

**SAND TRAIL
LOCATION MAP**
NOT TO SCALE

LEGAL DESCRIPTION

03-38-40-000-000-00020-6 (O.R.B. 1254/1271)
TRACT I:
THE WEST TWO-THIRDS OF THE NORTH ONE-HALF OF THE EAST 130.83 ACRES OF THE SOUTH 330.83 ACRES, LESS THE NORTH RIGHT-OF-WAY IN SECTION 3, TOWNSHIP 38 SOUTH, RANGE 40 EAST, IN MARTIN COUNTY, FLORIDA.

TOGETHER WITH:
03-38-40-000-000-00030-4 (O.R.B. 1254/1271)
TRACT II:
BEGINNING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA; THENCE PROCEED NORTH ALONG THE EAST LINE OF SECTION 3 FOR A DISTANCE OF 1324.07 FEET TO A CONCRETE MONUMENT; THENCE PROCEED WEST ON AN ANGLE OF 89°01'00" AS MEASURED FROM SOUTH TO WEST, FOR A DISTANCE OF 2060.48 FEET TO THE POINT OR PLACE OF BEGINNING.

(1) THENCE CONTINUE ON A WESTERLY CONTINUATION OR PROJECTION OF THE LAST DESCRIBED LINE FOR A DISTANCE OF 331.17 FEET TO A CONCRETE MONUMENT LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF THE SUNSHINE STATE PARKWAY.
(2) THENCE PROCEED NORTHWESTERLY ON AN ANGLE OF 113°45'41" AS MEASURED FROM EAST TO NORTHWEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE SUNSHINE STATE PARKWAY FOR A DISTANCE OF 1443.73 FEET TO A CONCRETE MONUMENT; SAID CONCRETE MONUMENT BEING ON A LINE, EAST AND WEST, THAT CONNECTS THE MID-POINT ON THE EAST LINE OF SECTION 3 WITH THE MID-POINT ON THE WEST LINE OF SECTION 3.
(3) THENCE PROCEED EASTERLY ON AN ANGLE OF 66°16'19" AS MEASURED FROM SOUTHWEST TO EAST, ALONG SAID CONNECTING LINE FOR A DISTANCE OF 929.33 FEET TO A CONCRETE MONUMENT.
(4) THENCE PROCEED SOUTH ON AN ANGLE OF 89°16'20" AS MEASURED FROM WEST TO SOUTH, FOR A DISTANCE OF 1322.90 FEET TO A CONCRETE MONUMENT AND THE POINT OR PLACE OF BEGINNING, LYING AND BEING IN MARTIN COUNTY, FLORIDA; LESS AN EXCEPT: A 60 FOOT STRIP OF LAND ALONG THE SOUTHERN BOUNDARY OF THE ABOVE DESCRIBED PROPERTY. THIS STRIP OF LAND SHALL HAVE AS ITS SOUTHERN BOUNDARY THE SAME SOUTHERN BOUNDARY AS DESCRIBED ABOVE, AN EASTERN BOUNDARY AS DESCRIBED ABOVE, A NORTHERN BOUNDARY BEING A LINE PARALLEL TO THE SOUTHERN BOUNDARY AND BEING 60 FEET FROM THAT BOUNDARY FOR THE ENTIRE LENGTH, AND A WESTERLY BOUNDARY BEING THE EASTERLY EDGE OF THE RIGHT-OF-WAY OF THE LOCAL ROAD KNOWN AS BOTH SAND ROAD AND SAND AVENUE.

TOGETHER WITH:
03-38-40-000-000-00030-4 (O.R.B. 1254/1271)(CONTINUED)
TRACT III:

A STRIP OF LAND BEING SIXTY (60) FEET IN WIDTH, HAVING AS ITS SOUTHERN BOUNDARIES THE SAME SOUTHERN BOUNDARIES AS THE SOUTHERN BOUNDARIES OF THE PARCEL OF LAND HEREINAFTER DESCRIBED, HAVING A WESTERLY BOUNDARY BEING THE EAST EDGE OF THE RIGHT-OF-WAY OF THE LOCAL ROAD KNOWN AS BOTH SAND ROAD AND SAND AVENUE, AND HAVING A NORTHERN BOUNDARY BEING A DISTANCE OF SIXTY (60) FEET FROM SAID SOUTHERN BOUNDARY FOR THE ENTIRE LENGTH; SAID STRIP OF LAND BEING THE SOUTHERN SIXTY (60) FEET AS PREVIOUSLY DESCRIBED OF THE PROPERTY BEGINNING AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA; THENCE PROCEED NORTH ALONG THE EAST LINE OF SECTION 3 FOR A DISTANCE OF 1324.07 FEET TO A CONCRETE MONUMENT; THENCE PROCEED WEST ON AN ANGLE OF 89°01'00" AS MEASURED FROM SOUTH TO WEST, FOR A DISTANCE OF 2060.48 FEET TO THE POINT OR PLACE OF BEGINNING.
(1) THENCE CONTINUE ON A WESTERLY CONTINUATION OR PROJECTION OF THE LAST DESCRIBED LINE FOR A DISTANCE OF 331.17 FEET TO A CONCRETE MONUMENT LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF THE SUNSHINE STATE PARKWAY.
(2) THENCE PROCEED NORTHWESTERLY ON AN ANGLE OF 113°45'41" AS MEASURED FROM EAST TO NORTHWEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE SUNSHINE STATE PARKWAY FOR A DISTANCE OF 1443.73 FEET TO A CONCRETE MONUMENT; SAID CONCRETE MONUMENT BEING ON A LINE, EAST AND WEST, THAT CONNECTS THE MID-POINT ON THE EAST LINE OF SECTION 3 WITH THE MID-POINT ON THE WEST LINE OF SECTION 3.
(3) THENCE PROCEED EASTERLY ON AN ANGLE OF 66°16'19" AS MEASURED FROM SOUTHWEST TO EAST, ALONG SAID CONNECTING LINE FOR A DISTANCE OF 929.33 FEET TO A CONCRETE MONUMENT.
(4) THENCE PROCEED SOUTH ON AN ANGLE OF 89°16'20" AS MEASURED FROM WEST TO SOUTH, FOR A DISTANCE OF 1322.90 FEET TO A CONCRETE MONUMENT AND THE POINT OR PLACE OF BEGINNING, LYING AND BEING IN MARTIN COUNTY, FLORIDA.

TOGETHER WITH:
03-38-40-000-000-00021-5 (O.R.B. 804/2549)
FROM THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 38 SOUTH, RANGE 40 EAST, RUN NORTH ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 1324.07 FEET TO THE POINT OF BEGINNING; THENCE RUN WEST A DISTANCE OF 629.76 FEET TO A POINT; THENCE RUN NORTH A DISTANCE OF 1323.72 FEET TO A POINT; THENCE RUN EAST A DISTANCE OF 629.76 FEET TO A POINT; THENCE RUN SOUTH 1324.08 FEET TO THE POINT OF BEGINNING; LYING AND BEING IN MARTIN COUNTY, FLORIDA.

TOGETHER WITH:

03-38-40-000-000-00040-2 (O.R.B. 783/968)
BEGINNING AT A CONCRETE MARKER LOCATED AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 38 SOUTH, RANGE 40 EAST; (1) THENCE PROCEED NORTHERLY ALONG THE EAST LINE OF SAID SECTION 3 FOR A DISTANCE OF 1324.07 FEET TO A CONCRETE MARKER; (2) THENCE PROCEED WESTERLY ON A LINE AT AN ANGLE OF 89°01'00" FROM THE EAST LINE OF SECTION 3, AS MEASURED FROM SOUTH TO WEST FOR A DISTANCE OF 2060.48 FEET TO A CONCRETE MARKER; (3) THENCE PROCEED SOUTH ON A LINE WHICH IS AT AN ANGLE OF 90°41'40" FROM THE PREVIOUS DESCRIBED LINE, AS MEASURED FROM EAST TO SOUTH, FOR A DISTANCE OF 713.96 FEET TO A CONCRETE MARKER LOCATED ON THE EASTERLY RIGHT-OF-WAY OF THE SUNSHINE STATE PARKWAY; (4) THENCE PROCEED SOUTHEASTERLY ALONG THE PARKWAY RIGHT-OF-WAY TO A CONCRETE MARKER LOCATED ON THE SOUTH LINE OF SAID SECTION 3; (5) THENCE PROCEED EASTERLY ALONG THE SOUTH LINE OF SECTION 3 TO THE CONCRETE MARKER AT THE POINT OR PLACE OF BEGINNING.

TOGETHER WITH:

02-38-40-000-000-00040-4 (O.R.B. 378/2646)
THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA.

TOGETHER WITH:

02-38-40-000-000-00021-7 (O.R.B. 689/2677)
THE SOUTH HALF OF THE SOUTHWEST QUARTER; THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA.

TOGETHER WITH:

(DEED BOOK 56/278)
THE NORTH 66 FEET OF THE EAST ONE HALF OF THE WEST 200 ACRES OF THE SOUTH 330.83 ACRES OF SECTION 3, TOWNSHIP 38 SOUTH, RANGE 40 EAST.

TOGETHER WITH:

(DEED BOOK 59/437)
THE NORTH 50 FEET OF THE EAST 130.83 ACRES OF THE SOUTH 330.83 ACRES OF SECTION 3, TOWNSHIP 38 SOUTH, RANGE 40 EAST. (SHOWN AS LYING NORTH OF PARCEL 03-38-40-000-000-00020-6)

TOGETHER WITH:

(DEED BOOK 59/437)
THE NORTH 50 FEET OF THE EAST 130.83 ACRES OF THE SOUTH 330.83 ACRES OF SECTION 3, TOWNSHIP 38 SOUTH, RANGE 40 EAST. (SHOWN AS LYING NORTH OF PARCEL 03-38-40-000-000-00021-5)

TOGETHER WITH:

(UNPLATTED)
THAT PORTION OF SECTIONS 2 AND 3, TOWNSHIP 38 SOUTH, RANGE 40 EAST, LYING SOUTH OF THE SOUTH LINE (AND SOUTH LIMITS) OF THE PLAT OF MID-RIVERS YACHT AND COUNTRY CLUB, AS RECORDED IN PLAT BOOK 7, PAGE 60 AND LYING NORTH OF THE NORTH LINES OF THE SOUTH HALF OF SAID SECTIONS 2 AND 3, TOWNSHIP 38 SOUTH, RANGE 40 EAST.

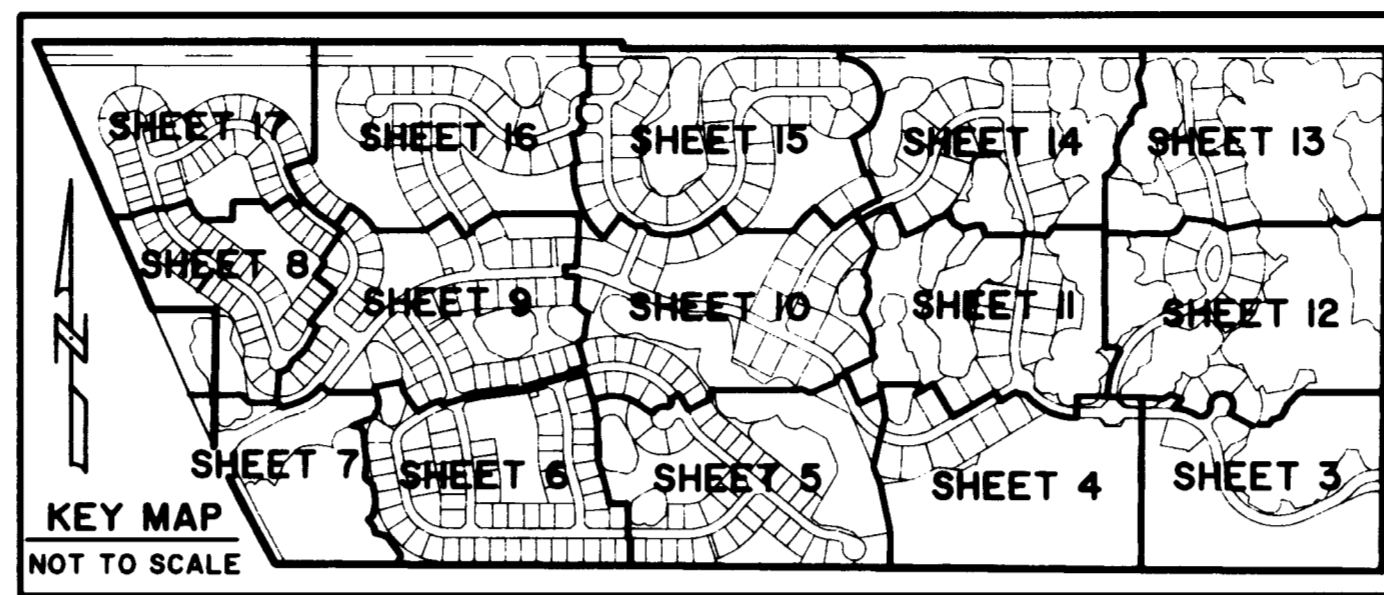
ALL THE ABOVE PARCELS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF WESTWOOD COUNTRY COUNTRY PHASE I, AS RECORDED IN PLAT 80012, PAGE 62, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 00°30'43" EAST ALONG THE WEST LINE OF SAID PLAT OF WESTWOOD COUNTRY ESTATES AND ITS NORTHERLY PROJECTION, A DISTANCE OF 2719.63 FEET TO A POINT ON THE SOUTH LINE OF PHASE ONE, MID-RIVERS YACHT AND COUNTRY CLUB, AS RECORDED IN PLAT BOOK 7, PAGE 23, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 89°54'04" WEST ALONG THE SOUTH LINE OF SAID PHASE ONE, MID-RIVERS YACHT AND COUNTRY CLUB, A DISTANCE OF 3971.09 FEET; THENCE NORTH 00°38'40" EAST, A DISTANCE OF 33.87 FEET; THENCE NORTH 89°57'08" WEST ALONG THE SOUTH LINE OF SAID PHASE ONE, MID-RIVERS YACHT AND COUNTRY CLUB AND THE SOUTH LINE OF PHASE TWO, MID-RIVERS YACHT AND COUNTRY CLUB AND ITS WESTERLY PROJECTION, AS RECORDED IN PLAT 7, PAGE 60, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 3054.72 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA TURNPIKE; THENCE SOUTH 23°33'04" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1523.22 FEET; THENCE SOUTH 89°47'23" EAST DEPARTING FROM SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 331.23 FEET; THENCE SOUTH 00°54'31" WEST, A DISTANCE OF 715.54 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST AND WHOSE CHORD BEARS SOUTH 27°24'35" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, BEING THE EASTERLY RIGHT-OF-WAY LINE OF FLORIDA'S TURNPIKE AND HAVING A CENTRAL ANGLE OF 03°29'07" AND A RADIUS OF 1130916 FEET, A DISTANCE OF 687.95 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°45'19" EAST ALONG THE WESTERLY PROJECTION OF THE NORTH LINE AND THE NORTH LINE OF CRANE CREEK COUNTRY CLUB PHASE I AS RECORDED IN PLAT BOOK 9, PAGE 36, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 1727.25 FEET; THENCE SOUTH 89°31'22" EAST, CONTINUING ALONG THE NORTH LINE OF SAID CRANE CREEK COUNTRY CLUB PHASE I, A DISTANCE OF 2771.70 FEET; THENCE SOUTH 89°30'46" EAST ALONG THE NORTH LINE OF CRANE CREEK COUNTRY CLUB PHASE III, AS RECORDED IN PLAT BOOK 7, PAGE 74, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, A DISTANCE OF 1257.14 FEET TO THE POINT OF BEGINNING AFORE DESCRIBED.

CONTAINING 396.62 ACRES, MORE OR LESS.

SAND TRAIL P.U.D.

LYING IN SECTIONS 2 AND 3, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA.



SURVEYOR'S NOTES

- BEARINGS AS SHOWN HEREON ARE BASED UPON THE WEST LINE OF WESTWOOD COUNTRY PHASE I, AS RECORDED IN (P.B. 1, PG. 98), HAVING AN ASSUMED BEARING OF NORTH 00°30'43" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- IN THE EVENT THAT MARTIN COUNTY OR ANY PERSON(S) DISTURBS THE SURFACE OF A PORTION OF THE 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.
- THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
- THE STATE PLANE COORDINATES AS SHOWN ON SHEET 3 WERE ESTABLISHED BY USING NATIONAL GEODETIC SURVEY MONUMENTS GCY D29 AND B 517 WHICH WAS BASED UPON THE NORTH AMERICAN DATUM 1983 (1999 ADJUSTMENT).
- ALL LOT LINES ON CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (RL).
- THE FOLLOWING EASEMENTS WERE RELEASED OR TERMINATED:
 - EASEMENT IN DEED BOOK 96, PAGE 911 TERMINATED IN O.R.B. 02197, PAGE 2822, AND CORRECTED IN O.R.B. 2210, PAGE 0456, MARTIN COUNTY, FLORIDA PUBLIC RECORDS.
 - EASEMENTS IN O.R.B. 509, PAGE 1300, O.R.B. 513, PAGE 1886 AND O.R.B. 685, PAGE 1724 TERMINATED IN O.R.B. 02197, PAGE 2818, MARTIN COUNTY, FLORIDA PUBLIC RECORDS.
 - THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND RIGHT OF WAY RESERVATION IN DEED BOOK 32, PAGE 338 AND DEED BOOK 35, PAGE 258 RELEASED IN O.R.B. 999, PAGE 1446 AND O.R.B. 2039, PAGE 1887, MARTIN COUNTY, FLORIDA PUBLIC RECORDS.
- THIS PLAT DEPICTS THE FOLLOWING EXISTING EASEMENTS LOCATED ON THE PROPERTY:
 - ACCESS EASEMENT RECORDED IN OFFICIAL RECORD BOOK 96, PAGE 209, MARTIN COUNTY, FLORIDA PUBLIC RECORDS.
 - ACCESS EASEMENT RECORDED IN OFFICIAL RECORD BOOK 325, PAGE 460, MARTIN COUNTY, FLORIDA PUBLIC RECORDS.
 - FLORIDA POWER AND LIGHT COMPANY EASEMENT RECORDED IN OFFICIAL RECORD BOOK 645, PAGE 796, MARTIN COUNTY, FLORIDA PUBLIC RECORDS.
 - FLORIDA POWER AND LIGHT COMPANY EASEMENT RECORDED IN OFFICIAL RECORD BOOK 673, PAGE 530, MARTIN COUNTY, FLORIDA PUBLIC RECORDS.
 - FLORIDA GAS TRANSMISSION EASEMENT RECORDED IN OFFICIAL RECORD BOOK 1105, PAGE 2493, MARTIN COUNTY, FLORIDA PUBLIC RECORDS.
 - CONSERVATION EASEMENTS RECORDED IN OFFICIAL RECORD BOOK 2032, PAGE 1240, MARTIN COUNTY, FLORIDA PUBLIC RECORDS.

10. LEGEND

- P.C.P. = PERMANENT CONTROL POINT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- C.M. = CONCRETE MONUMENT
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- PG(S). = PAGE(S)
- C.L. = CENTERLINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- R. = RADIUS
- L. = ARC LENGTH
- Δ. = CURVE CENTRAL ANGLE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- = SET 4"x4"x24" C.M. WITH ALUMINUM DISK, STAMPED P.R.M. L.B. 4396
- = FOUND 4" x 4" C.M. (AS SHOWN)
- = SET NAIL AND ALUMINUM DISK, STAMPED P.C.P. L.B. 4396
- = SET 1/2"x18" IRON ROD WITH CAP STAMPED L.B. 4396
- L.M.E. = LAKE MAINTENANCE EASEMENT
- C.L. = CHORD LENGTH
- C.B. = CHORD BEARING
- N. = NORTHING
- E. = EASTING
- L.S.E. = LIFT STATION EASEMENT
- OA. = OVERALL
- RL. = RADIAL LINE
- P.U.D. = PLANNED UNIT DEVELOPMENT

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 55, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 11 DAY OF May, 2007.

MARSHA EWING, CLERK OF THE CIRCUIT COURT MARTIN COUNTY, FLORIDA.
FILE NUMBER 2012888 BY: Jeanette L. Caputo
DEPUTY CLERK
(CIRCUIT COURT SEAL)

02-38-40-002-000-0000.0
SUBDIVISION PARCEL CONTROL NUMBER

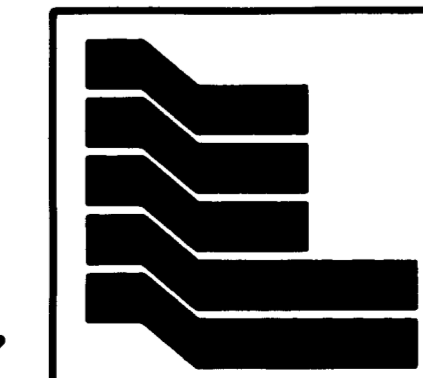
FILED FOR RECORD
MARTIN COUNTY, FLORIDA
2007 MAY 11 PM 2:56
CLERK MARSHA EWING
CIRCUIT COURT BUILDING
0.0

CERTIFICATE OF SURVEYOR AND MAPPER

I, CRAIG S. PUSEY, HEREBY CERTIFY THAT THE PLAT OF SAND TRAIL P.U.D. 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 (PRM'S) HAVE BEEN PLACED AS REQUIRED BY LAW; THAT PERMANENT CONTROL POINTS (PCP'S) AND INDIVIDUAL LOT CORNERS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

Craig S. Pusey 5/11/07
CRAIG S. PUSEY, P.S.M.
FLORIDA SURVEYOR AND MAPPER
CERTIFICATE NO. 5019

THIS INSTRUMENT WAS PREPARED BY LESLIE BISPOTT, P.S.M. UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF LANDMARK SURVEYING AND MAPPING, INC.



Landmark Surveying & Mapping Inc.
1850 Forest Hill Boulevard
Ph. (561) 433-5405 Suite 100 W.P.B. Florida
LB # 4396

SAND TRAIL P.U.D.

C:\BISPOTT\EPH\113\005\263\263521 Thu Feb 15 16:38:39 2007 PLOTTED BY LESLIE C. BISPOTT