

LEGAL DESCRIPTION

TOWNSHIP 39 SOUTH, RANGE 40 EAST

ALL THAT PART OF SAID SECTION 28 LYING SOUTHERLY OF THE SOUTH RIGHT-OF-WAY OF THE ST. LUCIE CANAL (OKEECHOBEE WATERWAY) AND NORTHERLY OF THE NORTH RIGHT-OF-WAY OF STATE ROAD NO. 76, LESS THE EAST 80.00 FEET THEREOF AND LESS THE FOLLOWING DESCRIBED PARCEL:

A PORTION OF SECTION 28 LYING SOUTHERLY OF THE SOUTHERLY RIGHT-OF-WAY OF ST. LUCIE CANAL (OKEECHOBEE WATERWAY) AND NORTHERLY OF THE NORTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 76, LESS THE EAST 80.00 FEET THEREOF, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 76 AND A LINE PARALLEL WITH AND 80.00 FEET WEST OF THE EAST LINE OF SECTION 28, TOWNSHIP 39 SOUTH, RANGE 40 EAST; THENCE ON AN ASSUMED BEARING OF SOUTH 71°01'18" WEST, ALONG SAID RIGHT-OF-WAY A DISTANCE OF 892.29 FEET; THENCE NORTH 01°03'15" EAST, A DISTANCE OF 634.06 FEET; THENCE NORTH 82°05'58" EAST, A DISTANCE OF 837.38 FEET; THENCE SOUTH 00°20'10" EAST, ON A LINE PARALLEL WITH AND 80.00 FEET WEST OF THE EAST LINE OF SAID SECTION 28, A DISTANCE OF 458.88 FEET TO THE NORTHERLY RIGHT-OF-WAY OF STATE ROAD NO. 76 AND THE POINT OF BEGINNING.

AND TOGETHER WITH:

ALL THAT PART OF SAID SECTION 29 LYING SOUTHERLY OF THE SOUTH RIGHT-OF-WAY OF THE ST. LUCIE CANAL (OKEECHOBEE WATERWAY), AND NORTHERLY OF THE NORTH RIGHT-OF-WAY OF STATE ROAD NO. 76.

AND TOGETHER WITH:

ALL THAT PART OF SAID SECTION 32 LYING SOUTHERLY OF THE SOUTH RIGHT-OF-WAY OF THE ST. LUCIE CANAL (OKEECHOBEE WATERWAY), AND NORTHERLY OF THE NORTH RIGHT-OF-WAY OF STATE ROAD NO. 76.

SAID PARCEL BEING SUBJECT TO ANY/ALL EASEMENTS, RESERVATIONS, AND RESTRICTIONS OF RECORD. PARCEL CONTAINS 357.73 ACRES (NET), MORE OR LESS.

TITLE CERTIFICATION

I, JOSEPH D. GROSSO, JR., A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF March 14 2001, AT 11:00 am:

- 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.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: 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 OFFICIAL RECORDS BOOK 1140, PAGE 1088, THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192 F.S. HAVE BEEN PAID.

DATED THIS 29th DAY OF May, 2001

Joseph D. Grosso, Jr.
 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 THAT CERTAIN MORTGAGE 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, 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

ATTEST:

BY: Michael R. Carr
 ITS: Asst. Secretary

BY: Danell J. Smith
 ITS: VICE-PRESIDENT

ACKNOWLEDGMENT

STATE OF Kansas
 COUNTY OF Johnson

BEFORE ME THE UNDERSIGNED NOTARY PERSONALLY APPEARED Danell J. Smith AND Michael R. Carr WELL KNOWN TO BE THE Vice President AND Assistant Secretary 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 N/A AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL STAMP, THIS 30th DAY OF May, 2001.

HEALINE S. REED
 Notary Public
 State of Kansas
 My Commission Expires 1-12-2005

NOTARY PUBLIC

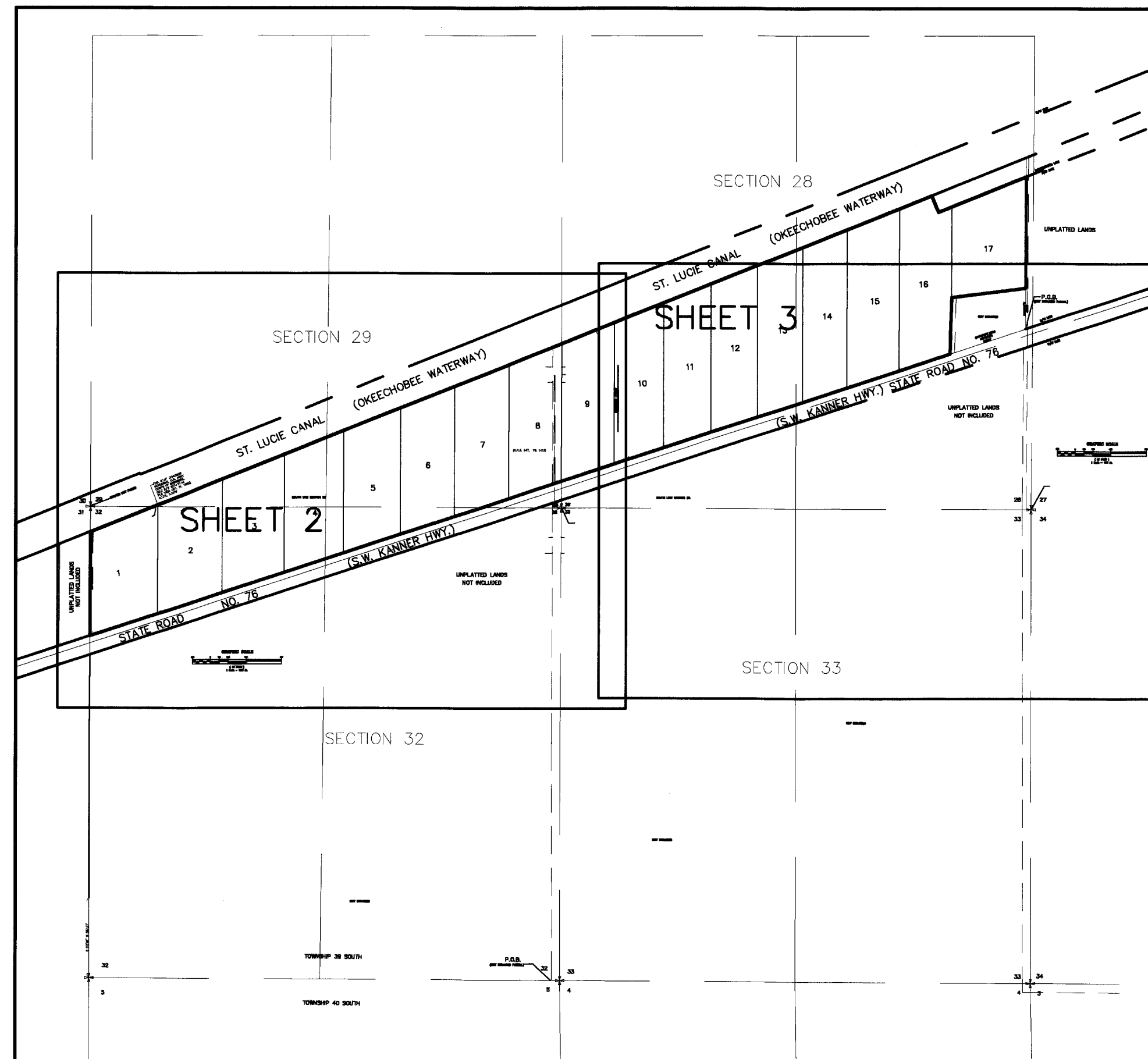
PRINTED NAME: Helaine S. Reed

MY COMMISSION EXPIRES: 1-12-2005

A PLAT OF
BOX RANCH GROVES
 PLAT NO. 1

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

SHEET 1 OF 3



KEY MAP
 SCALE: 1" = 1,200'

CERTIFICATE OF OWNERSHIP

BOX RANCH OF MARTIN COUNTY, INC., A FLORIDA CORPORATION, BY AND THROUGH THE UNDERSIGNED OFFICERS, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON. BOX RANCH OF MARTIN COUNTY, LTD., A FLORIDA LIMITED PARTNERSHIP, BY: BOX RANCH OF MARTIN COUNTY, INC., A FLORIDA CORPORATION, ITS GENERAL PARTNER

BY: Clifford F. Burg DATED THIS 12th DAY OF April, 2001.
 ITS CHIEF EXECUTIVE OFFICER

WITNESS: Wendy J. Grieve

WITNESS: Lisa Eglioni

ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF MARTIN

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF April, 2001 BY CLIFFORD F. BURG, AS CHIEF EXECUTIVE OFFICER 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 N/A AS IDENTIFICATION

WITNESS MY HAND AND OFFICIAL STAMP, THIS 12th DAY OF April, 2001.

(NOTARY STAMP)

NOTARY PUBLIC

PRINTED NAME: Lisa Eglioni

MY COMMISSION EXPIRES: April 22, 2003

* 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 25 PAGE 13 MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 5 DAY OF August, 2001

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

FILE NUMBER

BY: James L. Caputo
 DEPUTY CLERK

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

* See Survey Affidavit Recorded 9/21/2021 in Official Records Book 3257 Page 2199

APPROVAL BY MARTIN COUNTY

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

8-6-01
 DATE

James L. Caputo
 COUNTY SURVEYOR AND MAPPER

8-7-01
 DATE

Don D. Edgerly
 COUNTY ENGINEER

8/10/01
 DATE

Kristal Stoney, Sr. Assistant Ch. Atty
 COUNTY ATTORNEY

8-13-01
 DATE

BCC: 3-27-01

James L. Caputo
 CHAIRMAN BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA.

ATTEST:

Marsha Ewing
 CLERK

LEGEND

- INDICATES SET PERMANENT REFERENCE MONUMENT (PRM)
- INDICATES FOUND PERMANENT REFERENCE MONUMENT (PRM)
- ✦ INDICATES SECTION CORNER

GENERAL NOTES

- BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NAD 88/90 INFORMATION, REFERENCE A 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.
- THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

RECEIVED
 MAY 29 2001

CERTIFICATE OF SURVEYOR AND MAPPER

I, ELIZABETH A. LINDSAY, HEREBY CERTIFY THAT THIS PLAT OF "BOX RANCH GROVES- 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.'S (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: 1/24/01
 ELIZABETH A. LINDSAY
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4724

METROPOLITAN SEAL

BOX RANCH SEAL

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 NO.1 SHEET 1 OF 3