

# PLAT NO. 4 SAILFISH POINT P.U.D.

LYING IN FRACTIONAL SECTIONS 8 AND 17, TOWNSHIP 38 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA

DECEMBER, 1981

SHEET 1 OF 2

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 88, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 13<sup>th</sup> DAY OF January A.D. 1981.

LOUISE V. ISAACS, CLERK  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA  
By *Charlotte Busby, Jr.*  
DEPUTY CLERK

THIS INSTRUMENT PREPARED BY:  
STEVEN MITCHELL FOR  
LINDAHL, BROWNING, FERRARI & HELLSTROM INC.  
426 W. INDIANTOWN ROAD  
P.O. BOX 727  
JUPITER, FLORIDA 33458

FILE NO. 430759

### DESCRIPTION

COUNTY OF MARTIN  
STATE OF FLORIDA

S.S.

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:

FROM THE SOUTHEAST CORNER OF SAID FRACTIONAL SECTION 8, BEAR NORTH, A DISTANCE OF 438.34 FEET; THENCE N 21°14'09" W, A DISTANCE OF 32.22 FEET; THENCE N 20°17'54" W, A DISTANCE OF 707.40 FEET TO A POINT IN THE SOUTHERLY LINE OF PARCEL "A" AS SHOWN ON THE PLAT OF SAILFISH POINT PLAT NO. 1 AS RECORDED IN PLAT BOOK 8, PAGE 10, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE WEST, ALONG THE SOUTHERLY LINE OF SAID PARCEL "A", A DISTANCE OF 367.70 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF S.E. SAILFISH POINT BOULEVARD AS SHOWN ON SAID PLAT NO. 1, SAID POINT BEING ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 420.00 FEET, WHOSE CENTER BEARS N 89°19'06" W, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 55°34'13", A DISTANCE OF 407.35 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 3115.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 7°06'02", A DISTANCE OF 386.04 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE S 63°21'09" W, A DISTANCE OF 162.55 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE PROCEED N 26°38'51" W, A DISTANCE OF 60.00 FEET TO A POINT IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID S.E. SAILFISH POINT BOULEVARD, SAID POINT BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET, WHOSE CENTER BEARS N 26°38'51" W, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 92°53'49", A DISTANCE OF 40.53 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 2780.19 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°00'12", A DISTANCE OF 582.45 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 435.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°00'25", A DISTANCE OF 372.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET, WHOSE CENTER BEARS N 5°14'22" E, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 83°45'35", A DISTANCE OF 36.55 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 11°28'46" E, A DISTANCE OF 66.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°11'23", A DISTANCE OF 21.03 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 50.00 FEET THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°14'48", A DISTANCE OF 45.59 FEET; THENCE N 39°09'13" W, NONRADIALLY A DISTANCE OF 159.08 FEET; THENCE S 55°25'00" W, A DISTANCE OF 875.00 FEET; THENCE S 51°15'00" W, A DISTANCE OF 491.74 FEET; THENCE S 25°00'00" W, A DISTANCE OF 301.73 FEET; THENCE S 2°49'05" E, A DISTANCE OF 15.00 FEET; THENCE S 25°16'56" W, A DISTANCE OF 203.00 FEET; THENCE S 28°26'01" W, A DISTANCE OF 50.09 FEET; THENCE S 25°00'00" W, A DISTANCE OF 36.00 FEET; THENCE S 33°37'37" W, A DISTANCE OF 20.00 FEET; THENCE S 25°00'00" W, A DISTANCE OF 156.23 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 75.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 92°18'59", A DISTANCE OF 120.84 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 65.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°35'00", A DISTANCE OF 67.60 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 122.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°56'35", A DISTANCE OF 116.99 FEET; THENCE S 48°35'40" W, NONRADIALLY, A DISTANCE OF 10.26 FEET; THENCE S 41°24'20" E, A DISTANCE OF 64.43 FEET; THENCE S 12°18'52" E, A DISTANCE OF 10.63 FEET; THENCE S 16°52'34" W, A DISTANCE OF 61.78 FEET; THENCE S 6°32'29" W, A DISTANCE OF 50.72 FEET; THENCE S 13°21'09" E, A DISTANCE OF 10.00 FEET; THENCE S 18°51'45" E, A DISTANCE OF 36.80 FEET; THENCE S 16°46'03" E, A DISTANCE OF 41.80 FEET; THENCE S 34°28'29" E, A DISTANCE OF 39.65 FEET; THENCE S 89°36'00" E, A DISTANCE OF 51.29 FEET; THENCE S 34°30'31" E, A DISTANCE OF 57.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 70.93 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°24'33", A DISTANCE OF 63.64 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 85°55'04" E, A DISTANCE OF 190.77 FEET; THENCE S 64°05'09" E, A DISTANCE OF 107.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 130.34 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°02'14", A DISTANCE OF 91.08 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 75°52'37" E, A DISTANCE OF 119.15 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 32.66 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 64°22'51", A DISTANCE OF 36.70 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 11°29'46" E, A DISTANCE OF 154.00 FEET; THENCE N 18°31'40" W, A DISTANCE OF 120.13 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 163.52 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°12'40", A DISTANCE OF 168.98 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 40°41'00" E, A DISTANCE OF 56.05 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 214.45 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°11'36", A DISTANCE OF 116.75 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 9°29'24" E, A DISTANCE OF 178.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 342.40 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°47'27", A DISTANCE OF 297.55 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 59°16'51" E, A DISTANCE OF 186.41 FEET; THENCE N 54°48'45" E, A DISTANCE OF 422.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 323.90 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°42'27", A DISTANCE OF 230.12 FEET; THENCE N 9°37'14" W, NONRADIALLY A DISTANCE OF 244.25 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 385.00 FEET, WHOSE CENTER BEARS S 7°04'04" E, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 61°18'50", A DISTANCE OF 412.00 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2730.19 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°12'07", A DISTANCE OF 629.08 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 22°33'07" E, A DISTANCE OF 51.56 FEET; THENCE N 67°26'53" E, A DISTANCE OF 50.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, WHOSE CENTER BEARS N 67°26'53" E, THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°54'16", A DISTANCE OF 27.48 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 63°21'09" E, A DISTANCE OF 7.26 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

SAID PARCEL CONTAINING 25.23 ACRES MORE OR LESS.

### DEDICATION

COUNTY OF MARTIN  
STATE OF FLORIDA

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 COMMISSIONERS 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 9<sup>th</sup> 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

### ACKNOWLEDGMENT

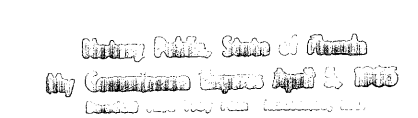
COUNTY OF MARTIN  
STATE OF FLORIDA

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 9<sup>th</sup> DAY OF December, 1981.

MY COMMISSION EXPIRES:



### CERTIFICATE OF OWNERSHIP

COUNTY OF MARTIN  
STATE OF FLORIDA

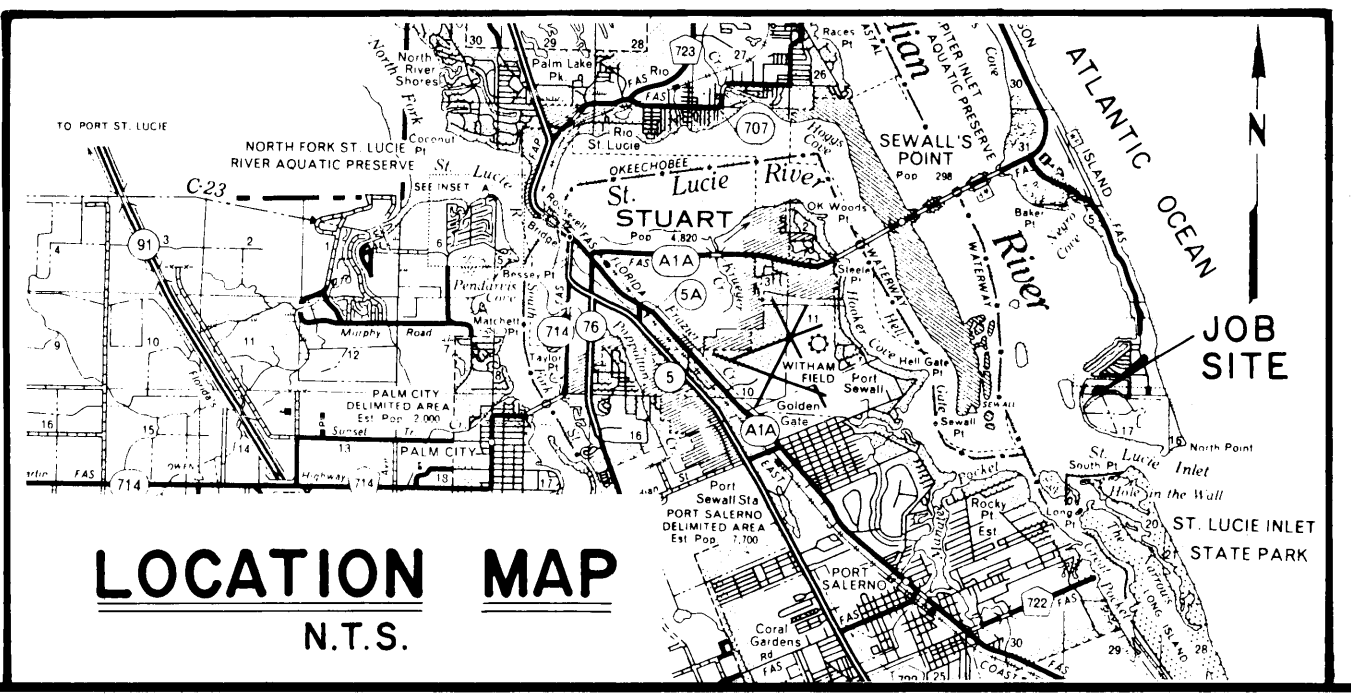
S.S.

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: THIS 9<sup>th</sup> 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



### TITLE CERTIFICATION

COUNTY OF MARTIN  
STATE OF FLORIDA

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 11<sup>th</sup> DAY OF January, 1981.

TITLE UNDERWRITER AGENCY, INC.

BY: *Jess Wright*, VICE PRESIDENT  
218 NO. COLORADO AVENUE, STUART, FLA.

### SURVEYOR'S CERTIFICATE

COUNTY OF MARTIN  
STATE OF FLORIDA

S.S.

I, GARY M. F. RAYMAN, DO HEREBY CERTIFY THAT THIS PLAT OF PLAT NO. 4 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

COUNTY OF MARTIN  
STATE OF FLORIDA

S.S.

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

JAN 8 1982

*Paul C. Dewey*  
COUNTY ENGINEER

JAN 11 1982

*[Signature]*  
COUNTY ATTORNEY

1/3/82

*[Signature]*  
CHAIRMAN-PLANNING AND ZONING  
COMMISSION OF MARTIN COUNTY, FLORIDA

1/12/82

*[Signature]*  
CHAIRMAN-BOARD OF COUNTY COMMISSIONERS  
OF MARTIN COUNTY, FLORIDA

ATTEST: *Louise V. Isaacs*  
CLERK  
By *Charlotte Busby, Jr.*

### 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 FEB. 4, 1980, 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, TOGETHER WITH THE COVENANTS, RESTRICTIONS AND OTHER PROVISIONS CONTAINED IN THAT CERTAIN SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR PLAT NO. 4 SAILFISH POINT P.U.D. RECORDED CONCURRENTLY WITH THE RECORDATION OF THIS PLAT.

SUBDIVISION PARCEL CONTROL NUMBER:

08-38-42-006-000-0000-0

LINDAHL, BROWNING, FERRARI & HELLSTROM INC.  
A COMMERCIAL ENGINEERING, PLANNING & SURVEYING FIRM  
426 INDIANTOWN ROAD SUITE 400 JUPITER FLORIDA 33458  
451 COLORADO AVENUE SUITE 200 STUART FLORIDA 34994  
NORTH WILSON STREET SUITE 100 SEASIDE FLORIDA 32963  
EAST PARKWAY SUITE 100 JUPITER FLORIDA 33458