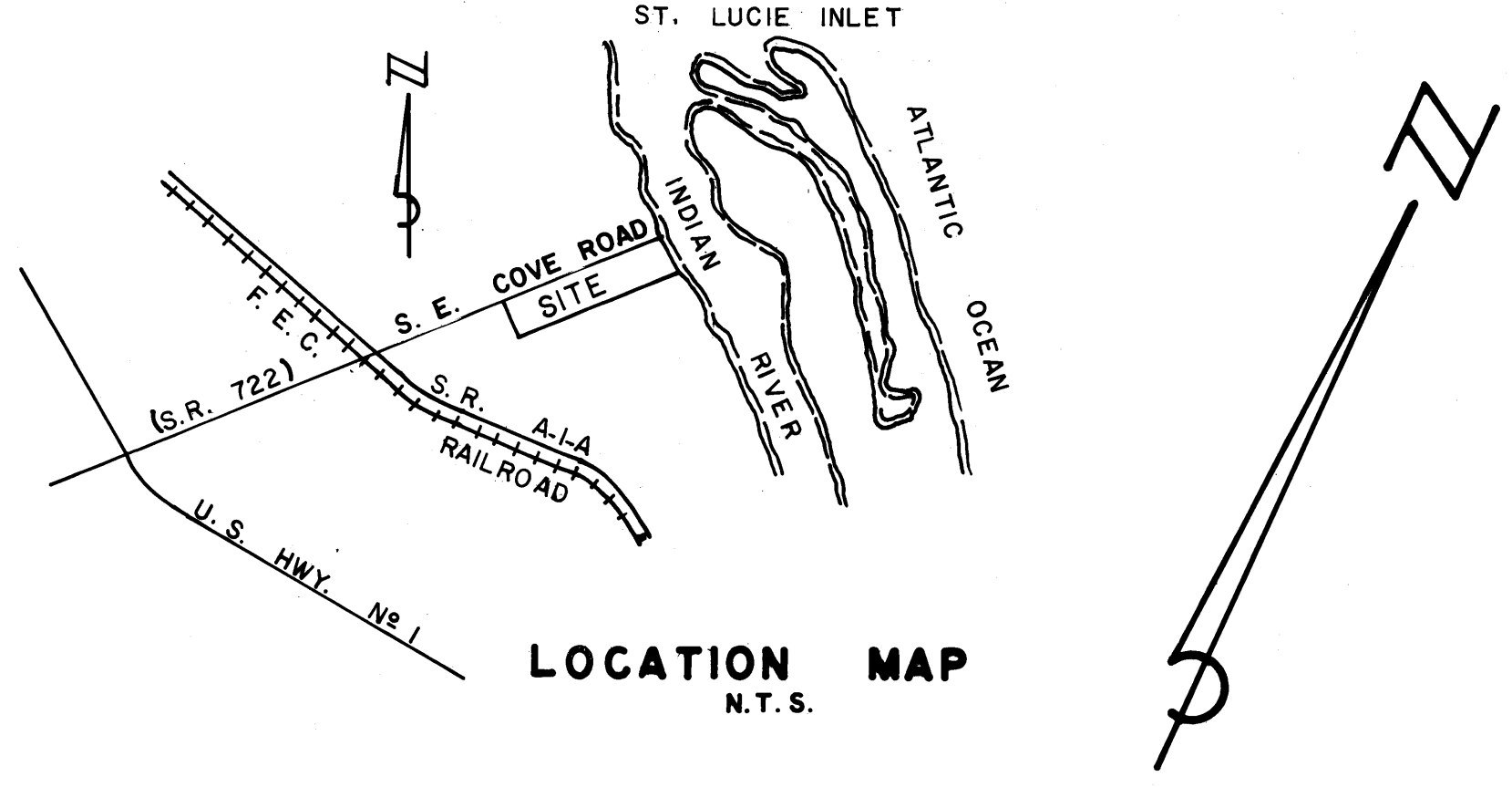
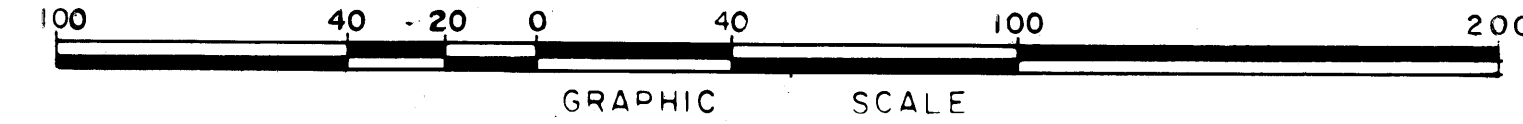


RIVER PINES

AT MILES GRANT PHASE 3 OF A P.U.D.

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



LOCATION MAP
N.T.S.

February 13, 1980

RIVER PINES, PHASE 3

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:
BEGINNING at the platted Southeast corner of Phase 2, River Pines at Miles Grant as recorded in Plat Book 7, Page 98; thence North 24°03'36" West along the platted East line of said Phase 2, 522.46 feet; thence North 66°06'36" East, 570.00 feet; thence South 24°03'36" East, 522.23 feet to the South line of the Hanson Grant and the South line of Government Lot 5; thence South 66°05'14" West along said South line, 570.00 feet to the POINT OF BEGINNING.
Above described parcel contains 6.84 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 "B" 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. "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 Homeowners 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 13 day of Feb, 1980 on behalf of said corporation by its President and attested to by its Secretary.

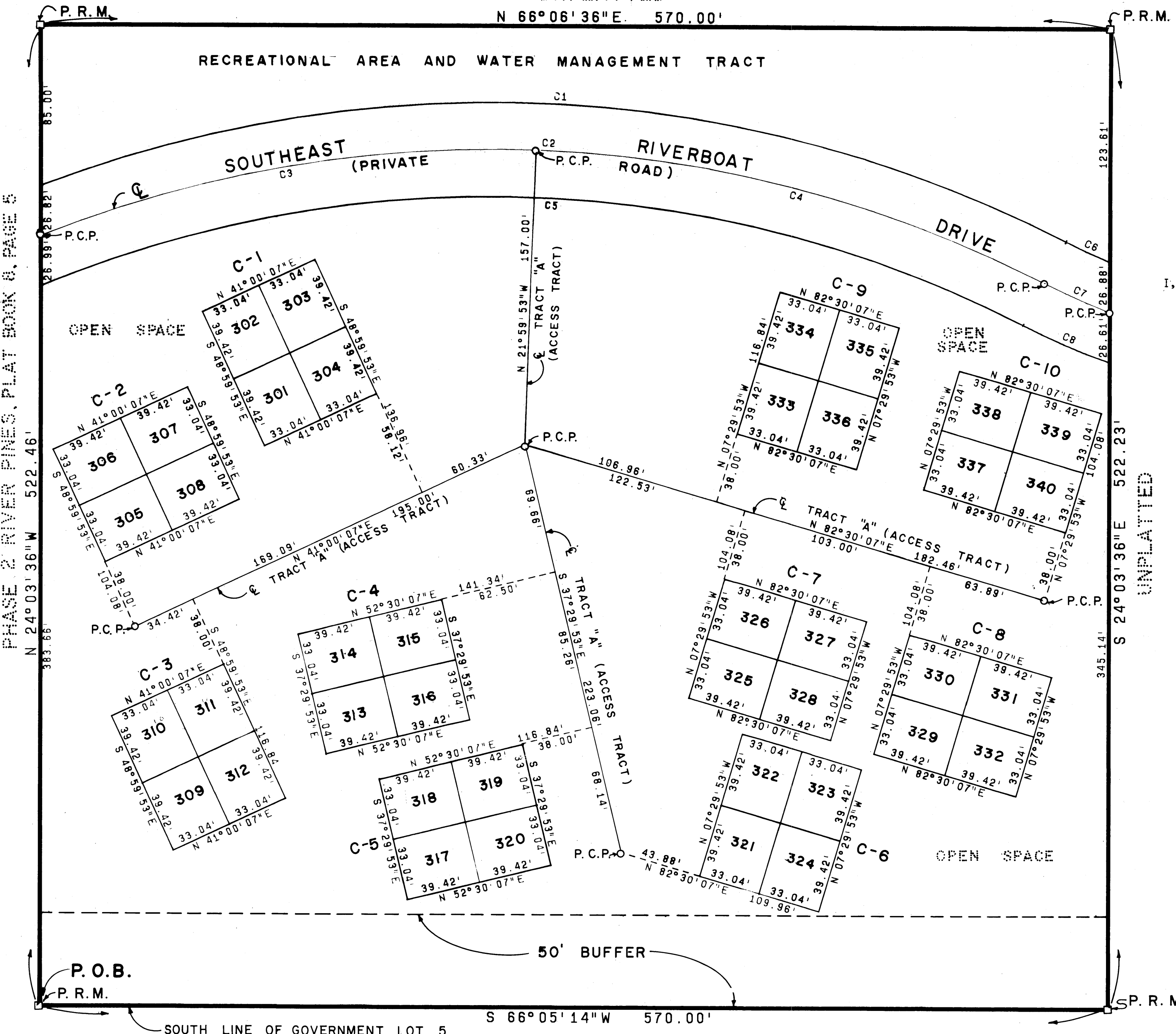
Attest:
J. Joseph Campbell Its Secretary
Grady U. Ford Jr. Its President

ACKNOWLEDGMENT
STATE OF FLORIDA)
COUNTY OF MARTIN) SS
Before me, the undersigned Notary Public, personally appeared *Grady U. 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 13 day of February, 1980.

_____, Its Secretary
Sandra M. Jackson
Notary Public, State of Fla. at Large
My commission expires: 11-28-81

SURVEYOR'S CERTIFICATE
I, *JAMES L. KRAMER*, 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.

James L. Kramer
Florida Surveyor
Registration No. 2688



PHASE 2 RIVER PINES, PLAT BOOK 8, PAGE 5
N 24°03'36"W 522.46'
S 38°56'48"E 383.66'

UNPLATTED
S 24°03'36"E 522.23'
S 45°14'14"E 345.14'

P. O. B.
P. R. M.
SOUTH LINE OF GOVERNMENT LOT 5 S 66°05'14"W 570.00'
UNPLATTED

NOTE:
FOR CURVE TABLES AND NOTES
SEE SHEET 2 OF 2

FILED FOR RECORD
MARTIN COUNTY, FLA.
80 FEB 26 AM 3:30
LOUISE V. ISAACS
CLERK OF CIRCUIT COURT
E.L.

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 15, Martin County, Florida, Public Records, this 16th day of February, 1980.
Louise V. Isaacs Clerk
Circuit Court
Martin County, Florida
By: *Charlotte Burkey*
Deputy Clerk
File No. 367982

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

Date 2-25-80
Date 2-25-80
Date 2-22-80
Date 2-25-80
By: *Ed Freeman* County Engineer
By: *Stam Jey* County Attorney
By: *[Signature]* Chairman
By: *[Signature]* Board of County Commissioners
By: *[Signature]* Planning and Zoning Commission
By: *[Signature]* Clerk

ATTEST:
Louise V. Isaacs
Clerk
By *Charlotte Burkey* A.C.

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 Westinghouse Electric Corporation recorded in O.R. Book 468 Page 2397

DATED this 12th day of February, 1980.
William D. Anderson, Jr.
William D. Anderson, Jr.
Attorney-at-Law

MORTGAGE HOLDER'S CONSENT
Westinghouse Electric Corporation a Pennsylvania 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 12th day of February, 1980, on behalf of said corporation by its Attorney-in-fact, hereunto duly authorized.
By: *W. T. Grimm*
W. T. Grimm, Attorney-in-Fact

ACKNOWLEDGMENT
STATE OF FLORIDA)
COUNTY OF MARTIN) SS
Before me, the undersigned Notary Public, personally appeared *W. T. Grimm*, to me well known to be its Attorney-in-Fact, respectively of *Westinghouse Electric Corporation*, a Pennsylvania corporation and he acknowledged that he executed such instrument as such officer of said corporation.
WITNESS my hand and official seal this 12 day of February, 1980.
Sandra M. Jackson
Notary Public State of Fla. at Large
My commission expires: 11-28-81

ADAIR & BRADY, INC. CONSULTING ENGINEERS & LAND SURVEYORS		RIVER PINES AT MILES GRANT	
SCALE 1" = 40'	DWG. G.M.W.	DATE 12/79	SHEET 1 OF 2
JOB NO. 6-8525B	CHKD. J.L.K.	DATE 12/79	FP 1155