

LOCATION MAP

**LEGAL DESCRIPTION**

THE SOUTH 540 FEET OF THE NORTH 720 FEET OF GOVERNMENT LOTS 4 AND 5, SECTION 30, TOWNSHIP 37 SOUTH, RANGE 42 EAST; LESS AND EXCEPT THE RIGHT-OF-WAY OF STATE ROAD A-1-A;

AND LESS AND EXCEPT ALL THAT PART OF THE ABOVE DESCRIBED LAND WHICH LIES EAST OF SAID STATE ROAD A-1-A

LESS THE NEW NORTH PROPERTY LINE LEGAL

"NEW NORTH PROPERTY LINE LEGAL"

KNOWN AS A PARCEL OF LAND SITUATED IN A GOVERNMENT LOT 5, SECTION 30, TOWNSHIP 37 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF PARCEL A, "GALLEON BAY", AS RECORDED IN PLAT BOOK 10, PAGE 5, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE RUN NORTH 88°51'58" WEST A DISTANCE OF 117.06 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A (106 FOOT R/W); THENCE RUN NORTH 23°58'11" WEST ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 658.69 FEET TO A POINT OF CURVE; SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 11,406.20 FEET, A CENTRAL ANGLE OF 00°48'38", HAVING A CHORD BEARING NORTH 24°22'30" WEST WITH A DISTANCE OF 161.37 FEET, THENCE IN A COUNTER CLOCKWISE DIRECTION ALONG THE ARC OF SAID CURVE AND WEST RIGHT-OF-WAY LINE A DISTANCE OF 161.37 FEET TO THE POINT AND PLACE OF BEGINNING; THENCE RUN NORTH 89°54'53" WEST A DISTANCE OF 1012 FEET MORE OR LESS TO THE WATERS OF THE INDIAN RIVER; THENCE RUN NORTHWEST ALONG THE WATERS OF SAID INDIAN RIVER A DISTANCE OF 20 FEET MORE OR LESS TO THE INTERSECTION WITH A LINE THAT IS BEARING NORTH 89°23'26" WEST AND BEING 180 FEET SOUTH OF THE NORTH LINE OF GOVERNMENT LOT 5; THENCE RUN SOUTH 89°23'26" EAST ALONG A LINE BEING PARALLEL AND 180 FEET SOUTH OF THE NORTH LINE OF GOVERNMENT LOT 5 A DISTANCE OF 1029 FEET MORE OR LESS TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY OF STATE ROAD A-1-A AND A POINT ON A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 11,406.20 FEET, A CENTRAL ANGLE OF 00°01'41" HAVING A CHORD BEARING SOUTH 24°47'30" EAST WITH A DISTANCE OF 5.59 FEET; THENCE IN A CLOCKWISE DIRECTION ALONG THE ARC OF SAID CURVE A DISTANCE OF 5.59 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 12.9 +/- ACRES.

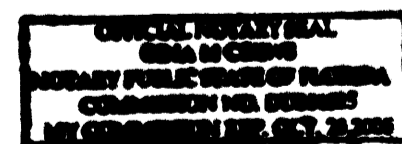
**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOHN F. CHAMBERS, TO ME WELL KNOWN TO BE ONE OF THE CO-TRUSTEES, RESPECTIVELY, OF "THE SUNSET TRUST", A FLORIDA TRUST, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH CO-TRUSTEES OF SAID TRUST AND THAT IS THE FREE ACT AND DEED OF SAID TRUST. HE IS:  PERSONALLY KNOWN TO ME OR  HAVE PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

(STAMP)

COMMISSION NO. 00064285



Lisa M. Crews  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: Oct. 28, 2005

WITNESSES AS TO  
John F. Chambers  
JOHN F. CHAMBERS

**CERTIFICATE OF SURVEYOR AND MAPPER**

I, STEPHEN J. BROWN, HEREBY CERTIFY THAT THIS PLAT OF SUNSET TRUST 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 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.

Stephen J. Brown, P.S.M.  
FLORIDA SURVEYOR AND MAPPER REGISTRATION NO. 4049  
( OFFICIAL SEAL )

A PLAT OF  
**SUNSET TRUST**

THE SOUTH 540 FEET OF THE NORTH 720 FEET OF GOVERNMENT LOTS 4 AND 5, SECTION 30, TOWNSHIP 37 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA; LESS AND EXCEPT THE RIGHT-OF-WAY OF STATE ROAD A-1-A;

AND LESS AND EXCEPT ALL THAT PART OF THE ABOVE DESCRIBED LAND WHICH LIES EAST OF SAID STATE ROAD A-1-A.

**STEPHEN J. BROWN, INC.**

**SURVEYORS-DESIGNERS  
LAND PLANNERS-CONSULTANTS**

619 E 5th STREET  
STUART, FLORIDA 34994  
561-288-7176

**COUNTY COMMISSION APPROVAL**

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

DATE: 12-20-02

DATE: 12/23/02

DATE: 12/31/02

DATE: 1/2/03  
BCC: 11-19-02

[Signature]  
COUNTY SUPERVISOR AND MAPPER  
C. Adley Lovell for Don G. Donaldson  
COUNTY ENGINEER  
Kusha A. Stone, Sr. Assist. City Atty  
COUNTY ATTORNEY

CHAIRPERSON, BOARD OF COUNTY COMMISSIONERS

ATTEST:  
Marsha Ewing  
CLERK

**TITLE CERTIFICATION**

I, THOMAS A. FOGT, ESQ., A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF Nov. 21, 2002, AT 3:30 p.m.:

- RECORDED TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON, CORPORATION, AND/OR OTHER ENTITY EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
- THERE ARE NO MORTGAGES OF RECORD.
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED THIS 21 OF NOV, 2002.

BY: [Signature]  
THOMAS A. FOGT, ESQ.  
ATTORNEY-AT-LAW, FLORIDA BAR NO. 197513  
ADDRESS:

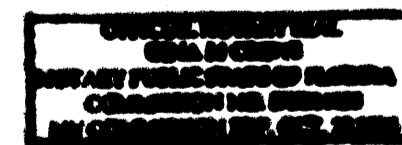
**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MARY V. CESARIO, TO ME WELL KNOWN TO BE ONE OF THE CO-TRUSTEES, RESPECTIVELY, OF "THE SUNSET TRUST", A FLORIDA TRUST, AND SHE ACKNOWLEDGED THAT SHE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH CO-TRUSTEES OF SAID TRUST AND THAT IS THE FREE ACT AND DEED OF SAID TRUST. SHE IS:  PERSONALLY KNOWN TO ME OR  HAVE PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

(STAMP)

COMMISSION NO. 00064285



Lisa M. Crews  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: Oct. 28, 2005

WITNESSES AS TO  
Mary V. Cesario  
MARY V. CESARIO

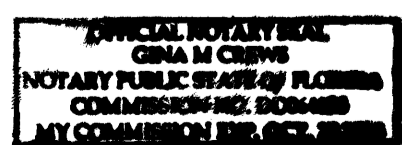
**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED CHARLES LOHMEIER, TO ME WELL KNOWN TO BE ONE OF THE CO-TRUSTEES, RESPECTIVELY, OF "THE SUNSET TRUST", A FLORIDA TRUST, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH CO-TRUSTEES OF SAID TRUST AND THAT IS THE FREE ACT AND DEED OF SAID TRUST. HE IS:  PERSONALLY KNOWN TO ME OR  HAVE PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

(STAMP)

COMMISSION NO. 00064285



Lisa M. Crews  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE

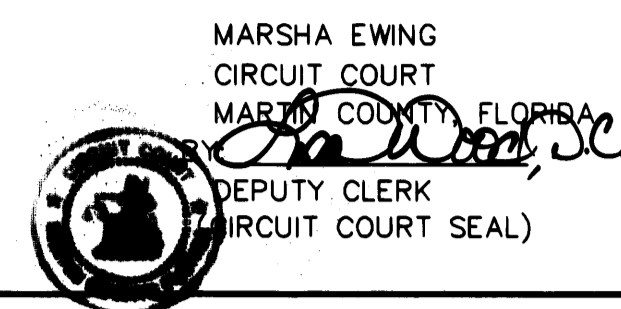
MY COMMISSION EXPIRES: Oct. 28, 2005

WITNESSES AS TO  
Charles Lohmeier  
CHARLES LOHMEIER

**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 15, PAGE 50, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 17 DAY OF January, 2003.

FILE NO.  
1628816



30-37-42-018-000-0000-0  
SUBDIVISION PARCEL CONTROL NUMBER

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

THE SUNSET TRUST, A FLORIDA LAND TRUST, BY AND THROUGH ITS UNDERSIGNED CO- TRUSTEES, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF SUNSET TRUST, AND HEREBY DEDICATES AS FOLLOWS:

- UTILITY EASEMENTS**  
THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF SUNSET TRUST MAY BE USED FOR UTILITY PURPOSES ( INCLUDING CATV ) 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. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- DRIVEWAY EASEMENT**  
THE DRIVEWAY EASEMENT SHOWN ON THIS PLAT OF SUNSET TRUST MUST BE USED FOR ACCESS TO THE TWO LOTS ON WHICH IT IS LOCATED. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY REGARDING SAID DRIVEWAY EASEMENT.
- ACCESS EASEMENTS**  
ACCESS EASEMENTS SHOWN ON THIS PLAT OF SUNSET TRUST ARE PRIVATE EASEMENTS AND ARE HEREBY DEDICATED FOR THE COMMON USE OF THE OWNERS OF THE THREE LOTS ON WHICH THEY ARE LOCATED FOR ACCESS PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS OF THE LOTS. THE BOARD OF COUNTY COMMISSIONERS BEAR NO RESPONSIBILITY, DUTY, OF LIABILITY REGARDING SAID EASEMENTS.
- 20' VEGETATIVE BUFFERS**  
THE VEGETATIVE BUFFERS SHOWN ON THIS PLAT OF SUNSET TRUST ARE HEREBY DECLARED TO BE THE PROPERTY OF THE OWNERS OF LOTS 1 & 3 (HEREINAFTER REFERRED TO AS THE "OWNERS"), AND ARE FURTHER DECLARED TO BE PRIVATE LANDSCAPE TRACTS OF LOTS 1 & 3, ON THEIR RESPECTIVE LOTS FOR LANDSCAPING PURPOSES, AND SHALL BE MAINTAINED BY THE OWNERS. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT BEARS NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY VEGETATIVE BUFFER DESIGNATED AS SUCH ON THIS PLAT.
- WETLAND PRESERVE AREA AND 75' UPLAND BUFFER**  
THE WETLAND PRESERVE AREA AND THE 75' UPLAND BUFFER SHOWN ON THIS PLAT OF SUNSET TRUST ARE HEREBY DECLARED TO BE THE PROPERTY OF THE LOT OWNERS (HEREINAFTER REFERRED TO AS THE "OWNERS"), AND ARE HEREBY DECLARED TO BE PRIVATE PRESERVATION AREAS, WHICH SHALL BE CONVEYED BY DEED TO THE OWNERS FOR PRESERVATION PURPOSES AND SHALL BE MAINTAINED BY THE OWNERS IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN (PAMP) APPROVED BY MARTIN COUNTY. NO CONSTRUCTION IN, OR ALTERATION, OR DESTRUCTION OF THE PRESERVATION AREAS SHALL OCCUR, EXCEPT AS SPECIFIED WITHIN THE "PAMP" APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY WETLAND AND 75' UPLAND BUFFER ZONE DESIGNATED AS SUCH ON THIS PLAT.

SIGNED THIS 21 DAY OF NOVEMBER, 2002, ON BEHALF OF SAID TRUST BY ITS CO-TRUSTEES AND ATTESTED TO.

BY: John F. Chambers  
JOHN F. CHAMBERS  
BY: Mary V. Cesario  
MARY V. CESARIO  
BY: Charles Lohmeier  
CHARLES LOHMEIER