

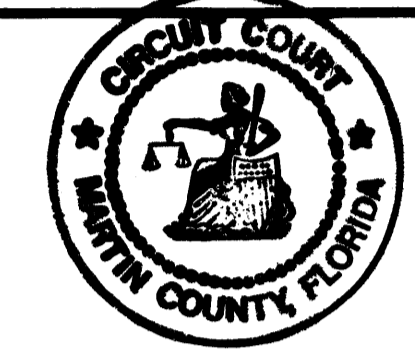


LOCATION MAP n.t.s.
FEBRUARY, 1990

A PLAT OF PLAT No. 30 SAILFISH POINT P.U.D.

LYING IN FRACTIONAL SECTION 16, 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 12, PAGE 55, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 19th DAY OF July, 1990.
MARSHA STILLER, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA.
BY: Kathy Webster D.C.
DEPUTY CLERK
FILE NO. 838551
(CIRCUIT COURT SEAL)



DESCRIPTION

A parcel of land lying in Section 16, Township 38 South, Range 42 East, Martin County, Florida.

Commence at the Northwest corner of said Section 16; thence proceed S 00°44'00"W along the West line of said Section 16, a distance of 438.51 feet to a point on the Easterly right-of-way line of S.E. Dune Drive (a 50.00 foot right-of-way); thence S 25°50'00"E along the Easterly right-of-way line of S.E. Dune Drive, a distance of 497.73 feet to a point of curvature of a curve, concave to the Southwest, having a radius of 2352.19 feet; thence run Southeasterly along the arc of said curve, through a central angle of 05°10'00", a distance of 212.11 feet to the point of tangency; thence S 20°40'00"E along the Westerly line of "Plat No. 23 Sailfish Point P.U.D." as recorded in Plat Book 11, Page 27 of the Public Records of Martin County, Florida, a distance of 703.93 feet to a point of curvature of a curve, concave to the Northwest, having a radius of 262.31 feet; thence run Southwest along the arc of said curve through a central angle of 41°20'38", a distance of 189.28 feet to the Southwest corner of said "Plat No. 23 Sailfish Point P.U.D." thence S 69°19'22"E along the Southwesterly line of said "Plat No. 23 Sailfish Point P.U.D.", a distance of 66.98 feet to the POINT OF BEGINNING of the herein described parcel; thence N 69°20'00"E along the South line of said "Plat No. 23 Sailfish Point P.U.D.", a distance of 340.72 feet to a point on the Coastal Construction Setback line as recorded in Plat Book 5, Page 17 of the Public Records of Martin County, Florida; thence S 23°27'28"E along said Coastal Construction Setback line, a distance of 220.11 feet; thence continue along said set back line S 23°45'21"E, a distance of 60.24 feet; thence S 69°20'00"W on a line parallel with the South line of said Plat No. 23, a distance of 296.56 feet to a point on the East line of Plat No. 28 Sailfish Point P.U.D. as recorded in Plat Book 12, Page 54 of the Public Records of Martin County, Florida; thence N 23°39'57"W, along the East line of said Plat No. 28, a distance of 187.63 feet to a point of curvature of a curve, concave to the Southwest, having a radius of 125.00 feet; thence run Northwesterly along the arc of said curve through a central angle of 45°39'25", a distance of 99.61 feet to a point of tangency; thence N 69°19'22"W, a distance of 8.06 feet to the POINT OF BEGINNING of the herein described parcel.

Said described parcel contains 1.936 acres

DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

KNOW ALL MEN BY THESE PRESENTS THAT SAILFISH POINT, INC., A DELAWARE CORPORATION, OWNER OF THE LAND HEREON, BEING IN SECTION 16, TOWNSHIP 38 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, AND SHOWN HEREON AS PLAT NO. 30 SAILFISH POINT P.U.D., MORE PARTICULARLY DESCRIBED ABOVE HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES 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.
2. A 10.00 FOOT SAILFISH POINT RESIDENTS BEACH ACCESS EASEMENT, IS HEREBY DEDICATED TO THE SAILFISH POINT PROPERTY OWNERS ASSOCIATION, INC., AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENT.

SIGNED AND SEALED THIS 6th DAY OF June, 1990 ON BEHALF OF SAID CORPORATION, BY ITS PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY.

ATTEST: Hal R. Bradford
HAL R. BRADFORD
ASSISTANT SECRETARY

Richard A. Sonntag
RICHARD A. SONNTAG
PRESIDENT

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN S.S.
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 CORPORATION 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) NONE
DATED THIS 6th DAY OF June, 1990
BY: Michael Glass
MICHAEL GLASS, PRESIDENT
815 COLORADO AVENUE
SUITE 310
STUART, FLORIDA 34994

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

I, THOMAS C. VOKOUN, DO HEREBY CERTIFY THAT THIS PLAT NO. 30 SAILFISH POINT P.U.D., IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SAID SURVEY WAS MADE 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.

Thomas C. Vokoun
THOMAS C. VOKOUN
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4382

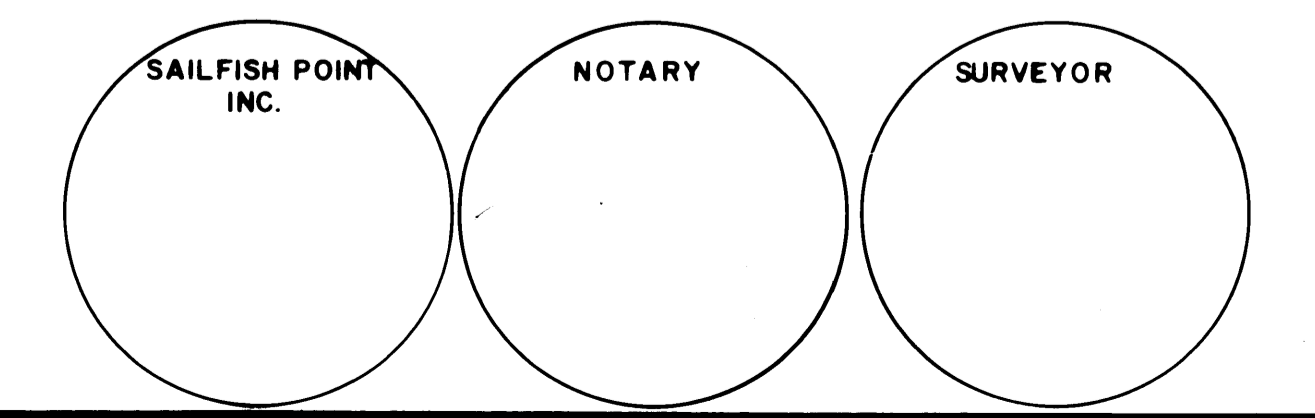
CERTIFICATE OF OWNERSHIP

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

SAILFISH POINT INC., A DELAWARE CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

DATED THIS 6th DAY OF June, 1990.
ATTEST: Hal R. Bradford
HAL R. BRADFORD
ASSISTANT SECRETARY

BY: Richard A. Sonntag
RICHARD A. SONNTAG
PRESIDENT



ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED RICHARD A. SONNTAG AND HAL R. BRADFORD PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF SAILFISH POINT, INC., A DELAWARE CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENTS AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF June, 1990.
MY COMMISSION EXPIRES: August 14, 1993
Lawrence A. Franklin
NOTARY PUBLIC

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

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

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

6-14-90
DATE
5/22/90
DATE
5/22/90
DATE
5/22/90
DATE

Small E. Hallman
COUNTY ENGINEER

Shirley M. Munn
COUNTY ATTORNEY

Donna Weedman
VICE CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FL.

Halley R. Johnson
CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FL.

ATTEST: Marsha Stiller
By: Kathy Webster D.C.

PARCEL CONTROL No. 16-38-42-007-000-000.0

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

LINDAHL BROWNING FERRARI & HELLSTROM, INC. CONSULTING ENGINEERS PLANNERS & SURVEYORS	
2101 BOX 727 JUPITER, FLORIDA 33458	2001 15th AVENUE VENUE BEACH, FLORIDA 32906
2222 UNIVERSITY BLVD SUITE 201 FORT PIERCE, FLORIDA 34950	107 CENTRAL PARKWAY SUITE 400 STUART, FLORIDA 34994

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