

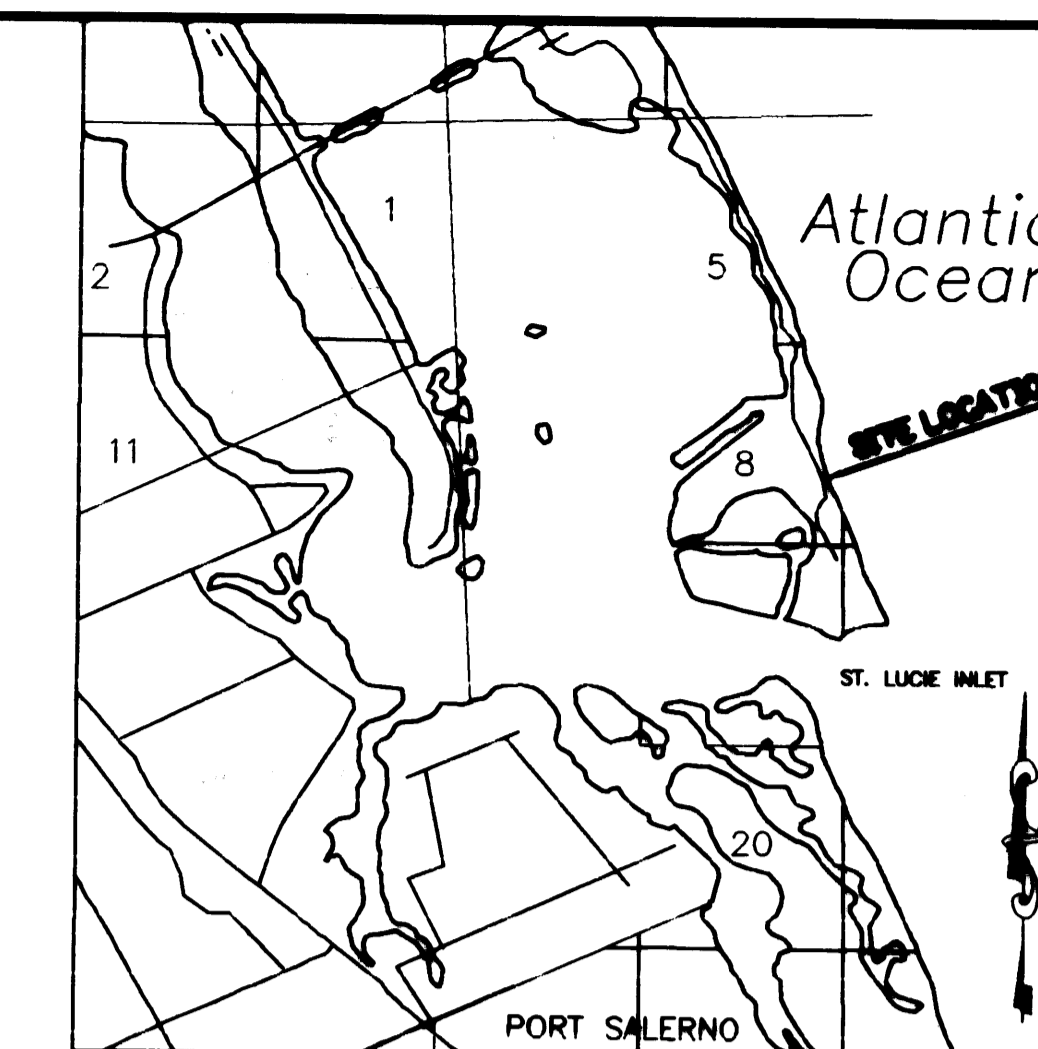
I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 13, PAGE 92, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 4<sup>th</sup> DAY OF October, 19 95.

MARSHA STILLER,  
CLERK CIRCUIT COURT  
MARTIN COUNTY, FLORIDA.

BY: *Charlotte Buskey*  
DEPUTY CLERK

FILE NO. 1138912

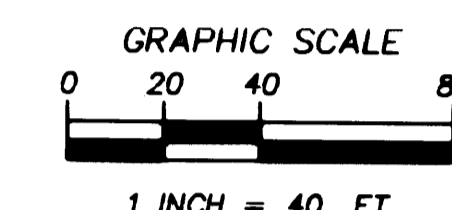
(CIRCUIT COURT SEAL)



SUBDIVISION PARCEL CONTROL NO. 8-38-42-027-000-0000.0

A PLAT OF  
**PLAT NO. 34**  
**SAILFISH POINT P.U.D.**  
LYING IN SECTION 8, TOWNSHIP 38 SOUTH, RANGE 42 EAST  
MARTIN COUNTY, FLORIDA

APRIL, 1995



**DESCRIPTION**  
A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 38 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF PARCEL "A" AS SHOWN ON PLAT NO. 1, SAILFISH POINT, P.U.D., AS RECORDED IN PLAT BOOK 8, PAGE 10 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND THE EASTERLY RIGHT-OF-WAY OF SAILFISH POINT BOULEVARD, AS SHOWN ON SAID PLAT NO. 1, SAILFISH POINT P.U.D., PROCEED SOUTH 90°00'00" EAST ALONG SAID SOUTH LINE OF PARCEL "A", A DISTANCE OF 394.36 FEET TO A POINT ON THE COASTAL CONSTRUCTION SETBACK LINE (CCSL) AS RECORDED IN PLAT BOOK 5, PAGES 17-22 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 20°17'54" EAST ALONG SAID "CCSL", A DISTANCE OF 178.12 FEET TO A POINT ON THE NORTH LINE OF PARCEL "G" AS SHOWN ON PLAT NO. 3-B SAILFISH POINT P.U.D., AS RECORDED IN PLAT BOOK 12, PAGE 20 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE SOUTH 69°42'06" WEST, ALONG SAID NORTH LINE OF PARCEL "G", A DISTANCE OF 181.39 FEET; THENCE CONTINUE ALONG SAID NORTHERLY LINE THROUGH THE FOLLOWING 4 COURSES:  
THENCE NORTH 83°22'20" WEST, A DISTANCE OF 119.45 FEET;  
THENCE NORTH 06°37'40" EAST, A DISTANCE OF 114.00 FEET;  
THENCE NORTH 38°22'20" WEST, A DISTANCE OF 22.63 FEET;  
THENCE NORTH 83°22'20" WEST, A DISTANCE OF 173.52 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF S.E. SAILFISH POINT BOULEVARD, AS SHOWN ON SAID PLAT NO. 1, SAID POINT ALSO BEING ON A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 420.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 80°22'49" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 06°56'18", AN ARC DISTANCE OF 65.52 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1.539 ACRES.

**CERTIFICATE OF OWNERSHIP**

STATE OF FLORIDA, COUNTY OF MARTIN S.S.

SAILFISH POINT INC., A DELAWARE CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICER, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON, BEING PLAT NO. 34, SAILFISH POINT P.U.D.

DATED THIS 6<sup>th</sup> DAY OF July, 1995

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

**DEDICATION**

STATE OF FLORIDA, COUNTY OF MARTIN S.S.

KNOW ALL MEN BY THESE PRESENTS THAT, SAILFISH POINT, INC., A DELAWARE CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICER OWNER OF THE LAND SHOWN HEREON AS PLAT NO. 34 SAILFISH POINT P.U.D., AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AND DOES HEREBY DEDICATE AS FOLLOWS:

- THE UTILITY EASEMENTS 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.

SIGNED AND SEALED THIS 6<sup>th</sup> DAY OF July, 1995 ON BEHALF OF SAID CORPORATION, BY ITS PRESIDENT.

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

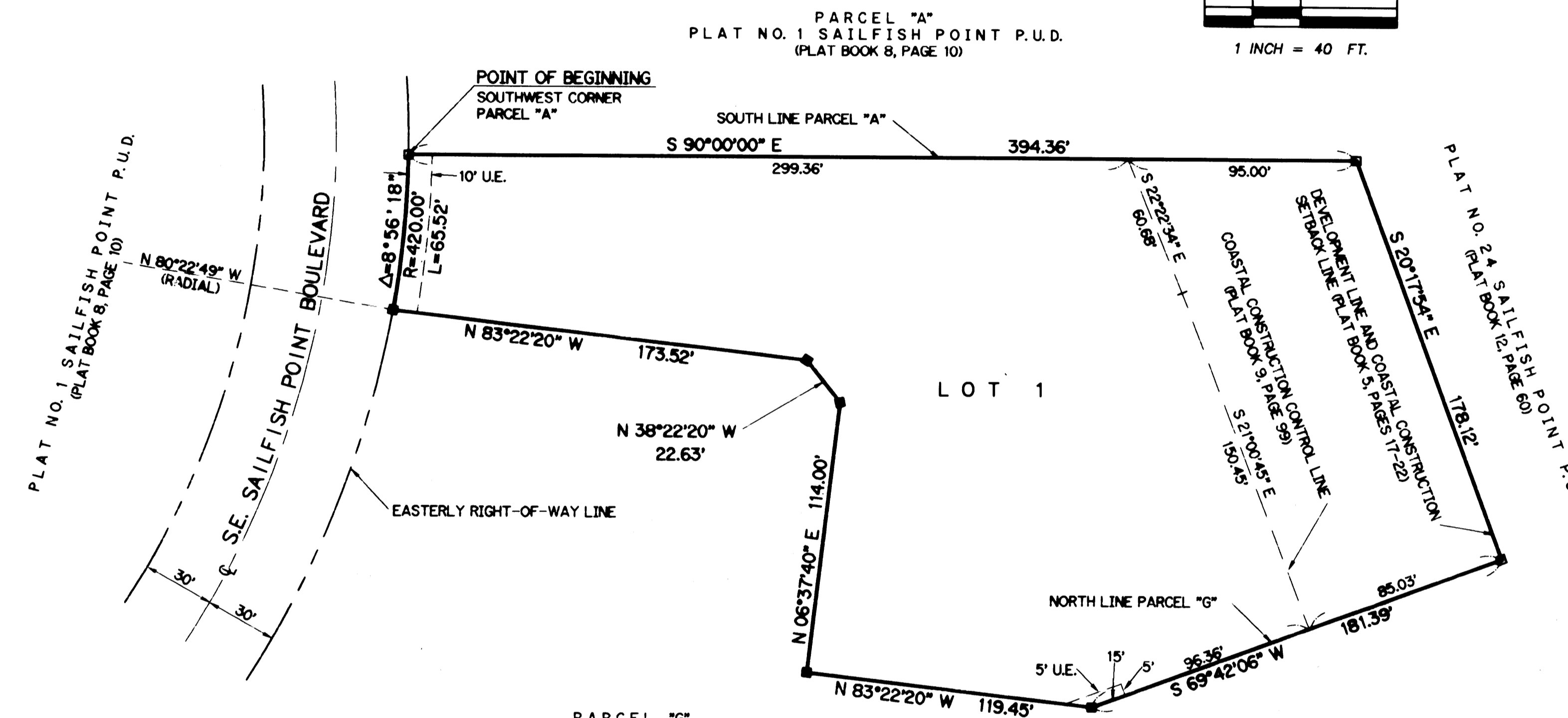
**ACKNOWLEDGEMENT**

COUNTY OF MARTIN, STATE OF FLORIDA S.S.

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WERE ACKNOWLEDGED BEFORE ME THIS 6<sup>th</sup> DAY OF July, 1995, BY DOWDELL BROWN AS PRESIDENT OF SAILFISH POINT, INC., A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION AND DID NOT TAKE AN OATH.

*Constance B. Robinson*  
COMMISSIONER OF PUBLIC SAFETY  
COMMISSION EXPIRES: 6-26-99

- LEGEND:**
- - DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) FOUND AS NOTED
  - - DENOTES P.R.M. (PERMANENT REFERENCE MONUMENT) SET NO. 4362
  - U.E. - DENOTES UTILITY EASEMENT
  - C - DENOTES CENTERLINE
  - R - DENOTES RADIUS
  - L - DENOTES ARC LENGTH
  - Δ - DENOTES CENTRAL CURVE ANGLE



NOTE: THERE SHALL BE NO BUILDING OR OTHER PERMANENT STRUCTURES OR TREES PLACED ON UTILITY EASEMENTS.

**COVENANTS AND RESTRICTIONS**

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, 1990, AND RECORDED FEBRUARY 4, 1990, 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 666, PAGE 2663, 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 2362, 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. 34 SAILFISH POINT P.U.D., RECORDED CONCURRENTLY WITH THE RECORDATION OF THIS PLAT.

**TITLE CERTIFICATION**

STATE OF FLORIDA, COUNTY OF MARTIN S.S.

UNIVERSAL LAND TITLE, 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 NOR OTHERWISE TERMINATED BY LAW ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

A. NONE.  
DATED THIS 6<sup>th</sup> DAY OF July, 1995.

BY: *Michael Glass*  
MICHAEL GLASS, PRESIDENT  
1489 N. MILITARY TRAIL, SUITE 114  
WEST PALM BEACH, FLORIDA 33409

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

**SURVEYOR'S CERTIFICATE**

STATE OF FLORIDA, COUNTY OF MARTIN S.S.

I, THOMAS C. VOKOUN, DO HEREBY CERTIFY THAT THIS PLAT NO. 34 SAILFISH POINT P.U.D., IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE 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

**COUNTY APPROVAL**

STATE OF FLORIDA, COUNTY OF MARTIN S.S.

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

8-8-95 DATE *Donald E. Hallman* COUNTY ENGINEER  
5-9-95 DATE *Richard J. White* COUNTY ATTORNEY  
5-9-95 DATE *William J. Harg* CHAIRMAN - PLANNING AND ZONING COMMISSION OF MARTIN COUNTY, FL.  
5-9-95 DATE *Marsha Stiller* CHAIRMAN - BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FL.

ATTEST: *Marsha Stiller* CLERK  
By *Charlotte Buskey, PC*

BEARING BASE:  
THE SOUTH LINE OF PARCEL "A" PLAT NO. 1, SAILFISH POINT P.U.D. IS TAKEN TO BEAR S 90°00'00"E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

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

**LINDAHL, BROWNING, FERRARI, & HELLSTROM, INC.**  
CONSULTING ENGINEERS, PLANNERS & SURVEYORS  
210 JUPITER LAKES BLVD. SUITE 104 JUPITER, FL 33448 407-746-9648  
2400 S.E. HENRIETY ROAD SUITE 200 FT. PIERCE, FL 34150 407-266-3883  
2000 PALM BEACH LAKES BLVD. SUITE 702 WEST PALM BEACH, FL 33409 407-644-3375