

PLAT NO. 3 SAILFISH POINT P.U.D.

LYING IN PART OF FRACTIONAL SECTION 8, TOWNSHIP 38 SOUTH
RANGE 42 EAST, MARTIN COUNTY, FLORIDA.

OCTOBER 1980

DESCRIPTION

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

FROM THE SOUTHWEST CORNER 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, SAID POINT BEING ALSO A POINT ON THE EAST RIGHT OF WAY LINE OF SAILFISH POINT BOULEVARD, AND A POINT ON A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 420.00 FEET, AND WHOSE CENTER BEARS N 89°19'07" W; BEAR SOUTHERLY ALONG SAID RIGHT OF WAY LINE, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°09'08", A DISTANCE OF 199.04 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

THENCE S 83°22'20" E, A DISTANCE OF 364.51 FEET;
 THENCE N 69°42'06" E, A DISTANCE OF 156.72 FEET;
 THENCE S 20°17'54" E, A DISTANCE OF 294.47 FEET;
 THENCE S 56°26'00" W, A DISTANCE OF 529.21 FEET TO A POINT ON A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 46.00 FEET, AND WHOSE CENTER BEARS N 89°59'38" W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 133°30'00", A DISTANCE OF 107.18 FEET; THENCE S 46°30'00" W, A DISTANCE OF 108.00 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 62.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 133°30'00", A DISTANCE OF 144.46 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 62.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 55°15'00", A DISTANCE OF 59.79 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 62.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°15'00", A DISTANCE OF 56.54 FEET; THENCE N 3°00'00" W, A DISTANCE OF 55.00 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 95.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°30'00", A DISTANCE OF 53.89 FEET;
 THENCE N 35°30'00" W, A DISTANCE OF 78.00 FEET;
 THENCE N 15°10'00" W, A DISTANCE OF 76.10 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 3115.00 FEET AND WHOSE CENTER BEARS N 31°45'13" W, SAID POINT BEING ALSO A POINT ON THE EAST RIGHT OF WAY LINE OF S. E. SAILFISH POINT BOULEVARD THENCE NORTHEASTERLY, ALONG SAID RIGHT OF WAY LINE, AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°59'40", A DISTANCE OF 108.43 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 420.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 28°25'05", A DISTANCE OF 208.31 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

SAILFISH POINT INC., A DELAWARE CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICERS DOES HEREBY DEDICATE AS FOLLOWS:

- THE STREETS SHOWN HEREON ARE HEREBY DECLARED TO BE PRIVATE STREETS AND ARE DEDICATED TO SAILFISH POINT INC. OR ITS ASSIGNS FOR PRIVATE STREET PURPOSES, UTILITIES AND DRAINAGE. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH STREETS.
- THE DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO SAILFISH POINT PROPERTY OWNERS' AND COUNTRY CLUB ASSOCIATION, INC.
- UTILITY EASEMENTS AS SHOWN MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY 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 4th DAY OF DECEMBER, 1980 ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY.

SAILFISH POINT INC., A DELAWARE CORPORATION
 ATTEST: *Thomas J. Palmieri* BY *Doran T. Seaquist, Jr.*
 THOMAS J. PALMIERI ASSISTANT SECRETARY DORAN T. SEAQUIST, JR. PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DORAN T. SEAQUIST, JR. AND THOMAS J. PALMIERI, PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF SAILFISH POINT INC., A DELAWARE CORPORATION, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF December, 1980.

MY COMMISSION EXPIRES:

Myron J. Woods
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

TITLE UNDERWRITER AGENCY, INC. BY ITS UNDERSIGNED VICE PRESIDENT, HEREBY CERTIFIES THAT THE RECORD TITLE OF THE HEREON DESCRIBED LANDS IS VESTED IN SAILFISH POINT INC., A DELAWARE CORPORATION, AS BY THE CERTIFICATE OF OWNERSHIP ELSEWHERE APPEARING.

ALL MORTGAGES ON THE LAND DESCRIBED HEREON HAVE BEEN SATISFIED. DATED THIS 4th DAY OF December, 1980.

TITLE UNDERWRITER AGENCY, INC.

BY *Jes Wright*
JES WRIGHT, VICE PRESIDENT
218 NO. COLORADO AVE., STUART, FLA.

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 4th DAY OF DECEMBER, 1980.

SAILFISH POINT INC.
A DELAWARE CORPORATION
 ATTEST: *Thomas J. Palmieri* BY *Doran T. Seaquist, Jr.*
 THOMAS J. PALMIERI ASSISTANT SECRETARY DORAN T. SEAQUIST, JR. PRESIDENT

NOTE

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 JAN. 25, 1980, AND RECORDED FEBRUARY 4, 1980, UNDER CLERK'S FILE NUMBER 365941, IN OFFICIAL RECORD BOOK 488, AT PAGE 1058, 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 1053, 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. 3 SAILFISH POINT P.U.D. RECORDED CONCURRENTLY WITH THE RECORDATION OF THIS PLAT.

91 JAN 23 P2:50
LOUISE V. ISAACS
CLERK OF THE CIRCUIT COURT
BY

I, LOUISE V. ISAACS, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 8 PAGE 49 MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 29th DAY OF January, 1980.

LOUISE V. ISAACS, CLERK
CIRCUIT COURT
MARTIN COUNTY, FLORIDA

BY: *Charlotte Burkey*

FILE NO. 399157

THIS INSTRUMENT PREPARED BY:
LEONIET CHARLANCOW
FOR:
LINDAHL, BROWNING & FERRARI, INC.
ENGINEERS, PLANNERS AND SURVEYORS
426 W. INDIANTOWN ROAD
P. O. BOX 727
JUPITER, FLORIDA 33458

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

I, GARY M. F. RAYMAN, DO HEREBY CERTIFY THAT THIS PLAT OF PLAT NO. 3 SAILFISH POINT P.U.D. IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY SUPERVISION AND THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

G. Rayman
GARY M. F. RAYMAN
REGISTERED SURVEYOR NO. 2633
STATE OF FLORIDA

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN S.S.

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

JAN 22 1981 *E. C. Aramstrong*
DATE COUNTY ENGINEER

21 JAN 81 *Stacy*
DATE COUNTY ATTORNEY

22 JAN 81 *R. S. K.*
DATE CHAIRMAN-PLANNING AND ZONING COMMISSION
MARTIN COUNTY, FLORIDA

1/22/81 *Myron J. Woods*
DATE CHAIRMAN-BOARD OF COUNTY COMMISSIONERS
OF MARTIN COUNTY, FLORIDA

ATTEST: *Louise V. Isaacs*
CLERK
By *Charlotte Burkey* P.C.

Subdivision parcel control number:
08 38 42 004 000 0000.0

LINDAHL, BROWNING & FERRARI, INC.
Consulting Engineers, Planners & Surveyors
426 INDIANTOWN ROAD 951 COLORADO AVENUE
JUPITER, FLORIDA 33458 STUART, FLORIDA 33454