



LOCATION MAP  
Scale: 1" = 1000'

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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

1. THE ROAD RIGHT-OF-WAY SHOWN ON THIS PLAT OF PINEAPPLE PLANTATION PLAT SIX 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 CITY OF STUART SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH STREET AND RIGHT-OF-WAY.
2. 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 CITY OF STUART AND APPROVED BY THE PINEAPPLE PLANTATION HOMEOWNERS ASSOCIATION, INC. THE CITY OF STUART SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.
3. COMMON AREAS: THE COMMON AREAS ON THIS PLAT OF PINEAPPLE PLANTATION PLAT SIX ARE HEREBY DEDICATED TO THE PINEAPPLE PLANTATION HOMEOWNERS ASSOCIATION, INC. FOR THE PURPOSES OF LANDSCAPE IMPROVEMENTS, WALL, SIGNS, ENTRY FEATURES, AND OTHER USES CONSISTENT WITH CITY OF STUART ZONING AND LAND DEVELOPMENT REGULATIONS. THE CITY OF STUART SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID COMMON AREAS.
4. WATER MANAGEMENT TRACT, LAKE MAINTENANCE EASEMENT (THE REAR 10' OF LOTS 89 THRU 105): 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 CITY OF STUART SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID TRACT.
5. 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 WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL. 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 CITY OF STUART SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH WETLAND AND UPLAND PRESERVE AREAS.
6. DRAINAGE EASEMENT (THE REAR 10' OF LOTS 89 THRU 88, 106, 107 AND THE SIDES OF LOTS 93/94 AND 103/104): 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 CITY OF STUART SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID TRACT.

**MORTGAGEE'S CONSENT**

THE UNDERSIGNED HEREBY CERTIFIES THAT MR. NELSON and HEATHER J. GORDON THE HOLDER 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 1140, PAGE 1564, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA SHALL BE SUBJECT TO THIS PLAT AND SAID DEDICATIONS AND RESERVATIONS.

BY: Mr. Nelson  
Heather J. Gordon  
HEATHER J. GORDON, (SEAL)

BY: Berman Golden  
HEATHER J. GORDON, (SEAL)

**MORTGAGEE'S CONSENT**

THE UNDERSIGNED HEREBY CERTIFIES THAT Harbor Federal Savings Bank IS THE HOLDER 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 1411, PAGE 1697, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA SHALL BE SUBJECT TO THIS PLAT AND SAID DEDICATIONS AND RESERVATIONS.

BY: Donna E. Hughes  
Donna E. Hughes  
Vice President

BY: Judith H. Macomber  
Judith H. Macomber

**CERTIFICATE OF SURVEYOR AND MAPPER**

I, EARL K. GORDON, 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 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.

Earl K. Gordon  
EARL K. GORDON  
FLORIDA SURVEYOR AND MAPPER  
REGISTRATION No. 5363

A PLAT OF  
**PINEAPPLE PLANTATION PLAT SIX**  
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 COUNTY (NOW MARTIN COUNTY), FLORIDA.

**LEGAL DESCRIPTION**

A PORTION OF SECTION 20, TOWNSHIP 37 SOUTH, RANGE 41 EAST, ST. LUCIE GARDENS AS RECORDED IN PLAT BOOK 1, PAGE 35, PUBLIC RECORDS OF ST. LUCIE COUNTY (NOW MARTIN COUNTY), FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 51 PINEAPPLE PLANTATION PLAT TWO, PLAT BOOK 14, PAGE 26, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE S00°25'03"W ALONG THE EAST LINE OF LOT 5, BLOCK FOUR, ST. LUCIE GARDENS AS RECORDED IN PLAT BOOK 1, PAGE 35, PUBLIC RECORDS OF ST. LUCIE COUNTY (NOW MARTIN COUNTY), FLORIDA, A DISTANCE OF 735.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE EAST LINE OF SAID LOT 5 AND ALONG THE EAST LINE OF LOT 12, BLOCK ONE, ST. LUCIE GARDENS AS RECORDED IN PLAT BOOK 1, PAGE 35, PUBLIC RECORDS OF ST. LUCIE COUNTY (NOW MARTIN COUNTY), FLORIDA, S0°25'03"W FOR 784.32 FEET; TO THE BEGINNING OF A HORIZONTAL CURVE, THE RADIUS POINT OF WHICH BEARS N89°34'57"W, 175.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 100°29'35" FOR 306.94 FEET; THENCE N68°33'47"W FOR 31.59 FEET; THENCE S88°49'38"W FOR 7.35 FEET; TO THE BEGINNING OF HORIZONTAL CURVE, THE RADIUS POINT OF WHICH BEARS N23°32'10"E, 175.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°11'05" FOR 92.19 FEET; THENCE N68°37'52"E FOR 2.87 FEET; TO THE BEGINNING OF A HORIZONTAL CURVE, THE RADIUS POINT OF WHICH BEARS N21°22'08"W, 25.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 120°58'37" FOR 52.79 FEET; THENCE N52°20'46"W FOR 51.12 FEET; TO THE BEGINNING OF A HORIZONTAL CURVE, THE RADIUS POINT OF WHICH BEARS N80°43'32"E, 175.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°39'46" FOR 87.55 FEET; TO THE BEGINNING OF A HORIZONTAL CURVE, THE RADIUS POINT OF WHICH BEARS N17°05'30"W, 25.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 105°01'33" FOR 45.83 FEET; THENCE N32°07'02"W FOR 71.30 FEET; THENCE N78°53'44"W FOR 75.35 FEET; THENCE N39°35'29"W FOR 56.25 FEET; THENCE N25°03'32"W FOR 109.90 FEET; THENCE N29°18'25"W FOR 58.16 FEET; THENCE N13°02'32"E FOR 14.08 FEET; TO THE BEGINNING OF A HORIZONTAL CURVE, THE RADIUS POINT OF WHICH BEARS N72°46'53"W, 485.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°31'46" FOR 199.17 FEET; TO THE BEGINNING OF A HORIZONTAL CURVE, THE RADIUS POINT OF WHICH BEARS S83°41'20"W, 1685.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°16'48" FOR 302.32 FEET; TO THE BEGINNING OF A HORIZONTAL CURVE, THE RADIUS POINT OF WHICH BEARS S1°49'21"W, 275.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 3°32'31" FOR 17.00 FEET; THENCE S88°16'51"W FOR 112.86 FEET; TO THE BEGINNING OF A HORIZONTAL CURVE, THE RADIUS POINT OF WHICH BEARS S72°09'59"W, 1560.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 8°23'39" FOR 228.55 FEET; TO THE BEGINNING OF A HORIZONTAL CURVE, THE RADIUS POINT OF WHICH BEARS N63°46'20"E, 300.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°07'05" FOR 52.98 FEET; THENCE N16°06'35"W FOR 37.13 FEET; THENCE N88°16'51"E FOR 218.97 FEET; TO THE BEGINNING OF A HORIZONTAL CURVE, THE RADIUS POINT OF WHICH BEARS S1°43'09"E, 575.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°06'14" FOR 201.76 FEET; THENCE S53°59'57"E FOR 44.29 FEET; THENCE S89°21'55"E FOR 29.73 FEET; TO THE BEGINNING OF A HORIZONTAL CURVE, THE RADIUS POINT OF WHICH BEARS S25°25'49"W, 575.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°15'31" FOR 434.13 FEET; THENCE S71°57'55"E FOR 69.10 FEET; TO THE POINT OF BEGINNING AND CONTAINING 14.569 ACRES.

**ACKNOWLEDGMENT**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27<sup>th</sup> DAY OF August, 1999, BY FRANK GIACOBBE, PRESIDENT OF WOODLANDS BUILDING, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION AND JOINT VENTURE. HE/SHE  PERSONALLY KNOWN TO ME OR  HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Evelyn R. Petrin  
WITNESS SIGNATURE  
EVELYN R. PETRIN  
PRINTED NAME

Evelyn R. Petrin  
WITNESS SIGNATURE  
EVELYN R. PETRIN  
PRINTED NAME

PINEAPPLE PLANTATION JOINT VENTURE  
BY: Frank Giacobbe  
FRANK GIACOBBE, PRESIDENT/SECRETARY

BY DIRT, INC., A FLORIDA CORPORATION  
BY: David Pomerance  
DAVID POMERANCE, PRESIDENT/SECRETARY

**ACKNOWLEDGMENT**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3<sup>rd</sup> DAY OF August, 1999, BY DAVID POMERANCE, PRESIDENT OF DIRT, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION AND JOINT VENTURE. HE/SHE  PERSONALLY KNOWN TO ME OR  HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Evelyn R. Petrin  
WITNESS SIGNATURE  
EVELYN R. PETRIN  
PRINTED NAME

Evelyn R. Petrin  
WITNESS SIGNATURE  
EVELYN R. PETRIN  
PRINTED NAME

PINEAPPLE PLANTATION JOINT VENTURE  
BY: Frank Giacobbe  
FRANK GIACOBBE, PRESIDENT/SECRETARY

BY DIRT, INC., A FLORIDA CORPORATION  
BY: David Pomerance  
DAVID POMERANCE, PRESIDENT/SECRETARY

NOTARY Ruth Ann Nordgren  
NOTARY Ruth Ann Nordgren  
SURVEYOR Earl K. Gordon  
CLERK

**CLERKS RECORDING CERTIFICATE**

I, MARSHA STILLER, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK 14, PAGE 73, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 27 DAY OF Aug, 1999.

Marsha Stiller  
MARSHA STILLER, CLERK OF THE CIRCUIT COURT  
MARTIN COUNTY, FLORIDA

FILE NUMBER 1388061 BY David Wood  
DEPUTY CLERK

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

**CITY COMMISSION APPROVAL**

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

DATE: 6-25-99  
DATE: 7/26/99  
DATE: 8/25/99  
DATE: 8/24/99

David Wood  
CITY MAYOR

Carol M. Coffin  
CITY CLERK

Joseph W. Capner  
CITY ATTORNEY

Joseph W. Capner  
CITY ENGINEER

**NOTES:**

1. 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.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
4. ALL LOTS AND TRACTS CONTIGUOUS, COINCIDENT AND ADJACENT TO THE RIGHTS OF WAYS DEDICATED BY THIS PLAT ARE HEREBY ENCUMBERED BY A 10.00 FOOT WIDE EASEMENT CONTIGUOUS, COINCIDENT AND ADJACENT TO SAID RIGHTS OF WAY FOR THE INSTALLATION AND MAINTENANCE OF PRIVATE UTILITY EASEMENTS, UNLESS OTHERWISE SHOWN.
5. WHERE DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.
6. BEARINGS BASED ON THE EAST LINE OF LOT 51, PINEAPPLE PLANTATION PLAT TWO, A P.U.D. AS S 00°25'03" W.
7. PROPERTY LIES WITHIN FLOOD ZONE "B", MAP NO. 12009C0132 C, COMMUNITY NO. 120161, 26 SEP 96.

**TITLE CERTIFICATION**

1. TERENCE P. MCCARTHY, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF JUNE 25<sup>th</sup>, 1999 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.
  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 1140, PAGE 1564, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
  3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192 F.S., HAVE BEEN PAID.

Terence P. McCarthy  
TERENCE P. MCCARTHY  
FLORIDA BAR NO. 168845  
MCCARTHY, SUMMERS, BOBKO, McKEY, WOOD & SAWYER, P.A.  
2081 E. OCEAN BLVD., SUITE 2-A  
STUART, FLORIDA 34996

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 graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

**Gordon & Associates  
Land Surveyors, Inc.**

L.B. No. 6446  
A. EARL GORDON, JR., PSM No. LS 2866  
EARL K. GORDON, PSM No. 5363  
219 Forrest Ave. Cocoa, FL 32922  
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