

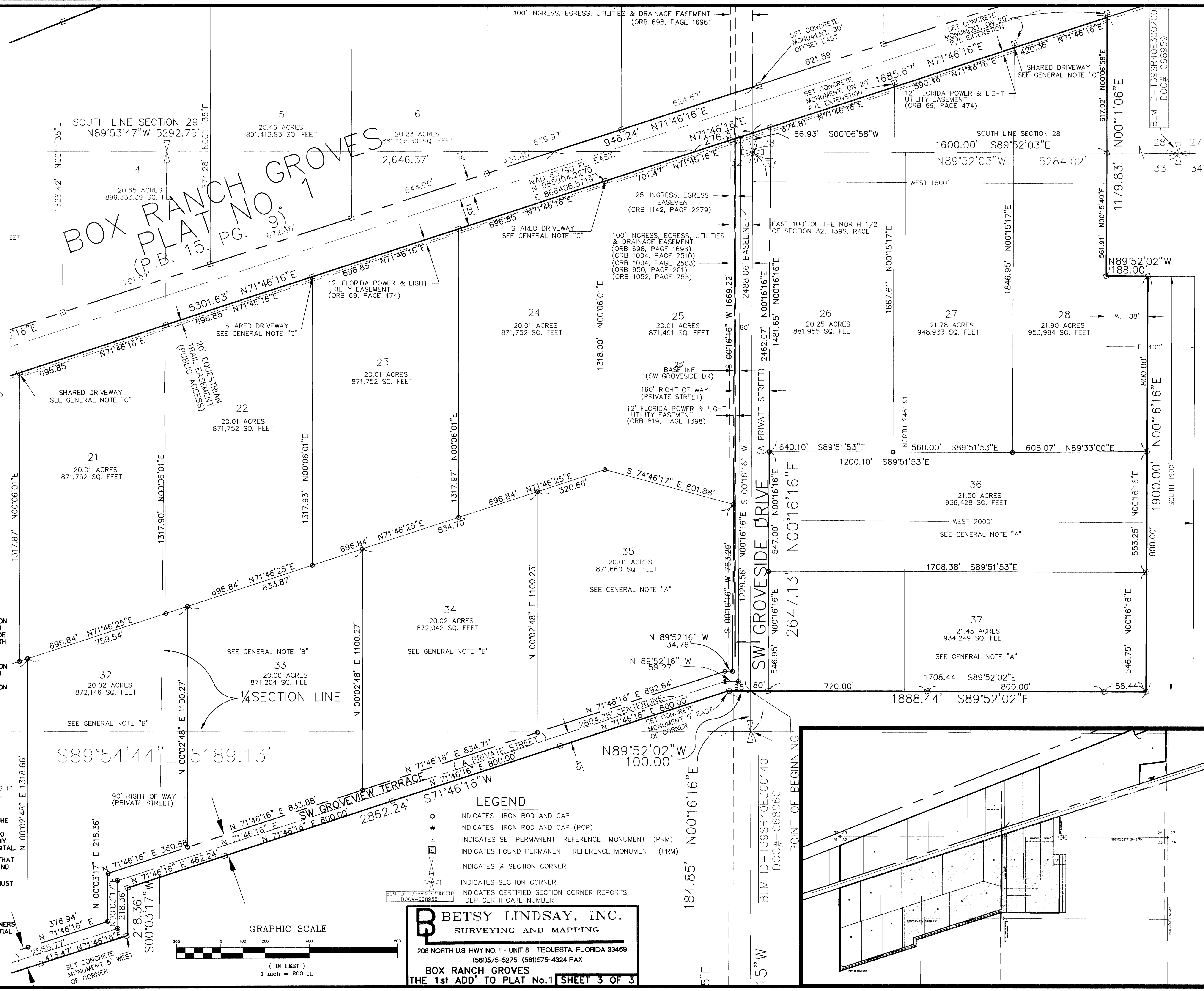
A PLAT OF BOX RANCH GROVES THE 1st ADDITION TO PLAT NO. 1

BEING A PORTION OF SECTIONS 28, 29, 32 AND 33 TOWNSHIP 39 SOUTH, RANGE 40 EAST
MARTIN COUNTY, FLORIDA.

BOX RANCH GROVES PLAT NO. 1 (P.B. 15, PG. 9)

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 ROADWAY AS SHOWN AS SW GROVESIDE DRIVE AND SW GROVESIDE TERRACE, HEREON HAS 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.
- 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.



- ### 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
 - ⊙ INDICATES FDEP CERTIFICATE NUMBER

B Betsy Lindsay, Inc.
SURVEYING AND MAPPING

208 NORTH U.S. HWY NO. 1 - UNIT 8 - TEQUESTA, FLORIDA 33469
(561)575-5275 (561)575-4324 FAX

BOX RANCH GROVES
THE 1st ADD' TO PLAT No. 1 **SHEET 3 OF 3**

