

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

BEING A RE-PLAT OF

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

AS RECORDED IN PLAT BOOK 8, AT PAGE 49 OF
THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA
TOGETHER WITH AN UNPLATTED PORTION OF SAILFISH POINT P.U.D.
LYING IN PART OF FRACTIONAL SECTION 8, TWP 38S., RGE.42E.
MARTIN COUNTY, FLORIDA

DECEMBER, 1981

DESCRIPTION

PLAT NO. 3A SAILFISH POINT P.U.D.
BEING A REPLAT OF
PLAT NO. 3 SAILFISH POINT P.U.D.
AS RECORDED IN PLAT BOOK 8 PAGE 49 OF
THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
TOGETHER WITH AN UNPLATTED PORTION OF SAILFISH POINT P.U.D.
LYING IN PART OF FRACTIONAL SECTION 8, TOWNSHIP 38 SOUTH,
RANGE 42 EAST, MARTIN COUNTY, FLORIDA. TOGETHER 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 NORTH-
WEST, 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 HERE-
IN DESCRIBED PARCEL OF LAND.

THENCE S 83°22'20" E, A DISTANCE OF 336.84 FEET;
THENCE N 69°42'06" E, A DISTANCE OF 181.39 FEET;
THENCE S 20°17'54" E, A DISTANCE OF 307.00 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.

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 EXE-
CUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF
December, 1981.

MY COMMISSION EXPIRES:
Notary Public, State of Florida
My Commission Expires April 1, 1982
DORAN T. SEAQUIST, JR.
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 11th DAY OF December, 1981.

TITLE UNDERWRITER AGENCY, INC.
BY Jess Wright
JESS 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 9th DAY OF DECEMBER, 1981.

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 DEC-
LARATION 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 1094, 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.3A SAILFISH POINT P.U.D. RECORDED CONCURRENTLY
WITH THE RECORDATION OF THIS PLAT.

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:

1. 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 COM-
MISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO
RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH
STREETS.
2. THE DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED
TO SAILFISH POINT PROPERTY OWNERS' AND COUNTRY CLUB
ASSOCIATION, INC. THE BOARD OF COUNTY COMMISSIONERS
OF MARTIN COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY,
DUTY OR LIABILITY REGARDING SUCH DRAINAGE EASEMENTS
3. 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 9th DAY OF DECEMBER,
1981 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

22 JAN 13 P2: 43

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 87 MARTIN
COUNTY, FLORIDA, PUBLIC
RECORDS, THIS 13th DAY
OF JANUARY, 1982.

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

BY: Charlotte Busby
CLERK

FILE NO. 430758

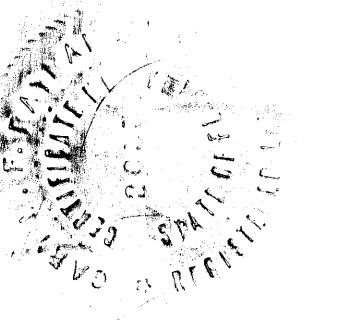
THIS INSTRUMENT PREPARED BY:
LEONIE CHARLANCOW
FOR:
LINDAHL, BROWNING & FERRARI, INC.
ENGINEERS, PLANNERS AND SURVEYORS
426 W. INDIANTOWN ROAD
P. O. BOX 727
JUPITER, FLORIDA 33458

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. 3A 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.

Gary M. F. 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. 8, 1982
DATE Paul M. Dancy
COUNTY ENGINEER

JAN. 11, 1982
DATE Stacy Jm
COUNTY ATTORNEY

1/6/82
DATE Rick
CHAIRMAN-PLANNING AND ZONING COMMISSION
OF MARTIN COUNTY, FLORIDA

1/2/82
DATE John W. Smith
CHAIRMAN-BOARD OF COUNTY COMMISSIONERS
OF MARTIN COUNTY, FLORIDA

ATTEST: Louise V. Isaacs
CLERK
By Charlotte Busby D.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

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