

## 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 SEVEN , PHASE B , HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

. THE ROAD RIGHTS-OF-WAY SHOWN ON THIS PLAT OF PINEAPPLE PLANTATION PLAT SEVEN PHASE B ARE HEREBY DEDICATED TO THE PINEAPPLE PLANTATION PROPERTY OWNERS ASSOCIATION, INC., FOR ACCESS DRAINAGE AND UTILITY PURPOSES BY ANY UTILITY, INCLUDING 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.

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 PROPERTY OWNERS ASSOCIATION, INC. THE CITY OF STUART SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY REGARDING SAID EASEMENTS.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SOCIA CONSTRUCTION, INSTALLATION MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFTY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3. COMMON AREAS: THE COMMON AREAS ON THIS PLAT OF PINEAPPLE PLANTATION PLAT SEVEN, PHASE B, 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.

4. LAKE AND 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.

5. 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

6. 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.

Nonna Nempsey DONNA DEMPSEY

PINEAPPLE PLANTATION JOINT VENTURE BY: WOODLAND BUILDING COMPANY, A FLORIDA\_CORPORATION BY: Tallo FRANK GIACOBBE, PRESIDENT/SECRETARY

**ACKNOWLEDGMENT** 

STATE OF FLORIDA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25 DAY OF NOVEMBER 2002, BY FRANK GIACOBBE PRESIDENT OF WOODLANDS BUILDING, INC., FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION AND JOINT VENTURE. HE/SHE [ IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_\_ AS IDENTIFICATION.

CERTIFICATE OF SURVEYOR AND MAPPER

, 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 STATISTES, AND APPLICABLE ORDINANCES OF MARTIN COUNTY, FLORIDA.

EDWIN R. MATTHEWS PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION # 3954

## A PLAT OF PINEAPPLE PLANTATION PLAT SEVEN PHASE B

BEING A REPLAT OF A PORTION OF SECTION 20 AND 29, 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.

LEGAL DESCRIPTION

A PORTION OF SECTIONS 20 AND 29 , TOWNSHIP 37 SOUTH, RANGE 41 EAST, ST. LUCIE GARDENS AS RECORDED IN PLAT BOOK 1, PAGE 35, PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, 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 BEARING NOO'10'00"E A DISTANCE OF 668.26' TO THE POINT OF BEGINNING; THENCE, S89'50'02"E A DISTANCE OF 34.71' TO A POIN F CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 175.00'; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE WHOSE CHORD BEARS N72°28'47"E 214.71' TO THE TERMINUS OF SAID CURVE ; THENCE S24°04'50"E A DISTANCE OF 32.10' THENCE S34'08'13"E A DISTANCE OF 57.38'; THENCE S45'04'03"E A DISTANCE OF 67.78'; THENCE S48'29"03"E A DISTANCE OF 60.24' THENCE S74'16'18"E A DISTANCE OF 49.29'; THENCE S87'23'02"E A DISTANCE OF 103.34'; THENCE S70'02'37"E A DISTANCE OF 37.23'; THENCE S83'18'41"E A DISTANCE OF 93.96' TO A POINT ON A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 1360.00'; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE WHOSE CHORD BEARS S16'05'46"W 104.54' TO THE TERMINUS OF SAID CURVE ; SAID POINT BEING FURTHER DESCRIBED AS A POINT OF REVERSE CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00'; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE WHOSE CHORD BEARS S55'17'28"W 33.06' TO A POINT; THENCE S79'45'28"E A DISTANCE OF 107.28' TO A POINT; THENCE S76'30'38"E A DISTANCE OF 99.93' TO A POINT ON A CURVE CONCAVE TO THE SOUTH EAST AND HAVING A RADIUS OF 1175.00'; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE WHOSE CHORD BEARS N16'06'14"E 125.13' TO THE TERMINUS OF SAID CURVE; THENCE S76'30'38"E A DISTANCE OF 246.27' TO A POINT OF CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 175.00'; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE WHOSE CHORD BEARS N84'25'22"E 114.33'; THENCE N65'21'24"E A DISTANCE OF 317.10' TO A POINT OF CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 325.00'; THENCE EASTERLY ALONG THE ARC OF A CURVE WHOSE CHORD BEARS N77'51'53"E 140.78'; THENCE S89'37'37"E A DISTANCE OF 323.20'; THENCE \$51'08'49"E A DISTANCE OF 63.89'; THENCE \$30'23'39"E A DISTANCE OF 71.16'; THENCE \$31'48'15"W A DISTANCE OF 118.08'; THENCE \$35'12'58"E A DISTANCE OF 82.78'; THENCE \$14'41'21"E A DISTANCE OF 48.24' TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 175.00'; THENCE WESTERLY ALONG THE ARC OF A CURVE WHOSE CHORD BEARS N84\*42'05"W 227.26' TO THE TERMINUS OF SAID CURVE; THENCE N89'37'37"W A DISTANCE OF 182.03' TO A POINT OF CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 25.00'; THENCE WESTERLY ALONG THE ARC OF SAID CURVE WHOSE CHORD BEARS S77'51'53"W 10.83' TO A POINT OF TANGENCY ; THENCE S65'21'24"W A DISTANCE OF 174.13' TO A POINT ON A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 425.00'; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE WHOSE CHORD BEARS N26'50'37"W 32.63' TO ITS TERMINUS; THENCE N24'38'36"W A DISTANCE OF 67.39' TO A POINT OF CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 25.00'; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE WHOSE CHORD BEARS N20°21'24"E 35.36' TO THE CUSP OF A CURVE; THENCE S65'21'24"W A DISTANCE OF 100.00'; THENCE S65'21'24"W A DISTANCE OF 62.72' TO A POINT OF CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 350.00'; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE WHOSE CHORD BEARS S68'05'06"W 33.32' TO A POINT; THENCE S24'38'36"E A DISTANCE OF 93.98 TO A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 600.00'; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE WHOSE CHORD BEARS S26'08'53"E 31.44' TO THE CUSP OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 475.00'; THENCE WESTERLY ALONG THE ARC OF SAID CURVE WHOSE CHORD BEARS S86'22'55"W 279.45' TO THE TERMINUS OF SAID CURVE ; THENCE N76'30'38"W A DISTANCE OF 237.04'; THENCE S08'21'31"W A DISTANCE OF 125.50'; THENCE S83'30'54"W A DISTANCE OF 126.68'; THENCE S83'30'54"W A DISTANCE OF 61.12'; THENCE S83'30'54"W A DISTANCE OF 257.38' TO A POINT ON A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 175.00'; THENCE WESTERLY ALONG THE ARC OF A CURVE WHOSE CHORD BEARS S77'50'08"W 179.13' TO ITS TERMINUS; THENCÉ N10'18'28"E A DISTANCE OF 72.43'; THENCE N42'12'34"W A DISTANCE OF 83.01'; THENCE N85'38'32"W A DISTANCE OF 64.88'; THENCE N22'25'56"W A DISTANCE OF 92.48' TO A POINT ON THE WEST LINE OF THE EAST HALF OF AFORESAID SECTION 20; THENCE NOO'10'00"E A DISTANCE OF 466.13' TO THE POINT OF BEGINNING. CONTAINING 17.79 ACRES

## 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
- 2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS

3. WHERE DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE

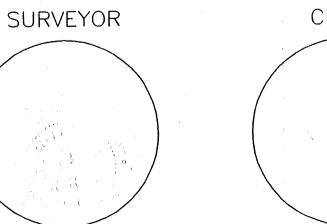
4. BEARINGS BASED ON THE SOUTH LINES OF LOTS 1-4 AND TRACT F. PINEAPPLE PLANTATION PLAT FIVE, A P.U.D. AS S 89°15'43" W.

5. PROPERTY LIES WITHIN FLOOD ZONE "B", MAP NO. 12009C0132 C, COMMUNITY NO. 120161, 26 SEP 96

6. 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.

CITY COMMISSION APPROVAL

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATE 12/11/02 CITY ENGINEER NOTARY



CLERK

CLERKS 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 \_\_\_\_\_\_, PAGE \_\_\_\_\_\_, MARTIN COUNTY, FLORIDA, PUBLIC RECORDS, THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_, 2002. MARTIN COUNTY, FLORIDA

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

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 PARTY PAGE PAGE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA SHALL BE SUBJECT TO THIS PLAT AND SAID DEDICATIONS AND RESERVATIONS AND RESERVATION (SEAL) DovaldE. Hugher, vice Periler.

LORRA: NE DEVENEAUX PRINTED NAME

WITNESS SIGNATURE

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 PAGE 1884, PAGE 1884, PUBLIC RECORDS OF MARTIN COUNTY,

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF: Grafile WITNESS SIGNATURE FrML).GIALOGE

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**ACKNOWLEDGMENT** 

STATE OF FLORIDA COUNTY OF MARTIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25 WHO [ ] IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_



**ACKNOWLEDGMENT** 

STATE OF FLORIDA COUNTY OF MARTIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF NOVEMBER 2002, BY HERMAN GOLDEN, CO-TRUSTEE WHO [ >] IS PERSONALLY KNOWN TO ME OR,[ 1 HAS PRODUCED 1 may 1 Volacholas

MICHAEL J. MCNICHOLAS MY COMMISSION # CC 95433 EXPIRES: August 5, 2004

**ACKNOWLEDGMENT** 

STATE OF FLORIDA

COUNTY OF MARTIN THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 257 DAY OF NOVEMBER 2002, BY DONALL HARBOR FEDERAL SAVINGS BANK, WHO [ ] IS PERSONALLY KNOWN TO ME OR [ V] HAS PRODUCED \_\_ AS IDENTIFICATION.

LORRAINE DEVEREAUX COMMISSION # CC94109; EXPIRES MANY 31 2004 ADVANTAGE NOTARY

TITLE CERTIFICATION

I, TERENCE P. MCCARTHY, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF AVENT \$12, 2002 AT 8:00 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 PAGE 2905 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 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

SHEET NUMBER 1 OF 3