

- NOTES:**
- EACH NUMBER TRACT DEPICTED HEREON IS A LOT.
 - THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
 - THERE SHALL BE NO BUILDING OR OTHER PERMANENT STRUCTURES PLACED ON UTILITY EASEMENTS.
 - THERE SHALL BE NO LOT SPLITS EXCEPT TO CREATE LARGER LOTS.

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

BLOCK A
 BUILDING SETBACKS:
 FRONT SETBACK = 50 FEET FROM CENTERLINE OF 50' RIGHT-OF-WAY LINES
 SIDE SETBACK = 0 FEET FROM INTERIOR SIDE LOT LINES
 10 FEET MINIMUM BUILDING SEPARATION

POOL SETBACKS:
 REAR SETBACK 5.00 FEET FROM PASSIVE RECREATION PARCEL FOR OPEN POOLS
 10.00 FEET FOR ENCLOSED POOLS

A PLAT OF PLAT No. 29 SAILFISH POINT P.U.D

LYING IN FRACTIONAL SECTIONS 16, AND 17 TOWNSHIP 38 SOUTH, RANGE 42 EAST
 MARTIN COUNTY, FLORIDA.

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

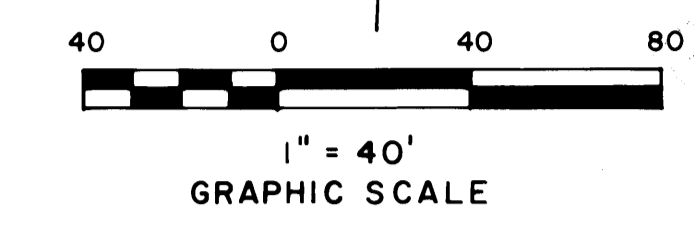
BLOCK B
 BUILDING SETBACKS:
 FRONT SETBACK = 50 FEET FROM CENTERLINE 50' RIGHT-OF-WAY LINE.
 SIDE SETBACK = 15 FEET FROM PROPERTY LINE.
 REAR SETBACK ON ST LUCIE INLET AND RIVER = 50 FEET FROM DEVELOPMENT LINE.

POOL SETBACKS:
 OPEN & ENCLOSED 50 FEET FROM REAR PROPERTY LINES

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 36, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS _____ DAY OF _____, 19__.

MARSHA STILLER,
 CLERK CIRCUIT COURT
 MARTIN COUNTY, FLORIDA.

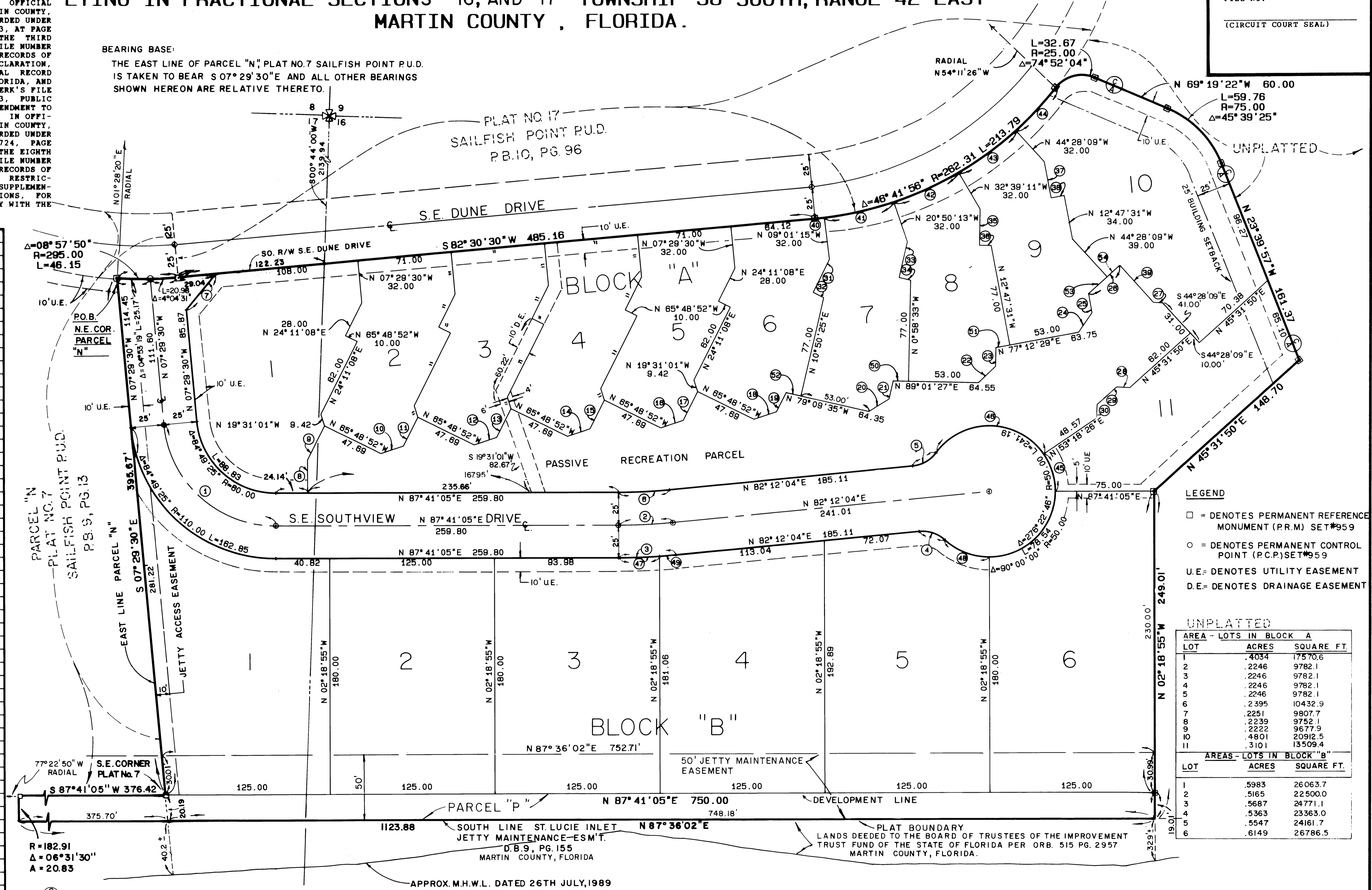
BY: _____
 DEPUTY CLERK
 FILE NO. _____
 (CIRCUIT COURT SEAL)



COVENANTS AND RESTRICTIONS FEBRUARY, 1990

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. 29 SAILFISH POINT P.U.D., RECORDED CONCURRENTLY WITH THE RECORDATION OF THIS PLAT.

BEARING BASE:
 THE EAST LINE OF PARCEL "N", PLAT NO. 7 SAILFISH POINT P.U.D. IS TAKEN TO BEAR S 07° 29' 30" E AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.



DATA

NO.	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
1	84° 49' 25"	85.00	125.84	77.85
2	05° 29' 01"	430.26	41.18	20.61
3	05° 29' 01"	455.26	43.57	21.80
4	48° 11' 23"	25.00	21.03	11.18
5	48° 11' 23"	25.00	21.03	11.18
6	05° 29' 01"	405.26	38.79	19.41
7	N 37° 32' 15"E		35.34	
8	N 02° 18' 55"W		25.00	
9	N 24° 11' 08"E		29.18	
10	N 89° 11' 08"E		18.00	
11	N 24° 11' 08"E		24.56	
12	N 89° 11' 08"E		18.00	
13	N 24° 11' 08"E		24.56	
14	N 89° 11' 08"E		18.00	
15	N 24° 11' 08"E		24.56	
16	N 89° 11' 08"E		18.00	
17	N 24° 11' 08"E		24.56	
18	N 89° 11' 08"E		18.00	
19	N 24° 11' 08"E		24.56	
20	N 89° 11' 08"E		18.00	
21	N 10° 50' 25"E		14.20	
22	N 44° 01' 27"E		18.00	
23	N 0° 58' 33"W		14.29	
24	N 32° 12' 29"E		18.00	
25	N 12° 47' 31"W		14.85	
26	N 45° 31' 50"E		32.08	
27	N 89° 28' 10"W		7.00	
28	N 89° 28' 10"W		10.00	
29	N 45° 31' 50"E		20.00	
30	N 0° 31' 50"E		10.43	
31	N 24° 11' 08"E		28.00	
32	N 65° 48' 52"W		9.00	
33	N 10° 50' 25"E		28.00	
34	N 79° 09' 35"W		9.00	
35	N 0° 58' 33"W		28.00	
36	N 89° 01' 27"E		9.00	
37	N 12° 47' 31"W		28.00	
38	N 77° 12' 29"E		10.00	
39	N 44° 28' 09"W		38.00	
40	01° 31' 45"	262.31	7.00	3.50
41	11° 48' 58"	262.31	54.10	27.14
42	11° 48' 58"	262.31	54.10	27.14
43	11° 48' 58"	262.31	54.10	27.14
44	09° 43' 17"	262.31	44.51	22.31
45	34° 22' 39"	50.00	30.00	15.47
46	109° 17' 45"	50.00	95.98	70.48
47	03° 54' 26"	455.26	31.05	15.53
48	42° 42' 22"	50.00	37.27	19.55
49	01° 34' 35"	455.26	12.53	6.28
50	N 89° 01' 27"E		11.55	
51	N 77° 12' 29"E		10.75	
52	N 79° 09' 35"W		11.35	
53	N 45° 31' 50"E		19.08	
54	N 45° 31' 50"E		13.00	

- LEGEND**
- = DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET #959
 - = DENOTES PERMANENT CONTROL POINT (P.C.P.) SET #959
 - U.E. = DENOTES UTILITY EASEMENT
 - D.E. = DENOTES DRAINAGE EASEMENT

UNPLATTED

AREA - LOTS IN BLOCK "A"		
LOT	ACRES	SQUARE FT.
1	.4034	17570.6
2	.2246	9782.1
3	.2246	9782.1
4	.2246	9782.1
5	.2246	9782.1
6	.2395	10432.9
7	.2251	9807.7
8	.2239	9752.1
9	.2222	9577.5
10	.4801	20912.5
11	.3101	13509.4

AREAS - LOTS IN BLOCK "B"		
LOT	ACRES	SQUARE FT.
1	.5983	26063.7
2	.5165	22500.0
3	.5687	24771.1
4	.5363	23363.0
5	.5547	24161.7
6	.6149	26786.5

⊙ = CONTROL OF ACCESS, NO VEHICULAR ACCESS WITHOUT THE APPROVAL OF THE BOARD OF THE COUNTY COMMISSIONERS.

APPROX. M.H.W.L. DATED 26TH JULY, 1989

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

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