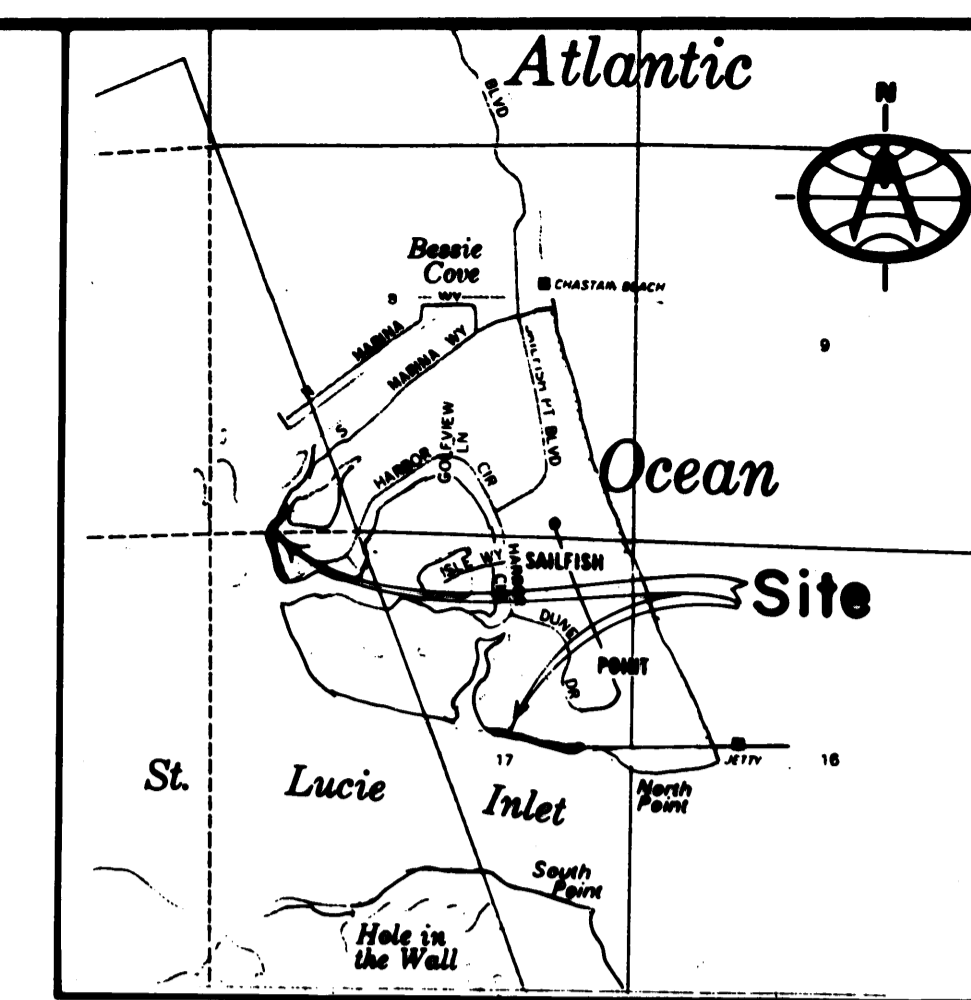


FILED FOR RECORD  
MARTIN CO. FLA.  
12 OCT - 8 AM 10:32  
MARSHA STILLER  
CLERK OF CIRCUIT COURT  
BY D.C.

# PLAT NO. 32 SAILFISH POINT P.U.D. LYING IN FRACTIONAL SECTIONS 8 AND 17 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 15, PAGE 5, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 8 DAY OF October, 1992.  
MARSHA STILLER, CLERK OF CIRCUIT COURT MARTIN COUNTY, FLORIDA.  
BY Charlotte Buskey DEPUTY CLERK  
FILE NO. 964542 (CIRCUIT COURT SEAL)

### DESCRIPTION

A PARCEL OF LAND LYING IN FRACTIONAL SECTIONS 8 AND 17, TOWNSHIP 38 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### PARCEL "S"

BEGIN AT THE SOUTHWEST CORNER OF PARCEL "P" AS SHOWN ON PLAT NO. 29 SAILFISH POINT P.U.D., AS RECORDED IN PLAT BOOK 12, PAGE 36 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT ON THE SOUTH LINE OF THE ST. LUCIE INLET JETTY MAINTENANCE EASEMENT PER DEED BOOK 9, PAGE 155, MARTIN COUNTY, FLORIDA; THENCE S 87°36'02" W ALONG SAID JETTY MAINTENANCE EASEMENT, A DISTANCE OF 91.39 FEET TO A POINT ON THE MEAN HIGH WATER LINE OF THE ST. LUCIE INLET PER OFFICIAL RECORD BOOK 434, PAGES 701 THRU 718, INCLUSIVE, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID MEAN HIGH WATER LINE THROUGH THE FOLLOWING SEVEN COURSES:

THENCE N 57°06'51" W, A DISTANCE OF 44.86 FEET;  
THENCE N 55°39'47" W, A DISTANCE OF 242.21 FEET;  
THENCE N 71°29'13" W, A DISTANCE OF 210.92 FEET;  
THENCE N 79°48'56" W, A DISTANCE OF 201.20 FEET;  
THENCE N 81°59'08" W, A DISTANCE OF 201.97 FEET;  
THENCE N 85°26'25" W, A DISTANCE OF 200.63 FEET;  
THENCE N 75°17'20" W, A DISTANCE OF 36.69 FEET TO A POINT LYING ON THE EASTERLY LINE OF PLAT NO. 5 SAILFISH POINT P.U.D., AS RECORDED IN PLAT BOOK 8, PAGE 89, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND EASTERLY LINE ON PLAT NO. 5 THROUGH A CENTRAL ANGLE OF 81°58'49", A DISTANCE OF 71.54 FEET TO THE POINT OF TANGENCY, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF GOLF COURSE PARCEL NO. 1, AS SHOWN ON PLAT NO. 6 SAILFISH POINT P.U.D., AS RECORDED IN PLAT BOOK 8, PAGE 90, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE S 76°07'20" E ALONG THE SOUTHERLY LINE OF SAID GOLF COURSE PARCEL NO. 1, A DISTANCE OF 157.03 FEET; THENCE S 80°42'00" E, A DISTANCE OF 120.48 FEET TO A POINT ON THE SOUTHERLY LINE OF PARCEL "N", AS SHOWN ON PLAT NO. 7 SAILFISH POINT P.U.D., AS RECORDED IN PLAT BOOK 9, PAGE 13, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE CONTINUE S 80°42'00" E ALONG THE SOUTHERLY LINE OF SAID PARCEL "N", A DISTANCE OF 343.62 FEET; THENCE S 77°56'49" E, A DISTANCE OF 457.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 182.91 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 71°51'48", A DISTANCE OF 229.42 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

#### TOGETHER WITH PARCEL "T"

BEGIN AT THE SOUTHWESTERLY CORNER OF PLAT NO. 20 SAILFISH POINT P.U.D., AS RECORDED IN PLAT BOOK 11, PAGE 38, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID POINT BEING ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 72.98 FEET, THE RADIUS POINT WHICH BEARS N 18°42'16" E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°53'48", A DISTANCE OF 62.28 FEET TO A POINT OF TANGENCY AND A POINT ON THE MEAN HIGH WATER LINE PER OFFICIAL RECORD BOOK 434, PAGES 701 THRU 718, INCLUSIVE, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID MEAN HIGH WATER LINE THROUGH THE FOLLOWING NINE COURSES:  
THENCE N 22°23'56" W, A DISTANCE OF 97.74 FEET;  
THENCE N 12°13'57" W, A DISTANCE OF 204.65 FEET;  
THENCE N 01°18'53" E, A DISTANCE OF 200.05 FEET;  
THENCE N 09°53'14" E, A DISTANCE OF 203.02 FEET;  
THENCE N 08°37'54" E, A DISTANCE OF 202.29 FEET;  
THENCE N 23°14'37" E, A DISTANCE OF 217.67 FEET;  
THENCE N 45°20'15" E, A DISTANCE OF 284.52 FEET;  
THENCE N 28°35'15" E, A DISTANCE OF 227.79 FEET;  
THENCE N 29°40'43" E, A DISTANCE OF 144.83 FEET TO A POINT ON THE WESTERLY LINE OF PLAT NO. 1B SAILFISH POINT P.U.D., AS RECORDED IN P.U.D. BOOK 1, PAGE 15, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE S 36°54'58" E ALONG SAID WESTERLY LINE, A DISTANCE OF 27.38 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID PLAT 1B; THENCE S 29°01'08" W ALONG SAID SOUTHWESTERLY LINE OF PLAT NO. 1B, A DISTANCE OF 330.38 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF PLAT NO. 6 SAILFISH POINT P.U.D., AS RECORDED IN PLAT BOOK 8, PAGE 90, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE CONTINUE S 29°01'08" W ALONG SAID SOUTHWESTERLY LINE OF PLAT NO. 6, A DISTANCE OF 34.65 FEET;  
THENCE S 45°20'15" W, A DISTANCE OF 283.22 FEET;  
THENCE S 23°14'37" W, A DISTANCE OF 209.58 FEET;  
THENCE S 08°37'55" W, A DISTANCE OF 164.36 FEET TO A POINT ON WESTERLY LINE OF PLAT NO. 20 SAILFISH POINT P.U.D., AS RECORDED IN PLAT BOOK 11, PAGE 38, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE CONTINUE S 08°37'55" W ALONG SAID WESTERLY LINE OF SAID PLAT NO. 20, A DISTANCE OF 35.01 FEET;  
THENCE S 09°53'14" W, A DISTANCE OF 201.41 FEET;  
THENCE S 01°18'53" W, A DISTANCE OF 195.21 FEET;  
THENCE S 12°13'57" E, A DISTANCE OF 199.45 FEET;  
THENCE S 22°23'56" E, A DISTANCE OF 150.13 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

SAID PARCELS TOGETHER CONTAINING 2.30 ACRES, MORE OR LESS.

### CERTIFICATE OF OWNERSHIP

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
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 SUBJECT TO PRESCRIPTIVE AND STATUTORY RIGHTS IN FAVOR OF THE PUBLIC AND TO THE GOVERNMENTAL AUTHORITIES IN AND TO THE BEACH AREAS AND THOSE AREAS LYING BELOW THE MEAN HIGH WATER LINE AND EXTENDING INTO THE NAVIGABLE WATERS OF THE ST. LUCIE INLET.

DATED: THIS 22nd DAY OF July, 1992.

ATTEST: Hal R. Bradford ASSISTANT SECRETARY  
BY: Dowdell Brown PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
S.S.

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF July, 1992 BY DOWDELL BROWN, AS PRESIDENT, AND BY HAL R. BRADFORD, AS ASSISTANT SECRETARY, OF SAILFISH POINT, INC., A DELAWARE CORPORATION ON BEHALF OF THE CORPORATION. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION AND DID TAKE AN OATH.

Constantine P. Robinson  
NOTARY PUBLIC #CC 110984  
PRINT NAME: CONSTANTINE P. ROBINSON  
MY COMMISSION EXPIRES: 6-26-95

### CERTIFICATE OF DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
S.S.

KNOW ALL MEN BY THESE PRESENTS THAT SAILFISH POINT, INC., A DELAWARE CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING IN FRACTIONAL SECTIONS 8 AND 17, TOWNSHIP 38 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, AND SHOWN HEREON AS PLAT NO. 32 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. PARCEL "S" AS SHOWN HEREON IS HEREBY DEDICATED TO THE SAILFISH POINT PROPERTY OWNERS' AND COUNTRY CLUB ASSOCIATION, INC.; FOR RECREATION USES SUBJECT TO PRESCRIPTIVE AND STATUTORY RIGHTS IN FAVOR OF THE PUBLIC AND TO THE GOVERNMENTAL AUTHORITIES IN AND TO THE BEACH AREAS AND THOSE AREAS LYING BELOW THE MEAN HIGH WATER LINE AND EXTENDING INTO THE NAVIGABLE WATERS OF THE ST. LUCIE INLET AND SUBJECT TO EASEMENTS IN FAVOR OF SAILFISH POINT, INC. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID PARCEL "S".

SIGNED AND SEALED THIS 22nd DAY OF July, 1992, ON BEHALF OF SAID CORPORATION, BY ITS PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY.

ATTEST: Hal R. Bradford ASSISTANT SECRETARY  
BY: Dowdell Brown PRESIDENT  
SAILFISH POINT, INC.  
A DELAWARE CORPORATION

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
S.S.

THE FOREGOING CERTIFICATE OF DEDICATION AND RESERVATION WAS ACKNOWLEDGED BEFORE ME THIS 22nd DAY OF July, 1992 BY DOWDELL BROWN, AS PRESIDENT, AND BY HAL R. BRADFORD, AS ASSISTANT SECRETARY, OF SAILFISH POINT, INC., A DELAWARE CORPORATION ON BEHALF OF THE CORPORATION. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION AND DID TAKE AN OATH.

Constantine P. Robinson  
NOTARY PUBLIC #CC 110984  
PRINT NAME: CONSTANTINE P. ROBINSON  
MY COMMISSION EXPIRES: 6-26-95

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

NOTARY	SAILFISH POINT, INC.	NOTARY	SURVEYOR
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SHEET 1 OF 2

LOCATION MAP  
n.t.s.

### TITLE CERTIFICATION

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

- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE CORPORATION EXECUTING THE DEDICATION HEREON.
- ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, OR OTHERWISE TERMINATED BY LAW ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:  
A. NONE

DATED THIS 22nd DAY OF July, 1992.  
BY: Michael J. Glass  
MICHAEL GLASS, PRESIDENT  
815 COLORADO AVENUE  
SUITE 310  
STUART, FLORIDA 34994

### SURVEYOR'S CERTIFICATION

COUNTY OF MARTIN STATE OF FLORIDA S.S.

I, THOMAS C. VOKOUN, DO HEREBY CERTIFY THAT THIS PLAT NO. 32 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  
THOMAS C. VOKOUN  
REGISTERED LAND SURVEYOR  
FLORIDA CERTIFICATION NO. 4382

### COUNTY APPROVAL

COUNTY OF MARTIN STATE OF FLORIDA S.S.

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

8-20-92 DATE Donald E. Hellman COUNTY ENGINEER  
7-14-92 DATE Wendell Brown COUNTY ATTORNEY  
8/25/92 DATE Rachel Scott CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FLORIDA  
7-14-92 DATE Mary Dawson CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA

ATTEST: Marsha Stiller CLERK  
By Charlotte Buskey D.C.

8-38-42-026-000-0000.0  
PARCEL CONTROL NO.

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC. CONSULTING ENGINEERS, PLANNERS & SURVEYORS P.O. BOX 737 JUPITER, FLORIDA 33468 2222 CENTRAL AVENUE SUITE 201 FORT PIERCE, FLORIDA 34994	2864 13th AVENUE 1980 BEACH, FLORIDA 33468 16 CENTRAL PARKWAY SUITE 108 STUART, FLORIDA 34994	1	2
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