

# BOX RANCH GROVES

A PLAT OF  
THE 1st ADDITION TO PLAT NO. 1  
BEING A PORTION OF SECTIONS 28, 29, 32 AND 33  
TOWNSHIP 39 SOUTH, RANGE 40 EAST  
MARTIN COUNTY, FLORIDA.  
SHEET 1 OF 3

- ### LEGEND
- INDICATES IRON ROD AND CAP
  - INDICATES IRON ROD AND CAP (PCP)
  - INDICATES SET PERMANENT REFERENCE MONUMENT (PRM)
  - INDICATES FOUND PERMANENT REFERENCE MONUMENT (PRM)
  - INDICATES 1/4 SECTION CORNER
  - INDICATES SECTION CORNER
  - INDICATES CERTIFIED SECTION CORNER REPORTS
  - FDEP CERTIFICATE NUMBER

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 57 MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 23rd DAY OF January 2003

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

FILE NUMBER 1629810

BY Lanny Copus D.C. DEPUTY CLERK

### LEGAL DESCRIPTION

TOWNSHIP 39 SOUTH, RANGE 40 EAST

THE WEST 1600.00 FEET OF SECTION 28, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY OF STATE ROAD NO. 76. (200.00 FEET RIGHT-OF-WAY).

AND ALSO:

ALL THAT PART OF SAID SECTION 29 LYING SOUTHERLY OF THE SOUTH RIGHT-OF-WAY OF STATE ROAD NO. 76.

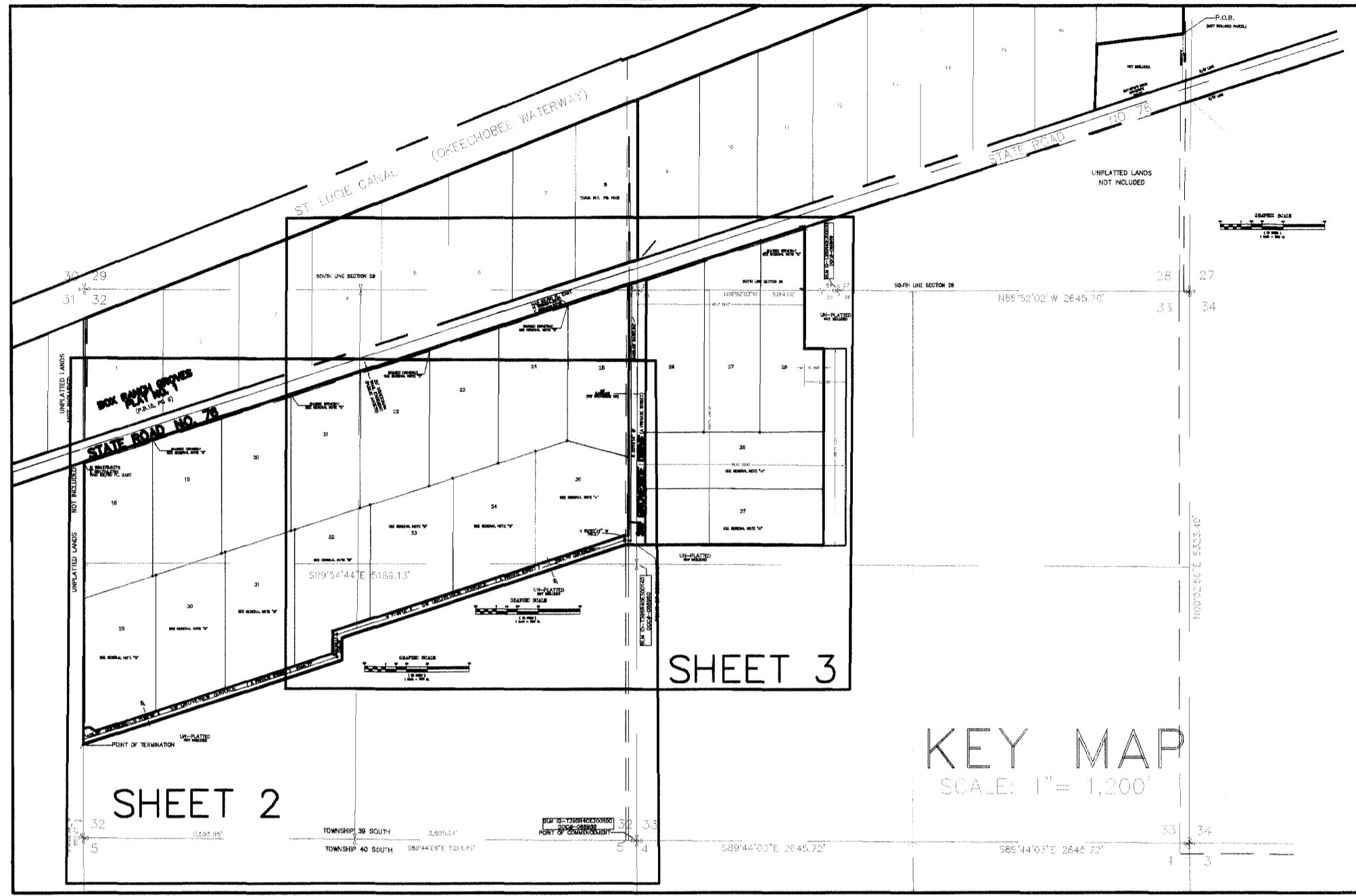
ALL OF SAID SECTION 32 LYING SOUTH OF THE SOUTH RIGHT-OF-WAY OF STATE ROAD NO. 76, AND NORTH OF THE FOLLOWING DESCRIBED LINE. COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE RUN ALONG THE EAST LINE SECTION 32, N00°00'15"W A DISTANCE OF 2664.37 FEET TO THE EAST ONE QUARTER CORNER OF SAID SECTION 32; THENCE N00°16'16"E FOR 184.85 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED LINE; THENCE N89°52'02"W FOR 100.00 FEET; THENCE S71°46'16"W FOR 2862.24 FEET; THENCE S00°03'17"W FOR 218.36 FEET; THENCE S71°01'18"W 2803.21 FEET TO THE POINT OF TERMINATION.

AND TOGETHER WITH:

THE WEST 1600.00 FEET OF THE NORTH 2461.91 FEET AND THE WEST 188 FEET OF THE EAST 400 FEET OF THE WEST 2000.00 FEET OF THE SOUTH 1900.00 FEET OF THE NORTH 2461.91 FEET OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 40 EAST IN MARTIN COUNTY, FLORIDA.

SAID PARCEL BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND DEDICATIONS.

PARCEL CONTAINS 429.334 ACRES (NET), MORE OR LESS.



### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

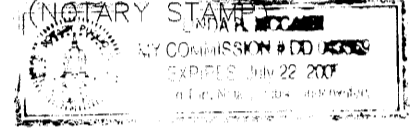
THE FOREGOING ACCEPTANCE OF DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF November 2002 BY J. PATRICK SCHIRARD, PRESIDENT OF BOX RANCH OF MARTIN COUNTY, INC., A FLORIDA CORPORATION, AS THE GENERAL PARTNER OF BOX RANCH OF MARTIN COUNTY, LTD., A FLORIDA LIMITED PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A \_\_\_\_\_ AS IDENTIFICATION.

AND THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF November 2002 BY J. PATRICK SCHIRARD, PRESIDENT OF BOX RANCH OF MARTIN COUNTY, INC., A FLORIDA CORPORATION, AS THE GENERAL PARTNER OF BOX RANCH OF MARTIN COUNTY, LTD., A FLORIDA LIMITED PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A \_\_\_\_\_ AS IDENTIFICATION.

28-39-40-002-000-0000.0  
PARCEL CONTROL NO.

WITNESS MY HAND AND OFFICIAL STAMP, THIS 14th DAY OF November 2002.

Linda R. McCann  
NOTARY PUBLIC



### APPROVAL BY MARTIN COUNTY

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

12-11-02 DATE  
12-12-02 DATE  
1/14/03 DATE  
1-15-03 DATE

BCC: 9-17-02

ATTEST: Marsha Ewing CLERK

VICE CHAIRPERSON  
BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA

### TITLE CERTIFICATION

I, JOSEPH D. GROSSO, JR., A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF 11/6 2002, AT 11pm

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 HEREON.

2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: (1) MORTGAGE IN FAVOR OF METROPOLITAN LIFE INSURANCE COMPANY, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF NEW YORK, RECORDED IN OFFICIAL RECORDS BOOK 893, PAGE 1632, UCC-1 FINANCING STATEMENT RECORDED IN OFFICIAL RECORDS BOOK 893, PAGE 1642 AS MODIFIED BY THAT CERTAIN UCC-3 FINANCING STATEMENT OF CONTINUATION RECORDED IN O.R.B. 1140, PAGE 1088, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

(2) MORTGAGE IN FAVOR OF METROPOLITAN LIFE INSURANCE COMPANY, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF NEW YORK, RECORDED IN OFFICIAL RECORDS BOOK 1142, PAGE 2279, AS IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

(3) MORTGAGE IN FAVOR OF SUNTRUST BANK, A STATE BANK ORGANIZED UNDER THE LAWS OF GEORGIA, RECORDED IN OFFICIAL RECORDS BOOK 1650, PAGE 2444, AND THAT CERTAIN COLLATERAL ASSIGNMENT OF LEASES, RENTS AND PROFITS, RECORDED IN OFFICIAL RECORDS BOOK 1650, PAGE 2456, AND COLLATERAL ASSIGNMENT OF AGREEMENTS AFFECTING REAL ESTATE, RECORDED IN OFFICIAL RECORDS BOOK 1650, PAGE 2461, AND UCC-1 FINANCING STATEMENT RECORDED IN OFFICIAL RECORDS BOOK 1650, PAGE 2466, OF THE 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 17 DAY OF November 2002

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC APPEARED Eric Wetzky AND John Nunn WELL KNOWN TO BE THE PRESIDENT AND AV Pres RESPECTIVELY, OF SUNTRUST BANK, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF GEORGIA, AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH MORTGAGEE'S CONSENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT THIS 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 14th DAY OF November 2002.

(NOTARY STAMP) PRINTED NAME: Patricia Ann White  
MY COMMISSION EXPIRES: Nov 17, 2002

### CERTIFICATE OF OWNERSHIP AND DEDICATION

BOX RANCH OF MARTIN COUNTY, LTD., A FLORIDA LIMITED PARTNERSHIP, BY AND THROUGH ITS UNDERSIGNED OFFICERS, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAT OF BOX RANCH GROVES, THE 1st ADDITION TO PLAT NO. 1 AND DOES HEREBY DEDICATE AS FOLLOWS:

1. STREETS:  
THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF BOX RANCH GROVES, THE 1st ADDITION TO PLAT NO. 1 ARE DESIGNATED AS PRIVATE STREETS, AND ARE DECLARED TO BE THE PROPERTY OF THE BOX RANCH GROVES PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS (HEREINAFTER "ASSOCIATION"), AND THE PRIVATE STREETS AND RIGHTS-OF-WAY SHALL BE CONVEYED BY DEED TO THE ASSOCIATION, FOR ACCESS AND UTILITY PURPOSES (INCLUDING CATV), AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE STREETS DESIGNATED AS SUCH ON THIS PLAT.

2. UTILITY EASEMENTS:  
THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF BOX RANCH GROVES, THE 1st ADDITION TO PLAT NO. 1 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.

3. EQUESTRIAN TRAIL EASEMENT:  
THE 20' EQUESTRIAN TRAIL EASEMENT, AS SHOWN ON THIS PLAT OF BOX RANCH GROVES, THE 1st ADDITION TO PLAT NO. 1, IS HEREBY DEDICATED FOR THE USE OF THE PUBLIC. A 12' WIDE MEANDERING UNPAVED PATH FOR USE BY NON-MOTORIZED MEANS OF TRANSPORTATION WILL BE CONSTRUCTED WITHIN THE EASEMENT.

BOX RANCH OF MARTIN COUNTY, LTD., A FLORIDA LIMITED PARTNERSHIP, BY:  
BOX RANCH GROVES PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS GENERAL PARTNER

BY: J. Patrick Schirard DATED THIS 14th DAY OF November 2002.  
PRESIDENT  
BOX RANCH OF MARTIN COUNTY, INC.

WITNESS: Linda R. McCann  
NAME: Linda R. McCann  
WITNESS: Karen L. Jurewicz  
NAME: KAREN L. JUREWICZ

### ACCEPTANCE OF DEDICATION

THE BOX RANCH GROVES PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED HEREON BY THE OWNER THEREOF, AND HEREBY ACCEPTS THE DEDICATIONS TO AND THE MAINTENANCE OBLIGATIONS INCURRED BY SAID ASSOCIATION AS SHOWN HEREON.

THE BOX RANCH GROVES PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT.

BY: J. Patrick Schirard  
PRESIDENT

WITNESS: Linda R. McCann  
Linda R. McCann  
Karen L. Jurewicz  
KAREN L. JUREWICZ

JOSEPH D. GROSSO, JR.  
ATTORNEY AT LAW, FLORIDA BAR NO. 26107  
759 SOUTH FEDERAL HIGHWAY, SUITE 212  
STUART, FLORIDA 34994

### MORTGAGEE'S CONSENT

METROPOLITAN LIFE INSURANCE COMPANY, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF NEW YORK, HEREBY CERTIFIES THAT IT IS THE HOLDER OF THOSE CERTAIN MORTGAGES RECORDED IN OFFICIAL RECORDS BOOK 893, PAGE 1632, AND UCC-1 FINANCING STATEMENT RECORDED IN OFFICIAL RECORDS BOOK 893, PAGE 1642 AS MODIFIED BY THAT CERTAIN UCC-3 FINANCING STATEMENT OF CONTINUATION RECORDED IN OFFICIAL RECORDS BOOK 1140, PAGE 1088, AND THAT MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 1142, PAGE 2279, THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; AND THAT IT HEREBY CONSENTS TO THE DEDICATIONS HEREON AND DOES HEREBY SUBORDINATE ITS MORTGAGE, LIEN AND ENCUMBRANCE, AS DESCRIBED ABOVE, TO SUCH DEDICATION.

METROPOLITAN LIFE INSURANCE COMPANY, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF NEW YORK

BY: Kenneth E. Koller ATTEST: Daniel A. O'Neill  
VICE PRESIDENT ASST. VICE PRESIDENT

ACKNOWLEDGMENT  
STATE OF Kansas  
COUNTY OF Johnson

BEFORE ME THE UNDERSIGNED NOTARY PERSONALLY APPEARED Daniel A. O'Neill AND Kenneth E. Koller WELL KNOWN TO BE THE ASST. VICE PRESIDENT AND VICE PRESIDENT RESPECTIVELY, OF METROPOLITAN LIFE INSURANCE COMPANY, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF NEW YORK, 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 14th DAY OF November 2002.

(NOTARY STAMP) PRINTED NAME: Katherine E. Barnhouse  
MY COMMISSION EXPIRES: 01-12-06

SUNTRUST BANK, A STATE BANK ORGANIZED UNDER THE LAWS OF GEORGIA, HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 1650, PAGE 2444, AND THAT CERTAIN COLLATERAL ASSIGNMENT OF LEASES, RENTS AND PROFITS, RECORDED IN OFFICIAL RECORDS BOOK 1650, PAGE 2456, AND COLLATERAL ASSIGNMENT OF AGREEMENTS AFFECTING REAL ESTATE, RECORDED IN OFFICIAL RECORDS BOOK 1650, PAGE 2461, AND UCC-1 FINANCING STATEMENT RECORDED IN OFFICIAL RECORDS BOOK 1650, PAGE 2466, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; AND THAT IT HEREBY SUBORDINATES ITS MORTGAGE, LIEN AND ENCUMBRANCE, AS DESCRIBED ABOVE TO SUCH DEDICATION.

SUNTRUST BANK, A STATE BANK ORGANIZED UNDER THE LAWS OF GEORGIA

ATTEST: J. W. W. BY: Eric Wetzky  
VICE PRESIDENT SENIOR VICE PRESIDENT

### GENERAL NOTES

- A. NO BUILDING PERMITS FOR RESIDENTIAL STRUCTURES ON LOTS 35-37 HEREON SHALL BE APPROVED BY MARTIN COUNTY UNTIL THE ROADWAY SHOWN AS SW GROVESIDE DR. HEREON HAS BEEN IMPROVED IN ACCORDANCE WITH MARTIN COUNTY REGULATIONS IN EFFECT AT THE TIME SUCH IMPROVEMENTS ARE CONSTRUCTED.
- B. NO BUILDING PERMITS FOR RESIDENTIAL STRUCTURES ON LOTS 29-34 HEREON SHALL BE APPROVED BY MARTIN COUNTY UNTIL THE ROADWAYS SHOWN AS SW GROVESIDE DRIVE AND SW GROVEVIEW TERRACE, HERE HAVE BEEN IMPROVED IN ACCORDANCE WITH MARTIN COUNTY REGULATIONS IN EFFECT AT THE TIME SUCH IMPROVEMENTS ARE CONSTRUCTED.
- C. NO BUILDING PERMITS FOR RESIDENTIAL STRUCTURES ON LOTS 18-25, 27 AND 28 HEREON SHALL BE APPROVED BY MARTIN COUNTY UNTIL A SHARED DRIVEWAY, FROM STATE ROAD NO. 76 HAS BEEN CONSTRUCTED FOR SUCH LOTS AND THE ADJOINING LOT AS SHOWN HEREON IN COMPLIANCE WITH MARTIN COUNTY REGULATIONS IN EFFECT AT THE TIME THE DRIVEWAYS ARE CONSTRUCTED.
- D. BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NAD 88/90 INFORMATION, BEARING OF N71°46'16"E ALONG THE NORTH RIGHT OF WAY LINE OF STATE ROAD 76 IN SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA.
- E. DATE OF SURVEY 5-30-02
- F. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL 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.
- G. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- H. ALL STRUCTURES GREATER THAN 499 SQUARE FEET MUST BE CONSTRUCTED WITH AUTOMATIC SPRINKLERS.
- I. ALL LOTS ABUTTING STATE ROAD 76 MUST ALLOW THE CONSTRUCTION AND MAINTENANCE OF AN EQUESTRIAN TRAIL ALONG THE FRONTAGE OF EACH LOT TO BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION, AND NO BUILDING PERMITS FOR RESIDENTIAL STRUCTURES ON SUCH LOTS SHALL BE APPROVED BY MARTIN COUNTY UNTIL SUCH TRAIL IS CONSTRUCTED.

### CERTIFICATE OF SURVEYOR AND MAPPER

I, ELIZABETH A. LINDSAY, HEREBY CERTIFY THAT THIS PLAT OF "BOX RANCH GROVES--THE 1st ADDITION TO PLAT NO. 1" AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE CHARGE AND SUPERVISION; AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT P.R.M.'S (PERMANENT REFERENCE MONUMENTS) HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT P.C.P. (PERMANENT CONTROL POINTS) WILL BE SET FOR THE REQUIRED IMPROVEMENTS, AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AS AMENDED, AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

BY: Elizabeth A. Lindsay DATE: 10/22/02  
ELIZABETH A. LINDSAY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 4724  
LICENSED BUSINESS NO. 6852

METROPOLITAN SEAL SUNTRUST BANK SEAL ASSOCIATION SEAL BOX RANCH SEAL

**B Betsy Lindsay, Inc.**  
SURVEYING AND MAPPING  
208 NORTH U.S. HWY NO. 1 - UNIT 8 - TECUESTA, FLORIDA 33469  
(561)575-5275 (561)575-4324 FAX  
BOX RANCH GROVES  
THE 1st ADD' TO PLAT No. 1 SHEET 1 OF 3