

JANUARY 1989

# PLAT NO. 27 SAILFISH POINT P.U.D.

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

LOT NO.	ACRES	SQUARE FEET
1	0.623	27157.1
2	0.605	26370.7
3	0.640	27880.9
4	0.560	24400.4
5	0.429	18611.7
6	0.653	28459.4
7	0.613	26710.9
8	0.578	25191.9
9	0.574	25007.0
10	0.556	24237.4
11	0.528	23018.2
12	0.682	29725.1
13	0.555	24160.3
14	0.576	25106.8
15	0.590	25688.6
16	0.464	20217.6
17	0.475	20677.5
18	0.519	22586.8
19	0.535	23282.1
20	0.618	26937.9
21	0.599	26078.4
22	0.581	25317.4
23	0.615	26784.3
24	0.574	24982.4

SHEET 2 OF 3      SHEET 3 OF 3

THIS SHEET

KEY MAP n.t.s.

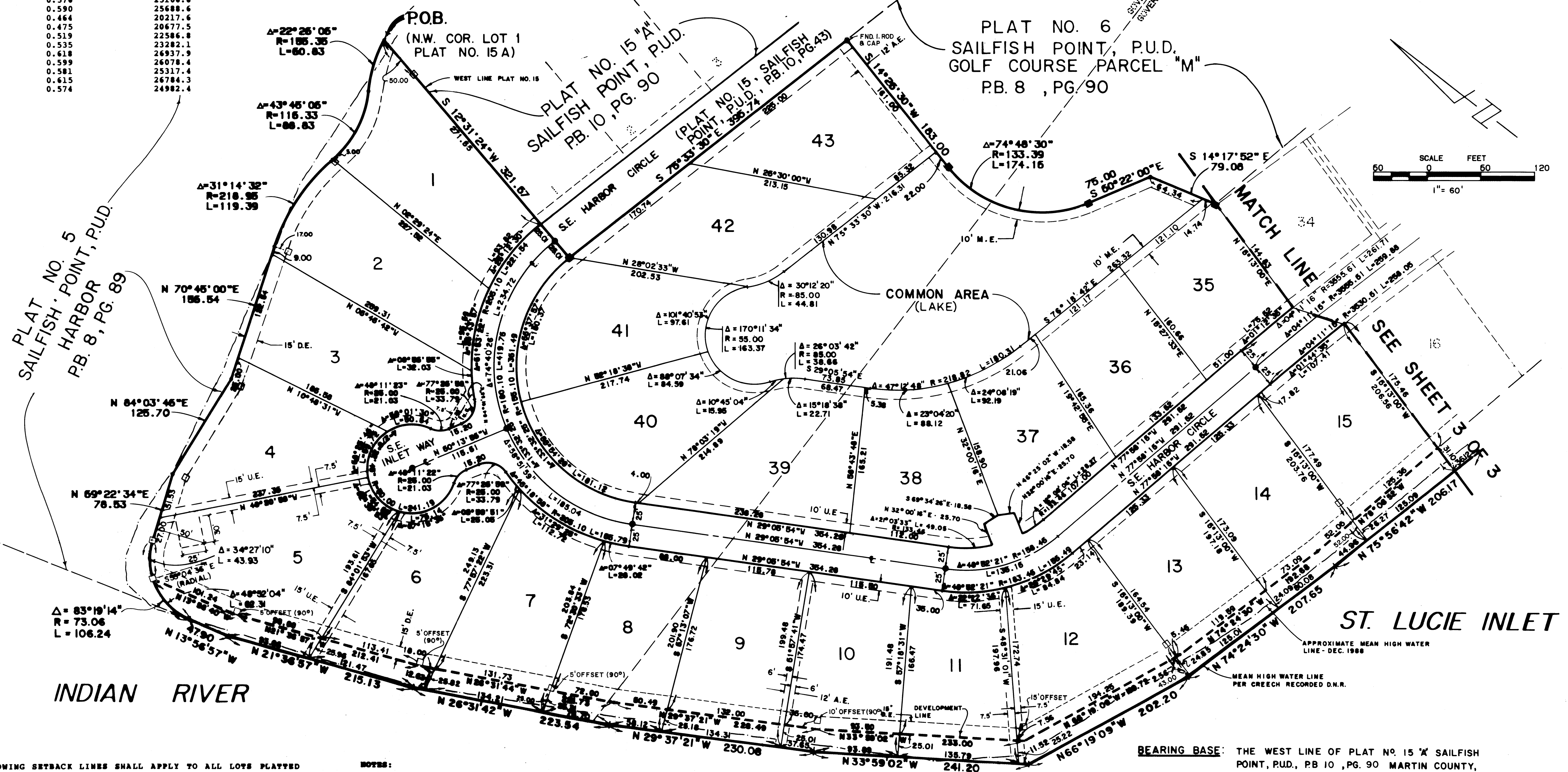
I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 11, PAGE 90, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1989.

MARSHA STILLER,  
CLERK CIRCUIT COURT  
MARTIN COUNTY, FLORIDA.

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

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

(CIRCUIT COURT SEAL)



THE FOLLOWING SETBACK LINES SHALL APPLY TO ALL LOTS PLATTED HERON.

**BUILDING SETBACKS:**  
 FRONT SETBACK - 50 FEET FROM CENTERLINE 50' RIGHT-OF-WAY LINE.  
 FRONT SETBACK - 15 FEET FROM PROPERTY LINE.  
 REAR SETBACK ON GOLF COURSE - 25 FEET FROM PROPERTY LINE.  
 REAR SETBACK ON LAKE - 25 FEET FROM LAKE BOUNDARY LINE.  
 REAR SETBACK ON HARBOR - 50 FEET FROM PROPERTY LINE.  
 REAR SETBACK ON ST. LUCIE INLET AND RIVER - 50 FEET FROM DEVELOPMENT LINE.

- NOTES:**
1. EACH NUMBER TRACT DEPICTED HERON IS A LOT.
  2. THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS, EXCEPT FOR THE 15' DRAINAGE EASEMENT PARALLEL TO THE DEVELOPMENT LINE.
  3. THERE SHALL BE NO BUILDING OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
  4. THERE SHALL BE NO LOT SPLITS EXCEPT TO CREATE LARGER LOTS.
  5. THE IMMEDIATE 25 FEET LANDWARD OF THE ROCK REVETMENT ON LOT NUMBERS 6 THROUGH 25 SHALL BE MAINTAINED WITH APPROPRIATE NATIVE VEGETATION IN ACCORDANCE WITH THE TWENTY THIRD AMENDMENT TO THE P.U.D. AGREEMENT.

- LEGEND**
- - SET PERMANENT REFERENCE MONUMENT (PRM) # 959
  - - FOUND PERMANENT REFERENCE MONUMENT (PRM) # 959
  - - PERMANENT CONTROL POINT (PCP) # 959
- A.E. - ACCESS EASEMENT  
 D.E. - DRAINAGE EASEMENT  
 U.E. - UTILITY EASEMENT

**BEARING BASE:** THE WEST LINE OF PLAT NO. 15 'A' SAILFISH POINT, P.U.D., PB. 10, PG. 90 MARTIN COUNTY, FLORIDA IS TAKEN TO BEAR S 12° 31' 24" W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

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

**LINDAHL, BROWNING, FERRARI & HELLSTROM**  
 Consulting Engineers, Planners & Surveyors

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 210 JUPITER LANE BLVD.      SUITE 480  
 JUPITER, FL 33468      STUART, FL 33497