

See Surveyors Affidavit recorded in O.R. 1457 PG 888 on 2-15-00, Marsha Stiller, Clerk of Court by C.A. Vierra DC.

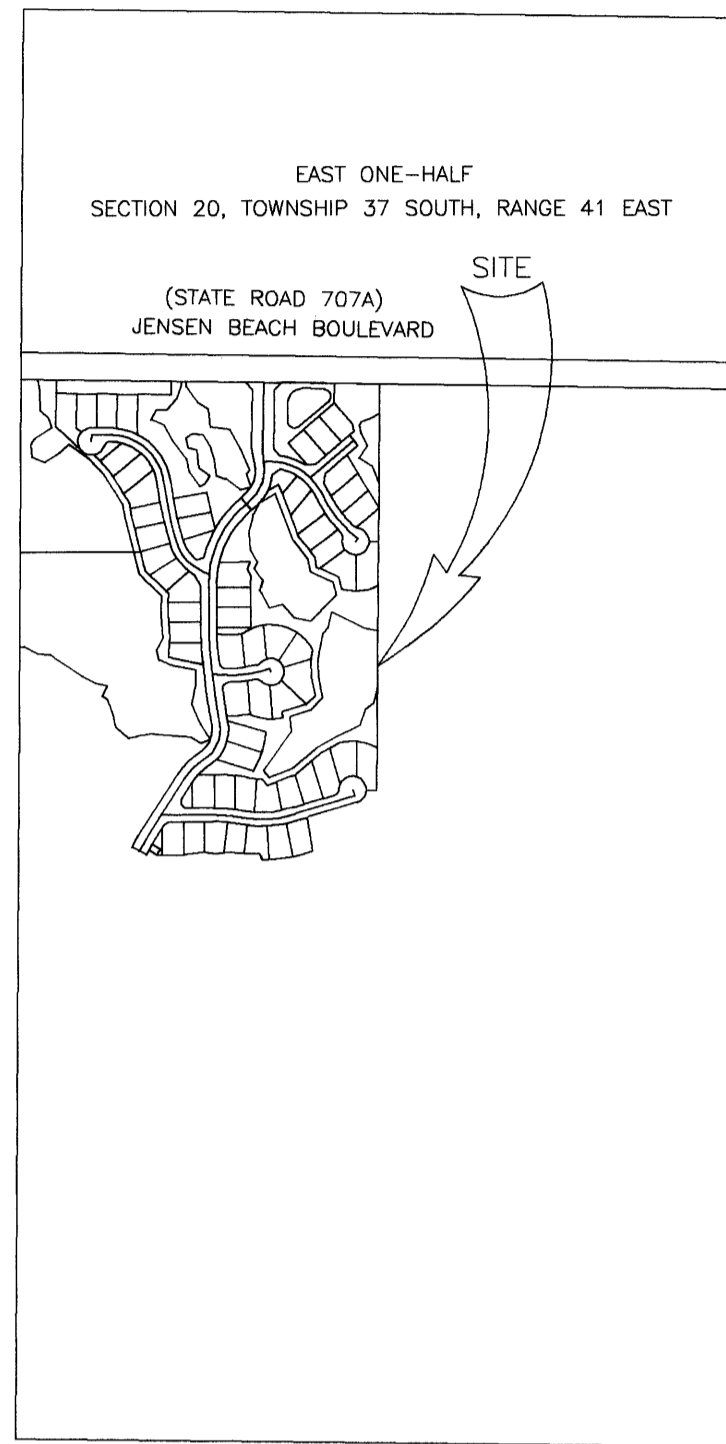
A PLAT OF PINEAPPLE PLANTATION PLAT TWO, A P.U.D.

BEING A REPLAT OF A PORTION OF SECTION 20, TOWNSHIP 37 SOUTH, RANGE 41 EAST, ST. LUCIE GARDENS AS RECORDED IN PLAT BOOK 1, PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA.

SEPTEMBER, 1996

SURVEYOR'S CERTIFICATE

SHEET 1 OF 7



LOCATION MAP

NOT TO SCALE

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

LEGAL DESCRIPTION

BEING A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SECTION 20, TOWNSHIP 37 SOUTH, RANGE 41 EAST; THENCE SOUTH 00° 28' 26" WEST, A DISTANCE OF 1375.59 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF (STATE ROAD 707A) JENSEN BEACH BOULEVARD AND BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE SOUTH 89° 09' 01" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID JENSEN BEACH BOULEVARD A DISTANCE OF 1321.36 FEET TO A POINT; THENCE SOUTH 00° 32' 47" WEST, A DISTANCE OF 1283.03 FEET TO A POINT; THENCE SOUTH 00° 25' 03" WEST, A DISTANCE OF 223.65 FEET TO A POINT; THENCE NORTH 89° 34' 57" WEST A DISTANCE OF 40.01 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 68° 49' 33", HAVING A CHORD BEARING OF SOUTH 38° 29' 07" WEST AND A CHORD LENGTH OF 56.52 FEET, A DISTANCE OF 60.06 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 72° 53' 54" WEST, A DISTANCE OF 190.51 FEET TO A POINT; THENCE SOUTH 08° 25' 21" EAST, A DISTANCE OF 126.10 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 575.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 38' 39", HAVING A CHORD BEARING OF SOUTH 80° 13' 46" WEST AND A CHORD LENGTH OF 186.28 FEET, A DISTANCE OF 187.11 FEET TO A POINT; THENCE NORTH 23° 55' 22" WEST, A DISTANCE OF 24.11 FEET TO A POINT; THENCE NORTH 89° 01' 04" WEST, A DISTANCE OF 135.19 FEET TO A POINT; THENCE SOUTH 86° 01' 07" WEST, A DISTANCE OF 28.78 FEET TO A POINT; THENCE NORTH 82° 28' 00" WEST, A DISTANCE OF 38.22 FEET TO A POINT; THENCE SOUTH 82° 10' 35" WEST, A DISTANCE OF 77.26 FEET TO A POINT; THENCE NORTH 90° 00' 00" WEST, A DISTANCE OF 81.80 FEET TO A POINT; THENCE NORTH 84° 01' 27" WEST, A DISTANCE OF 18.70 FEET TO A POINT; THENCE NORTH 59° 04' 47" WEST, A DISTANCE OF 34.95 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 323.10 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 33' 11", HAVING A CHORD BEARING OF SOUTH 27° 37' 16" WEST AND A CHORD LENGTH OF 20.03 FEET, A DISTANCE OF 20.04 FEET TO A POINT ON A TANGENT LINE; THENCE NORTH 64° 09' 20" WEST, A DISTANCE OF 60.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 383.10 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06° 44' 13", HAVING A CHORD BEARING OF NORTH 29° 12' 47" EAST AND A CHORD LENGTH OF 45.02 FEET, A DISTANCE OF 45.05 FEET TO THE POINT OF TANGENCY; THENCE NORTH 32° 34' 54" EAST, A DISTANCE OF 278.68 FEET TO THE POINT OF CURVATURE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 260.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24° 48' 08" HAVING A CHORD BEARING OF NORTH 44° 58' 58" EAST AND A CHORD LENGTH OF 111.67 FEET, A DISTANCE OF 112.55 FEET TO THE POINT OF REVERSE CURVATURE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 100.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36° 08' 50", HAVING A CHORD BEARING OF NORTH 39° 18' 37" EAST AND A CHORD LENGTH OF 62.05 FEET, A DISTANCE OF 63.09 FEET TO A POINT ON A NON-TANGENT LINE, THENCE SOUTH 67° 28' 07" WEST, A DISTANCE OF 37.20 FEET TO A POINT; THENCE NORTH 58° 39' 22" WEST, A DISTANCE OF 41.19 FEET TO A POINT; THENCE NORTH 85° 37' 24" WEST, A DISTANCE OF 148.70 FEET TO A POINT; THENCE SOUTH 82° 55' 51" WEST, A DISTANCE OF 51.67 FEET TO A POINT; THENCE SOUTH 77° 32' 41" WEST, A DISTANCE OF 36.43 FEET TO A POINT; THENCE NORTH 45° 56' 08" WEST, A DISTANCE OF 59.61 FEET TO A POINT; THENCE NORTH 11° 43' 41" WEST, A DISTANCE OF 48.27 FEET TO A POINT; THENCE NORTH 21° 12' 29" WEST, A DISTANCE OF 59.57 FEET TO A POINT; THENCE NORTH 58° 37' 12" WEST, A DISTANCE OF 24.20 FEET TO A POINT; THENCE NORTH 28° 47' 49" EAST, A DISTANCE OF 39.79 FEET TO A POINT; THENCE NORTH 76° 36' 15" WEST, A DISTANCE OF 41.72 FEET TO A POINT; THENCE NORTH 61° 54' 31" WEST, A DISTANCE OF 57.71 FEET TO A POINT; THENCE NORTH 56° 08' 06" WEST, A DISTANCE OF 141.55 FEET TO A POINT; THENCE NORTH 84° 54' 35" WEST, A DISTANCE OF 45.54 FEET TO A POINT; THENCE NORTH 61° 43' 27" WEST, A DISTANCE OF 59.98 FEET TO A POINT; THENCE NORTH 89° 31' 34" WEST, A DISTANCE OF 14.18 FEET TO A POINT; THENCE NORTH 00° 28' 26" EAST, A DISTANCE OF 992.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 44.64 ACRES OF LAND MORE OR LESS.

STATE OF FLORIDA
COUNTY OF MARTIN

I, ROLAND E. ROLLINS, HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS WILL BE SET FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES AND ORDINANCES OF MARTIN COUNTY, FLORIDA.

Dated this 19 day of SEPT., 1996.

Roland E. Rollins
ROLAND E. ROLLINS
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 4945

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT: Pulte Home Corporation, a Michigan CORPORATION, the owner of the land described and shown on this plat of PINEAPPLE PLANTATION PLAT TWO, has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

- The road right-of-way shown on this plat of PINEAPPLE PLANTATION PLAT TWO are hereby dedicated to the PINEAPPLE PLANTATION HOMEOWNERS 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 Board of County Commissioners of Martin County shall bear no responsibility, duty or liability regarding such street and right-of-way.
- Drainage Easements: The drainage easements shown on this plat of PINEAPPLE PLANTATION PLAT TWO are hereby dedicated to the use of the owners of the lots in PINEAPPLE PLANTATION PLAT TWO and shall be the perpetual maintenance responsibility of said lot owners. Martin County shall have no duty or responsibility for the drainage easements, but the right to access and maintain.
- Utility Easements: The utility easements, as shown hereon, may be used for utility purposes by any utility 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 and approved by the PINEAPPLE PLANTATION HOMEOWNERS ASSOCIATION, INC. The Board of County Commissioners of Martin County shall bear no responsibility, duty or liability regarding said easements.
- Lift station easements: The lift station easements as shown on this plat are hereby dedicated to the Board of County Commissioners of Martin County.
- Common Areas: The common areas on this plat of PINEAPPLE PLANTATION PLAT TWO are hereby dedicated to the PINEAPPLE PLANTATION HOMEOWNERS ASSOCIATION, INC. for the purpose of landscape improvements, walls, signs, entry features, and other uses consistent with the MARTIN COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS. The Board of County Commissioners of Martin County shall bear no responsibility, duty or liability regarding said Common Areas.
- Water Management Tract, Water Maintenance Easement: As shown hereon, is hereby dedicated to the PINEAPPLE PLANTATION HOMEOWNERS ASSOCIATION, INC. for water management purposes and shall be the perpetual maintenance obligation of said association. The Board of County Commissioners shall bear no responsibility, duty or liability regarding said tract.
- Bikepath Easement: The Bikepath Easement is hereby dedicated for the perpetual use of the public for pedestrian and bikepath purposes. Martin County shall maintain the Bikepath.
- Wetland and Upland Preserve Areas: The wetland and Upland Preserve Areas as shown on this plat are hereby dedicated to be conservation areas and it shall be the perpetual responsibility of the PINEAPPLE PLANTATION HOMEOWNERS ASSOCIATION, its successors-in-title and assigns, and may in no way be altered from their natural state except in compliance with the Preservation Area Management Plan approved by Martin County. Activities prohibited within said conservation 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 Board of County Commissioners of Martin County, Florida shall have no responsibility, duty or liability regarding such Wetland and Upland Preserve Areas.
- Landscape Buffers: The Landscape Buffers on this plat of PINEAPPLE PLANTATION PLAT TWO are hereby dedicated to the PINEAPPLE PLANTATION HOMEOWNERS ASSOCIATION, INC. for the purpose of Landscape Buffers, walls and other uses consistent with the MARTIN COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS. The Board of County Commissioners of Martin County shall bear no responsibility, duty or liability regarding said buffers.

IN WITNESS WHEREOF the owners named above have caused these Presents to be duly executed on the dates set forth below:

WITNESSES:
Morris A. Ceady (PRINT NAME)
Tracey A. Street (PRINT NAME)
Tracey A. Street (PRINT NAME)

Pulte Home Corporation
a Michigan CORPORATION
By: C. Cupp
C. Cupp, PRESIDENT

STATE OF FLORIDA
COUNTY OF MARTIN

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 25th day of October 1996, by Christin Cupp, PRESIDENT of Pulte Home Corporation, a Michigan CORPORATION, on behalf of the Corporation. She [X] is personally known to me or [] has produced _____ as identification.

Shirley Lyders
Shirley Lyders
Notary Public
Commission No. CC539724
My Commission Expires: 3-31-2000

NOTARY NOTARY SURVEYOR CLERK
OFFICIAL NOTARY SEAL
SHIRLEY LYDERS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC539724
MY COMMISSION EXPIRES MAR 31 2000

CLERKS RECORDING CERTIFICATE

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR IN PLAT BOOK 14, PAGE 26, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 20th DAY OF FEB., 1996.

Marsha Stiller
MARSHA STILLER, CLERK OF THE CIRCUIT COURT
MARTIN COUNTY, FLORIDA
FILE NUMBER 1219770 BY Lanny Copus
DEPUTY CLERK

20-37-41-005-000-0000
SUBDIVISION PARCEL CONTROL NUMBER

MORTGAGEE'S CONSENT

The undersigned hereby certifies that M.R. NELSON & HERMAN GOLDEN as co-trustees are the holders of a mortgage on the property described hereon and it does hereby join in consent to the dedication and reservations described herein and that its mortgage, which is recorded in Official Records Book 1124, Page 1620, Public Records of Martin County, Florida shall be subject to this plat and said dedications and reservations.

Lee R. Sylvester
Lee R. Sylvester
Shirley Lyders
Shirley Lyders
Lee R. Sylvester
Lee R. Sylvester
Shirley Lyders
Shirley Lyders

By: M.R. Nelson
M.R. NELSON, Co-Trustee (Seal)

By: Herman J. Golden
HERMAN GOLDEN, Co-Trustee (Seal)

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Martin

The foregoing instrument was acknowledged before me this 25th day of October 1996, by M.R. NELSON, CO-TRUSTEE who [X] is personally known to me or [] has produced _____ as identification.

(Seal)

Shirley Lyders
Print Name: Shirley Lyders
Notary Public
Commission No. CC539724
My Commission Expires: 3-31-2000

STATE OF Florida
COUNTY OF Martin

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 25th day of October 1996, by HERMAN GOLDEN, CO-TRUSTEE who [X] is personally known to me or [] has produced _____ as identification.

(Seal)

OFFICIAL NOTARY SEAL
SHIRLEY LYDERS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC539724
MY COMMISSION EXPIRES MAR 31 2000

Shirley Lyders
Print Name: Shirley Lyders
Notary Public
Commission No. CC539724
My Commission Expires: 3-31-2000

COUNTY COMMISSION APPROVAL

STATE OF FLORIDA
COUNTY OF MARTIN

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

11-18-96
DATE
1-23-97
DATE
8-27-96
DATE
8-27-96
DATE
2-20-97
DATE

Donald E. Williams
COUNTY ENGINEER
John P. ...
COUNTY ATTORNEY
...
CHAIRMAN - PLANNING & ZONING COMMISSION
OF MARTIN COUNTY, FLORIDA
...
CHAIRMAN - BOARD OF COUNTY COMMISSIONERS
OF MARTIN COUNTY, FLORIDA
ATTEST: Marsha Stiller
CLERK by Lanny Copus DC

TITLE CERTIFICATION

- I, TERENCE P. MCCARTHY, a member of THE FLORIDA BAR, hereby certify that as of OCTOBER 25th, 1996 at 9:20 AM:
- Record title to the land described and shown on this plat is in the name of Pulte Home Corporation, a Michigan CORPORATION.
 - All recorded mortgages, not satisfied or released or record, or otherwise terminated by law, encumbering the land described hereon as follows:

- That certain Mortgage from WOODLANDS BUILDING COMPANY to M.R. NELSON and HERMAN GOLDEN, CO-TRUSTEES, dated May 25, 1995 and recorded in Official Records Book 1124, Page 1620, of the Public Records of Martin County, Florida.
- That certain mortgage from Pulte Home Corporation to PINEAPPLE PLANTATION recorded in Official Records Book 1201, Page 212, and recorded in Public Records of Martin County, Florida.

Dated this 25 day of October, 1996.

Terence P. McCarthy
Florida Bar No. 162845
MCCARTHY, SUMMERS, BOBKO, MCKEY & BONAN, P.A.
2081 E. Ocean Blvd., Suite 2-A
Stuart, Florida 34996

ROLAND E. ROLLINS
PROFESSIONAL LAND SURVEYOR
2119 SOUTHEAST SUNFLOWER STREET
PORT ST. LUCIE, FLORIDA 34952
561-398-1509