

PINEAPPLE PLANTATION PLAT 7, PHASE C ADDITION

LYING IN THE CITY OF STUART

BEING A REPLAT OF A PORTION OF SECTIONS 20 AND 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.

FILED FOR RECORD  
MARTIN CO. FL.  
105 SEP -7 AM 10:38  
MARSHA EWING  
CLERK OF CIRCUIT COURT  
BY \_\_\_\_\_ AC

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 16, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 22<sup>ND</sup> DAY OF Sept. 2005.  
Marsha Ewing  
MARSHA EWING, CLERK OF THE CIRCUIT COURT  
MARTIN COUNTY, FLORIDA  
FILE NUMBER 1889837 BY Charlotte Buckley, DEPUTY CLERK

20-37-41-005-000-0000.0  
SUBDIVISION PARCEL CONTROL NUMBER

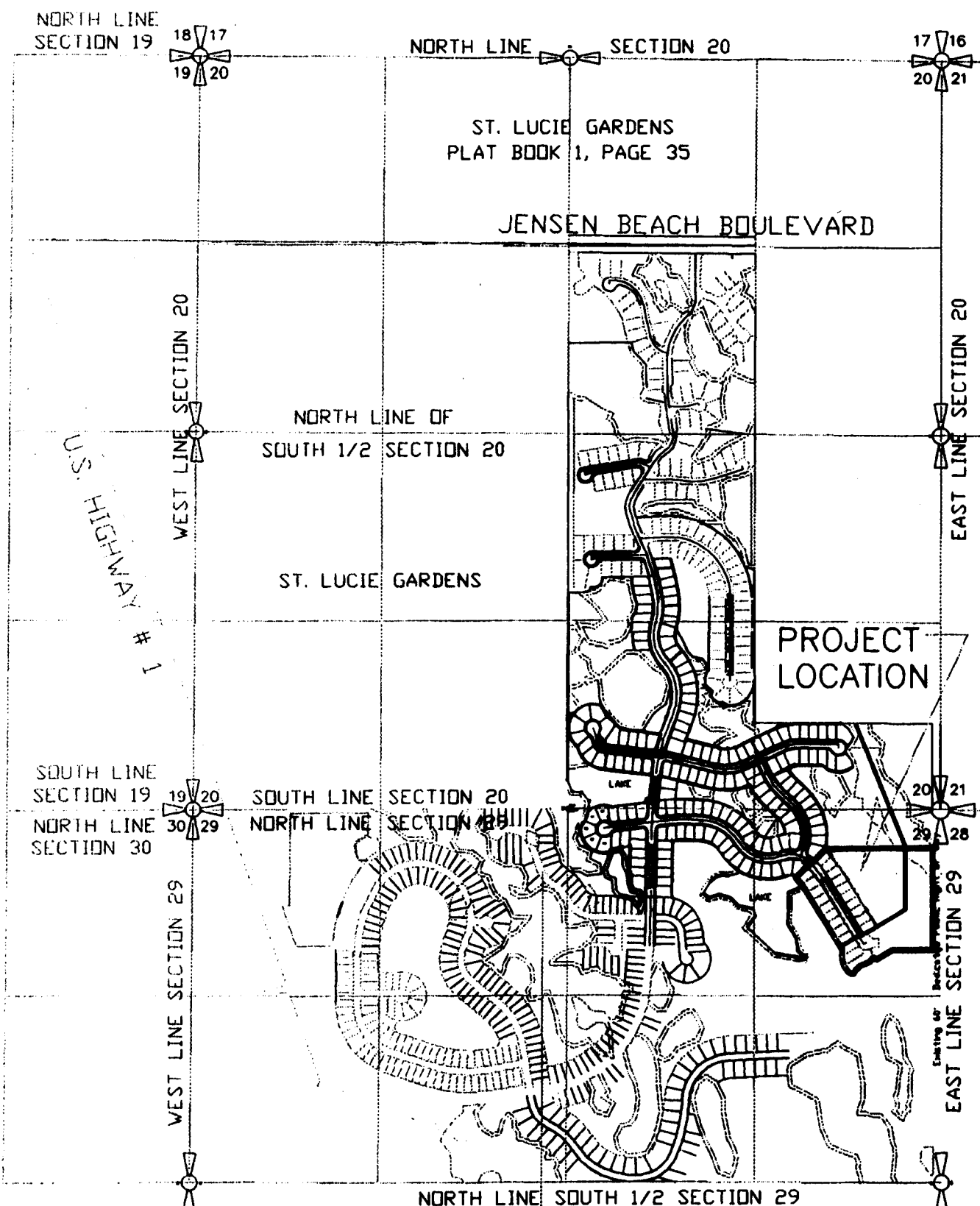
LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, TRACT, PARCEL OF LAND AND PREMISES, SITUATE LYING AND BEING IN THE COUNTY OF MARTIN AND THE STATE OF FLORIDA BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH EAST CORNER OF SECTION 29, TOWNSHIP 37 SOUTH, AND RANGE 41 EAST OF WHICH THIS IS A PART PROCEED N 89°35'15"W A DISTANCE OF 60.00 FEET TO A POINT, THENCE S00°13'20"E ALONG THE WESTERLY RIGHT OF WAY OF AN EXISTING 60 FEET, DEDICATED PUBLIC ROAD (UNIMPROVED) A DISTANCE OF 267.47 FEET THENCE SOUTH 89°46'41" WEST A DISTANCE OF 337.85 FEET; TO THE POINT OF BEGINNING AND TO A POINT ON A CURVE CONCAVE EAST HAVING A RADIUS OF 8,050.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 82°46'06"W WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°05'11", A DISTANCE OF 714.62 FEET; THENCE SOUTH 58°19'38" WEST, A DISTANCE OF 45.10; THENCE SOUTH 17°11'25" EAST, A DISTANCE OF 47.73 FEET; THENCE SOUTH 0°13'20" EAST, A DISTANCE OF 726.52 FEET; THENCE SOUTH 89°46'36" WEST, A DISTANCE OF 288.27 FEET; THENCE SOUTH 58°19'38" WEST, A DISTANCE OF 125.00 FEET; THENCE NORTH 69°14'29" WEST, A DISTANCE OF 30.01 FEET; TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 52.00 FEET; AND WHOSE RADIUS POINT BEARS NORTH 69°14'29" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°28'57", A DISTANCE OF 37.65 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 62°14'28" WEST, A DISTANCE OF 27.53 FEET; TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 170.00 FEET; AND WHOSE RADIUS POINT BEARS SOUTH 18°07'13" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°13'58", A DISTANCE OF 134.21 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 175.00 FEET; AND WHOSE RADIUS POINT BEARS NORTH 34°32'07" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°12'26", A DISTANCE OF 208.33 FEET TO THE END OF SAID CURVE; THENCE NORTH 31°40'22" WEST, A DISTANCE OF 515.05 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 375.0 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°44'39", A DISTANCE OF 96.50 FEET TO THE END OF SAID CURVE; THENCE NORTH 43°34'59" EAST, A DISTANCE OF 123.00 FEET; THENCE NORTH 53°08'12" EAST, A DISTANCE OF 54.68 FEET; THENCE NORTH 44°31'31" EAST, A DISTANCE OF 123.00 FEET; THENCE NORTH 89°46'41" EAST, A DISTANCE OF 417.62 FEET; TO THE POINT OF BEGINNING

CONTAINING IN ALL 348,466.04 SQ. FT. OR 8.00 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.



VICINITY MAP  
NOT TO SCALE

- 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 EAST QUARTER OF SECTION 29, TOWNSHIP 37 SOUTH, RANGE 41 EAST. SAID BEARING IS SOUTH 89°35'15" EAST OF THE NW QUARTER 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.

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 7, PHASE C ADDITION, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- ROAD RIGHT-OF-WAY: THE ROAD RIGHT-OF-WAY SHOWN ON THIS PLAT OF PINEAPPLE PLANTATION PLAT 7, PHASE C ADDITION IS 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 7, PHASE C ADDITION 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.
- WETLAND PRESERVE AREAS AND WETLAND BUFFERS: THE WETLAND PRESERVE AREAS AND WETLAND BUFFERS AS SHOWN ON THIS PLAT OF PINEAPPLE PLANTATION PLAT 7, PHASE C ADDITION 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 AND WETLAND BUFFERS 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.
- HAINERY CREEK FLOW THRU EASEMENT IS HEREBY DEDICATED TO THE CITY OF STUART.
- THE UPLAND PRESERVE AREA IS DEDICATED TO THE PINEAPPLE PLANTATION PROPERTY OWNERS ASSOCIATION
- 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.

PINEAPPLE PLANTATION JOINT VENTURE  
BY: WOODLANDS BUILDING COMPANY, A FLORIDA CORPORATION,  
THE MANAGING VENTURE OF PINEAPPLE PLANTATION JOINT VENTURE

SIGNED SEALED AND DELIVERED IN THE PRESENCE OF:  
WITNESS SIGNATURE: *Terrence P. McCarthy* PRINTED NAME: Terrence P. McCarthy  
WITNESS SIGNATURE: *Pam Sloan* PRINTED NAME: Pam Sloan

BY: *Frank Giacobbe* FRANK GIACOBBE, PRESIDENT  
BY: *Frank Giacobbe* SECRETARY

ACKNOWLEDGMENT

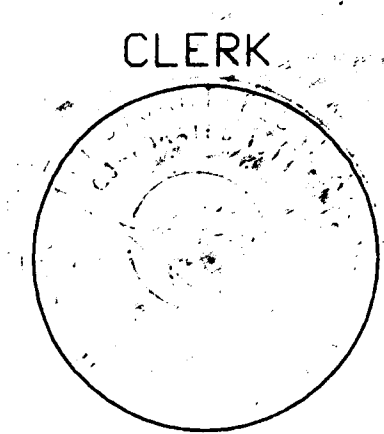
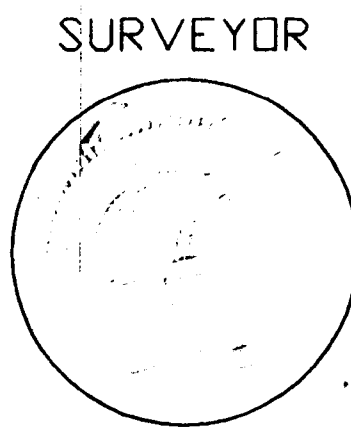
STATE OF FLORIDA  
COUNTY OF MARTIN  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15<sup>TH</sup> DAY OF APRIL 2005, BY FRANK GIACOBBE, PRESIDENT AND *Frank Giacobbe* SECRETARY OF WOODLANDS BUILDING COMPANY, A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION THE MANAGING VENTURE OF PINEAPPLE PLANTATION JOINT VENTURE. THEY ( ) ARE PERSONALLY KNOWN TO ME OR ( ) HAVE PRODUCED AS IDENTIFICATION.

*Terrence P. McCarthy*  
NOTARY  
TERENCE P. MCCARTHY  
NOTARY COMMISSION # 0010962  
EXPIRES APRIL 3, 2008

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 THE CITY OF STUART, FLORIDA.

*Daniel Christian*  
DANIEL CHRISTIAN  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION # 4227



TITLE CERTIFICATION

1. TERENCE P. MCCARTHY, ESQ., A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF MARCH 25, 2005 AT 8:00 AM  
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 HEREOF.  
2. ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, OR OTHERWISE TERMINATED BY LAW, ENCUMBERING THE LAND DESCRIBED AS FOLLOWS: MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK PAGE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. NONE  
3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192 F.S., HAVE BEEN PAID.  
DATED THIS 15<sup>TH</sup> DAY OF APRIL 2005.  
*Terrence 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 AT THE DATES INDICATED  
DATE: 9/2/05  
DATE: 9-2-05  
DATE: 9/9/05  
DATE: 9/31/05  
DATE: 8/31/05  
CITY CLERK: *Cherie White*  
CITY ATTORNEY: *Joseph Capra*  
PLAT REVIEWER: *Gregory Fleming*

LEGEND

- PERMANENT REFERENCE MONUMENT (PRM)
- △ PERMANENT CONTROL POINT (PCP)
- (NR) DENOTES NON-RADIAL
- Δ CENTRAL ANGLE OF CURVE
- D CENTRAL ANGLE OF CURVE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- A ARC LENGTH
- L ARC LENGTH
- C CHORD LENGTH
- CB CHORD BEARING
- R RADIUS
- CL CENTER LINE
- RB RADIAL BEARING
- DE DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- R/W RIGHT OF WAY
- NO. NUMBER
- PLS PROFESSIONAL LAND SURVEYOR

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