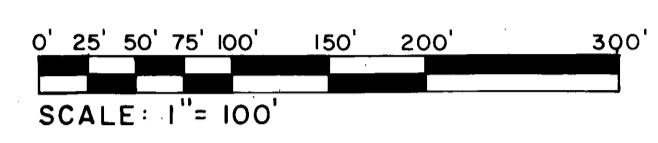# PLAT NO. 5 SAILFISH POINT P.U.D.

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

DECEMBER, 1981

SCALE: 1" = 100'   0' 25' 50' 75' 100'   150'   200'   300'

SHEET 3 OF 3

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 89, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS DAY OF_____, A.D. 1981.

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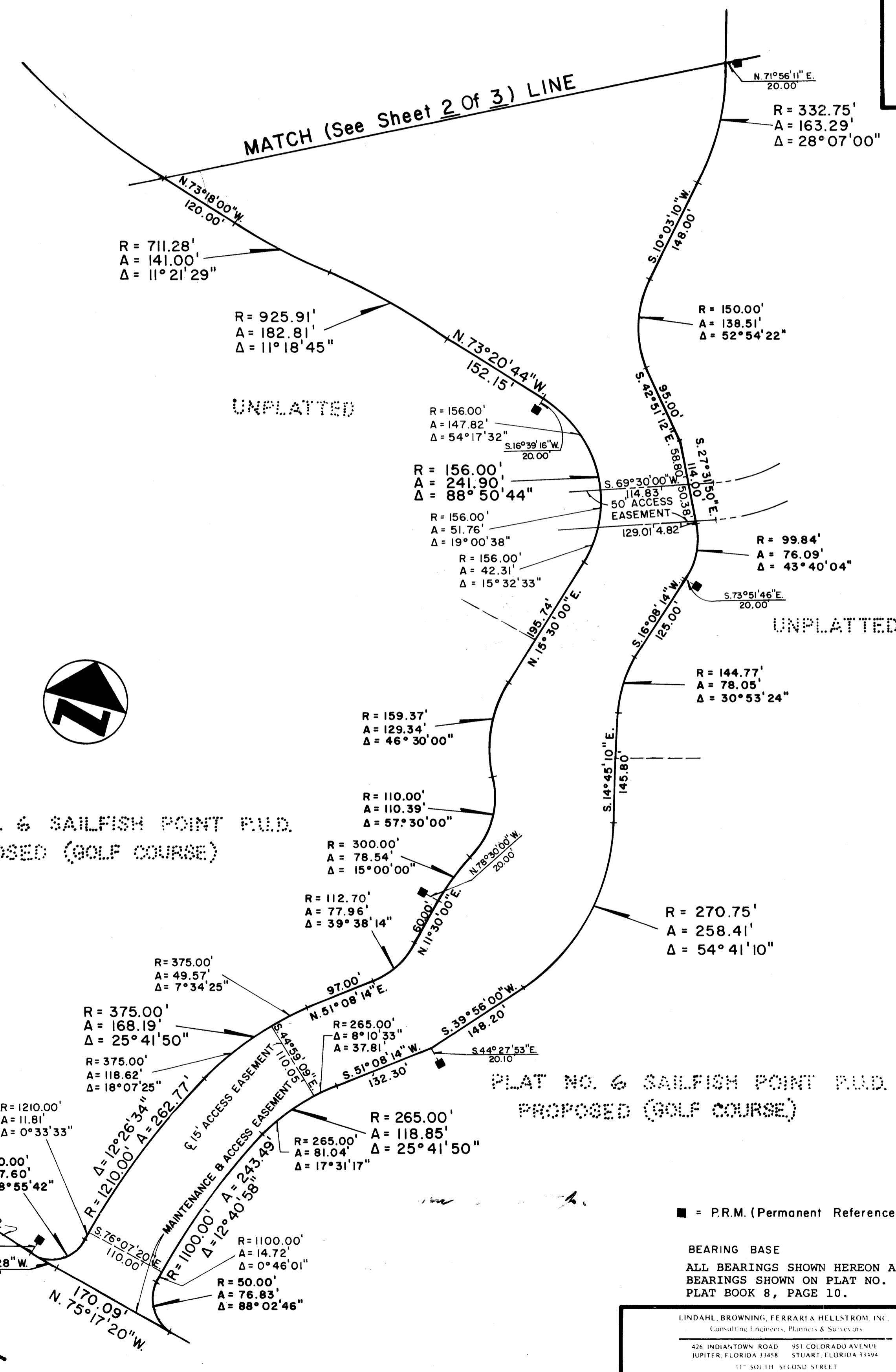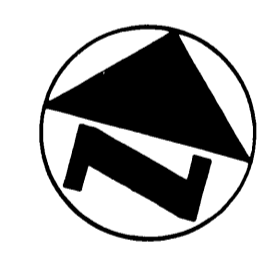
BY_____
DEPUTY CLERK

FILE NO.

CONTINUED FROM SHEET 1 OF 3

CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 63.71 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°08'50", A DISTANCE OF 101.35 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE N 80°16'50" W, A DISTANCE OF 128.87 FEET, THENCE S 89°24'00" W, A DISTANCE OF 127.67 FEET, THENCE N 71°33'54" W, A DISTANCE OF 309.22 FEET, THENCE N 64°08'32" W, A DISTANCE OF 155.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 155.35 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°37'02", A DISTANCE OF 156.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 116.33 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°45'06", A DISTANCE OF 88.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 218.95 FEET, THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°14'32", A DISTANCE OF 119.39 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE S 70°45'00" W, A DISTANCE OF 156.54 FEET, THENCE S 84°03'46" W, A DISTANCE OF 125.70 FEET, THENCE S 69°22'34" W, A DISTANCE OF 78.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 73.06 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°19'14", A DISTANCE OF 106.24 FEET TO A POINT ON SAID MEAN HIGH WATER LINE, THENCE BY THE FOLLOWING SIX LINES ALONG SAID MEAN HIGH WATER LINE, N 13°56'40" W, A DISTANCE OF 158.18 FEET; THENCE N 03°34'14" W, A DISTANCE OF 100.19 FEET; THENCE N 52°46'58 E, A DISTANCE OF 94.36 FEET; THENCE N 19°12'44" W, A DISTANCE OF 45.46 FEET; THENCE WEST, A DISTANCE OF 78.87 FEET; THENCE N 22°23'56 W, A DISTANCE OF 118.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 72.98 FEET WHOSE CENTER BEARS N 67°36'04" E, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°34'04", A DISTANCE OF 116.63 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE N 66°02'00" E, A DISTANCE OF 343.51 FEET, THENCE S 89°36'00" E, A DISTANCE OF 141.31 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 NORTH HAVING A RADIUS OF 130.34 FEET, THENCE EASTERLY 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 EAST HAVING A RADIUS OF 163.52 FEET, THENCE NORTHERLY 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 56.50 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 99°07'09", A DISTANCE OF 563.15 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE S 25°34'06" E, A DISTANCE OF 545.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 292.30 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°57'36", A DISTANCE OF 208.96 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 748.37 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°37'12", A DISTANCE OF 73.41 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND

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 A POINT 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 74.38 FEET, THENCE S 75°17'00" W, A DISTANCE OF 96.03 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND, THENCE S 8°52'30" E, A DISTANCE OF 12.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1791.10 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°59'59", A DISTANCE OF 156.29 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 150.00 FEET, THENCE SOUTH-WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 101°21'20", A DISTANCE OF 265.35 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 118.16 FEET, THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°34'04", A DISTANCE OF 63.04 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE S 66°52'20" W, A DISTANCE OF 222.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 203.71 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°03'24", A DISTANCE OF 156.64 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE N 69°04'16" W, A DISTANCE OF 53.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 122.74 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°02'26", A DISTANCE OF 100.77 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE N 22°01'50" W, A DISTANCE OF 69.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 153.01 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 81°16'21", A DISTANCE OF 217.05 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE N 59°14'31" E, A DISTANCE OF 232.97 FEET, THENCE N 51°14'45" E, A DISTANCE OF 150.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 282.89 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°45'43", A DISTANCE OF 132.13 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE N 78°00'28" E, A DISTANCE OF 115.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 66.93 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93°07'02", A DISTANCE OF 108.77 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE S 08°52'30" E, A DISTANCE OF 155.26 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

SAID PLAT CONTAINING 58.25 ACRES MORE OR LESS.

MATCH (See Sheet 2 of 3) LINE

N 71°56'11" E, 20.00

R = 332.75'
A = 163.29'
Δ = 28°07'00"

R = 711.28'
A = 141.00'
Δ = 11°21'29"

R = 150.00'
A = 138.51'
Δ = 52°54'22"

R = 925.91'
A = 182.81'
Δ = 11°18'45"

N 73°18'00" W 120.00'

N 73°20'44" W 152.15'

UNPLATTED

R = 156.00'
A = 147.82'
Δ = 54°17'32"

N 16°39'16" W 20.00

R = 156.00'
A = 241.90'
Δ = 88°50'44"

S 69°30'00" E 114.83'

50' ACCESS EASEMENT

R = 156.00'
A = 51.76'
Δ = 19°00'38"

R = 99.84'
A = 76.09'
Δ = 43°40'04"

R = 156.00'
A = 42.31'
Δ = 15°32'33"

129.01' 4.82'

S 73°51'46" E 20.00

UNPLATTED

R = 144.77'
A = 78.05'
Δ = 30°53'24"

R = 159.37'
A = 129.34'
Δ = 46°30'00"

R = 110.00'
A = 110.39'
Δ = 57°30'00"

R = 300.00'
A = 78.54'
Δ = 15°00'00"

R = 270.75'
A = 258.41'
Δ = 54°41'10"

R = 112.70'
A = 77.96'
Δ = 39°38'14"

PLAT NO. 6 SAILFISH POINT P.U.D.
PROPOSED (GOLF COURSE)

R = 375.00'
A = 49.57'
Δ = 7°34'25"

R = 375.00'
A = 168.19'
Δ = 25°41'50"

N 51°08'14" E

R = 265.00'
A = 37.81'
Δ = 8°10'33"

R = 375.00'
A = 118.62'
Δ = 18°07'25"

R = 265.00'
A = 118.85'
Δ = 25°41'50"

R = 265.00'
A = 81.04'
Δ = 17°31'17"

S 51°08'14" E 132.30

S 44°27'53" E 20.10

PLAT NO. 6 SAILFISH POINT P.U.D.
PROPOSED (GOLF COURSE)

R = 1210.00'
A = 11.81'
Δ = 0°33'33"

R = 50.00'
A = 77.60'
Δ = 88°55'42"

R = 1210.00'
A = 252.77'
Δ = 12°26'34"

15' ACCESS EASEMENT

MAINTENANCE & ACCESS EASEMENT
A = 243.49'

R = 1100.00'
A = 14.72'
Δ = 0°46'01"

R = 1100.00'
A = 76.83'
Δ = 4°00'03"

MEAN HIGH WATER (CREEK) RECORDED D.N.R.

R = 50.00'
A = 77.60'
Δ = 88°55'42"

N 11°55'32" E 20.00

N 78°04'28" W 37.57

S 76°07'20" E 110.00

170.09'
N 75°17'20" W

ST. LUCIE INLET

■ = P.R.M. (Permanent Reference Monument)

BEARING BASE
ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE BEARINGS SHOWN ON PLAT NO. 1, SAILFISH POINT PLAT BOOK 8, PAGE 10.

3   3

81-116