

JULY, 1989

PLAT NO. 3B SAILFISH POINT P.U.D. BEING A RE-PLAT OF PLAT NO. 3A SAILFISH POINT P.U.D.

AS RECORDED IN PLAT BOOK 8, AT PAGE 87 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA TOGETHER WITH AN UNPLATTED PORTION OF SAILFISH POINT P.U.D. LYING IN PART OF FRACTIONAL SECTION 8, TWP 38S., RGE. 42E. MARTIN COUNTY, FLORIDA

DESCRIPTION

PLAT NO. 3B SAILFISH POINT P.U.D. BEING A REPLAT OF PLAT NO. 3A SAILFISH POINT P.U.D., AS RECORDED IN PLAT BOOK 8, PAGE 87, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; TOGETHER WITH AN UNPLATTED PORTION OF SAILFISH POINT P.U.D. LYING IN PART OF FRACTIONAL SECTION 8, TOWNSHIP 38 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA. SAID PARCELS TOGETHER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF PARCEL "A", AS SHOWN ON PLAT NO. 1 SAILFISH POINT P.U.D., AS RECORDED IN PLAT BOOK 8, PAGE 10, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT BEING ALSO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAILFISH POINT BOULEVARD AND A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 420.00 FEET AND WHOSE CENTER BEARS N 89°19'06" W; BEAR SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°56'18", A DISTANCE OF 65.52 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE S 83°22'20" E, A DISTANCE OF 173.52 FEET; THENCE S 38°22'20" E, A DISTANCE OF 22.63 FEET; THENCE S 06°37'40" W, A DISTANCE OF 114.00 FEET; THENCE S 83°22'20" E, A DISTANCE OF 119.45 FEET; THENCE N 69°42'06" E, A DISTANCE OF 181.39 FEET TO A POINT ON THE COASTAL CONSTRUCTION SETBACK AND DEVELOPMENT LINE, AS RECORDED IN PLAT BOOK 5, PAGES 17-22, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE S 20°17'54" E ALONG SAID DEVELOPMENT LINE, A DISTANCE OF 307.00 FEET; THENCE S 56°26'00" W, A DISTANCE OF 529.21 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 46.00 FEET AND WHOSE CENTER BEARS N 89°59'38" W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 133°30'00", A DISTANCE OF 107.18 FEET; THENCE S 46°30'00" W, A DISTANCE OF 108.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 62.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 133°30'00", A DISTANCE OF 144.46 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 62.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°15'00", A DISTANCE OF 59.79 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 62.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°15'00", A DISTANCE OF 56.54 FEET; THENCE N 03°00'00" W, A DISTANCE OF 55.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 95.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°30'00", A DISTANCE OF 53.89 FEET; THENCE N 35°30'00" W, A DISTANCE OF 78.00 FEET; THENCE N 15°10'00" W, A DISTANCE OF 76.10 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 3115.00 FEET AND WHOSE CENTER BEARS N 31°45'13" W, SAID POINT BEING ALSO A POINT ON THE EAST RIGHT-OF-WAY LINE OF S. E. SAILFISH POINT BOULEVARD; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°59'40", A DISTANCE OF 108.43 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 420.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 46°37'55", A DISTANCE OF 341.83 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

SAID PARCEL CONTAINING 8.224 ACRES.

CERTIFICATE OF OWNERSHIP

STATE OF FLORIDA S.S. COUNTY OF MARTIN SAILFISH POINT INC., A DELAWARE CORPORATION AND SAILFISH POINT GOLF CLUB, INC., A DELAWARE CORPORATION NOT FOR PROFIT, BY AND THROUGH THEIR UNDERSIGNED OFFICERS, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON, BEING PLAT NO. 3B SAILFISH POINT. DATED THIS 18th DAY OF October, 1989,

ATTEST: Paul E. Sklansky Assistant Secretary BY: James H. Breed President SAILFISH POINT, INC. A DELAWARE CORPORATION

ATTEST: Maureen A. Franklin Assistant Secretary BY: William H. Weber President SAILFISH POINT GOLF CLUB, INC. A FLORIDA CORPORATION NOT FOR PROFIT

CERTIFICATE OF DEDICATION

STATE OF FLORIDA S.S. COUNTY OF MARTIN KNOW ALL MEN BY THESE PRESENTS THAT SAILFISH POINT, INC., A DELAWARE CORPORATION, AND SAILFISH POINT GOLF CLUB, INC., A FLORIDA CORPORATION NOT FOR PROFIT, BY AND THROUGH THEIR UNDERSIGNED OFFICERS DO HEREBY DEDICATE AS FOLLOWS:

1. 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. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENT

SIGNED AND SEALED THIS 18th DAY OF October, 1989 ON BEHALF OF SAID CORPORATION, BY ITS PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY.

ATTEST: Paul E. Sklansky Assistant Secretary BY: James H. Breed President SAILFISH POINT, INC. A DELAWARE CORPORATION

SIGNED AND SEALED THIS 18th DAY OF October, 1989 ON BEHALF OF SAID CORPORATION, BY ITS PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY.

ATTEST: Maureen A. Franklin Assistant Secretary BY: William H. Weber President SAILFISH POINT GOLF CLUB, INC. A FLORIDA CORPORATION NOT FOR PROFIT

ACKNOWLEDGEMENT

COUNTY OF MARTIN STATE OF FLORIDA 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 CERTIFICATION OF DEDICATION AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF October, 1989.

MY COMMISSION EXPIRES: August 14, 1993

ACKNOWLEDGEMENT

COUNTY OF MARTIN STATE OF FLORIDA S.S.

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED WILLIAM H. WEBER AND MAUREEN A. FRANKLIN, PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF SAILFISH POINT GOLF CLUB, INC. A FLORIDA CORPORATION NOT FOR PROFIT, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH CERTIFICATION OF DEDICATION AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF October, 1989.

MY COMMISSION EXPIRES: July 19th, 1991

MORTGAGEE'S CONSENT

COUNTY OF MARTIN STATE OF FLORIDA S.S.

SAILFISH POINT, INC., A DELAWARE CORPORATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A CERTAIN MORTGAGE ON THE LAND DESCRIBED HEREON AND DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE TO SUCH DEDICATIONS.

SIGNED AND SEALED THIS 18th DAY OF October, 1989 ON BEHALF OF SAID CORPORATION, BY ITS PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY.

ATTEST: Paul E. Sklansky Assistant Secretary BY: James H. Breed President SAILFISH POINT, INC. A DELAWARE CORPORATION

ACKNOWLEDGEMENT

COUNTY OF MARTIN STATE OF FLORIDA 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 MORTGAGEE'S CONSENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF October, 1989.

MY COMMISSION EXPIRES: August 14, 1993

PARCEL CONTROL NO. 8-38-42-004-000-0000

TITLE CERTIFICATION

STATE OF FLORIDA S.S. COUNTY OF MARTIN

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

- 1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATIONS EXECUTING THE DEDICATION HEREON.
2. ALL MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, OR OTHERWISE TERMINATED BY LAW, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

a) SAILFISH POINT, INC. A DELAWARE CORPORATION, AS RECORDED IN OFFICIAL RECORD BOOK 552, PAGE 126, MARTIN COUNTY, FLORIDA; DATED AUGUST 17, 1982.

DATED THIS 18th DAY OF October, 1989.

BY: Michael Glass, President SAILFISH POINT 815 COLORADO AVENUE SUITE 310 STUART, FLORIDA 34994

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA S.S. COUNTY OF MARTIN

I, THOMAS C. VOKOUN, DO HEREBY CERTIFY THAT THIS PLAT NO. 3B SAILFISH POINT P.U.D., IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED 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 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.

BY: Thomas C. Vokoun Registered Land Surveyor Florida Certification No. 4382

COUNTY APPROVAL

STATE OF FLORIDA S.S. COUNTY OF MARTIN

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

031-59 DATE COUNTY ENGINEER
August 22, 1987 DATE COUNTY ATTORNEY
August 22, 1989 DATE CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FL.
August 22, 1989 DATE CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FL.
ATTEST: Marsha Stiller Clerk
By: Deborah Langston

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

Lindahl, Browning, Ferrari & Halstrom, Inc. consulting engineers, planners & surveyors

Notary seal for Marsha Stiller, Clerk of the Circuit Court of Martin County, Florida. Includes text: I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK PAGE 20, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 18th DAY OF October, 1989.

