

# PLAT NO.5 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 3

SEE SURVEYOR'S AFFIDAVIT RECORDED IN O.R. BOOK 860 PAGE 258 ON 5-17-90 MARSHA STILLER CLERK OF COURT BY um Wheeler D.C.

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 13<sup>TH</sup> DAY OF January A.D. 1982.

LOUISE V. ISAACS, CLERK CIRCUIT COURT MARTIN COUNTY, FLORIDA BY *Charlotte Burky ac* DEPUTY CLERK

FILE NO. 40260

### 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 NORTHEAST CORNER OF SAID FRACTIONAL SECTION 17, BEAR N 88°55'40" W, ALONG THE NORTH LINE OF SAID FRACTIONAL SECTION 17, A DISTANCE OF 1500.75 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND, SAID POINT OF BEGINNING BEING ON A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 748.37 FEET, WHOSE CENTER BEARS S 80°13'42" E, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°58'45", A DISTANCE OF 143.40 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 1°12'27" E, A DISTANCE OF 91.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 568.71 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°51'23", A DISTANCE OF 167.31 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 18°03'50" E, A DISTANCE OF 66.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 332.75 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°07'00", A DISTANCE OF 163.29 FEET TO THE POINT OF TANGENCY OF SAID CURVE THENCE S 10°03'10" W, A DISTANCE OF 148.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 150.00 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°54'22", A DISTANCE OF 138.51 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE S 42°51'12" E, A DISTANCE OF 95.00 FEET THENCE S 27°31'50" E, A DISTANCE OF 114.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 99.84 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°40'04", A DISTANCE OF 76.09 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE SOUTH 16°08'14" W, A DISTANCE OF 125.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 144.77 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°53'24", A DISTANCE OF 78.05 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE S 14°45'10" E, A DISTANCE OF 145.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 270.75 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°41'10", A DISTANCE OF 258.41 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE S 35°56'00" W, A DISTANCE OF 148.20 FEET, THENCE S 51°08'14" W, A DISTANCE OF 132.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 265.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°41'50", A DISTANCE OF 118.85 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1100.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°40'58", A DISTANCE OF 243.49 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 50.00 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°02'46", A DISTANCE OF 76.83 FEET TO A POINT ON THE MEAN HIGH WATER LINE SURVEY, PREPARED BY CRECH AND ASSOCIATES, STUART, FLORIDA, AND APPROVED AND RECORDED BY THE STATE OF FLORIDA, DEPARTMENT OF NATURAL RESOURCES, ON NOVEMBER 1, 1977; THENCE BY THE FOLLOWING TWO LINES ALONG SAID MEAN HIGH WATER LINE N 75°17'20" W, A DISTANCE OF 170.09 FEET; THENCE N 78°04'28" W, A DISTANCE OF 37.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 50.00 FEET WHOSE CENTER BEARS N 11°55'32" E, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°55'42", A DISTANCE OF 77.60 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1210.00 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°26'34", A DISTANCE OF 262.77 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 375.00 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°41'50", A DISTANCE OF 168.19 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE NORTH 51°08'14" E, A DISTANCE OF 97.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 112.70 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°38'14", A DISTANCE OF 77.96 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE N 11°30'00" E, A DISTANCE OF 60.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 300.00 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°00'00", A DISTANCE OF 78.54 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 110.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°30'00" A DISTANCE OF 110.39 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 159.37 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°30'00", A DISTANCE OF 129.34 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE N 15°30'00" E, A DISTANCE OF 195.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 156.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°50'44", A DISTANCE OF 241.90 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE N 73°20'44" W, A DISTANCE OF 152.15 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 925.91 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°18'45", A DISTANCE OF 182.81 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 711.28 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°21'29", A DISTANCE OF 141.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE N 73°18'00" W, A DISTANCE OF 120.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1068.42 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°49'00", A DISTANCE OF 239.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE N 60°29'00" W, A DISTANCE OF 36.30 FEET, THENCE N 45°00'00" W, A DISTANCE OF 40.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 81.43 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°08'00", A DISTANCE OF 48.51 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE N 79°08'00" W, A DISTANCE OF 44.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 38.43 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°17'40", A DISTANCE OF 61.90 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE S 08°34'20" W, A DISTANCE OF 139.57 FEET TO THE POINT OF CURVATURE OF A

### 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 ACCESS AND MAINTENANCE EASEMENTS 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 ACCESS EASEMENTS SHOWN ON THIS PLAT 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 MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS.

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* THOMAS J. PALMIERI ASSISTANT SECRETARY BY: *Doran T. Sequist, Jr.* DORAN T. SEAGUIST, 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 14<sup>TH</sup> DAY OF December, 1981.

TITLE UNDERWRITER AGENCY, INC.

BY: *Jess Wright* JESS WRIGHT, VICE PRESIDENT 219 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. 5 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

### ACKNOWLEDGMENT

COUNTY OF MARTIN STATE OF FLORIDA

S.S.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DORAN T. SEAGUIST, 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:

*Dorothy H. Hays* NOTARY PUBLIC

### 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.

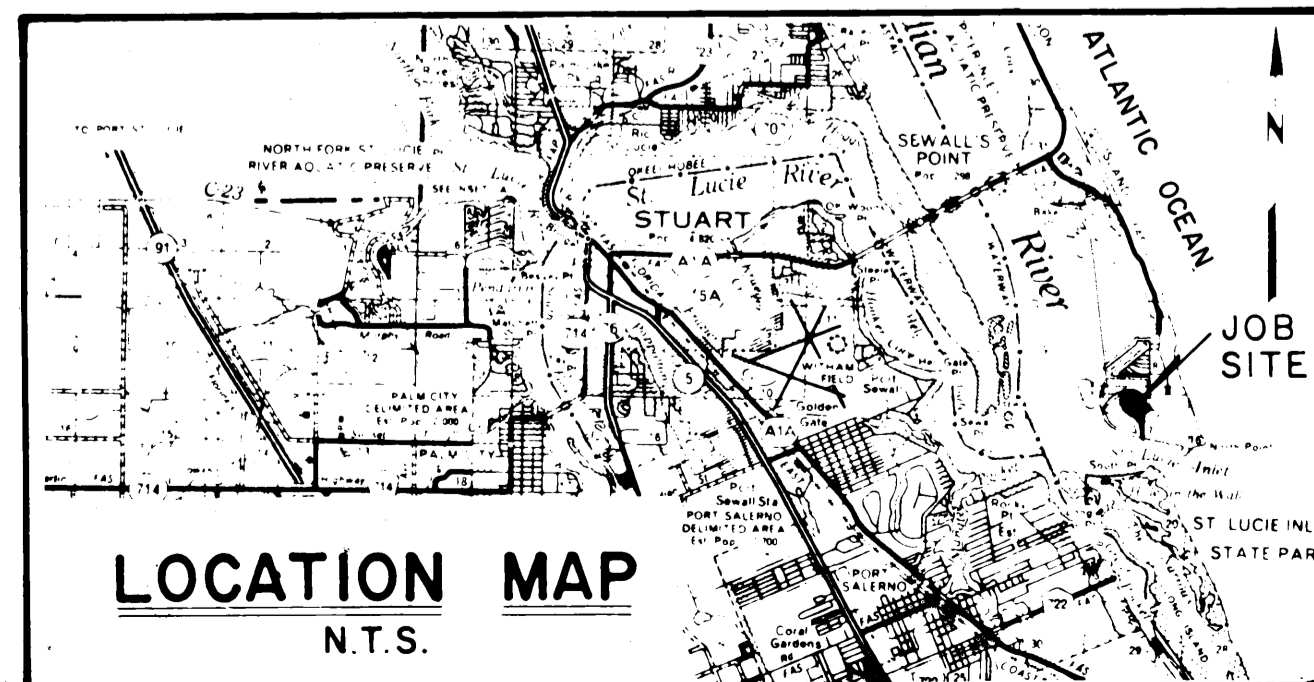
SAILFISH POINT INC. A DELAWARE CORPORATION

ATTEST: *Thomas J. Palmieri* THOMAS J. PALMIERI ASSISTANT SECRETARY BY: *Doran T. Sequist, Jr.* DORAN T. SEAGUIST, 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 FEB. 4, 1980, UNDER CLERK'S FILE NUMBER 365941, IN OFFICIAL RECORD BOOK 489, 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. 5 SAILFISH POINT P.U.D. RECORDED CONCURRENTLY WITH THE RECORDATION OF THIS PLAT.

CONTINUED ON SHEET 3 OF 3



SUBDIVISION PARCEL CONTROL NUMBER:

08-38-42-007-000-0000

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC. Consulting Engineers, Planners & Surveyors 426 INDIANTOWN ROAD 951 COLORADO AVENUE JUPITER, FLORIDA 33408 STUART, FLORIDA 33494 11 SOUTH SELOMO STREET FORT PIERCE, FLORIDA 33902