

**PINEAPPLE PLANTATION PLAT 5A**

LYING IN THE CITY OF STUART  
 BEING A REPLAT OF A PORTION OF SECTION 29, TOWNSHIP 37 SOUTH, RANGE 41 EAST  
 ST. LUCIE GARDENS PLAT NO. 1, AS RECORDED IN PLAT BOOK 1, PAGE 35 OF THE PUBLIC RECORDS OF  
 ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

KNOWN ALL MEN BY THESE PRESENTS THAT: PINEAPPLE PLANTATION JOINT VENTURE, A FLORIDA JOINT VENTURE, THE OWNER OF THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF PINEAPPLE PLANTATION PLAT 5A, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- ROAD RIGHTS-OF-WAY:** THE ROAD RIGHTS-OF-WAY SHOWN ON THIS PLAT OF PINEAPPLE PLANTATION PLAT 5A ARE HEREBY DEDICATED TO THE PINEAPPLE PLANTATION PROPERTY OWNERS' ASSOCIATION, INC., FOR ACCESS DRAINAGE AND UTILITY PURPOSES BY ANY UTILITY, INCLUDING C.A.T.V., AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE CITY OF STUART SHALL HAVE AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH RIGHT-OF-WAY.
- UTILITY EASEMENTS:** THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT OF PINEAPPLE PLANTATION PLAT 5A MAY BE USED FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES BY ANY UTILITY INCLUDING CABLE TELEVISION FACILITIES AND SERVICES PROVIDED HOWEVER, THAT NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE OR OPERATION OF CABLE TELEVISION FACILITIES AND SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THOSE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. THE CITY OF STUART SHALL HAVE AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID UTILITY EASEMENTS.
- ACCESS EASEMENT AND EMERGENCY ACCESS EASEMENT:** THE ACCESS EASEMENT AND EMERGENCY ACCESS EASEMENT SHOWN ON THIS PLAT OF PINEAPPLE PLANTATION PLAT 5A ARE HEREBY DEDICATED TO THE PINEAPPLE PLANTATION PROPERTY OWNERS' ASSOCIATION, INC., FOR ACCESS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE CITY OF STUART SHALL HAVE AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH ACCESS AND EMERGENCY ACCESS EASEMENT.
- LAKES, LAKE MAINTENANCE EASEMENTS AND WATER MANAGEMENT TRACTS AS SHOWN HEREON,** ARE HEREBY DEDICATED TO THE PINEAPPLE PLANTATION PROPERTY OWNERS' ASSOCIATION, INC. FOR WATER MANAGEMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE CITY OF STUART HAS REGULATORY AUTHORITY OVER BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID LAKES, LAKE MAINTENANCE EASEMENTS AND WATER MANAGEMENT TRACTS.
- WETLAND PRESERVE AREAS, WETLAND BUFFERS AND UPLAND PRESERVE AREAS:** THE WETLAND PRESERVE AREAS, WETLAND BUFFERS AND UPLAND PRESERVE AREAS AS SHOWN ON THIS PLAT OF PINEAPPLE PLANTATION PLAT 5A, ARE HEREBY DEDICATED TO THE PINEAPPLE PLANTATION PROPERTY OWNERS' ASSOCIATION, INC. FOR PRESERVATION PURPOSES AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE PINEAPPLE PLANTATION PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS-IN-TITLE AND ASSIGNS IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN (PAMP) APPROVED BY THE CITY OF STUART, AND MAY IN NO WAY BE ALTERED FROM THEIR NATURAL STATE WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL. ACTIVITIES PROHIBITED WITHIN SAID WETLAND PRESERVE AREAS, WETLAND BUFFERS AND UPLAND PRESERVE AREAS INCLUDE BUT ARE NOT LIMITED TO CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND; DUMPING OR PLACING SOILS OR OTHER SUBSTANCES, SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR OTHER NATIVE VEGETATION; EXCAVATION, DREDGING OR REMOVAL OF SOIL MATERIALS; 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 OF STUART SHALL HAVE AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH WETLAND PRESERVE AREAS AND WETLAND BUFFERS.
- DRAINAGE EASEMENTS:** DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT, ARE HEREBY DEDICATED TO THE PINEAPPLE PLANTATION PROPERTY OWNERS' ASSOCIATION, INC. FOR WATER MANAGEMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE CITY OF STUART SHALL HAVE AUTHORITY OVER BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID DRAINAGE EASEMENTS.

SIGNED SEALED AND DELIVERED IN THE PRESENCE OF:  
 WITNESS SIGNATURE: *Jina Crespo* PRINTED NAME: Jina Crespo  
 WITNESS SIGNATURE: *Patti Fargone* PRINTED NAME: Patti Fargone  
 BY: *Frank Giacobbe* FRANK GIACOBBE, PRESIDENT

**ACKNOWLEDGMENT**

STATE OF FLORIDA COUNTY OF MARTIN  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF February 2005, BY FRANK GIACOBBE, PRESIDENT OF WOODLANDS BUILDING COMPANY, A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION THE MANAGING VENTURE OF PINEAPPLE PLANTATION JOINT VENTURE. HE IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED [ ] AS IDENTIFICATION.

WITNESS SIGNATURE: *Jina M. Crespo*  
 NOTARY

**CERTIFICATE OF SURVEYOR AND MAPPER**

I, DANIEL CHRISTIAN, HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW; THAT PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND, FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.  
 DANIEL CHRISTIAN  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA REGISTRATION # 4227

**NOTES:**

- THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- WHERE DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.
- BEARINGS ARE BASED ON ASSUMED DATUM PER EDWIN MATTHEWS PLS #3954 ALONG THE NORTH LINE OF THE WEST QUARTER OF SECTION 29, TOWNSHIP 37 SOUTH, RANGE 41 EAST. SAID BEARING IS N89°57'31"W AND ALL OTHER BEARINGS ARE RELATIVE THEREOF.
- PROPERTY LIES WITHIN FLOOD ZONE "X", MAP NO. 12085C0132 F, COMMUNITY NO. 120165, EFFECTIVE DATE OCTOBER 4, 2002.
- ALL WETLAND INFORMATION WAS DERIVED FROM LEGAL DESCRIPTIONS PREPARED BY GORDON AND ASSOCIATES LAND SURVEYORS, INC., PROVIDED TO ME BY PINEAPPLE PLANTATION JOINT VENTURE AND IN ACCORD WITH THOSE DOCUMENTS LISTED AS SHEETS 1-33 PREPARED BY SAID GORDON AND ASSOCIATES. 25' BUFFER LOCATION AND INTERIOR WETLANDS REMAIN THE SAME UNLESS OTHERWISE SHOWN AND NOTED ON PLAT. THERE HAS BEEN NO FIELD VERIFICATION OF WETLANDS BY THIS OFFICE AND NO WRITTEN CORRESPONDENCE OF MITIGATION. WETLANDS ALSO SHOWN ON MASTER DRAINAGE PLAN (EB 3215) BY CPH ENGINEERS INC.
- ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.

RECORDED  
 MAY 31 PM 2:15  
 MARSHA EWING  
 CLERK OF CIRCUIT COURT

**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 1, PAGE 35, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 31st DAY OF May, 2005.  
 Marsha Ewing, By Charlotte Sunkin, cc  
 MARSHA EWING, CLERK OF THE CIRCUIT COURT  
 MARTIN COUNTY, FLORIDA  
 FILE NUMBER 1843330 BY Charlotte Sunkin, DEPUTY CLERK

29-37-41-006-000-0000.0  
 SUBDIVISION PARCEL CONTROL NUMBER

**ACKNOWLEDGMENT**

STATE OF FLORIDA COUNTY OF MARTIN  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2005, BY M.R. NELSON, CO-TRUSTEE WHO [ ] IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED [ ] AS IDENTIFICATION.

**ACKNOWLEDGMENT**

STATE OF FLORIDA COUNTY OF MARTIN  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2005, BY HERMAN GOLDEN, CO-TRUSTEE, WHO [ ] IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED [ ] AS IDENTIFICATION.

**TITLE CERTIFICATION**

I, TERENCE P. MCCARTHY, ESQ., A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF FEB 1, 2005 AT 8:00AM  
 1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME PINEAPPLE PLANTATION JOINT VENTURE A FLORIDA JOINT VENTURE, EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.  
 2. NO MORTGAGES

ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192 F.S., HAVE BEEN PAID.

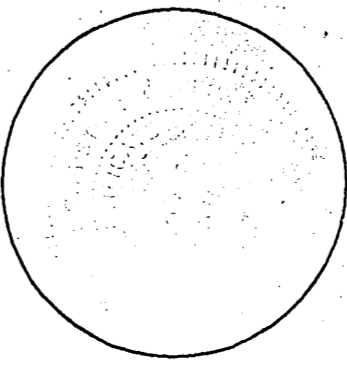
DATED THIS 17th DAY OF FEBRUARY 2005.  
 Terence P. McCarthy

TERENCE P. MCCARTHY, ESQ.  
 FLORIDA BAR NO. 168845  
 MCCARTHY, SUMMERS, BOBKO, MCKEY, WOOD & SAWYER, P.A.  
 2400 SOUTH FEDERAL HIGHWAY  
 STUART, FLORIDA 34994

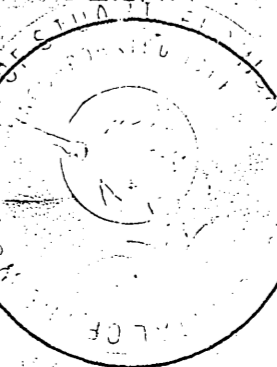
**CITY COMMISSION APPROVAL**

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED  
 DATE: \_\_\_\_\_  
 CITY MAYOR: MICHAEL MORTELL  
 DATE: \_\_\_\_\_  
 CITY CLERK: CHERIE WHITE  
 DATE: \_\_\_\_\_  
 CITY ATTORNEY: EARL V.M. COFFIN  
 DATE: 5/10/05 Interim CITY ATTORNEY: Stephen Fey  
 DATE: 3/18/05  
 CITY ENGINEER: JOSEPH CAPRA, P.E.  
 PLAT REVIEWER: GREGORY FLEMING, P.S.M.

SURVEYOR



CLERK



PREPARED BY  
**METES AND BOUNDS INC**

LICENSED BUSINESS NO. 6793  
 49 S.W. FLAGLER AVENUE,  
 SUITE 2A, STUART, FLORIDA, 34994  
 TELEPHONE (772) 221-9093  
 DANIEL CHRISTIAN,  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA REGISTRATION # 4227

SHEET NUMBER 1 OF 6