

# RIVER PINES

## AT MILES GRANT

### PHASE 8 OF A P.U.D.

#### A SUBDIVISION OF GOVERNMENT LOTS 1, 2, 3, & 6, IN SECTIONS 19, 20, 29, & 30, TOWNSHIP 38 SOUTH, RANGE 42, EAST MARTIN COUNTY, FLORIDA, JAN. 1981

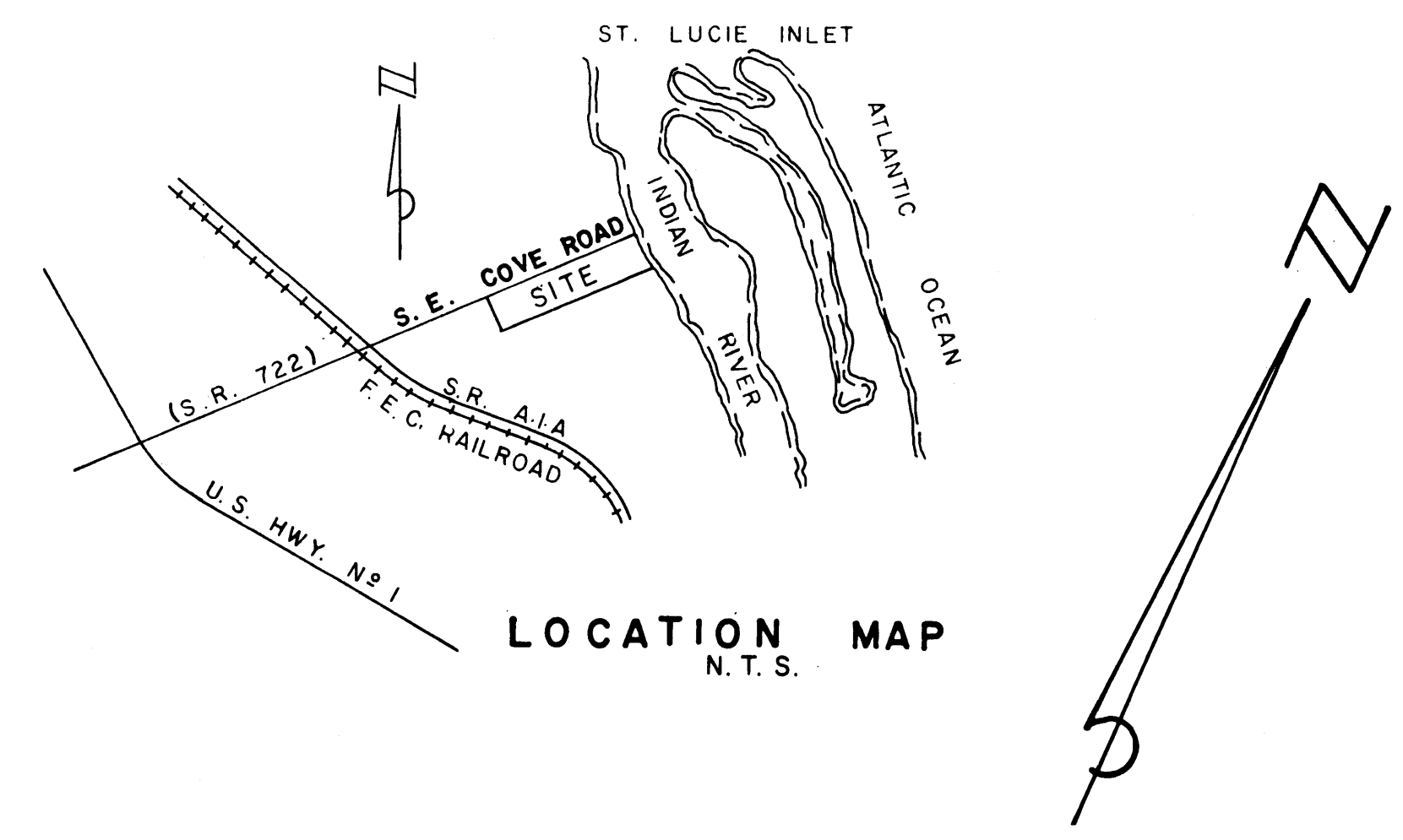
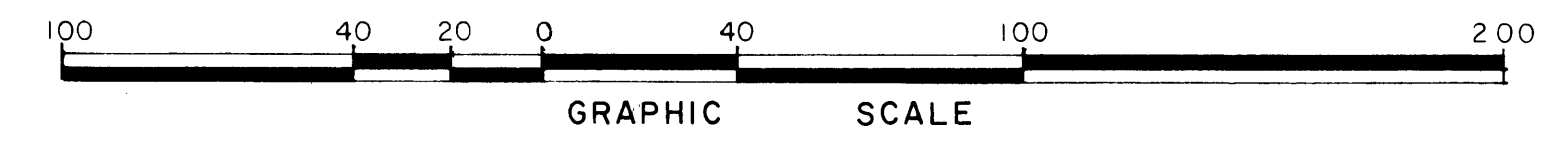
**RIVER PINES & MILES GRANT PHASE 8**

**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 Lots 1, 3, 5 and 6, Sections 19, 20, 29, 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 6, as recorded in Plat Book 8, Page 44, Martin County Records; (said POINT OF BEGINNING lying on the southerly right-of-way of Southeast Cove Road, State Road 722); thence North 66°05'00" East along said right-of-way line 323.62 feet; thence North 66°05'44" East continuing along said line, 276.00 feet; thence South 21°05'44" West 35.36 feet; thence South 23°54'16" East 58.92 feet to a point of curvature of a curve concave to the northeast having a radius of 275.00 feet and a central angle of 41°58'28"; thence southeasterly along the arc of said curve a distance of 201.46 feet to a point of reverse curvature of a curve concave to the southwest having a radius of 275.00 feet and a central angle of 81°52'20"; thence southwesterly along the arc of said curve a distance of 392.96 feet; thence North 24°03'36" West along the East line of River Pines at Miles Grant, Phase 7, as recorded in Plat Book 8, Page 50, 103.18 feet; thence South 66°06'36" West along the North line of said Phase 7, 650.00 feet to the platted southeast corner of said Phase 6; thence North 24°03'36" West, along the platted East line of said Phase 6, 524.74 feet to the POINT OF BEGINNING.

The above described parcel containing 7.83 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.



(CURVE TABLE - "C" NO.S)

NO.	CH. BRNG.	CHORD	RADIUS	DELTA	ARC	TANGENT
1	N 18°19'50"E	44.38'	29.98'	95°30'00"	49.96'	33.00'
2	N 72°54'36"E	379.71'	575.00'	38°33'36"	386.97'	201.14'
3	N 72°37'32"E	368.35'	550.00'	39°07'44"	375.61'	195.46'
4	N 55°30'58"E	47.12'	550.00'	04°54'34"	47.13'	23.58'
5	N 75°04'58"E	323.62'	550.00'	34°13'09"	328.48'	169.30'
6	N 72°18'48"E	357.00'	525.00'	39°45'12"	364.26'	189.81'
7	N 74°08'38"E	139.40'	225.00'	36°05'32"	141.73'	73.31'
8	N 74°08'38"E	154.89'	250.00'	36°05'32"	157.48'	81.45'
9	N 74°08'38"E	170.38'	275.00'	36°05'32"	173.23'	89.60'
10	N 36°22'33"W	246.23'	250.00'	59°00'19"	257.46'	141.46'
11	N 20°23'16"W	116.85'	250.00'	27°01'44"	117.94'	60.09'
12	S 49°53'25"E	137.72'	250.00'	31°58'35"	139.52'	71.63'
13	S 57°07'45"E	68.45'	225.00'	17°29'56"	68.72'	34.63'
14	N 12°10'10"W	56.83'	225.00'	14°30'37"	56.98'	28.64'
15	S 37°10'11"E	264.20'	275.00'	57°25'03"	275.58'	150.61'
16	S 44°53'29"E	232.80'	325.00'	41°58'26"	238.09'	124.67'
17	S 44°53'29"E	214.89'	300.00'	41°58'26"	219.78'	115.08'
18	S 44°53'29"E	196.99'	275.00'	41°58'26"	201.46'	105.49'
19	S 4°08'45"E	6.03'	225.00'	1°32'08"	6.03'	3.01'
20	S 68°54'16"E	67.25'	250.00'	15°27'39"	67.46'	33.94'
21	S 3°45'56"W	116.48'	275.00'	24°27'11"	117.36'	59.59'

(TANGENT TABLE - "T" NO.S)

NO.	BEARING	DIST.
1	N 66°04'50" E	9.84'
2	N 66°06'36" E	21.66'
3	S 71°39'48" E	39.53'
4	N 03°54'33" E	39.53'
5	S 68°54'16" E	35.36'
6	N 21°05'44" E	35.36'

SIGNED AND SEALED this 19 day of FEBRUARY, 1981 on behalf of said corporation by its President and attested by its Secretary.

ATTEST:  
*Alan Nrentker* Its Secretary  
*Joseph Campbell* Its President

**ACKNOWLEDGMENT**

STATE OF FLORIDA) SS  
COUNTY OF MARTIN)  
Before me, the undersigned Notary Public, personally appeared J. Joseph Campbell and Alan Nrentker, 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 19 day of February, 1981.  
*Dale Anderson*  
Notary Public State of Fla. at Large  
My commission expires: 3/12/83

**TITLE CERTIFICATE (F.S. 177.041)**

1, 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 NONE recorded in O.R. Book Page

DATED this 19<sup>th</sup> day of February, 1981.  
*William D. Anderson, Jr.*  
William D. Anderson, Jr.  
Attorney-at-Law  
519 South Camden Ave.  
Stuart, Florida 33494

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 54, Martin County, Florida, Public Records, this 26<sup>th</sup> day of Feb., 1981.

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

File No. 402378

**APPROVAL OF COUNTY**

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

Date Feb 26, 1981  
*[Signature]*  
County Engineer

Date 25 Feb 81  
*[Signature]*  
County Attorney

Planning and Zoning Commission  
Martin County, Florida  
Date Feb 26, 1981  
By: *[Signature]*  
Chairman

Board of County Commissioners  
Martin County, Florida  
Date Feb 26, 1981  
By: *[Signature]*  
Chairman

ATTEST:  
*Louise V. Isaacs*  
Clerk  
By: *Charlotte Bunkey, D.C.*  
Subdivision Parcel Control Number: 30 38 42 006 008 0000.0

**MORTGAGE HOLDER'S CONSENT - NONE**

herby 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 \_\_\_\_\_, 1981, on behalf of said corporation by its President and attested to by its secretary.

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

Its Secretary \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF FLORIDA) SS  
COUNTY OF MARTIN)  
Before me, the undersigned Notary Public, personally appeared \_\_\_\_\_ and \_\_\_\_\_, 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\_\_\_\_.

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

**SURVEYOR'S CERTIFICATE**

I, John G. Albritton, 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 G. Albritton, Jr.*  
John G. Albritton, Jr., Florida Surveyor  
Registration No. 2791

<b>ADAIR &amp; BRADY, INC.</b> CONSULTING ENGINEERS & LAND SURVEYORS LAKE WORTH WEST PALM BEACH ORLANDO		<b>RIVER PINES</b> AT MILES GRANT	
SCALE 1" = 40' JOB NO. 6-8525B	DATE 1/81 DRAWN BY J.L.K. DATE 1/81	SHEET FP 1155 1 OF 3	SHEET 3