

79 DEC 27 AM 11: 53

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 8, Page 5, Martin County, Florida, Public Records, this 20th day of December 19 79.

Louise V. Isaacs Clerk
Circuit Court
Martin County, Florida
By: Charlotte Burkey
Deputy Clerk

File No. 362319

APPROVAL OF COUNTY

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

Date 12-27-79 Ed Freeman
County Engineer
Date 12/31/79 John Camdy
County Attorney
Date 12/20/79 [Signature]
Chairman
Date 12/21/79 [Signature]
Chairman

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: Mortgage to 1st American Bank of Palm Beach County, in O.R. Book 468, Pg. 2401, Martin County, Florida.

DATED this 27 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: Carl J. DeLaur By: James B. Perry
Its Secretary Its President

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF MARTIN } SS

Before me, the undersigned Notary Public, personally appeared James B. Perry and Carl J. DeLaur to me well known to be the President and Secretary, respectively of First American Bank of Palm Beach County, a Florida corporation, and they acknowledged that they executed such instrument as such officers of said corporation.

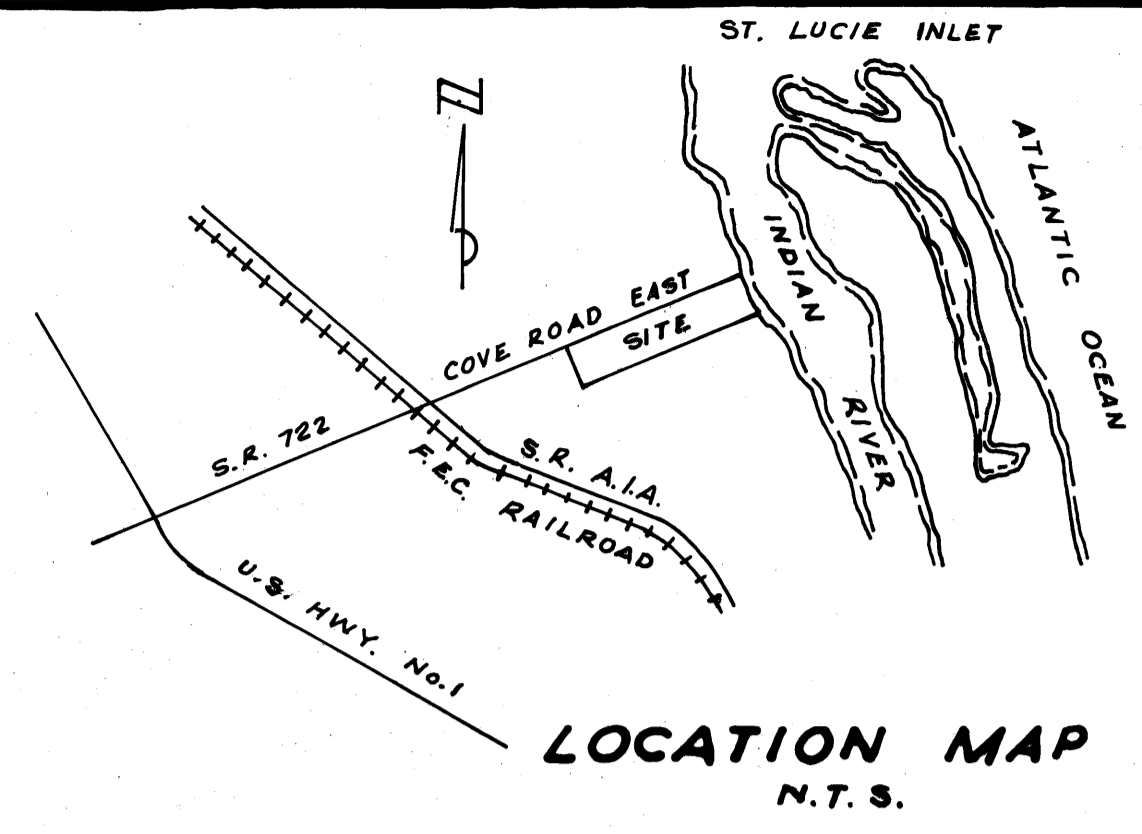
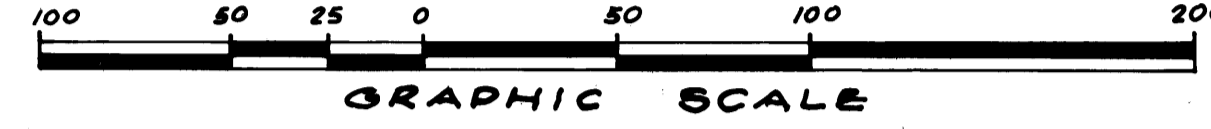
WITNESS my hand and official seal this 10th day of August, 1979.

Shirley M. Rugg
Notary Public
State of Florida at Large
My commission expires: 3/4/84

RIVER PINES

AT MILES GRANT PHASE 2 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 II

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:
The westerly 670 feet of the following described property:
Government Lot 1, Section 19; Government Lot 3, Section 20; Government Lot 6, Section 29; and Government Lot 5, Section 30, all in Township 38 South, Range 42 East, Martin County, Florida; LESS all that portion lying within 60.00 feet of the centerline of Cove Road East (S.R. 722). Also LESS the following described parcel: Commence at the Northwest corner of aforesaid Government Lot 5 (said parcel being on the centerline of said Cove Road East); thence South 00°18'42" East (by area) along the West boundary of said Government Lot 5, a distance of 65.45 feet (by deed) to the southerly right-of-way line of said Cove Road East and the POINT OF BEGINNING of the herein described parcel; thence continue South 00°18'42" East, 1142.75 feet (by deed) to the Southwest corner of said Government Lot 5, thence North 66°10'18" East (by deed) along the southerly boundary of said Government Lot 5, a distance of 399.25 feet (by deed); thence North 66°07'03" East, 859.44 feet (by deed); thence North 24°01'03" West 1047.98 feet (by deed) to the southerly right-of-way line of said Cove Road East; thence along said line, South 65°58'57" West, 161.92 feet (by deed) thence South 66°08'03" West, 637.34 feet (by deed) to the POINT OF BEGINNING and also LESS the following described parcel:

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 66°08'40" East (assumed bearing datum) along the centerline of S.R. 722, 609.82 feet to a brass monument; thence North 65°56'37" East along said centerline, 163.12 feet to a nail and brass washer; thence South 24°03'23" 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°03'23" East along said line, 600.00 feet; thence North 65°56'37" East parallel with said centerline, 670.00 feet; thence North 24°03'23" West, perpendicular with said centerline, 600.00 feet to the southerly right-of-way line of S.R. 722; thence South 65°56'37" West parallel with said centerline, 670.00 feet to the POINT OF BEGINNING.

Above described parcel contains 6.90 acres, more or less.
and does hereby dedicate as follows:

1. 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.
2. 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".
3. 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 or 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.

Attest: J. Joseph Campbell FORD CONCEPTS, INC.
Its Secretary Grady V. Ford Jr. Its President

ACKNOWLEDGMENT

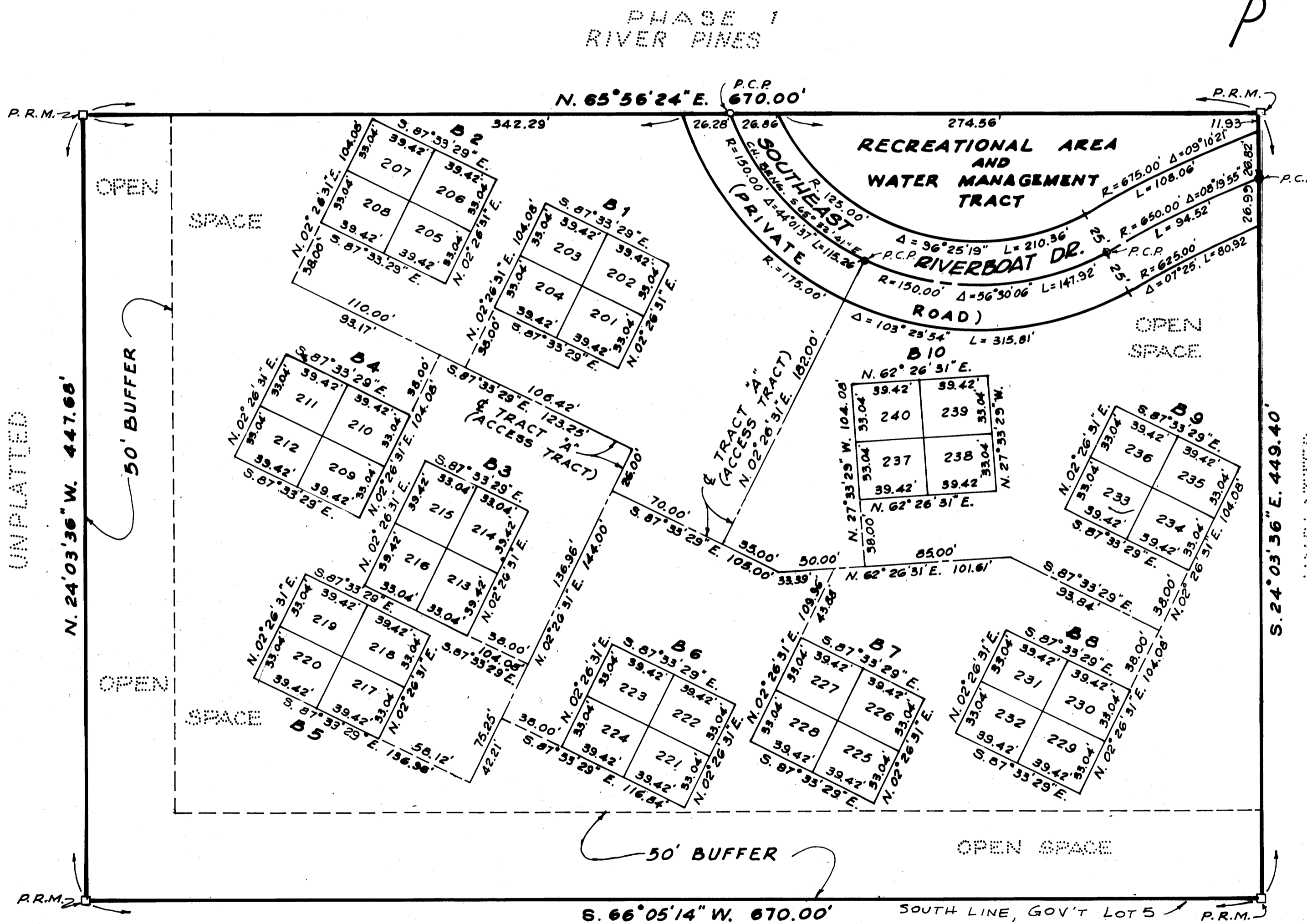
STATE OF FLORIDA }
COUNTY OF MARTIN } SS
Before me, the undersigned Notary Public, personally appeared Grady V. Ford Jr. and J. Joseph Campbell, to me well known to be the President and Secretary, respectively of Ford Concepts, Inc., a Florida corporation, and they acknowledged that they executed such instrument as such officers of said corporation.
WITNESS my hand and official seal this 9th day of August, 1979.

J. Joseph Campbell Notary Public, State of Florida
My commission expires: 3/4/84

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



NOTES:

THERE SHALL BE NO BUILDINGS OR STRUCTURES OR TREES PLACED ON UTILITY EASEMENTS.
P.R.M. = PERMANENT REFERENCE MONUMENT
P.C.P. = PERMANENT CONTROL POINT
DEED BEARING REFERENCE IS NOT RELATIVE TO THE PLAT BEARINGS SHOWN.

ADAIR & BRADY, INC. CONSULTING ENGINEERS & LAND SURVEYORS WEST PALM BEACH		RIVER PINES AT MILES GRANT	
SCALE 1" = 50'	DATE 7/79	SHEET 1 OF 2	
JOB NO. 6-8525	DATE 7/79		