



VICINITY MAP

# PLAT OF PINEAPPLE PLANTATION PLAT FIVE, A P.U.D. (r)

Being a replat of a portion of St. Lucie Gardens, as recorded in Plat Book 1, Page 35, Public Records of St. Lucie (now Martin) County, Florida, lying in Section 20, Township 37 South, Range 41 East, City of Stuart, Martin County, Florida

### CLERK'S 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 97, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS 9<sup>th</sup> DAY OF NOVEMBER, 2000.

MARSHA STILLER, CLERK OF THE CIRCUIT COURT MARTIN COUNTY, FLORIDA.

FILE NUMBER 1465362 BY Jenny L. Coles DEPUTY CLERK

20-37-41-006-000-0000.0  
SUBDIVISION PARCEL CONTROL NUMBER

### LEGAL DESCRIPTION

COMMENCE AT A LIGHTWOOD POST MARKING THE SOUTH 1/4 CORNER OF SAID SECTION 20; THENCE NORTH 00°28'26" EAST, A DISTANCE OF 1525.78 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°31'34" EAST, A DISTANCE OF 114.76 FEET; THENCE NORTH 74°44'19" EAST, A DISTANCE OF 42.02 FEET; THENCE NORTH 19°45'42" EAST, A DISTANCE OF 30.21 FEET; THENCE ALONG A CURVE HAVING A RADIUS OF 60.00 FEET, ARC LENGTH OF 130.02 FEET, DELTA ANGLE OF 124°09'46", A CHORD BEARING OF NORTH 47°40'49" EAST, AND A CHORD LENGTH OF 106.03 FEET; THENCE NORTH 89°34'11" EAST, A DISTANCE OF 328.43 FEET; THENCE NORTH 78°23'00" EAST, A DISTANCE OF 60.00 FEET; THENCE ALONG A CURVE HAVING A RADIUS OF 1560.00 FEET, ARC LENGTH OF 243.36 FEET, DELTA ANGLE OF 12°36'40", A CHORD BEARING OF NORTH 19°55'20" WEST, AND A CHORD LENGTH OF 342.67 FEET; THENCE ALONG A CURVE HAVING A RADIUS OF 300.00 FEET, ARC LENGTH OF 52.98 FEET, DELTA ANGLE OF 10°07'05", A CHORD BEARING OF NORTH 21°10'07" WEST, AND A CHORD LENGTH OF 52.91 FEET; THENCE NORTH 16°06'35" WEST, A DISTANCE OF 85.27 FEET; THENCE ALONG A CURVE HAVING A RADIUS OF 100.00 FEET, ARC LENGTH OF 73.22 FEET, DELTA ANGLE OF 41°57'15", A CHORD BEARING OF NORTH 04°52'03" EAST, AND A CHORD LENGTH OF 71.60 FEET TO THE SOUTHEAST CORNER OF WINDEMERE DRIVE, PINEAPPLE PLANTATION PLAT TWO AS RECORDED IN PLAT BOOK 14, AT PAGE 26 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 64°09'19" WEST, A DISTANCE OF 60.00 FEET TO THE WESTERLY LINE OF SAID WINDEMERE DRIVE; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID WINDEMERE DRIVE AND ALONG A CURVE HAVING A RADIUS 383.10 FEET, ARC LENGTH OF 49.05 FEET, DELTA ANGLE OF 6°44'13", A CHORD BEARING OF NORTH 29°12'47" EAST, AND A CHORD LENGTH OF 45.02 FEET; THENCE CONTINUE ALONG THE WESTERLY LINE OF SAID WINDEMERE DRIVE NORTH 32°34'54" EAST, A DISTANCE OF 278.68 FEET; THENCE CONTINUE ALONG THE WESTERLY LINE OF SAID WINDEMERE DRIVE ALONG A CURVE HAVING A RADIUS OF 260.00 FEET, ARC LENGTH OF 112.55 FEET, DELTA ANGLE OF 24°48'09", A CHORD BEARING OF NORTH 44°58'58" EAST, AND A CHORD LENGTH OF 111.67 FEET; THENCE CONTINUE ALONG THE WESTERLY LINE OF SAID WINDEMERE DRIVE ALONG A CURVE HAVING A RADIUS OF 100.00 FEET, ARC LENGTH OF 63.09 FEET; DELTA ANGLE OF 36°08'50", A CHORD BEARING OF NORTH 39°18'37" EAST, AND A CHORD LENGTH OF 62.05 FEET TO THE SOUTHEAST CORNER OF THE WETLAND PRESERVE AREA AS SHOWN ON THE AFORESAID PLAT OF PINEAPPLE PLANTATION PLAT TWO; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID WETLAND PRESERVE AREA AS FOLLOWS: SOUTH 87°28'07" WEST, A DISTANCE OF 37.20 FEET; THENCE NORTH 58°39'22" WEST, A DISTANCE OF 41.19 FEET; THENCE NORTH 85°37'24" WEST, A DISTANCE OF 148.71 FEET; THENCE SOUTH 82°35'51" WEST, A DISTANCE OF 51.67 FEET; THENCE SOUTH 77°32'41" WEST, A DISTANCE OF 36.43 FEET; THENCE NORTH 45°56'08" WEST, A DISTANCE OF 59.61 FEET; THENCE NORTH 11°43'41" WEST, A DISTANCE OF 48.27 FEET; THENCE NORTH 21°12'29" WEST, A DISTANCE OF 59.57 FEET; THENCE NORTH 58°37'12" WEST, A DISTANCE OF 24.20 FEET; THENCE NORTH 28°47'48" EAST, A DISTANCE OF 39.79 FEET; THENCE NORTH 78°36'15" WEST, A DISTANCE OF 41.72 FEET; THENCE NORTH 61°54'31" WEST, A DISTANCE OF 57.71 FEET; THENCE NORTH 50°08'06" WEST, A DISTANCE OF 141.55 FEET; THENCE NORTH 84°54'35" WEST, A DISTANCE OF 45.54 FEET; THENCE NORTH 61°43'27" WEST, A DISTANCE OF 59.98 FEET; THENCE NORTH 89°31'34" WEST, A DISTANCE OF 14.18 FEET TO THE WEST LINE OF SAID WETLAND PRESERVE AREA; THENCE SOUTH 00°28'26" WEST, A DISTANCE OF 1422.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.72 ACRES.

### CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA  
COUNTY OF MARTIN

PULTE HOME CORPORATION, A MICHIGAN CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED ON THE PLAT OF PINEAPPLE PLANTATION PLAT FIVE, A P.U.D.(r) AND HEREBY DEDICATED AS FOLLOWS:

- THE STREETS AND RIGHT-OF-WAY SHOWN ON THIS PLAT OF PINEAPPLE PLANTATION PLAT FIVE, A P.U.D.(r) AND DESIGNATED AS PRIVATE, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE (PINEAPPLE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.) (HEREINAFTER "ASSOCIATION"), AND THE PRIVATE STREETS AND RIGHTS-OF-WAY SHALL BE CONVEYED BY DEED TO THE ASSOCIATION, FOR ACCESS AND UTILITY PURPOSES (INCLUDING CATV), AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. THE CITY OF STUART HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE STREETS DESIGNATED AS SUCH ON THIS PLAT.
- THE UTILITY EASEMENTS SHOWN ON THIS PLAT OF PINEAPPLE PLANTATION PLAT FIVE, A P.U.D.(r) MAY BE USED FOR UTILITY PURPOSES (INCLUDING CATV) BY ANY UTILITY IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF CITY COMMISSIONERS OF STUART, FLORIDA. THE CITY OF STUART HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY UTILITY EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT OF PINEAPPLE PLANTATION PLAT FIVE, A P.U.D.(r), AND DESIGNATED AS SUCH ON THE PLAT, ARE HEREBY DECLARED TO BE THE PROPERTY OF THE PINEAPPLE PLANTATION PROPERTY OWNERS ASSOCIATION, INC. (HEREINAFTER "ASSOCIATION"), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR DRAINAGE PURPOSES, AND ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. THE CITY OF STUART HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR ANY PRIVATE DRAINAGE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- THE WATER MANAGEMENT TRACT AND WATER MANAGEMENT MAINTENANCE EASEMENT AS SHOWN ON THIS PLAT OF PINEAPPLE PLANTATION PLAT FIVE, A P.U.D.(r) IS HEREBY DEDICATED TO THE PINEAPPLE PLANTATION PROPERTY OWNERS ASSOCIATION, INC. AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION, 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 FOR ANY WATER MANAGEMENT TRACTS AND WATER MANAGEMENT MAINTENANCE EASEMENTS DESIGNATED AS SUCH ON THIS PLAT.
- TRACTS A, B, C, D, E AND F AS SHOWN ON THIS PLAT OF PINEAPPLE PLANTATION PLAT FIVE, A P.U.D. ARE HEREBY DECLARED TO BE THE PROPERTY OF THE PINEAPPLE PLANTATION PROPERTY OWNERS ASSOCIATION (HEREINAFTER "ASSOCIATION"), AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR OPEN SPACE IRRIGATION PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. THE CITY OF STUART SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR TRACTS A, B, C, D, E AND F AS SHOWN ON THIS PLAT.
- THE WETLAND BUFFER AS SHOWN ON THIS PLAT OF PINEAPPLE PLANTATION PLAT FIVE, A P.U.D., IS HEREBY DECLARED TO BE THE PROPERTY OF THE PINEAPPLE PLANTATION PROPERTY OWNERS ASSOCIATION (HEREINAFTER "ASSOCIATION"), AND IS FURTHER DECLARED TO BE A PRIVATE PRESERVE AREA WHICH SHALL BE CONVEYED BY DEED TO THE ASSOCIATION FOR PRESERVATION PURPOSES AND SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE PRESERVE AREA MANAGEMENT PLAN (PAMP) APPROVED BY MARTIN COUNTY AND THE CITY OF STUART. NO CONSTRUCTION IN, OR ALTERATION OR DESTRUCTION OF, THE 25' WETLAND BUFFER SHALL OCCUR EXCEPT AS SPECIFIED WITHIN THE PAMP. THE CITY OF STUART HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR THE 25' WETLAND BUFFER AS SHOWN ON THIS PLAT.

SIGNED AND SEALED THIS 9<sup>th</sup> DAY OF OCTOBER, 2000, ON BEHALF OF SAID CORPORATION BY ITS PRESIDENT.

PULTE HOME CORPORATION, A MICHIGAN CORPORATION  
CORPORATE

BY: [Signature]  
ITS AUTHORIZED SIGNATORY

WITNESS: [Signature]

WITNESS: [Signature]

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MARK A. BIDWELL, TO ME WELL KNOWN TO BE THE AUTHORIZED SIGNATORY OF PULTE HOME CORPORATION, A MICHIGAN CORPORATION, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. THEY ARE ( ) PERSONALLY KNOWN TO ME OR (v) HAVE PRODUCED FL Drivers License AS IDENTIFICATION.

DATED: 10/9/00

NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE Lauree E. Hester

MY COMMISSION EXPIRES: 8/10/2004

### TITLE CERTIFICATION

I, TERENCE P. MCCARTHY, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF JULY 14, 2000, AT 6:00AM:

- RECORD OF TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF PULTE HOME CORPORATION, A MICHIGAN CORPORATION EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.
- ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON AS FOLLOWS:  
MORTGAGE TO MR. NELSON AND HERMAN GOLDEN, COTRUSTEES, FROM PULTE HOME CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 1145 PAGE 1504 PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
- ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED THIS 9<sup>th</sup> DAY OF OCTOBER, 2000.

Terence P. McCarthy  
TERENCE P. MCCARTHY  
ATTORNEY-AT-LAW, FLORIDA BAR NO. 0168845  
2081 EAST OCEAN BLVD.  
STUART, FLORIDA 34996

### MORTGAGEE'S CONSENT

A SEPARATE MORTGAGEE'S CONSENT TO PLAT SHALL BE RECORDED IN THE PUBLIC RECORDS OF MARTIN COUNTY SIMULTANEOUSLY WITH THIS PLAT.

### CERTIFICATE OF SURVEYOR AND MAPPER

I, DAVID W. SCHRYVER, HEREBY CERTIFY THAT THIS PLAT OF PINEAPPLE PLANTATION PLAT FIVE, A P.U.D.(r), 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 PLATTED LANDS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1 FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

DATED THIS 9<sup>th</sup> DAY OF OCTOBER, 2000.

David W. Schryver  
DAVID W. SCHRYVER, PSM  
FLORIDA SURVEYOR AND MAPPER REGISTRATION NO. 4864

### CITY APPROVAL

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

DATE: 11/9/00

DATE: 11/9/00

DATE: 11/9/00

DATE: 10/27/00

[Signatures]  
CARL J. KRUEGER, CITY ENGINEER  
DIANNE O'DONNELL, CITY CLERK  
CARL COFFIN, CITY ATTORNEY  
JOSEPH CAPRA, CITY ENGINEER

### SURVEYOR'S 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.
- THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION, OR PLACEMENT OF TREES OR SHRUBS ON DRAINAGE EASEMENTS.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF SECTION 20, TOWNSHIP 37 SOUTH, RANGE 41 EAST. SAID LINE BEARS SOUTH 00°28'26" WEST.
- THIS PROPERTY IS LOCATED IN FLOOD ZONE "B" ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 120161 0132 C, DATED 1-5-84.

Job Number 99-1077-01-02  
Licensed Business #4108

**COY**  
INCORPORATED  
PROFESSIONAL SURVEYORS AND MAPPERS  
P.O. BOX 1469, PALM CITY, FLORIDA 34991  
1505 S.W. MARTIN HWY. • 561-286-8083  
CERTIFICATE OF AUTHORIZATION LB 4108

**LEGEND**

- = SET PERMANENT CONTROL POINT (PCP) PARKER KALON NAIL & WASHER LABELED "GCY LB 4108"
- = SET 3/4" IRON PIPE AND YELLOW CAP LABELED "GCY INC. LB 4108"
- = SET PERMANENT REFERENCE MONUMENT (PRM) 4"x4" CONCRETE MONUMENT WITH DISK LABELED "GCY INC. P.R.M. LB 4108, PSM 4864"
- ◀ = QUARTER CORNER
- D = DELTA (CENTRAL ANGLE)
- L = ARC LENGTH
- R = RADIUS
- CB = CHORD BEARING
- D.E. = DRAINAGE EASEMENT
- LB = LICENSED BUSINESS
- M.E. = MAINTENANCE EASEMENT
- PC = POINT OF CURVATURE
- PI = POINT OF INTERSECTION
- PRC = POINT OF REVERSE CURVATURE
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- PT = POINT OF TANGENCY
- P.U.D. = PLANNED UNIT DEVELOPMENT
- U.E. = UTILITY EASEMENT
- W.M.T.M.E. = WATER MANAGEMENT TRACT MAINTENANCE EASEMENT

