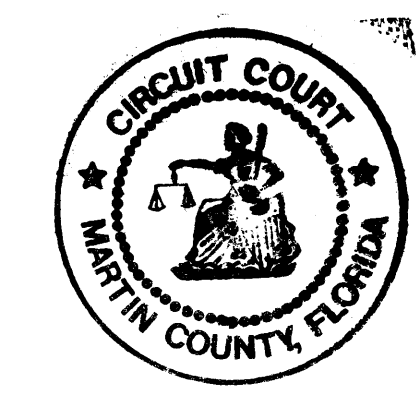


FILED FOR RECORD
2 DEC 21 PM 12:01
MARSHA STILLER
CLERK OF CIRCUIT COURT
BY
D.C.



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 23, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 21st DAY OF Dec., 1992.

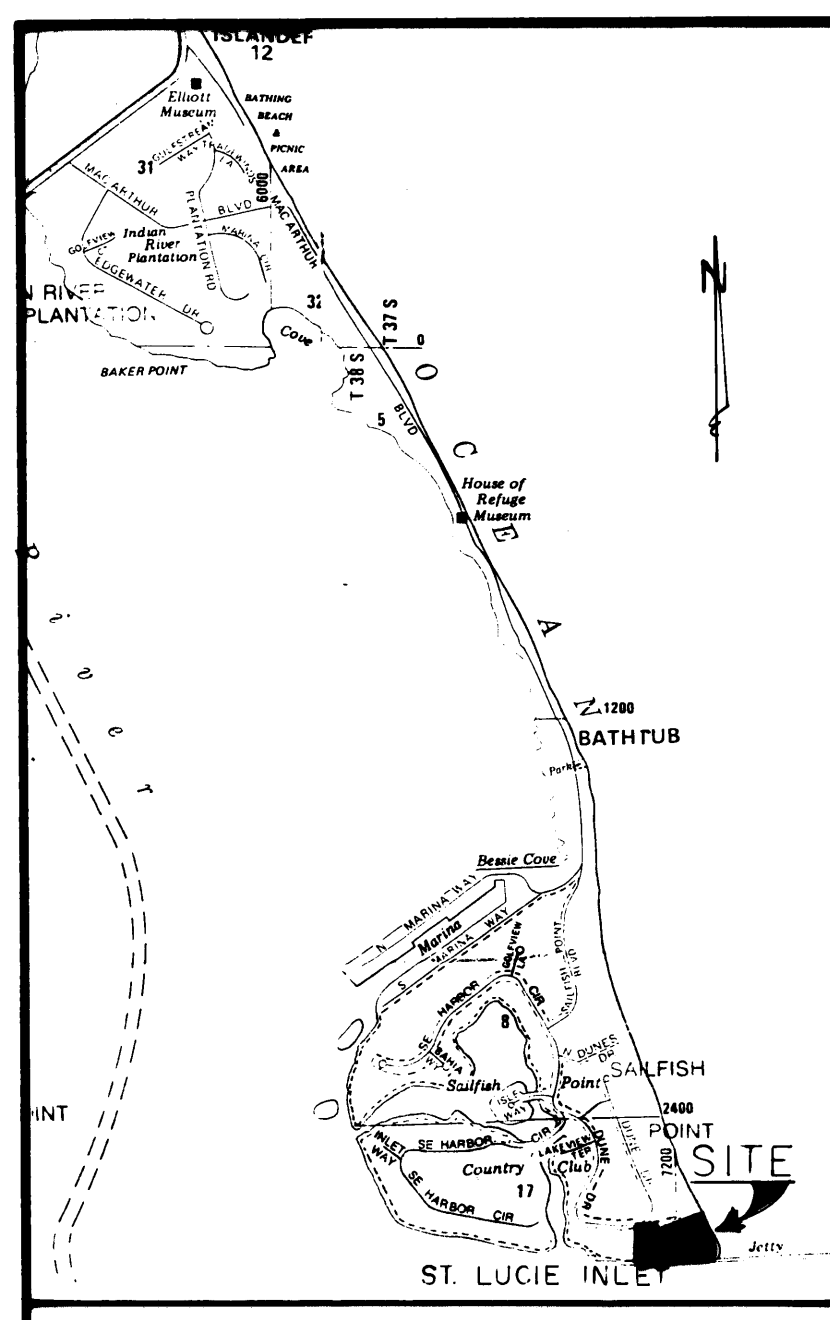
MARSHA STILLER,
CLERK CIRCUIT COURT
MARTIN COUNTY, FLORIDA.
BY: Charlotte Burkey
DEPUTY CLERK

FILE NO.
976060
(CIRCUIT COURT SEAL)

PLAT NO. 33 SAILFISH POINT P.U.D.

LYING IN FRACTIONAL SECTION 16, TOWNSHIP 38 SOUTH, RANGE 42 EAST MARTIN COUNTY, FLORIDA

PARCEL CONTROL NO. 16-38-42-009-000-0000-0



LOCATION MAP NOT TO SCALE

NOVEMBER, 1992

CERTIFICATE OF OWNERSHIP

COUNTY OF PALM BEACH
STATE OF FLORIDA 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 THE 23rd DAY OF November, 1992

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

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 23rd DAY OF November, 1992.

BY: Michael Glass
MICHAEL GLASS, PRESIDENT
815 COLORADO AVENUE
SUITE 310
STUART, FLORIDA 34994

ACKNOWLEDGMENT

COUNTY OF PALM BEACH
STATE OF FLORIDA S.S.

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF November, 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.

Constance B. Robinson
NOTARY PUBLIC #CC110884
PRINT NAME: CONSTANCE B. ROBINSON
MY COMMISSION EXPIRES: 6/26/95

CERTIFICATE OF DEDICATION

COUNTY OF PALM BEACH
STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT SAILFISH POINT, INC., A DELAWARE CORPORATION OWNER OF THE LAND SHOWN HEREON, BEING IN FRACTIONAL SECTION 16, TOWNSHIP 38 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, AND SHOWN HEREON AS PLAT NO. 33 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:

- 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. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH EASEMENTS.
- THE ACCESS, LANDSCAPING, MAINTENANCE, AND UTILITY EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SAILFISH POINT PROPERTY OWNERS' AND COUNTRY CLUB ASSOCIATION, INC., OR ITS ASSIGNS, FOR ACCESS, LANDSCAPING AND UTILITY (BY ANY UTILITY COMPANY, INCLUDING C.A.T.V.) PURPOSES; 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 HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID ACCESS EASEMENT.

SIGNED AND SEALED THIS 23rd DAY OF November, 1992 ON BEHALF OF SAID CORPORATION, BY ITS PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY.

SAILFISH POINT, INC.
A DELAWARE CORPORATION

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

ACKNOWLEDGMENT

COUNTY OF PALM BEACH
STATE OF FLORIDA

THE FOREGOING CERTIFICATE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF November, 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.

Constance B. Robinson
NOTARY PUBLIC #CC110884
PRINT NAME: CONSTANCE B. ROBINSON
MY COMMISSION EXPIRES: 6/26/95

COUNTY APPROVAL

COUNTY OF MARTIN
STATE OF FLORIDA S.S.

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

12-14-92
DATE
11-17-92
DATE
11-17-92
DATE
11-17-92
DATE

Dowdell E. Hellstrom
COUNTY ENGINEER

Charmaine Strayer
COUNTY ATTCPLER

Sally O'Connell
CHAIRMAN - PLANNING AND ZONING
COMMISSION OF MARTIN COUNTY, FL.

Marsha Stiller
CLERK
By Charlotte Burkey D.C.

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 16, TOWNSHIP 38 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56°28'33". A DISTANCE OF 258.56 FEET TO THE NORTHEASTERLY CORNER OF PLAT NO. 29 SAILFISH POINT P.U.D. AS RECORDED IN PLAT BOOK 12, PAGE 36 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND ALSO BEING A POINT OF CUSP OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT WHICH BEARS S 54°11'26" E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 74°52'04" A DISTANCE OF 32.67 FEET TO A POINT OF TANGENCY; THENCE S 69°12'22" E ALONG THE EASTERLY LINE OF SAID PLAT NO. 29, A DISTANCE OF 60.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°39'25". A DISTANCE OF 59.76 FEET TO A POINT OF TANGENCY; THENCE S 23°39'57" E, A DISTANCE OF 161.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 23°39'57" E, A DISTANCE OF 23.64 FEET; THENCE N 69°20'00" E ALONG THE SOUTHERLY LINE OF PLAT NO. 30 SAILFISH POINT P.U.D. AS RECORDED IN PLAT BOOK 12, PAGE 55 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 346.63 FEET TO THE COASTAL CONSTRUCTION SETBACK LINE AS RECORDED IN PLAT BOOK 5, PAGE 17 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE S 23°45'21" E ALONG SAID COASTAL CONSTRUCTION SETBACK LINE A DISTANCE OF 447.91 FEET; THENCE S 87°41'05" W, A DISTANCE OF 611.57 FEET TO THE SOUTHEASTERLY CORNER OF SAID PLAT NO. 29; THENCE THE FOLLOWING TWO COURSES BEING ON THE EASTERLY LINE OF SAID PLAT NO. 29; THENCE N 02°18'55" W, A DISTANCE OF 230.00 FEET; THENCE N 45°31'50" E, A DISTANCE OF 148.70 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4.292 ACRES.

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

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|--------|----------------------|--------|----------|
| NOTARY | SAILFISH POINT, INC. | NOTARY | SURVEYOR |
|--------|----------------------|--------|----------|

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

| | |
|--|--|
| P.O. BOX 727 JUPITER, FLORIDA 33408 | 2001 15th AVENUE SEASIDE BEACH, FLORIDA 32960 |
| 2222 CENTRAL ROAD SUITE 201 FORT PIERCE, FLORIDA 34950 | 10 CENTRAL PARKWAY SUITE 420 STUART, FLORIDA 34994 |

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