

CERTIFICATE OF OWNERSHIP AND DEDICATION :

FOX GROVE DEVELOPMENT, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, BY AND THROUGH ITS UNDERSIGNED MANAGING MEMBER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF FOX GROVE AND HEREBY DEDICATES AS FOLLOWS:

1. THE STREETS AND RIGHTS-OF-WAY SHOWN AS TRACT "A" ON THIS PLAT OF FOX GROVE AND DESIGNATED AS PRIVATE, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE FOX GROVE PROPERTY OWNERS ASSOCIATION, INC., (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 AND RIGHTS OF WAY DESIGNATED AS SUCH ON THIS PLAT.

2. THE EQUESTRIAN & UTILITY EASEMENTS SHOWN ON THIS PLAT OF FOX GROVE 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. SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

3. THE OPEN SPACE AREA SHOWN AS TRACT "B" ON THIS PLAT IS HEREBY DECLARED TO BE THE PROPERTY OF FOX GROVE PROPERTY OWNERS ASSOCIATION, INC., (HEREINAFTER "ASSOCIATION"), AND IS FURTHER DECLARED TO BE PRIVATE OPEN SPACE WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR OPEN SPACE PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY OPEN SPACE AREA(S) DESIGNATED AS SUCH ON THIS PLAT.

4. THE CONSERVATION EASEMENT SHOWN ON THIS PLAT OF FOX GROVE AS TRACT "C" IS A PERPETUAL STATUTORY CONSERVATION EASEMENT, PURSUANT TO §704.06, F.S. AND HAS BEEN CONVEYED TO THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT BY DEED RECORDED IN THE PUBLIC RECORDS AT OFFICIAL RECORDS BOOK 01933, PAGE 1235 AND IS HEREBY DEDICATED TO THE FOX GROVE PROPERTY OWNERS ASSOCIATION, INC. AND IS THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY CONSERVATION EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

5. THE LAKE TRACTS SHOWN ON THIS PLAT AS TRACT "E", TRACT "F" AND TRACT "G" ARE HEREBY DECLARED TO BE THE PROPERTY OF FOX GROVE PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND ARE FURTHER DECLARED TO BE PRIVATE LAKES, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR LAKE PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY LAKES DESIGNATED AS SUCH ON THIS PLAT.

6. THE ACCESS AND DRAINAGE EASEMENT SHOWN ON THIS PLAT AS TRACT "D" IS HEREBY DECLARED TO BE THE PROPERTY OF FOX GROVE PROPERTY OWNERS ASSOCIATION, INC., (HEREINAFTER "ASSOCIATION"), AND IS FURTHER DECLARED TO BE AN EMERGENCY ACCESS AND DRAINAGE TRACT, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR ACCESS AND DRAINAGE PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY ACCESS OR DRAINAGE TRACT(S) DESIGNATED AS SUCH ON THIS PLAT.

7. THE PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF FOX GROVE, AND DESIGNATED AS SUCH ON THE PLAT, IS HEREBY DECLARED TO BE THE PROPERTY OF FOX GROVE PROPERTY OWNERS ASSOCIATION, INC., (HEREINAFTER "ASSOCIATION"), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE PURPOSES, AND ALL DRAINAGE FACILITIES LOCATED THEREIN 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 DRAINAGE EASEMENT DESIGNATED AS SUCH ON THIS PLAT.

8. THE EQUESTRIAN EASEMENTS SHOWN ON THIS PLAT OF FOX GROVE ARE HEREBY DECLARED TO BE THE PROPERTY OF FOX GROVE PROPERTY OWNERS ASSOCIATION, INC., (HEREINAFTER "ASSOCIATION") AND ARE FURTHER DECLARED TO BE PRIVATE EQUESTRIAN EASEMENTS, WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION, FOR EQUESTRIAN PURPOSES, AND SHALL BE MAINTAINED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY EQUESTRIAN EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.

MORTGAGEE'S CONSENT:

STATE OF FLORIDA COUNTY OF MARTIN

FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE, LIEN OR ENCUMBRANCE ON THE LAND DESCRIBED HEREON, DATED NOVEMBER 3, 2003, AND RECORDED IN OFFICIAL RECORDS BOOK 01835, PAGE 2089, AND DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE, LIEN OR ENCUMBRANCE TO SUCH DEDICATIONS.

SIGNED AND SEALED THIS 31st DAY OF March, 2005, ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY.

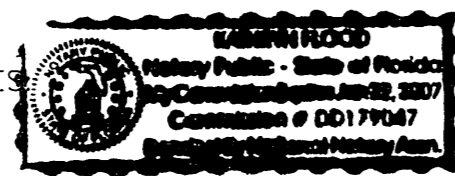
FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST BY: [Signature] PRESIDENT BY: [Signature] SECRETARY

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID J BALONGUE AND SHARON MEHL, TO ME WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST, A FLORIDA CORPORATION 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.

DATED THIS 31st DAY OF March, 2005 BY: Kathryn Flood MY COMMISSION EXPIRES: 1-22-07 # DD179047

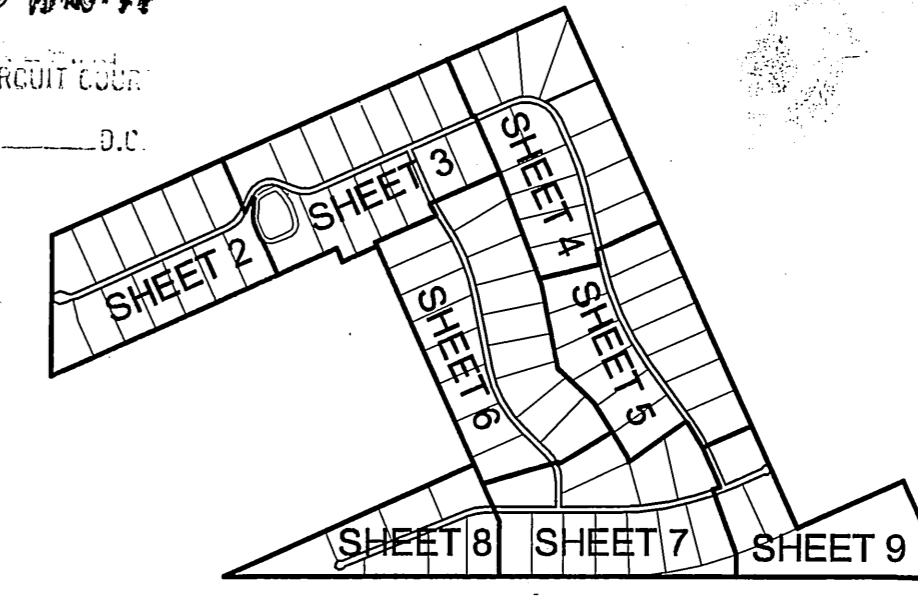


NOTARY PUBLIC, STATE OF FLORIDA

FOX GROVE

BEING A REPLAT OF A PORTION OF TRACT 12, COMMISSIONERS SUBDIVISION OF THE MILES OR HANSON GRANT, PLAT BOOK B, PAGE 59, DADE (NOW MARTIN) COUNTY, FLORIDA; AND BEING A REPLAT OF A PORTION OF TRACT 57, SECTION 26-38-40, PALM CITY FARMS, PLAT BOOK 6, PAGE 42, PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; AND BEING A REPLAT OF A PORTION OF LOT B, WINEBRENNER SUBDIVISION MINOR PLAT, PLAT BOOK 5, PAGE 49, MARTIN COUNTY, FLORIDA.

2005 APR 15 AM 10:11 CLERK OF CIRCUIT COURT BY: _____ D.C.



KEY MAP

GENERAL NOTES:

- 1. THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DICTION 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.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
3. THE BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM AS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 AND ARE BASED ON NATIONAL GEODETIC SURVEY CONTROL STATIONS OWEN RESET, A 517, GUY D27, GS 23, AND GUY D09. BEARING BASE MAY BE ESTABLISHED ALONG THE CENTERLINE OF 76-A (LOOP ROAD) AS SHOWN HEREON.
4. IN THE EVENT THAT MARTIN COUNTY DISTURBS THE SURFACE OF A PRIVATE 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.
5. ALL LINES NON-RADIAL UNLESS NOTED OTHERWISE.
6. * PLAT BOOK B, PAGE 59, DADE COUNTY IS ALSO KNOWN AS PLAT BOOK 1, PAGE 11, PALM BEACH (NOW MARTIN) COUNTY AND MAY BE FOUND IN THE PUBLIC RECORDS AS SUCH. THE ORIGINAL LEGAL DESCRIPTION AS PER TITLE COMMITMENT CALLS FOR PLAT BOOK B, PAGE 59, DADE COUNTY AND IT IS THE INTENT OF THIS LEGAL DESCRIPTION TO FOLLOW THE INTEGRITY OF THE ORIGINAL LEGAL DESCRIPTION.

APPROVAL BY MARTIN COUNTY:

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

04-06-05 DATE [Signature] COUNTY SURVEYOR AND MAPPER
4-7-05 DATE [Signature] COUNTY ENGINEER
4/13/05 DATE [Signature] COUNTY ATTORNEY
4-13-05 DATE [Signature] CHAIRMAN BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA
BCC: 3-22-05

ATTEST: [Signature] CLERK OF COURT BY Charlotte Bunkey PC

TITLE CERTIFICATION:

I, JANE L. CORNETT, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF March 1, 2005:

- 1. RECORDED TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE PERSON(S), CORPORATION(S) AND/OR OTHER ENTITY(IES) EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
A MORTGAGE EXECUTED BY FOXGROVE DEVELOPMENT, L.L.C. IN FAVOR OF FIRST NATIONAL BANK AND TRUST COMPANY OF THE TREASURE COAST DATED THE 3RD DAY OF NOVEMBER, 2003, AND RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, IN OFFICIAL RECORD BOOK 01835, PAGE 2089 ON THE 5TH DAY OF NOVEMBER, 2005.
3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED THIS 31st DAY OF March, 2005.

BY: [Signature] JANE L. CORNETT, ESQ. FLORIDA BAR NO.: 330051 401 EAST OSCEOLA STREET STUART, FL 34994

CERTIFICATE OF SURVEYOR:

I, CHRISTIAN FENEX, HEREBY CERTIFY THAT THIS PLAT OF FOX GROVE 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 HAVE BEEN PLACED, AS REQUIRED BY LAW; THAT PERMANENT CONTROL POINTS AND 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.

BY: [Signature] CHRISTIAN FENEX PROFESSIONAL LAND SURVEYOR FLORIDA CERTIFICATE NO. 5102 LICENSED BUSINESS NO. 6858

PREPARED BY: CHRISTIAN FENEX & ASSOCIATES PROFESSIONAL SURVEYING & MAPPING ENVIRONMENTAL CONSULTING 1657 S. DIXIE HIGHWAY STUART, FLORIDA 34994 PHONE: (772)283-2977 FAX: (772)283-2979

CLERK'S RECORDING CERTIFICATE

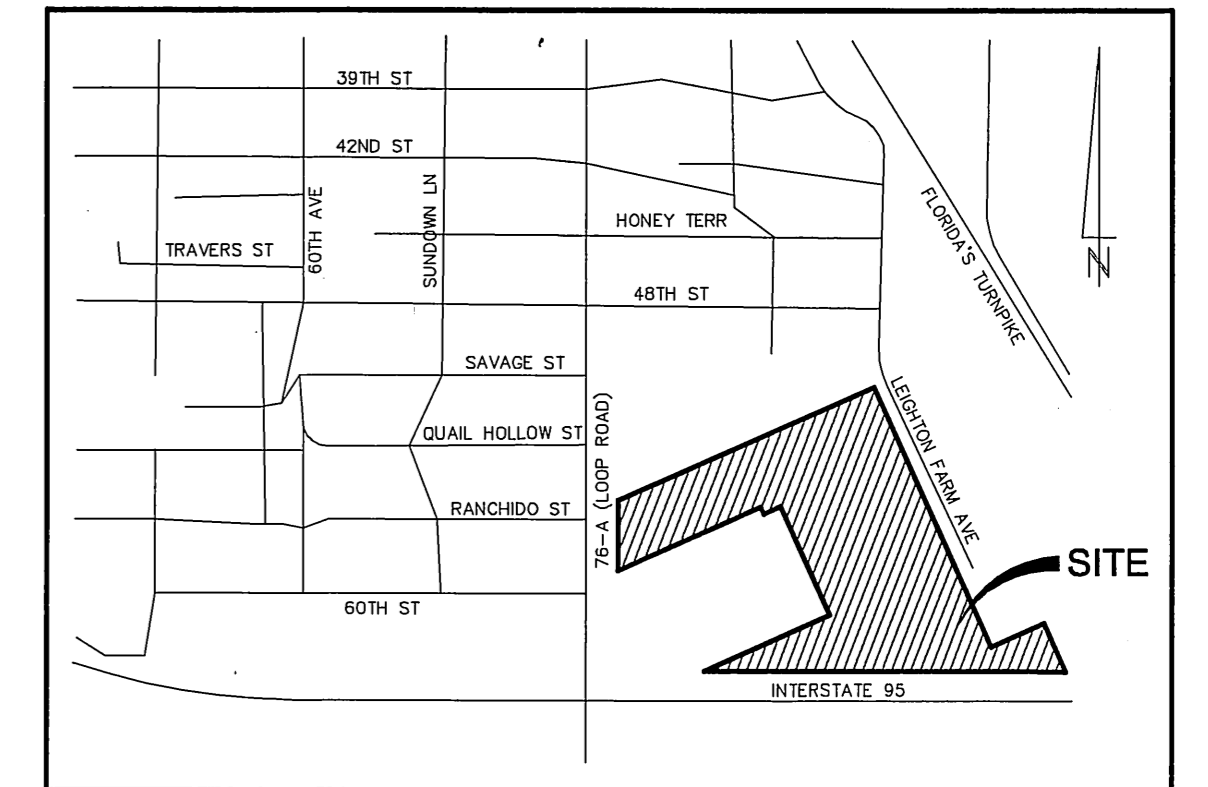
I, MARSHA EWING, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 16, PAGE 6, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 15th DAY OF April, 2005

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

FILE NUMBER: 1830624 BY: Charlotte Bunkey DEPUTY CLERK

47-38-41-002-000-0000.0

PARCEL CONTROL NUMBER



LOCATION MAP NOT TO SCALE

DESCRIPTION:

COMMENCE AT THE NORTHEAST CORNER OF LOT 12 OF THE COMMISSIONER'S SUBDIVISION OF THE MILES OR HANSON GRANT, ACCORDING TO THE PLAT THEREOF FILED DECEMBER 30, 1901, RECORDED IN PLAT BOOK B, PAGE 59, DADE COUNTY, FLORIDA PUBLIC RECORDS; THENCE RUN SOUTH 65°55'01" WEST ALONG THE NORTH LINE OF LOT 12 OF THE COMMISSIONER'S SUBDIVISION OF THE MILES OR HANSON GRANT, A DISTANCE OF 1168.29 FEET; THENCE RUN SOUTH 66°04'15" WEST ALONG SAID NORTH LINE OF LOT 12, A DISTANCE OF 32.71 FEET TO THE POINT OF BEGINNING. THENCE RUN SOUTH 24°15'52" EAST ALONG THE WESTERLY RIGHT-OF-WAY OF THAT ROAD RIGHT-OF-WAY 66 FEET IN WIDTH, AS RECORDED IN DEED BOOK 93, PAGE 343, MARTIN COUNTY, FLORIDA PUBLIC RECORDS, A DISTANCE OF 3960.99 FEET; THENCE RUN SOUTH 24°15'52" EAST ALONG THE WESTERLY RIGHT-OF-WAY OF THAT ROAD RIGHT-OF-WAY 66 FEET IN WIDTH, AS RECORDED IN DEED BOOK 94, PAGE 186, DEED BOOK 96, PAGE 143, AND OFFICIAL RECORD BOOK 59, PAGE 219, A DISTANCE OF 1972.00 FEET; THENCE RUN NORTH 65°4'26" EAST, A DISTANCE OF 1201.01 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY THAT ROAD RIGHT-OF-WAY 60 FEET IN WIDTH, AS PER THE PLAT OF THE COMMISSIONER'S SUBDIVISION OF THE MILES OR HANSON GRANT; THENCE RUN SOUTH 24°15'52" EAST ALONG THE EAST LINE OF LOT 12 OF THE COMMISSIONER'S SUBDIVISION OF THE MILES OR HANSON GRANT, A DISTANCE OF 1113.73 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE 95 AND THE POINT ON A CURVE CONCAVE TO THE SOUTH, RADIAL LINE BEARING SOUTH 03°03'52" WEST; THENCE RUN NORTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 11633.16 FEET, AND A DELTA OF 3°02'59", A DISTANCE OF 619.20 FEET; THENCE RUN NORTH 89°59'07" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, A DISTANCE OF 6899.39 FEET; THENCE RUN NORTH 65°54'33" EAST, A DISTANCE OF 2851.27 FEET; THENCE RUN NORTH 24°04'02" WEST, A DISTANCE OF 2491.78 FEET; THENCE RUN SOUTH 65°58'23" WEST, A DISTANCE OF 389.96 FEET; THENCE RUN NORTH 24°04'02" WEST, A DISTANCE OF 149.93 FEET; THENCE RUN SOUTH 65°55'48" WEST, A DISTANCE OF 3248.75 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF COUNTY ROAD 76-A (ALSO KNOWN AS LOOP ROAD); THENCE RUN NORTH 0°06'52" EAST ALONG SAID EASTERLY RIGHT-OF-WAY OF COUNTY ROAD 76-A, A DISTANCE OF 1462.66 FEET TO A POINT ON THE NORTH LINE OF LOT 12 OF THE COMMISSIONER'S SUBDIVISION OF THE MILES OR HANSON GRANT; THENCE RUN NORTH 66°04'15" EAST ALONG SAID NORTH LINE OF LOT 12 OF THE COMMISSIONER'S SUBDIVISION OF THE MILES OR HANSON GRANT, A DISTANCE OF 5820.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 543.87 ACRES, MORE OR LESS.

LEGEND:

Table with 4 columns: Symbol, Description, Abbreviation, and Unit. Includes symbols for square feet, acres, permanent reference monument, radial line, centerline, line number, curve number, radius, length, delta, chord bearing, and chord distance.