

PREPARED BY AND RETURN TO:
Real Property Division, Colleen Holmes
Martin County
2401 SE Monterey Road
Stuart, Florida 34996

**STATE OF TENNESSEE
COUNTY OF KNOX**

AFFIDAVIT

COMES NOW, ERNEST E. HAMILTON, JR., who, being duly sworn, deposes and states as follows:

1. I am the sole Trustee of the HAMILTON INVESTMENT TRUST U/A dated March 3, 1993, (hereinafter the "Trust").

2. The title page, pages 9 through 13 and pages 18 and 19 of the Trust Agreement, attached hereto as Exhibit "B" and made a part hereof, to be recorded in the Public Records of Martin County, Florida, are true and accurate copies of those pages to that Trust Agreement and the provisions made in that Trust Agreement are in full force and effect and have not been revoked, amended or modified as of the date of this Affidavit.

3. Andrew J.R. Hamilton resigned as Trustee, on January 25, 1995, after giving notice to the qualified beneficiaries, the settlors and the co-trustee. The vacancy left by Andrew J. R. Hamilton has not been filled.

4. As the sole Trustee of the Trust, I have full power to sell, convey, and transfer without a court order, the real property located in Martin County, Florida, described as follows:

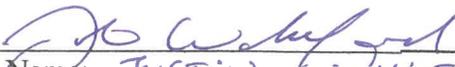
See Exhibit "A" attached hereto and made a part hereof.

FURTHER THE AFFIANT SAYETH NAUGHT.


Ernest E. Hamilton, Jr.

SWORN TO and subscribed before me this 1ST day of AUGUST, 2019, by Ernest E. Hamilton, Jr. Such person is personally known to me or produced _____ as identification (Notary Public must check applicable box)




Print Name: JUSTIN WOHLFORD
Notary Public, State of Florida TENNESSEE
My Commission Expires: 12/21/2022

MARTIN COUNTY, STUART, FLORIDA
2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 18-151

M.C. PROJ. NO. 18-151

SHEET NO. 1 OF 4

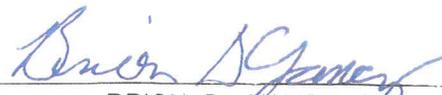
EXHIBIT A

SURVEYOR'S NOTES

1. THIS SKETCH AND LEGAL DESCRIPTION IS BASED ON: CONSTRUCTION PLANS FOR SE 138TH STREET REALIGNMENT AND PAVING, BY GIANGRANDE ENGINEERING AND PLANNING, DATED FEBRUARY 9TH, 2018, CAD FILE 17-023 BNDY & TOPO SE 138th STREET 032317.DWG, CAD FILE 17-023 SKL ACH PARCEL 080117.DWG.
2. THIS LEGAL DESCRIPTION SHALL NOT BE VALID:
 - A. UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1, 2, 3, AND 4; SHEET 4 BEING A SKETCH.
 - B. WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
4. BEARING AND REFERENCE: BEARING IS SOUTH 00°07'11" WEST, REFERENCE IS THE EASTERLY LINE OF SECTION 36, TOWNSHIP 39 SOUTH, RANGE 41 EAST.
5. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS TO DESCRIBE A RIGHT-OF-WAY DEDICATION.
6. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
7. THIS IS NOT A SURVEY AND DOES NOT DEFINE OWNERSHIP OR ENCROACHMENTS.
8. PROPERTY, TRACT, AND PARCEL LINES SHOWN ARE APPROXIMATE IN NATURE AND NOT TO BE RELIED UPON FOR LAND POSITIONING OR DETERMINATIONS.
9. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
10. LEGEND: DB=DEED BOOK, ORB=OFFICIAL RECORD BOOK, PG=PAGE, POB=POINT OF BEGINNING, POC=POINT OF COMMENCEMENT, ROW=RIGHT-OF-WAY, SEC=SECTION

THIS DOCUMENT MAY BE REPRODUCED UPON REQUEST IN AN ALTERNATIVE FORMAT BY CONTACTING THE COUNTY ADA COORDINATOR (772) 320-3131, THE COUNTY ADMINISTRATION OFFICE (772) 288-5400, FLORIDA RELAY 711, OR BY COMPLETING OUR ACCESSIBILITY FEEDBACK FORM AT WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK

SURVEYOR AND MAPPER
IN RESPONSIBLE CHARGE



BRION D. YANCY, PSM
PROJECT SURVEYOR - SURVEYING DIVISION
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 7162
DATE: 12-18-2018

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS
NOT VALID WITHOUT SHEETS 2, 3, AND 4.

RIGHT OF WAY DEDICATION
SE 138TH STREET
MARTIN COUNTY, FLORIDA

SUPERVISED BY : BDY
DRAWN BY : MNM | SCALE : N/A
DATE : 12/18/2018
DRAWING # 18-151.DWG

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 18-151

M.C. PROJ. NO. 18-151

SHEET NO. 2 OF 4

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 36, TOWNSHIP 39 SOUTH, RANGE 41 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 00°07'11" WEST, ALONG THE EASTERLY LINE OF SAID SECTION 36, A DISTANCE OF 854.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE EAST LINE OF SAID SECTION 36, SOUTH 00°07'11" WEST, A DISTANCE OF 241.93 FEET; THENCE NORTH 75°23'50" WEST, A DISTANCE OF 15.31 FEET; THENCE NORTH 28°59'26" WEST, A DISTANCE OF 48.35 FEET TO THE BEGINNING OF A CURVE CONCAVED NORTHEASTERLY, HAVING A RADIAL BEARING OF SOUTH 61°00'34" WEST, WITH A RADIUS OF 430.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°06'28", AN ARC DISTANCE OF 128.39 FEET; THENCE NORTH 11°52'57" WEST, A DISTANCE OF 76.55 FEET; THENCE NORTH 09°12'31" WEST, A DISTANCE OF 55.33 FEET; THENCE NORTH 04°59'29" WEST, A DISTANCE OF 118.12 FEET; THENCE NORTH 09°23'53" WEST, A DISTANCE OF 103.28 FEET; THENCE NORTH 17°35'13" WEST, A DISTANCE OF 255.62 FEET; THENCE NORTH 25°21'55" WEST, A DISTANCE OF 141.54 FEET; THENCE NORTH 29°16'54" WEST, A DISTANCE OF 63.65 FEET, TO THE BEGINNING OF A CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIAL BEARING OF NORTH 60°43'06" EAST, WITH A RADIUS OF 150.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°27'39", AN ARC DISTANCE OF 82.36 FEET; THENCE NORTH 60°44'33" WEST, A DISTANCE OF 92.56 FEET TO THE INTERSECTION WITH A LINE THAT IS 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 36 AS DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 2563, PAGE 1836 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE ALONG SAID PARALLEL LINE NORTH 89°50'11" EAST, A DISTANCE OF 166.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIAL BEARING OF NORTH 46°02'16" EAST WITH A RADIUS OF 510.00 FEET AND HAVING A CHORD BEARING OF SOUTH 31°08'17" EAST, A CHORD LENGTH OF 195.28 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°04'32", AN ARC DISTANCE OF 196.50 FEET; THENCE SOUTH 21°53'12" EAST, A DISTANCE OF 37.87 FEET, TO THE BEGINNING OF A CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIAL BEARING OF NORTH 68°06'48" EAST, WITH A RADIUS OF 2050.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°48'08", AN ARC DISTANCE OF 243.38 FEET; THENCE SOUTH 15°05'04" EAST, A DISTANCE OF 52.42 FEET, TO THE BEGINNING OF A CURVE CONCAVED SOUTHWESTERLY, HAVING A RADIAL BEARING OF NORTH 74°54'56" EAST, WITH A RADIUS OF 950.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°53'47", AN ARC DISTANCE OF 114.35 FEET; THENCE SOUTH 08°11'16" EAST, A DISTANCE OF 115.92 FEET, TO THE BEGINNING OF A CURVE CONCAVED NORTHEASTERLY, HAVING A RADIAL BEARING OF SOUTH 81°48'44" WEST, WITH A RADIUS OF 446.86 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°48'19", AN ARC DISTANCE OF 99.87 FEET TO THE INTERSECTION OF THE EAST LINE OF SAID SECTION 36 AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 92,187.53 SQUARE FEET, (2.116 ACRES) MORE OR LESS.

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1, 3, AND 4.

RIGHT OF WAY DEDICATION

SE 138TH STREET

MARTIN COUNTY, FLORIDA

SUPERVISED BY : BDY

DRAWN BY : MNM SCALE : N/A

DATE : 12/18/2018

DRAWING # 18-151.DWG

MARTIN COUNTY, STUART, FLORIDA
 2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 18-151

M.C. PROJ. NO. 18-151

SHEET NO. 3 OF 4

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00° 07' 11"W	241.93'
L2	N75° 23' 50"W	15.31'
L3	N28° 59' 26"W	48.35'
L4	N11° 52' 57"W	76.55'
L5	N09° 12' 31"W	55.33'
L6	N04° 59' 29"W	118.12'
L7	N09° 23' 53"W	103.28'
L8	N17° 35' 13"W	255.62'
L9	N25° 21' 55"W	141.54'
L10	N29° 16' 54"W	63.65'
L11	N60° 44' 33"W	92.56'
L12	N89° 50' 11"E	166.77'
L13	S21° 53' 12"E	37.87'
L14	S15° 05' 04"E	52.42'
L15	S08° 11' 16"E	115.92'

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	RADIAL BEARING	CHORD BEARING	CHORD LENGTH
C1	128.39'	430.00'	17°06'28"	S61°00'34"W		
C2	82.36'	150.00'	31°27'39"	N60°43'06"E		
C3	196.50'	510.00'	22°04'32"	N46°02'16"E	S31°08'17"E	195.28
C4	243.38'	2050.00'	06°48'08"	N68°06'48"E		
C5	114.35'	950.00'	06°53'47"	N74°54'56"E		
C6	99.87'	446.86'	12°48'19"	S81°48'44"W		

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS NOT VALID WITHOUT SHEETS 1, 2, AND 4.

**RIGHT OF WAY DEDICATION
 SE 138TH STREET
 MARTIN COUNTY, FLORIDA**

SUPERVISED BY : BDY	
DRAWN BY : MNM	SCALE : N/A
DATE : 12/18/2018	
DRAWING # 18-151.DWG	

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 18-151

M.C. PROJ. NO. 18-151

SHEET NO. 4 OF 4

S89°50'11"W 897.55'

NORTH LINE OF SECTION 36

VARIABLE WIDTH

SE BRIDGE ROAD
(RIGHT OF WAY-VARIABLE WIDTH
D&FJ BK 2, PG 37)

50'

L12

25 30

36 31

ORB 2563, PG 1836

POC

NORTHEAST CORNER OF
SECTION 36, TOWNSHIP 39
SOUTH, RANGE 41 EAST



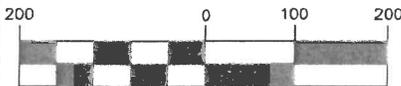
BEARING BASIS

OWNER: ACH ASSOCIATES
PARCEL CONTROL NUMBER:
36-39-41-000-013-00000-9

AREA= 92,187.53 SQUARE FEET
(2.116 ACRES) MORE OR LESS

POB

GRAPHIC SCALE



(IN FEET)

1 inch = 200 ft.

DB 10, PG 407
HOBE SOUND ROAD
DECLARED 100' ROW

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS
NOT VALID WITHOUT SHEETS 1, 2, AND 3.
SEE SHEET 3 FOR LINE AND CURVE TABLES.

THIS MAP IS INTENDED TO BE DISPLAYED
AT A SCALE OF 1"=200' OR SMALLER.

RIGHT OF WAY DEDICATION
SE 138TH STREET
MARTIN COUNTY, FLORIDA

SUPERVISED BY : BDY	
DRAWN BY : MNM	SCALE : 1"=200'
DATE : 12/18/2018	
DRAWING # 18-151.DWG	

MARTIN COUNTY, STUART, FLORIDA

2401 S.E. MONTEREY ROAD PHONE NO. 772-288-5927

DWG. NAME : 18-151

M.C. PROJ. NO. 18-151

SHEET NO. 4 OF 4

S89°50'11"W 897.55'

NORTH LINE OF SECTION 36 VARIABLE WIDTH

SE BRIDGE ROAD
(RIGHT OF WAY-VARIABLE WIDTH
D&FJ BK 2, PG 37)

ORB 2563, PG 1836

POC

NORTHEAST CORNER OF
SECTION 36, TOWNSHIP 39
SOUTH, RANGE 41 EAST



BEARING BASIS

AREA= 92,187.53 SQUARE FEET
(2.116 ACRES) MORE OR LESS

OWNER: ACH ASSOCIATES
PARCEL CONTROL NUMBER:
36-39-41-000-013-00000-9

POB

GRAPHIC SCALE



(IN FEET)

1 inch = 200 ft.

DB 10, PG 407
HOBE SOUND ROAD
DECLARED 100' ROW

NOTE: THIS IS NOT A SURVEY. THIS SHEET IS
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SEE SHEET 3 FOR LINE AND CURVE TABLES.

THIS MAP IS INTENDED TO BE DISPLAYED
AT A SCALE OF 1"=200' OR SMALLER.

**RIGHT OF WAY DEDICATION
SE 138TH STREET
MARTIN COUNTY, FLORIDA**

SUPERVISED BY : BDY	
DRAWN BY : MNM	SCALE : 1"=200'
DATE : 12/18/2018	
DRAWING # 18-151.DWG	

Exhibit "B"

HAMILTON INVESTMENT TRUST

This agreement is made and entered into this 3rd day of March, 1993, between ERNEST E. HAMILTON and NANCY B. HAMILTON, settlors, and ANDREW J.R. HAMILTON and ERNEST E. HAMILTON, JR., trustees.

Andy resigned 1/2/95

ARTICLE I

NAME OF TRUST

A. Name. This instrument and the trust hereby declared and created is designated the "Hamilton Investment Trust."

ARTICLE II

TRUST IRREVOCABLE

This trust is hereby declared to be irrevocable and it shall not at any time be amended, altered or modified in any way.

as of 6/19/18 the trust is still in effect

ARTICLE III

FAMILY MEMBERS

A. Children. At the time of execution of this instrument, the settlors' children are ANDREW J.R. HAMILTON (11/1/55), ERNEST E. HAMILTON, JR. (11/1/58), DAVID LEE HAMILTON (3/28/59), MONA MARIE MCMAHON (10/15/59) and KAREN Y. RAGER (6/20/62).

B. Grandchildren. At the time of execution of this instrument, the settlors' grandchildren are identified as follows:
Children of ANDREW J.R. HAMILTON:

trustees shall distribute the child's share established in respect of such child.

2. If a child of settlors is not then living, the child's share established in respect of such deceased child shall be distributed by the trustees to the lineal descendants of such deceased child, per stirpes, with each such lineal descendant's share being reduced by the total of all distributions of income made by the trustees to or for the benefit of such lineal descendant. If a deceased child of settlors has no lineal descendants, then such deceased child's share shall be distributed to settlors' lineal descendants, per stirpes.

ARTICLE VIII

POWERS AND DUTIES OF TRUSTEES

A. Powers and Duties. The trustees shall have all of the powers and protection granted by law that are not in conflict with this instrument. In addition and not in limitation of any common law or statutory authority, and without application to any court, the trustees shall also have the powers and responsibilities described below, to be exercised in the trustees' sole and absolute discretion:

1. To collect, hold and retain trust assets received from the settlors until disposition of the assets should be made. The assets may be retained even though they include an asset in which a trustee is personally interested.

2. To hold without liability any and all property received from or through the settlors, or either of them, whether or not permissible for investment of funds of the trust, and any property lawfully coming into the hands of the trustees instead of or in substitution therefor.

3. To receive additions to the assets of the trust.

4. To continue or participate in the operation of any business or other enterprise and to effect incorporation, dissolution or other change in the form of organization of the business or enterprise.

5. To acquire an undivided interest in a trust asset, including but not limited to a money market mutual fund, mutual fund or common trust fund, in which asset the trustee may hold an undivided interest in any capacity.

6. To invest and reinvest trust assets in accordance with the provisions of the trust or as provided by law.

7. If a trustee is a bank, to deposit trust funds in another department of the same entity or in a bank that is affiliated with the trustee bank.

8. To acquire or dispose of an asset for cash or upon credit at a public or private sale; to manage, develop, improve, improve, exchange, partition, change the character of or abandon a trust asset or any interest in it; and to encumber, mortgage or pledge a trust asset for a term within or extending beyond the term of the trust.

9. To make ordinary or extraordinary repairs or alterations

to buildings or other structures; to demolish any improvements; or to raze existing, or erect new, buildings or parts of buildings or other structures.

10. To subdivide, develop or dedicate land to public use; to make, or obtain the vacation of, plats and adjust boundaries; to adjust differences in valuation on exchange or partition by giving or receiving consideration; or to dedicate easements to public or private use.

11. To enter for any purpose into a lease as lessor or lessee with or without option to purchase or renew for a term within or extending beyond the term of the trust.

12. To enter into a lease or arrangement for exploration and removal of minerals, oil, gas or other natural resources or enter into a pooling or unitization agreement.

13. To grant an option involving disposition of a trust asset or to take an option for the acquisition of any asset.

14. To vote a security, in person or by general or limited proxy, or not to vote a security.

15. To pay calls, assessments and any other sums chargeable or accruing against or on account of securities.

16. To sell or exercise stock subscription or conversion rights and consent, directly or through a committee or other agent, to the reorganization, consolidation, merger, dissolution or liquidation of a corporation or other business enterprise.

17. To hold property in the name of a nominee or in other form without disclosure of the trust, but the trustees are liable

for any act of the nominee in connection with the property so held.

18. To insure the assets of the trust against damage or loss and insure the trustees against liability with respect to third persons.

19. To borrow money, to be repaid from trust assets or otherwise, and to advance money for the protection of the trust and for all expenses, losses and liabilities sustained in the administration of the trust or because of the holding or ownership of any trust assets, for which advances, with any interest, the trustee making such advance has a lien on the trust assets as against the beneficiary.

20. To pay or contest any claim; to settle a claim by or against the trust by compromise, arbitration or otherwise; and to release, in whole or in part, any claim belonging to the trust.

21. To pay taxes, assessments, compensation of the trustees and other expenses incurred in the collection, care, administration and protection of the trust.

22. To allocate items of income and expense to either trust income or principal; and to add to principal any income not distributed.

23. To pay any sum distributable to a beneficiary who is under legal disability by paying directly to the beneficiary or by paying the sum for the use of the beneficiary either to a legal representative appointed by the court or, if none, to a relative; and, when income is directed to be paid to a minor, to apply and expend it for the minor's benefit either with or without the

intervention of a guardian.

24. To effect distribution of property and money in divided or undivided interests and to adjust resulting differences in valuation.

25. To employ or contract with persons, including attorneys, accountants, auditors, investment advisors or agents, even if they are a trustee hereunder or associated with or related to a trustee hereunder, to advise or assist the trustees in the performance of the trustees' duties; to act upon their recommendations without independent investigation; and, instead of acting personally, to employ or contract with one or more agents to perform any act of administration, whether or not discretionary.

26. To prosecute or defend actions, claims or proceedings for the protection of the trust assets and of the trustees in the performance of the trustees' duties and for other purposes.

27. To execute and deliver all instruments that will accomplish or facilitate the exercise of the powers vested in the trustees.

B. Rights and obligations of successor or additional trustee.
Any successor or additional trustee shall have all the rights, powers, discretion, duties and obligations conferred or imposed on the original trustees. No successor or additional trustee shall be obligated to examine the accounts and actions of any previous trustee. Any successor or additional trustee shall become responsible for the trust estate only when, as and if the same shall be received by the such successor or additional trustee.

plural and the masculine shall include the feminine and neuter.

Witnesses:

Nancy J. Leggett
Nancy J. Leggett

Ernest E. Hamilton
Ernest E. Hamilton

Connie Kloeckner
Connie KLoeckner

Nancy L. Van Sweden
NANCY L. VAN SWEDEN

Nancy B. Hamilton
Nancy B. Hamilton

Nancy J. Leggett
NANCY J. Leggett

Rick A. Schlingen
Rick A. Schlingen

Andrew J. Hamilton
Andrew J.F. Hamilton

LeAnn M. Burdick
LeAnn M. Burdick

Patricia Cesentino

Ernest E. Hamilton, Jr.
Ernest E. Hamilton, Jr.

Patricia Cesentino

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me personally appeared ERNEST E. HAMILTON, who is personally known to me, and he acknowledged executing the foregoing instrument as settlor, this 3rd day of March, 1993.



Kathy J. Albani
Notary Public KATHY J. ALBANI

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me personally appeared NANCY B. HAMILTON, who is personally known to me, and she acknowledged executing the foregoing instrument as settlor, this 3rd day of March, 1993.



Kathy J. Albani
Notary Public KATHY J. ALBANI