PLAT NO. 6 SAILFISH POINT

STUART

ST. LUCIE INLET

SHEET I 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 PAGE 90, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 13THDAY OF 3ANUARY, 1981.

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

430761

BY: Charlett Brake

DESCRIPTION

denotes Permanent Reference Monument (Existing)

denotes Permanent Reference Monument (Set)

All bearings shown hereon are relative to the South

Line of the North 540 feet of Government Lot 2 of Fractional Section 8-38-42 bearing N.88°06'45"E.

Being 5 parcels of land lying in part of Fractional Sections 8, 9, 16 & 17, Township 38 South, Range 42 East, Martin County, Florida, being more particularly described as follows:

GOLF COURSE PARCEL NO. I: Beginning at the Permanent Reference Monument marking the South Corner of Parcel "D", PLAT NO. 1, SAILFISH POINT, P.U.D., as recorded in Plat Book 8, Pages 10, 11 and 12, Public Records of Martin County, Florida, shown on Sheet No. 3; thence meandering the Boundary of said PLAT NO. 1 by the following courses: North 61° 18' 38" East (all bearings shown hereon are relative to the South Line of the North 540 feet of Gov. Lot 2 of Fractional Section 8-38-42 bearing North 88° 06' 45" East), a distance of 868.64 feet; thence North 44° 02' 02" East, a distance of 838.75 feet; thence North 48° 31' 56" East, a distance of 573.85 feet; thence North 38° 57' 44" East, a distance of 196.89 feet to the beginning of a curve concave to the south having a radius of 120 feet and a central angle of 78° 59' 38"; thence northeasterly, easterly and southeasterly along the arc of said curve, a distance of 165.44 feet; thence South 62° 02' 38" East along the tangent to said curve, a distance of 103.74 feet; thence North 30° 38' 48" East, a distance of 460.00 feet; thence North 12° 20' 00" East, a distance of 145.76 feet to the North Corner of Lot 37 as per said PLAT NO. 1, said corner being on the arc of a curve concave to the southeast having a radius of 560.90 feet and a central angle of 06° 00' 00" and whose tangent at this point bears North 69° 00' 00" East; thence northeasterly along the arc of said curve, a distance of 58.74 feet; thence North 75° 00' 00" East along the tangent to said curve, being the Southeast Right-of-Way Line of Southeast South Marina Way, a distance of 220.58 feet to the beginning of a curve concave to the south having a radius of 25.00 feet and a central angle of 90° 00' 00"; thence northeasterly, easterly and southeasterly along the arc of said curve, a distance of 39.27 feet; thence South 15° 00' 00" East along the tangent to said curve, being the Westerly Right-of-Way Line of Southeast Sailfish Point Boulevard, a distance of 269.90 feet; thence leaving the Boundary of said PLAT NO. 1, South 02° 39' 10" West, a distance of 433.56 feet to the beginning of a curve concave to the northwest having a radius of 188.99 feet and a central angle of 48° 25' 54"; thence southerly and southwesterly along the arc of said curve, a distance of 159.76 feet; thence South 51° 05' 04" West, along the tangent to said curve, a distance of 77.43 feet; thence South 29° 05' 07" East, a distance of 808.62 feet; thence North 74° 45' 51" East along a line radial to a curve to be described, a distance of 25.00 feet to a point on a curve concave to the northeast having a radius of 1280.00 feet and a central angle of 06° 38' 51"; thence southerly along the arc of said curve, being the Westerly Right-of-Way Line of said Southeast Sailfish Point Boulevard, a distance of 148.51 feet to a point of reverse curvature; thence southeasterly. southerly and southwesterly along the arc of a curve concave to the west having a radius of 360.00 feet and a central angle of 78° 08' 07", a distance of 490.94 feet to a point of compound curvature; thence southwesterly along the arc of a curve concave to the northwest having a radius of 3055.00 feet to a central angle of 01° 59' 40", a distance of 106.34 feet to a point, said point to be hereinafter referred to as POINT "A"; thence continue southwesterly along the southwesterly extension of the same curve, through a central angle of 05° 06' 22", a distance of 272.26 feet; thence leaving the Boundary of said PLAT NO. 1, North 32° 15' 00" West, making an angle with the tangent to the last described curve, measured from southwest to northwest, of 84° 23' 51", a distance of 886.39 feet; thence North 25° 45' 00" West, a distance of 247.83 feet to the beginning of a curve concave to the south having a radius of 100 feet and a central angle of 108° 55' 00"; thence northwesterly, westerly and southwesterly along the arc of said curve, a distance of 190.10 feet; thence South 45° 20' 00" West, a distance of 129.30 feet; thence South 55° 25' 00" West, a distance of 900.64 feet; thence South 51° 15' 00" West, a distance of 491.74 feet; thence South 25° 00' 00" West, a distance of 301.73 feet; thence South 02° 49' 05" East, a distance of 15.00 feet; thence South 25° 00' 00" West, a distance of 203.00 feet; thence South 28° 26' 01" West, a distance of 50.09 feet; thence South 25° 00' 00" West, a distance of 36.00 feet; thence South 33° 37' 37" West, a distance of 20.00 feet; thence South 25° 00' 00" West, a distance of 156.23 feet, to the beginning of a curve concave to the north having a radius of 75.00 feet and a central angle of 92° 19' 00"; thence southwesterly, westerly and northwesterly along the arc of said curve, a distance of 120.84 feet to a point of reverse curvature; thence northwesterly, westerly and southwesterly along the arc of a curve concave to the south having a radius of 65.00 feet and a central angle of 59° 35' 00", a distance of 67.60 feet to a point of reverse curvature; thence southwesterly, westerly and northwesterly along the arc of a curve concave to the north having a radius of 122.00 feet and a central angle of 68° 46' 00", a distance of 146.42 feet; thence North 53° 30' 00" West along the tangent to said curve, a distance of 528.13 feet to a point on the West Development Line of SAILFISH POINT; thence North 08° 37' 54" East along said Development Line, a distance of 164.36 feet; thence North 23° 14' 37" East along said Development Line, a distance of 209.58 feet; thence North 45° 20' 15" East along said Development Line, a distance of 283.22 feet; thence North 29° 01' 08" East along said Development Line, a distance of 34.65 feet; thence leaving said Development Line South 60° 58' 52" East, a distance of 72.23 feet to the South Corner of said Parcel "D" and the POINT OF BEGINNING. Containing 71.60 acres, more or less.

TOGETHER WITH GOLF COURSE PARCEL NO. J: Commencing at POINT "A" as referenced above; thence South 31° 45' 13" East, radial to the curve previously described, a distance of 60.00 feet to a point on the Southeast Right-of-Way Line of said Southeast Sailfish Point Boulevard and the POINT OF BEGINNING of Golf Course Parcel No. 2: thence meandering the boundary of PLAT NO. 3 - SAILFISH POINT - P.U.D. as recorded in Plat Book 8, Page 49, South 15° 10' 00" East, a distance of 76.10 feet; thence South 35° 30' 00" East, a distance of 78.00 feet to the beginning of a curve concave to the southwest having a radius of 95.00 feet and a central angle of 32° 30' 00"; thence southeasterly and southerly along the arc of said curve, a distance of 53.89 feet; thence South 03° 00' 00" East, a distance of 55.00 feet to the beginning of a curve concave to the northeast having a radius of 62.00 feet and a central angle of 52° 15' 00"; thence southerly and southeasterly along the arc of said curve, a distance of 56.54 feet to a point of reverse curvature; feet; thence North 14° 17' 52" West, a distance of 79.08 feet; thence North 60° 22' 00" West, a distance of 75.00 thence southeasterly and southerly along the arc of a curve concave to the southwest having a radius of 62.00 feet and a central angle of 55° 15' 00", a distance of 59.79 feet to a point of reverse curvature; thence southerly, southeasterly and northeasterly along the arc of a curve concave to the northeast having a radius of 62.00 feet and a central angle of 133° 30' 00", a distance of 144.46 feet; thence North 46° 30' 00" East along the tangent to said curve, a distance of 108.00 feet to the beginning of a curve concave to the southwest having a radius of 46.00 feet and a central angle of 133° 30' 00"; thence northeasterly, easterly, southeasterly and southerly along the arc of said curve, a distance of 107.18 feet; thence North 56° 26' 00" East, making an angle with the tangent to the last described curve, measured from south to northeast, of 123° 34' 00", a distance of 529.21 feet; thence leaving said boundary of PLAT NO. 3, South 20° 17' 54" East along the Coastal Construction Setback Line, a distance of 212.98 feet; thence South 21° 14' 09" East, a distance of 49.77 feet; thence South 39° 17' 22" West, a distance of 386.17 feet; thence South 22° 32' 35" West, a distance of 286.91 feet; thence South 14° 00' 00" West, a distance of 255.81 feet; thence South 38° 00' 00" East, along a line radial to a curve to be described, a distance of 78.46 feet to a point on a curve concave to the southeast having a radius of 420.00 feet and a central angle of 27° 06' 28"; thence southwesterly along the arc of said curve, a distance of 198.71 feet to a point, said point to be hereinafter referred to as POINT "B"; thence South 24° 53' 32" West along the tangent to said curve, a distance of 388.78 feet to the beginning of a curve concave to the northwest having a radius of 25.00 feet and a central angle of 84° 04' 58"; thence southwesterly, westerly and northwesterly along the arc of said curve, a distance of 36.69 feet to a point of reverse curvature; thence northwesterly along the arc of a curve concave to the southwest having a radius of 460.00 feet and a central angle of 02° 56' 11", a distance of 23.57 feet; thence North 73° 57' 41" West along the tangent to said curve, a distance of 256.61 feet; thence North 29° 37' 00" East, a distance of 51.51 feet to the beginning of a curve concave to the west having a radius of 134.03 feet and a central angle of 40° 55' 00"; thence northeasterly, northerly and northwesterly along the arc of said curve, a distance of 95.71 feet; thence North 11° 18' 00" West along the tangent to said curve, a distance of 601.39 feet; thence North 05° 00' 00" West, a distance of 793.12 feet to a point on the Southeasterly Right-of-Way Line of said Southeast Sailfish Point Boulevard as shown on said PLAT NO. 1 - SAILFISH POINT; said point being on the arc of a concentric curve concave to the northwest having a radius of 3115.00 feet and a central angle of 03° 34' 23" and whose tangent at this point bears South 61° 49' 10" West; thence northeasterly along the arc of said curve, a distance of 194.26 feet to the POINT OF BEGINNING. Containing 22.29 acres, more or less.

P.U.D. IN PART OF FRACTIONAL SECTIONS 8,9,16 & 17, TWP. 38 S., RGE. 42 E. COUNTY, FLORIDA MARTIN

> GEE & JENSON ENGINEERS- ARCHITECTS-PLANNERS, INC. WEST PALM BEACH, FLORIDA JULY 1981

> > DESCRIPTION CONTINUED

TOGETHER WITH GOLF COURSE PARCEL NO. K: Beginning at POINT "B" as referenced above, said point being the beginning of a curve concave to the southeast having a radius of 420 feet and a central angle of 27° 06' 28" and whose tangent at this point bears South 24° 53' 32" West; thence northeasterly along the arc of said curve, a distance of 198.71 feet; thence South 38° 00' 00" East along a line radial to the last and next described curve, a distance of 50.00 feet to a point on a concentric curve concave to the southeast having a radius of 370 feet and a central angle of 14° 59' 56"; thenece northeasterly along the arc of said curve a distance of 96.86 feet; thence South 25° 50' 00" East, making an angle with the tangent to the last described curve, measured from northeast to southeast, of 87° 10' 04" a distance of 595.35 feet; thence South 20° 25' 00" East, a distance of 209.92 feet; thence South 22° 54' 24" East, a distance of 230.29 feet; thence South 20° 25' 00" East, a distance of 393.28 feet; thence South 35° 41' 18" West, a distance of 92.25 feet; thence South 82° 30' 30" West along a line radial to a curve to be described, a distance of 505.00 feet to a point on a curve concave to the southwest having a radius of 3275.00 feet and a central angle of 11° 30′ 30″; thence northerly and northwesterly along the arc of said curve, a distance of 657.81 feet to a point, said point to be hereinafter referred to as POINT "C"; said point being a point of compound curvature; thence northwesterly along the arc of a curve concave to the southwest having a radius of 460.00 feet and a central angle of 06° 44' 16", a distance of 54.09 feet; thence North 54° 40' 00" East, making an angle with the tangent to the last described curve, measured from northwest to northeast, of 80° 24' 16", a distance of 178.52 feet; thence North 24° 20' 00" West, a distance of 535.39 feet; thence North 24° 53' 32" East, a distance of 10.99 feet to the POINT OF BEGINNING. Containing 13.63 acres, more or less.

TOGETHER WITH GOLF COURSE PARCEL NO. L: Commencing at POINT "C" as referenced above; thence South 71° 00' 00" West along a line radial to a previously described curve, a distance of 50.00 feet to the POINT OF BEGINNING of Golf Course Parcel No. 4; said point being on a concentric curve concave to the southwest having a radius of 3225.00 feet and a central angle of 01° 43' 38"; thence southeasterly along the arc of said curve, a distance of 97.22 feet to a point of compound curvature; thence southeasterly, southerly and southwesterly along the arc of a curve concave to the west having a radius of 185.00 feet and a central angle of 31° 50′ 46″, a distance of 102.83 feet; thence South 52° 41' 00" West, making an angle with the tangent to the last described curve, measured from south to southwest, of 38° 06' 36", a distance of 1088.05 feet; thence South 73° 30' 00" West, a distance of 121.68 feet to the beginning of a curve concave to the southeast having a radius of 103.62 feet and a central angle of 64° 12' 00"; thence southwesterly and southerly along the arc of said curve, a distance of 116.10 feet; thence South 09° 18' 00" West along the tangent to said curve, a distance of 40.86 feet to a point on the Development Line of SAILFISH POINT; thence North 80° 42' 00" West along said Development Line, a distance of 120.48 feet; thence North 76° 07' 20" West, a distance of 157.03 feet to a point on a curve concave to the east having a radius of 50.00 feet and a central angle of 06° 03' 57" and whose tangent at this point bears North 06° 51' 29" East; thence northerly along the arc of said curve, a distance of 5.29 feet to a point of compound curvature; thence northerly and northeasterly along the arc of a curve concave to the southeast having a radius of 1100.00 feet and a central angle of 12° 40′ 58″, a distance of 243.49 feet to a point of compound curvature; thence northeasterly along the arc of a curve concave to the southeast having a radius of 265.00 feet and a central angle of 25° 41' 50", a distance of 118.85 feet to a point, said point to be hereinafter referred to as POINT "D"; thence North 51° 08' 14" East along the tangent to said curve, a distance of 132.30 feet; thence North 39° 56' 00" East, a distance of 148.20 feet to the beginning of a curve concave to the west having a radius of 270.75 feet and a central angle of 54° 41' 10"; thence northeasterly, northerly and northwesterly along the arc of said curve, a distance of 258.41 feet; thence North 14° 45' 10" West along the tangent to said curve, a distance of 86.44 feet; thence South 82° 00' 00" East, a distance of 116.46 feet to the beginning of a curve concave to the northwest having a radius of 146.05 feet and a central angle of 51° 13' 00"; thence easterly and northeasterly along the arc of said curve, a distance of 130.55 feet; thence North 46° 47' 00" East along the tangent and said curve, a distance of 513.13 feet; thence South 73° 57' 41" East, a distance of 33.64 feet to the beginning of a concentric curve concave to the southwest having a radius of 410.00 feet and a central angle of 54° 57' 41"; thence southeasterly along the arc of said curve, a distance of 393.30 feet to the POINT OF BEGINNING. Containing 16.51 acres, more or less.

TOGETHER WITH GOLF COURSE PARCEL NO. M: Commencing at POINT "D" as referenced above; thence North 38° 51' 46" West along a radial line, a distance of 110.00 feet to the POINT OF BEGINNING of Golf Course Parcel No. 5; said point being on the arc of a concentric curve concave to the southeast having a radius of 375.00 feet and a central angle of 25° 41' 50"; thence southwesterly along the arc of said curve, a distance of 168.19 feet to a point of compound curvature; thence southwesterly along the arc of a concentric curve concave to the southeast having a radius of 1210.00 feet and a central angle of 12° 26' 34", a distance of 262.77 feet to a point of reverse curvature; thence southwesterly along the arc of a curve concave to the northwest having a radius of 50 feet and a central angle of 09° 25' 14", a distance of 8.22 feet to a point on said Development Line; thence North 76° 07' 20" West along said Development Line, making an angle with the tangent to the last described curve, measured from south to west, of 81° 27' 36", a distance of 8.34 feet; thence North 83° 00' 09" West, a distance of 13.02 feet to a point on a concentric curve concave to the southeast having a radius of 1232 feet and a central angle of 07° 48' 12"; thence northeasterly along the arc of said curve, a distance of 167.79 feet; thence North 36° 18' 12" West making an angle with the tangent to the last described curve, measured from southwest to northwest of 123° 20' 03", a distance of 226.98 feet; thence North 66° 26' 00" West, a distance of 231.64 feet; thence North 73° 47' 00" West, a distance of 892.49 feet to the beginning of a curve concave to the northeast having a radius of 133.39 feet and a central angle of 74° 48' 30"; thence northwesterly and northerly along the arc of said curve, a distance of 174.16 feet; thence North 14° 26' 30" East along the tangent to said curve, a distance of 183.00 feet; thence South 75° 33' 30" East, a distance of 135.00 feet to the beginning of a curve concave to the north having a radius of 944.50 feet and a central angle of 27° 30' 00"; thence easterly along the arc of said curve, a distance of 453.33 feet; thence North 76° 56' 30" East, along the tangent to said curve, a distance of 118.58 feet; thence South 09° 18' 08" East, a distance of 74.04 feet to the beginning of a curve concave to the northeast having a radius of 55.46 feet and a central angle of 71° 35' 48"; thence southeasterly and easterly along the arc of said curve, a distance of 69.31 feet; thence South 80° 53' 56" East along the tangent to said curve, a distance of 589.33 feet; thence North 82° 52' 30" East, a distance of 288.44 feet; thence South 15° 30' 00" West, a distance of 67.37 feet to the beginning of a curve concave to the east having a radius of 159.37 feet and a central angle of 46° 30' 00"; thence southwesterly, southerly and southeasterly along the arc of said curve, a distance of 129.34 feet to a point of reverse curvature; thence southeasterly, southerly and southwesterly along a curve concave to the west having a radius of 110.00 feet and a central angle of 57° 30' 00", a distance of 110.39 feet to a point of reverse curvature; thence southerly along the arc of a curve concave to the southeast having a radius of 300.00 feet and a central angle of 15° 00' 00", a distance of 78.54 feet; thence South 11° 30' 00" West along the tangent to said curve, a distance of 60.00 feet to the beginning of a curve concave to the northwest having a radius of 112.70 feet and a central angle of 39° 38' 14"; thence southerly and southwesterly along the arc of said curve, a distance of 77.96 feet; thence South 51° 08' 14" West along the tangent to said curve, a distance of 97.00 feet to the POINT OF BEGINNING. Containing 19.42 acres, more or less.

Golf Course Parcel No. I 71.60 acres, more or less Golf Course Parcel No. J 22.29 acres, more or less Golf Course Parcel No. K 13.63 acres, more or less Golf Course Parcel No. L 16.51 acres, more or less Golf Course Parcel No. M 19.42 acres, more or less Total Area 18 Hole Golf Course 143.45 acres, more or less

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. The Utility & Access Easement in Parcel 🔻 as shown is hereby dedicated to SAILFISH POINT PROPERTY OWNER'S ASSOCIATION, INC. The Board of County Commissioners of Martin County, Florida shall have

no responsibility, duty or liability regarding such easement.

Dates: this **q** day of **DECEMBER**, 1981.

ACKNOWLEDGEMENT STATE OF FLORIDA

BEFORE ME, the undersigned Notary Public, personally appeared DORAN T. SEAQUIST, JR. and T. 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

My Commission expires:

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.

THIS PLAT AND THE PROPERTY DESCRIBED HEREIN ARE SUBJECT TO THE COVENANTS, RESTRICTIONS, LEIN 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 **377/50**, IN OFFICIAL RECORD BOOK 513, AT PAGE/044, 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. 6 SAILFISH POINT

P.U.D. RECORDED CONCURRENTLY WITH THE RECORDATION

Date: Oct. 20 1981.

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA

COUNTY OF MARTINSS

APPROVAL OF COUNTY

OF THIS PLAT.

This Plat is hereby approved by the undersigned on the

date or dates indicated. 1/12/82

SURVEYOR'S CERTIFICATION STATE OF FLORIDA COUNTY OF PALM BEACHSS

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on **June Live o** 1981 the hereon plat was prepared and delineated under my supervision and is a correct representation of the lands hereon described as surveyed by LINDAHL, BROWNING, FERRARI & HELLSTROM, INC. GEE & JENSON - Engineers, Architects, Planners, Inc.

KNOW ALL MEN BY THESE PRESENTS, that the undersigned does

hereby certify that on Oct 20 th, 1981, they completed

plat is a correct representation of the lands hereon described

and platted; that permanent reference monuments have been set as

requirement of Part 1, Chapter 177, Florida Statutes, as Amended

LINDAHL, BROWNING, FERRARI & HELLSTROM, IN

the survey of lands as shown on the hereon plat; that said

required by law; and that the survey data complies with all

and Ordinances of Martin County, Florida.

13 hayma

Florida Registration No. 2633

Professional Land Surveyor Florida Registration No. 2283 Date: OCT. 20, 1981

SUBDIVISION PARCEL CONTROL NUMBER:

08-38-42-008-000-0000.0

THIS INSTRUMENT PREPARED BY WILLIAM G. WALLACE, JR. 2019 Okeechobee Boulevard West Palm Beach, Florida.