

INSTR # 2336474  
OR BK 02583 PG 0950  
Pgs 0950 - 9567 (7pgs)  
RECORDED 06/14/2012 04:22:22 PM  
MARSHA EWING  
CLERK OF MARTIN COUNTY FLORIDA  
RECORDED BY T COPUS

EXHIBIT "B"

Prepared By:  
Martin County Growth Management Department  
2401 S.E. Monterey Road  
Stuart, FL 34996

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**MARTIN COUNTY, FLORIDA  
DEVELOPMENT ORDER CHANGE**

**REGARDING REVISED FINAL SITE PLAN  
FOR SUNLIGHT RANCH TO PROVIDE FOR A SUBPHASING PLAN  
WITH MODIFIED CERTIFICATE OF PUBLIC FACILITIES RESERVATION**

**WHEREAS**, Trailside Land Company, Inc, submitted an administrative amendment application to revise the approved minor development final site plan, for the 50 lot subdivision of agricultural, minimum 20 acre lots in Sunlight Ranch, located on land described, as Exhibit A, attached hereto;

**WHEREAS**, this application for revised final site plan is to provide for subphasing as set forth in Exhibits B and C, attached hereto to preclude the issuance of building permits on Lots 8 through 19 and 25 through 50 until a future final site plan for a residential subdivision is approved by Martin County. Additionally, all required improvements and infrastructure needed to service the referenced platted lots must be constructed in accordance with Martin County Land Development Regulations and accepted by the County Engineer to meet the criteria for a future revised final site plan, administrative amendment, established in Section 10.14.C.2, Land Development Regulations, Martin County Code.

**WHEREAS**, pursuant to Section 10.14.D, Land Development Regulations, Martin County Code, (LDR) final action on an administrative amendment to existing development orders shall be taken by the County Administrator or his/her designee.

**WHEREAS**, the County Administrator has delegated final action on administrative amendment applications to the Growth Management Director.

**NOW, THEREFORE, THE GROWTH MANAGEMENT DIRECTOR HEREBY DETERMINES THAT:**

A. The requested administrative amendment for revised final site plan to provide for a subphasing plan, Exhibit C, to the approved final site plan for Sunlight Ranch, is hereby approved

subject to the limitations imposed by the Sunlight Ranch Notice of Disqualification of Building Permits, attached as Exhibit B as executed by Clifford F. Burg, Vice President of Trailside Land Company, Inc.

B. No permits for construction or development activity shall be issued until all required documents; plans and fees are received and approved as required by Section 10.9, LDR, Martin County Code.

C. Failure to submit the required documents, plans, and fees as required by Section 10.9, LDR, Martin County Code, shall render this administrative amendment to the existing recorded minor development final site plan approval null and void.

D. This application is hereby determined to meet the requirements for a modification of the Certificate of Public Facilities Reservation for Sunlight Ranch as set forth in Section 5.32.D.8, Land Development Regulations (LDR), Martin County Code.

E. No rights to obtain development orders are herein conveyed beyond the reservation period except as permitted in Section 5.32.D.8, LDR, Martin County Code. Any required impact fees and capital facility charges are previously paid in full with the Certificate of Public Facilities Reservation Extension for Sunlight Ranch as approved February 3, 2010 (OR BK 02447, PG 1266) pursuant to Section 5.32.D.4.c.(3), LDR, Martin County Code.

F. This development order shall be recorded in the public records of Martin County. A copy shall be forwarded to the applicant by the Growth Management Department subsequent to recording.

**DATED THIS 5 DAY OF JUNE 2011.**

  
\_\_\_\_\_  
**NICKI van VONNO, DIRECTOR OF  
GROWTH MANAGEMENT DEPARTMENT**

EXHIBIT A

Legal Description for Sunlight Ranch

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°19'26"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 5293.48 FEET, TO THE POINT OF BEGINNING.

CONTAINING 508.88 ACRES OF LAND, MORE OR LESS.

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 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 452.14 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°54'39"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°23'09"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 547.83 ACRES OF LAND, MORE OR LESS.

ADD PARCEL 1 (REMAINDER FROM ARMSTRONG PARCEL)

A PARCEL OF LAND LYING WITHIN SECTION 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°12'11"E, ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 100.02 FEET; THENCE N89°45'01"W, A DISTANCE OF 100.00 FEET; THENCE S89°53'35"W, A DISTANCE OF 795.70 FEET; THENCE S00°04'26"E, A DISTANCE OF 377.41 FEET; THENCE N89°51'51"W, A DISTANCE OF 2049.99 FEET; THENCE S00°14'11"W, A DISTANCE OF 770.39 FEET; THENCE S89°53'17"E, A DISTANCE OF 1499.34 FEET; THENCE S00°17'41"W, A DISTANCE OF 452.15 FEET; THENCE N89°48'58"W, A DISTANCE OF 196.00 FEET; THENCE S00°14'39"W, A DISTANCE OF 702.45 FEET; THENCE S89°20'42"E, A DISTANCE OF 2904.59 FEET; THENCE S00°03'25"W, A DISTANCE OF 1290.53 FEET; THENCE S89°58'16"E, A DISTANCE OF 1365.68 FEET, TO THE POINT OF BEGINNING; THENCE S89°58'16"E, A DISTANCE OF 105.00 FEET; THENCE S00°54'02"E, A DISTANCE OF 1584.41'; THENCE S89°58'40"E, A DISTANCE OF 105.00 FEET; THENCE S00°54'02"E, A DISTANCE OF 1584.42'; TO THE POINT OF BEGINNING.

CONTAINING 3.82 ACRES OF LAND, MORE OR LESS.

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

**EXHIBIT B**

**SUNLIGHT RANCH**

**NOTICE OF DISQUALIFICATION OF BUILDING PERMITS**

WHEREAS, on or about September 7, 2006, pursuant to the approval of Martin County, and in accordance with Martin County Land Development Regulations, the final site plan of Sunlight Ranch, consisting of fifty 20-acre residential lots, was recorded in Official Record Book 2205, Page 2749, of the Public Records of Martin County, Florida ("Sunlight Ranch"); and

WHEREAS, on or about January 27, 2007, pursuant to the approval of Martin County, and in accordance with Martin County Land Development Regulations, the plat of Sunlight Ranch was recorded in Plat Book 16, Page 46, of the Public Records of Martin County, Florida ("Sunlight Ranch"); and

WHEREAS, on or about February 11, 2008, pursuant to the approval of Martin County, and in accordance with Martin County Land Development Regulations, the amended final site plan of Sunlight Ranch was recorded in Official Record Book 2336, Page 486, of the Public Records of Martin County, Florida ("Sunlight Ranch"); and

WHEREAS, Trailside Land Company, Inc., a Florida corporation, as the developer of Sunlight Ranch ("Developer"), entered into that certain Contract for Construction of Required Improvements and Infrastructure, as amended by that certain Amendment to Contract for Construction of Required Improvements and Infrastructure ("Contract") for the development of Sunlight Ranch; and

WHEREAS, Developer has provided Martin County with security in the amount representing the estimated cost of said Required Improvements and Infrastructure; and

WHEREAS, the construction of Required Improvements and Infrastructure to serve platted Lots 1 through 7 and 20 through 24 has been completed and accepted by the County Engineer and are therefore available for sale and are eligible for the issuance of building permits; and

WHEREAS, the construction of Required Improvements and Infrastructure to serve the remaining platted lots, Lots 8 through 19 and 25 through 50 has not been completed, and the time frame for completing the construction of Required Improvements and Infrastructure expired on September 7, 2011, and the security terminates on June 19, 2012; and

WHEREAS, Developer has applied for a revised final site plan approval for Sunlight Ranch; and

WHEREAS, the revised final site plan provides for Lots 8 through 19 and 25 through 50 of Sunlight Ranch to be an agricultural subdivision and agricultural subdivisions do not require the services necessary for residential subdivisions as provided in Section 4.911 C.7. of the Land

Development Regulations; and

WHEREAS, as an agricultural subdivision with no services necessary for a residential subdivision, Lots 8 through 19 and 25 through 50 of Sunlight Ranch will not qualify for building permits; and

WHEREAS, as an agricultural subdivision, Lots 8 through 19 and 25 through 50 of Sunlight Ranch no longer requires a Contract for Required Improvements and Infrastructure;

NOW, THEREFORE, Martin County and Developer hereby notify all prospective purchasers of Lots 8 through 19 and 25 through 50, of Sunlight Ranch as follows:

No building permits shall be issued by Martin County on Lots 8 through 19 and 25 through 50 of Sunlight Ranch until a final site plan for a residential subdivision is approved by Martin County and all required improvements and infrastructure are constructed in accordance with the Martin County Land Development Regulations and are accepted by the County Engineer.

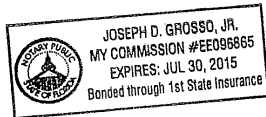
Trailside Land Company, Inc.

*Clifford F. Bus* V.P.  
Clifford F. Bus, Vice President

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of May, 2012, by Clifford F. Bus, Vice President, of Trailside Land Company, Inc. He is [  ] personally known to me or [  ] has produced \_\_\_\_\_ as identification, and acknowledged the execution thereof to be his free act and deed as such officer for the use and purpose therein mentioned, and that such instrument is the act and deed of such company.

(Seal)



NOTARY PUBLIC

*[Signature]*

Name Printed: \_\_\_\_\_  
State of Florida at Large  
My Commission Expires: \_\_\_\_\_

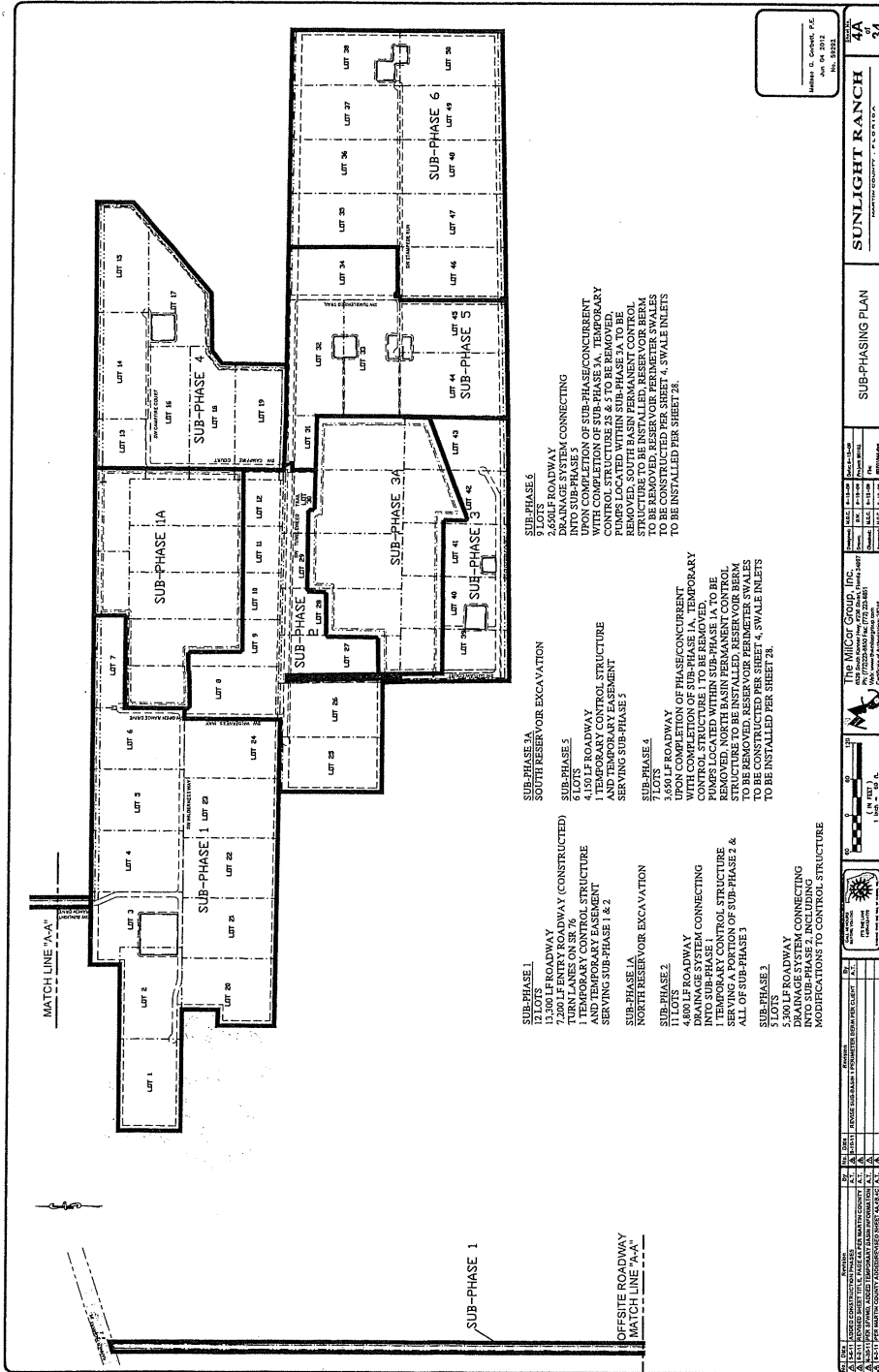
MARTIN COUNTY, FLORIDA

By Nicki van Vonno  
Nicki van Vonno  
Growth Management Director

APPROVED AS TO FORM & CORRECTNESS:

*[Signature]*  
Stephen Fry, County Attorney

EXHIBIT C



<p>13,000 LF ROADWAY (CONSTRUCTED) TURN LANES ON SK 76 1 TEMPORARY CONTROL STRUCTURE AND TEMPORARY EASEMENT SERVING SUB-PHASE 1 &amp; 2</p>		<p>2,600 LF ROADWAY 2 LOTS</p>		<p>4,150 LF ROADWAY AND TEMPORARY EASEMENT SERVING SUB-PHASE 4</p>		<p>7 LOTS ROADWAY</p>		<p>5,300 LF ROADWAY DRAINAGE SYSTEM CONNECTING MODIFICATIONS TO CONTROL STRUCTURE</p>	
<p>11 LOTS NORTH RESERVOIR EXCAVATION</p>		<p>1 TEMPORARY CONTROL STRUCTURE AND TEMPORARY EASEMENT SERVING SUB-PHASE 5</p>		<p>1 TEMPORARY CONTROL STRUCTURE AND TEMPORARY EASEMENT SERVING SUB-PHASE 3</p>		<p>1 TEMPORARY CONTROL STRUCTURE AND TEMPORARY EASEMENT SERVING SUB-PHASE 1</p>		<p>1 TEMPORARY CONTROL STRUCTURE AND TEMPORARY EASEMENT SERVING SUB-PHASE 2 &amp; ALL OF SUB-PHASE 3</p>	
<p>11 LOTS SOUTH RESERVOIR EXCAVATION</p>		<p>1 TEMPORARY CONTROL STRUCTURE AND TEMPORARY EASEMENT SERVING SUB-PHASE 5</p>		<p>1 TEMPORARY CONTROL STRUCTURE AND TEMPORARY EASEMENT SERVING SUB-PHASE 3</p>		<p>1 TEMPORARY CONTROL STRUCTURE AND TEMPORARY EASEMENT SERVING SUB-PHASE 1</p>		<p>1 TEMPORARY CONTROL STRUCTURE AND TEMPORARY EASEMENT SERVING SUB-PHASE 2 &amp; ALL OF SUB-PHASE 3</p>	
<p>11 LOTS NORTH RESERVOIR EXCAVATION</p>		<p>1 TEMPORARY CONTROL STRUCTURE AND TEMPORARY EASEMENT SERVING SUB-PHASE 5</p>		<p>1 TEMPORARY CONTROL STRUCTURE AND TEMPORARY EASEMENT SERVING SUB-PHASE 3</p>		<p>1 TEMPORARY CONTROL STRUCTURE AND TEMPORARY EASEMENT SERVING SUB-PHASE 1</p>		<p>1 TEMPORARY CONTROL STRUCTURE AND TEMPORARY EASEMENT SERVING SUB-PHASE 2 &amp; ALL OF SUB-PHASE 3</p>	
<p>11 LOTS SOUTH RESERVOIR EXCAVATION</p>		<p>1 TEMPORARY CONTROL STRUCTURE AND TEMPORARY EASEMENT SERVING SUB-PHASE 5</p>		<p>1 TEMPORARY CONTROL STRUCTURE AND TEMPORARY EASEMENT SERVING SUB-PHASE 3</p>		<p>1 TEMPORARY CONTROL STRUCTURE AND TEMPORARY EASEMENT SERVING SUB-PHASE 1</p>		<p>1 TEMPORARY CONTROL STRUCTURE AND TEMPORARY EASEMENT SERVING SUB-PHASE 2 &amp; ALL OF SUB-PHASE 3</p>	
<p>11 LOTS NORTH RESERVOIR EXCAVATION</p>		<p>1 TEMPORARY CONTROL STRUCTURE AND TEMPORARY EASEMENT SERVING SUB-PHASE 5</p>		<p>1 TEMPORARY CONTROL STRUCTURE AND TEMPORARY EASEMENT SERVING SUB-PHASE 3</p>		<p>1 TEMPORARY CONTROL STRUCTURE AND TEMPORARY EASEMENT SERVING SUB-PHASE 1</p>		<p>1 TEMPORARY CONTROL STRUCTURE AND TEMPORARY EASEMENT SERVING SUB-PHASE 2 &amp; ALL OF SUB-PHASE 3</p>	
<p>11 LOTS SOUTH RESERVOIR EXCAVATION</p>		<p>1 TEMPORARY CONTROL STRUCTURE AND TEMPORARY EASEMENT SERVING SUB-PHASE 5</p>		<p>1 TEMPORARY CONTROL STRUCTURE AND TEMPORARY EASEMENT SERVING SUB-PHASE 3</p>		<p>1 TEMPORARY CONTROL STRUCTURE AND TEMPORARY EASEMENT SERVING SUB-PHASE 1</p>		<p>1 TEMPORARY CONTROL STRUCTURE AND TEMPORARY EASEMENT SERVING SUB-PHASE 2 &amp; ALL OF SUB-PHASE 3</p>	

SUNLIGHT RANCH  
 SUB-PHASING PLAN  
 SHEET 34  
 THE MICOT GROUP, INC.  
 1100 S. 10TH ST., SUITE 100  
 DENVER, CO 80202  
 PHONE: (303) 733-8881  
 FAX: (303) 733-8882  
 WWW.MICOTGROUP.COM