

# PINEAPPLE COMMONS RESIDENTIAL TRACT

BEING A REPLAT OF LOTS 2, 13, 14, 15, 16, AND A PORTION LOTS 3, 4, 5, 6, 8, 9, 11, 12, BLOCK 3, SECTION 20 OF ST. LUCIE GARDENS, AS RECORDED IN PLAT BOOK 1, PAGE 35, PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA. LYING IN SECTION 20, TOWNSHIP 37 SOUTH, RANGE 41 EAST CITY OF STUART, MARTIN COUNTY, FLORIDA

## ACCURIGHT LAND SURVEYING, INC.

1501 DECKER AVENUE UNIT 419 - STUART, FLORIDA, 34994  
OFFICE PHONE NO. (772) 286-7694 - FAX NO. (772) 220-7993

LAND SURVEYING - CONSULTANTS - LAND PLANNERS - DESIGNERS

### CLERK'S RECORDING CERTIFICATE:

I, MARSHA EWING, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 15, PAGE 57, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 28 DAY OF February, 2003.

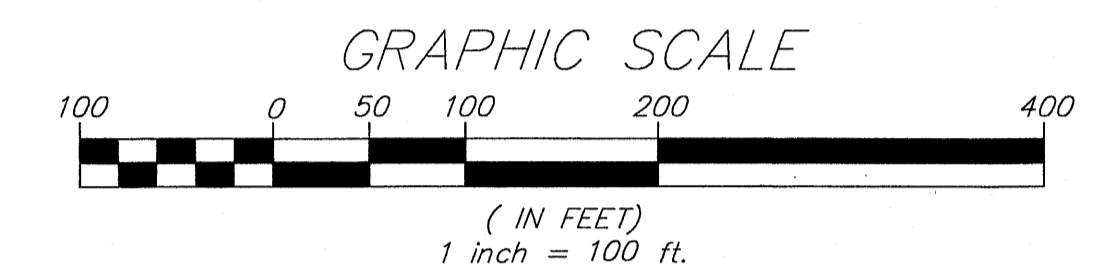
MARSHA EWING, CLERK  
CIRCUIT COURT  
MARTIN COUNTY, FLORIDA  
BY: Janice Paine DC  
DEPUTY CLERK (CIRCUIT COURT SEAL)

1639503

FILE NO.

SUBDIVISION PARCEL CONTROL NUMBER:

20-37-41-008-000-0000.0



### LEGAL DESCRIPTION:

LOTS 2, 13, 14, 15, 16 AND A PORTION OF LOTS 3, 4, 5, 6, 8, 9, 11 AND 12, BLOCK 3, SECTION 20, ST. LUCIE GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA. SAID LANDS LYING, BEING AND SITUATED IN A PORTION OF SECTION 20, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF COMMENCEMENT START AT THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 37 SOUTH, RANGE 41 EAST; THENCE RUN SOUTH 89°39'09" EAST ALONG THE SOUTH LINE OF SAID SECTION 20, A DISTANCE OF 1091.14 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HERINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTH 89°39'09" EAST ALONG SAID SOUTH LINE A DISTANCE OF 1554.41 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 20; THENCE RUN NORTH 00°28'17" EAST ALONG THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER A DISTANCE OF 1989.58 FEET TO A POINT; THENCE DEPARTING SAID EAST LINE RUN NORTH 89°26'00" WEST A DISTANCE OF 661.65 FEET TO A POINT; THENCE RUN SOUTH 81°16'00" WEST A DISTANCE OF 515.44 FEET TO A POINT; THENCE SOUTH 01°14'04" EAST A DISTANCE OF 74.63 FEET TO A POINT; THENCE SOUTH 15°26'33" EAST A DISTANCE OF 67.00 FEET TO A POINT; THENCE SOUTH 87°55'00" WEST A DISTANCE OF 530.00 FEET TO A POINT; THENCE NORTH 83°12'21" WEST A DISTANCE OF 295.68 FEET TO A POINT; THENCE SOUTH 81°16'00" WEST A DISTANCE OF 180.25 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE WEST WHICH BEARS NORTH 74°53'43" EAST TO CENTER OF SAID CURVE; THENCE RUN SOUTHEASTERLY ALONG SAID ARC HAVING A RADIUS OF 6000.00 FEET AND A CENTRAL ANGLE OF 03°35'11" FOR AN ARC DISTANCE OF 375.57 FEET TO A POINT; THENCE SOUTH 18°41'32" EAST FOR A DISTANCE OF 89.21 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE WEST WHICH BEARS SOUTH 14°50'04" WEST TO CENTER OF SAID CURVE; THENCE RUN SOUTH SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 88.00 FEET AND A CENTRAL ANGLE OF 112°43'27" FOR AN ARC DISTANCE OF 169.20 FEET TO A POINT; THENCE RUN SOUTH 18°41'32" EAST FOR A DISTANCE OF 1243.74 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HERINAFTER DESCRIBED PARCEL OF LAND.

CONTAINING: 3520411.83 SQUARE FEET OR 80.817 ACRES MORE OR LESS.

### TITLE CERTIFICATION:

Jeffrey D. Butt, ESQ., A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF January 14, 2003, AT 8:00am:

RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE GENERAL PARTNERSHIP EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.

THERE ARE NO MORTGAGES ENCUMBERING THE LAND DESCRIBED HEREON AND ALL CURRENT AD VALOREM TAXES ON THE SUBJECT PROPERTY HAVE BEEN PAID TO DATE. THIS CERTIFICATE IS BEING ISSUED SOLELY FOR THE PURPOSE OF COMPLYING WITH SECTION 177.041, FLORIDA STATUTES.

BY: Jeffrey Drew Butt  
J. Jeffrey Drew Butt  
PRINT NAME:  
SOURCE: SANDERS AND DEMPSEY, L.L.P.  
ONE TAMPA CITY CENTER  
201 N. FRANKLIN STREET, SUITE 2100  
TAMPA, FL. 33602-5164  
(813) 229-3321

### SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA  
COUNTY OF MARTIN

I, EARLE RAY STARKEY, DO HEREBY CERTIFY THAT THIS PLAT OF PINEAPPLE COMMONS, RESIDENTIAL TRACT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, BASED ON A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS, IF REQUIRED, WILL BE SET FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF THE CITY OF STUART, FLORIDA

Earle R. Starkey  
Earle R. Starkey - PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 4459 - STATE OF FLORIDA  
LICENSED BUSINESS #6607

DATE: 2/19/03

### CERTIFICATE OF OWNERSHIP AND DEDICATION:

STATE OF FLORIDA  
COUNTY OF MARTIN

STUART SQUARE PERIPHERAL ASSOCIATES, AN OHIO PARTNERSHIP, BY: NID CORPORATION, AN OHIO CORPORATION, A GENERAL PARTNER, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF TRACTS A, B AND C AS DESCRIBED ON THE PLAT OF PINEAPPLE COMMONS, RESIDENTIAL TRACT AND DOES HEREBY DEDICATE AS FOLLOWS:

#### UTILITY EASEMENTS:

A UTILITY EASEMENT SHOWN ON THIS PLAT MAY BE USED FOR UTILITY PURPOSES SUCH AS ELECTRICITY, WATER, SEWER, TELEPHONE, CABLE TELEVISION, AND OTHER COMMUNICATIONS FACILITIES BY ANY UTILITY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE CITY, A MUNICIPAL CORPORATION OF THE STATE, IS HEREBY DEDICATED TO THE OWNER FOR THE PURPOSES COMMONLY INCLUDED IN SUCH AREAS. THE CITY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY UTILITY EASEMENT DESIGNATED AS SUCH ON THIS PLAT. NOT WITHSTANDING THE GENERAL UTILITY EASEMENT DEDICATION HEREIN, THE UTILITY EASEMENTS DESIGNATED AS WATER, SEWER AND LIFT STATION AS SHOWN ON SAID PLAT ARE FOR THE EXCLUSIVE USE AND BENEFIT OF MARTIN COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND IS NOT DEDICATED TO THE OWNER OR THE CITY AND MAY NOT BE USED BY ANY OTHER UTILITY.

#### CONSERVATION EASEMENTS NO. 1, 2, 3 AND 4:

AN AREA SHOWN ON THIS PLAT AND DESIGNATED THEREON AS CONSERVATION OR CONSERVATION AREA IS HEREBY DEDICATED TO THE PINEAPPLE COMMONS SURFACE WATER MANAGEMENT ASSOCIATION, INC., FOR THE USE AND BENEFIT OF SUCH ASSOCIATION FOR THE PURPOSE COMMONLY INCLUDED IN SUCH AREAS. A PRIVATE CONSERVATION EASEMENT IS NOT DEDICATED TO THE PUBLIC BUT SHALL BE CONVEYED TO THE ASSOCIATION AND RECORDED IN THE PUBLIC RECORDS OF THE COUNTY. A PRIVATE CONSERVATION AREA SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE ASSOCIATION AND MAY IN NO WAY BE ALTERED FROM ITS ORIGINAL STATE WITH THE EXCEPTION OF PERMITTED RESTORATION ACTIVITIES. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION AREAS INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL; EXCAVATION, DREDGING, OR REMOVAL OF SOIL MATERIAL; DIKING OR FENCING; AND ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION. THE CITY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY CONSERVATION EASEMENTS DESIGNATED AS SUCH ON SAID PLAT.

#### DRAINAGE INTERCONNECT EASEMENTS:

THE AREAS SHOWN ON THIS PLAT AND DESIGNATED THEREON AS DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE MARTIN COUNTY SCHOOL DISTRICT FOR THE USE AND BENEFIT OF THE DISTRICT FOR THE PURPOSES COMMONLY INCLUDED IN SUCH EASEMENTS. PRIVATE DRAINAGE EASEMENTS INDICATED AS SUCH ARE NOT DEDICATED TO THE PUBLIC BUT SHALL BE CONVEYED BY DEED TO THE DISTRICT FOR DRAINAGE PURPOSES AND SHALL BE MAINTAINED BY THE DISTRICT OR THE ASSOCIATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN (PAMP) APPROVED BY THE CITY. NO CONSTRUCTION IN, OR ALTERATION OF, THE PARCELS SHALL OCCUR, EXCEPT AS SPECIFIED WITH THE PAMP APPROVED BY THE CITY.

SIGNED AND SEALED THIS 18<sup>th</sup> DAY OF February, 2003.

WITNESSES:

Dee A. Kenny  
Dee A. Kenny  
PRINT NAME:

Rosann Yura  
ROSANN YURA  
PRINT NAME:

STUART SQUARE PERIPHERAL ASSOCIATES,  
AN OHIO PARTNERSHIP

BY: |||||  
(PRINT NAME AND TITLE)

BY: NID CORPORATION, AN OHIO CORPORATION,  
A GENERAL PARTNER

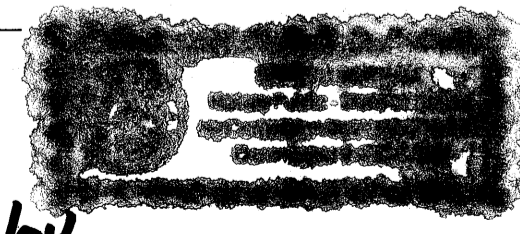
BY: Lyann E. Davenport  
LYANN E. DAVENPORT, ASSIGNMENT TRANSMISSION  
(PRINT NAME AND TITLE)

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF Martin

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED Lynn E. Davenport, TO BE WELL KNOWN TO THE AUTHORIZED SIGNATORY OF STUART SQUARE PERIPHERAL ASSOCIATES, AN OHIO PARTNERSHIP, BY: NID CORPORATION, AN OHIO CORPORATION, A GENERAL PARTNER, AND HE/SHE ACKNOWLEDGED THAT HE/SHE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. THEY ARE  PERSONALLY KNOWN TO ME OR ( ) HAVE PRODUCED IDENTIFICATION.

DATED: 2/18/03  
Sandy B. Bailey  
NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE



MY COMMISSION EXPIRES: 05/16/04  
Commission # CC937047

### CITY APPROVAL:

STATE OF FLORIDA  
COUNTY OF MARTIN  
CITY OF STUART

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED:

Karl J. Krueger, Jr.  
KARL J. KRUEGER, JR., CITY MAYOR

DATE: 2/28/03

Dianne M. O'Donnell  
DIANNE M. O'DONNELL, CITY CLERK

DATE: 2/28/03

Carl M. Coffin  
CARL M. COFFIN, CITY ATTORNEY

DATE: 2/28/03

Joseph W. Capra, PE  
JOSEPH W. CAPRA PE, CITY ENGINEER

DATE: 2/22/03

Greg Fleming  
GREG FLEMING, PLAT REVIEWER

DATE: 2/20/03

### SURVEYOR'S NOTES:

- THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION, OR PLACEMENT OF TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE LINE OF SECTION 20, TOWNSHIP 37 SOUTH, RANGE 41 EAST. SAID LINE BEARS SOUTH 89°39'09" EAST.
- THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X' (SHADED GRAY) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 12085C-0132-F, CITY OF STUART COMMUNITY NO. 120165-0132-F, DATED: OCTOBER 4, 2002.
- LEGEND AND ABBREVIATIONS:  
 P.R.M. = SET PERMANENT REFERENCE MONUMENT, 4"x4" CONCRETE MONUMENT WITH DISC (PRM - PLS 4459)  
 DENOTES SET 5/8" IRON ROD & CAP (PLS 4459)  
R = RADIUS  
L = LENGTH  
D = DELTA  
PB = PLAT BOOK  
PG = PAGE  
— DELINEATES ANGLE BREAK OR POINT OF CURVATURE  
O.R. = OFFICIAL RECORDS  
P.U.D. = PLANNED UNIT DEVELOPMENT

**NOTICE:**  
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHICAL OR DIGITAL FORM OF PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.