

PINEAPPLE BLUFFS

A REPLAT OF PORTIONS OF LOT 6A, GAINES ESTATE AND LOT 4, BALLANTINE & MOORE S/D; TOGETHER WITH THE "NOT INCLUDED" PARCEL IN THE S.E. CORNER OF THE PLAT OF SKYLINE PARK; ALL LYING IN MARTIN COUNTY, FLORIDA.

LEGAL DESCRIPTION

PARCEL 1:

A PARCEL LYING EASTERLY OF LOTS 1, 2, 3, 4, 5 & 6, BLOCK B, SKYLINE PARK SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 77, MARTIN COUNTY, FLORIDA PUBLIC RECORDS, AS MARKED ON THE RECORDED PLAT "NOT INCLUDED."

PARCEL 2:

ALL THAT PART OF LOT 4, BALLANTINE & MOORE SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 205 OF THE PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA, LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF THE F.E.C. RAILWAY LINE AND EAST OF THE EASTERLY RIGHT OF WAY LINE OF N. E. SKYLINE DRIVE.

PARCEL 3:

THE NORTH 286.90 FEET OF TRACT 6A, GAINES ESTATE, AS RECORDED IN PLAT BOOK 1, PAGE 90, MARTIN COUNTY, FLORIDA PUBLIC RECORDS, LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF THE F.E.C. RAILWAY LINE AND EAST OF THE WEST LINE OF GOVERNMENT LOT 4, LYING AND BEING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 41 EAST.

PARCEL 4:

THE NORTH 30.0 FEET OF TRACT 6A, GAINES ESTATE, AS RECORDED IN PLAT BOOK 1, PAGE 90, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF N. E. SKYLINE DRIVE AND WEST OF THE WEST LINE OF GOVERNMENT LOT 4, LYING AND BEING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 41 EAST.

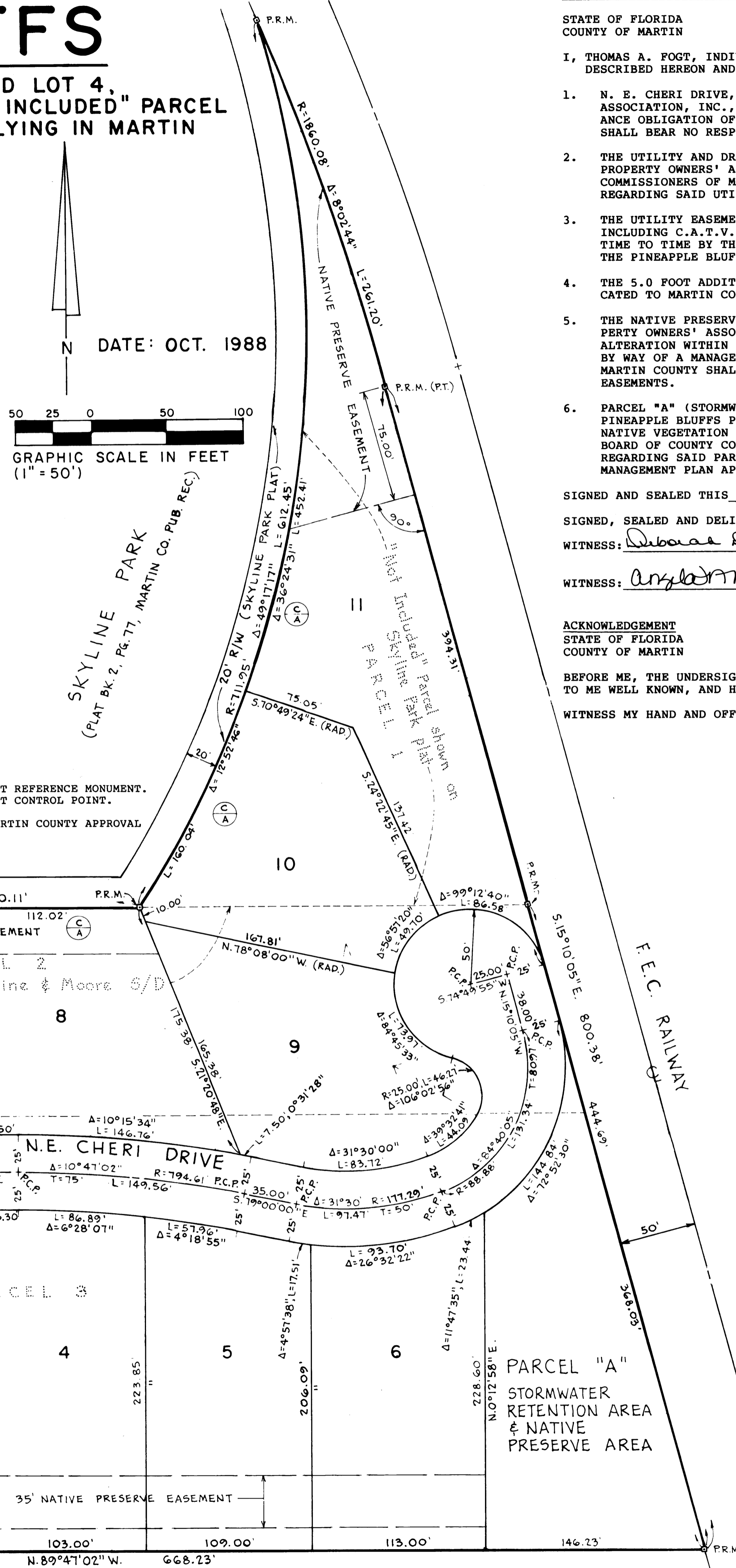
TOTAL ACREAGE 7.82 ACRES.

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

THERE SHALL BE NO LOT SPLITS EXCEPT TO CREATE LARGER LOTS.
THERE SHALL BE NO ACCESS TO LOTS FROM SKYLINE DRIVE.

THE CENTERLINE OF THE F.E.C. RAILWAY IS ASSUMED TO BEAR N.15°10'05"W. AND ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

NOTE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



LEGEND
P.R.M. INDICATES LOCATION OF PERMANENT REFERENCE MONUMENT.
P.C.P. INDICATES LOCATION OF PERMANENT CONTROL POINT.
C INDICATES NO ACCESS WITHOUT MARTIN COUNTY APPROVAL

THIS INSTRUMENT PREPARED BY:

ARTHUR SPEEDY FOR
C. CALVERT MONTGOMERY & ASSOCIATES, INC.
P. O. BOX 92; 256 OSCOLA AVENUE
STUART, FLORIDA 34995

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE OR DATES INDICATED.

7-26-88
July 26, 1988
July 26, 1988
July 26, 1988

Small E. Zellman
COUNTY ENGINEER
Oliver S. Brown
COUNTY ATTORNEY
PLANNING AND ZONING COMMISSION
MARTIN COUNTY, FLORIDA
BY: *James J. Goss*
CHAIRMAN
BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA
BY: *John W. Holtz*
CHAIRMAN

ATTEST: *Marsha Stiller*
CLERK
By: *Deborah Langston (DC)*

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF MARTIN

I, THOMAS A. FOGT, INDIVIDUALLY AND AS TRUSTEE, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- N. E. CHERI DRIVE, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PINEAPPLE BLUFFS PROPERTY OWNERS' ASSOCIATION, INC., FOR ACCESS, UTILITY AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID N. E. CHERI DRIVE.
- THE UTILITY AND DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PINEAPPLE BLUFFS PROPERTY OWNERS' ASSOCIATION, INC., FOR UTILITY AND DRAINAGE PURPOSES. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID UTILITY AND DRAINAGE EASEMENT.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY COMPANY INCLUDING C.A.T.V., IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, AND AS APPROVED BY THE PINEAPPLE BLUFFS PROPERTY OWNERS' ASSOCIATION, INC.
- THE 5.0 FOOT ADDITIONAL RIGHT-OF-WAY FOR N. E. SKYLINE DRIVE, AS SHOWN HEREON, IS HEREBY DEDICATED TO MARTIN COUNTY, FLORIDA, FOR THE GENERAL USE OF THE PUBLIC.
- THE NATIVE PRESERVE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PINEAPPLE BLUFFS PROPERTY OWNERS' ASSOCIATION, INC., FOR PRESERVATION OF NATIVE VEGETATION. THERE SHALL BE NO ALTERATION WITHIN SAID NATIVE PRESERVE EASEMENTS WITHOUT PRIOR APPROVAL OF MARTIN COUNTY, OR BY WAY OF A MANAGEMENT PLAN APPROVED BY MARTIN COUNTY. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID NATIVE PRESERVE EASEMENTS.
- PARCEL "A" (STORMWATER RETENTION AREA AND NATIVE PRESERVE AREA) IS HEREBY DEDICATED TO THE PINEAPPLE BLUFFS PROPERTY OWNERS' ASSOCIATION, INC. FOR DRAINAGE PURPOSES AND FOR PRESERVATION OF NATIVE VEGETATION AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID PARCEL "A". THERE SHALL BE NO ALTERATION WITHIN PARCEL "A" EXCEPT BY WAY OF A MANAGEMENT PLAN APPROVED BY MARTIN COUNTY OR BY PRIOR COUNTY APPROVAL.

SIGNED AND SEALED THIS 17 DAY OF OCTOBER, 1988.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS: *Deborah D. Haas*
THOMAS A. FOGT, TRUSTEE
WITNESS: *Angela Maloney*

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC PERSONALLY APPEARED THOMAS A. FOGT, INDIVIDUALLY AND AS TRUSTEE, TO ME WELL KNOWN, AND HE ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING DEDICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF October, 1988.

Deborah D. Haas
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 4/14/92

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF MARTIN

FIRST NATIONAL BANK & TRUST COMPANY OF THE TREASURE COAST HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES ON THE LAND DESCRIBED HEREON AND DOES CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGES TO SUCH DEDICATIONS.

SIGNED, SEALED AND ATTESTED THIS 14 DAY OF October, 1988 ON BEHALF OF SAID CORPORATION, BY ITS AUTHORIZED REPRESENTATIVES.

ATTEST:
James C. Anthony III
JAMES C. ANTHONY, III
FIRST VICE PRESIDENT

FIRST NATIONAL BANK & TRUST
COMPANY OF THE TREASURE COAST
BY: *Sharon K. Welker*
SHARON K. WELKER
SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED SHAREN K. WELKER AND JAMES C. ANTHONY, III, TO ME WELL KNOWN TO BE THE SENIOR VICE PRESIDENT AND FIRST VICE PRESIDENT & CASHIER, RESPECTIVELY, AND THEY ACKNOWLEDGE THAT THEY EXECUTED THE ABOVE MORTGAGEE'S CONSENT AS SUCH OFFICERS OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14 DAY OF October, 1988.

Deborah D. Haas
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: Feb 17, 1991

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MARTIN

I, ROBERT H. MATHESON, JR., A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT:

- APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN HEREON IS IN THE NAME OF THE INDIVIDUAL EXECUTING THE DEDICATION HEREON.
- ALL RECORDED MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
THOMAS A. FOGT, TRUSTEE, TO FIRST NATIONAL BANK & TRUST COMPANY OF THE TREASURE COAST, FILED MARCH 10, 1988, IN OFFICIAL RECORD BOOK 756, PAGE 1427, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

DATED THIS 14 DAY OF October, 1988
BY: *Robert H. Matheson Jr.*
ROBERT H. MATHESON, JR.; ATTORNEY AT LAW
800 E. OCEAN BOULEVARD, STUART, FLORIDA 34996

SURVEYOR'S CERTIFICATE

I, W. L. WILLIAMS, DO HEREBY CERTIFY THAT THIS PLAT OF PINEAPPLE BLUFFS IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

W. L. Williams
W. L. WILLIAMS
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 1272

Subdivision Parcel Control #: 15-37-41-021-000-00000