



CERTIFICATE OF OWNERSHIP AND DEDICATION

## A PLAT OF PINEAPPLE PLANTATION PLAT SEVEN PHASE A

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 SECTIONS 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), FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF AFORESAID SECTION 20 AND PROCEED NORTH ALONG THE WEST LINE OF THE EAST 1/2 OF AFORESAID SECTION 20; THENCE N00°10'00"E ALONG SAID WESTERLY LINE 668.26' TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE WESTERLY LINE OF THE EAST 1/2 OF SECTION 20 A DISTANCE OF 857.51' TO A POINT; THENCE S89°51'31"E A DISTANCE OF 114.76' TO A POINT; THENCE N74°24'22"E A DISTANCE OF 42.02' TO A POINT; THENCE N19°25'45"E A DISTANCE OF 30.21' TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 60.00'; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 130.02' THROUGH A CENTRAL ANGLE OF 124°09'19" TO A POINT; THENCE N89°14'14"E A DISTANCE OF 328.43' TO A POINT ON THE WEST RIGHT OF WAY LINE OF WINDEMERE DRIVE (60' R/W); THENCE N76°03'03"E A DISTANCE OF 60.00' TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID WINDEMERE DRIVE; SAID RIGHT OF WAY LINE BEING A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 1580.00'; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE ARC OF A CURVE 114.81' THROUGH THE CENTRAL ANGLE OF 4°13'01" TO A POINT; THENCE N87°56'54"E ALONG A PORTION OF THE SOUTH LINE OF PINEAPPLE PLANTATION PLAT SIX 112.86' TO A POINT OF CURVE; SAID CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 275.00'; THENCE EASTERLY ALONG THE ARC OF A CURVE 17.00' THROUGH A CENTRAL ANGLE OF 3°32'33" TO A CUSP OF A CURVE. SAID CURVE BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 1685.01'; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 302.32' THROUGH THE CENTRAL ANGLE OF 10°16'47" TO A POINT OF COMPOUND CURVE. SAID CURVE BEING CONCAVE TO THE WEST AND HAVING A RADIUS OF 485.00'; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 198.18' THROUGH A CENTRAL ANGLE OF 23°31'48" TO A POINT OF TANGENCY; THENCE S12°44'04"W A DISTANCE OF 14.08' TO A POINT; THENCE S29°36'53"E A DISTANCE OF 58.16' TO A POINT; THENCE S25°22'00"E A DISTANCE OF 109.90' TO A POINT; THENCE S39°53'57"E A DISTANCE OF 56.25' TO A POINT; THENCE S79°12'12"E A DISTANCE OF 75.35' TO A POINT; THENCE S32°25'30"E A DISTANCE OF 71.30' TO A POINT OF CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 25.00'; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE 45.82' THROUGH A CENTRAL ANGLE OF 105°00'32" TO THE CUSP OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 175.00'; THENCE SOUTHERLY ALONG THE ARC OF A CURVE 87.55' THROUGH A CENTRAL ANGLE OF 28°39'52" TO A POINT; THENCE S52°39'14"E A DISTANCE OF 51.12' TO A POINT OF CURVE, CONCAVE TO THE WEST HAVING A RADIUS OF 25.00'; THENCE SOUTHERLY ALONG THE ARC OF A CURVE 52.78' THROUGH THE CENTRAL ANGLE OF 12°57'50" TO A POINT OF TANGENCY; THENCE S68°19'24"W A DISTANCE OF 2.87' TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 175.00'; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 92.19' THROUGH A CENTRAL ANGLE OF 30°11'06" TO A POINT; THENCE N88°31'10"E A DISTANCE OF 7.35' TO A POINT; THENCE S68°52'15"E A DISTANCE OF 31.59' TO A POINT OF NONTANGENT CURVE. SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 175.00'; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE 306.94' THROUGH THE CENTRAL ANGLE OF 100°29'33" TO A POINT; THENCE S00°06'35"W ALONG THE WESTERLY LINE OF THE EAST 1/2 OF SECTION 20 A DISTANCE OF 299.22' TO A POINT; THENCE S89°19'09"E A DISTANCE OF 295.70' TO A POINT ON A CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 325.00'; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE 141.90' THROUGH A CENTRAL ANGLE OF 25°00'59" TO A POINT OF TANGENCY; THENCE S55°19'24"W A DISTANCE OF 317.10' TO A POINT OF CURVE. SAID CURVE BEING CONCAVE TO THE NORTH AND HAVING A RADIUS OF 175.00'; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE 116.47' THROUGH A CENTRAL ANGLE OF 38°07'57" TO A POINT OF TANGENCY; THENCE N76°30'38"W A DISTANCE OF 246.27' TO A POINT ON A CURVE. SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 1175.00'; THENCE SOUTHERLY ALONG SAID CURVE 125.19' THROUGH THE CENTRAL ANGLE OF 6°06'16" TO A POINT; THENCE N76°30'38"W 99.93' TO A POINT; THENCE N79°45'28"W A DISTANCE OF 107.28' TO A POINT ON A CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00'; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE 36.13' THROUGH THE CENTRAL ANGLE OF 82°47'42" TO A POINT OF REVERSE CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 1360.00' TO WHICH POINT A RADIAL LINE BEARS S76°06'29"E; THENCE IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE 104.57' TO A POINT; THENCE N83°18'41"W A DISTANCE OF 93.96' TO A POINT; THENCE N70°02'37"W A DISTANCE OF 37.23' TO A POINT; THENCE N87°23'02"W A DISTANCE OF 103.34' TO A POINT; THENCE N74°16'18"W A DISTANCE OF 49.29' TO A POINT; THENCE N48°29'03"W A DISTANCE OF 60.24' TO A POINT; THENCE N45°04'03"W A DISTANCE OF 67.78' TO A POINT; THENCE N34°08'13"W A DISTANCE OF 57.38' TO A POINT; THENCE N24°04'50"W A DISTANCE OF 32.10' TO A POINT ON A CURVE. SAID CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 175.00'; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 231.15' THROUGH A CENTRAL ANGLE OF 75°40'49" TO A POINT; THENCE N89°50'02"W A DISTANCE OF 34.71' TO THE POINT OF BEGINNING.

NOTES:

- THE ROAD RIGHTS-OF-WAY SHOWN ON THIS PLAT OF PINEAPPLE PLANTATION PLAT SEVEN PHASE 1 ARE 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 BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SUCH STREETS AND RIGHTS-OF-WAY.
- 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 PROPERTY OWNERS ASSOCIATION, INC., THE CITY OF STUART SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.
- COMMON AREAS: THE COMMON AREAS ON THIS PLAT OF PINEAPPLE PLANTATION PLAT SEVEN, PHASE A, ARE HEREBY DEDICATED TO THE PINEAPPLE PLANTATION PROPERTY OWNERS 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.
- LAKE MAINTENANCE EASEMENT: AS SHOWN HEREON, IS 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 BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID TRACT.
- WETLAND AND UPLAND PRESERVE AREAS AND WETLAND BUFFERS: 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 PROPERTY OWNERS 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.
- DRAINAGE EASEMENT: AS SHOWN HEREON, IS 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 BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID TRACT.

- 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 BASED ON THE SOUTH LINES OF LOTS 1-4 AND TRACT F, PINEAPPLE PLANTATION PLAT FIVE, A P.U.D. AS S 89°15'43" W.
- PROPERTY LIES WITHIN FLOOD ZONE "B", MAP NO. 12009C0132 C, COMMUNITY NO. 120161, 26 SEP 96.
- 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.

ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7<sup>th</sup> DAY OF Dec, 2001, BY FRANK GIACOBBE, PRESIDENT OF WOODLANDS BUILDING, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION AND JOINT VENTURE. HE/SHE [ ] IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

*Tabitha Casimó*  
WITNESS SIGNATURE  
Tabitha Casimó  
PRINTED NAME  
*Terence P. McCarthy*  
WITNESS SIGNATURE  
TERENCE P. MCCARTHY  
PRINTED NAME

PINEAPPLE PLANTATION JOINT VENTURE  
BY: WOODLAND BUILDING COMPANY, A FLORIDA CORPORATION  
BY: *Frank Giacobbe*  
FRANK GIACOBBE, PRESIDENT/SECRETARY

CERTIFICATE OF SURVEYOR AND MAPPER

I, EDWIN R. MATTHEWS, 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.

*Edwin R. Matthews* 12/07/01  
EDWIN R. MATTHEWS  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION # 3954

NOTARY                      NOTARY                      SURVEYOR                      CLERK

(Four circular notary and professional seals are present, each with a signature and name.)

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 15, PAGE 18, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS 10<sup>th</sup> DAY OF Dec, 2001.

*Marsha Ewing*  
MARSHA EWING, CLERK OF THE CIRCUIT COURT  
MARTIN COUNTY, FLORIDA  
FILE NUMBER 1545419 BY *Johnny X. Caputo*  
DEPUTY CLERK

**20-37-41-005-000-0000.0**  
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 1140, PAGE 1564, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA SHALL BE SUBJECT TO THIS PLAT AND SAID DEDICATIONS AND RESERVATIONS.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

*Michael Nelson*                      *Frank Giacobbe*  
WITNESS SIGNATURE                      WITNESS SIGNATURE  
*Andrea's Caputo*                      *Frank Giacobbe*  
PRINTED NAME                      PRINTED NAME

*M.R. Nelson* (SEAL)  
M.R. NELSON, CO-TRUSTEE  
*Herman Golden* (SEAL)  
HERMAN GOLDEN, CO-TRUSTEE

ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7<sup>th</sup> DAY OF December, 2001, BY M.R. NELSON, CO-TRUSTEE WHO [ ] IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

*Tabitha Casimó*  
WITNESS SIGNATURE  
*Tabitha Casimó*  
PRINTED NAME

*Frank Giacobbe*  
WITNESS SIGNATURE  
*Frank Giacobbe*  
PRINTED NAME

ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8<sup>th</sup> DAY OF Dec, 2001, BY HERMAN GOLDEN, CO-TRUSTEE WHO [ ] IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

*Tabitha Casimó*  
WITNESS SIGNATURE  
*Tabitha Casimó*  
PRINTED NAME

*Frank Giacobbe*  
WITNESS SIGNATURE  
*Frank Giacobbe*  
PRINTED NAME

ACKNOWLEDGMENT

TITLE CERTIFICATION

- I, TERENCE P. MCCARTHY, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF 10/28, 2001 AT 11 PM
- RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME PINEAPPLE PLANTATION JOINT VENTURE A FLORIDA JOINT VENTURE.
  - ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, OR OTHERWISE TERMINATED BY LAW, 1140 ENCUMBERING THE LAND DESCRIBED AS FOLLOWS: MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 1140 PAGE 1564, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.
  - 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.  
2400 SOUTH FEDERAL HIGHWAY  
STUART, FLORIDA 34994

PREPARED BY:  
**VELCON GROUP, INC.**  
702 S.W. PORT ST. LUCIE BLVD.  
PORT ST. LUCIE, FL. 34953  
LICENSED BUSINESS NO. 4942