

RIVER PINES, PHASE 9

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 of land lying in Governments Lots 3 and 6, Sections 20 and 29, 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 7, as recorded in Plat Book B, Page 50, Martin County Records (said POINT OF BEGINNING lying on the South line of Government Lot 6); thence North 24°03'36" West along the platted East line of said Phase 7, 418.39 feet to the platted Southeast corner of River Pines at Miles Grant, Phase 8, as recorded in Plat Book B, Page 54, Martin County Records (said point lying on the arc of a curve concave to the Northwest having a radius of 275.00 feet a central angle of 154°29'07" and whose radial line passing through said point bears North 74°00'28" West); thence northerly and westerly along the arc of said curve and the platted East line of said Phase 8, subtending an angle of 46°29'45", a distance of 223.16 feet; thence North 59°29'47" East along a radial line extended, 62.83 feet; thence North 80°56'22" East 190.25 feet; thence South 55°53'25" East 117.80 feet; thence North 34°06'35" East 125.53 feet; thence North 66°06'36" East 102.25 feet; thence South 24°03'36" East 551.23 feet; thence South 66°04'36" West along the South line of said Government Lot 6, 580.00 feet to the POINT OF BEGINNING.

The above described parcel containing 748 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.
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.
3. 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.
4. 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 30th day of March, 1981, on behalf of said corporation by its President and attested by its Secretary.

FORD CONCEPTS, INC.

ATTEST:

Alan M. Noertzen, Its Secretary

J. Joseph Campbell, Its President

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF MARTIN) SS

Before me, the undersigned Notary Public, personally appeared J. Joseph Campbell and Alan M. Noertzen, 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 30th day of March, 1981.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES OCT 2 1983
BONDED THRU GENERAL FID. UNLCKR181180

Patricia A. Sauter, Notary Public State of Fla. at Large
My commission expires: 10-2-83

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: NONE
3. Ford Concepts, Inc. to recorded in O.R. Book Page

DATED this 20th day of March, 1981.

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

RIVER PINES

AT MILES GRANT
PHASE 9 OF A P.U.D.

A SUBDIVISION OF GOVERNMENT LOTS 3 & 6,
IN SECTIONS 20 & 29, TOWNSHIP 38 SOUTH, RANGE 42 EAST,
MARTIN COUNTY, FLORIDA, FEB. 1981

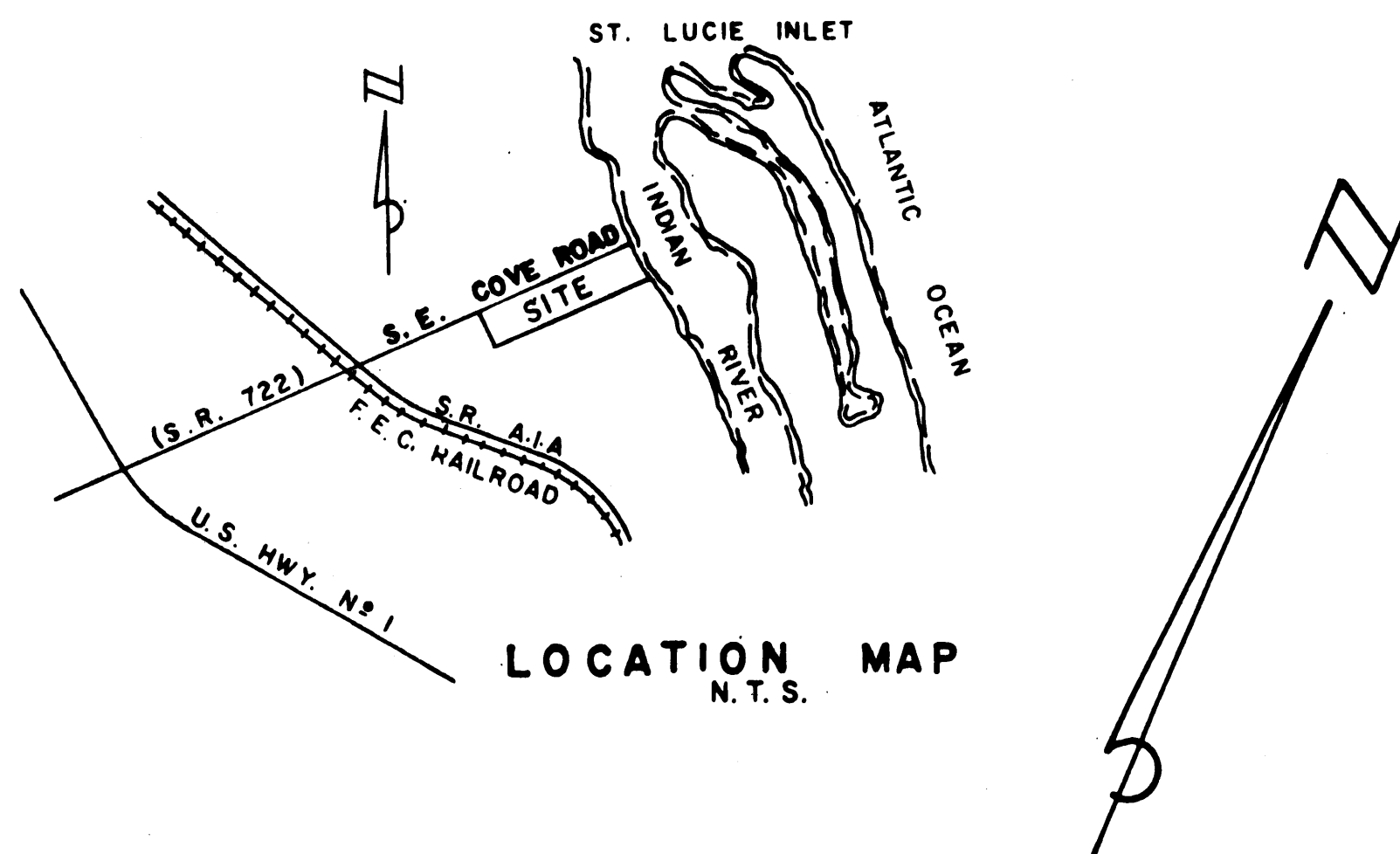
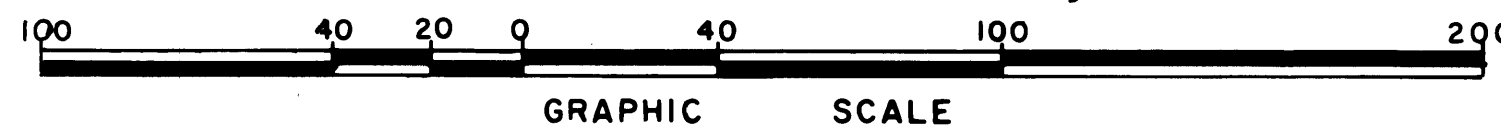


Table with 7 columns: NO., CH. BRNG., CHORD, RADIUS, DELTA, ARC, TANGENT. Contains 6 rows of curve data.

(TANGENT TABLE - "T" NO. 5)
Table with 3 columns: NO., BEARING, DIST. Contains 2 rows of tangent data.

NOTE:

THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES PLACED ON UTILITY EASEMENTS.
THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.

- P. R. M. = PERMANENT REFERENCE MONUMENT
P. C. P. = PERMANENT CONTROL POINT

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 B, Page 52, Martin County, Florida, Public Records, this 30th day of March, 1981.

Louise V. ISAACS, Clerk
Circuit Court
Martin County, Florida

File No. 405459

BY: Charlotte Burkley, Deputy Clerk

APPROVAL OF COUNTY

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

Date MARCH 27, 1981, Ed. Freeman, County Engineer

Date 30 MAR 81, [Signature], County Attorney

Planning and Zoning Commission
Martin County, Florida

Date 3/26/81, [Signature], Chairman

Board of County Commissioners
Martin County, Florida

Date 3/30/81, [Signature], Chairman

ATTEST:

Louise V. Isaacs, Clerk
By Charlotte Burkley D.C.
Submission parcel control number: 30 38 42 006 009 000-0

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)
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.

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., Florida Surveyor
Registration No. 2791

Professional stamps and title block for Adair & Brady, Inc. Consulting Engineers & Land Surveyors. Includes project name 'RIVER PINES AT MILES GRANT', scale '1" = 40'', date '2/81', and sheet number '1 OF 5'.