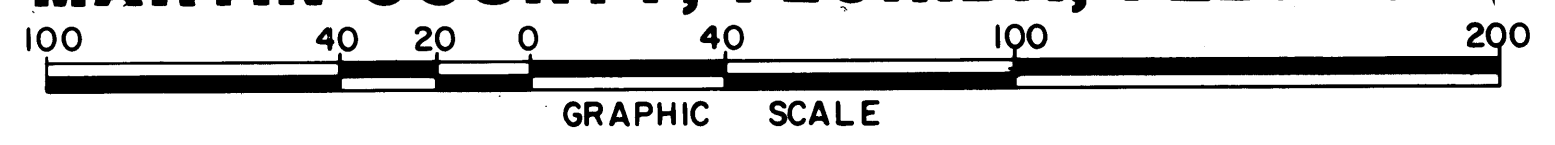


RIVER PINES PHASE 10
DEDICATION AND CERTIFICATE OF OWNERSHIP

RIVER PINES

AT MILES GRANT PHASE 10 OF A P.U.D.

A RESUBDIVISION OF GOVERNMENT LOT 3 IN SECTION 20, TOWNSHIP 38 SOUTH, RANGE 42 EAST, MARTIN COUNTY, FLORIDA, FEB. 1981



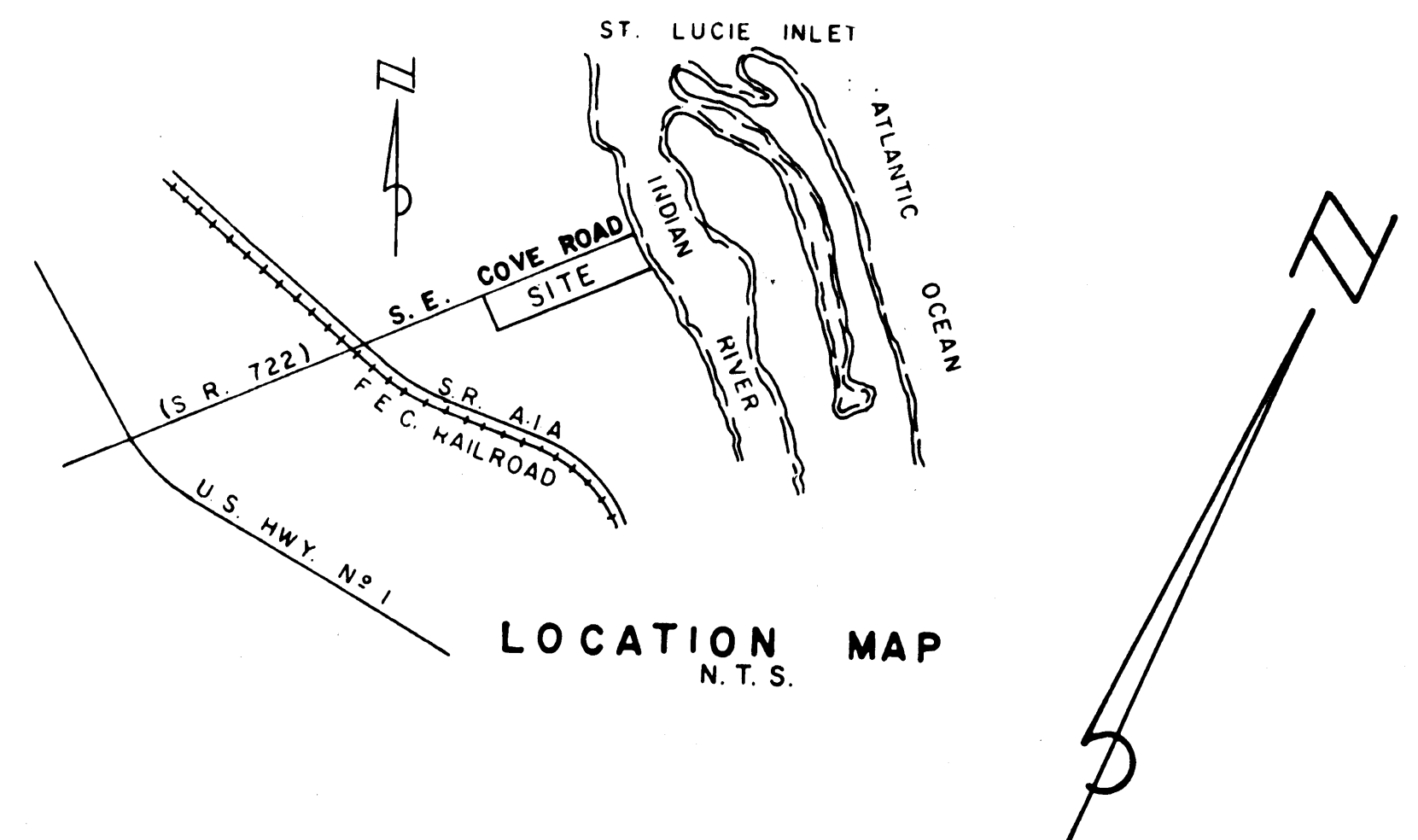
Ford Concepts, Inc., a Florida corporation, by and through its undersigned officers, does hereby certify that it is the owner of the property described as follows:

A parcel of land in Government Lot 3, Section 20, 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 8, as recorded in Plat Book 8, Page 54, Martin County Records (said POINT OF BEGINNING lying on the southerly right-of-way of Southeast Cove Road (S.R. 722)); thence South 21°05'44" West, along the platted East line of said Phase 8, 35.36 feet; thence South 23°54'16" East, along said East line, 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°58'26"; thence southerly and easterly along the arc of said curve and along said East line, 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°52'14"; thence southwesterly along the arc of said curve and along said East line, subtending an angle of 35°22'29" a distance of 169.79 feet to the platted Northwest corner of River Pines at Miles Grant, Phase 9, as recorded in Plat Book 8, Page 57, Martin County Records; thence North 59°29'47" East, along a radial line extended and along the platted North line of said Phase 9, 62.83 feet; thence North 80°56'22" East, along said North line 190.25 feet; thence South 55°53'25" East along said North line, 117.80 feet; thence North 34°06'35" East, along said North line 125.53 feet; thence North 66°06'36" East, along said North line to the platted Northeast corner of said Phase 9; thence North 24°03'36" West, 495.12 feet to the southerly right-of-way of said Southeast Cove Road (S.R. 722); thence South 66°05'44" West along said line, 630.38 feet to the POINT OF BEGINNING.

The above described parcel containing 6.46 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. 5)

NO	CH. BEING.	CHORD	RADIUS	DELTA	ARC	TANGENT
1	S44°53'29"E	196.99	275.00	41°58'26"	201.46	105.49
2	S44°53'29"E	214.89	300.00	41°58'26"	219.77	115.08
3	S49°53'25"E	137.72	250.00	31°58'36"	139.52	71.63
4	S50°09'48"E	148.97	275.00	31°25'49"	150.85	77.38
5	S48°11'28"E	167.10	275.00	35°22'29"	169.79	87.70

TANGENT TABLE "T" NO. 5:

NO	BEARING	DIST.
1	S21°05'44"W	35.36
2	N50°06'35"E	25.12

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

SIGNED AND SEALED this 12th day of MAY, 1981 on behalf of said corporation by its President and attested by its Secretary.

ATTEST:
Alan Noether Its Secretary
J. 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 Noether, 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 12th day of May, 1981.

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

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

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 63, Martin County, Florida, Public Records, this 18th day of MAY, 1981.

LOUISE V. ISAACS Clerk
Circuit Court
Martin County, Florida
BY: Charlotte Bunkey
Deputy Clerk

File No. 410321

APPROVAL OF COUNTY

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

Date 15 MAY 81 David J. Powell PLS 10.00%
County Engineer

Date 15 MAY 81 [Signature]
County Attorney

Planning and Zoning Commission
Martin County, Florida

Date 18 MAY 1981 BY: [Signature]
Chairman

Board of County Commissioners
Martin County, Florida

Date May 18, 1981 BY: [Signature]
Chairman

ATTEST:

Louise V. Isaacs
Clerk
By Charlotte Bunkey, PC.
Subdivision parcel control number: 30 38 42 006 010 00020

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 NONE recorded in O.R. Book Page

DATED this 12th day of MAY, 1981.

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

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 _____, 1981.

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

ADAIR & BRADY, INC. CONSULTING ENGINEERS & LAND SURVEYORS		RIVER PINES AT MILES GRANT	
DATE: 2/81	DATE: 2/81	FP 1155	SHEET 1 OF 5
6-8525D	PG		