

FILED FOR RECORD
MARTIN COUNTY, FLA.
30 APR 14 A 8:31
LOUISE V. ISAACS
CLERK OF CIRCUIT COURT
BY _____

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 26, Martin County, Florida, Public Records, this 14th day of April, 1980.

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

File No. 372803

APPROVAL OF COUNTY

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

Date April 11, 1980
County Engineer

Date April 11, 1980
County Attorney

Date 4/8/80
Chairman

Date April 11, 1980
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:

- Apparent record title to the land described and shown on this plat is in the name of the corporation executing the dedication thereon.
- All mortgages not satisfied or released of record encumbering the land described hereon are as follows:
- Ford Concepts, Inc. to Westinghouse Electric Corporation, recorded in O.R. Book 468 Page 2397

DATED this 31st day of MARCH, 1980.

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 31st day of March, 1980, on behalf of said corporation by its Attorney-in-Fact Thereunto Duly Authorized.

ATTESTED:
By: W. Thomas Grimm
W. T. GRIMM, Attorney-in-Fact

ACKNOWLEDGMENT

STATE OF FLORIDA) SS
COUNTY OF MARTIN)
Before me, the undersigned Notary Public, personally appeared W.T. GRIMM to me well known to be the Attorney-in-Fact Thereunto Duly Authorized, 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 31 day of March, 1980.

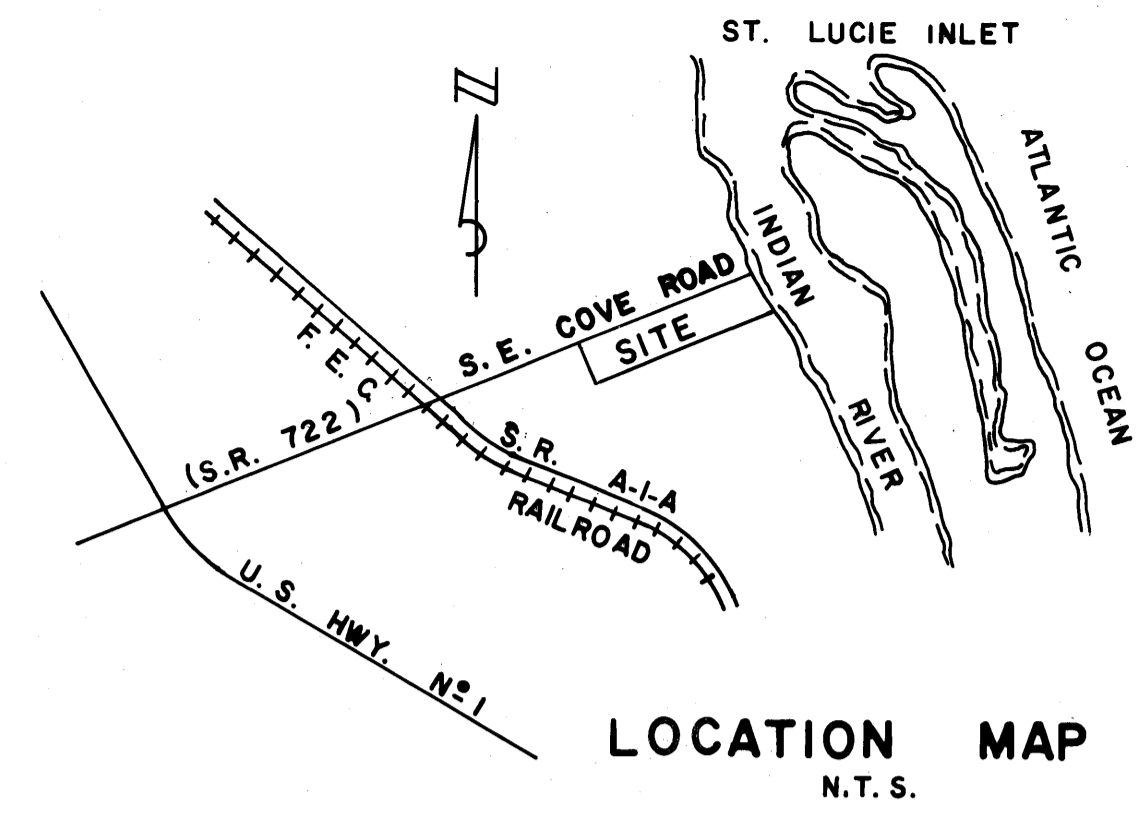
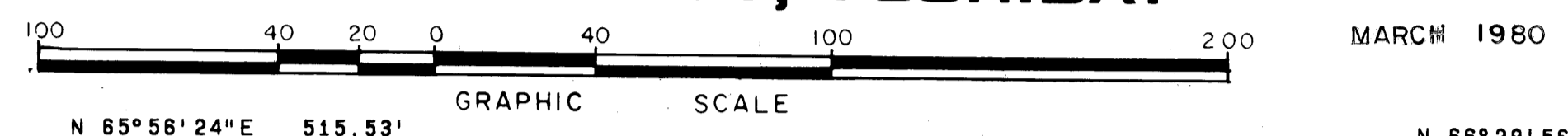
Dale Anderson
Notary Public State of Fla., at Large
My commission expires: 8/12/83

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

RIVER PINES

AT MILES GRANT PHASE 4 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 4

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 Northwest corner of Phase 3, River Pines at Miles Grant as recorded in Plat Book 8, Page 15; thence North 24°03'36" West along the platted East line of River Pines at Miles Grant Phase 1, as recorded in Plat Book 7, Page 98, 526.93 feet to the platted Northeast corner of Phase 1 and the southerly right-of-way line of Southeast Cove Road; thence North 65°56'24" East along the southerly right-of-way line of Southeast Cove Road, 455.23 feet to a point of deflection; thence North 66°29'56" East continuing along said right-of-way line 164.77 feet; thence South 24°03'36" East, 527.17 feet; thence South 66°06'36" West along the platted North line of said Phase 3, 620.00 feet to the POINT OF BEGINNING.
Above described parcel contains 7.51 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 31st day of March, 1980 on behalf of said corporation by its President and attested to by its Secretary.

FORD CONCEPTS, INC.
Grady V. Ford, Jr.
Its President

Attest:
John Joseph Campbell
Its Secretary

ACKNOWLEDGMENT

STATE OF FLORIDA) SS
COUNTY OF MARTIN)
Before me, the undersigned Notary Public, personally appeared Grady V. Ford, Jr. and John J. 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 31st day of March, 1980.

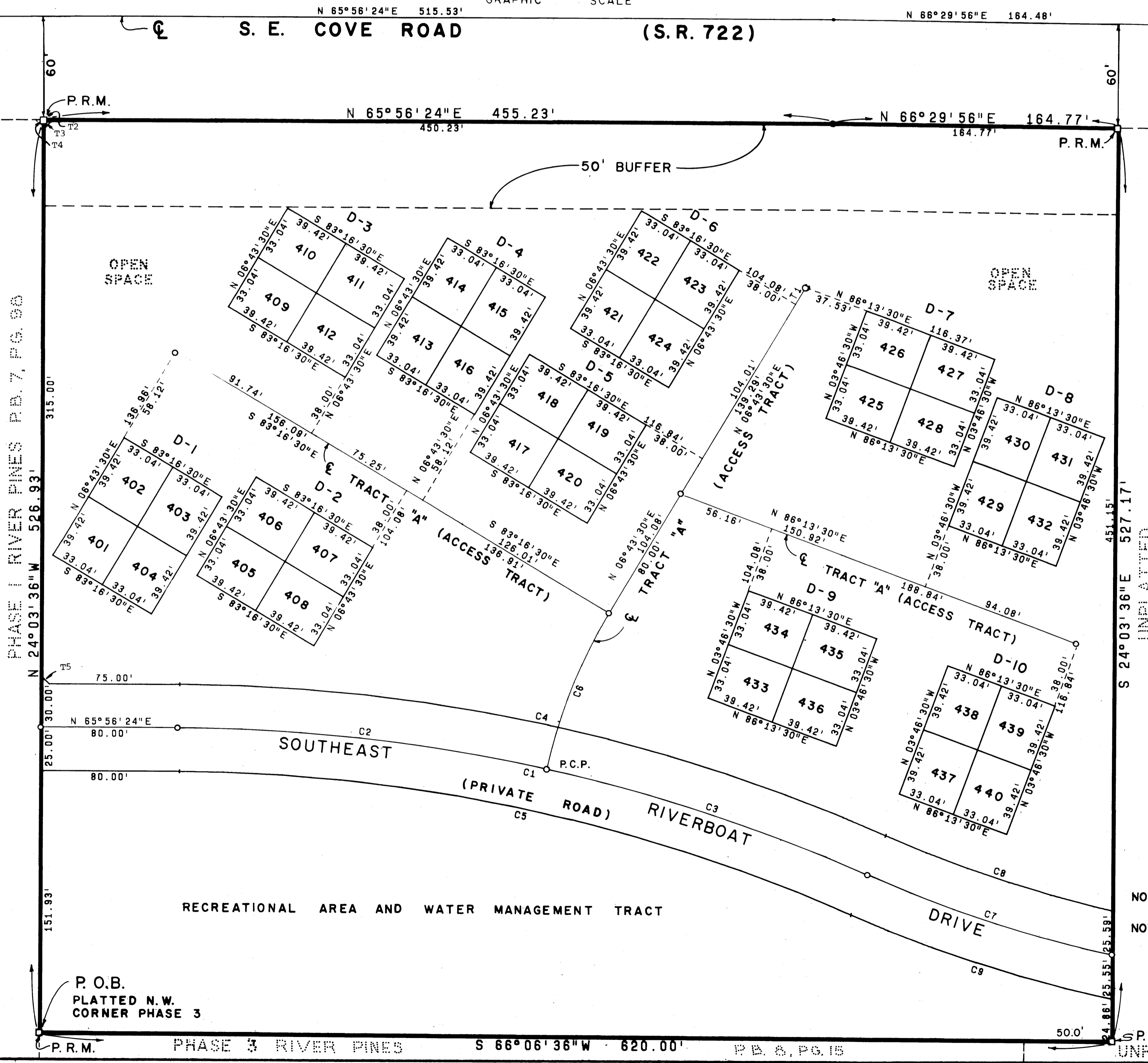
Dale Anderson
Notary Public State of Fla., at Large
My commission expires: 8/12/83

Attest:
It's Secretary

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 and that the survey was made under my supervision, and that the survey data comply with all of the requirements of Chapter 177, Florida statutes.

James L. Kramer
James L. Kramer, Florida Surveyor
Registration No. 2688



ADAIR & BRADY, INC. CONSULTING ENGINEERS & LAND SURVEYORS LAKE WORTH WEST PALM BEACH ORLANDO		RIVER PINES AT MILES GRANT	
SCALE = 40'	DWN. G.M.W. DATE 3/80	CHKD. J.L.K. DATE 3/80	SHEET 1 OF 2
JOB NO. 6-8525B	F.B. PP.	FP 1155	

S.P.R.M. UNPLATTED