SUNLIGHT RANCH

BEING A PORTION OF SECTIONS 1, 2, 3 AND 4, TOWNSHIP 40 SOUTH, RANGE 40 EAST AND A PORTION OF SECTIONS 28 AND 33, TOWNSHIP 39 SOUTH, RANGE 40 EAST MARTIN COUNTY, FLORIDA.

Plat Book 16 Page 46

FILED FOR RECORD
MARTIN CO. FL
2007 JUN 30 PM 3:48
MARSHA EWING
CLERK OF CIRCUIT COURT
BY _____ D.C.

LEGAL DESCRIPTION

PARCEL 1
(GROVE NUMBER 2)

A PARCEL OF LAND LYING WITHIN SECTIONS 2, 3, AND 4, TOWNSHIP 40 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE S01°54'59"E, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 100.02 FEET, TO THE SOUTH LINE OF THE NORTH 100.00 FEET OF SAID SECTION 3 AND THE POINT OF BEGINNING; THENCE S89°30'59"W, A DISTANCE OF 100.03 FEET; THENCE S89°21'45"W, A DISTANCE OF 795.61 FEET; THENCE S00°49'06"E, A DISTANCE OF 377.41 FEET; THENCE S89°23'29"W, A DISTANCE OF 2049.99 FEET; THENCE S00°30'29"E, A DISTANCE OF 770.39 FEET; THENCE N89°22'03"E, A DISTANCE OF 1499.34 FEET; THENCE S00°26'59"E, A DISTANCE OF 452.15 FEET; THENCE N89°33'38"W, A DISTANCE OF 196.00 FEET; THENCE S00°30'01"E, A DISTANCE OF 702.45 FEET; THENCE N89°54'38"E, A DISTANCE OF 8204.73 FEET; THENCE N00°03'28"E, A DISTANCE OF 804.38 FEET; THENCE N51°19'28"E, A DISTANCE OF 199.30 FEET; THENCE N88°20'46"E, A DISTANCE OF 713.34 FEET; THENCE N48°16'35"E, A DISTANCE OF 1486.97 FEET; THENCE N00°25'54"W, A DISTANCE OF 464.54 FEET TO THE SOUTH LINE OF THE NORTH 100.00 FEET OF SAID SECTION 2; THENCE S89°19'32"W, ALONG THE SOUTH LINE OF THE NORTH 100.00 FEET OF SAID SECTION 2, A DISTANCE OF 3267.30 FEET TO THE WEST LINE OF SAID SECTION 2; THENCE S89°19'32"W, ALONG THE SOUTH LINE OF THE NORTH 100.00 FEET OF SAID SECTION 3, A DISTANCE OF 5283.48 FEET, TO THE POINT OF BEGINNING.

CONTAINING 508.53 ACRES (508.88 ACRES BY DEED) OF LAND, MORE OR LESS.

AND TOGETHER WITH:
(GROVE NUMBER 4)

A PARCEL OF LAND LYING WITHIN SECTIONS 1, 2, AND 3 TOWNSHIP 40 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE S01°54'59"E, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 100.02 FEET, TO THE SOUTH LINE OF THE NORTH 100.00 FEET OF SAID SECTION 3; THENCE S89°30'59"W, A DISTANCE OF 100.03 FEET; THENCE S89°21'45"W, A DISTANCE OF 795.61 FEET; THENCE N49°49'06"E, A DISTANCE OF 377.41 FEET; THENCE S89°23'29"W, A DISTANCE OF 2049.99 FEET; THENCE S00°30'29"E, A DISTANCE OF 770.39 FEET; THENCE N89°22'03"E, A DISTANCE OF 1499.34 FEET; THENCE S00°26'59"E, A DISTANCE OF 452.14 FEET; THENCE N89°33'38"W, A DISTANCE OF 196.00 FEET; THENCE S00°30'01"E, A DISTANCE OF 702.45 FEET; THENCE N89°54'38"E, A DISTANCE OF 2904.59 FEET, TO THE POINT OF BEGINNING; THENCE S00°41'15"E, A DISTANCE OF 1290.53 FEET; THENCE N89°17'04"E, A DISTANCE OF 1470.70 FEET; THENCE S01°44'46"E, A DISTANCE OF 1570.14 FEET TO THE SOUTH LINE OF SAID SECTION 3; THENCE N89°06'04"E, ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 2645.21 FEET TO THE WEST LINE OF SAID SECTION 2; THENCE N88°08'10"E, ALONG THE SOUTH LINE OF SAID SECTION 2, A DISTANCE OF 2639.28 FEET TO THE SOUTH ONE-QUARTER CORNER OF SECTION 2; THENCE N88°11'20"E, ALONG THE SOUTH LINE OF SAID SECTION 2, A DISTANCE OF 2636.82 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 2; THENCE N89°23'06"E, ALONG THE SOUTH LINE OF SAID SECTION 1, A DISTANCE OF 18.77 FEET; THENCE N00°38'20"W, A DISTANCE OF 2645.50 FEET; THENCE S89°54'39"W, A DISTANCE OF 9445.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 547.77 ACRES (547.83 ACRES BY DEED) OF LAND, MORE OR LESS.

ADD PARCEL 1

A PARCEL OF LAND LYING WITHIN SECTION 3 AND SECTION 10 TOWNSHIP 40 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 3; THENCE S89°51'22"W FOR 1.33 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE S00°57'26"E, FOR 13.99 FEET; THENCE N89°58'40"W FOR 105.00 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF THE CHARLES M. ARMSTRONG PARCEL, AS RECORDED IN OFFICIAL RECORDS BOOK 1846 AT PAGE 2756 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N00°54'02"W ALONG SAID EASTERLY LINE FOR 1584.42 FEET; THENCE S89°58'16"E FOR 105.00 FEET; THENCE S00°54'02"E FOR 1570.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.82 ACRES OF LAND, MORE OR LESS.

ACCESS ROAD

THE WEST 60 FEET OF THE EAST 160 FEET OF THE NORTH 100 FEET OF SECTION 4, TOWNSHIP 40 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA.

AND TOGETHER WITH:

THE WEST 60 FEET OF THE EAST 160 FEET OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA.

AND TOGETHER WITH:

THE WEST 60 FEET OF THE EAST 160 FEET OF THAT PORTION OF SECTION 28, TOWNSHIP 39 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA, LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF KANNER HIGHWAY (STATE ROAD 76 – 200' RIGHT OF WAY).

CONTAINING 9.95 ACRES OF LAND, MORE OR LESS.

THIS SITE CONTAINS 1,070.07 TOTAL ACRES, MORE OR LESS.

TITLE CERTIFICATION

I, JOSEPH D. GROSSO, JR., A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF Nov 7, 2006, AT 12:00

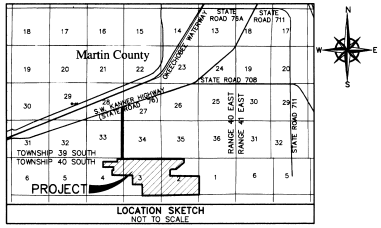
1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION OR OTHER ENTITY WHICH EXECUTED THE CERTIFICATE OF OWNERSHIP AND DEDICATION, HEREON.
2. MORTGAGE NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON IS AS FOLLOWS:

(1) MORTGAGE IN FAVOR OF FIDELITY FEDERAL BANK AND TRUST, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES, DATED AUGUST 23, 2006 AND RECORDED AUGUST 28, 2006 IN OFFICIAL RECORDS BOOK 2175, PAGE 933, AND RE-RECORDED IN OFFICIAL RECORDS BOOK 2188, PAGE 2084, AND ASSIGNMENT OF RENTS RECORDED IN OFFICIAL RECORDS BOOK 2175, PAGE 941 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 2188, PAGE 2096, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192 F.S. HAVE BEEN PAID.

DATED THIS 7th DAY OF November, 2006

JOSEPH D. GROSSO, JR.
ATTORNEY AT LAW, FLORIDA BAR NO. 26107
614 S.E. CENTRAL PARKWAY
STUART, FLORIDA 34994



LOCATION SKETCH
NOT TO SCALE

MORTGAGEE'S CONSENT TO PLAT

FIDELITY FEDERAL BANK AND TRUST, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES, HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE DATED AUGUST 23, 2006, AND RECORDED AUGUST 28, 2006 IN OFFICIAL RECORDS BOOK 2175, PAGE 933, AND RE-RECORDED IN OFFICIAL RECORDS BOOK 2188, PAGE 2084, AND ASSIGNMENT OF RENTS RECORDED IN OFFICIAL RECORDS BOOK 2175, PAGE 941, AND RE-RECORDED IN OFFICIAL RECORDS BOOK 2188, PAGE 2096, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND THAT IT CONSENTS TO THE DEDICATIONS HEREON AND DOES HEREBY SUBORDINATE ITS MORTGAGE, LIEN AND ENCUMBRANCE, AS DESCRIBED ABOVE, TO SUCH DEDICATION.

FIDELITY FEDERAL BANK AND TRUST, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES

ATTEST:
BY: _____
ITS: SR. VICE PRESIDENT

BY: _____
ITS: SR. VICE PRESIDENT

ACKNOWLEDGMENT
STATE OF Florida
COUNTY OF Palm Beach

BEFORE ME THE UNDERSIGNED NOTARY PERSONALLY APPEARED John M. Ahearn Jr. AND Steven L. Weber WELL KNOWN TO BE THE Senior Vice Pres. AND Senior Vice Pres. RESPECTIVELY, OF FIDELITY FEDERAL BANK AND TRUST, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH MORTGAGEE'S CONSENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. THEY ARE PERSONALLY KNOWN TO ME, OR PRODUCED _____ AS IDENTIFICATION. WITNESS MY HAND AND OFFICIAL STAMP, THIS 8th DAY OF Nov, 2006.

NOTARY PUBLIC
PRINTED NAME: Gina L. Gillette
MY COMMISSION EXPIRES: April 7, 2008
DD305266

(NOTARY SEAL)
GINA L. GILLETTE
Notary Public - State of Florida
My Commission Expires Apr 7, 2008
Commission # DD 305266

GENERAL NOTES

A. BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NAD 83/90, FLORIDA EAST, AS DERIVED FROM MARTIN COUNTY G.P.S. POINTS, REFERENCE A BEARING OF N00°56'45"W ALONG THE EAST LINE OF SECTION 2, TOWNSHIP 40 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA.

B. THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.

C. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

D. IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS.

E. IT SHALL BE UNLAWFUL TO ALTER THE APPROVED SLOPES, CONTOURS, OR CROSS SECTIONS OR TO CHEMICALLY, MECHANICALLY, OR MANUALLY REMOVE, DAMAGE, OR DESTROY ANY PLANTS IN THE LITTORAL OR UPLAND TRANSITION ZONE BUFFER AREAS OF CONSTRUCTION LAKES EXCEPT UPON THE WRITTEN APPROVAL OF THE MARTIN COUNTY GROWTH MANAGEMENT DIRECTOR, AS APPLICABLE. IT IS THE RESPONSIBILITY OF THE OWNER OR SUNLIGHT RANCH PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS TO MAINTAIN THE REQUIRED SURVIVORSHIP AND COVERAGE OF THE RECLAIMED UPLAND AND PLANTED LITTORAL AND UPLAND TRANSITION AREAS AND TO ENSURE ONGOING REMOVAL OF PROHIBITED AND INVASIVE NONNATIVE PLANT SPECIES FROM THESE AREAS.

F. ALL STRUCTURES GREATER THAN 499 SQUARE FEET MUST BE CONSTRUCTED WITH AUTOMATIC SPRINKLERS.

G. THE LAKE MAINTENANCE EASEMENTS AND DRAINAGE EASEMENTS AROUND CONSERVATION/DRAINAGE AREAS A & B ARE OFFSET AND PARALLEL TO CONSERVATION/DRAINAGE AREAS A & B, EXCEPT FOR THE CHANGES OF DIRECTION WHERE THE LINES ARE FILLETED WITH A 10.00' FOOT RADIUS.

LEGEND

- ○ INDICATES NO. 5 (5/8") IRON ROD AND CAP "BL LB 6852" UNLESS OTHERWISE NOTED
- ☐ INDICATES SET 4"X4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "BETSY LINDSAY, INC. LB 6852 PRM" [PERMANENT REFERENCE MONUMENT (PRM)] UNLESS OTHERWISE NOTED
- ◉ INDICATES PARKER KALON NAIL & WASHER "BL LB 6852" [PERMANENT CONTROL POINT (PCP)] UNLESS OTHERWISE NOTED

A.E.	INDICATES ACCESS EASEMENT
BL	INDICATES BETSY LINDSAY, INC.
CB	INDICATES CHORD BEARING
CH.	INDICATES CHORD LENGTH
CM	INDICATES CONCRETE MONUMENT
Δ	INDICATES DELTA (CENTRAL) ANGLE
D	INDICATES DEED
D.E.	INDICATES DRAINAGE EASEMENT
E	INDICATES EAST
IRC	INDICATES IRON ROD & CAP
L	INDICATES LENGTH OF ARC
LB	INDICATES LICENSED BUSINESS
M	INDICATES MEASURED
N	INDICATES NORTH
NAD	INDICATES NORTH AMERICAN DATUM
NGVD	INDICATES NATIONAL GEODETIC VERTICAL DATUM OF 1929
O.R.B.	INDICATES OFFICIAL RECORDS BOOK
PCP	INDICATES PERMANENT CONTROL POINT
P.R.M.	INDICATES PERMANENT REFERENCE MONUMENT
R	INDICATES RADIUS
S	INDICATES SOUTH
SQ.FT.	INDICATES SQUARE FEET
U.E.	INDICATES UTILITY EASEMENT
W.	INDICATES WEST

COUNTY APPROVAL

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

12/21/06 DATE — COUNTY SURVEYOR AND MAPPER

12/22/06 DATE — COUNTY ENGINEER

1/2/07 DATE — COUNTY ATTORNEY

1/23/07 DATE — CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

BCC: 10-10-06

ATTEST:
Marsha Ewing
CLERK OF COURT
By Charlotte Burkey DC

CERTIFICATE OF SURVEYOR AND MAPPER

I, ELIZABETH A. LINDSAY, HEREBY CERTIFY THAT THIS PLAT OF "SUNLIGHT RANCH" AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW; THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND LOT CORNERS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND, FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

BY: _____
ELIZABETH A. LINDSAY
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 4724
LICENSED BUSINESS NO. 6852

DATE: OCTOBER 25, 2006

SEAL

CLERK'S RECORDING CERTIFICATE

I, MARSHA EWING, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT, WAS FILED FOR RECORD IN PLAT BOOK 16, PAGE 46, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 4th DAY OF September 2007

MARSHA EWING, CLERK OF THE CIRCUIT COURT, MARTIN COUNTY, FLORIDA.

FILE NUMBER 1391165
BY Charlotte Burkey
DEPUTY CLERK

02-40-40-001-000-0000.0
PARCEL CONTROL NO.

BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7907 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5793 (772)286-5603 FAX
LICENSED BUSINESS NO. 6852

SUNLIGHT RANCH

BEING A PORTION OF SECTIONS 1, 2, 3 AND 4, TOWNSHIP 40 SOUTH, RANGE 40 EAST AND A PORTION OF SECTIONS 28 AND 33, TOWNSHIP 39 SOUTH, RANGE 40 EAST MARTIN COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP AND DEDICATION

TRAILSIDE LAND COMPANY INC., A FLORIDA CORPORATION, BY AND THROUGH ITS UNDERSIGNED AUTHORIZED OFFICERS, HEREBY CERTIFIES THAT IT IS THE FEE TITLE OWNER OF THE REAL PROPERTY DESCRIBED ON THIS PLAT OF SUNLIGHT RANCH AND DOES HEREBY DEDICATE THE FOLLOWING PROPERTY INTERESTS ONTO ITSELF, SUCCESSORS AND ASSIGNS WITHOUT APPLICATION OF THE MERGER OF TITLE DOCTRINE AND TO SUCH OTHER ENTITIES AS ARE HEREINAFTER SPECIFICALLY DESIGNATED, AS FOLLOWS:

1. ACCESS EASEMENTS
THE ACCESS EASEMENTS SHOWN ON THIS PLAT OF SUNLIGHT RANCH ARE DESIGNATED AS PRIVATE ACCESS EASEMENTS, AND ARE DECLARED TO BE THE PROPERTY OF TRAILSIDE LAND COMPANY, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS (HEREINAFTER "CORPORATION"), AND THE PRIVATE ACCESS EASEMENTS SHALL BE CONVEYED BY DEED TO THE CORPORATION, FOR ACCESS, DRAINAGE AND UTILITY PURPOSES (INCLUDING CATV), AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE CORPORATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE ACCESS EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

2. LAKE MAINTENANCE EASEMENTS (L.M.E.)
THE LAKE MAINTENANCE EASEMENTS AS SHOWN ON THIS PLAT OF SUNLIGHT RANCH ARE DESIGNATED AS PRIVATE LAKE MAINTENANCE EASEMENTS, AND ARE HEREBY DECLARED TO BE THE PROPERTY OF TRAILSIDE LAND COMPANY, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS (HEREINAFTER "CORPORATION") AND SHALL BE CONVEYED BY DEED TO THE CORPORATION FOR LAKE MAINTENANCE PURPOSES. THE LAKE MAINTENANCE EASEMENTS SHALL BE MAINTAINED BY THE CORPORATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY LAKE MAINTENANCE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

3. UTILITY EASEMENTS
THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF SUNLIGHT RANCH 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. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

4. DRAINAGE EASEMENTS
THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF SUNLIGHT RANCH AND DESIGNATED AS SUCH ON PLAT ARE HEREBY DECLARED TO BE THE PROPERTY OF, AND DEDICATED TO, TRAILSIDE LAND COMPANY, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS (HEREINAFTER "CORPORATION") AS PRIVATE DRAINAGE EASEMENTS WHICH SHALL BE CONVEYED BY DEED TO THE CORPORATION FOR THE PURPOSE OF INSTALLATION OF DRAINAGE FACILITIES AND THE FLOW OF SURFACE WATER. THE DRAINAGE EASEMENTS AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE CORPORATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, THE PRIVATE DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

5. CONSERVATION/DRAINAGE AREAS
THE CONSERVATION/DRAINAGE AREAS SHOWN ON THIS PLAT OF SUNLIGHT RANCH AS CONSERVATION/DRAINAGE AREAS A AND B, (HEREINAFTER REFERRED TO COLLECTIVELY AS "CONSERVATION/DRAINAGE AREAS") ARE DEDICATED TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (HEREINAFTER REFERRED TO AS SFWMD). PORTIONS OF THIS PLAT PERTAINING TO THE CONSERVATION/DRAINAGE AREAS OR THE RESTRICTIONS SET FORTH BELOW SHALL NOT BE AMENDED, REVISED, RELINQUISHED OR REVOKED WITHOUT THE PRIOR WRITTEN CONSENT OF THE SFWMD. CONSERVATION/DRAINAGE AREAS SHALL ALLOW FOR THE STORAGE AND FLOW OF TREATED STORMWATER RUNOFF IN ACCORDANCE WITH THE SFWMD PERMIT NUMBER 43-00087-S.

IT IS THE PURPOSE OF THESE RESTRICTIONS TO RETAIN LAND OR WATER AREAS SET FORTH AS THE CONSERVATION/DRAINAGE AREAS IN THEIR NATURAL, VEGETATIVE, HYDROLOGIC, SCENIC, OPEN, AGRICULTURAL, OR WOODED STATE FOR FISH, PLANTS, OR WILDLIFE. THOSE CONSERVATION/DRAINAGE AREAS AND/OR UPLAND AREAS INCLUDED IN THIS RESTRICTION WHICH ARE TO BE ENHANCED OR CREATED PURSUANT TO THE SFWMD PERMIT SHALL BE RETAINED AND MAINTAINED IN THE ENHANCED OR CREATED CONDITIONS REQUIRED BY THE SFWMD PERMIT.

THE MAINTENANCE AND MONITORING OF THE CONSERVATION/DRAINAGE AREAS SHALL BE THE PERPETUAL OBLIGATION OF SUNLIGHT RANCH PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SFWMD AND MARTIN COUNTY. SUCH AREAS SHALL BE THE RESPONSIBILITY OF THE SUNLIGHT RANCH PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, IN ACCORDANCE WITH THE SFWMD PERMIT. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF, THE CONSERVATION/DRAINAGE AREAS SHALL OCCUR EXCEPT AS SPECIFIED WITHIN THE SFWMD PERMIT. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH CONSERVATION AREAS DESIGNATED AS SUCH ON THIS PLAT.

A) TO CARRY OUT THIS PURPOSE, THE FOLLOWING RIGHTS ARE CONVEYED TO THE SFWMD AND THE ASSOCIATION:

1) TO ENTER UPON THE PROPERTY DESCRIBED ON THIS PLAT TO ACCESS CONSERVATION/DRAINAGE AREAS AT REASONABLE TIMES TO ENFORCE THE RIGHT HEREIN GRANTED IN A MANNER THAT WILL NOT UNREASONABLY INTERFERE WITH THE USE AND QUIET ENJOYMENT OF THE PROPERTY BY THE PROPERTY OWNER, ITS SUCCESSORS AND ASSIGNS, AT THE TIME OF SUCH ENTRY; AND

2) TO ENJOIN ANY ACTIVITY ON OR USE OF THE CONSERVATION/DRAINAGE AREAS THAT IS INCONSISTENT WITH THESE RESTRICTIONS AND TO ENFORCE THE RESTORATION OF SUCH AREAS OR FEATURES OF THE CONSERVATION/DRAINAGE AREAS THAT MAY BE DAMAGED BY ANY INCONSISTENT ACTIVITY OR USE.

B) EXCEPT FOR RESTORATION, CREATION, ENHANCEMENT, MAINTENANCE, AND MONITORING ACTIVITIES, OR SURFACE WATER MANAGEMENT IMPROVEMENTS, WHICH ARE PERMITTED OR REQUIRED BY THE SFWMD PERMIT, THE FOLLOWING ACTIVITIES ARE PROHIBITED IN OR ON THE CONSERVATION/DRAINAGE AREAS:

1) CONSTRUCTION OR PLACING OF BUILDINGS, ROADS, SIGNS, BILLBOARDS OR OTHER ADVERTISING, UTILITIES, OR OTHER STRUCTURES ON OR ABOVE THE GROUND;

2) DUMPING OR PLACING OF SOIL OR OTHER SUBSTANCE OR MATERIAL AS LANDFILL, OR DUMPING OR PLACING OF TRASH, WASTE, OR UNSIGHTLY OR OFFENSIVE MATERIALS;

3) REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION, EXCEPT FOR THE REMOVAL OF EXOTIC OR NUISANCE VEGETATION IN ACCORDANCE WITH A DISTRICT APPROVED MAINTENANCE PLAN;

4) EXCAVATION, DREDGING, OR REMOVAL OF LOAM, PEAT, GRAVEL, SOIL, ROCK, OR OTHER MATERIAL SUBSTANCE IN SUCH MANNER AS TO AFFECT THE SURFACE, EXCEPT AS ALLOWED PURSUANT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR SUNLIGHT RANCH, AS IT MAY BE AMENDED FROM TIME TO TIME;

5) SURFACE USE EXCEPT FOR PURPOSES THAT PERMIT THE LAND OR WATER AREA TO REMAIN IN ITS NATURAL CONDITION, EXCEPT AS ALLOWED PURSUANT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR SUNLIGHT RANCH, AS IT MAY BE AMENDED FROM TIME TO TIME;

6) ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, SOIL CONSERVATION, OR FISH AND WILD LIFE HABITAT PRESERVATION INCLUDING, BUT NOT LIMITED TO, DITCHING, DIKING, AND FENCING, EXCEPT AS ALLOWED PURSUANT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR SUNLIGHT RANCH, AS IT MAY BE AMENDED FROM TIME TO TIME;

7) ACTS OR USES DETRIMENTAL TO SUCH AFOREMENTIONED RETENTION OF LAND OR WATER AREAS;

C) TRAILSIDE LAND COMPANY, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS RESERVES ALL RIGHTS AS OWNER OF THE PROPERTY, INCLUDING THE RIGHT TO ENGAGE IN USES OF THE PROPERTY THAT ARE NOT PROHIBITED HEREIN AND WHICH ARE NOT INCONSISTENT WITH ANY SFWMD RULE, CRITERIA, PERMIT, AND THE INTENT AND PURPOSES OF THESE RESTRICTIONS.

D) OFF ROAD VEHICLES, HEAVY EQUIPMENT OR OTHER VEHICLES SHALL BE PROHIBITED FROM ENTERING CONSERVATION AREAS WHICH THESE RESTRICTIONS COVER UNLESS THE PERMITTEE HAS RECEIVED WRITTEN APPROVAL FROM SFWMD.

E) MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY CONSERVATION/DRAINAGE AREAS DESIGNATED AS SUCH ON THIS PLAT.

F) THE MAINTENANCE AND MONITORING OF THE CONSERVATION/DRAINAGE AREAS SHALL BE THE PERPETUAL OBLIGATION OF THE SUNLIGHT RANCH PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SFWMD OR MARTIN COUNTY.

6. PUBLIC FLOW-THROUGH DRAINAGE EASEMENT
NOT WITHSTANDING THE OBLIGATION OF SUNLIGHT RANCH PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), OF MAINTENANCE, REPAIR AND REPLACEMENT AS TO THE PRIVATE DRAINAGE EASEMENTS AND/OR TRACTS SHOWN ON THIS PLAT, THERE IS HEREBY DEDICATED TO MARTIN COUNTY A NON-EXCLUSIVE, FLOW-THROUGH DRAINAGE EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER THE PRIVATE DRAINAGE EASEMENTS AS SHOWN HEREON.
IN THE EVENT THAT THE FREE FLOW OF WATER THROUGH THE ABOVE-DESCRIBED PRIVATE DRAINAGE EASEMENTS AND INTO THE PUBLIC DRAINAGE SYSTEM IS DISRUPTED OR PREVENTED, MARTIN COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, OF REASONABLE ACCESS TO, AND ENTRY UPON, SUCH PRIVATE DRAINAGE EASEMENTS AND ADJACENT LAND FOR THE PURPOSE OF PERFORMING FLOW-THROUGH DRAINAGE MAINTENANCE UPON THIRTY (30) DAYS PRIOR WRITTEN NOTICE TO THE ASSOCIATION; HOWEVER, MARTIN COUNTY SHALL BE REQUIRED ONLY TO ATTEMPT TO PROVIDE REASONABLE NOTICE TO THE ASSOCIATION IN ORDER TO PERFORM FLOW-THROUGH DRAINAGE MAINTENANCE IN RESPONSE TO A DRAINAGE-RELATED EMERGENCY WHICH POSES AN IMMEDIATE THREAT TO THE PUBLIC HEALTH, SAFETY AND WELFARE. WITHIN TEN (10) DAYS OF THE PERFORMANCE OF FLOW-THROUGH DRAINAGE MAINTENANCE BY MARTIN COUNTY, THE ASSOCIATION SHALL PAY TO THE COUNTY THE AMOUNT OF ALL COSTS (INCLUDING ADMINISTRATIVE COSTS) THEREBY INCURRED, AND THE AMOUNT OF SUCH COSTS WILL CONSTITUTE AN EQUITABLE OR SPECIAL ASSESSMENT LIEN, AS DETERMINED BY MARTIN COUNTY, ON ASSOCIATION PROPERTY, INCLUDING THE ABOVE-DESCRIBED EASEMENTS, AND THE LIEN MAY BE ENFORCED IN ACCORDANCE WITH APPLICABLE LAW.

7. BRIDLE PATH EASEMENTS
THE BRIDLE PATH EASEMENTS SHOWN ON THIS PLAT OF SUNLIGHT RANCH, AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF, AND DEDICATED TO, TRAILSIDE LAND COMPANY, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS (HEREINAFTER "CORPORATION"), AS PRIVATE BRIDLE PATH EASEMENTS FOR EQUESTRIAN PURPOSES OR SUCH OTHER PURPOSES AS MAY BE EXPRESSLY SET FORTH IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR SUNLIGHT RANCH, AS IT MAY BE AMENDED FROM TIME TO TIME. ALL BRIDLE PATH FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE CORPORATION. THE USE OF MOTORIZED VEHICLES, INCLUDING, WITHOUT LIMITATION, CARS, TRUCKS, MOTORCYCLES, AND ATV'S, OTHER THAN THOSE REQUIRED TO MAINTAIN THESE AREAS OR FOR THE CONSTRUCTION OR REPAIR OF IMPROVEMENTS, FENCES, AND OTHER STRUCTURES, IS PROHIBITED.

8. STREET AND RIGHT-OF-WAY
THAT PORTION OF S.W. SUNLIGHT RANCH DRIVE LYING NORTH OF THE SOUTH LINE OF THE NORTH 100.00 FEET OF SECTION 4, TOWNSHIP 40 SOUTH, RANGE 40 EAST SHOWN ON THIS PLAT OF SUNLIGHT RANCH, AND DESIGNATED AS PRIVATE, IS HEREBY DECLARED TO BE THE PROPERTY OF TRAILSIDE LAND COMPANY, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS (HEREINAFTER "CORPORATION"), AND THE PRIVATE STREET AND RIGHT-OF-WAY SHALL BE CONVEYED BY DEED TO THE CORPORATION, FOR ACCESS, DRAINAGE AND UTILITY PURPOSES (INCLUDING CATV), AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE CORPORATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR, ANY PRIVATE STREET AND RIGHT-OF-WAY DESIGNATED AS SUCH ON THIS PLAT.

9. WATER DETENTION EASEMENTS
THE WATER DETENTION EASEMENTS SHOWN ON THIS PLAT OF SUNLIGHT RANCH AND DESIGNATED AS SUCH ON THE PLAT ARE HEREBY DEDICATED TO TRAILSIDE LAND COMPANY, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS (HEREINAFTER "CORPORATION") AS PRIVATE WATER DETENTION EASEMENTS FOR THE PURPOSE OF WATER DETENTION, INSTALLATION AND MAINTENANCE OF DRAINAGE STRUCTURES AND THE FLOW OF SURFACE WATER. THE WATER DETENTION EASEMENTS AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE CORPORATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, THE PRIVATE WATER DETENTION EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

SIGNED AND SEALED THIS 7th DAY OF November 2006, ON BEHALF OF TRAILSIDE LAND COMPANY, INC., A FLORIDA CORPORATION, BY JAMES A. BURG, AS THE PRESIDENT OF TRAILSIDE LAND COMPANY, INC., A FLORIDA CORPORATION.

TRAILSIDE LAND COMPANY, INC., A FLORIDA CORPORATION.

WITNESS: Teri M. Weyandt

WITNESS: Cheryl Ann Curlett

BY: _____
JAMES A. BURG
PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS 7th DAY OF November 2006, PERSONALLY APPEARED JAMES A. BURG, TO ME WELL KNOWN TO BE THE PRESIDENT OF TRAILSIDE LAND COMPANY, INC., A FLORIDA CORPORATION, AND THAT HE ACKNOWLEDGED THAT HE EXECUTED SUCH ACCEPTANCE OF DEDICATIONS HEREON AS SUCH OFFICER OF THE CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

(NOTARY STAMP)

NOTARY PUBLIC STATE OF FLORIDA
Teri M. Weyandt
Commission #DD574462
Expires: JULY 17, 2010
BONDED THRU ATLANTIC BONDING CO, INC.

Teri M. Weyandt
NOTARY PUBLIC

PRINTED NAME: Teri M. Weyandt

MY COMMISSION EXPIRES: 7-17-2010

ACCEPTANCE OF DEDICATIONS

SUNLIGHT RANCH PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, DOES HEREBY ACCEPT OWNERSHIP AND DEDICATION OF THE UTILITY EASEMENTS, CONSERVATION/DRAINAGE AREAS, PUBLIC FLOW-THROUGH DRAINAGE EASEMENT AND COMMON AREAS DEDICATED TO IT, AS SHOWN ON THIS PLAT OF SUNLIGHT RANCH, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON.
DATED THIS 7th DAY OF November, 2006.

WITNESS: Teri M. Weyandt
NAME: Teri M. Weyandt

WITNESS: Cheryl Ann Curlett
NAME: Cheryl Ann Curlett

SUNLIGHT RANCH PROPERTY OWNERS ASSOCIATION, INC.

BY: _____
JAMES A. BURG
PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MARTIN

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PRINTED NAME: Teri M. Weyandt

MY COMMISSION EXPIRES: 7-17-2010

LEGEND

○	INDICATES NO. 5 (5/8") IRON ROD AND CAP "BL LB 6852" UNLESS OTHERWISE NOTED	A.E. INDICATES ACCESS EASEMENT
		BL INDICATES BETSY LINDSAY, INC.
		CB INDICATES CHORD BEARING
⊡	INDICATES SET 4"X4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "BETSY LINDSAY, INC. LB 6852 PRM" [PERMANENT REFERENCE MONUMENT (PRM)] UNLESS OTHERWISE NOTED	CH INDICATES CHORD LENGTH
		CM INDICATES CONCRETE MONUMENT
		Δ INDICATES DELTA (CENTRAL) ANGLE
		D INDICATES DEED
		D.E. INDICATES DRAINAGE EASEMENT
		E INDICATES EAST
◉	INDICATES PARKER KALON NAIL & WASHER "BL LB 6852" [PERMANENT CONTROL POINT (PCP)] UNLESS OTHERWISE NOTED	R/C INDICATES IRON ROD & CAP
		L INDICATES LENGTH OF ARC
		LB INDICATES LICENSED BUSINESS
		M INDICATES MEASURED
		N INDICATES NORTH
		NAD INDICATES NORTH AMERICAN DATUM
		NGVD INDICATES NATIONAL GEODETIC VERTICAL DATUM OF 1929
		O.R.B. INDICATES OFFICIAL RECORDS BOOK
		PCP INDICATES PERMANENT CONTROL POINT
		P.R.M. INDICATES PERMANENT REFERENCE MONUMENT
		R INDICATES RADIUS
		S INDICATES SOUTH
		SQ.FT. INDICATES SQUARE FEET
		U.E. INDICATES UTILITY EASEMENT
		W INDICATES WEST

GENERAL NOTES

A. BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NAD 83/90, FLORIDA EAST, AS DERIVED FROM MARTIN COUNTY C.P.S. POINTS, REFERENCE A BEARING OF N00°58'45"W ALONG THE EAST LINE OF SECTION 2, TOWNSHIP 40 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA.

B. THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.

C. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

D. IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE STREET DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT LOCATED THEREIN, THEN THE COUNTY SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH COUNTY SPECIFICATIONS.

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F. ALL STRUCTURES GREATER THAN 400 SQUARE FEET MUST BE CONSTRUCTED WITH AUTOMATIC SPRINKLERS.

G. THE LAKE MAINTENANCE EASEMENTS AND DRAINAGE EASEMENTS AROUND CONSERVATION/DRAINAGE AREAS A & B ARE OFFSET AND PARALLEL TO CONSERVATION/DRAINAGE AREAS A & B, EXCEPT FOR THE CHANGES OF DIRECTION WHERE THE LINES ARE FILLETED WITH A 10.00 FOOT RADIUS.

SEAL | SEAL

BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7607 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5783 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

Plat Book 16 Page 46

SUNLIGHT RANCH

BEING A PORTION OF SECTIONS 1, 2, 3 AND 4, TOWNSHIP 40 SOUTH, RANGE 40 EAST AND A PORTION OF SECTIONS 28 AND 33, TOWNSHIP 39 SOUTH, RANGE 40 EAST MARTIN COUNTY, FLORIDA.

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LEGEND

- ○ INDICATES NO. 5 (5/8") IRON ROD AND CAP "BL LB 6852" UNLESS OTHERWISE NOTED
- ⊡ INDICATES SET 4"X4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "BETSY LINDSAY, INC. LB 6852 PRM" [PERMANENT REFERENCE MONUMENT (PRM)] UNLESS OTHERWISE NOTED
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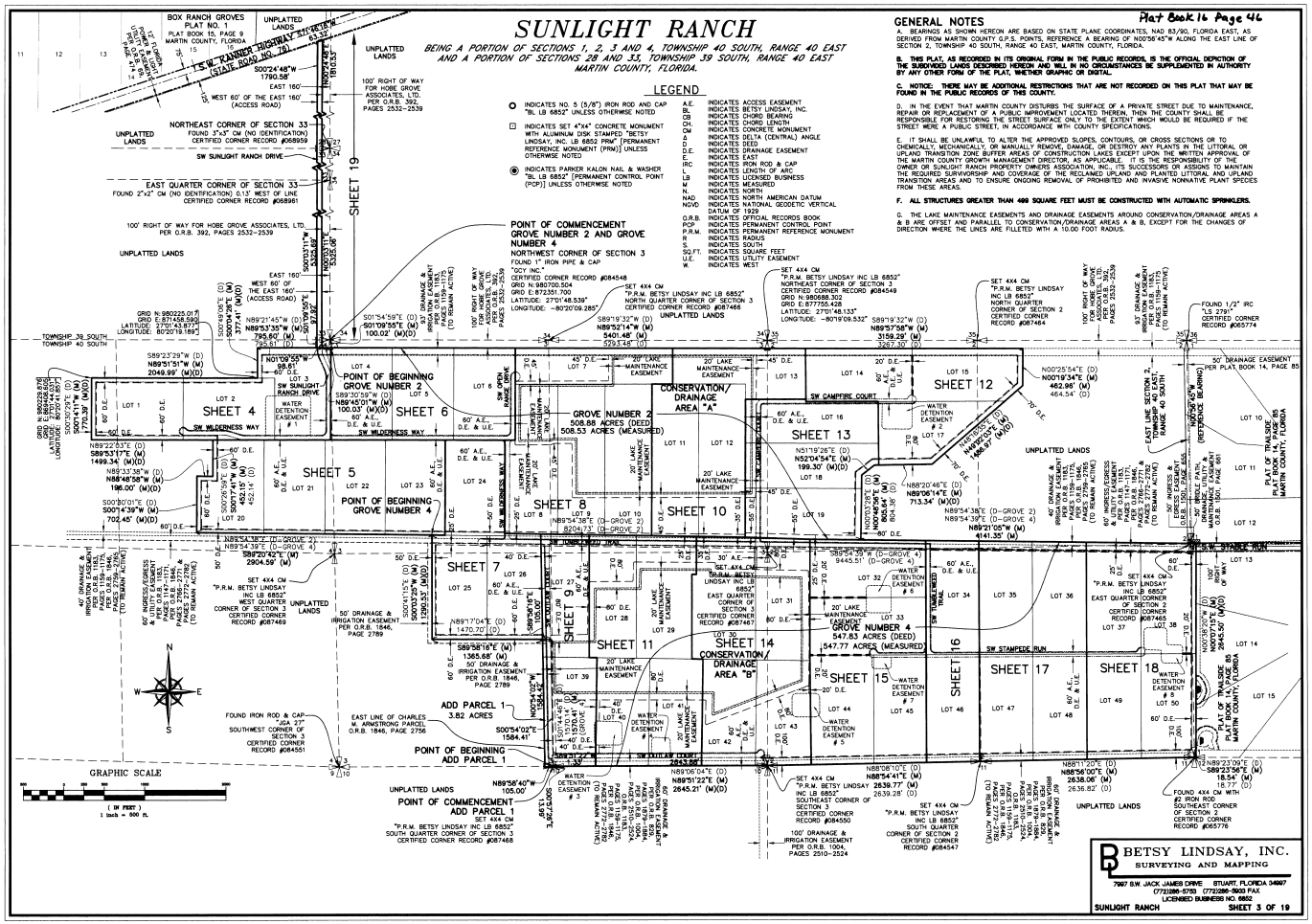

BETSY LINDSAY, INC.
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(772)286-5793 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

SUNLIGHT RANCH — SHEET 3 OF 19

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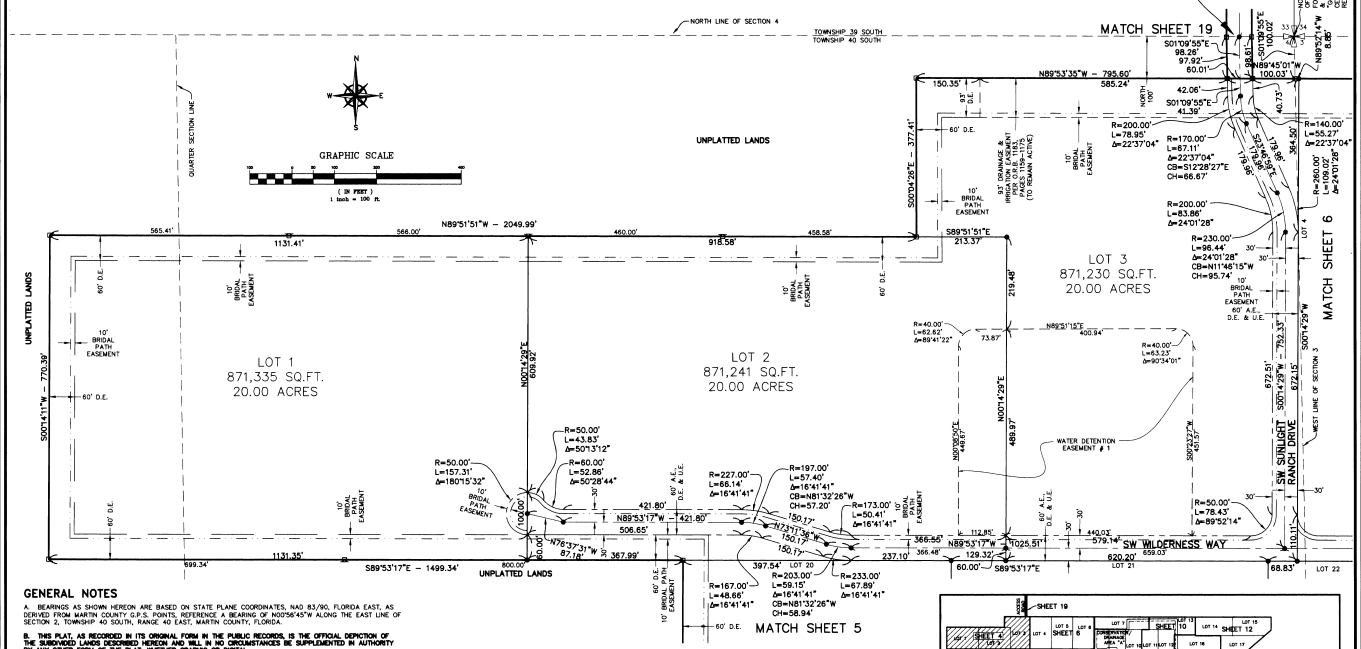
SUNLIGHT RANCH

BEING A PORTION OF SECTIONS 1, 2, 3 AND 4, TOWNSHIP 40 SOUTH, RANGE 40 EAST AND A PORTION OF SECTIONS 28 AND 33, TOWNSHIP 39 SOUTH, RANGE 40 EAST MARTIN COUNTY, FLORIDA.



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LEGEND

- ○ INDICATES NO. 5 (5/8") IRON ROD AND CAP "BL LB 6852" UNLESS OTHERWISE NOTED
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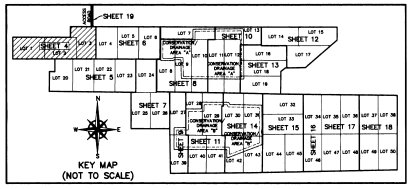

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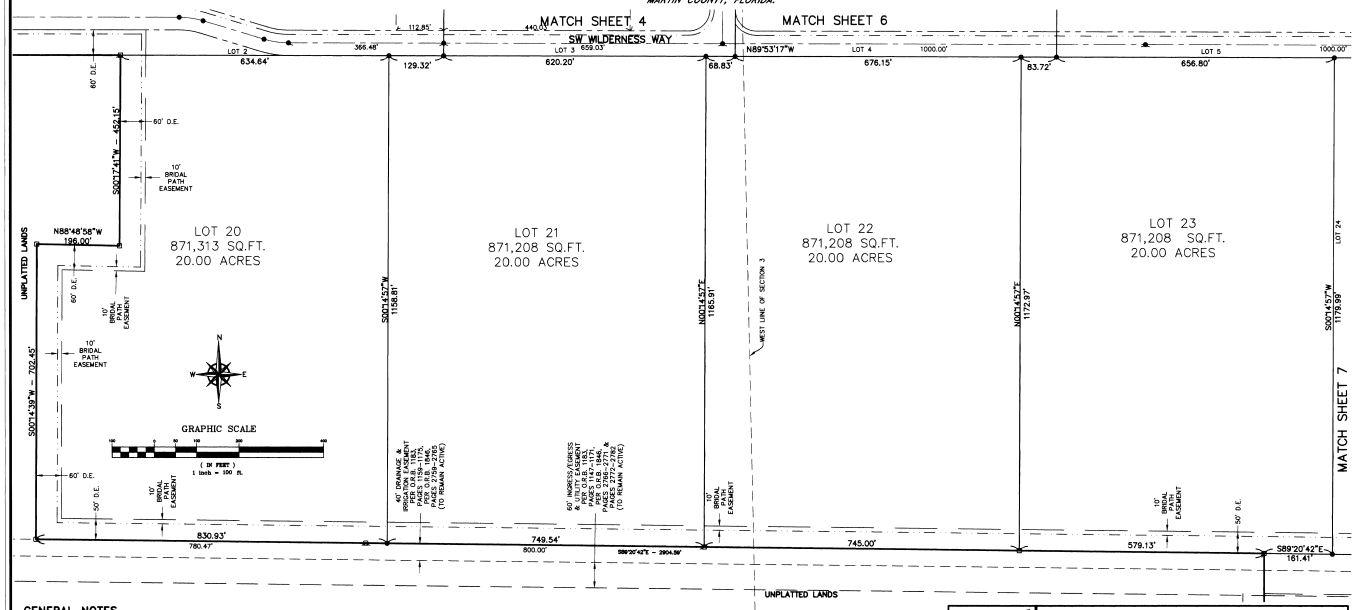
Plat Book 16 Page 46

SUNLIGHT RANCH

BEING A PORTION OF SECTIONS 1, 2, 3 AND 4, TOWNSHIP 40 SOUTH, RANGE 40 EAST AND A PORTION OF SECTIONS 28 AND 33, TOWNSHIP 39 SOUTH, RANGE 40 EAST MARTIN COUNTY, FLORIDA.



SET 4X4 CM "P.R.M. BETSY LINDSAY INC LB 6852" WEST QUARTER CORNER OF SECTION 3 CERTIFIED CORNER RECORD #087469

GENERAL NOTES

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E.	INDICATES EAST
IRC	INDICATES IRON ROD & CAP
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R	INDICATES RADIUS
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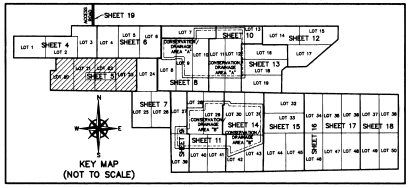

BETSY LINDSAY, INC.
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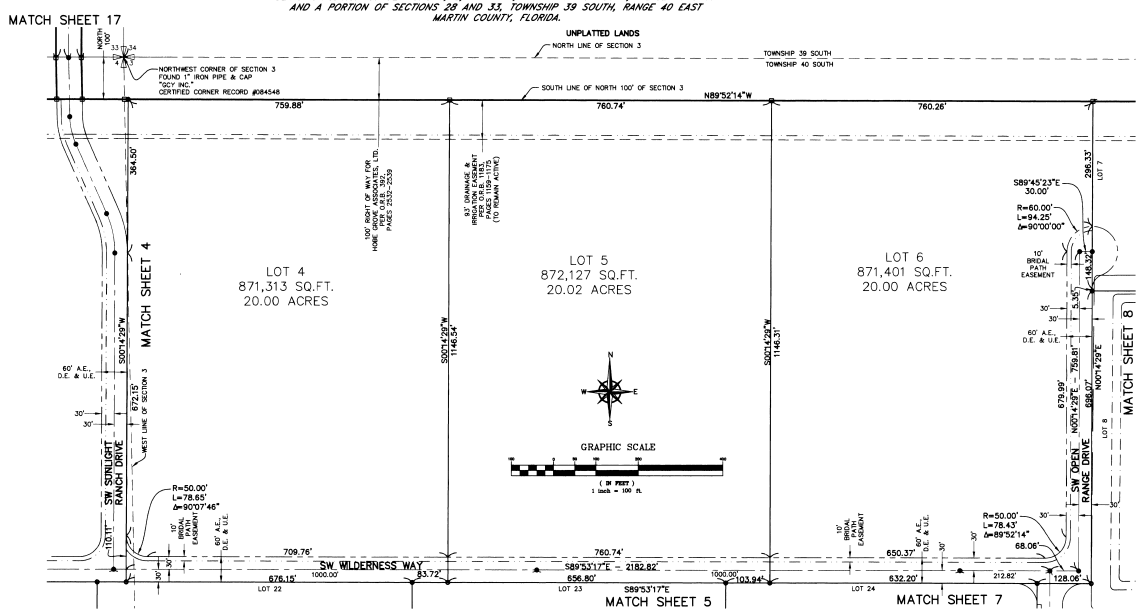
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

Plat Book 16 Page 46

SUNLIGHT RANCH

BEING A PORTION OF SECTIONS 1, 2, 3 AND 4, TOWNSHIP 40 SOUTH, RANGE 40 EAST AND A PORTION OF SECTIONS 28 AND 33, TOWNSHIP 39 SOUTH, RANGE 40 EAST MARTIN COUNTY, FLORIDA.



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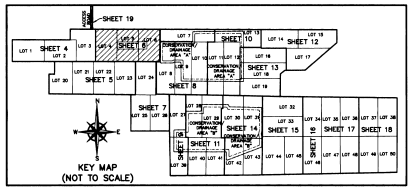

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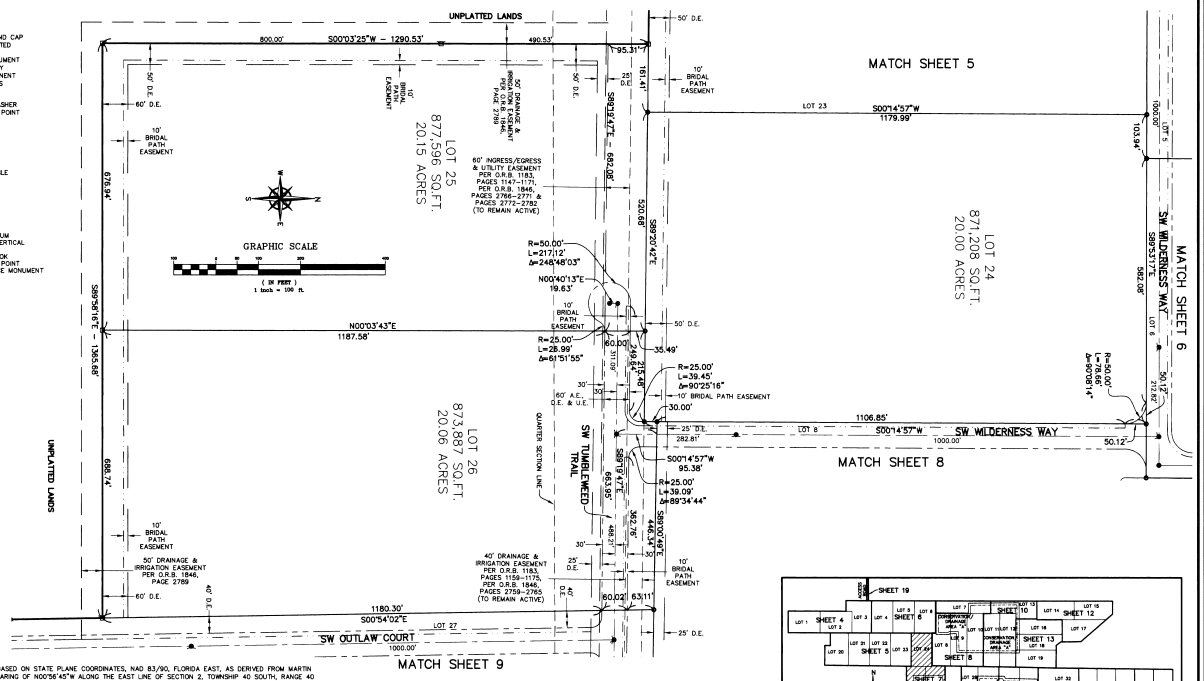

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SUNLIGHT RANCH

Plat Book 16 Page 46

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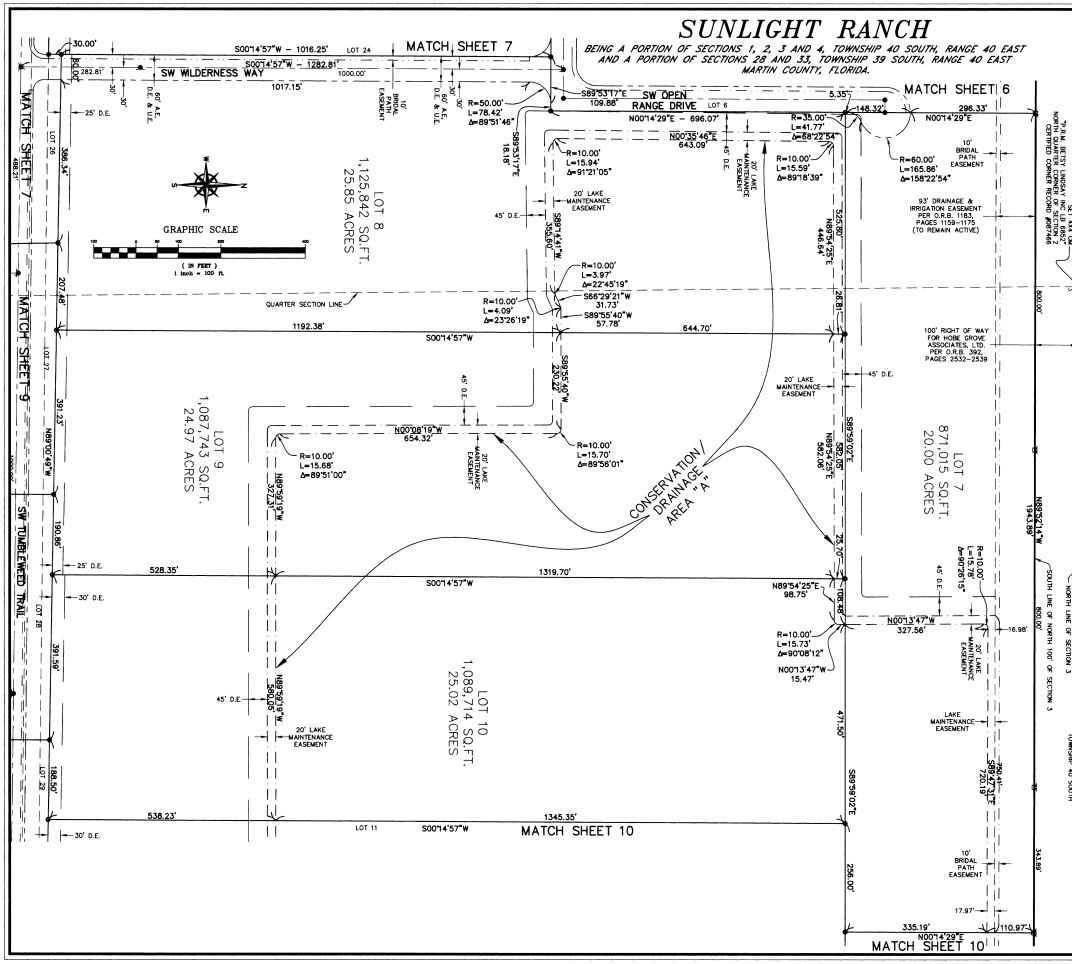

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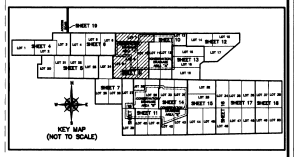

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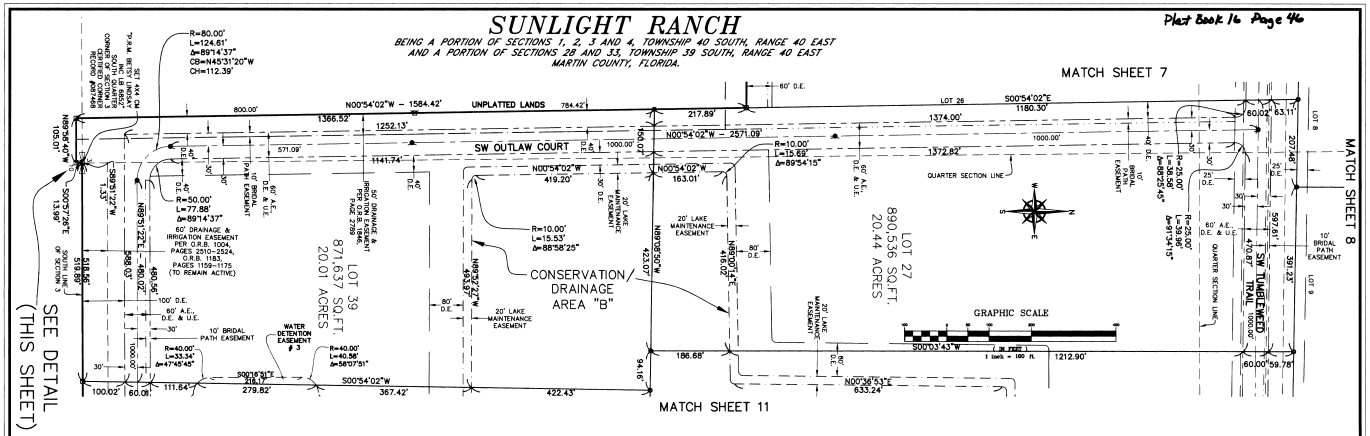

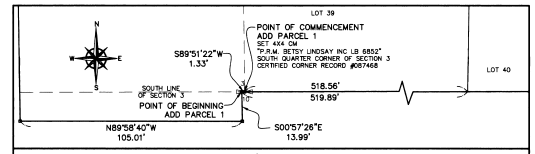

DETAIL OF SOUTH 1/4 CORNER OF SECTION 3
SCALE: 1" = 20'

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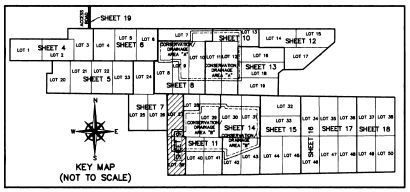

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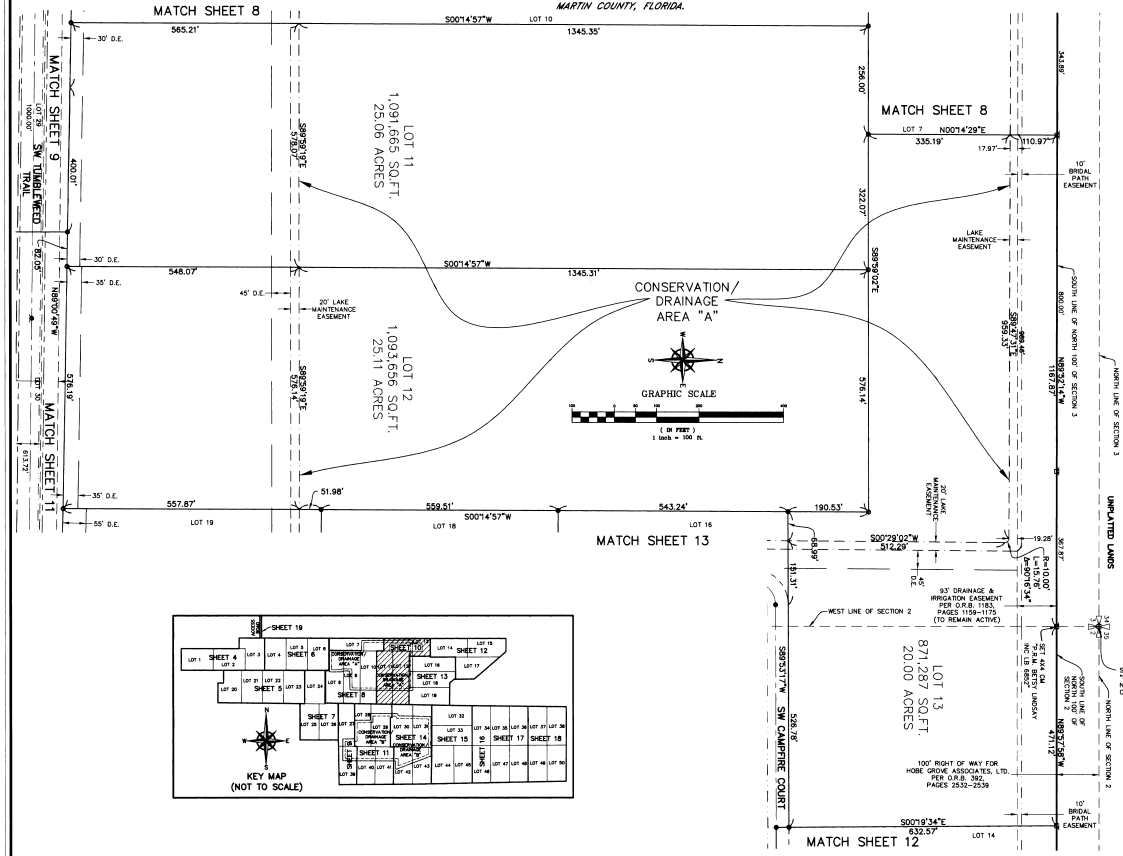

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CB	INDICATES CHORD BEARING
CH	INDICATES CHORD LENGTH
CM	INDICATES CONCRETE MONUMENT
Δ	INDICATES DELTA (CENTRAL) ANGLE
D	INDICATES DEED
D.E.	INDICATES DRAINAGE EASEMENT
E.	INDICATES EAST
IRC	INDICATES IRON ROD & CAP
L	INDICATES LENGTH OF ARC
LB	INDICATES LICENSED BUSINESS
M	INDICATES MEASURED
N.	INDICATES NORTH
NAD	INDICATES NORTH AMERICAN DATUM
NGVD	INDICATES NATIONAL GEODETIC VERTICAL DATUM OF 1929
O.R.B.	INDICATES OFFICIAL RECORDS BOOK
PCP	INDICATES PERMANENT CONTROL POINT
P.R.M.	INDICATES PERMANENT REFERENCE MONUMENT
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S.	INDICATES SOUTH
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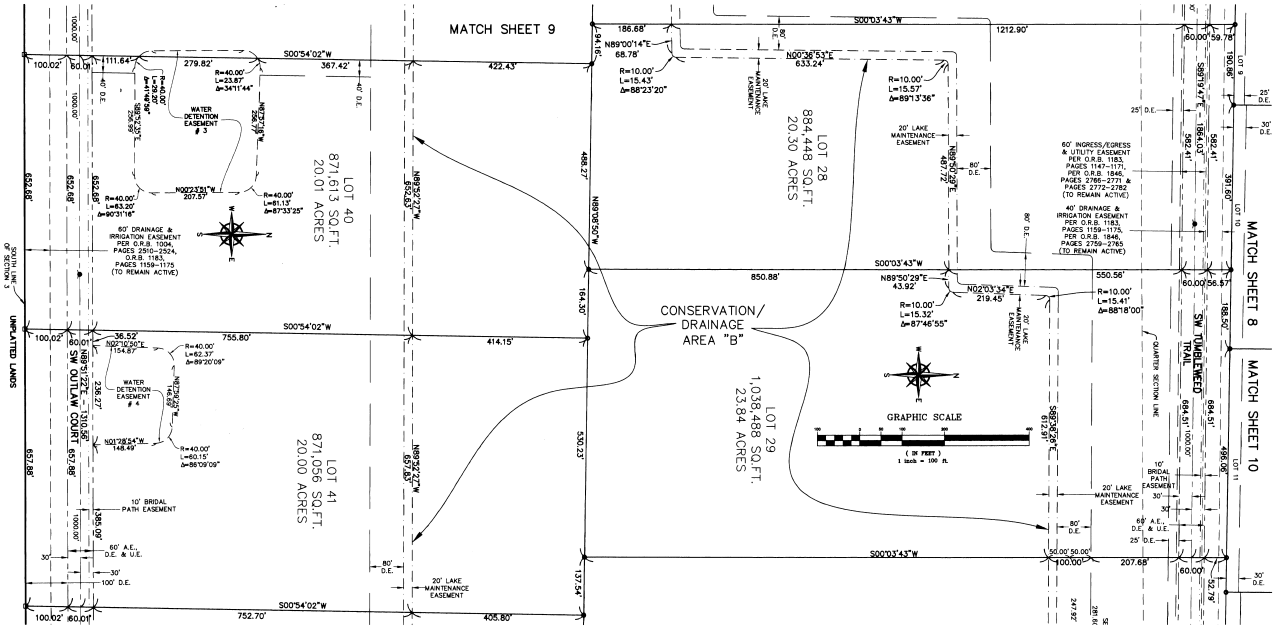
BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852

SUNLIGHT RANCH

BEING A PORTION OF SECTIONS 1, 2, 3 AND 4, TOWNSHIP 40 SOUTH, RANGE 40 EAST
AND A PORTION OF SECTIONS 28 AND 33, TOWNSHIP 39 SOUTH, RANGE 40 EAST
MARTIN COUNTY, FLORIDA.



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F. ALL STRUCTURES GREATER THAN 400 SQUARE FEET MUST BE CONSTRUCTED WITH AUTOMATIC SPRINKLERS.

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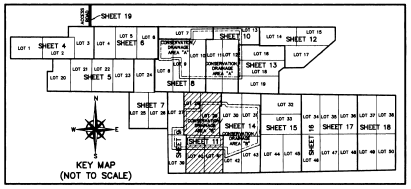

LEGEND

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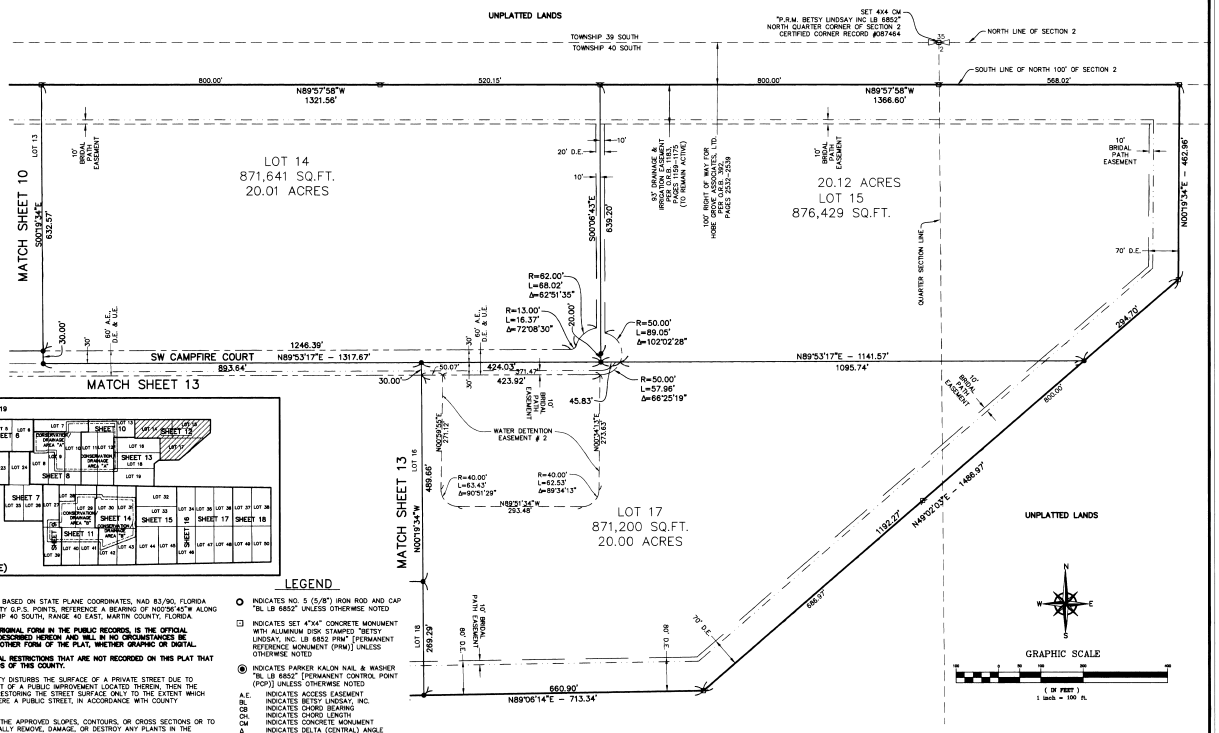

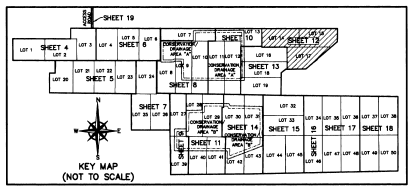

KEY MAP
(NOT TO SCALE)

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Plat Book 16 Page 46

SUNLIGHT RANCH

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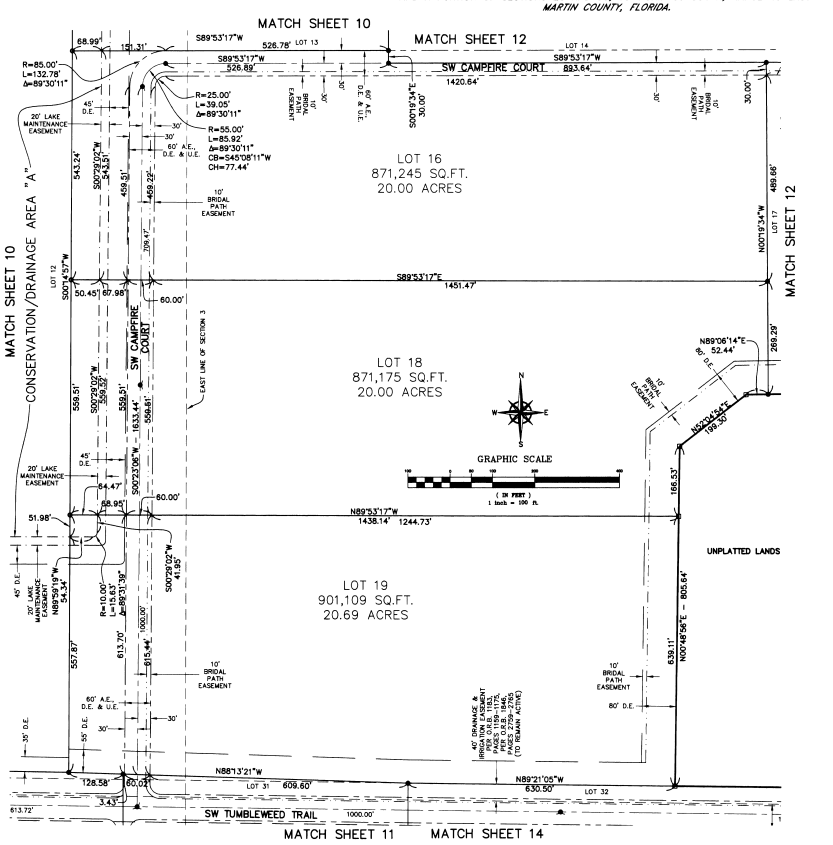

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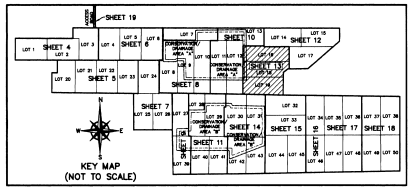

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Plat Book 16 Page 46

SUNLIGHT RANCH

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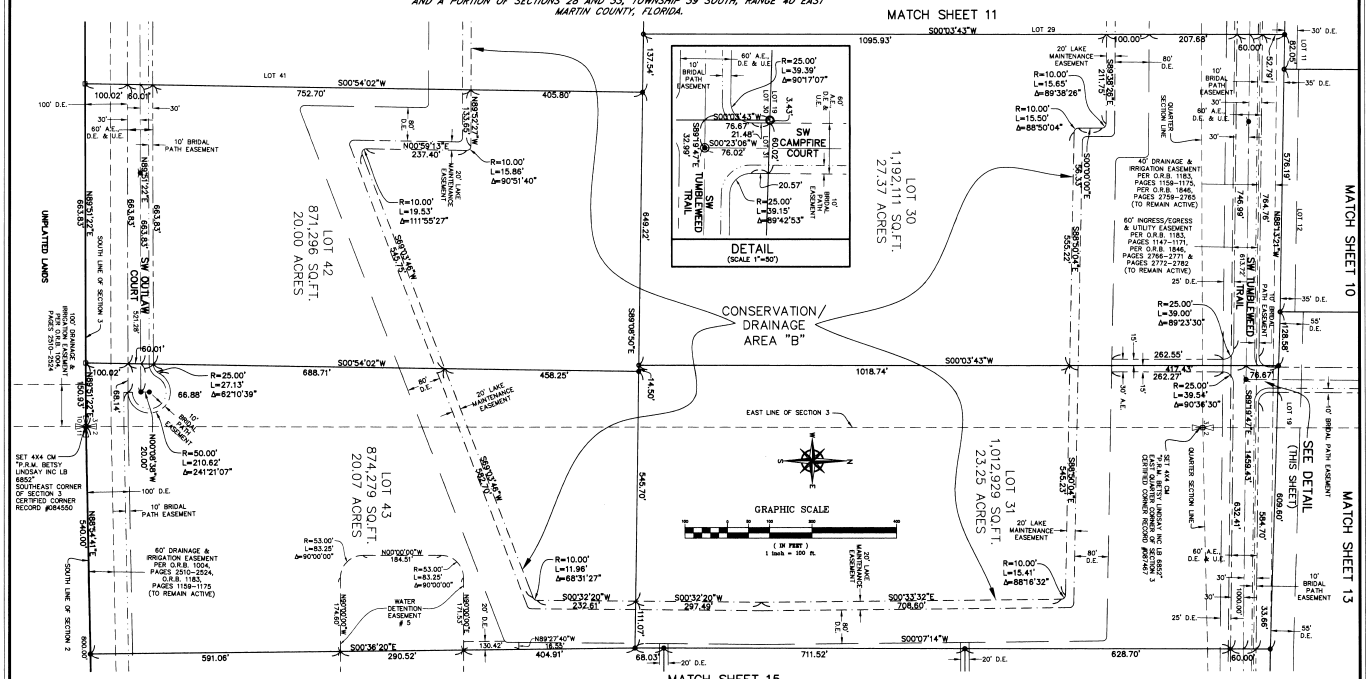

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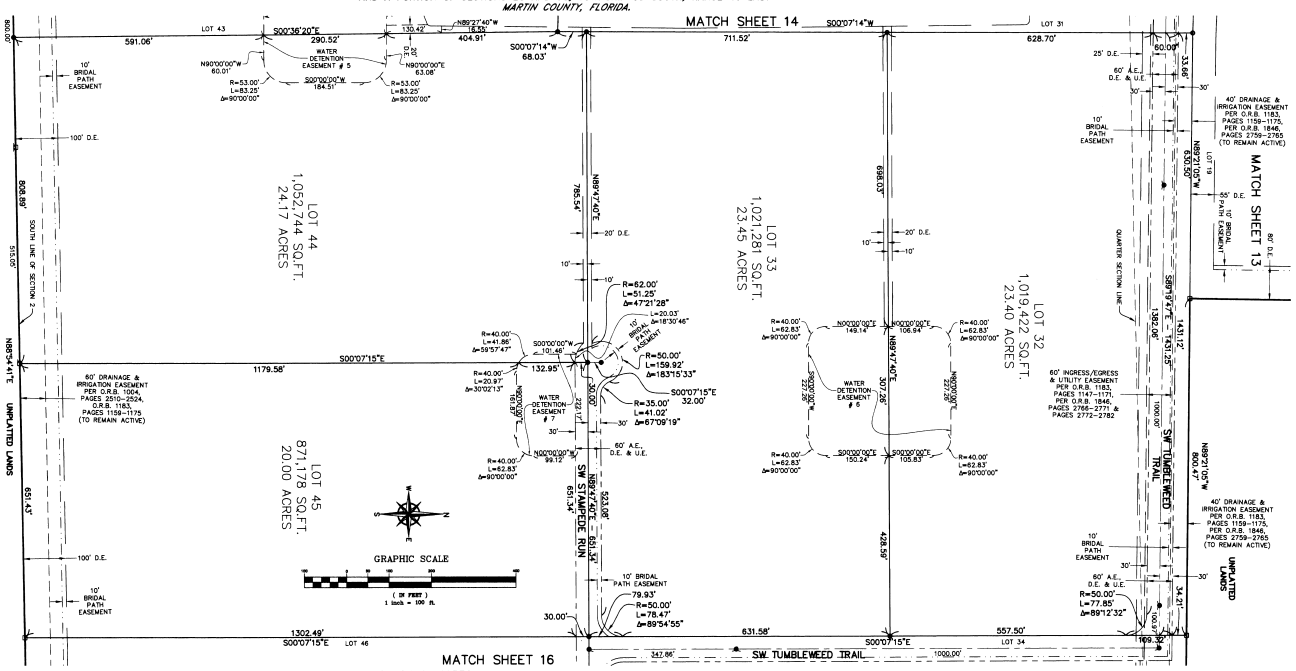

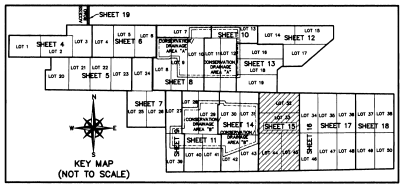

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R	INDICATES RADIUS
S.	INDICATES SOUTH
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U.E.	INDICATES UTILITY EASEMENT
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LEGEND CONTINUED

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LICENSED BUSINESS NO. 6852

SUNLIGHT RANCH

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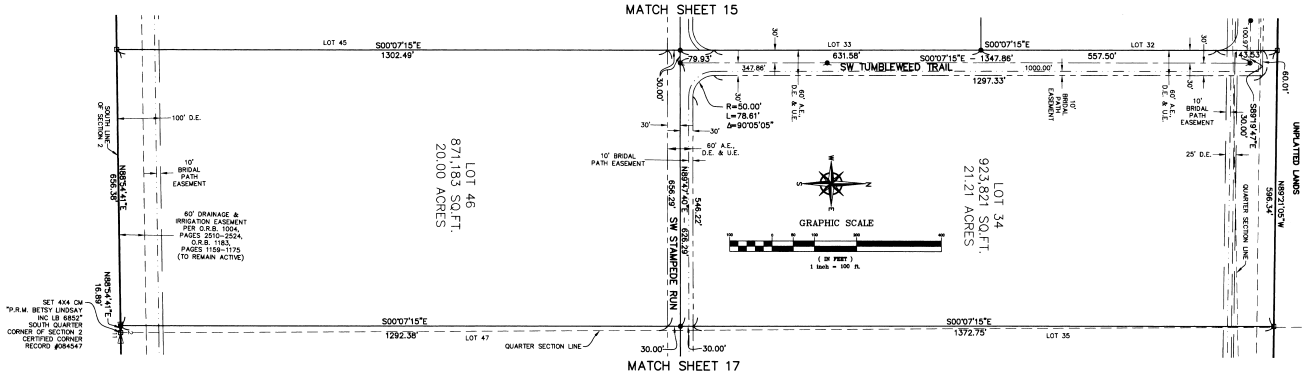

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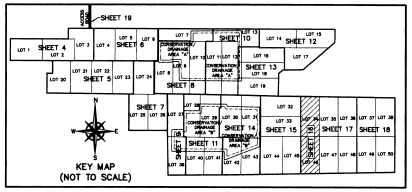

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Plat Book 16 Page 46

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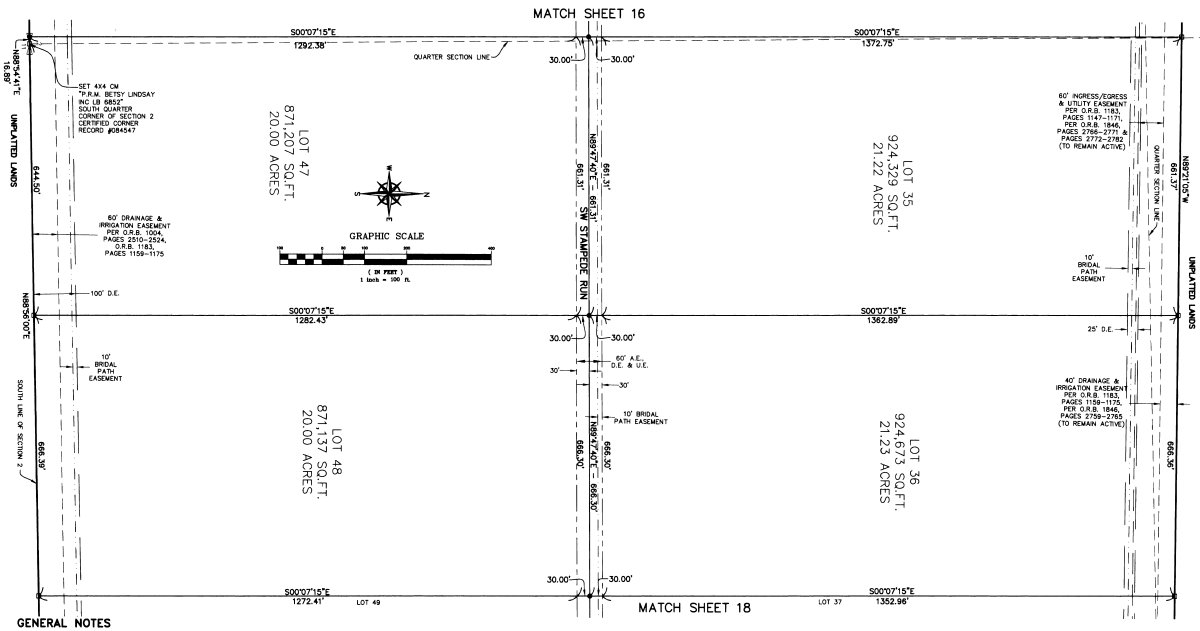

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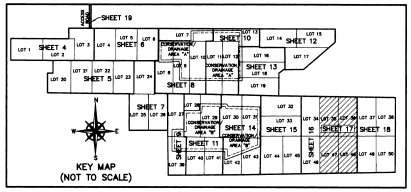

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SUNLIGHT RANCH

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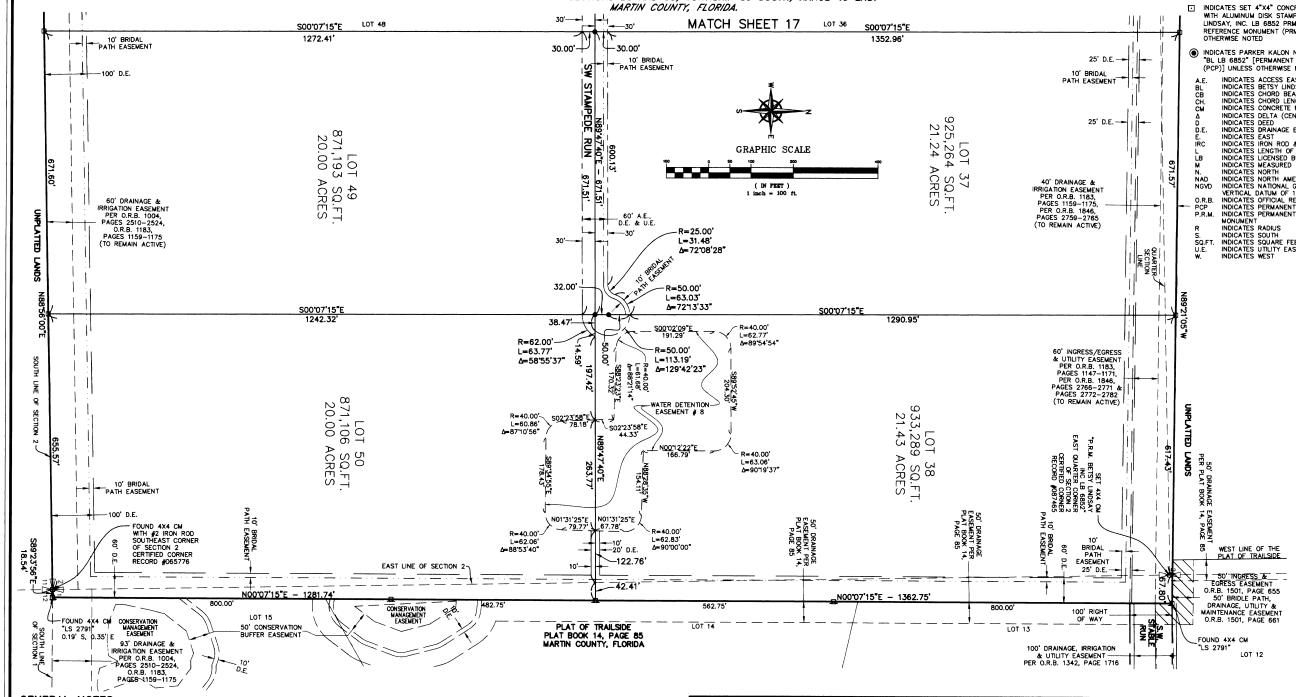

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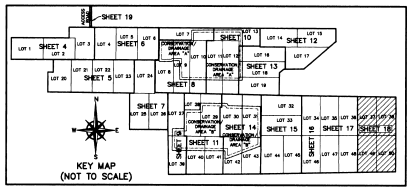

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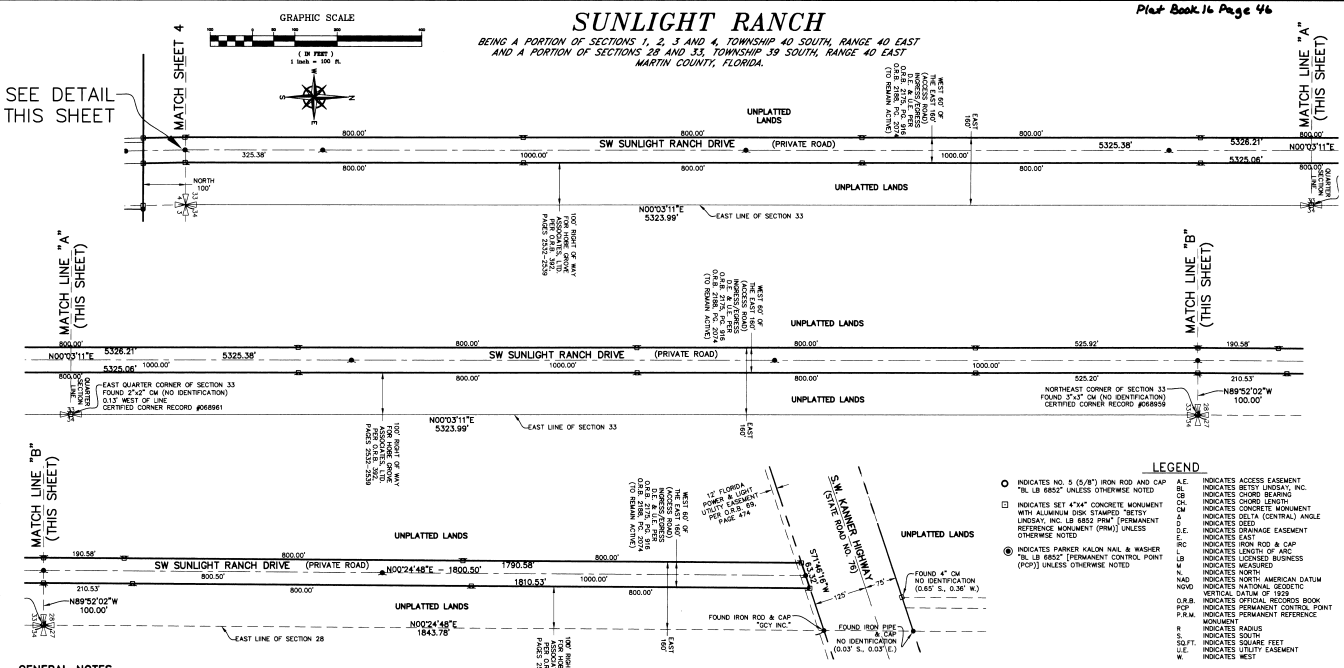

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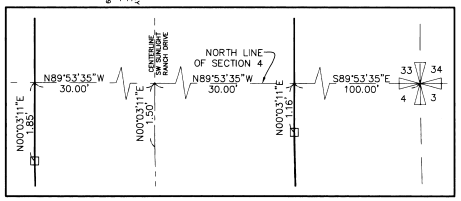
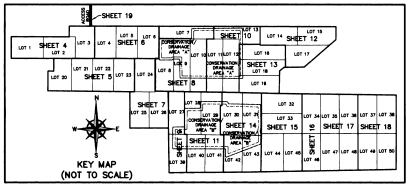


DETAIL

(SCALE: 1"=1')



KEY MAP
(NOT TO SCALE)

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