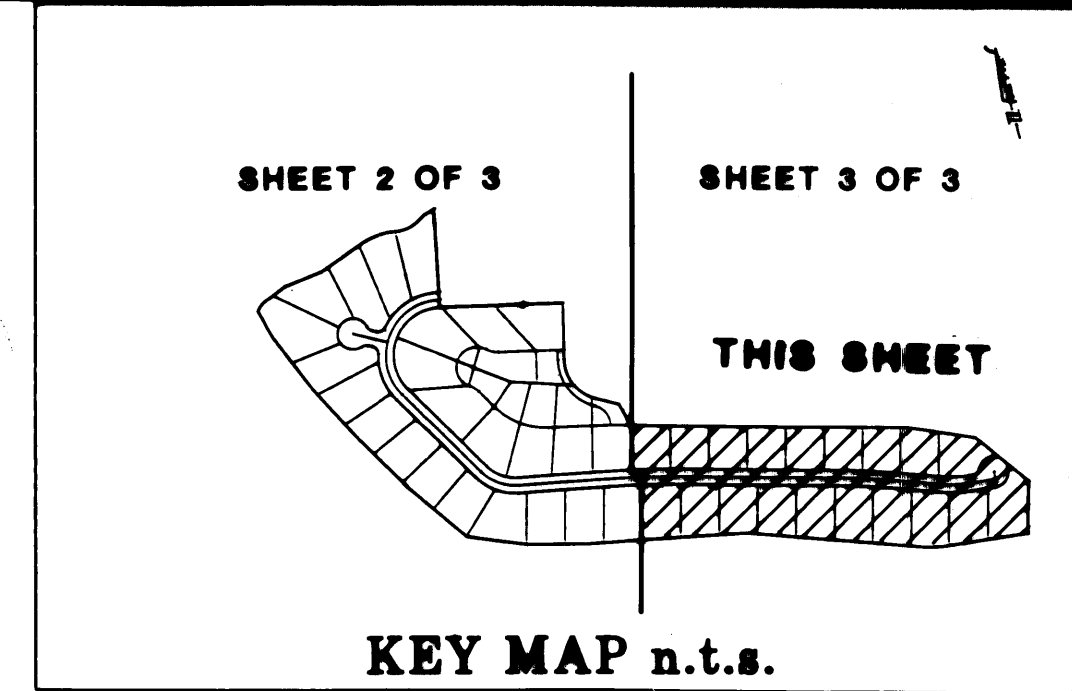


JANUARY 1989

# PLAT NO. 27

## SAILFISH POINT P.U.D.

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



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 92, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1989

MARSHA STILLER,  
CLERK CIRCUIT COURT  
MARTIN COUNTY, FLORIDA.

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

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

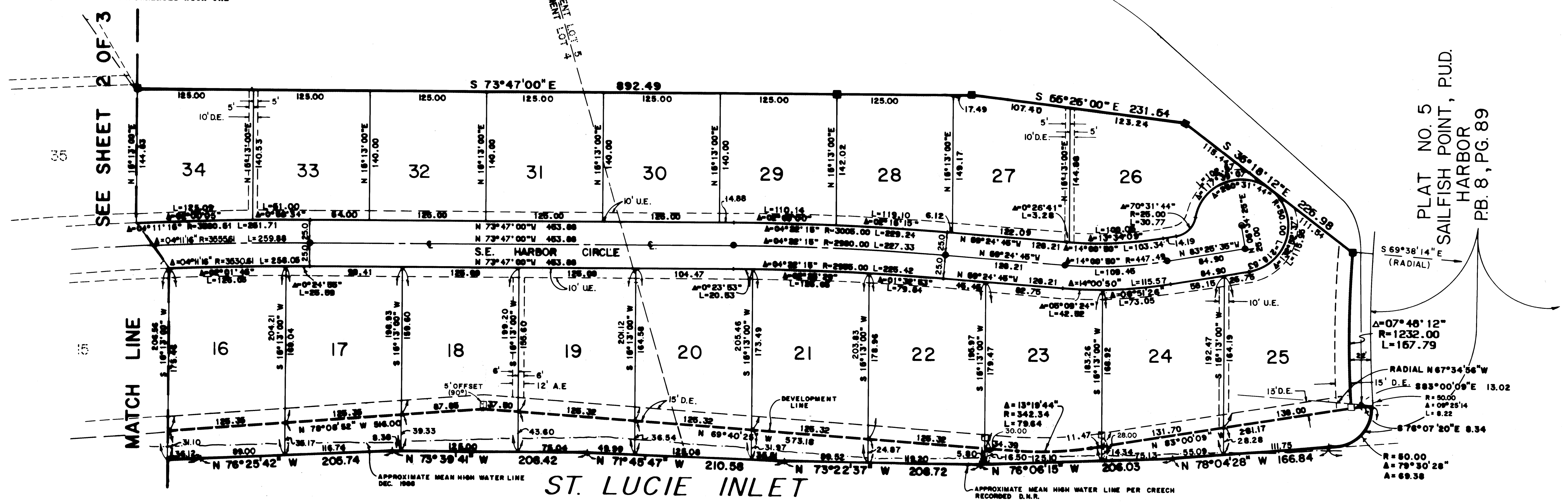
(CIRCUIT COURT SEAL)

**COVENANTS 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, 1980, AND RECORDED FEBRUARY 4, 1980, UNDER CLERK'S FILE NUMBER 365941, IN OFFICIAL RECORD BOOK 488, AT PAGE 2058, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AS AMENDED BY THE FIRST AMENDMENT TO DECLARATION, RECORDED UNDER CLERK'S FILE NUMBER 399150, IN OFFICIAL RECORD BOOK 513, AT PAGE 1094, 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 709599, IN OFFICIAL RECORD BOOK 763, PAGE 502, 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. 27 SAILFISH POINT P.U.D., RECORDED CONCURRENTLY WITH THE RECORDATION OF THIS PLAT

LOT NO.	ACRES	SQUARE FEET
16	0.591	25732.5
17	0.578	25177.5
18	0.571	24882.9
19	0.573	24957.5
20	0.583	25414.9
21	0.590	25680.2
22	0.575	25042.5
23	0.542	23609.3
24	0.557	24261.7
25	0.691	30098.0
26	0.460	20037.7
27	0.425	18502.4
28	0.417	18147.5
29	0.403	17574.1
30	0.402	17500.0
31	0.402	17500.0
32	0.402	17500.0
33	0.402	17510.6
34	0.408	17789.1

PLAT NO. 6  
SAILFISH POINT, P.U.D.  
GOLF COURSE PARCEL "M"  
P.B. 8, PG. 90



**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

**NOTES:**

1. EACH NUMBER TRACT DEPICTED HEREON IS A LOT.
2. THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON BALCONY 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 5 THROUGH 26 SHALL BE MAINTAINED WITH APPROPRIATE NATIVE VEGETATION IN ACCORDANCE WITH THE TWENTY THIRD AMENDMENT TO THE P.U.D. AGREEMENT.

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

- 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.

**BEARING BASE:** THE WEST LINE OF PLAT NO. 15 X SAILFISH POINT, P.U.D., P.B. 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

BLDG. 2800, SUITE 104 18 CENTRAL PARKWAY  
SUITE 400 THE LAKES BLVD. JUPITER, FL 33407  
JUPITER, FL 33408 STUART, FL 33407

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