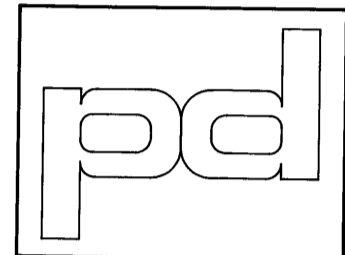


PLAT OF SPINNAKER POINT

A PORTION OF LAND LYING IN GOVERNMENT LOTS 1 AND 5 OF SECTIONS 24 AND 25, RANGE 41 EAST, AND PORTIONS OF GOVERNMENT LOTS 1 IN SECTIONS 19 AND 30, RANGE 42 EAST, LYING IN MARTIN COUNTY, FLORIDA.

MARTIN COUNTY, FLORIDA
SCALE 1" = 50'
DECEMBER 22, 1989
SHEET 2 OF 2

CLERK'S RECORDING CERTIFICATE
I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 12, PAGE 33, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS DAY OF 1990.
MARGHA STILLER, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA
FILE NO. _____ BY: _____ DEPUTY CLERK

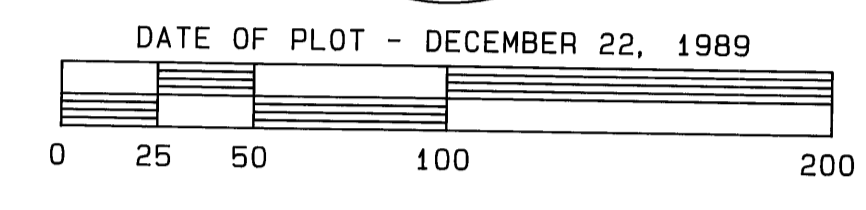


PLANDEV Inc
ENGINEERS-PLANNERS-SURVEYORS
957 CENTRAL PARKWAY
STUART, FL 34994 407-286-2020

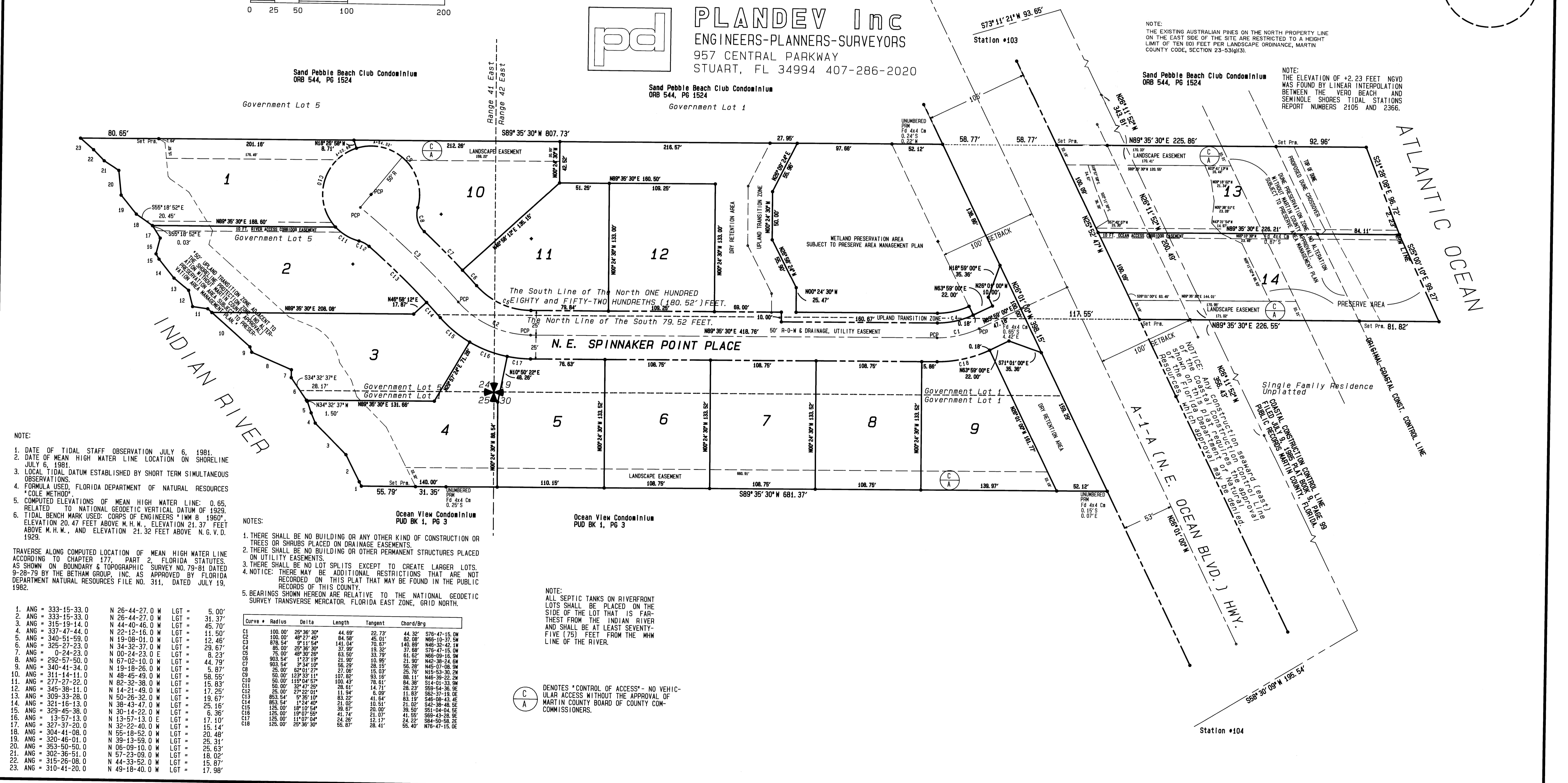
Sand Pebble Beach Club Condominium
ORB 544, PG 1524
Government Lot 5

Sand Pebble Beach Club Condominium
ORB 544, PG 1524
Government Lot 1

VICINITY MAP
N. T. S.



DATE OF PLOT - DECEMBER 22, 1989



NOTE:
1. DATE OF TIDAL STAFF OBSERVATION JULY 6, 1981.
2. DATE OF MEAN HIGH WATER LINE LOCATION ON SHORELINE JULY 6, 1981.
3. LOCAL TIDAL DATUM ESTABLISHED BY SHORT TERM SIMULTANEOUS OBSERVATIONS.
4. FORMULA USED, FLORIDA DEPARTMENT OF NATURAL RESOURCES "COLE METHOD".
5. COMPUTED ELEVATIONS OF MEAN HIGH WATER LINE: 0.65, RELATED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929.
6. TIDAL BENCH MARK USED: CORPS OF ENGINEERS "1M 8 1960", ELEVATION 20.47 FEET ABOVE M. H. W., ELEVATION 21.37 FEET ABOVE M. H. W., AND ELEVATION 21.32 FEET ABOVE N. G. V. D. 1929.

TRAVERSE ALONG COMPUTED LOCATION OF MEAN HIGH WATER LINE ACCORDING TO CHAPTER 177, PART 2, FLORIDA STATUTES, AS SHOWN ON BOUNDARY & TOPOGRAPHIC SURVEY NO. 79-81 DATED 9-28-79 BY THE BETHAM GROUP, INC. AS APPROVED BY FLORIDA DEPARTMENT NATURAL RESOURCES FILE NO. 311, DATED JULY 19, 1982.

ANG	DELTA	W	LGT	DELTA	W	LGT
1. ANG = 333-15-33.0	N 26-44-27.0	W	LGT = 5.00'			
2. ANG = 333-15-33.0	N 26-44-27.0	W	LGT = 31.37'			
3. ANG = 315-19-14.0	N 44-40-46.0	W	LGT = 45.70'			
4. ANG = 337-47-44.0	N 22-12-16.0	W	LGT = 12.46'			
5. ANG = 340-51-59.0	N 19-08-01.0	W	LGT = 29.67'			
6. ANG = 325-27-23.0	N 34-32-37.0	W	LGT = 8.23'			
7. ANG = 0-24-23.0	N 00-24-23.0	E	LGT = 44.79'			
8. ANG = 202-57-50.0	N 67-02-10.0	W	LGT = 5.87'			
9. ANG = 340-41-34.0	N 19-18-26.0	W	LGT = 58.55'			
10. ANG = 311-14-11.0	N 48-45-49.0	W	LGT = 15.83'			
11. ANG = 277-27-22.0	N 82-32-38.0	W	LGT = 17.25'			
12. ANG = 345-38-11.0	N 14-21-49.0	W	LGT = 19.67'			
13. ANG = 309-33-28.0	N 50-26-32.0	W	LGT = 25.16'			
14. ANG = 321-16-13.0	N 38-43-47.0	W	LGT = 6.38'			
15. ANG = 329-45-38.0	N 30-14-22.0	W	LGT = 17.10'			
16. ANG = 13-57-13.0	N 13-57-13.0	E	LGT = 15.14'			
17. ANG = 327-37-20.0	N 32-22-40.0	W	LGT = 20.48'			
18. ANG = 304-41-08.0	N 55-18-52.0	W	LGT = 25.31'			
19. ANG = 320-46-01.0	N 39-13-59.0	W	LGT = 25.63'			
20. ANG = 353-50-50.0	N 06-09-10.0	W	LGT = 18.02'			
21. ANG = 302-36-51.0	N 57-23-09.0	W	LGT = 15.87'			
22. ANG = 315-26-08.0	N 44-33-52.0	W	LGT = 17.98'			
23. ANG = 310-41-20.0	N 49-18-40.0	W	LGT = 17.98'			

NOTES:
1. THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
2. THERE SHALL BE NO BUILDING OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
3. THERE SHALL BE NO LOT SPLITS EXCEPT TO CREATE LARGER LOTS.
4. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC SURVEY TRANSVERSE MERCATOR, FLORIDA EAST ZONE, GRID NORTH.

NOTE:
ALL SEPTIC TANKS ON RIVERFRONT LOTS SHALL BE PLACED ON THE SIDE OF THE LOT THAT IS FARTHEST FROM THE INDIAN RIVER AND SHALL BE AT LEAST SEVENTY-FIVE (75) FEET FROM THE MHW LINE OF THE RIVER.

(C) DENOTES "CONTROL OF ACCESS" - NO VEHICULAR ACCESS WITHOUT THE APPROVAL OF MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS.

Curve #	Radius	Delta	Length	Tangent	Chord/Brg
C1	100.00'	29°36'30"	44.69'	22.73'	44.32° S76-47-15.0W
C2	100.00'	48°27'45"	84.69'	45.01'	82.08° N88-10-37.0W
C3	876.54'	9°11'54"	141.04'	70.67'	140.88° N46-32-42.1W
C4	85.00'	29°36'30"	37.95'	19.32'	37.88° S76-47-15.0W
C5	75.00'	48°27'45"	63.50'	33.79'	61.62° N88-09-16.9W
C6	933.54'	1°23'19"	66.29'	10.96'	21.90° N42-38-24.6W
C7	25.00'	82°01'27"	27.06'	28.15'	86.28° N45-17-08.9W
C8	50.00'	129°33'11"	107.82'	93.16'	88.11° N46-30-28.2W
C9	50.00'	119°04'57"	100.43'	78.61'	84.38° S14-01-33.9W
C10	25.00'	27°22'01"	28.61'	14.71'	28.23° S89-54-38.9E
C11	863.54'	5°35'10"	83.22'	41.84'	11.88° S83-37-18.0E
C12	863.54'	1°24'40"	21.32'	10.51'	83.19° S48-08-43.4E
C13	125.00'	18°19'54"	21.90'	20.00'	39.57° S49-48-46.5E
C14	125.00'	19°07'59"	24.28'	21.07'	41.95° S89-43-28.9E
C15	125.00'	11°07'04"	24.28'	15.17'	24.22° S84-50-26.2E
C16	125.00'	25°36'30"	55.87'	28.41'	55.40° N76-47-15.0E

NOTE:
THE EXISTING AUSTRALIAN PINES ON THE NORTH PROPERTY LINE ON THE EAST SIDE OF THE SITE ARE RESTRICTED TO A HEIGHT LIMIT OF TEN (10) FEET PER LANDSCAPE ORDINANCE, MARTIN COUNTY CODE, SECTION 23-53(g)(3).

NOTE:
THE ELEVATION OF +2.23 FEET NGVD WAS FOUND BY LINEAR INTERPOLATION BETWEEN THE VERO BEACH AND SEMINOLE SHORES TIDAL STATIONS REPORT NUMBERS 2105 AND 2366.

Station #104