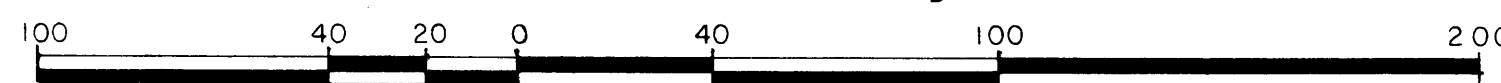


RIVER PINES

AT MILES GRANT PHASE 5 OF A P.U.D.

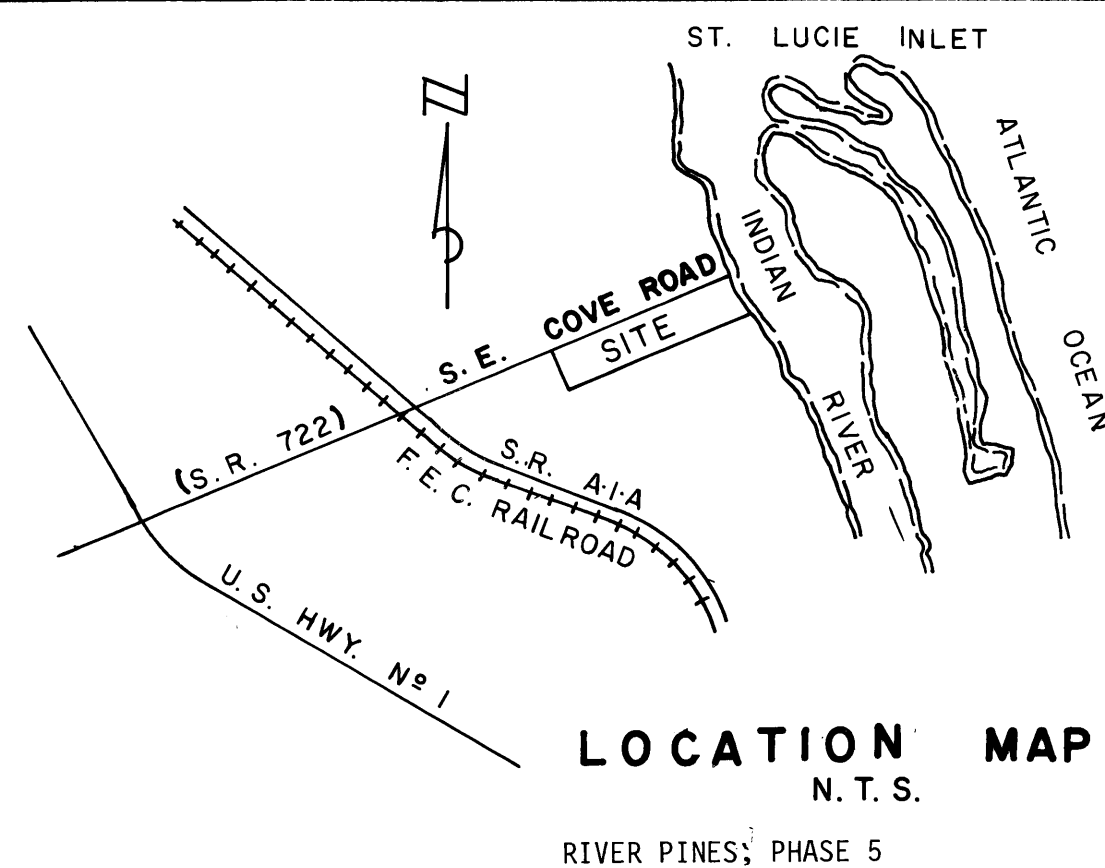
A RESUBDIVISION OF GOVERNMENT LOT 5
IN SECTION 30, TOWNSHIP 38 SOUTH, RANGE 42 EAST,
MARTIN COUNTY, FLORIDA.



GRAPHIC SCALE
AUGUST 1980

RIVER PINES PHASE 5 UNPLATTED

N 66°06'36"E 620.00'



SEP 11 1980
LOUISE V. ISAACS
CLERK OF CIRCUIT COURT
MARTIN COUNTY, FLORIDA

CLERK'S RECORDING CERTIFICATE

PB 8 PG 38

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 38, Martin County, Florida, Public Records, this 11th day of September, 1980.

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

File No. 385893

APPROVAL OF COUNTY

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

Date SEPT. 10, 1980 County Engineer [Signature]
Date 10 SEP 80 County Attorney [Signature]
Date 9/10/80 Chairman [Signature]
Date 9/10/80 Board of County Commissioners Martin County, Florida
By: [Signature] Chairman
By: [Signature] Chairman

ATTEST:

Louise V. Isaacs
Clerk
By Charlote Burkey D.C.

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 or encumbering the land described hereon are as follows:
- Ford Concepts, Inc. to Fla. National Bank of Martin County recorded in O.R. Book 501 Page 1620

DATED this 9th day of September, 1980.

William D. Anderson, Jr.
Attorney-at-Law
519 South Camden Ave.
Stuart, Florida 33494

MORTGAGE HOLDER'S CONSENT

Florida National Bank of Martin County a National Bank Association 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 9 day of September, 1980, on behalf of said corporation by its President and attested to by its secretary.

ATTESTED: [Signature] Its President
[Signature] Vice
Its Secretary
[Signature] Cashier

ACKNOWLEDGMENT

STATE OF FLORIDA) SS
COUNTY OF MARTIN)

Before me, the undersigned Notary Public, personally appeared Richard D. Smith and Robert E. Williams, to me well known to be the President and Secretary, respectively of Florida National Bank of Martin 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 9th day of September, 1980.

Richard D. Smith
Notary Public State of Fla. at Large
My commission expires: Nov 26 1983

ADAIR & BRADY, INC. CONSULTING ENGINEERS & LAND SURVEYORS
LAKE WORTH WEST PALM BEACH ORLANDO
SCALE 1" = 40' DWN G.M.W. DATE MAR 1980
JOB N# 6-8525B F.B. PG.
RIVER PINES AT MILES GRANT
FP 1155 SHEET 1 OF 2

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 River Pines at Miles Grant, Phase 3, as recorded in Plat Book 8, Page 15, Martin County Records; thence North 24°03'36" West along the platted East line of said Phase 3, 522.23 feet to the platted South line of River Pines at Miles Grant, Phase 4, as recorded in Plat Book 8, Page 26; thence North 66°06'36" East, 620.00 feet; thence South 24°03'36" East parallel with the East line of said Phase 3, 521.96 feet to the South line of Government Lot 6, Section 29, Township 38 South, Range 42 East, Martin County, Florida; thence South 66°04'36" West along said South line 140.55 feet to the West line of said Section 29; thence South 66°05'14" West along the South line of Government Lot 5, Section 30, Township 38 South, Range 42 East, 479.46 feet to the POINT OF BEGINNING.

The above described parcel containing 7.43 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 AND WATER MANAGEMENT TRACT AND OPEN SPACE ARE HEREBY DEDICATED TO THE RIVER PINES HOMEOWNERS ASSOCIATION, INC. FOR THE PURPOSE OF PRIVATE RECREATION, STORM WATER RETENTION AND MANAGEMENT, AND PERPETUAL OPEN SPACE.

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 September, 1980 on behalf of said corporation by its President and attested to by its Secretary.

ATTEST: [Signature] Its Secretary
FORD CONCEPTS, INC.
[Signature] Its President

ACKNOWLEDGMENT

STATE OF FLORIDA) SS
COUNTY OF MARTIN)

Before me, the undersigned Notary Public, personally appeared J. Joseph Campbell and Alan Acker, 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 September, 1980.

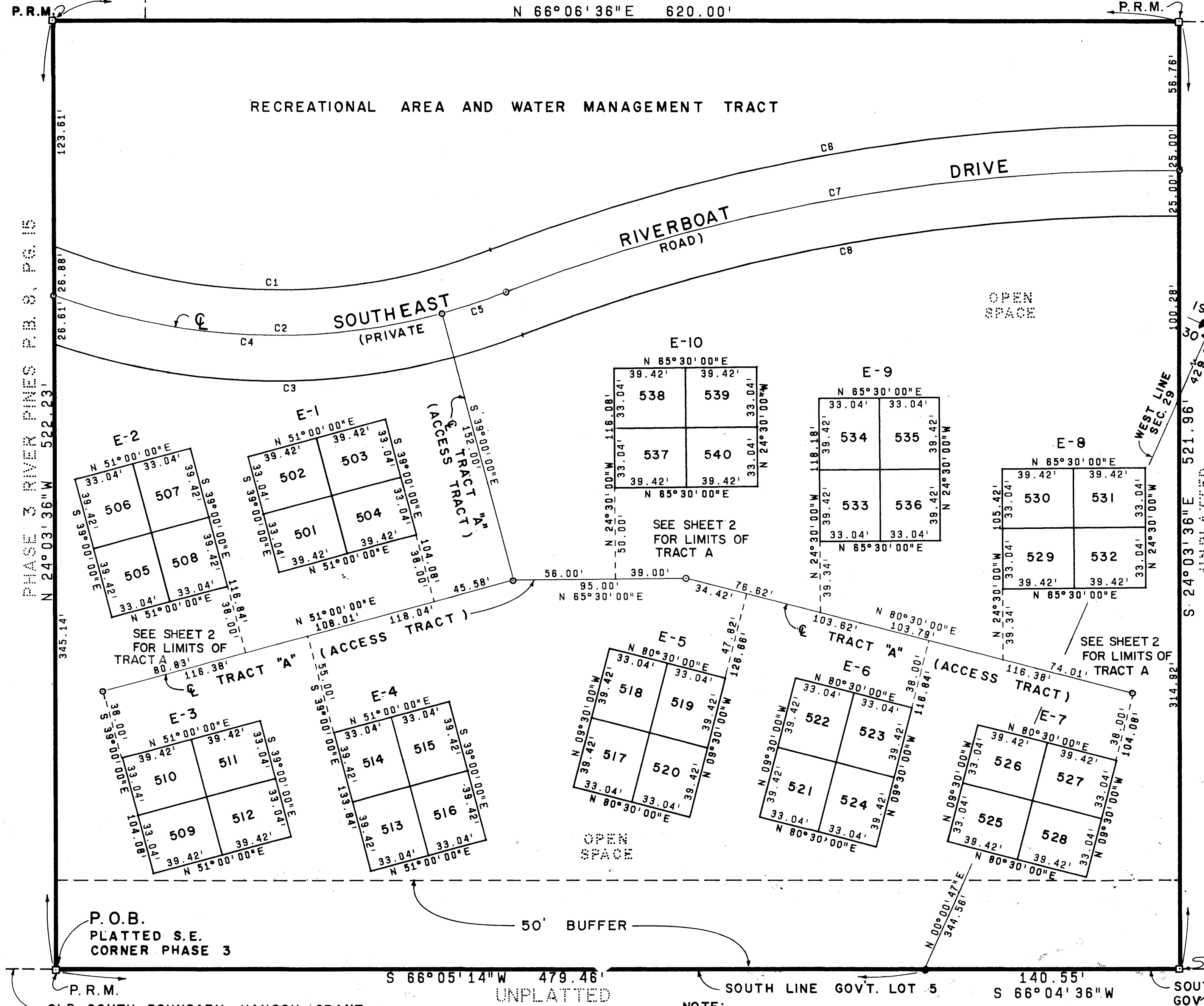
[Signature]
Notary Public State of Fla. at Large
My commission expires: 8/12/83

Attest: _____ Its 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, that the survey was made under my supervision, and that the survey data complies with all of the requirements of Chapter 177, Florida statutes.

[Signature]
James L. Kramer, Florida Surveyor
Registration No. 2688



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