

# RIVER PINES

## AT MILES GRANT PHASE 6 OF A P.U.D.

A RESUBDIVISION OF GOVERNMENT LOT 5  
IN SECTION 30, TOWNSHIP 38 SOUTH, RANGE 42 EAST,  
MARTIN COUNTY, FLORIDA. SEPT. 1980

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 44, Martin County, Florida, Public Records, this 18th day of December, 1980

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

File No. 395896

APPROVAL OF COUNTY

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

Date Dec 18, 1980

Ed. [Signature]  
County Engineer

Date 18 DEC 80

[Signature]  
County Attorney

Date Dec 18, 1980

Planning and Zoning Commission  
Martin County, Florida  
By: [Signature]  
Chairman

Date Dec 18, 1980

Board of County Commissioners  
Martin County, Florida  
By: [Signature]  
Chairman

ATTEST:

Louise V. Isaacs  
Clerk  
By Charlotte 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 of record encumbering the land described hereon are as follows: NONE
- Ford Concepts, Inc. to recorded in O.R. Book Page

DATED this 8th day of December, 1980

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

MORTGAGE HOLDER'S CONSENT

NONE, a corporation hereby certified that it is the holder of a certain mortgage on the land described hereon and do consent to the dedication thereon and do subordinate its mortgage to such dedication.

SIGNED AND SEALED this \_\_\_ day of \_\_\_, 198\_\_\_, on behalf of said corporation by its President and attested to by its secretary.

BY: \_\_\_\_\_  
Its President

ATTESTED:

Its Secretary

ACKNOWLEDGMENT

STATE OF FLORIDA)  
COUNTY OF MARTIN) SS

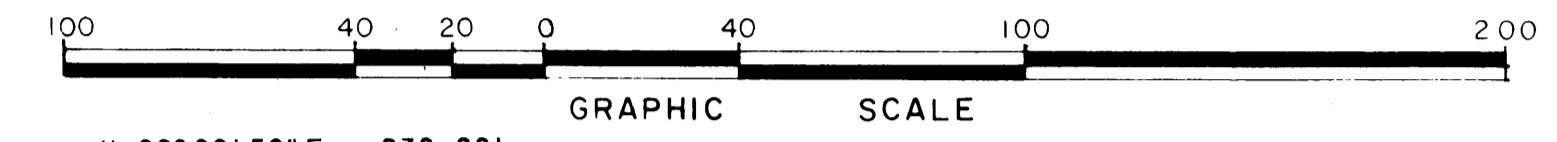
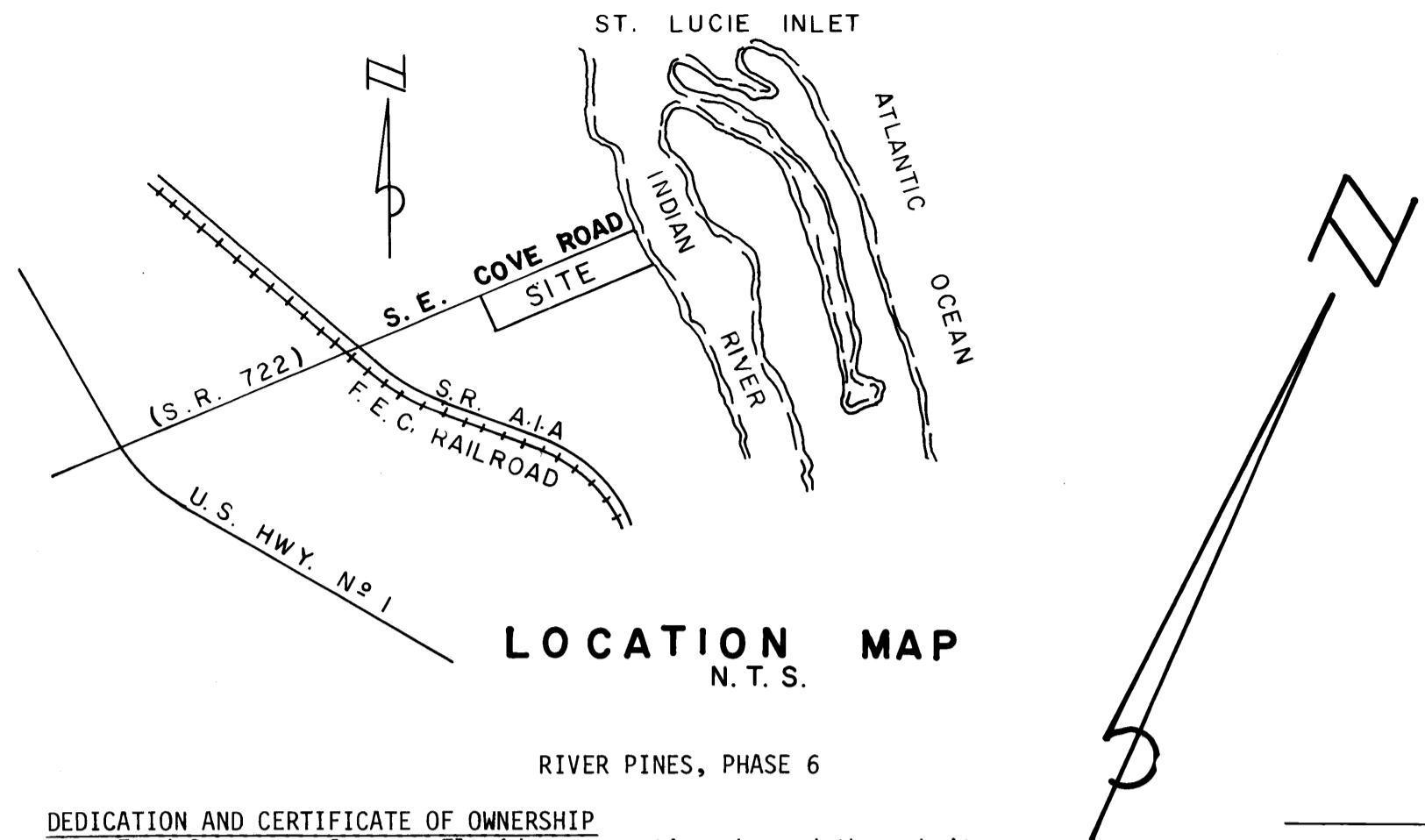
Before me, the undersigned Notary Public, personally appeared \_\_\_\_\_, to me well known to be the President and Secretary, respectively of \_\_\_\_\_, a Florida corporation, and they acknowledged that they executed such instrument as such officers of said corporation.

WITNESS my hand and official seal this \_\_\_ day of \_\_\_, 19\_\_\_.

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

Notary Public State of Fla. at Large  
My commission expires: \_\_\_\_\_

<b>ADAIR &amp; BRADY, INC.</b> CONSULTING ENGINEERS & LAND SURVEYORS <small>LAKE WORTH WEST PALM BEACH ORLANDO</small>		<b>RIVER PINES</b> AT MILES GRANT PHASE 6	
SCALE 1" = 40' JOB NO. 6-8525D	DWN. G.M.W. DATE 9/80 CHKD. J.L.K. DATE 9/80	DATE 9/80 PP.	SHEET <b>FP 1155</b> 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 Northeast corner of River Pines at Miles Grant, Phase 4, as recorded in Plat Book 8, Page 26, Martin County Records; (said POINT OF BEGINNING lying on the Southerly right-of-way line of Southeast Cove Road, State Road 722); thence North 66°29'56" East along said right-of-way line, 373.43 feet; thence North 66°05'00" East continuing along said line, 226.58 feet; thence South 24°03'36" East, 524.74 feet; thence South 66°06'36" West along the North line of River Pines at Miles Grant, Phase 5, as recorded in Plat Book 8, Page 20, 600.0 feet, to the platted Southeast corner of Phase 4; thence North 24°03'36" West along the platted East line of said Phase 4, 527.17 feet to the POINT OF BEGINNING.

The above described parcel containing 7.24 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 AND OPEN SPACE**  
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 and water management tract and open space.
- The 50 foot buffer zone is hereby dedicated to the River Pines Homeowners Association, Inc., and is the perpetual maintenance obligation of said Association.

SIGNED AND SEALED this 8 day of December, 1980 on behalf of said corporation by its President and attested to by its Secretary.  
 FORD CONCEPTS, INC.

ATTEST:  
[Signature] Its Secretary  
[Signature] Its President

**ACKNOWLEDGMENT**  
 STATE OF FLORIDA)  
 COUNTY OF MARTIN) SS  
 Before me, the undersigned Notary Public, personally appeared J. Joseph Campbell and Han M. [Signature], 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 8 day of December, 1980.  
[Signature]  
 Notary Public State of Fla. at Large  
 My commission expires: 8/12/83

**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

