

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.

ATLANTIC OCEAN

APPROXIMATE MEAN HIGH WATER LINE

COASTAL CONSTRUCTION SETBACK LINE
P.B. 5 PG. 17

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 _____ DAY OF _____, 19____.

MARSHA STILLER,
CLERK CIRCUIT COURT
MARTIN COUNTY, FLORIDA.

BY: _____
DEPUTY CLERK

FILE NO. _____

(CIRCUIT COURT SEAL)

BUILDING SETBACKS:
SIDE 15' FROM PROPERTY LINE
FRONT 25' FROM RIGHT-OF-WAY LINE
REAR 50' FROM COASTAL CONSTRUCTION
SETBACK LINE PER PLAT BOOK 5, PAGE 17-22

NOTES:
NO CONSTRUCTION OR ALTERATION IS PERMITTED EAST OF THE COASTAL CONSTRUCTION CONTROL LINE UNLESS APPROVED BY CONTROLLING GOVERNMENTAL AGENCIES

THERE SHALL BE NO BUILDING OR STRUCTURES PLACED ON UTILITY EASEMENTS.

SOUTH LINE PLAT No. 23 SAILFISH POINT P.U.D.

PLAT No 23 SAILFISH POINT P.U.D. PB 11 PG 27 MARTIN COUNTY

P.O.C.

N.W. CORNER SEC. 16-38-42

EASTERLY RIGHT-OF-WAY S.E. DUNE DRIVE

WEST LINE PLAT 23

SW CORNER PLAT No. 23

S 20°40'00"E 703.93

Δ=05°10'00" R=2352.19 L=212.11

Δ=41°20'38" R=282.31 L=188.28

S 25°50'00"E S.E. DUNE DRIVE (50' RIGHT-OF-WAY) 497.73

S 00°44'00"W WEST LINE SEC. 16-38-42

Δ=15°07'55" R=282.31 L=88.28

N 5°11'28"W RADIAL

SW CORNER PLAT No. 23

WEST LINE PLAT 23

Δ=41°20'38" R=282.31 L=188.28

S 20°40'00"E 703.93

Δ=05°10'00" R=2352.19 L=212.11

S 25°50'00"E S.E. DUNE DRIVE (50' RIGHT-OF-WAY) 497.73

S 00°44'00"W WEST LINE SEC. 16-38-42

Δ=15°07'55" R=282.31 L=88.28

N 5°11'28"W RADIAL

Δ=74°52'04" R=25.00 L=32.87

N 88°19'22"W

N 88°19'22"W

N 88°19'22"W

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LEGEND
■ DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND #959
□ DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET # 959
UE DENOTES UTILITY EASEMENT

PARCEL "Q"

S.E. ISLAND POINT LANE

PLAT No. 28 SAILFISH POINT P.U.D. PB 12 PG 54

R=125.00 Δ=45°38'25" L=88.61

N 23°39'57"W 187.63

N 23°39'57"W 181.37

Δ=45°38'25" R=75.00 L=58.78

N 45°31'56"E 188.70

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EAST LINE PLAT No. 28 SAILFISH POINT P.U.D.

PLAT No 29 SAILFISH POINT P.U.D. PB 12 PG 36

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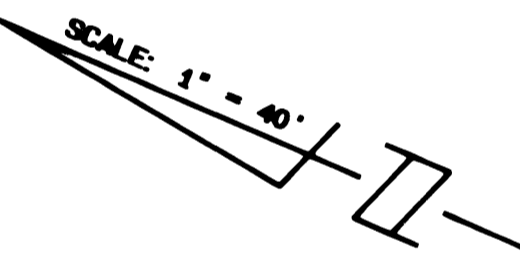
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ST. LUCIE INLET



BEARING BASE: THE WEST LINE OF SECTION 16, TOWNSHIP 38 SOUTH, RANGE 42 EAST, IS TAKEN TO BEAR S 00° 44' 00" W AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC. CONSULTING ENGINEERS, PLANNERS & SURVEYORS	
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