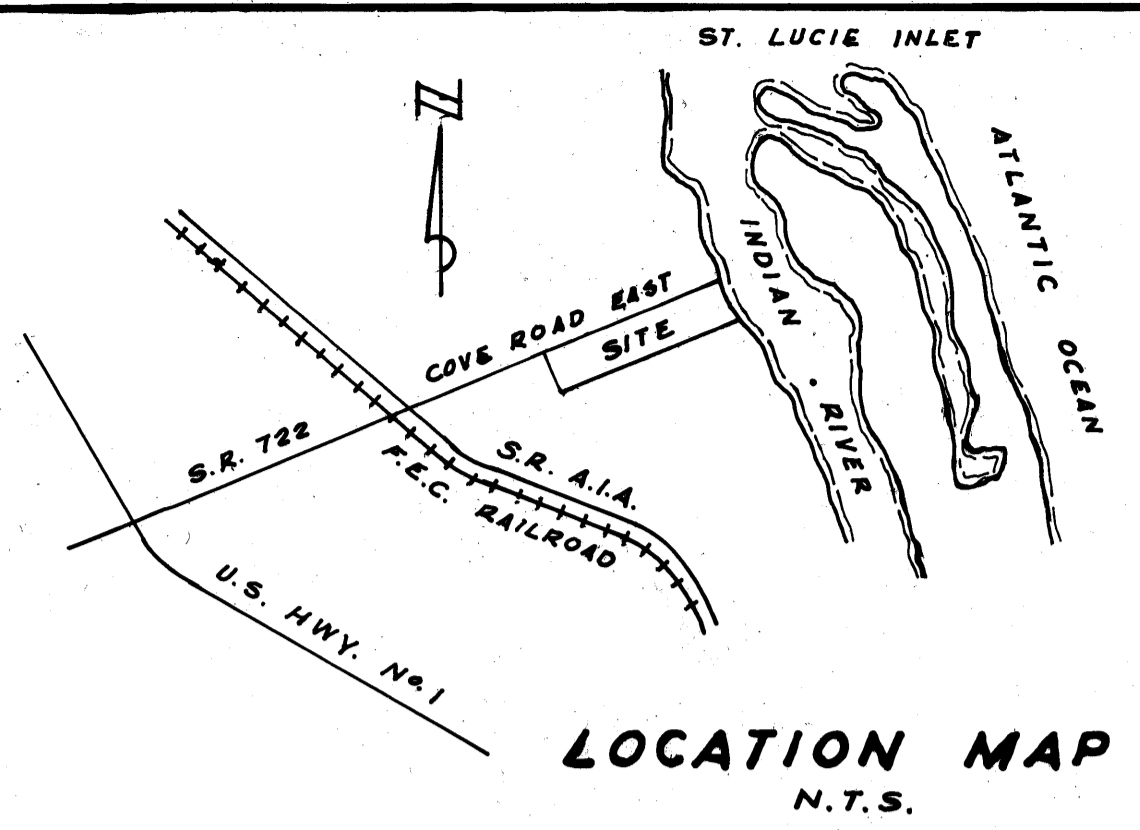
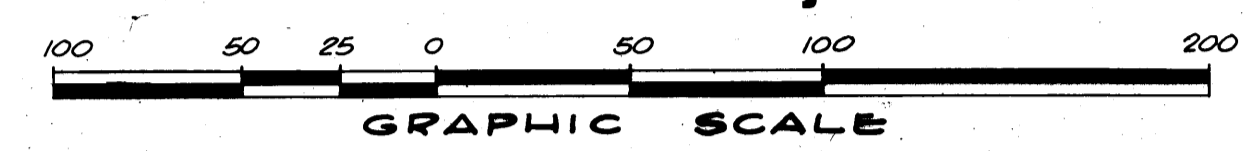


FILED IN RECORD
MARTIN COUNTY, FLA.
79 OCT 26 A10: 08
LOUISE V. ISAACS
CLERK OF CIRCUIT COURT
BY _____ D.C.

CLERK'S RECORDING CERTIFICATE
I, Louise V. Isaacs, Clerk of the Circuit Court of Martin County, Florida hereby certify that this plat was filed for record in Plat Book 7, Page 98, Martin County, Florida, Public Records, this 26th day of October, 1979.
Louise V. Isaacs Clerk
Circuit Court
Martin County, Florida
By: Charlotte Burkey
Deputy Clerk
File No. 357199

RIVER PINES AT MILES GRANT PHASE 1 OF A P.U.D.

A RESUBDIVISION OF GOVERNMENT LOT 5 IN SECTION 30, TOWNSHIP 38 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA.



RIVER PINES, PHASE I

DEDICATION AND CERTIFICATE OF OWNERSHIP
Ford Concepts, Inc., a Florida corporation, by and through its undersigned officers, does hereby certify that it is the owner of the property described as follows:
A parcel in Government Lot 5, Section 30, Township 38 South, Range 42 East, Martin County, Florida, being more particularly described as follows:
Commence at the Northwest corner of said Government Lot 5, said corner being marked by a brass monument in the centerline of State Road 722 (also known as Cove Road East); thence North 65°05'40" East (assumed bearing datum) along the centerline of S.R. 722, 609.82 feet to a brass monument; thence North 65°56'24" East along said centerline, 163.12 feet to a nail and brass washer; thence South 24°03'36" East, perpendicular with the centerline of S.R. 722, 60.00 feet to a concrete monument and the POINT OF BEGINNING; thence continuing South 24°03'36" East along said line, 600.00 feet; thence North 65°56'24" East parallel with said centerline, 670.00 feet; thence North 24°03'36" West, perpendicular with said centerline, 600.00 feet to the southerly right-of-way line of S.R. 722; thence South 65°56'24" West parallel with said centerline, 670.00 feet to the POINT OF BEGINNING.
Above described parcel contains 9.229 acres, more or less.
and does hereby dedicate as follows:

- STREETS**
The streets shown on this plat of River Pines at Miles Grant are hereby declared to be private streets and are dedicated to River Pines Homeowner's Association, Inc., for use of the owners of lots in River Pines at Miles Grant. The Board of County Commissioners of Martin County, Florida shall have no responsibility, duty or liability regarding such streets. The streets may also be used for utility purposes 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.
- TRACTS "A" AND "B"**
Tract "A" as shown hereon may be used for purposes of ingress and egress, and is hereby dedicated to River Pines Homeowner's Association, Inc. Tract "A" may also be used for utility purposes 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. Tract "B" as shown hereon may be used for utility purposes 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. "Utilities" to be defined as: water, electrical, telephone, and cable TV distribution, sewage and storm drainage collection. The Board of County Commissioners of Martin County, Florida shall have no responsibility, duty or liability regarding Tracts "A" and "B".
- RECREATION AREA AND WATER MANAGEMENT TRACT**
The recreation area as shown hereon is hereby dedicated as a private recreation area to the River Pines Homeowner's Association, Inc., and the Water Management Tract as shown hereon is dedicated to the River Pines Homeowner's Association, Inc. for purposes of storm water retention and management. The Board of County Commissioners of Martin County, Florida shall have no responsibility, duty or liability regarding the recreation area water management tract.

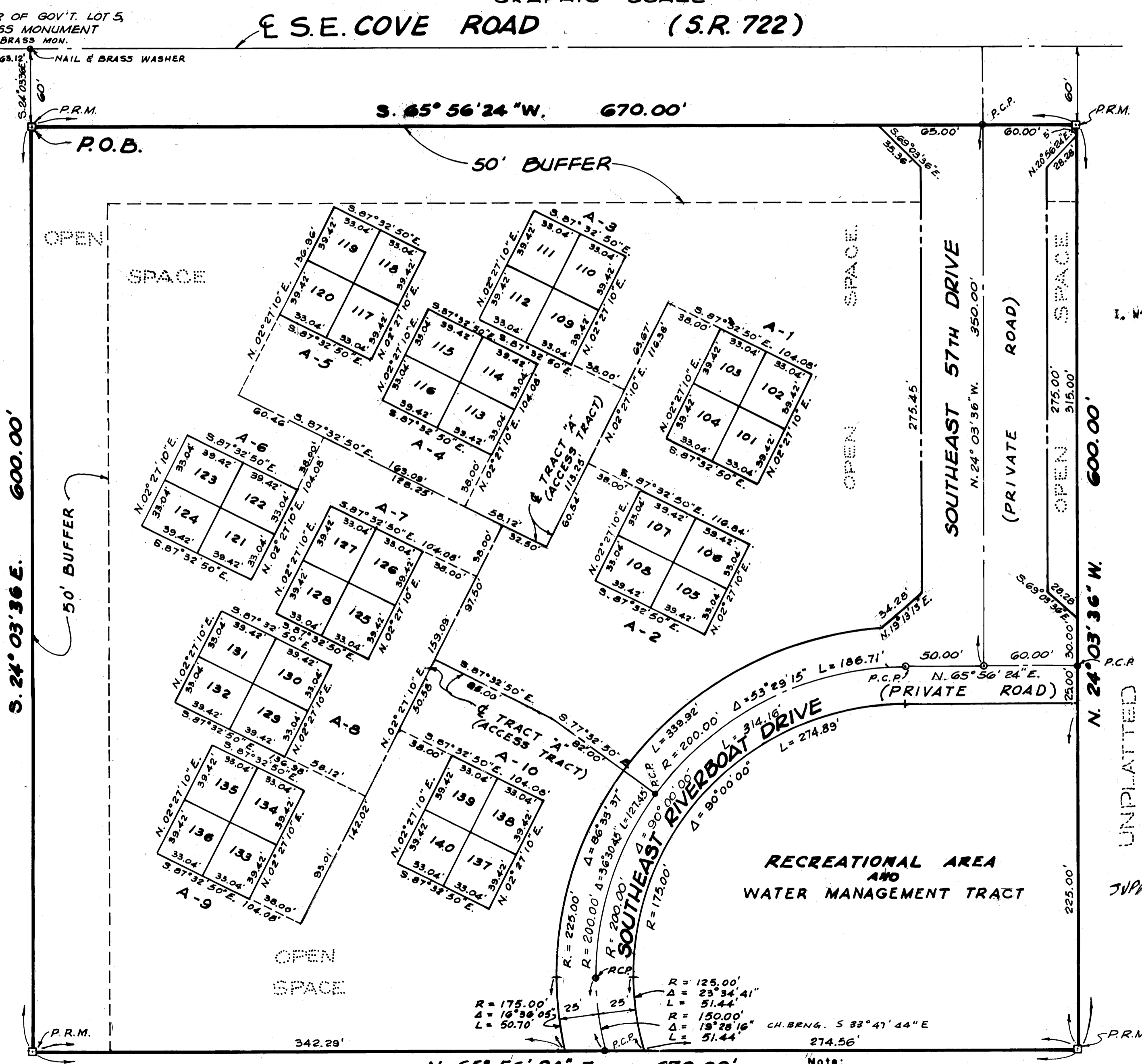
SIGNED AND SEALED this 9th day of August, 1979 on behalf of said corporation by its President and attested to by its Secretary.
FORD CONCEPTS, INC.
Attest: Joseph P. Campbell, Its Secretary
Grady V. Ford Jr., Its President

ACKNOWLEDGMENT
STATE OF FLORIDA)
COUNTY OF MARTIN) SS
Before me, the undersigned Notary Public, personally appeared GRADY V. FORD JR. and JOSEPH CAMPBELL, to me well known to be the President and Secretary, respectively of FORD CONCEPTS, INC., a Florida corporation, and they acknowledged that they executed such instrument as such officers of said corporation. WITNESS my hand and official seal this 9th day of AUGUST, 1979.

Joseph P. Campbell, Its Secretary
Martha Wilson, Notary Public, State of Fla. at Large
My commission expires: _____

SURVEYOR'S CERTIFICATE
I, JOHN ADAIR JR. do hereby certify that this plat of River Pines at Miles Grant is a true and correct representation of the lands surveyed, that the survey was made under my supervision, and that the survey data complies with all of the requirements of Chapter 177, Florida statutes.

John Adair Jr.
Florida Surveyor
Registration No. 1343



APPROVAL OF COUNTY
This plat is hereby approved by the undersigned on the date or dates indicated.

Date 10-26-79
Date 10-26-79
Date 10/26/79
Date 10/26/79

ATTEST:
Louise V. Isaacs
Clerk
By Charlotte Burkey DC
TITLE CERTIFICATE (F.S. 177.041)

I, William D. Anderson, Jr., a member of the Florida Bar, hereby certify that:
1. Apparent record title to the land described and shown on this plat is in the name of the corporation executing the dedication thereon.
2. All mortgages not satisfied or released of record encumbering the land described hereon are as follows:
3. FORD CONCEPTS, INC. TO FIRST AMERICAN BANK OF PALM BEACH COUNTY RECORDED IN OR BOOK 468, PG 24.01
DATED this 27th day of August, 1979.
William D. Anderson, Jr.
Attorney-at-Law

MORTGAGE HOLDER'S CONSENT
FIRST AMERICAN BANK OF PALM BEACH COUNTY, a Florida Corporation, hereby certified that it is the holder of a certain mortgage on the land described hereon and do consent to the dedication hereon and do subordinate its mortgage to such dedication.

SIGNED AND SEALED this 10th day of AUGUST, 1979, on behalf of said corporation by its President and attested to by its secretary.

ATTESTED: Carol J. Sedwick, Its Secretary
By: James J. DeLoach, Its President

ACKNOWLEDGMENT
STATE OF FLORIDA)
COUNTY OF MARTIN) SS
Before me, the undersigned Notary Public, personally appeared James J. DeLoach and Carol J. Sedwick, to me well known to be the President and Secretary, respectively of Ford Concepts, Inc., a Florida corporation, and they acknowledged that they executed such instrument as such officers of said corporation. WITNESS my hand and official seal this 10th day of August, 1979.

James H. Regan
Notary Public
State of Florida at Large
My commission expires: 3-4-83

Note:
There shall be no buildings or other structures placed on Utility Easements.
There shall be no buildings or any kind of construction or trees or shrubs placed on Drainage Easements.
P. R. M. = PERMANENT REFERENCE MONUMENT
P. C. P. = PERMANENT CONTROL POINT

ADAIR & BRADY, INC. CONSULTING ENGINEERS & LAND SURVEYORS		RIVER PINES AT MILES GRANT	
SCALE 1" = 50'	DATE 10/78	DATE 10/78	SHEET 1 OF 2
JOB NO. 6-8525	CHKD JLK	DATE 10/78	FP 1155