989

# PLAT NO. 27

## SAILFISH POINT P.U.D.

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



LOCATION MAP n.t.s.

FILED FOR RECORD  
MARTIN CO. FLA.  
MAY -3 1989 3:04  
MARSHA STILLER, CLERK  
CLERK OF CIRCUIT COURT  
MARSHA STILLER, CLERK  
OF THE CIRCUIT COURT OF  
MARTIN COUNTY, FLORIDA,  
HEREBY CERTIFY THAT THIS  
PLAT WAS FILED FOR RECORD  
IN PLAT BOOK 17,  
PAGE 27, MARTIN COUNTY,  
FLORIDA, PUBLIC RECORDS,  
THIS 3rd DAY OF  
MAY, 1989.

MARSHA STILLER,  
CLERK CIRCUIT COURT  
MARTIN COUNTY, FLORIDA.

By: *Deborah Longsta*  
DEPUTY CLERK

FILE NO. 766744

### DESCRIPTION

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

Begin at the Northwest corner of Lot 1, Plat No. 15 "A", Sailfish Point P.U.D. as recorded in Plat Book 10, Page 90, of the Public Records of Martin County, Florida; thence S 12°31'24"W, along the West line of said Lot 1, a distance of 321.67 feet to a point on the South right-of-way line of S.E. Inlet Way, as shown on the Plat of Plat No. 15, Sailfish Point, P.U.D., as recorded in Plat Book 10, Page 43, of the Public Records of Martin County, Florida; thence S 75°33'30"E, along said South right-of-way line, a distance of 395.74 feet to a point on the West line of Golf Course Parcel "M", as shown on Plat No. 6, Sailfish Point P.U.D. as recorded in Plat Book 8, Page 90, of the Public Records of Martin County, Florida; thence by the following ten (10) courses along said Golf Course Parcel "M", S 14°26'30"W, a distance of 183.01 feet to the point of curvature of a curve, concave to the East, having a radius of 133.39 feet; thence Southerly, along the arc of said curve, through a central angle of 74°48'30", a distance of 174.16 feet; thence S 60°22'00"E, a distance of 75.00 feet; thence S 14°01'52"E, a distance of 79.08 feet; thence S 73°47'00"E, a distance of 892.49 feet; thence S 66°26'00"E, a distance of 231.64 feet; thence S 36°18'12"E, a distance of 226.97 feet to the point of curvature of a curve, concave to the East, having a radius of 1232.00 feet, the radius point of which bears S 69°38'14"E; thence Southerly along the arc of said curve, through a central angle of 07°48'12", a distance of 167.79 feet; thence S 83°00'09"E, a distance of 13.02 feet; thence S 74°07'20"E, a distance of 8.34 feet to the point of curvature of a curve, concave to the Northwest, having a radius of 50.00 feet, said point also lying on the Boundary of Plat No. 5 Sailfish Point P.U.D., as recorded in Plat Book 8, Page 89 of the Public Records of Martin County, Florida; thence Southwesterly along the arc of said curve and said boundary line, through a central angle of 79°30'28", an arc distance of 69.38 feet; thence leaving said boundary line N 78°04'28"W, a distance of 166.84 feet; thence N 76°06'15"W, a distance of 206.03 feet; thence N 73°22'37"W, a distance of 208.72 feet; thence N 71°45'47"W, a distance of 210.58 feet; thence N 73°39'41"W, a distance of 208.42 feet; thence N 76°25'52"W, a distance of 205.74 feet; thence N 75°56'42"W, a distance of 206.17 feet; thence N 74°24'30"W, a distance of 207.64 feet; thence N 66°19'09"W, a distance of 202.20 feet; thence N 33°59'02"W, a distance of 241.20 feet; thence N 29°17'21"W, a distance of 230.07 feet; thence N 24°21'42"W, a distance of 223.54 feet; thence N 21°36'57"W, a distance of 215.13 feet; thence N 13°56'57"W, a distance of 47.90 feet to the point of curvature of a curve, concave to the Southeast, having a radius of 73.06 feet; thence Northeasterly, along the arc of said curve, through a central angle of 83°19'14", a distance of 106.24 feet; thence N 69°22'34"E, a distance of 78.53 feet; thence N 84°03'46"E, a distance of 125.70 feet; thence N 70°45'00"E, a distance of 156.54 feet to the point of curvature of a curve, concave to the South, having a radius of 218.95 feet; thence Easterly, along the arc of said curve, through a central angle of 31°14'32", a distance of 119.39 feet to the point of reverse curvature of a curve, concave to the North, having a radius of 116.33 feet; thence Easterly, along the arc of said curve, through a central angle of 43°45'06", a distance of 88.83 feet to the point of reverse curvature of a curve, concave to the South, having a radius of 155.35 feet; thence Easterly along the arc of said curve, through a central angle of 22°26'06", a distance of 60.83 feet to the POINT OF BEGINNING.

Containing 28.737 acres, more or less.

### CERTIFICATE OF OWNERSHIP

STATE OF FLORIDA  
COUNTY OF MARTIN

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 14th DAY OF March, 1989

SAILFISH POINT, INC.  
A DELAWARE CORPORATION

ATTEST: *Paul E. Sklansky*  
PAUL E. SKLANSKY  
ASSISTANT SECRETARY

BY: *James H. Breed*  
JAMES H. BREED  
PRESIDENT

SAILFISH POINT INC.	NOTARY	SURVEYOR

### DEDICATION

STATE OF FLORIDA  
COUNTY OF MARTIN

S.S.

KNOW ALL MEN BY THESE PRESENTS THAT SAILFISH POINT, INC., A DELAWARE CORPORATION, OWNER OF THE LAND HEREON, BEING IN SECTION 17, TOWNSHIP 38 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, AND SHOWN HEREON AS PLAT NO. 27 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.
- S.E. INLET WAY AND S.E. HARBOR CIRCLE AS SHOWN HEREON ARE HEREBY DEDICATED TO THE 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. INLET WAY & S.E. HARBOR CIRCLE.
- THE COMMON AREA, DRAINAGE EASEMENTS AND ACCESS EASEMENTS AS SHOWN HEREON ARE 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 SAID COMMON AREA AND EASEMENTS.
- THE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE SAILFISH POINT PROPERTY OWNERS' AND COUNTRY CLUB ASSOCIATION, INC., OR ITS ASSIGNS FOR LAKE MAINTENANCE. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENT.

SIGNED AND SEALED THIS 14th DAY OF March, 1989 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

SAILFISH POINT, INC.  
A DELAWARE CORPORATION

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

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 14th DAY OF March, 1989.

MY COMMISSION EXPIRES: August 14, 1989

*Maurice Franklin*  
NOTARY PUBLIC

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

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF MARTIN

S.S.

UNIVERSAL LAND TITLE OF MARTIN COUNTY, INC. BY ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT:

- 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 27th DAY OF March, 1989.

BY: *Michael Glass*  
MICHAEL GLASS, PRESIDENT  
815 COLORADO AVENUE  
SUITE 310  
STUART, FLORIDA 34994

### SURVEYOR'S CERTIFICATE

STATE OF FLORIDA  
COUNTY OF MARTIN

S.S.

I, THOMAS C. VOKOUN, DO HEREBY CERTIFY THAT THIS PLAT NO. 27 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 COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF MARTIN COUNTY, FLORIDA

*Thomas C. Vokoun*  
THOMAS C. VOKOUN  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATION NO. 4382

### COUNTY APPROVAL

STATE OF FLORIDA  
COUNTY OF MARTIN

S.S.

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

4-19-89  
DATE  
*Donald E. Sellman*  
COUNTY ENGINEER

March 14, 1989  
DATE  
*Maura S. Drury*  
COUNTY ATTORNEY

March 14, 1989  
DATE  
*Joseph Banks*  
CHAIRMAN PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FL

March 14, 1989  
DATE  
*Paul C. Campbell*  
CHAIRMAN BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FL.

ATTEST: *Marsha Stiller*  
MARSHA STILLER  
CLERK  
By: *Deborah Longsta*

THIS PLAT PREPARED BY:  
THOMAS C. VOKOUN, P.L.S.  
FOR  
LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.  
CONSULTING ENGINEERS, PLANNERS & SURVEYORS

17-38-42-004-000-0000.0

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